

# STATEMENT OF PASSING OVER INFORMATION

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**SOLD ON KĀPITI**  
real estate

# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No: 190908

The Building			
Street address of building:	72 Rosetta Road, Raumati	Building name:	N/A
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:	Internal
Level/unit number:	Two Levels	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 3 DP 74777 C/T 58B/303	Year first constructed:	1970
The Owner			
Name of owner:	Baker Andrew Michael & Baker	Street address /registered office:	N/A
Contact person:	Sarah Jane	Phone numbers:	
	As above	Landline:	-
Mailing address:	72 Rosetta Road	Mobile:	223113974
	Raumati	Daytime:	-
	Paraparaumu 5032	After hours:	-
Email address:	sarah_wederell@hotmail.com	Facsimile number:	-
Website:	-		
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No:	190908	Issued by:	Kapiti Coast District Council
Project Description:	New ensuite to second floor - all work within existing building.		

## Code Compliance

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

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

Michelle Salmon –  
Building Inspections Team Leader  
On behalf of **Kapiti Coast District Council**

Date: 07 July 2020



## PRODUCER STATEMENT – MANUFACTURING (PS 3)

**Building consent no:** BC190908

**Issued by: (manufacturer business name):** Fairview Kapiti

**To: (City/District council):** KCDC  
**In respect of building consent application number:**

**Granted to (building consent applicant):** NZ Proud

**In relation to (description of building work):** En-Suite

**At: (address):** 72 Rosetta Road, Raumati South

**Lot:** \_\_\_\_\_ **DP:** \_\_\_\_\_ **SO:** \_\_\_\_\_

I (manufacturer business name) Fairview Kapiti have been engaged by

(building consent applicant): NZ Proud \_\_\_\_\_

(Cross out non-relevant manufacturing sections below)

### To manufacture only:

<b>To manufacture</b>	
2 x Units	Ghost Grey

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by the New Zealand Building Code.

B1 Structure  
B2 Durability  
F2 Hazardous Building Materials  
F4 Safety from Falling  
E2/AS1 Clause 9.1.10 Windows and Doors

and the following New Zealand Standards

NZS 4211: 2008 Specification for Performance of Windows  
NZS 4223 (Part 3) Glazing  
NZS 3504: 1979 Specification for Aluminium Windows.

I understand that if this producer statement is accepted, it will be relied upon by (City/District council) KCDC \_\_\_\_\_ for the purpose of establishing compliance with the building code.

### Manufacturing signed

(On behalf of): Fairview Kapiti

Date: 11/03/20

Manufacturer's address: 24 Birmingham Street, PARAPARAUMU 5032

Manufacturer's phone: 04-902 6668

Manufacturer's fax: 04-902 6669

# Combined Certificate of Compliance & Electrical Safety Certificate



Customer Name: Andy & Sarah Baker

Location of Installation: 72 Rosetta Rd, Raumati South

CE 140948

Description of work: (or see attached) Bathroom upgrade: install 2x downlights on dimmer, 2x single knob extra-low voltage heated towel rails on a timer, extractor fan, 2x vanity lights, LED strip and double socket under vanity and another double socket inside vanity. Install 2x downlights on dimmer, 2x LED strips and double socket in walk in wardrobe. Connect to existing RCD protected circuits.



Reference / Job / ID

RCD protected Circuits -

ICP Number (if known)

This work has been carried out in accordance with a Certified Design  Certified Design Attached

Name of Issuer of Certified Design: \_\_\_\_\_

Supplier Declaration of Conformity Attached:  (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work:  (please attach or list web address below)

All parts of the installation are safe to connect to a power supply. If not, please detail which parts are safe to connect.

This work is:  
 Low Risk   
 (Certificate of Compliance not required)  
 General   
 High Risk   
 (Record of Inspection required)

This work has been done in accordance with:  
 Part 2 of AS/NZS 3000   
 Part 1 of AS/NZS 3000

Supply system this work is suitable for:  
 230/400V MEN system   
 Other (Please specify)

Other Standards this work complies with: \_\_\_\_\_

**Record of Inspection (If Required)**

The aspects of the work which make it high risk are:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Work on Mains                | <input type="checkbox"/> Mains Parallel Generation | <input type="checkbox"/> Animal Stunning                 |
| <input type="checkbox"/> Work on Main Earthing System | <input type="checkbox"/> Mines                     | <input type="checkbox"/> Work to Part 1 of AS/NZS 3000 * |
| <input type="checkbox"/> Electromedical               | <input type="checkbox"/> Photovoltaic              | <input type="checkbox"/> High Voltage *                  |
| <input type="checkbox"/> Hazardous Area               |  |  |

\* Certified Design Required

Date on, or period in, which the work was done: 14/05/2020

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by: Ray Mercado  
 Signature: \_\_\_\_\_

Registration No: E282564  
 Date: 14/05/2020

Name and Registration Numbers of Workers Under Supervision Attached

**Electrical Safety Certificate** To be completed once all work on the CoC above is completed.

Date the connection was done: 14/05/2020

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by: Ray Mercado  
 Signature: \_\_\_\_\_

Registration No: E282564  
 Date: 14/05/2020



## Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

<b>THE BUILDING</b>	
STREET ADDRESS: 72 Rosetta Road	
SUBURB: Paraparaumu	
CITY:	POST CODE: 5032
<b>THE PROJECT:</b>	
BUILDING CONSENT NUMBER: BC-190908	
<b>THE OWNERS:</b>	
NAME: Andy & Sarah Baker	
MAILING ADDRESS: 72 Rosetta Road	
SUBURB: Paraparaumu	
CITY:	POST CODE: 5032
PHONE: 0223113974 shaker_baker@hotmail.com	EMAIL: sarah_wederell@hotmail.com,



**RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**

**PRIMARY STRUCTURE**

What that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input type="radio"/>	If necessary, describe the restricted building work.	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and sub floor framing		Carried out <input type="radio"/> Supervised <input type="radio"/>
Walls	Internal timber framed walls non load bearing. Lined with GIBS Aqua	Carried out <input checked="" type="radio"/> Supervised <input type="radio"/>
Roof		Carried out <input type="radio"/> Supervised <input type="radio"/>
Columns and beams		Carried out <input type="radio"/> Supervised <input type="radio"/>
Bracing	GIBS bracing element as per plan. Bottom plate hold downs as per 3604	Carried out <input checked="" type="radio"/> Supervised <input type="radio"/>
Other		Carried out <input type="radio"/> Supervised <input type="radio"/>

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
What that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input type="radio"/>	If necessary, describe the restricted building work.	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing		Carried out <input type="radio"/> Supervised <input type="radio"/>
Roof cladding or roof cladding system		Carried out <input type="radio"/> Supervised <input type="radio"/>
Ventilation system (for example, subfloor or cavity)		Carried out <input type="radio"/> Supervised <input type="radio"/>
Wall cladding or wall cladding system		Carried out <input type="radio"/> Supervised <input type="radio"/>
Waterproofing		Carried out <input type="radio"/> Supervised <input type="radio"/>
Other		Carried out <input type="radio"/> Supervised <input type="radio"/>



**ISSUED BY:**

NAME: Peter Fox

LBP NUMBER:

ADDRESS:

SUBURB:

CITY:

POST CODE:

PHONE:

MOBILE: 0211001554

EMAIL: pete@nzproud.nz

**DECLARATION:**

I, Peter Fox, carried out or supervised the restricted building work recorded on this form.

Signature:

Date:

15/05/2020



## FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

<b>ISSUED BY: NZ PROUD LIMITED</b> (Building Contractor)	
<b>TO: Andy &amp; Sarah Baker</b> (Owner/Principal)	
<b>IN RESPECT OF: 72ROSETTA-1578</b> (Job name/number)	
<b>SITE ADDRESS:</b>	<b>SUBURB:</b>
<b>CITY:</b>	<b>POST CODE:</b>
<b>T/A:</b> (Territorial Authority/Building Consent Authority)	
The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled:	
<b>BUILDING CONSENT NUMBER:</b> BC-190908	
<b>CONTRACT TITLE: 72ROSETTA-1578</b> (Job name/number)	
I, Peter Fox, a duly authorised representative of the above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed	
ALL: <input type="radio"/>	PART ONLY AS SPECIFIED IN ROW: <input checked="" type="radio"/>
of the building works in accordance with the contract.	
Signature:	
PRINT NAME: Peter Fox	DATE: 15/05/2020
ADDRESS: 8 Parakai street, Paraparauumu.	
<p><i>This producer statement is confirmed by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract/building consent documents.</i></p> <p><i>Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.</i></p> <p><i>The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.</i></p>	



## Construction Chemicals (NZ) Ltd's Waterproof Membrane System

### Installation Check Sheet

BC No :- 190908

Project Name	MR + MRS. A. BAKER		
Project Address	72 ROSETTA RD, RAUMATI BEACH ENSUITE		
Building Contractor	NZ POUND LTD.		
	Phone		
Applicator	ADAM PETTEFAR - PTPM LTD		
Commencement Date (WATERPROOFING)	28/4/2020	Completion Date	29/4/2020

Construction By Builder	Signature	Date
Concrete deck structurally sound and cured at least 28 days (installed / / )		/
Compressed fibre cement sheet, glued and screwed to falls and without ponding		/
Check support structure is H3.2 treated timber on 200x50 joists @ 400mm centres	N/A	
Ensure doors, penetrations and cladding are not installed prior to waterproofing (Remove if necessary)	/	
Falls (minimum 1:80) even to adequate outlets/overflows	/	
Construction Chemicals Certified Applicator		
Substrates checked and satisfactory (cleaned and ready)	A. Pettar	28/4/20
Repairs (listed separately) carried out	N/A	
Primer (Primer & Grout Additive, SuperPrime or Bonding Slurry) applied to all surfaces PRIMEBOND	A. Pettar	28/4/20
50mm Bond Breaking Tape applied to all sheet joints, penetrations and changes of plane	A. Pettar	"
1 <sup>st</sup> coat of selected membrane applied and 140mm Reinforcing Tape embedded fully to all sheet joints, penetrations and changes of plane	A. Pettar	"
2 <sup>nd</sup> and 3 <sup>rd</sup> coats of selected membrane applied to the whole substrate of the selected areas	A. Pettar	29/4/20
Curing and Protection Time given to builder - Work may commence ( / / )	N/A	
Project completed to satisfactory standard, warranty provided	A. Pettar	29/4/20

Repairs required to conform to NZ Building Code	Builder	Applicator
Problem		/
Remedy		/
Problem		/
Remedy	N/A	/
Problem		/
Remedy		/
Problem		/
Remedy		/

PRODUCT

Areas where membranes applied			
Product	Type of Area	m <sup>2</sup>	Warranty Period
HYDRATHANE	ALL 3 SHOWER WALLS, SHOWER BASE AND HOBB AND MAIN FLOOR TANKED UP WALLS OUTSIDE OF SHOWER APPROX 50mm	16.0	15 YRS (Product)

Quality Assurance Checklist		TICK
1. Supporting Structures and substrate checked		✓
2. Substrate cleaned, prepared and primed		✓
3. Application in accordance with Construction Chemicals (NZ) Ltd written instructions, NZ Building Code, project documents and sound trade practise		✓
4. Application work supervised and inspected at each stage		✓
5. Maintenance/remedial work carried out		N/A
6. Satisfied that the work is to a very high standard		✓
7. Quality Assurance form remitted to Construction Chemicals (NZ) Ltd?		N/A
8. Is there a main contractor Project Warranty required for this installation		✓
9. Have you provided the Workmanship warranty and Producer Statement to the main contractor		✓
10. If so, for what period (.....2.....years) WORKMANSHIP		✓
11. Has this installation been inspected by <del>Construction Chemicals (NZ) Ltd</del> KAPITI COAST		
12. If so, name of representative (GARETH MCCULLOUGH), DISTRICT COUNCIL		
PASSED		Date 29/4/20

Products Used on site		
Number	Size	Product Name
19.5	LITRES	HYDRATHANE

In support of this application, we advise that Construction Chemicals (NZ) Ltd (CCNZ) supplied all materials used and covered under this warranty. Further, in consideration of your issuing the Product Performance Warranty to the benefit of our client, we warrant and declare that all the materials, application and processes have been applied and carried out by us in accordance with Construction Chemicals (NZ) Ltd application instructions and technical literature, AS 3740-2004 and other relevant Standards and will comply with the NZ Building Code, Sections B2, E2 & E3. Furthermore we agree to indemnify and keep indemnified Construction Chemicals (NZ) Ltd against all liability incurred by them to our client as a result of the issue of the Product Performance Warranty for materials supplied that become faulty due to incorrect application procedures. We will further issue a separate Workmanship Warranty and Producer Statement to the client

Signature of the Applicator



# APPLICATOR'S PRODUCER STATEMENT

I/We ADAM PETTEFAR

Of PETTEFAR TILING & PROPERTY MAINTENANCE LTD

Being an Applicator

Confirm that we have applied HYDRATHANE (Product)

At 72 ROSETTA ROAD, RAUKATI BEACH - ENSUITE

Completed 29/4/2020 for MR+MS A-BAKER  
(BCN# 19098)

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

I/We are satisfied that the substrate over which this system has been applied has been suitably prepared, and the materials have been correctly installed, including 50mm wide Bond Breaking Tape or Neutral-Cure Silicone, Reinforcing Tape 140mm minimum and Reinforcing Matting 970mm as required.

This work has been certified by ADAM PETTEFAR

Signed



Date

29/4/2020

# Manufacturer's 15 year Guarantee

- *Construction Chemicals manufactures products throughout Australia, Asia and New Zealand and has over 30 years of manufacturing experience.*
- *We maintain a Research and development laboratory that maintains and develops leading edge technology.*
- *We guarantee our tile adhesives and grout; Waterproof membranes are guaranteed when applied by an Accredited Applicator.*

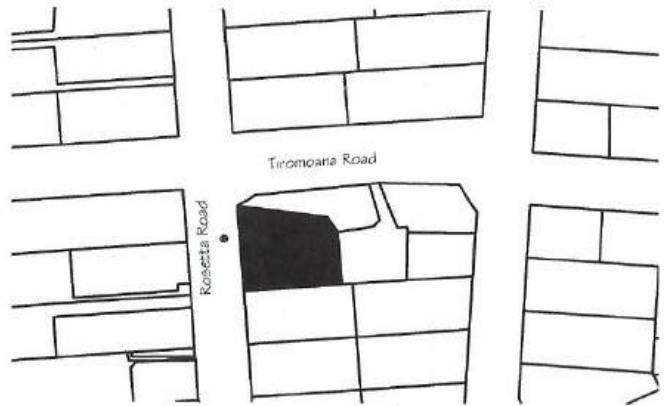
*"When tiles are installed in accordance with AS 3958 Part 1- guide to the installation of ceramic tiles, and waterproofing is installed in accordance with AS 3740 -2004, Waterproofing of wet areas within residential areas, in conjunction with our written instructions, good trade practise and any relevant local requirement, Construction Chemicals guarantees the performance of the products mentioned on the guarantee when applied to structurally sound surfaces"*

*This guarantee is for a fifteen (15) year period from the time of the original installation and covers only the cost of materials and labour of the original installation when the product is proven and acknowledged to be faulty.*

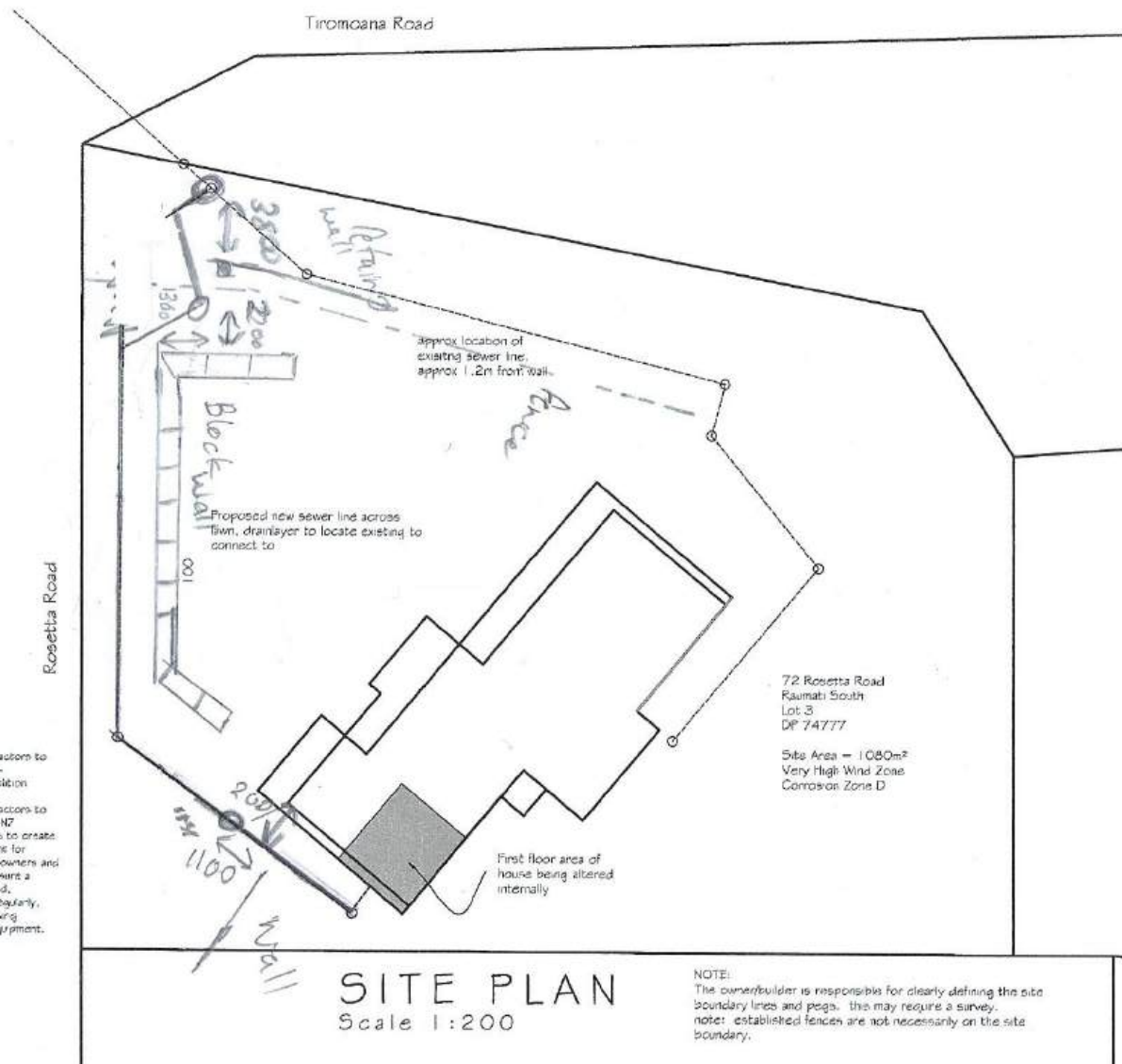
**CONSTRUCTION  
CHEMICALS**

Adelaide, Brisbane  
Melbourne, Sydney, Perth  
Auckland & Kuala Lumpur

**Dribond**



LOCALITY PLAN



72 Rosetta Road  
 Raumati South  
 Lot 3  
 DP 74777  
  
 Site Area - 1080m<sup>2</sup>  
 Very High Wind Zone  
 Corrosion Zone D

Builders and Subcontractors to comply with NZBC F9 - construction and demolition hazards.  
 Builders and Subcontractors to comply with WorkSafe NZ construction guidelines to create a safe work environment for themselves, the home owners and the general public. Ensure a hazard board is erected, discussions are held regularly, and contractors are using personal protective equipment.

SITE PLAN  
 Scale 1:200

NOTE:  
 The owner/builder is responsible for clearly defining the site boundary lines and posts. This may require a survey.  
 note: established fences are not necessarily on the site boundary.

**KAPITI ARCHITECTURAL DESIGN LTD** www.kapitidesign.co.nz  
 DESIGNED FOR LIVING  
 P: 0275 114 744 E: rochelle@kapitidesign.co.nz

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.

**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

Revisions:  
 A. 28/10/19 building consent

Designer: R Dennis	Project Number: <b>575</b>
Date: October 2019	
Scale: 1:2000; 1:200	Drawing Number: <b>1</b> Of 7
Revision: A	(A3 Original)

**GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE**



**Certificate of Compliance:**

Client Name:

Reference / Job #:  ICP (if known):

Address of work:

Suburb:  Town / City:

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

Gas supply pressure  kPa Risk classification (tick one)  Low-Risk  General  High-risk

Gas type (tick one)  Natural gas  LPG  Biogas  Other (specify)

The work has been done in accordance with a certified design:  Yes  No

If yes – Identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.  
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:   
Link:

The work relies on manufacturer's instructions:  No  Yes:

If yes – Identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.  
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:   
Link:

The work has been done in accordance with means of compliance (specify):  
 Yes – AS/NZS 5601.1 sections 3 to 6  Yes – AS/NZS 5601.2 sections 3 to 9  No

Were any other standards or gas code of practice required for compliance?  
 Yes (specify)   No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?  
 All  Parts (specify)

Date(s) on which the work was done:

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name:  Registration number:

Certifier Signature:  Date:

**Gas Safety Certificate:**

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection:

Registration number:  Date of completion or connection:

Certifier Signature:  Date:

# STATEMENT PIPED SERVICES AND PLUMBING STACKS



## Construction Review

Send or deliver this form to: Kapiti Coast District Council,  
175 Rimu Road, Paraparaumu 5032  
Private Bag 60601, Paraparaumu 5254  
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	Craig Thomson
Registration number:	22088
In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2	
Installed at:	72 Rosetta Road
Building Consent No:	
As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.	
Name:	Craig Thomson
Signature:	<i>Craig Thomson</i>
Address:	
Date:	14/5/20
Phone:	049054688
Fax:	
Mobile:	0273056995
Email:	craig@caplumbinggas.co.nz

Kāpiti Coast District Council Office Use Only	
Statement author authenticated and current registration verified. Verification and Registration checked through public register on <a href="http://www.pgdb.co.nz">www.pgdb.co.nz</a> .	
Date:	<input type="text"/>
Name:	<input type="text"/>
Signature:	<input type="text"/>

**STATEMENT  
DRAINAGE WORK INSTALLED  
Construction Review**



Send or deliver this form to: Kapiti Coast District Council,  
175 Rimu Road, Paraparaumu 5032; Private Bag 60601, Paraparaumu 5254  
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

**TO BE COMPLETED BY THE INSTALLER**

Issued by: *Craig Thomson* *Andy Magee*

Registration number: *22088* *11601*

Tick applicable

In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.

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

Installed at: *72 Rosetta Road*

Building Consent No:

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

Name: *Craig Thomson* Signature: *Craig Thomson*

Address: *81 Katwell ave* Date:

Phone: *049054688* Fax:

Mobil: *0273056995* Email: *craig@ccplumbinggas.co.nz*

**Note:** Fully dimensioned as built drain plan to be supplied.(scale 1:100)  
Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

**Kāpiti Coast District Council Office Use Only**

Statement author authenticated and current registration verified. Verification and Registration checked through public register on [www.pgdb.co.nz](http://www.pgdb.co.nz).

Name:

Signature:  Date:

Department	✓ For Referral	Comments	Approving Officer / Date
Resource Consents (refer Form 161)			
Plumbing and Drainage BC2	✓		Jon Mosey 20/11/19.
Building BC2	✓		[Signature] 04/12/19
Fire Design BC8			
Compliance Schedule BC2 & BI6			
Environmental Health			
Other			
Reviews required BC2 and BC5		Supervision review 12/11/19	[Signature] 04/12/19

NOTES:  
GIS checked.  
Drainage Plan added to Consented Drawings  
Stamps to be added.

APPLICATION WORKFLOW COVERSHEET (Blue Folder)

Building Consent No.	BC190908
Building Project	New ensuite to second floor - all work within existing building.
Location (Site Address)	72 Rosetta Road, Raumati
Building Category	Circle appropriate category <b>R1</b> R2 R3 C1 C2 C3



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

	Name	Date
Vetted and formally received BC1	Joy Ma	8/11/19
Payment taken and received by CSO BC1		
Data entered and invoiced by CSO BC1	Angie	7/11/19
Documentation prepared/scanned	Angie	12/11/19
Plan production and invoicing BC3		
Building Consent signed BC1	Simon	10/12/19
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3	Angie	10/12/19

CONSENT DATA INPUT REQUIREMENTS			
Please circle			
Yes	<input checked="" type="radio"/> No	Compliance Schedule	
Yes	<input checked="" type="radio"/> No	Restricted building work	
Yes	<input checked="" type="radio"/> No	Owner Builder	Owner Builder register: ED2526609
Yes	<input checked="" type="radio"/> No	Certificate for Public Use	
Yes	<input checked="" type="radio"/> No	Natural Hazard	Type:

Dialogue Record		
List further information requested, info received, records / reference of communication etc. via Phone / Email / letter / counter / fax		
Date / time	State content of discussion!!!	Initials
01.14 04/12/19	Rang Rochelle (designer) re window in shower confirmation	
	Rochelle informed me the shower rose was fixed to the end wall and was not a sliding bar type. This puts the window more than 1.8m from the rose	

Time Record			
Record time spent under the following categories.			
Date	Reassessment: Processing of further information received	Alternative designs: processing of significant alternative solutions	BO Initials
	hours	hours	
	hours	hours	
	hours	hours	
	hours	hours	
<b>Total</b>	hours	hours	

**Additional fees to invoice before building consent is issued:**

Reassessment: (processing of further information received) ..... hrs \$ \_\_\_\_\_  
 Alternative Design: (processing of significant alternative solutions) ..... hrs \$ \_\_\_\_\_

Team Leader signature: \_\_\_\_\_  
 (confirming the above number of hours and amount of fees are to be invoiced)

Invoice number: \_\_\_\_\_

Legend			
N/A <input type="checkbox"/>	Not Applicable to this application. (The deletion of whole sections as N/A is permitted. For alternatives comment below each section).		
No <input type="checkbox"/>	Plans, specifications & documentation not complying with the Building Code &/or Bld Act (The reason specified alongside each prompt.)		
Yes <input type="checkbox"/>	Plans, specifications & documentation complying with Category Bld Code &/or Bld Act (The reason specified alongside each prompt.)		
Site Information (NZS 3604 Sec 3.4, 4, 5 Code clB1, B2, E1, E2, F1 & F2 Sect. 72, 75 BA04)			
N/A	No	Yes	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind zone High <u>W</u> / High Specific (GIS) Site specific (3604)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flooding / ponding hazards (GIS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slippage / fault line hazards (GIS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion, river & coastal hazards (GIS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsidence / soft soil hazards (Site inspection notes)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion zone <u>Zone D</u> or Zone C
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil contamination (F1 GIS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distances to boundaries / siting shown (District plan)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor levels / contours (E2/AS1 & NZS 3604 E1)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two or More Allotments (Sec 75 - 83 Bld Act)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise / sound insulation (airport & highway)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Record of Title/221 notice reviewed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outstanding Building Consents, No CCC
			BC:
			BC:
Additional comments:			

Documents selected for building packet

Notes

Rochelle Dennis  
PO Box 296  
Waikanae 5250

10 December 2019

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent – Detached Residential / Outbuilding: 190908**

**Location:** 72 Rosetta Road, Raumati  
**Legal Description:** LOT 3 DP 74777 C/T 58B/303  
**Description:** New ensuite to second floor - all work within existing building.

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

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

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

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

**Owner responsibilities**

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing
- the approved building consent documents are kept on site during construction and available for the District inspector at inspections

- all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- a Corridor Access Request is made and a Works Access permit is obtained before undertaking work in the legal road/road reserve, including installing a vehicle access crossing from the public road into your property. The process to be followed and the forms can be found on the Council website under Council Services/Roads or Council Services/Frequently asked questions/Access & Transport.
- before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services.
- no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- no damage occurs to public property, for example footpaths, water meters or retaining structures. Should damage occur you will be required to pay for any repairs.
- obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.
- all maintenance recommended by the manufacturers is carried out at the required intervals.

### General requirements

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

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.
2. You are responsible for the safety of visitors to the work site including those undertaking building inspections. You must provide safe access to parts of the construction necessary for inspection. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.

3. If required inspections, including those by designers of specifically designed elements, are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.
4. This building consent will lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue, or within such further period as the territorial authority allows.
5. The contractor is to leave the site clear of all demolition materials and in a tidy state.
6. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
7. Note and comply with endorsements on approved plans.

#### **Other reference material**

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

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

## Relevant Information

Issued in accordance with Building Consent No. 190908

1. Both hot and cold water pipes are to be tested to 1500kPa pressure.
2. Plan notes take precedence over general specifications.

## Building Consent

[Form 5, Building (Forms) Regulations 2004]

190908

Section 51, Building Act 2004

### The building

*Street address of building:* 72 Rosetta Road, Raumati  
*Legal description of land where building is located:* LOT 3 DP 74777 C/T 58B/303  
*Valuation number:* 1529111800  
*Building name:* N/A  
*Location of building within site/ block number:* Refer to site plan numbered 575 page 1  
*Level/unit number:*

### The owner

*Name of owner:* Andrew & Sarah Baker  
*Contact person:* As above  
*Mailing address:* 72 Rosetta Road, Raumati South, Paraparaumu 5032  
*Street address/registered office:* N/A  
*Phone numbers:*  
*Landline:* - *Mobile:* 223113974  
*After hours:* - *Fax number:* -  
*Email address:* shaker\_baker@hotmail.com  
*Website:* -  
*First point of contact for communications with the council/building consent authority:*  
Full Name: Rochelle Dennis  
Mailing Address: PO Box 296, Waikanae 5250  
Phones: 027 511 4744  
Email: rochelle@kapitidesign.co.nz

### Building work

The following building work is authorised by this building consent:  
New ensuite to second floor - all work within existing building.  
Residential Dwelling

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

### Conditions of building consent

This building consent is subject to the following conditions:

1. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect—
  - a. land on which building work is being or is proposed to be carried out; and
  - b. building work that has been or is being carried out on or off that building site; and
  - c. any building.

### Compliance schedule

A compliance schedule is not required for the building.

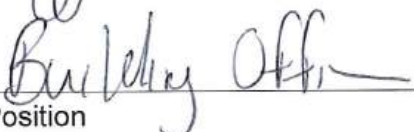
### Attachments

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

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

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

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 4/12/19

## Building Consent Addendum to 190908

Application	Building Consent No. 190908
Rochelle Dennis PO Box 296 Waikanae 5250	

Project	
Description:	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New ensuite to second floor - all work within existing building.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Residential Dwelling
Estimated Value:	\$10,000
Location:	72 Rosetta Road, Raumati
Legal Description:	LOT 3 DP 74777 C/T 58B/303
Valuation No:	1529111800

Designer: Rochelle Dennis PO Box 296, Waikanae : 0275114744

### Specific requirements

1. Names and registration numbers of the plumber and drainlayer are required before work commences.
2. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat 'as built' drainage plan showing sewer, stormwater and water.

Consent No: 190908

Building Category: R1

Site Address: 72 Rosetta Road, Raumati

Owner/Agent: Rochelle Dennis

---

### Inspections

The following inspections are required:

- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 6 Total Inspections

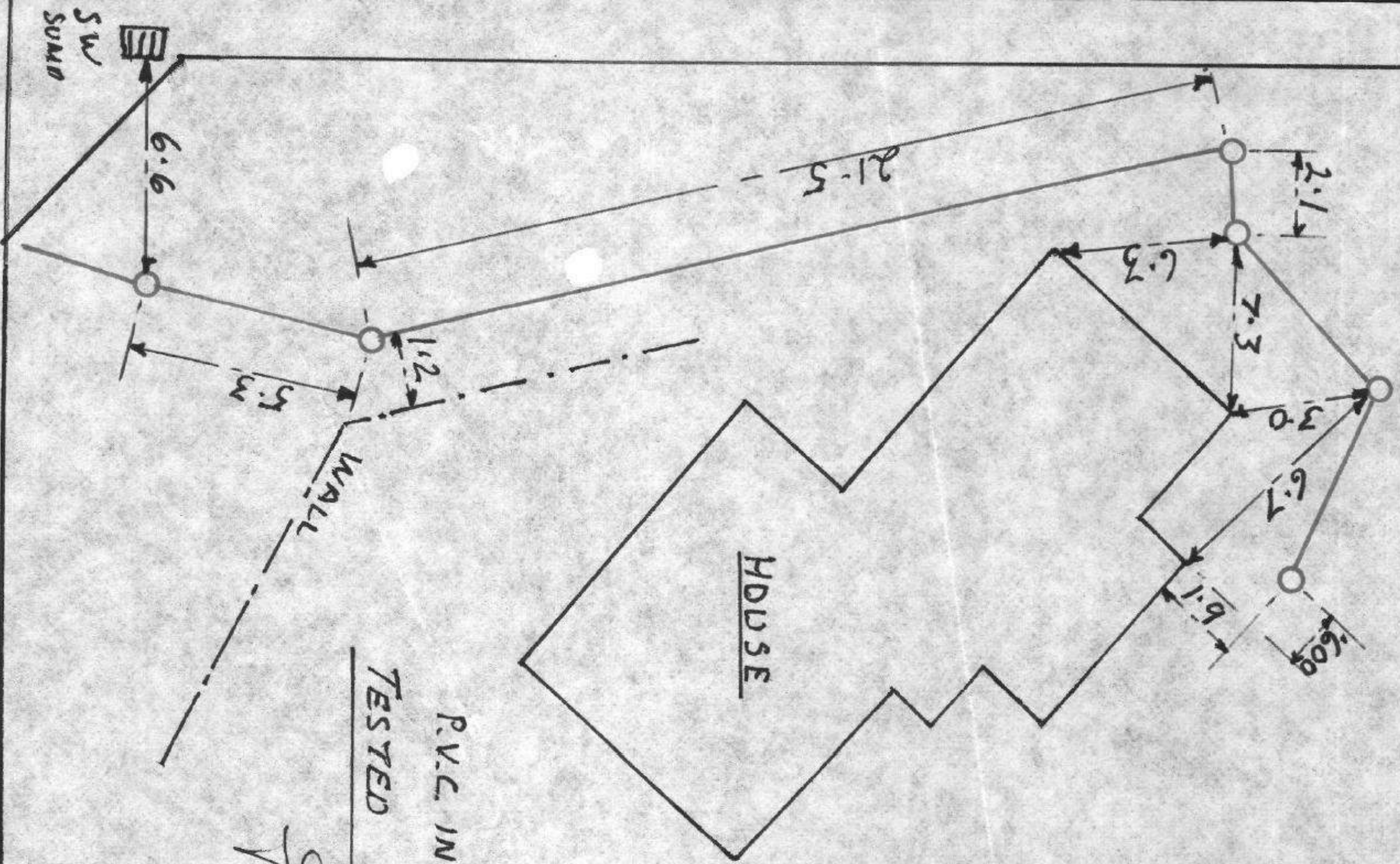
### Documentation

The following documentation is required:

- Application for CCC
- Electrical safety certificate
- Gas safety certificate
- As-built drainage plan
- Drainage (Form 127) for private sewer installation
- Plumbing (Form 125) for pressure test and installation piped services
- Membrane applicator certificates - internal wet area
- Record of Work

### Building Practitioners

- Carpentry 1
- Plumber
- Drainlayer
- Gasfitter
- Electrician



72 ROSETTA RD

COAST CONTRACTORS.

P.V.C. IN SAND  
 TESTED 5 - 5 - 83

BC190908  
Received by  
Kapiti Coast District Council  
8/11/19

APPROVED BY  
BUILDING  
jonm  
OFFICER  
20/11/2019

APPROVED BY  
BUILDING  
melissag  
Johnpe PP  
OFFICER  
4/12/2019

**PROPOSED ENSUITE**  
for  
**Mr & Mrs Baker**  
at  
**72 Rosetta Road**  
**RAUMATI SOUTH**

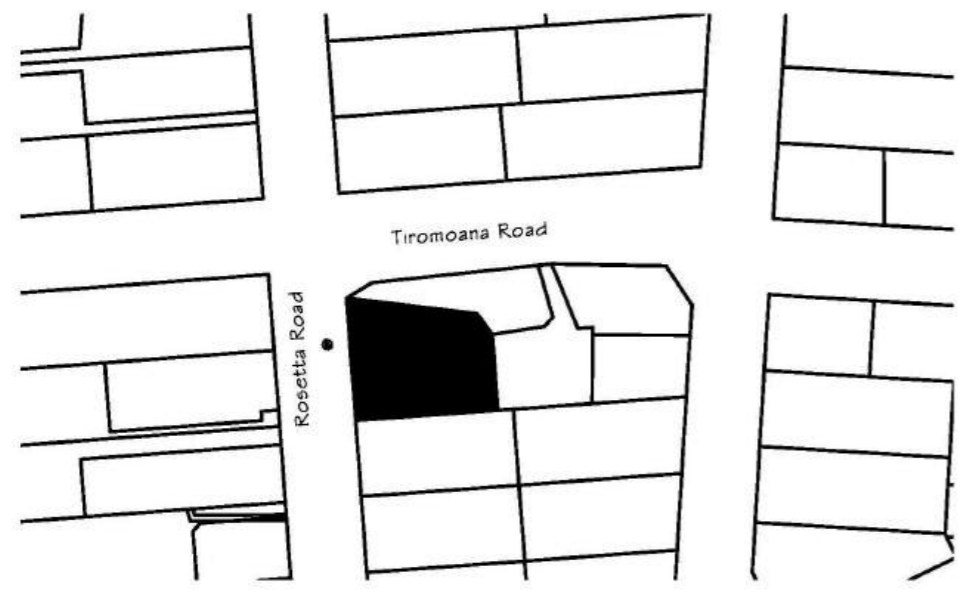


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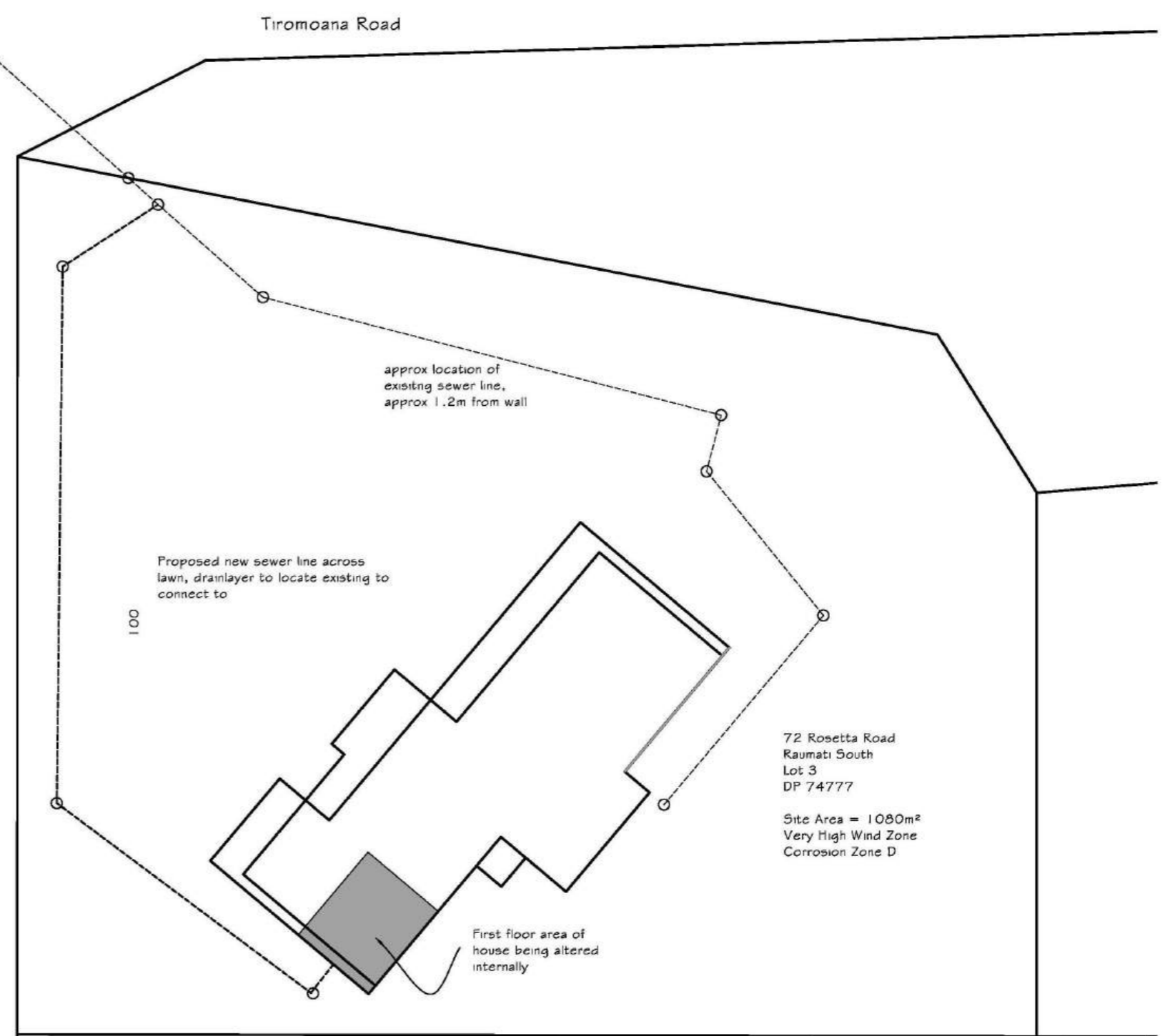
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Phone: 0275 114 744    Email: [rochelle@kapitidesign.co.nz](mailto:rochelle@kapitidesign.co.nz)    PO Box 296, Waikanae

BC190908  
 Received by  
 Kapiti Coast District Council  
 8/11/19



LOCALITY PLAN



Builders and Subcontractors to comply with NZBC F5 - construction and demolition hazards.  
 Builders and Subcontractors to comply with WorkSafe NZ construction guidelines to create a safe work environment for themselves, the home owners and the general public. Ensure a hazard board is erected, discussions are held regularly, and contractors are using personal protective equipment.

SITE PLAN  
 Scale 1:200

NOTE:  
 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.

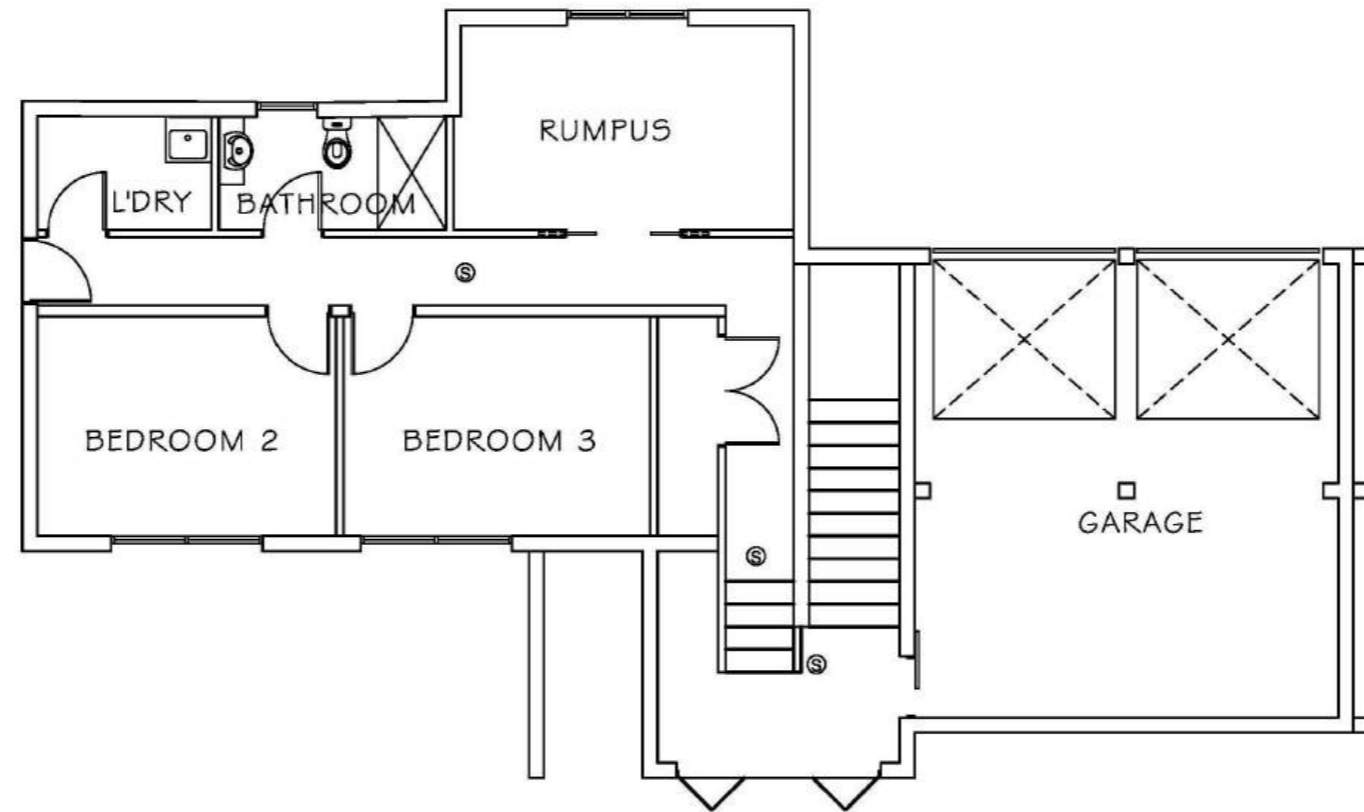
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 Contractor to verify all dimensions on site prior to commencing work.  
 Contact designer if in doubt.

**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

Revisions: A 29/10/19 building consent
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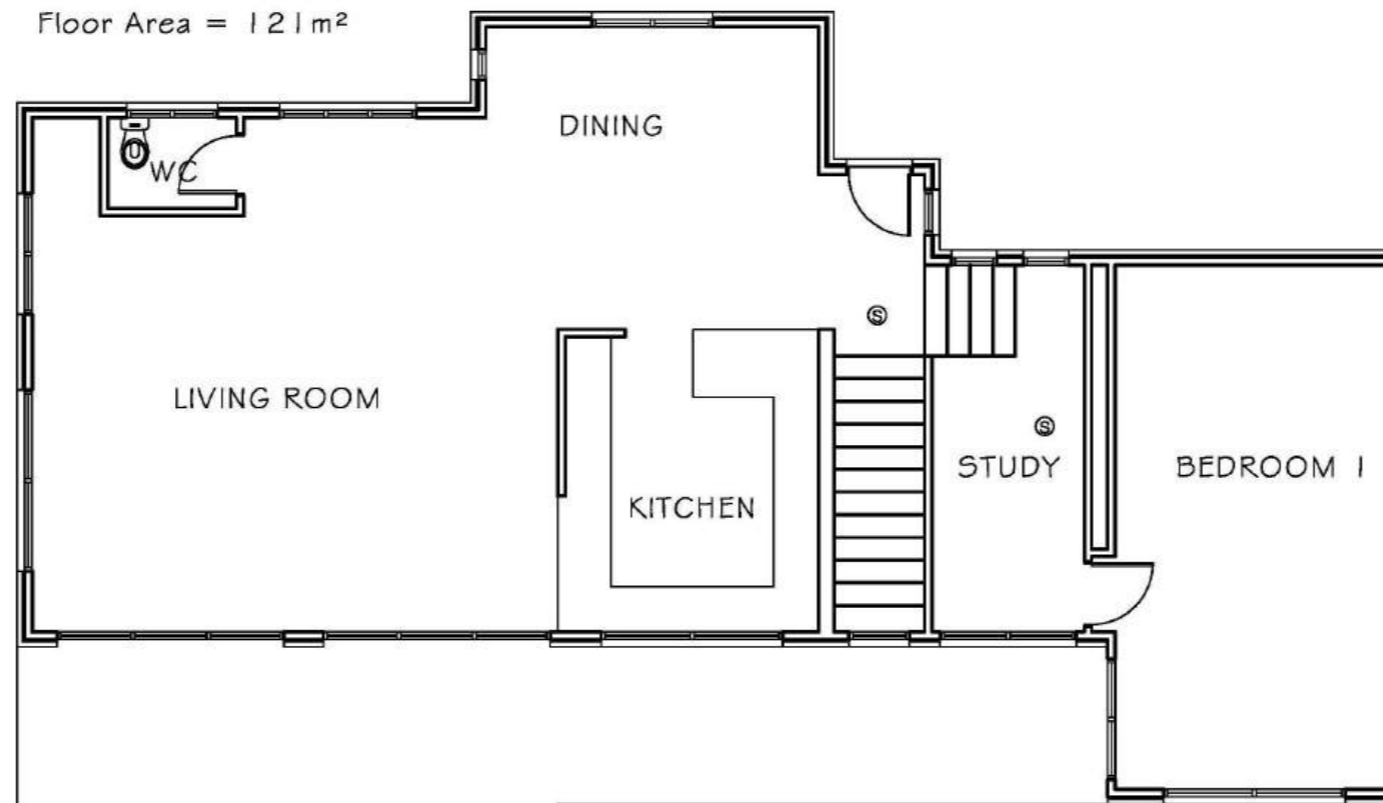
Designer: R Dennis	Project Number: <b>575</b>
Date: October 2019	
Scale: 1:2000; 1:200	Drawing Number: <b>1</b> Of 7 (A3 Original)
Revision: A	



Ⓢ Smoke alarm to comply with NZBC, F7. Install with 3m of all bedrooms, and top and bottom of stairs

EXISTING GROUND FLOOR PLAN

Floor Area = 121m<sup>2</sup>



Ⓢ Smoke alarm to comply with NZBC, F7. Install with 3m of all bedrooms, and top and bottom of stairs

EXISTING FIRST FLOOR PLAN

Floor Area = 133m<sup>2</sup>

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**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

Revisions:  
 A 29/10/19 building consent

Designer: R Dennis	Project Number: <b>575</b>
Date: October 2019	
Scale: 1:100	Drawing Number: <b>2</b> Of 7
Revision: <b>A</b>	(A3 Original)

**DRAINAGE PLAN NOTES:**

- All Plumbing and Drainage to be in accordance with AS/NZS 3500:5
- 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

**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/A52 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
    - 100m 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

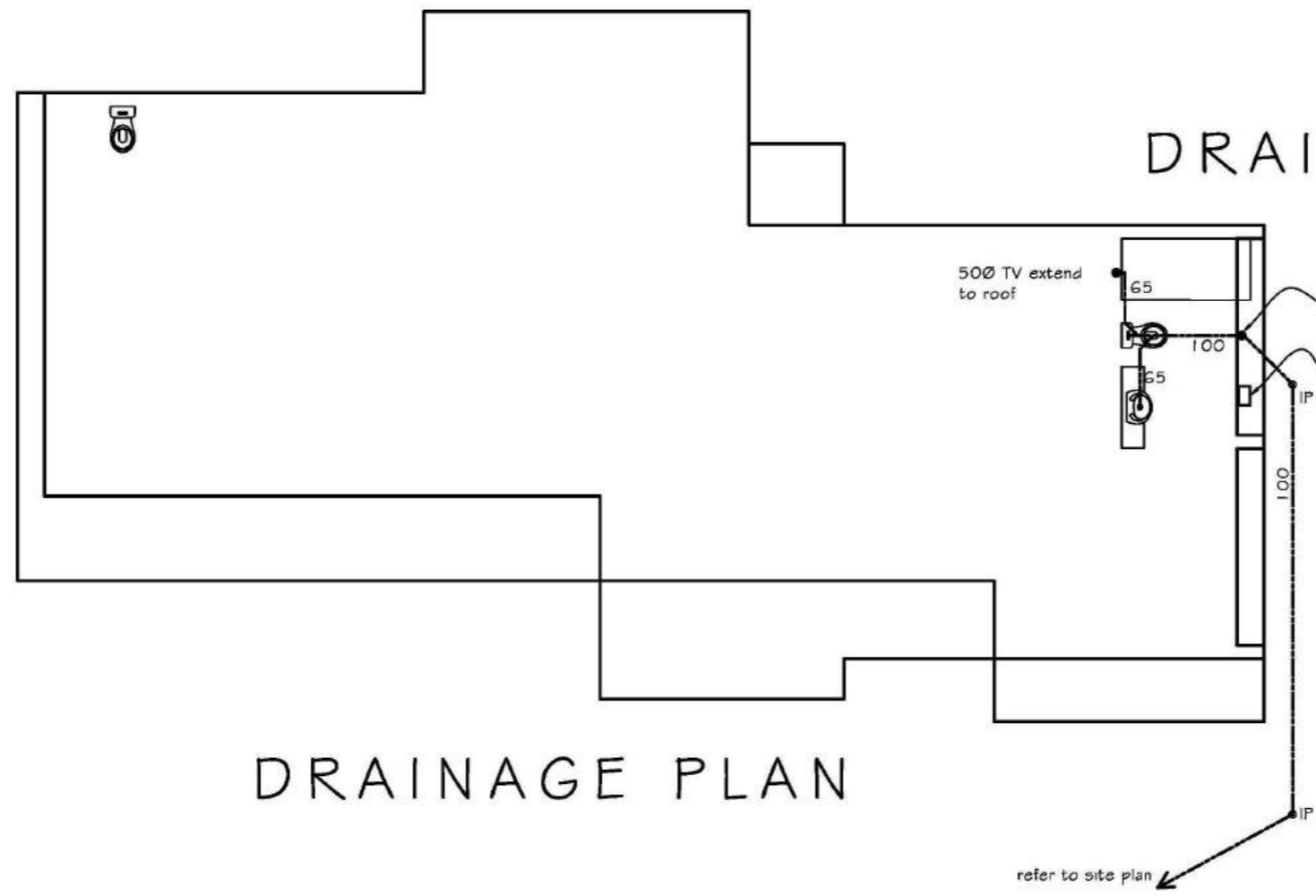
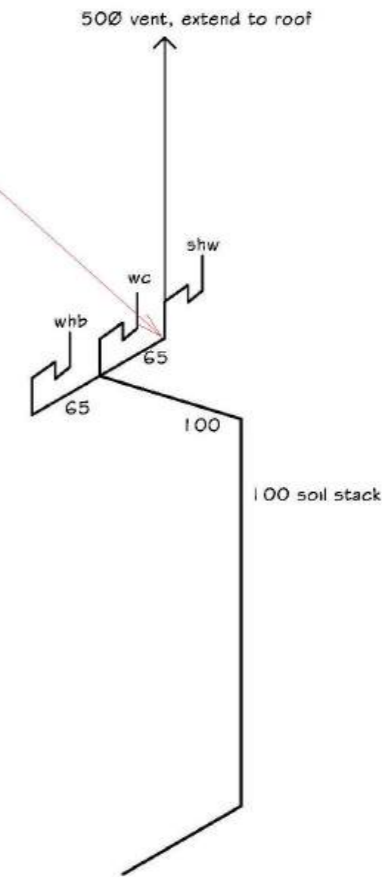
**VENTS**

- 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) Kambia Pex or similar
- 20mm for Main, to bath and to HWC
- 15mm to all other branches

To reduce penetrations thru concrete floor the basin could also discharge above floor in 40mm pipe directly to vent. The vent pipe including the discharge pipe from the 100mm graded section could then be 50mm.



**DRAINAGE SCHEMATIC**

LPG BOTTLES TO COMPLY WITH NZS5601.1 AND SHALL BE CLEAR OF BUILDING OPENINGS AND SOURCES OF IGNITION

**DRAINAGE PLAN**

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**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

**Revisions:**

A	29/10/19 building consent
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<b>Designer:</b> R Dennis	<b>Project Number:</b> 575
<b>Date:</b> October 2019	
<b>Scale:</b> 1:100	<b>Drawing Number:</b> 3 Of 7 (A3 Original)
<b>Revision:</b> A	

**FRAMING PLAN NOTES:**

**GENERAL NOTES:**

- This site is in the Very High Wind Zone area
- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standard - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
  - 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.

**FRAMING** - studs, top plate, bottom plate and dwangs

Interior Non Load Bearing Walls:  
Up to 2.7m

90x45 SG8 at 400 crs H1.2

- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 38mm diameter in a 140mm stud
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.7 & table 8.14, Figure 8.12, NZS 3604:2011
- Top Plate Fixing**  
The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with table 8.18, NZS 3604:2011

Joints in top plates to comply with clause 8.7.3 & figures 8.14-8.16, NZS 3604:2011

- Bottom Plate Fixing**  
External walls and internal wall bracing elements  
100x3.75 - 2 at 600 crs (hand driven)  
90 x 3.15 - 3 at 600 crs (power driven)  
Internal walls (may be nailed to flooring)  
100 x 3.75 - 1 at 600 crs (hand driven)  
90 x 3.15 - 1 at 600 crs (power driven)
- Holes in plates to comply with clause 8.7.5 & figure 8.19, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.

**FLOOR PLAN NOTES:**

**INTERNAL LININGS**

**WALLS:**

- Generally - 10mm Standard Gib Board
- Bathroom - 10mm Gib Aqualine

**CEILING:**

- Generally - 13mm Standard Gib Board
- Bathroom - 13mm Gib Aqualine board
- Back block sheet joints and allow for control joints as required by manufacturer

**MOULDINGS:**

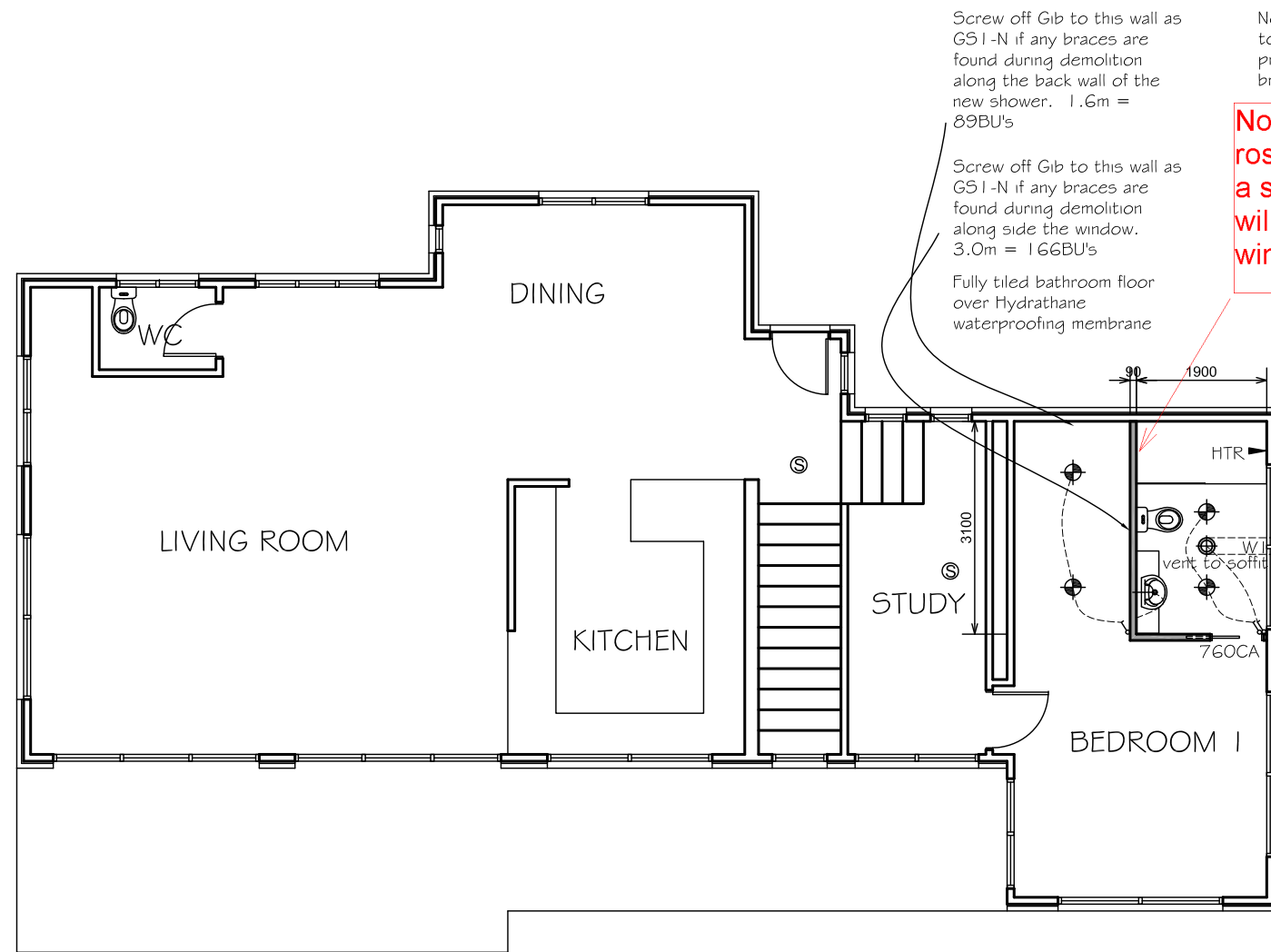
- Skirting - to match existing
- Scotia - to match existing
- Architraves - to match existing

**BATHROOMS**

- Wet area shower (ensuite). Hydrathane waterproofing membrane over Marmox shower base 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. aquaenamell paint, tiles, or glass



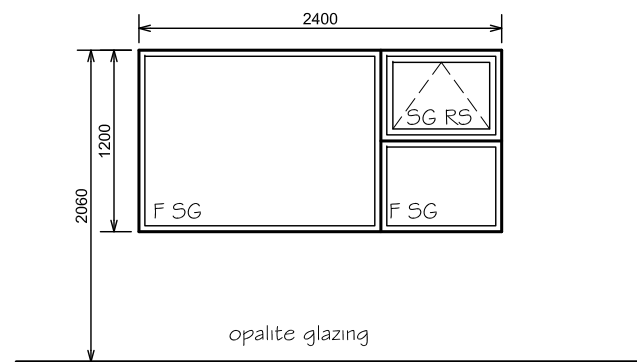
Note: the designer has confirmed the shower rose will be a fixed head type, if changed to a sliding bar with flexi hose a shower curtain will be required to cover the section of window within the shower enclosure

ELECTRICAL KEY	
	Recessed LED downlight
	Over mirror wall light
	Extract fan vented to exterior
	Smoke detector - top and bottom of stairs and within 3m of all bedrooms
	One way switch
	Single power point
	HTR Heated towel rail
<b>Electrical Notes</b>	
Provide Electrical Certificate after completion and prior to Code of Compliance Certificate being issued	
All switches, power points etc to be PDL - owner to confirm series.	
Recessed downlights shall be installed to prevent transfer of moisture into ceiling space and maintain minimum clearances from insulation as required by NZECP 54:2001	
All power circuits to have RCD at switchboard	
Install approved smoke alarm system as required by NZBC Clause F7	

**PROPOSED FIRST FLOOR PLAN**

Floor Area = 133m<sup>2</sup>

CONFIRM DIMENSIONS ON SITE

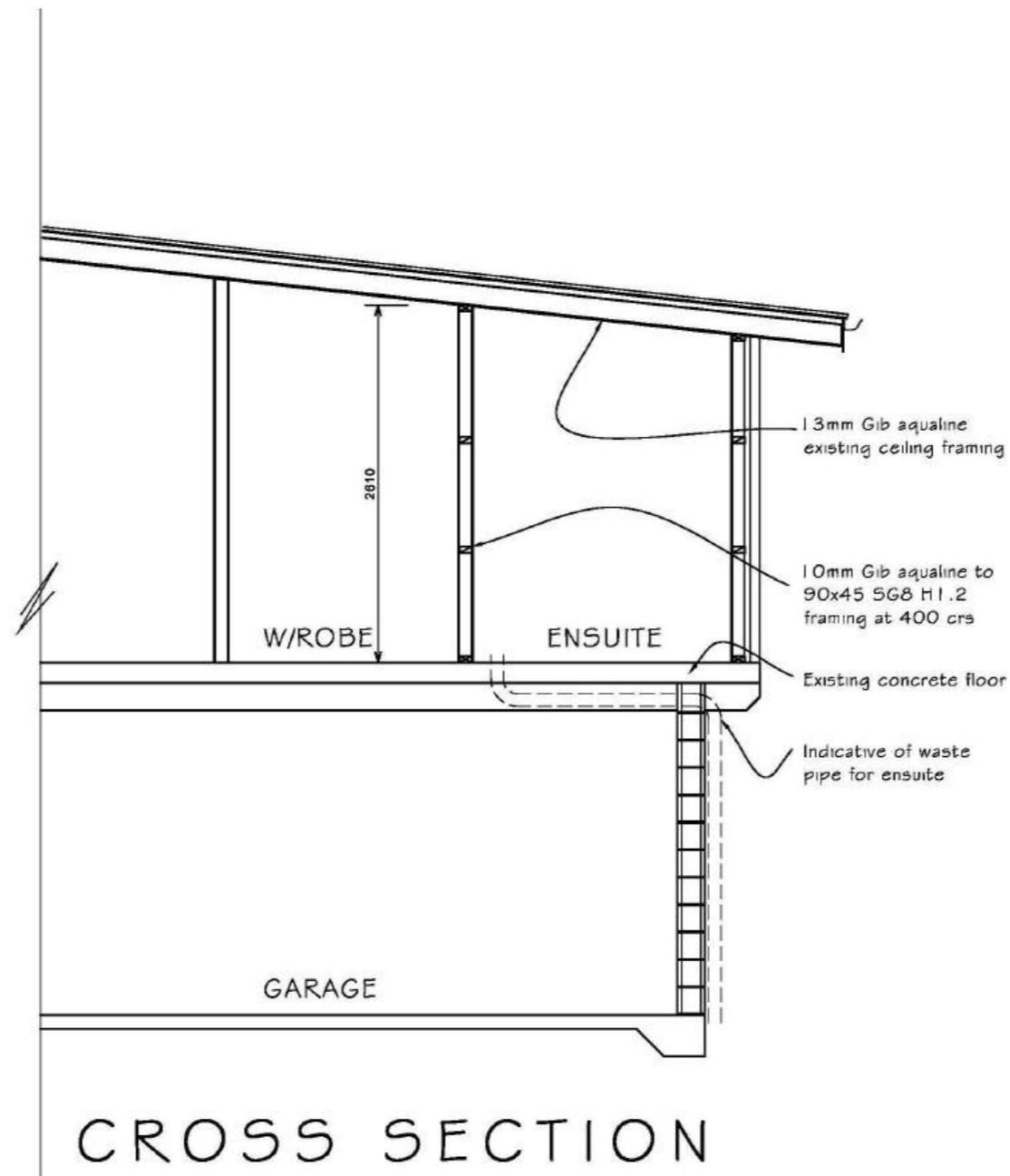


**Very High Wind Zone WINDOW SCHEDULE**

**WINDOW NOTES:**

- All windows to be 35mm Residential suite, double glazed
- Window hardware to be colour matched as selected by owner.
- Windows to have paint quality finger jointed pine H3 ready for architraves
- Windows shown as viewed from exterior
- Codes  
F = fixed  
SG = safety glazing  
TG = toughened glass  
RS = restrictor stays
- Exterior joinery to comply with NZS 4211.
- Glazing to comply with NZS 4223 parts 1, 2 & 3. Site is Very High wind zone, 1550pa DWP. Provide safety glazing to comply with part 3 to be provided to hinged glazed doors, sliding doors (without safety rails). Provide safety glazing to side panels, full height windows, windows with low sills and bathroom windows as set out in part 3
- Restrictor stays must be fitted to windows allowing a maximum 100mmØ sphere to pass through in compliance to NZBC F4 clause 2.0, where:  
- Window sash less than 1m wide and sill less than 760mm to floor and difference in levels between the floor level and ground outside is greater than 1m.  
- Window sash is greater than 1m wide and sill is less than 1m to floor
- The window supplier and main contractor must check all dimensions on site and confirm prior to manufacture.
- Site window openings to be 20mm larger than window sizes (allows for 10mm tolerance each side)
- Provide WANZ window sill support brackets as required for cavity cladding systems to all window or doors.
- Suitable head & sill flashings to be installed to all openings.
- Building wrap to be returned into window openings and openings to be fitted with Texton detail tape at head corners and Texton sill tape continuously across sill.
- Install foam sealant air seal with PEF backing rod to all sides of windows

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	<p>Date: October 2019</p>		<p>Scale: 1:100</p>		
	<p>Revision: <b>B</b></p>				



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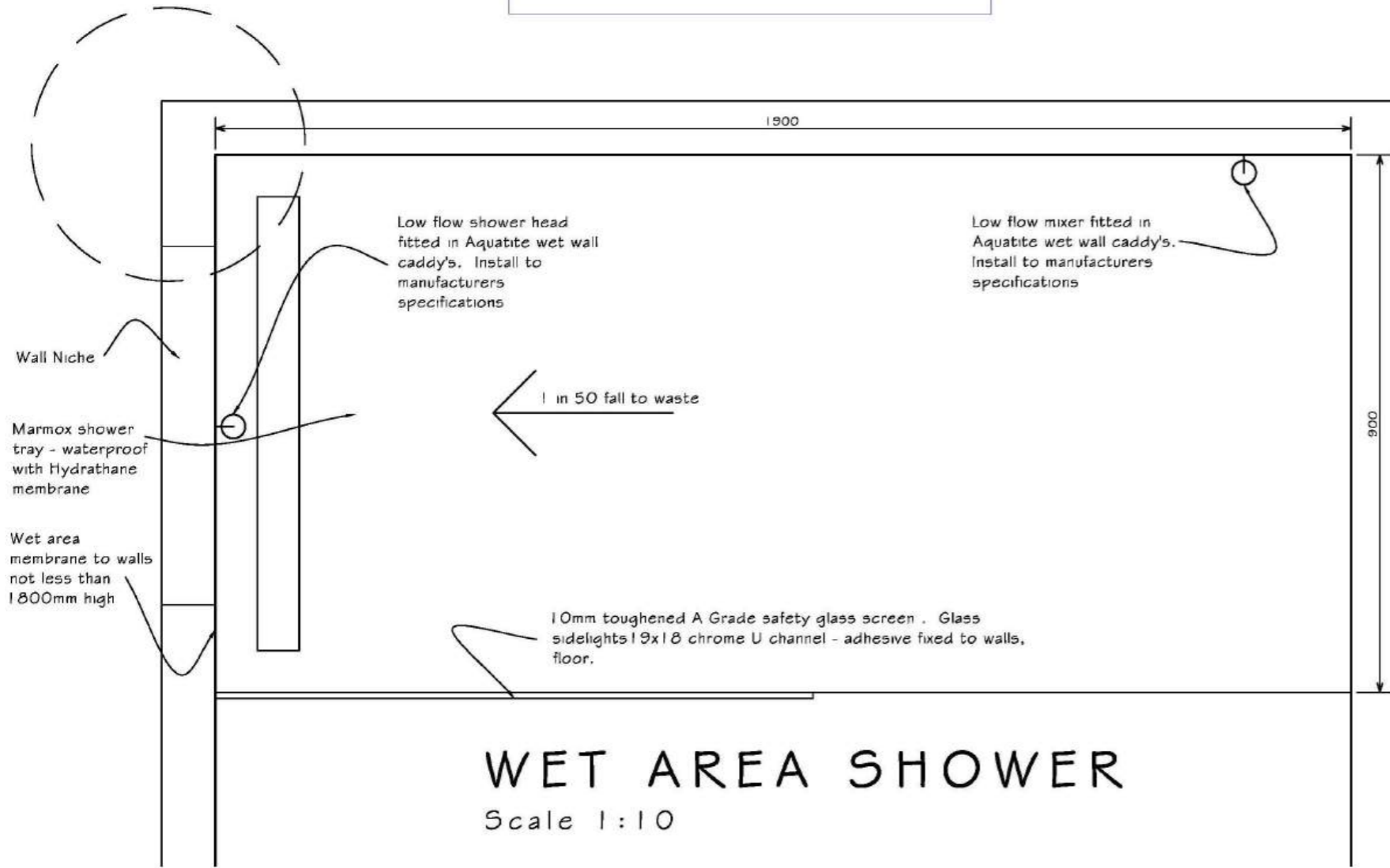
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**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

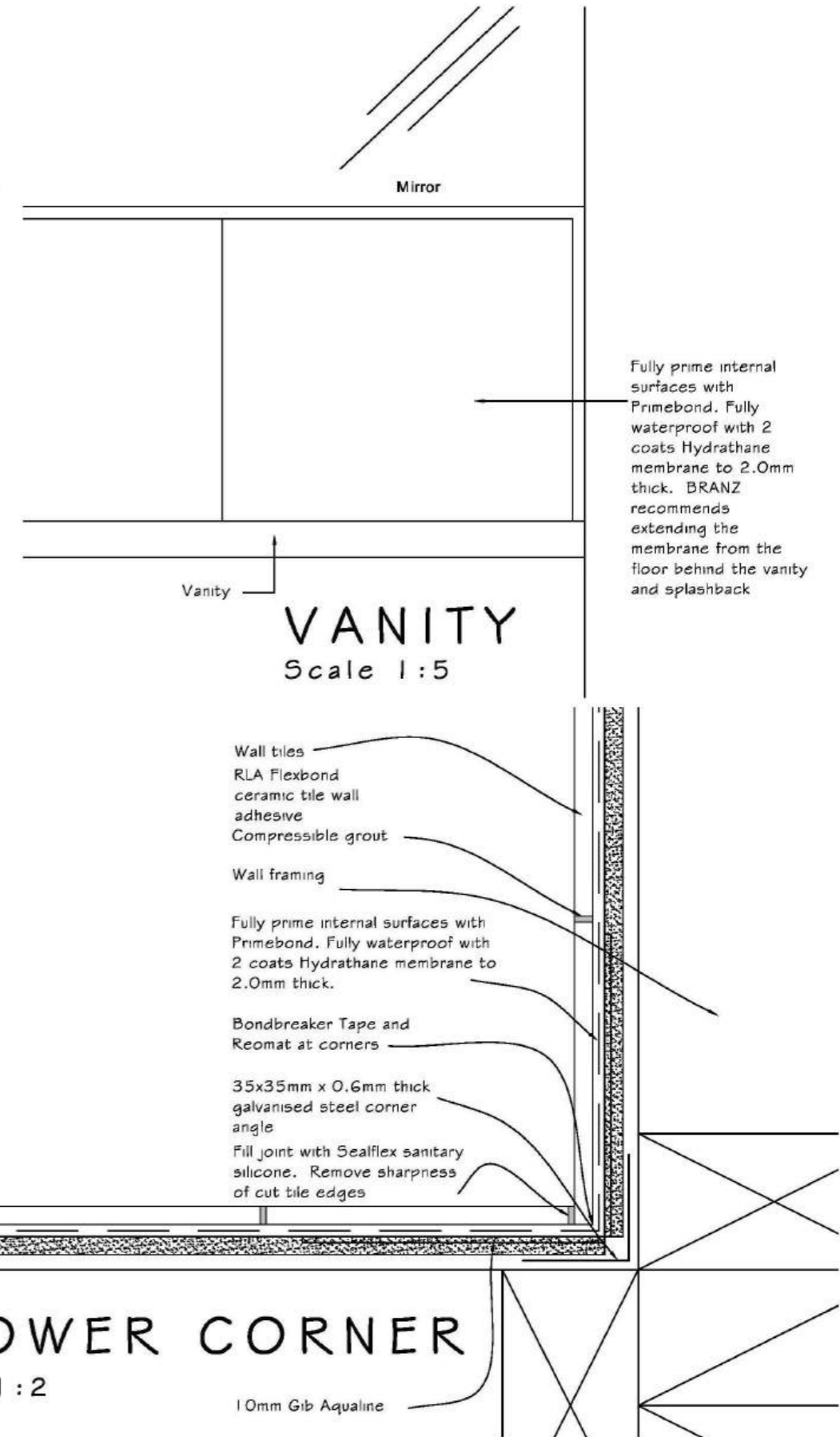
Revisions:  
 A 29/10/19 building consent

Designer: R Dennis	Project Number: <b>575</b>
Date: October 2019	
Scale: 1:50	Drawing Number: <b>5</b> Of 7 (A3 Original)
Revision: A	

BC190908  
 Received by  
 Kapiti Coast District Council  
 8/11/19



**WET AREA SHOWER**  
 Scale 1:10



**SHOWER CORNER**  
 Scale 1:2

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 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.

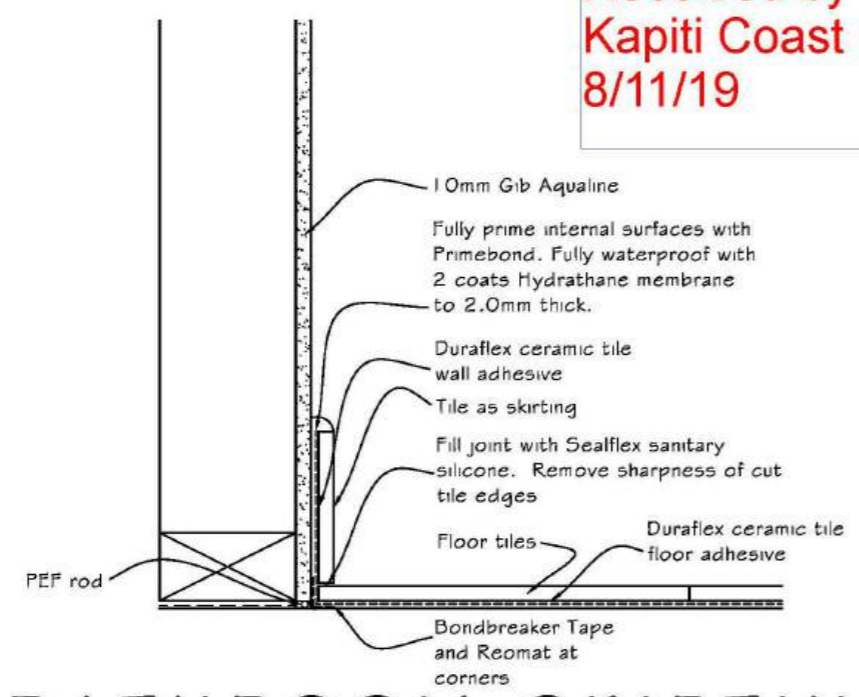
**PROPOSED ENSUITE**  
 For Mr & Mrs Baker  
 At 72 Rosetta Road  
 RAUMATI SOUTH  
**BUILDING CONSENT**

Revisions:  
 A 29/10/19 building consent

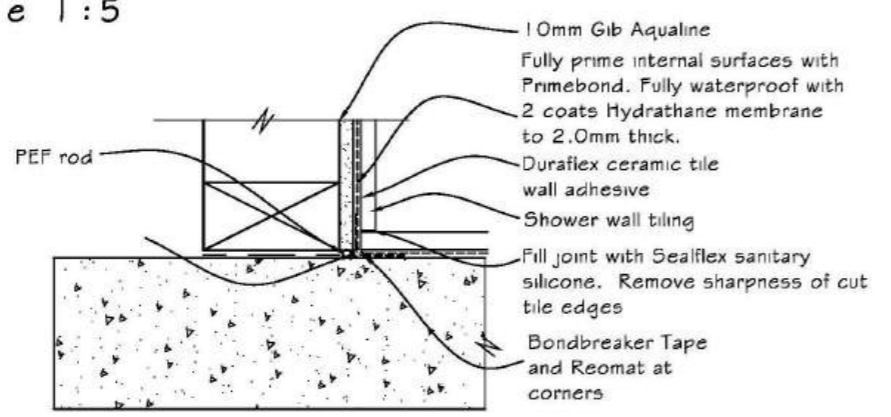
Designer:  
 R Dennis  
 Date:  
 October 2019  
 Scale:  
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 Revision: A

Project Number:  
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 Of 7  
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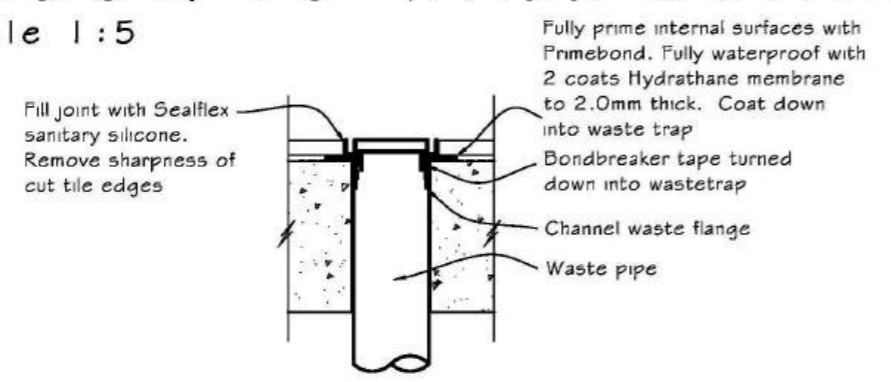
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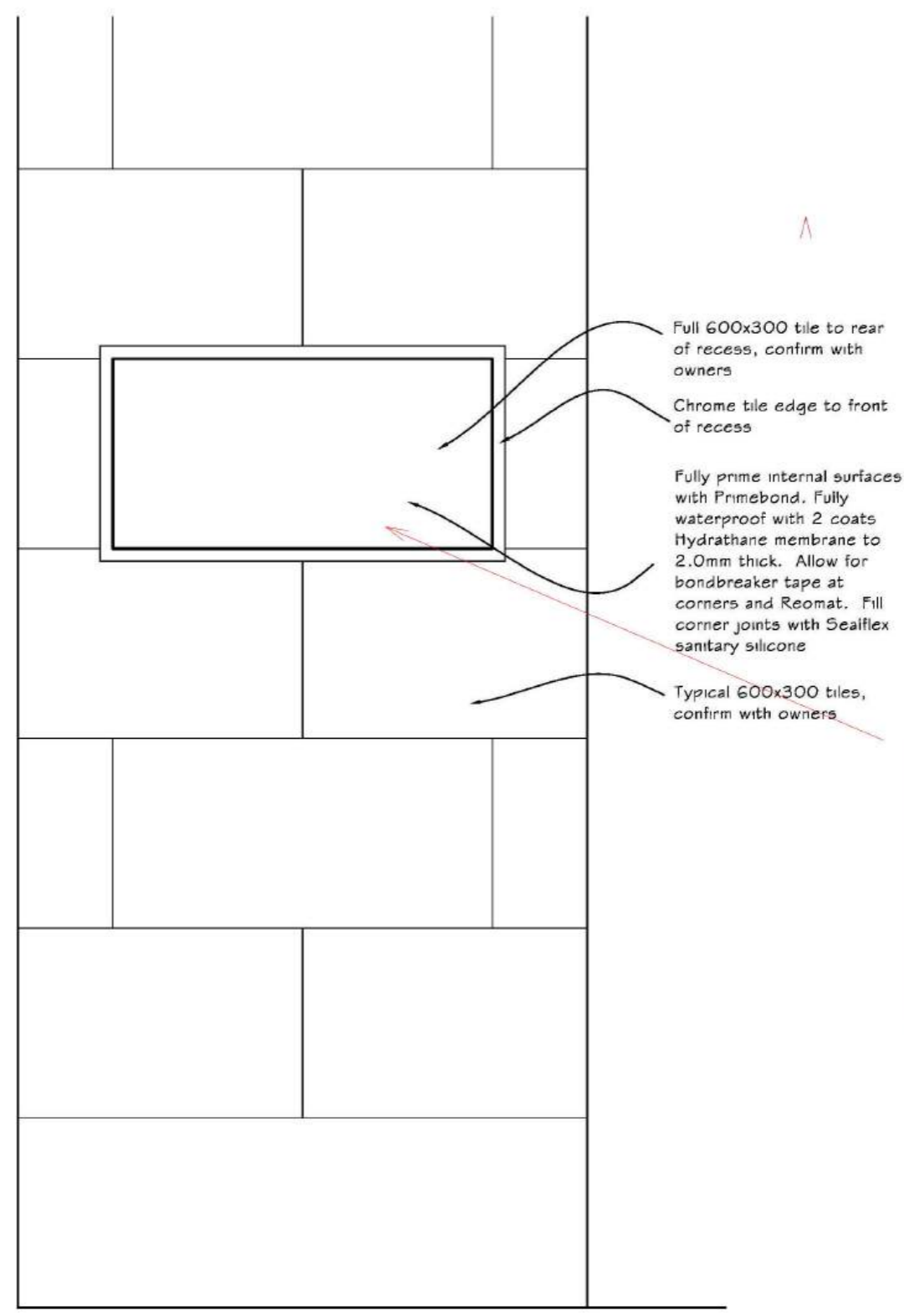
**BATHROOM SKIRTING**  
 Scale 1:5



**FLOOR TO WALL DETAIL**  
 Scale 1:5



**FLOOR WASTE DETAIL**  
 Scale 1:5



**SHOWER RECESS**  
 Scale 1:10

**TILED SHOWER NICHE TO HAVE SLIGHT FALL TO REMOVE WATER SPLASH AS REQUIRED,**

## SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

# Proposed Ensuite

## Project Specification

72 Rosetta Road, Raumati South, New Zealand

Project Ref: 575

Printed: 06 November 2019

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**masterspec**

Verified spec ID: **194328-151829**

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# 1220 GENERAL REQUIREMENTS

## 1 GENERAL

### 1.1 THE WORKS

The works are as described in this specification and shown on the drawings.

### 1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.  
Contractor: The person contracted by the owner to carry out the contract.

### 1.3 THE SITE

The site of the works, the site address and the legal description are listed under the sections 1210 PROJECT. Confine access and work to the area of site indicated on the drawings.

### 1.4 SPECIFICATION SECTIONS

Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read this section with all other sections.

### 1.5 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Notified:	Notified in writing.

### 1.6 ABBREVIATIONS

The following abbreviations are commonly used throughout the specification:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BCA	Building Consent Authority
BRANZ	Building Research Association of New Zealand
LBP	Licensed Building Practitioner
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
NUO	Network Utility Operator
OSH	Occupational Safety and Health
RBW	Restricted Building Work
TA	Territorial Authority

### 1.7 INCONSISTENCIES

If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

### 1.8 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified. Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

### 1.9 THE WORDS "PROVIDE" OR "FIX"

The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

## 1.10 MANUFACTURERS AND SUPPLIERS

Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.

## 1.11 REFERENCED DOCUMENTS

Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or methods used to establish compliance with the [Building Act 2004](#). Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides.

The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.

## 1.12 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the BCA for advice as to whether an amendment is required to the Building Consent Authority.

## 1.13 BUILDING CONSENT COMPLIANCE

It is an offence under the [Building Act 2004](#) to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the BCA for advice as to whether an amendment is required to the Building Consent.

## 1.14 STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.

## 1.15 BUILDING CONSENT

Obtain the original or copies of the Building Consent form and documents from the owner and keep on site. Liaise with the BCA and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

## 1.16 INSPECTIONS

Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the BCA inspector.

## 1.17 KEY PERSONNEL

Provide names and contact detail of LBP's/ key personnel. Prior to Restricted Building Work being carried out, provide names, registrations numbers (where appropriate) and contact detail of LBP's that are required for RBW by the Building Consent Authority as part of the Building Consent.

Include the following as applicable:

- Person with the appropriate site license
- Carpenter
- Registered drainlayer
- Registered plumber
- Registered gasfitter
- Registered electrician
- 

## 1.18 PRODUCER STATEMENTS AND LBP DOCUMENTATION

When Records of Work or producer statements verifying construction are required, for the application for the Code Compliance Certificate, provide copies to both the BCA and the owner. Provide LBP documents and producer statements in the form required by the BCA.

## 1.19 CERTIFICATE OF COMPLIANCE

Provide Certificates of Compliance for electrical and gas work carried out.

## 1.20 CODE COMPLIANCE CERTIFICATE

Provide documentation that the Owner requires in order to obtain a Code Compliance Certificate for the consented work.

## 1.21 TRADE GUARANTEES AND WARRANTIES

Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, or are required as a condition of Building Consent, provide guarantees/warranties to the owner.

## 1.22 SITE ACCOMMODATION

Provide, erect and maintain scaffolding, sheds, toilets, water, power and hoardings. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works.

## 1.23 HEALTH AND SAFETY

Make the works safe and provide and maintain a safe working environment, to the requirements of the [Health and Safety at Work Act 2015](#). Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards and risks.

## 1.24 PROTECT THE WORKS

Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

## 1.25 STORAGE AND PROTECTION

Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.

## 1.26 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Report immediately the finding of any fossils, antiquities, pre-1900 items, or objects of value. Ensure they remain undisturbed until approval is given for their removal.

## 1.27 MEANS OF COMMUNICATION

All directions and approvals in writing.

## 1.28 WORKING HOURS

Work on site is restricted to between 0800 to 1800, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.

## 1.29 RESTRICTIONS

Do not:

- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

## 1.30 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.

## 1.31 DAMAGE AND NUISANCE

Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the TA and relevant Acts and Standards.

## 1.32 SET-OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.

## 1.33 EXECUTION OF THE WORK

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

**1.34 MATERIALS AND PRODUCTS**

Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.

**1.35 COMPATIBILITY**

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

**1.36 COMPLETE ALL SERVICES**

Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

**1.37 CLEAR AWAY**

Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.

**1.38 CLEAN**

Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

## 3800 TIMBER FRAMING

### 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

Use experienced competent carpenter familiar with the materials and techniques specified. Work to be carried out by or supervised by the appropriate LBP.

### 2 PRODUCTS

#### 2.1 TIMBER FRAMING GENERALLY

Species, grade and level of treatment to [NZBC B2/AS1](#), [NZS 3602](#), tables 1 to 3 **Requirements for wood-based building components ...**, and moisture content to [NZS 3602](#), table 4 **Allowable moisture content .....** Structural Grade (SG) to [NZS 3604](#), [NZS 3622](#) with properties to [NZS 3603](#).

#### 2.2 ACCESSORIES

Damp-proof course:	High impact embossed polyethylene
Stud straps	Polypropylene tape run horizontal at 300mm centres over flexible wall underlay, for drained cavities with stud spacings greater than 450mm.
Nails, bolts and screws:	Steel, stainless steel, galvanized steel of pattern to suit the location and to BRANZ BU 519: Fasteners selection. To <a href="#">NZS 3604</a> , 4 <b>Durability</b> and <a href="#">NZBC E2/AS1</a> .
Nail plates connectors:	Stainless steel and/or galvanized steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to <a href="#">NZS 3604</a> , 4 <b>Durability</b> . Galvanized steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to <a href="#">NZS 3604</a> , 4 <b>Durability</b> and <a href="#">NZBC E2/AS1</a>
Corrosion risk	For exterior timber, timber in damp areas and timber subject to occasional wetting, use only stainless steel (or equivalent) fixings and connectors, when the timber is treated with; Copper Azole (CuAz, Preservative code 58), Alkaline Copper Quaternary (ACQ, Preservative code 90), Micronise Copper Azole (code 88) or Micronised Copper Quaternary (code 89).  For interior timber, treated with copper-based timber preservatives (H3.2 or higher), use a minimum of hot-dipped galvanized steel fixings and fasteners.

### 3 EXECUTION

#### 3.1 ATTENDANCE

Provide and fix blocks, nogs, openings and other items as required by others.

#### 3.2 MOISTURE CONTENT

Maximum allowable moisture content to [NZS 3602](#), table 4 **Allowable moisture content...**, for framing supporting interior linings:

Framing at erection	24%
Framing at enclosure	20%
Framing at lining	16%

#### 3.3 EXECUTION GENERALLY

To [NZS 3604](#) except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). When necessary provide framing to suit any required cladding/lining control joints. Set out framing in accordance with the requirements of [NZS 3604](#) and as required to support sheet linings and claddings.

### 3.4 INSTALL FLOOR, WALL AND ROOF FRAMING

Frame walls to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to [NZS 3604](#), 8 **Walls**.

# 4610 GLAZING

## 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

### 1.1 QUALIFICATIONS

Glaziers to be experienced, competent trades people familiar with the materials and techniques specified.

### 1.2 CERTIFICATION

If not supplied with windows, provide documentation that the safety glass complies with [NZS 4223.3](#).

## 2 PRODUCTS

### 2.1 GLAZING TAPE

Pressure sensitive, self-adhesive vinyl foam tapes, selected to suit the glazing detail.

### 2.2 GLASS THICKNESS

As selected and to [NZS 4223.1](#), [NZS 4223.3](#), [NZS 4223.4](#).

### 2.3 TOUGHENED GLASS

To [NZS 4223.3](#).

Heat soaked toughened glass to [NZS 4223.1](#), Appendix E required for critical areas (balustrades etc) to reduce inclusion failure.

### 2.4 PUTTY, TIMBER FRAME

Linseed oil based, knife grade putty.

### 2.5 SPRIGS, TIMBER FRAME

Diamond metal pieces to retain glass in timber sashes and frames.

### 2.6 SETTING BLOCKS

Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, at the base of glass panes.

## 3 EXECUTION

### 3.1 EXECUTION GENERALLY

To [NZS 4223.1](#), and for human impact safety glazing to [NZS 4223.3](#). Insulating glass units to [AS/NZS 4666](#) and [NZS 4223.2](#).

### 3.2 INSTALL GLASS, EXTERIOR TIMBER FRAME, PUTTY

Prime, clear seal rebates, back-putty, sprig in glass and neatly complete putty fronting. Rebates and glazing clearances to [NZS 4223.1](#).

### 3.3 SAFETY GLASS INSTALLATION

Use in doors, sidelight panels, low level windows, bathrooms and all other locations to comply with [NZS 4223.3](#).

### 3.4 PRIME PUTTY

Prime all exposed putty within 21 days of completing glazing.

### 3.5 SAFETY

Indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type. Do not apply indicators other than whiting to the glass surface. Permanent manifestations if required, to comply with [NZS 4223.3](#), 2.2 Manifestation (making glass visible).

### 3.6 CLEAN

Clean off or remove indicators at completion of the building. Clean glass inside and out to a shining finish.

# 4710 THERMAL INSULATION

## 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

### 1.1 QUALIFICATIONS

Installers to be experienced, competent trades people familiar with the materials and techniques specified.

## 2 PRODUCTS

### 2.1 THERMAL INSULATING PADS

Rectangular insulating pads manufactured from fibreglass, polyester, wool or similar.

## 3 EXECUTION

### 3.1 INSTALL INSULATION - GENERAL

Lay, install, fit and fix to [NZBC H1/AS1: Energy efficiency, 2.0 Building thermal envelope](#), and to the insulation manufacturer's requirements. Install in housing to [NZS 4218](#) and [NZS 4246](#).

### 3.2 FIT THERMAL INSULATING PADS

Friction fit insulating pads in place to completely fill the whole of the cavities. Carefully scribe cut insulating pads slightly oversize to maintain friction fit to each other, to smaller spaces and around penetrations. Leave no gaps between, and maintain full thickness of the insulating pads over the whole of the installation. Do not cover vents.

### 3.3 GAPS AROUND RECESSED LIGHTS AND FLUES

New recessed light fittings to [AS/NZS 3000](#), must be types IC-F, IC, CA-80 or CA-135 and do not require clearance from most, fibre glass, polyester or wool insulation. For all other insulation types and lighting types, or existing undefined types, allow clearance from the insulation of 100mm clear gap to incandescent or halogen lights, or as recommended by the lighting manufacturer. Around metal flues allow 200mm minimum clear gap or as recommended by the fireplace/flue manufacturer.

## 5110 INTERIOR LININGS & TRIM

### 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

#### 1.1 FRAMING MOISTURE CONTENT

Maximum allowable moisture content to [NZS 3602](#), table 4 **Allowable moisture content...**

#### 1.2 PROTECT

Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.

### 2 PRODUCTS

#### 2.1 PLASTERBOARD

Gypsum plaster core encased in a durable face and backing paper formed for standard use, bracing use, fire rated use and water resistance use.

#### 2.2 PLASTERBOARD ACCESSORIES

External angles:	Slim type 0.5mm galvanized steel.
Casing bead:	Slim type 0.5mm galvanized steel or PVC.
Cornice:	Plasterboard scotia type.
Nails:	Galvanized clouts 40mm x 2.5mm.
Screws:	40mm x 6 gauge zinc electro-plated bugle head gypsum drywall screws
Jointing compound & paper tape:	To the board manufacturer's requirements.
Adhesive:	Multi-purpose water based wallboard adhesive.

#### 2.3 NAILS

Zinc-plated steel, stainless steel and galvanized steel of pattern to suit location and to BRANZ BU 519: **Fasteners selection.**

#### 2.4 INTERIOR FINISHING TRIM

Timber selection to [NZS 3602](#), table 3 **Requirements for wood-based building components....** Profile as selected or to match existing. Jointer profiles to suit location.

### 3 EXECUTION

#### 3.1 SUBSTRATE

To [NZS 3604](#), section 8 **Walls**, section 10 **Roof framing**, section 12 **Interior linings**, section 13 **Ceilings**, and the standard required by the lining manufacturer's requirements. Ensure moisture content of timber framing is at or below specified levels.

#### 3.2 CONFIRM LEVELS OF PLASTERBOARD FINISH

Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish will be obtained. Provide levels of finish as laid down in [AS/NZS 2589](#).

#### 3.3 LINE PLASTERBOARD CEILINGS AND WALLS

Line walls and ceilings with plasterboard sheets, fastened to the plasterboard manufacturer's requirements.

#### 3.4 SPECIAL PLASTERBOARD LININGS

Line wet area walls with water resistant plasterboard sheets using adhesive and nail fixing to studs at centres to suit the surface finish. Form bracing panels using high density plasterboard sheets fixed with clout-washers and clouts and to conform to [NZS 3604](#), 5.4 **Wall bracing design**, and 13.5 **Structural ceiling diaphragms**. Form sound rated panels following the sheet manufacturer's specifications and details for the required sound rating. Form fire rated panels following the sheet manufacturer's specifications and details for the required fire rating.

### 3.5 FIX PLASTERBOARD EXTERNAL ANGLES

Fix full length to external corners, with clouts at 100mm each side staggered.

### 3.6 PLASTERBOARD JOINTING AND STOPPING

Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. All to the plasterboard manufacturer's requirements.

### 3.7 LEVELS OF FINISH

Provide levels of finish to standards laid down by [AS/NZS 2589](#) as follows:

Level 4: For thin coating finishes (paint) and surfaces receiving light texture or wall covering finishes

Level 5: Where specifically detailed for surfaces receiving thin coating finishes (paint).

### 3.8 INSTALL TRIM

Scribe and fit reveal linings to exterior timber joinery, architraves to interior joinery, skirtings to walls and timber beads to wall/ceiling junctions, and other trim as detailed.

## 6200 TILING

### 1 GENERAL

Refer to owners and drawings for specific product, material, accessories and finish selections.

#### 1.1 QUALIFICATIONS

Use tilers experienced with the materials and techniques specified.

#### 1.2 SLIP RESISTANCE

Accessible routes slip resistance to [NZBC D1/AS1](#), 2.1 Slip resistance.

### 2 PRODUCTS

#### 2.1 ADHESIVES COMPATIBILITY

On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.

#### 2.2 ACCESSORIES

Waterproofing membranes:	As selected.
Cement-based screed:	Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer additive to the tile manufacturer's requirements.
Tile adhesive:	To the tile manufacturer's requirements.
Grout:	Cement based, compressible and to suit the particular location and use.
Control joint sealant:	To BRANZ Good practice guide: Tiling, section 5.0.

### 3 EXECUTION

#### 3.1 HANDLING AND STORAGE

Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.

#### 3.2 SUBSTRATE

Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.

#### 3.3 TEMPERATURE

Do not carry out tiling where the ambient temperature is below 5°C, or onto a substrate with a temperature higher than 40°C.

#### 3.4 LAYOUT

Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.

#### 3.5 EXECUTION GENERALLY

Prepare surfaces and carry out the tiling work in accordance with BRANZ Good practice guide: Tiling.

#### 3.6 SURFACE PREPARATION

To BRANZ Good practice guide: Tiling, section 4.0.

#### 3.7 LAY PROPRIETARY SCREED

Apply a proprietary cement slurry bond coat over the whole of the floor. Mix and place a 40mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. In waterproofed areas where the cement screed has been laid over the waterproofing membrane, prepare the screed surface by applying a further waterproof coating before laying tiles.

#### 3.8 APPLY LIQUID WATERPROOFING MEMBRANE

Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements. Flood test shower cubicle floors.

**3.9 TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE**

Apply and float thin (thick) bed cement-based adhesive to a minimum 3mm (6mm) bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press the tile and beat it into place with 3mm joints, and to obtain required coverage of adhesive on the back of each tile.

**3.10 TILE FIXING, RIGID SHEET**

Prime the surface after the curing of any waterproof membrane. Spread adhesive to a uniform minimum thickness of 3mm and rib it with a notched trowel to the tile manufacturer's requirements. Press the tile and beat it into place to obtain the required coverage by adhesive on the back of each tile.

**3.11 GROUTING**

Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.

**3.12 MOVEMENT CONTROL JOINTS**

Minimum width of 6mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

**3.13 CLEAN**

Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean, dry cloth.

# 6700 PAINTING

## 1 GENERAL

Refer to owners and drawings for specific product, material, accessories and finish selections. Use aquaenamel as described by manufacturer on bathroom ceiling and walls

### 1.1 QUALIFICATIONS

Carry out work using competent and experienced painters.

### 1.2 HEALTH AND SAFETY

Refer to the requirements of the [Health and Safety at Work Act 2015](#) and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to WorkSafe NZ publication, [Repainting lead based paints](#), for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

### 1.3 SELECTIONS

Confirm all selections, colours and finishes with the owner.

## 2 PRODUCTS

### 2.1 PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

### 2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

## 3 EXECUTION

### 3.1 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting work to proceed.

### 3.2 EXISTING FINISHED SURFACES

Ensure that all surfaces are sound, remove any, blistered, drummy, chalky, powdery, loose, soft or corroded material and make good. Remove or treat any surface contaminates or moss and mould to manufacturer's requirements.

### 3.3 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

### 3.4 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

### 3.5 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

### 3.6 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

### 3.7 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

### 3.8 PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

### 3.9 PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

### 3.10 MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

### 3.11 SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

### 3.12 FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

### 3.13 CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination.

### 3.14 REFIT HARDWARE

Refit hardware without damage to the hardware or the adjoining surfaces.

## 7210 GAS SYSTEM

### 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

#### 1.1 REGULATIONS

Comply with the Gas (safety and Measurement) Regulations, Electricity (Safety) Regulations and other NUO requirements. Give notices for inspections and carry out tests as required.

#### 1.2 QUALIFICATIONS

Gasfitters to be experienced competent craftsman gasfitters, or registered gasfitters working under the direction of a craftsman gasfitter, familiar with the materials and techniques specified.

#### 1.3 GAS CERTIFICATE OF COMPLIANCE

Provide a Certificate of Compliance (CoC) before connection.

#### 1.4 GAS SAFETY CERTIFICATION

Provide a Gas Safety Certificate (GSC) at completion of work.

#### 1.5 APPLIANCE COMPLIANCE

Supplier to provide a Supplier Declaration of Compliance (SDoC) for appliances.

#### 1.6 PRESSURE TEST

Pressure test the system for leakage to [AS/NZS 5601.1](#) before pipework is concealed by linings.

#### 1.7 FINAL INSPECTION AND TEST

Carry out final inspections and testing, pressure test the system for leakage to [AS/NZS 5601.1](#). Submit the work for inspection and test and prove to the satisfaction of the gas retailer that the installation complies with all Acts and Regulations and has been tested for leakage and proved to be sound.

### 2 PRODUCTS

#### 2.1 DESIGN LPG CYLINDER SUPPLY

Design and install the 45kg LPG twin cylinder system to [AS/NZS 5601.1](#) and the requirements of the LPG Association. Include, pipes, valves, change over valves and a cylinder anchor system.

### 3 EXECUTION

#### 3.1 EXECUTION GENERALLY

Carry out the whole of this work to the requirements of [NZBC G10/AS1](#), [NZBC G11/AS1](#) and [AS/NZS 5601.1](#).

#### 3.2 INSTALL PIPING

Run the system, completely concealed, in the most suitable type of pipe for each part of the installation, bent, supported, jointed and complete with all fittings to [AS/NZS 5601.1](#). Confirm the type of pipe to be used and its location.

#### 3.3 INSTALL GAS APPLIANCES

Fit and connect the gas appliances to [AS/NZS 5601.1](#), complete with flues where required and to the appliance manufacturer's requirements.

#### 3.4 COMPLETION

Leave the installation including appliances clean and in full working order.

## 7420 SANITARY WASTE SYSTEM

### 1 GENERAL

Refer to owners and drawings for specific product, material, accessories and finish selections.

#### 1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

### 2 PRODUCTS

#### 2.1 PVC-U WASTE, SOIL AND VENT PIPES

PVC-U pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

#### 2.2 EXPOSED PIPES AND TRAPS

As selected and to the following details:

- chrome plate on copper pipes and associated copper and brass fittings
- white polybutylene or PVC, including all associated fittings.

### 3 EXECUTION

#### 3.1 EXECUTION GENERALLY

Carry out sanitary plumbing work and tests as applicable to:

- [NZBC G13/AS1](#)

#### 3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

#### 3.3 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to [NZBC G13/AS1](#). Discharge wastes into floor waste gully, drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

#### 3.4 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework. Exterior roof and wall penetrations to [NZBC E2/AS1](#).

#### 3.5 TEST

Test soil and waste disposal systems to [NZBC G13/AS1](#), to ensure no leakage exists and leave in working order.

#### 3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

# 7430 DRAINAGE SYSTEMS

## 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

### 1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

### 1.2 AS BUILT DOCUMENTS

Supply a 1:100 as-built drawing to the BCA and the owner on completion.

## 2 PRODUCTS

### 2.1 MATERIALS

Concrete:	17.5 MPa prescribed grade.
Reinforcement:	Grade 300 deformed bars.
PVC-U pipes:	PVC-U pipes bends, junctions, fittings and joints.
Field drains:	Plastic pipes for field drains perforated and coiled with filter fabric over.
Drainage/filling materials	
Granular fill:	Clean gravel or crushed stone or a blend of these. Particle size from minimum 7mm to maximum 20mm.
Selected fill:	Fine grain soil or granular material suitable for bedding, excluding topsoil.
Ordinary fill:	Top soil or other excavated materials.

### 2.2 FITTINGS

Gully traps:	To <a href="#">NZBC G13/AS2</a> , 3.3 <b>Gully traps</b> , complete with grating.
Strip drain channel:	Proprietary, modular, variable invert, PVC-U or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.

## 3 EXECUTION

### 3.1 EXCAVATE

Excavate for drains to a firm even base with correct gradients set in straight runs.

### 3.2 MANUFACTURER'S REQUIREMENTS

All drainage installations to the pipe and fitting manufacturer's requirements.

### 3.3 EXECUTION GENERALLY

Carry out drainage work as applicable to:

- [NZBC G13/AS2](#) and [NZBC E1/AS1](#).

### 3.4 LAY WASTEWATER DRAINS

Lay drains in straight runs to correct gradients, to discharge into the NUO's sewer. Set inspection fittings on a concrete base.

### 3.5 TESTING

Complete all tests to [G13/AS1](#), 7.1 Test Methods for sanitary drainage, and to [E1/AS1](#), 8.0 Drain Leakage Tests for stormwater drainage. Field test drains for watertightness to the satisfaction of the BCA inspector.

### 3.6 BACKFILL

Backfill drain lines in 150mm layers, well tamped but without disturbing the drains. Finish off garden areas with 150mm of topsoil, slightly mounded above the finished ground line. Public roads and footpaths to be made good to the controlling authority requirements.

# 7700 ELECTRICAL

## 1 GENERAL

Refer to drawings for specific product, material, accessories and finish selections.

### 1.1 COMPLY

Comply with the Electricity (Safety) Regulations 2010, [AS/NZS 3000](#) for listed and prescribed work and with the NUO's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

### 1.2 QUALIFICATIONS

Carry out work by or under the direct supervision of an electrical licensed supervisor under the Electricity (safety) Regulations 2010.

### 1.3 ELECTRICAL CERTIFICATE OF COMPLIANCE

Provide, prior to connection, a Certificate of Compliance (CoC) as required by the Electricity (Safety) Regulations 2010, to the owner and if required to the NUO. Allow the NUO to view before the meter installation, listed work inspection, polarity check and livening of supply.

### 1.4 ELECTRICAL SAFETY CERTIFICATE

Provide an Electrical Safety Certificate (ESC), as required by the Electricity (Safety) Regulations 2010, to the owner and when required the BCA. To be provided at completion of the work, prior to Practical Completion.

### 1.5 SAFETY OF INSTALLATION

When required by the Electrical (Safety) Regulations 2010, before installation work commences, provide a Certified Design to Electrical (Safety) Regulations 2010, regulations 58. This will may not be required for domestic installations or Low Risk Work.

## 2 PRODUCTS

### 2.1 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.

Lighting circuits: 1.5mm<sup>2</sup> on 10 amp MCBs for domestic construction

Power circuits: 2.5mm<sup>2</sup> on 16 amp MCBs for domestic construction

### 2.2 ELECTRICAL ACCESSORIES

As selected and to the following details:

Switch units	Minimum 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.
Hot water system switch:	One way 20 amp switch complete with clamp for flexible PVC conduit.
Stove/range socket outlet and switch:	32 amp, 230 volt flush polycarbonate 3 pin combined switch unit, with remote isolating switch.

## 3 EXECUTION

### 3.1 CABLING

Install with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Provide earth bonding and main earth.

### 3.2 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings or to match existing.

Switch Units:	1000mm above floor
Socket Units:	400mm above floor
	150mm above work benches

Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

### 3.3 INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements. Recessed fittings to [AS/NZS 3000](#), types IC-F, IC, CA-80 or CA-135 only (no clearance to insulation required for these types).

### 3.4 GAS HOT WATER SYSTEM

Wire for control system to continuous flow gas hot water system.

### 3.5 INSTALL DOMESTIC SMOKE ALARMS

Install alarms to [NZBC F7/AS1](#), 3.3 Location of smoke alarms, and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

### 3.6 INSTALL EXTRACT SYSTEMS

Install extract fans, rangehoods, ducts and grilles to [NZBC G4/AS1](#) and manufacturer's requirements.

Household extracts for cooktops, showers and baths to have a minimum flow rate (in fans and ducts) to [NZBC G4/AS1](#) of:

- 25 L/s for showers and baths
- 50 L/s for cooktops

### 3.7 ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the Electricity (Safety) Regulations 2010 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.

### 3.8 COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

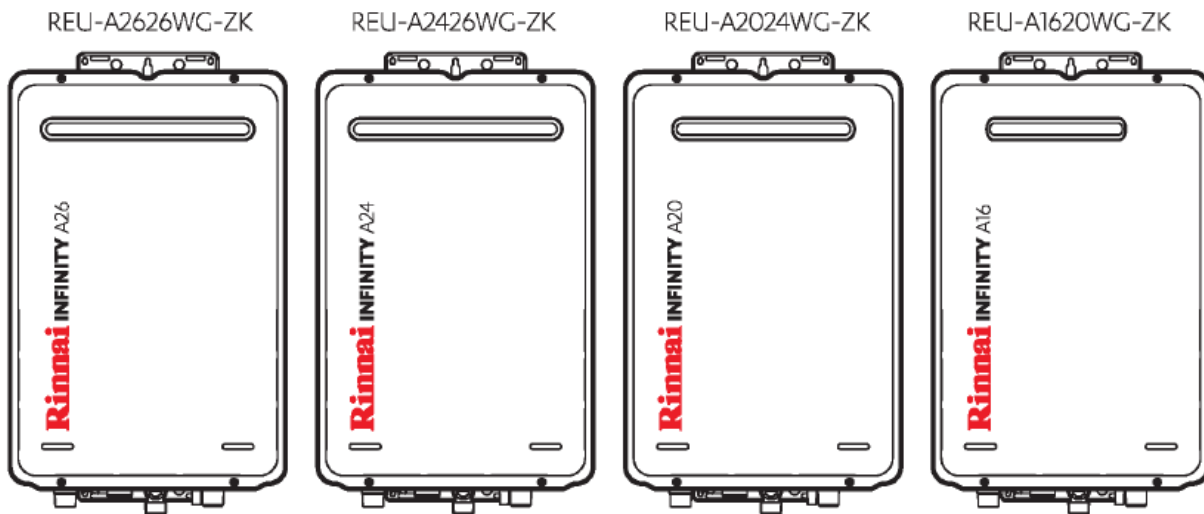
## **\*\* APPENDIX**

- 1 Rinnai Infinity
- 2 Marmox Shower Tray
- 3 Hydrathane Waterproofing



# Installation guide

Rinnai INFINITY A-Series  
continuous flow water heaters



**The Rinnai INFINITY A-Series models are not suitable for commercial or solar applications**

## Important

This appliance must be installed in accordance with:

- Manufacturer's installation instructions
- Current AS/NZS 3000, AS/NZS 3500, AS/NZS 5601.1 and G12/AS1

For use with Natural Gas or Universal LPG as indicated on the appliance.

Not suitable as a spa or swimming pool heater.

Not suitable for commercial or solar applications.

Appliance must be installed, commissioned and serviced by an authorised person, being in New Zealand a licensed gasfitter, in accordance with these instructions and all applicable local rules and regulations.

## Warning

Improper installation, adjustment, alteration, service and maintenance can cause property damage, personal injury or loss of life.

For more information about buying, using, and servicing of Rinnai appliances call: 0800 RINNAI (0800 746 624).

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[facebook.com/rinnainz](https://www.facebook.com/rinnainz)

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## Before installation

- **Check for damage:** Unpack the appliance and check for damage. DO NOT install any damaged items.
- **Check components and gas type:** Check all components have been supplied and that you have the correct gas type.
- **Read these instructions:** Get an overview of the steps required before starting the installation. Failure to follow these instructions could cause a malfunction of the appliance. This could result in serious injury and property damage.
- **Applicable models:** These instructions apply only to the Rinnai A-Series continuous flow water heater models listed on the cover page of this guide.

## Appliance location

This appliance is designed for outdoor installations only. It **MUST BE** located above ground in open air with natural ventilation, without stagnant areas, where gas leakage and products of combustion can be rapidly dispersed by wind and natural convection.

The appliance **MUST BE** mounted on a vertical structure with the water and gas connections on the underside pointing downwards.

Location of the flue terminal **MUST BE** in accordance with Section 6 and Figure 6.2 of the AS/NZS 5601.

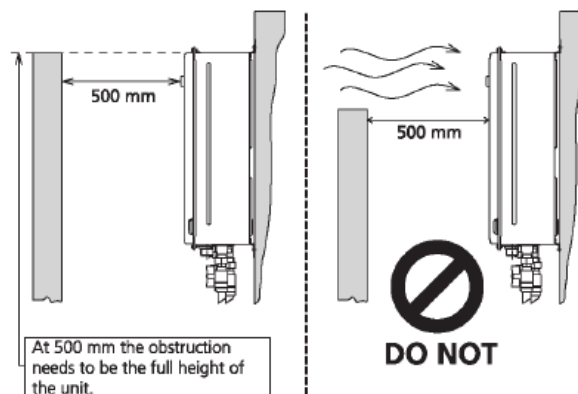
The appliance **MUST BE** placed **as close as practicable to the most frequently used hot water outlet** or outlets to reduce the delay time for hot water delivery<sup>1</sup>. For installations where the distance between the water heater and the outlets is considerable, a flow and return system can be used to minimise the waiting time for hot water delivery. Alternatively multiple appliances can be strategically placed to serve outlets with minimal delay time.

An AC 230 V, 10 A earthed power point must be provided adjacent<sup>2</sup> to the appliance. This power point must be weatherproof. It must be clear of the gas and water connections to the appliance and also the flue exhaust and water pressure relief valve. The power cord of the appliance is 1.5 m long.

All appliances **MUST BE** installed to ensure access can be gained without hazard or undue difficulty for maintenance and servicing. Sufficient clearances shall allow access and removal of all serviceable components. Appliances should not be mounted more than 2.5 m above the ground or floor level unless the customer can arrange permanent and safe access, or can provide another means of safe access.

### Horizontal obstructions

AS/NZS 5601 states a minimum horizontal clearance of 500 mm between a building structure and obstruction facing the terminal. At 500 mm the obstruction needs to be the full height of the unit (as shown), and not a partial obstruction. A partial obstruction of less than 1 m could result in wind pushing the flue gases back into the flue terminal.



<sup>1</sup> Rinnai recommend a maximum pipe run of 10 m.

<sup>2</sup> Power point can be within the pipe cover if a pipe cover is installed—must comply with AS/NZS Wiring rules

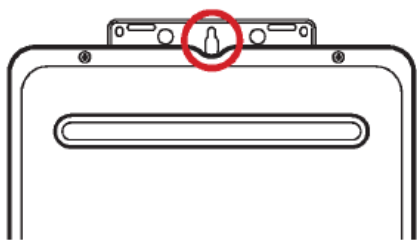
## General installation information

### Securing the Rinnai INFINITY

The wall or structure on which the units are mounted **MUST BE** capable of supporting the weight of the appliance and associated pipe work. Refer p. 7 for the specific model weight.

Ensure that suitable fixing screws or bolts are used to secure the unit to the wall, in accordance with AS/NZS 5601 section 6. Wooden plugh shall not be used.

The top bracket has a keyhole slot so that the appliance can be positioned by hanging it on one screw, once in position the appliance can then be secured with appropriate fittings.



The appliance can be mounted directly against the wall or structure. There is no need to use non-combustible sheeting between the appliance back panel and the wall or structure for the purposes of meeting the temperature hazard requirements of AS/NZS 5601.

### Pipe sizing

If the gas pipe sizing is insufficient the appliance won't perform properly. Gas pipe sizing must consider the gas input into this appliance as well as other gas appliances in the premises. The gas meter and regulator must be specified for this gas rate.

An approved sizing chart such as the one in AS/NZS 5601 should be used. Refer p. 7 for model specific gas consumption details.

Water pipe sizing and layout should be performed in accordance with AS/NZS 3500. All hot water pipe work should be insulated to optimise performance and energy efficiency.

### Water supply

The appliance is intended to be permanently connected to the water mains.

Refer p. 7 for model specific operational water pressure limitations. Approved pressure limiting valves may be required if the maximum rated water supply pressures are exceeded. To achieve the rated flow, the minimum water supply pressures must be met.

The A-Series water heaters will operate at lower pressures than the specifications, but will not achieve the rated flow. Contact Rinnai for gravity fed or low pressure installations.

Water chemistry and impurity limits are detailed in the operation guide within the warranty section. Most metropolitan water supplies fall within the requirements.

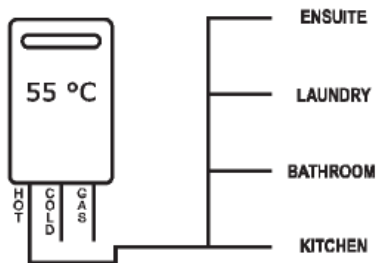
If you are unsure about your local water quality, contact your water authority. If sludge or foreign matter is present in the water supply, a suitable filter or strainer should be incorporated in the water supply to the Rinnai INFINITY.

## Water delivery temperature

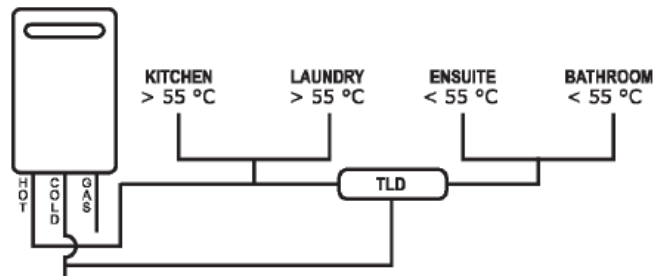
Requirements of AS/NZS 3500 MUST BE considered regarding the temperature limitations of hot water supplied to areas used primarily for personal hygiene. The temperature of these areas may be limited to 55 °C or less.

If the appliance is to deliver water primarily for the purposes of personal hygiene in an early childhood centre, school, nursing home or similar facility as defined in AS/NZS 3500.4, a Temperature Limiting Device (TLD), such as a tempering valve may be required, even if the appliance is set to 55 °C or less. For these types of applications contact Rinnai.

### Requirements for Rinnai INFINITY units installed without controllers



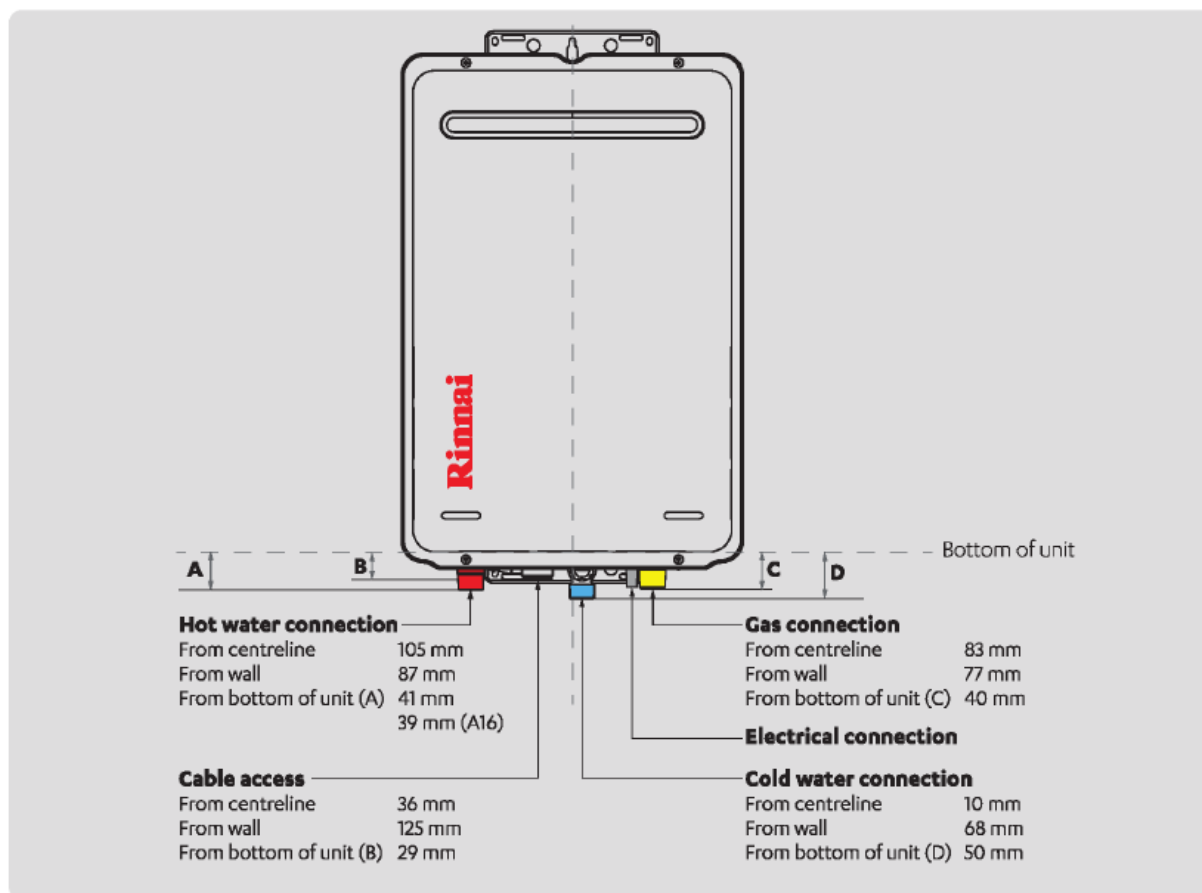
**Diagram 1 - 55 °C Appliance**



**Diagram 2 - Not a 55 °C Appliance**  
(TLD = Temperature Limiting Device)

When the Rinnai INFINITY is set to deliver water at a temperature higher than 55 °C, it will be necessary to fit a Temperature Limiting Device for delivery to areas used for the purposes of personal hygiene.

## Connections and fittings



Model	Gas consumption MJ/h	Water Supply kPa		Weight kg	Fittings		
		Min.	Max.		Hot	Cold	Gas
A16 external REU-A1620WG-ZK	16.3-124	120	1000	13	R $\frac{1}{2}$ (15 mm)	R $\frac{1}{2}$ (15 mm)	R $\frac{3}{4}$ (20 mm)
A20 external REU-A2024WG-ZK	19.9-156	160	1000	14	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)
A24 external REU-A2426WG-ZK	16.3-184	200	1000	15	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)
A26 external REU-A2626WG-ZK	16.3-199	200	1000	15	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)	R $\frac{3}{4}$ (20 mm)

### Service connection points

An approved full flow isolation valve and disconnection union **MUST BE** fitted to the cold water inlet. A non-return valve is not required unless required by local regulations.

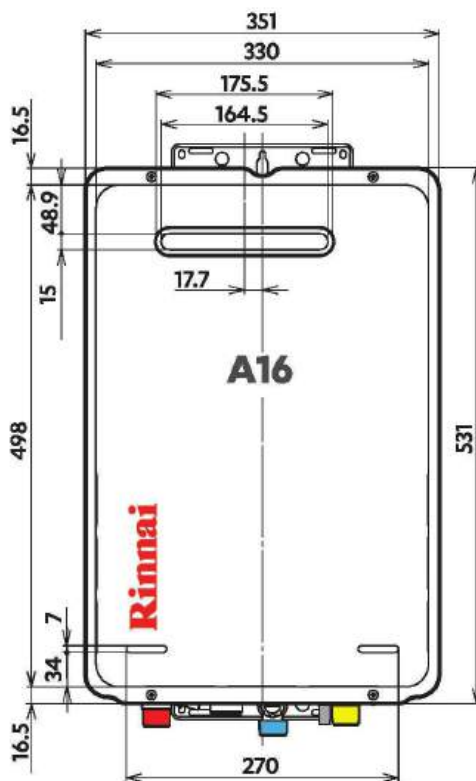
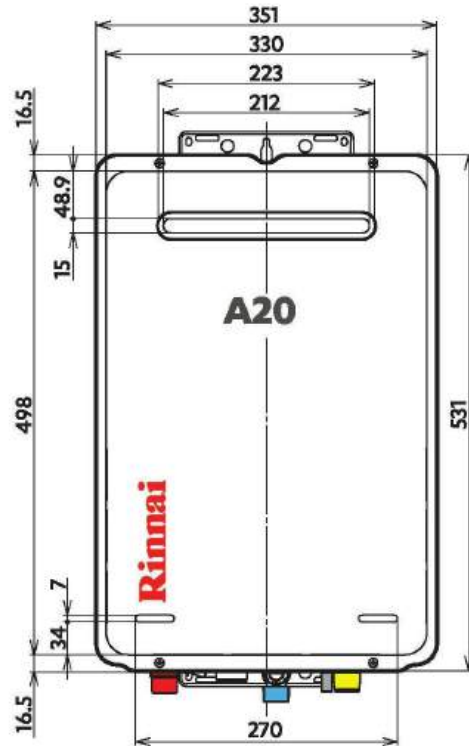
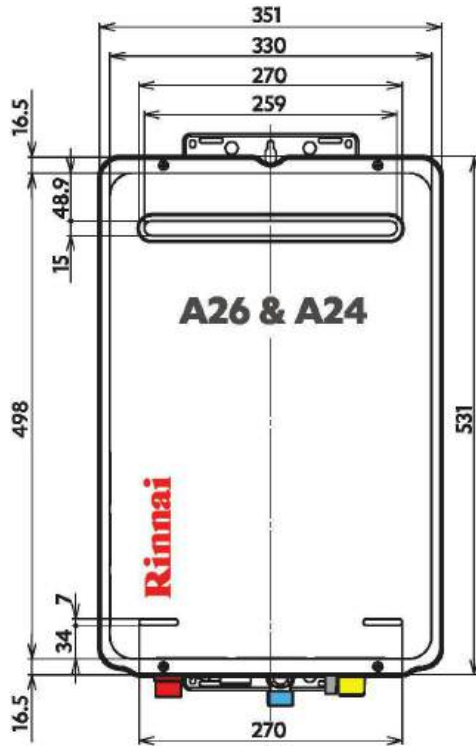
Isolation valves **MUST NOT** be fitted directly to the appliance.

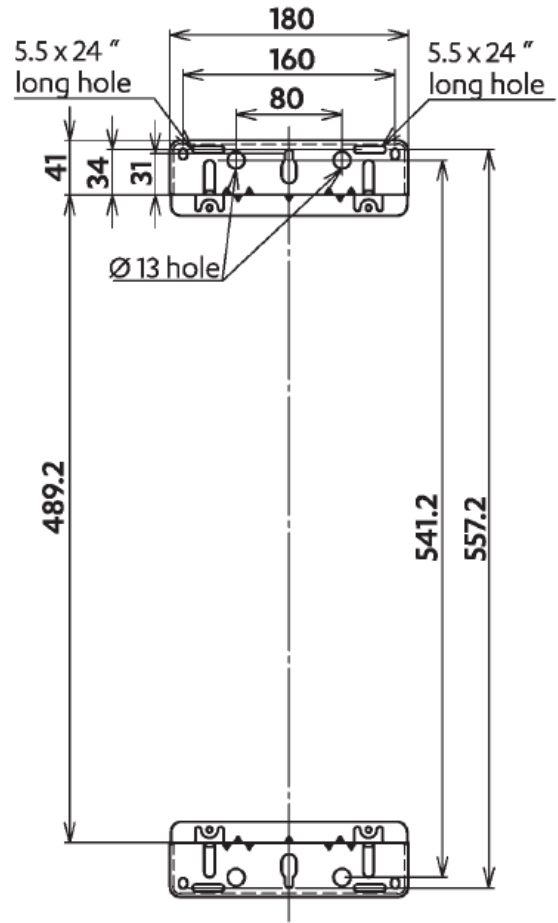
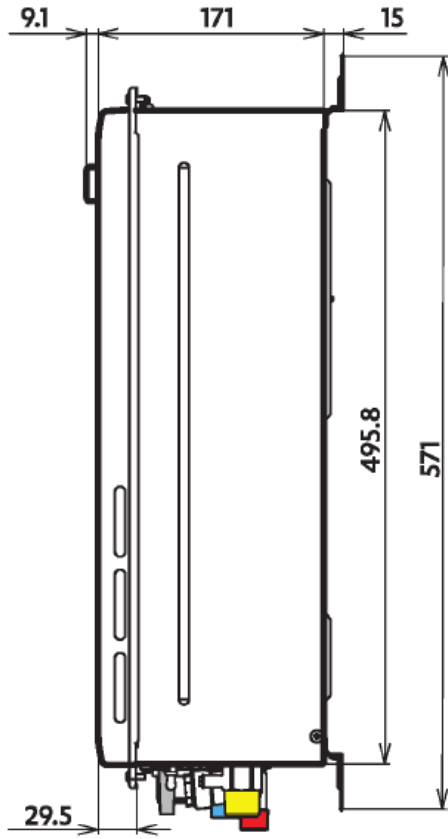
It may be necessary to fit a temperature limiting device for delivery to areas used primarily for the purposes of personal hygiene, refer previous page for 'Water delivery temperature' information.

Purge gas and cold water supply lines to remove air and swarf before final connection. Swarf in the gas or water supplies may cause damage, a common problem, which is not covered by warranty.

## Dimensions (mm)

The basic dimensions, (height, width, and depth) are the same. The difference between the models are the dimensions and position of the flue outlet.





# Commissioning

AS/NZS 5601.1, clauses 2.6.8 and 6.11.2, states that every part of a gas installation shall be commissioned prior to initial use. It is the installer's responsibility to ensure all current AS/NZS 5601 requirements are met. The URL's provided are links to short videos on how key steps are performed.



The appliance operation must be tested after installation. Ensure the building occupants do not have access to the hot water outlets during this procedure.

## Please note

The Rinnai INFINITY A-Series comes with a factory preset outlet temperature of 55 °C. The high and low gas operating pressures are also factory preset. Under normal circumstances the operating pressures do not require adjustment during installation. Make adjustments **ONLY** if the unit is not operating correctly and all other possible causes for incorrect operation have been eliminated.

Inlet supply pressure to the appliance **MUST BE** checked and set within the operating parameters of the appliance in all instances.

If the appliance can not be adjusted to perform correctly call 0800 RINNAI (0800 746 624) for assistance.

## Steps to commissioning a Rinnai INFINITY A-Series model

- 1 Flush water pipes, and gas line**  
 Before final connection of the water heater flush the gas, hot and cold water supply lines. Swarf in the gas or water supplies may cause damage, a common problem, which is not covered by warranty.

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- 2 Connect gas line**

---

- 3 Purge the gas line of air**

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- 4 Final connection test**

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- 5 Check supply pressure**  
 Operate ALL other gas appliances at their maximum gas rate. With all gas appliances on maximum the supply pressure must read between 1.13-3.0 kPa on Natural Gas. On LPG the pressure must be 2.75-3.0 kPa.

If the pressure is lower, the gas supply is inadequate and the appliance will not operate to specification. It is the installer's responsibility to check the gas meter, service regulator and pipe work for correct operation and sizing, and rectify as required.

## 6 **PCB and/or dip switch settings checked.**

Refer p.12-14.

PCB settings checked if the factory default temperature has been changed.

Dip switch settings checked if a flue diverter is fitted.

 Short video: <http://rinnai.co.nz/007>

---

## 7 **Operate and test for gas leaks**

Replace the appliance front cover otherwise the unit won't operate correctly, and operate and test for gas leaks using an electronic leak detector.

---

## 8 **Operational test—water flow and temperature at the hot water outlets**

Confirm the hot water delivery temperatures using a thermometer.

If water controllers are fitted, it is necessary to test their operation through the complete range of functions, refer separate instructions provided with the water controllers.

---

## 9 **Check cold water inlet filter**

Inspect and clean the water inlet filter. This may need to be repeated to ensure the filter remains clear, especially on new installations.

 Short video: <http://rinnai.co.nz/006>

If you feel the customer is capable of doing this check it would be beneficial to show them how to inspect and clean the filter as well.

---

## 10 **Customer handover**

After testing is completed, explain to the customer the functions and operation of the water heater and water controllers (if fitted).

Also talk to them about the gas, power, and water connections, how frost protection works, the procedure for draining the water heater, where to find the data plate, maintenance and servicing. If the customer is not there try and contact them by phone to relay the important points.

Ensure the installer details section is completed in the operation guide, the commissioning checklist has been completed and signed, and that guide and checklist are left with the customer.

---

## PCB interface and dip switch settings

The PCB interface and dip switch settings must only be changed by a licensed gasfitter. They have been provided as there may be a requirement to change the temperature of the water delivered from the water heater or change the dip switch settings if fitting a flue diverter.



Care must be taken when changing the temperature or dip switch settings as they can be easily switched or bumped into the wrong position. Fully check the operation of the water heater before leaving including the temperature of the water delivered.

The cover of the water heater will need to be removed to carry out this operation. As this will expose live mains voltage wiring **please disconnect the power supply before removing the front cover.**

We wish to draw your attention to the requirements of the New Zealand Building Code and compliance document G12. This requires that water delivered to sanitary fixtures be no more than 55 °C. Increasing the water heater set temperature will require that you protect all sanitary fixtures to which the appliance is plumbed with suitable tempering valves or something similar.

Rinnai will accept no liability for issues arising out of the use of this information.

If you have any doubts about the performance of the water heater, please contact Rinnai by phoning 0800 RINNAI (0800 746 624).

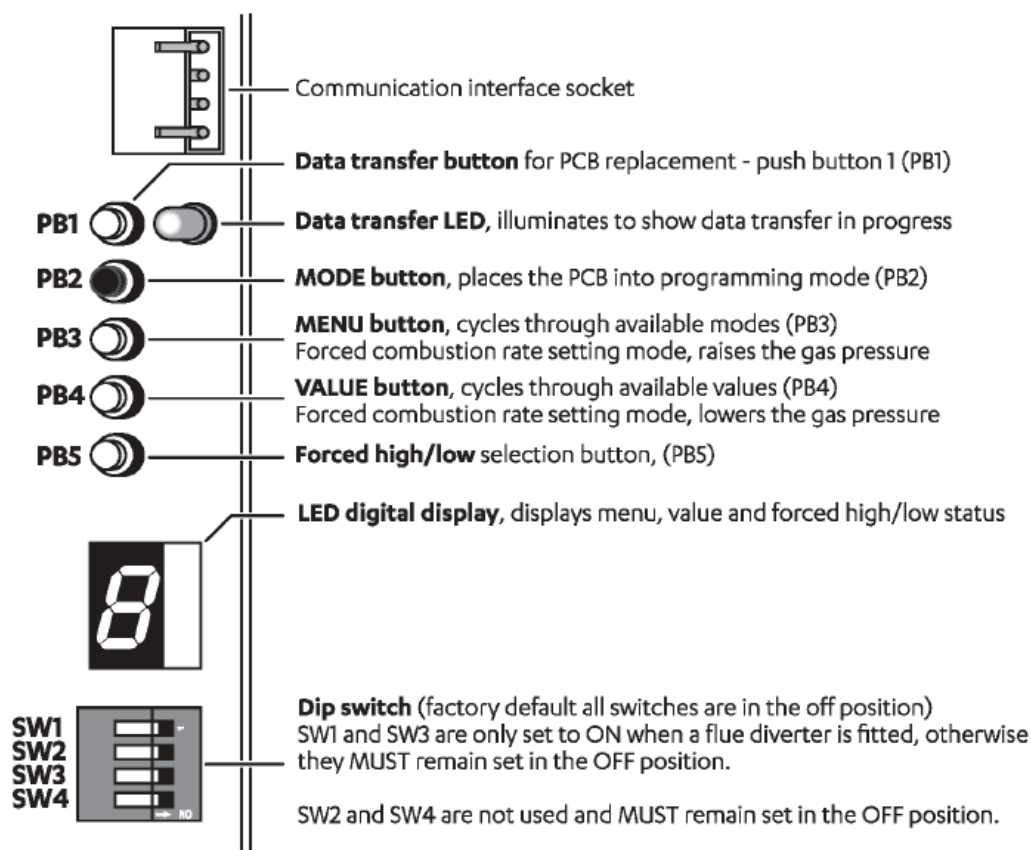
The following information details settings for the Rinnai INFINITY A-Series models only. They are not applicable for other models.

### Basic operation of the PCB interface

- To place the PCB into programming mode press PB2 until the LED digital display shows *1*, noting that the current set value will be displayed shortly afterwards.
- To alter a value press PB4, each press of the button will select the next available value.
- To change to another menu, press PB3, each press of the button will select the next available menu.
- To exit the programming mode and save the selected settings press PB2 until the LED display goes blank.

### Note:

- If no buttons are pressed the PCB will automatically exit programming mode after 10 mins.
- Exiting programming mode sets the value last viewed as the current value.



Menu	Menu description	Value							
		A	b	C	d	E	F	H	J
1	Gas type	ULPG	NG	N/A	N/A	N/A	N/A	N/A	N/A
2*	Model	2626	2426	2024	1620	N/A	N/A	N/A	N/A
3	Fixed / Max. temp	55 °C <sup>1</sup>	65 °C	60 °C	50 °C	42 °C	40 °C	N/A	N/A
4	OFF water flow rate	+3 °C <sup>2</sup>	+6 °C	N/A	N/A	N/A	N/A	N/A	N/A
5	50 °C delivery adjustment temp.	Min Step 0	Increase Step 1	Increase Step 2	Increase Step 3	Increase Step 4	Increase Step 5	Increase Step 6	Increase Max

The temperature of outgoing hot water is constantly monitored by a built-in sensor. If the temperature of the outgoing hot water rises to more than 3 °C (6 °C #) above the selected temperature shown on the digital monitor or the preset limit when water controllers are fitted, the burner will automatically go out.

\* Values in menu 2 cannot be adjusted.

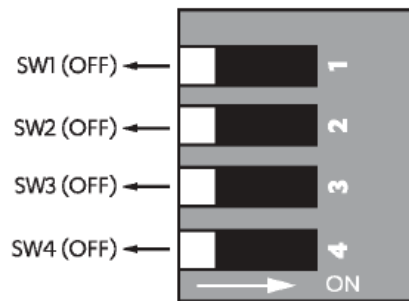
1 Factory default

2 OFF water flow rate (+3 °C, factory default)

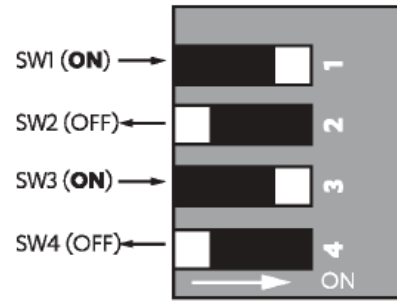
## Flue diverter dip switch changes

When delivered ex-factory, by default SW1, SW2, SW3, and SW4 of the DipSW are set to the OFF position.

If a flue diverter is installed onto the water heater, SW1 and SW3 of the DipSW must be set to the ON position.



Default dip switch settings as they are ex-factory.



Dip switch settings required for flue diverter installation.

The dip switch change for flue diverters is required to increase the combustion fan speed, which helps overcome the friction losses from have a flue diverter installed on the water heater.

## Appendix 1: Water controller communication cables

Wired water controllers operate at an extra low voltage (12 V DC) which is supplied from the water heater, a 10 m long communication cable is supplied for connection to the water heater. Only Rinnai supplied communication cables may be used.

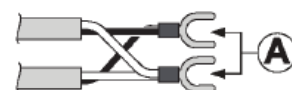
The water heater end of the cables is fitted with spade terminals. Only two pairs of cables (four spade connectors in total) may be terminated. When attaching three or four cables it is necessary to join the cable terminators as shown below.

For each pair cut off the existing spade connectors and re-terminate each pair into a new spade connector (A). Spade connectors are available from your local electrical component retailer

Single cables can be used when terminating up to two communication cables.



Paired cables are to be used when terminating three or four communication cables.



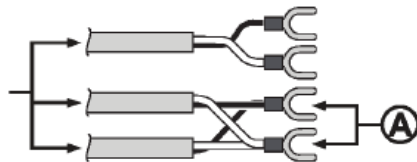
### Connecting one or two communication cables

Follow steps one through five below to terminate the cables to the water heater.

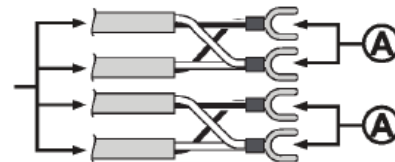
### Connecting three or four communication cables

To connect three or four cables, separate all the cables to be fitted into pairs.

When terminating three cables

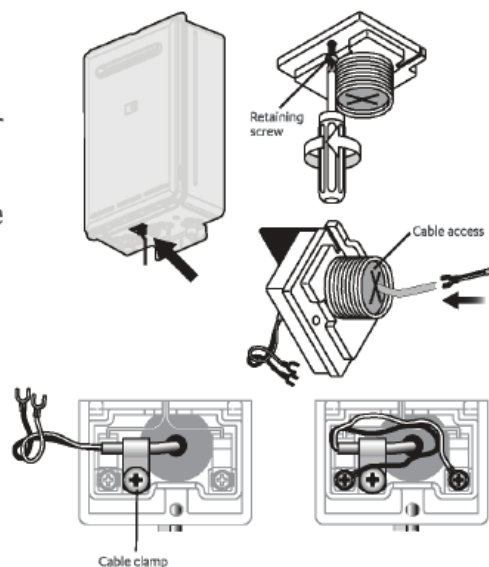


When terminating four cables



Follow steps one through five below to terminate the joined cable pairs to the water heater.

1. Isolate the power supply by switching the power point off and removing the power plug of the water heater from the electric power socket.
2. Removing the retaining screw of the cable connector at the base of the unit.
3. Swing the cable connector door open and thread the cable through the weather seal of the cable access hole, allowing sufficient cable length so that the sheath of the cable can be secured with the cable clamp supplied with the transceiver.
4. Loosen the screw terminals and connect the cable spade connectors to these terminals and re-tighten.  
Polarity is not important, either wire colour can be connected to either terminal.
5. Return the cable connector to the original position, taking care not to damage the cable wires in the process, and replace the retaining screw.



*a touch  
of magic*



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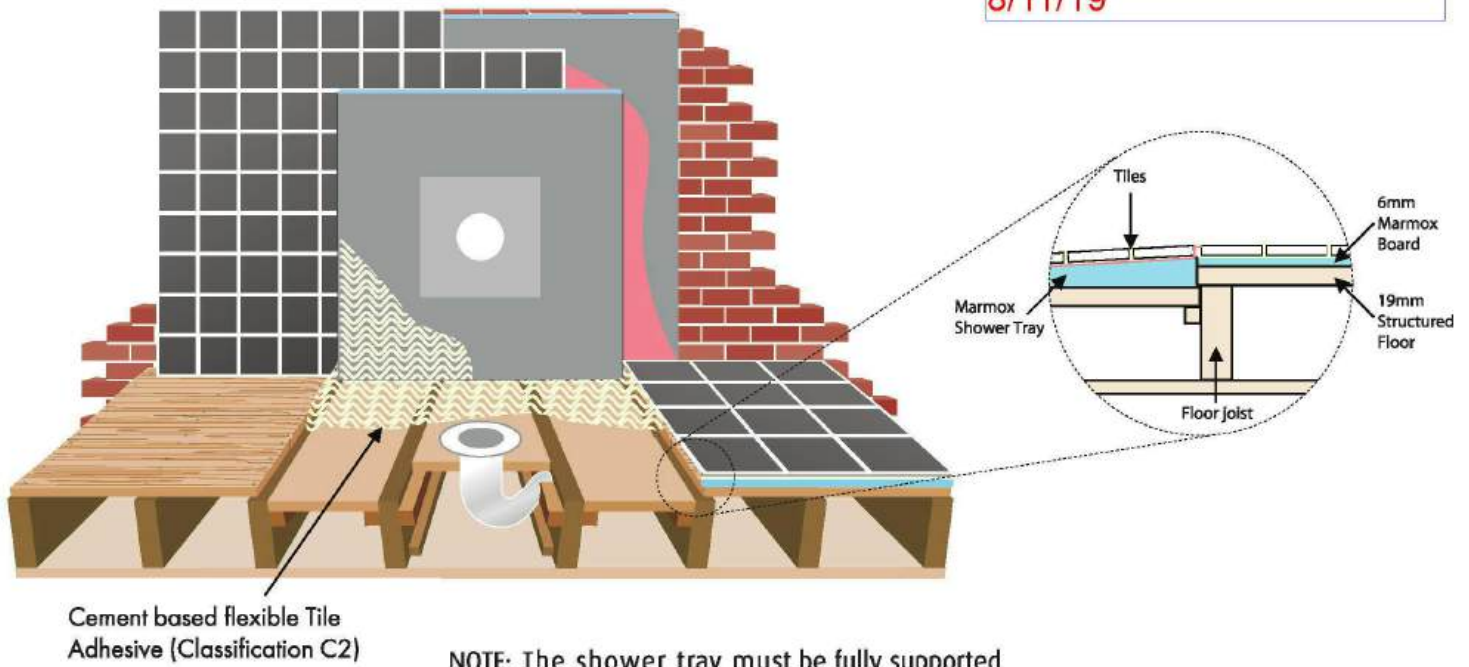
<http://www.youtube.com/rinnainz>

U340-1336(01)

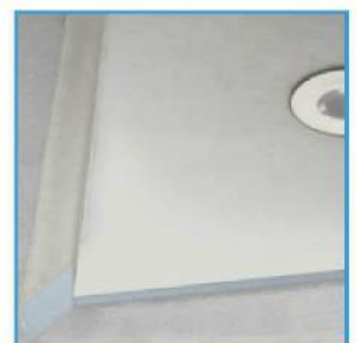
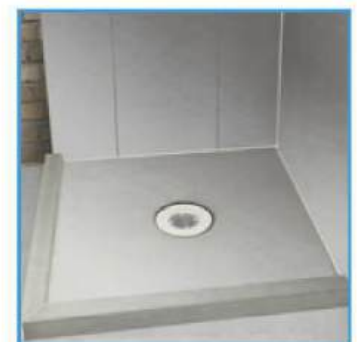
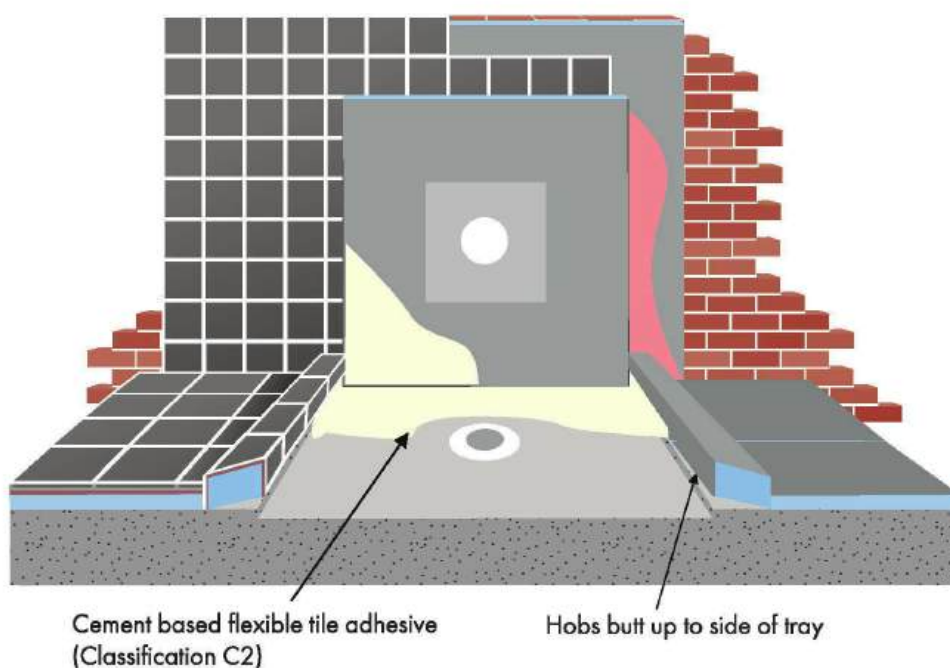
# Ready to tile over Shower Base Installation Instructions

## Level Entry Tray example (recessed) without hobs

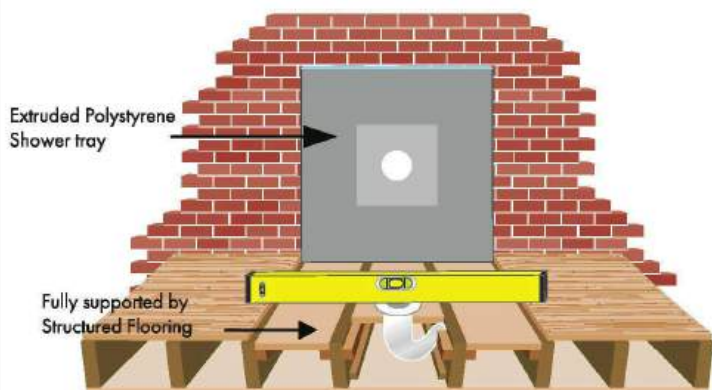
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Kapiti Coast District Council  
8/11/19



## Surface mounted tray example with hobs

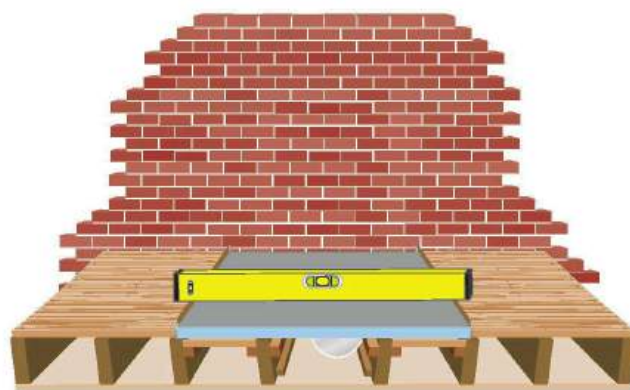


## Shower tray installation



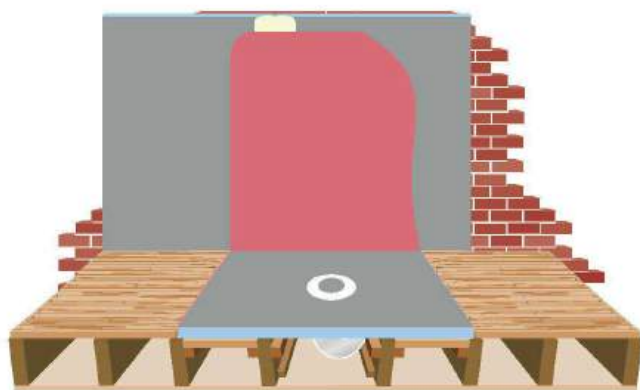
**1** Check that the floor is flat and level. Clean the floor area for the shower base.

**2** Dry position the shower base and mark the location of the drain, and the outside edge(s). Cut the floorboard for the pipe location and finish plumbing connections.

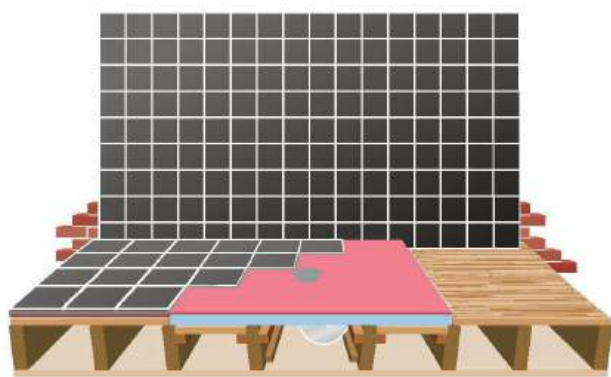


Note: If laying on a timber floor, it is recommended that a tile and slate underlay be laid first.

**3** Use a flexible tile adhesive with 10mm notch trowel to fix the shower base to the floor. Place the shower base in position, apply downward pressure on the shower base and check for level.

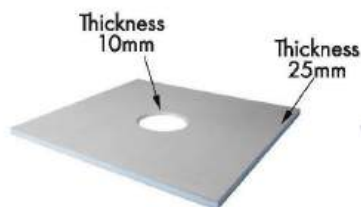


**4** Apply any Branz approved water based waterproofing (non solvent based) to the entire surface of the shower base, flange and wall sheeting according to the manufacturer's recommendations.

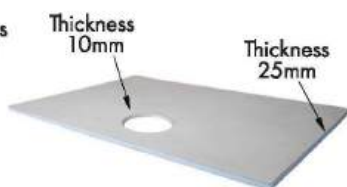


**5** After the waterproofing dries, the shower can be tiled in a regular manner.

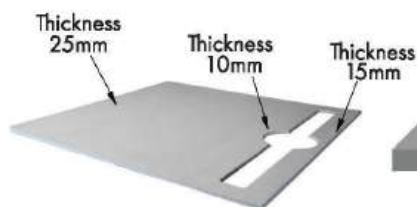
### Centre drain



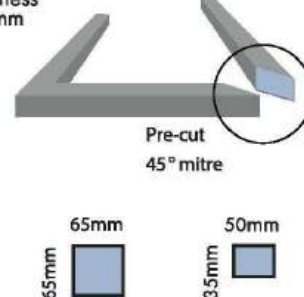
### Offset drain



### Trough drain traverse



### Shower hobs



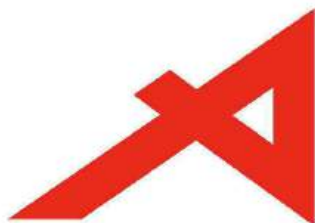
Stainless steel plate protected with waterproofing fleece



For more information and detailed drawings please go to the downloads section of the Marmox website

**Marmox New Zealand Ltd**

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**BRANZ Appraised**  
Appraisal No. 957 [2017]

## HYDRATHANE INTERIOR WATERPROOFING MEMBRANE

Appraisal No. 957 [2017]

### BRANZ Appraisals

Technical Assessments of products  
for building and construction.



### Construction Chemicals NZ Ltd

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### BRANZ

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RD1, Porirua 5381  
Private Bag 50 908  
Porirua 5240,  
New Zealand  
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## Product

- Hydrathane Interior Waterproofing Membrane is a liquid-applied waterproofing membrane for use under ceramic or stone tile finishes in internal wet areas.

## Scope

- Hydrathane Interior Waterproofing Membrane has been appraised for use as a waterproofing membrane for the internal wet areas of buildings, within the following scope:
  - on floor substrates of concrete, plywood, compressed fibre cement sheet and fibre cement sheet tile underlay, and on wall substrates of concrete, concrete masonry, wet area fibre cement sheet lining systems and wet area plasterboard lining systems; and,
  - when protected from physical damage by ceramic or stone tile finishes; and,
  - where floors are designed and constructed such that deflections do not exceed 1/360<sup>th</sup> of the span.
- The use of Hydrathane Interior Waterproofing Membrane on concrete slabs where hydrostatic or vapour pressure is present from below is outside the scope of this Appraisal.
- Movement and control joints in the substrate must be carried through the membrane and tile finish. The design and construction of the substrate and movement and control joints is specific to each building, and is therefore the responsibility of the building designer and building contractor and is outside the scope of this Appraisal.
- The ceramic or stone tile finishes are outside the scope of this Appraisal.
- The membrane must be installed by trained installers, approved by Construction Chemicals NZ Ltd.

## Building Regulations

### New Zealand Building Code (NZBC)

- In the opinion of BRANZ, Hydrathane Interior Waterproofing Membrane, if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet the following provisions of the NZBC:

**Clause B2 DURABILITY:** Performance B2.3.1 [b] 15 years and B2.3.2. Hydrathane Interior Waterproofing Membrane meets these requirements. See Paragraph 9.1.

**Clause E3 INTERNAL MOISTURE:** Performance E3.3.6. Internal wet area floors and walls incorporating Hydrathane Interior Waterproofing Membrane meet this requirement. See Paragraphs 11.1-11.6.

**Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Hydrathane Interior Waterproofing Membrane meets this requirement and will not present a health hazard to people.

## Technical Specification

- 4.1 Materials supplied by Construction Chemicals NZ Ltd are as follows:
- **Hydrathane Interior Waterproofing Membrane** is a Class III, flexible, fast curing one part, waterbased polyurethane waterproofing membrane. It is supplied as a pink liquid in 4 and 15 litre containers.
  - **Primebond** is a synthetic, acrylic based liquid, which is used for priming all internal porous surfaces. It is supplied in 1, 5 and 20 litre containers.
  - **Primax** is a two pack, water resistant bonding primer for internal porous and low porosity substrates. It is supplied in a 5 lt/5 kg kit.
  - **Bond Breaker Tape** is a fibre reinforced plastic tape installed to accommodate normal substrate differential movement. It is supplied in a roll 48 mm wide x 25 m long.
  - **Reomat** is an alkali-resistant reinforcing fibre installed over the Bond Breaker Tape to increase strength and ensure correct membrane thickness. It is supplied in a roll 140 mm wide x 100 m long.

## Handling and Storage

- 5.1 All materials must be stored inside, up off concrete floors, in dry conditions, out of direct sunlight and freezing conditions. The membrane products have a shelf life of 12 months from date of manufacture in the original unopened packaging. Once opened, the products must be used within 3 months.

## Technical Literature

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

## Design Information

### General

- 7.1 Hydrathane Interior Waterproofing Membrane is for use in buildings where an impervious waterproof membrane is required to floors and walls to prevent damage to building elements and adjoining areas.
- 7.2 The membrane must be protected from physical damage by the application of ceramic or stone tile finishes.
- 7.3 Movement and control joints may be required depending on the shape and size of the building or room, and the tile finish specified. Design guidelines can be found in the BRANZ Good Practice Guide: Tiling.
- 7.4 Timber framing systems must comply with NZS 3604, or where specific engineering design is used, the framing shall be of at least equivalent stiffness to the framing provisions of NZS 3604, or comply with the serviceability criteria of AS/NZS 1170. In all cases, framing must be provided so that the maximum span of the substrate as specified by the substrate manufacturer is met and all sheet edges are fully supported. Timber framing systems supporting the substrates must be constructed such that deflections do not exceed 1/360<sup>th</sup> of the span. Where NZS 3604 is used, the allowable joist spans given in Table 7.1 shall be reduced by 20%.

## Substrates

### Plywood

- 8.1 Plywood must be a minimum of 17 mm thick complying with AS/NZS 2269, CD Grade Structural with the sanded C face upwards and treated to H3 [CCA treated]. LOSP treated plywood must not be used.
- 8.2 The plywood must be laid with the face grain at right angles to the floor joists. Joists must be at 400 mm centres maximum and the edges of the sheets must be supported with blocking or framing. The plywood must be fixed with 10 g x 50 mm stainless steel countersunk head screws at 150 mm centres along the sheet edges and 200 mm centres to all framing through the body of the sheets.

### Fibre Cement Compressed Sheet/ Fibre Cement Sheet Tile Underlay

- 8.3 Fibre cement compressed sheet and tile underlay must be manufactured to comply with the requirements of AS/NZS 2908.2 and must be specified by the manufacturer as being suitable for use as a wet area membrane substrate. Installation must be carried out in accordance with the instructions of the manufacturer.

### Concrete and Concrete Masonry

- 8.4 Concrete and concrete masonry substrates must be to a specific engineering design meeting the requirements of the NZBC, such as concrete construction to NZS 3101, concrete slab-on-ground to NZS 3604 or NZS 4229, and concrete masonry to NZS 4229 and NZS 4230.

### Wet Area Wall Linings

- 8.5 Plasterboard wall linings must be manufactured to comply with AS/NZS 2588 and be suitable for use in internal wet areas.
- 8.6 Fibre cement sheet must be suitable for use in wet areas and comply with AS/NZS 2908.2.
- 8.7 Installation of plasterboard or fibre cement wall linings must be carried out in accordance with the instructions of the manufacturer.

## Durability

### Serviceable Life

- 9.1 Hydrathane Interior Waterproofing Membrane, when subjected to normal conditions of environment and use, is expected to have a serviceable life of at least 15 years and be compatible with ceramic or stone tile finishes with a design serviceable life of 15–25 years.

### Maintenance

- 10.1 No maintenance of the membrane will be required provided significant substrate movement does not occur and the tile finish remains intact. Regular checks must be made of the tiled areas to ensure they are sound and will not allow moisture to penetrate. Any cracks or damage must be repaired immediately by repairing the tiles, grout and sealant.
- 10.2 In the event of damage to the membrane, the tiling must be removed and the membrane repaired by removing the damaged portion and applying a patch as for new work.
- 10.3 Drainage outlets must be maintained to operate effectively, and tile finishes must be kept clean.

### Internal Moisture

- 11.1 Hydrathane Interior Waterproofing Membrane is impervious to water, and when appropriately designed and installed will prevent water from penetrating behind linings or entering concealed spaces.
- 11.2 Surfaces must be finished with ceramic or stone tiles. A means of compliance with NZBC Clause E3.3.3 and E3.3.4 is given in NZBC Acceptable Solution E3/AS1 Paragraph 3.1.1 (b), 3.1.2 (b) and 3.3.1 (b).
- 11.3 Falls in showers and shower areas must be a minimum of 1 in 50. In unenclosed showers, falls must extend a minimum of 1500 mm out from the shower rose. Floor wastes and drainage flanges must be provided and the floor must fall to the outlet.
- 11.4 Hydrathane Interior Waterproofing Membrane is suitable for use to contain accidental overflow to meet NZBC Clause E3.3.2. A means of compliance for overflow is given in NZBC Acceptable Solution E3/AS1, Section 2.
- 11.5 The waterproofing membrane must completely cover shower bases, and for unenclosed showers it must extend a minimum of 1500 mm out from the shower rose. Further design guidance on waterproofing wet areas, including waterproofing walls and junctions can be obtained from AS 3740, BRANZ Good Practice Guide: Tiling, and the flooring and wall lining manufacturers.
- 11.6 Where water resistant wall finishes such as prefinished sheet materials are used, they must overlap the membrane a minimum of 30 mm.

### Installation Information

#### Installation Skill Level Requirement

- 12.1 Installation of the membrane must be completed by trained installers, approved by Construction Chemicals NZ Ltd.
- 12.2 Installation of substrates must be completed by, or under the supervision of, licensed Building Practitioners with the relevant Licence Class, in accordance with instructions given within the Construction Chemicals NZ Ltd Technical Literature and this Appraisal.

#### Preparation of Substrates

- 13.1 Substrates must be dry, clean and stable before installation commences. Surfaces must be even and free from nibs, sharp edges, dust, dirt or other materials such as oil, grease or concrete formwork release agents.
- 13.2 The relative humidity of concrete substrates must be 75% or less before membrane application. The concrete can be checked for dryness by using a hygrometer as set out in BRANZ Bulletin No. 585.
- 13.3 All voids, cracks, holes, joints and excessively rough areas must be filled to achieve an even and uniform surface. Junctions of substrate abutments, such as at wall/floor and wall/wall junctions must have reinforcements installed as set out in the Technical Literature.
- 13.4 Substrates must be primed with a primer as specified by Construction Chemicals NZ Ltd and allowed to dry fully before the membrane is installed.

### Membrane Installation

- 14.1 Installation must not be undertaken where the substrate surface temperature is below 5°C or above 35°C.
- 14.2 Hydrathane Interior Waterproofing Membrane must be thoroughly stirred before application.
- 14.3 The membrane must be applied in a minimum of two coats at the rates set out in the Technical Literature. Subsequent coats must be applied in a different direction to the previous coat. The total finished thickness of the membrane must be 2.0 mm minimum.
- 14.4 Membrane application can be completed by roller [medium/long nap] or brush [long bristle].
- 14.5 The installation and use of any reinforcing must comply with the instructions in the Technical Literature.
- 14.6 Clean up may be undertaken with water.

### Tiling

- 15.1 The membrane must be fully cured before tiling. The cured membrane must be protected at all times to prevent mechanical damage, so may require temporary covers until the finishing is completed.
- 15.2 Tiling must be undertaken in accordance with AS 3958.1 and the BRANZ Good Practice Guide: Tiling. The compatibility of the tile adhesive must be confirmed with the adhesive manufacturer or Construction Chemicals NZ Ltd.

### Inspections

- 16.1 Critical areas of inspection are:
  - Construction of substrates, including crack control and installation of bond breakers and movement control joints.
  - Moisture content of the substrate prior to the application of the membrane.
  - Acceptance of the substrate by the membrane installer prior to application of the membrane.
  - Installation of the membrane to the supplier's instructions, particularly installation to the correct thickness and use of reinforcement.
  - Membrane curing and integrity prior to the installation of tiles including protection from mechanical damage during curing and prior to tile installation.

### Health and Safety

- 17.1 Safe use and handling procedures for the membrane are provided in the Technical Literature. The materials must be used in conjunction with the relevant Material Safety Data Sheet.

### Basis of Appraisal

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

#### Tests

- 18.1 The following testing of Hydrathane Interior Waterproofing Membrane has been undertaken by the following organisations:
  - CSIRO, Australia – Testing to the requirements of AS/NZS 4858: 2004 including Appendix A the effect of heat ageing, bleach, detergent and water on tensile and elongation, Water Vapour Transmission to ASTM E96-92, Appendix B, resistance of waterproofing membranes to cyclic movement, and water absorption.
  - BRANZ – adhesion to various substrates and low temperature flexibility.
- 18.2 The above test methods and results have been reviewed by BRANZ and found to be satisfactory.

### Other Investigations

- 19.1 An assessment was made of the durability of Hydrathane Interior Waterproofing Membrane by BRANZ technical experts.
- 19.2 Site inspections were carried out by BRANZ to examine the practicability of installation.
- 19.3 The Technical Literature has been examined by BRANZ and found to be satisfactory.

### Quality

- 20.1 The manufacture of the membrane has been examined by BRANZ, and details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.
- 20.2 The quality of supply to the market is the responsibility of Construction Chemicals NZ Ltd.
- 20.3 Designers are responsible for the building design, and building contractors are responsible for the quality of installation of the framing systems and substrate.
- 20.4 Quality on site is the responsibility of the trained installers, approved by Construction Chemicals NZ Ltd.
- 20.5 Building owners are responsible for the maintenance of the ceramic tiles in accordance with the instructions of Construction Chemicals NZ Ltd.

### Sources of Information

- AS 3740 – 2010 Waterproofing of wet areas within residential buildings.
- AS 3958.1: 2007 Ceramic Tiles – Guide to the installation of ceramic tiles.
- AS/NZS 1170: 2002 Structural design actions
- AS/NZS 2908.2: 2000 Cellulose-cement products – flat sheet.
- AS/NZS 4858 – 2004 Wet area membranes.
- AS/NZS 2269: 2012 Plywood – Structural.
- Good Practice Guide: Tiling, BRANZ, April 2015.
- NZS 3101: 2006 Concrete Structures Standard.
- NZS 3602: 2003 Timber and wood-based products for use in buildings.
- NZS 3604: 2011 Timber framed buildings.
- NZS 4229: 2013 Concrete masonry buildings not requiring specific engineering design.
- NZS 4230: 2004 Code of practice for the design of masonry structures.
- Ministry of Business, Innovation and Employment Record of amendments – Acceptable Solutions, Verification Methods and handbooks.
- The Building Regulations 1992.



In the opinion of BRANZ, **Hydrathane Interior Waterproofing Membrane** 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 **Construction Chemicals NZ Ltd**, 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. **Construction Chemicals NZ Ltd:**
  - 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 **Construction Chemicals NZ Ltd**.
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 **Construction Chemicals NZ Ltd** or any third party.

For BRANZ



**Chelydra Percy**  
Chief Executive

Date of Issue:  
10 July 2017



## Memorandum from Licensed Building Practitioner: Certificate of Design Work - Form 2A - KCDC025053

### Submission Details

Submission Ref:	KCDC025053
Status:	Accepted
Parent Consent Number:	190908
Submitter:	Kapiti Architectural Design Ltd (Rochelle Dennis)
Council:	Kapiti Coast District Council
Site Address:	72 Rosetta Road, Raumati South, Paraparaumu 5032
Is Complete:	Yes
Date Submitted:	Wed 6 Nov 2019, 2:28 PM

## Memorandum from Licensed Building Practitioner: Certificate of Design Work - Form 2A

### Memorandum from licensed building practitioner (certificate of design work) – Form 2A

[Section 30C](#) or [section 45](#), Building Act 2004

### Where Is The Building

#### What is the street address \*

72 Rosetta Road, Raumati South

#### Legal Description \*

LOT 3

#### Deposited Plan

DP 74777

#### Building Name

#### Location of building within site/block including near street access

Refer to site plan numbered 575 page 1

## Who Owns The Building

Owner name \*

Andrew and Sarah Baker

Title

Owner email address \*

shaker\_baker@hotmail.com

Owner contact number \*

223113974

Owner mobile number

Owner mailing address \*

72 Rosetta Road, Raumati South

## What Are Your Details

Name \*

Rochelle Dennis

Email address \*

rochelle@kapitidesign.co.nz

Contact number \*

275114744

Mailing address \*

PO Box 296  
Waikanae 5036,  
New Zealand

Registration Type \*

 Licensed Building Practitioner Registered Architect Chartered Professional Engineer

Licensed Building Practitioner registration number \*

108739

## What Work Have You Carried Out/Supervised

### Primary Structure \*

<input checked="" type="radio"/> Yes	<input type="radio"/> N/A
--------------------------------------	---------------------------

### What parts of the primary structure were you involved with \*

<input type="checkbox"/> FOUNDATIONS / SUBFLOOR FRAMING	<input checked="" type="checkbox"/> WALLS	<input type="checkbox"/> ROOF
<input type="checkbox"/> COLUMNS / BEAMS	<input type="checkbox"/> BRACING	<input type="checkbox"/> OTHER

## WALLS

### Carried out / supervised

<input checked="" type="radio"/> Carried out	<input type="radio"/> Supervised
--	----------------------------------

### Description of restricted building work

Internal walls to comply with NZS 3604:2011
---

### If appropriate reference to plans / specifications

Refer to plans 575
--------------------

### External moisture management systems \*

<input type="radio"/> Yes	<input checked="" type="radio"/> N/A
---------------------------	--------------------------------------

### Fire safety systems \*

<input type="radio"/> Yes	<input checked="" type="radio"/> N/A
---------------------------	--------------------------------------

### Are waivers or modifications of the building code required \*

<input type="radio"/> Yes	<input checked="" type="radio"/> No
---------------------------	-------------------------------------

## Declaration

### Basis for Providing this Memorandum \*

<input checked="" type="checkbox"/> Sole Designer - of all the RBW design outlined in this memorandum - I carried out all the RBW design work myself - no other person will be providing any additional memoranda for the project.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.

- \* I, as a Licenced Building Practitioner 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 described on this form.
- \* I understand that by submitting this form, I certify that the design work that is restricted building work recorded on this form:

(a) complies with the Building Code Clauses identified on this form

(b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

### Name \*

Rochelle Dennis
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### Date \*

06/11/2019
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While the above statement must be made by an individual LBP, and the form submitted accordingly, the Department considers that it is acceptable for the form to also record the name of the design firm, as a legal entity, employing that LBP.

## Submitter Declaration

Submitter Name

Rochelle Dennis

Date

06/11/2019

I understand that by ticking the following boxes, I am agreeing to the following statements:

- \* As the agent I confirm that I am submitting this application on behalf of and with the authority of the owner and confirm that all the information within the application is, to the best of my knowledge, true and correct.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN58B/303**  
**Land Registration District** **Wellington**  
**Date Issued** 09 March 2001

**Prior References**  
WN43B/823

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**Estate** Fee Simple  
**Area** 1080 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 74777

**Registered Owners**  
Andrew Michael Baker and Sarah Jane Baker

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**Interests**

10006907.3 Mortgage to ANZ Bank New Zealand Limited - 4.5.2015 at 4:03 pm

Identifier

WN58B/303

Approved: *[Signature]*  
*[Signature]*  
 Registered Owners  
 Pursuant to a resolution of the Kaitiaki Coast District Council passed on the 14th day of December 2017, and in accordance with the provisions of the Local Government Act 1974, this Survey Plan, and certifying that the plan was prepared in accordance with the requirements of the Survey Act 1980, and that the district someone in force for the area to which the survey plan relates at the date of approval of the plan, the Survey Plan is hereby approved by the Kaitiaki Coast District Council and is hereby marked in the presence of:

*[Signature]* GENERAL MANAGER  
*[Signature]* SURVEYOR

LOT 5 IS TO REST IN THE 647th COAST DISTRICT COUNCIL

Total Area ... 3636 m<sup>2</sup>  
 Comprised in 57 lots, 197A - 1948 (N) 54Z No. 79/532P

JAY RAWSEY, SURVEYOR  
 Registered Surveyor and holder of an annual practicing certificate for the year 2017, 5082, 13453, 10254, 8282, 13535, 52623, 80, 33307  
 Dated at Wellington, this 19th day of November 2017  
 Signed: *[Signature]*

Approved as to Survey  
 2017.192  
 Deposited this 23rd day of November 2017  
 As'sistant District Land Registrar  
 Date 07.10.19  
 74777

TERITORIAL AUTHORITY KAITIAKI COAST DISTRICT  
 Surveyed by RANKINE & HILL LIMITED  
 Scale 1:500 Date OCT. 1991

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. 1 PAKAKARIKI  
 NZMS 261 SH. B.26 RECORD MAP No 54/10

RAUMATI, ID

HYDES ROAD  
 ROSETTA ROAD  
 TIROMOANA ROAD  
 RENOWN ROAD

5 407 m<sup>2</sup>  
 1 1080 m<sup>2</sup>  
 2 569 m<sup>2</sup>  
 3 1145 m<sup>2</sup>  
 4 435 m<sup>2</sup>  
 1 13459 2  
 D.P. 13459 2

## GoGet Inspection Audit Report

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Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **1 May 2020 9:40 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
Pipe diameter <b>100mm pvc</b>	Pass
Bedding material <b>Natural sand</b>	Pass
Gully trap <b>Existing gully</b>	Pass
Connections/angles <b>Sighted photos swept junctions and inspection points in place</b>	Pass
Branch length	Pass
Direction/fall <b>Good natural fall as house on hilly site</b>	Pass
Holding water <b>To be covered by producer statement as all done just before lock down</b>	Fail
Terminal vent <b>Vent in place off ensuite also existing vent</b>	Pass
Registration number <b>Craig Thomson c and c plumbing</b>	Pass
Stormwater sumps <b>Not part of this consent</b>	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Other <b>Connected to existing lateral</b> <b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	Pass

## SITE NOTICE

Consent No: **190908**  
 Applicant: **Andrew & Sarah Baker**  
 Site Address: **72 Rosetta Road, Raumati**  
 Work Type: **New ensuite to second floor - all work within existing building.**  
 Building Category: **R1**

Inspection Type: **Drainage**  
 Inspection Outcome: **Fail**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **1 May 2020**

### Failed Items

#### General

Holding water	<b>To be covered by producer statement as all done just before lock down</b>
---------------	--

### Passed Items

#### General

Pipe diameter	<b>100mm pvc</b>
Bedding material	<b>Natural sand</b>
Gully trap	<b>Existing gully</b>
Connections/angles	<b>Sighted photos swept junctions and inspection points in place</b>
Branch length	
Direction/fall	<b>Good natural fall as house on hilly site</b>
Terminal vent	<b>Vent in place off ensuite also existing vent</b>
Registration number	<b>Craig Thomson c and c plumbing</b>
Other	<b>Connected to existing lateral All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>

**GoGet Inspection Audit Report**

---

Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **19 May 2020 9:10 a.m.**

Duration: **0 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Holding water	Pass
<b>To be covered by producer statement as all done just before lock down sighted on final</b>	

## GoGet Inspection Audit Report

---

Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

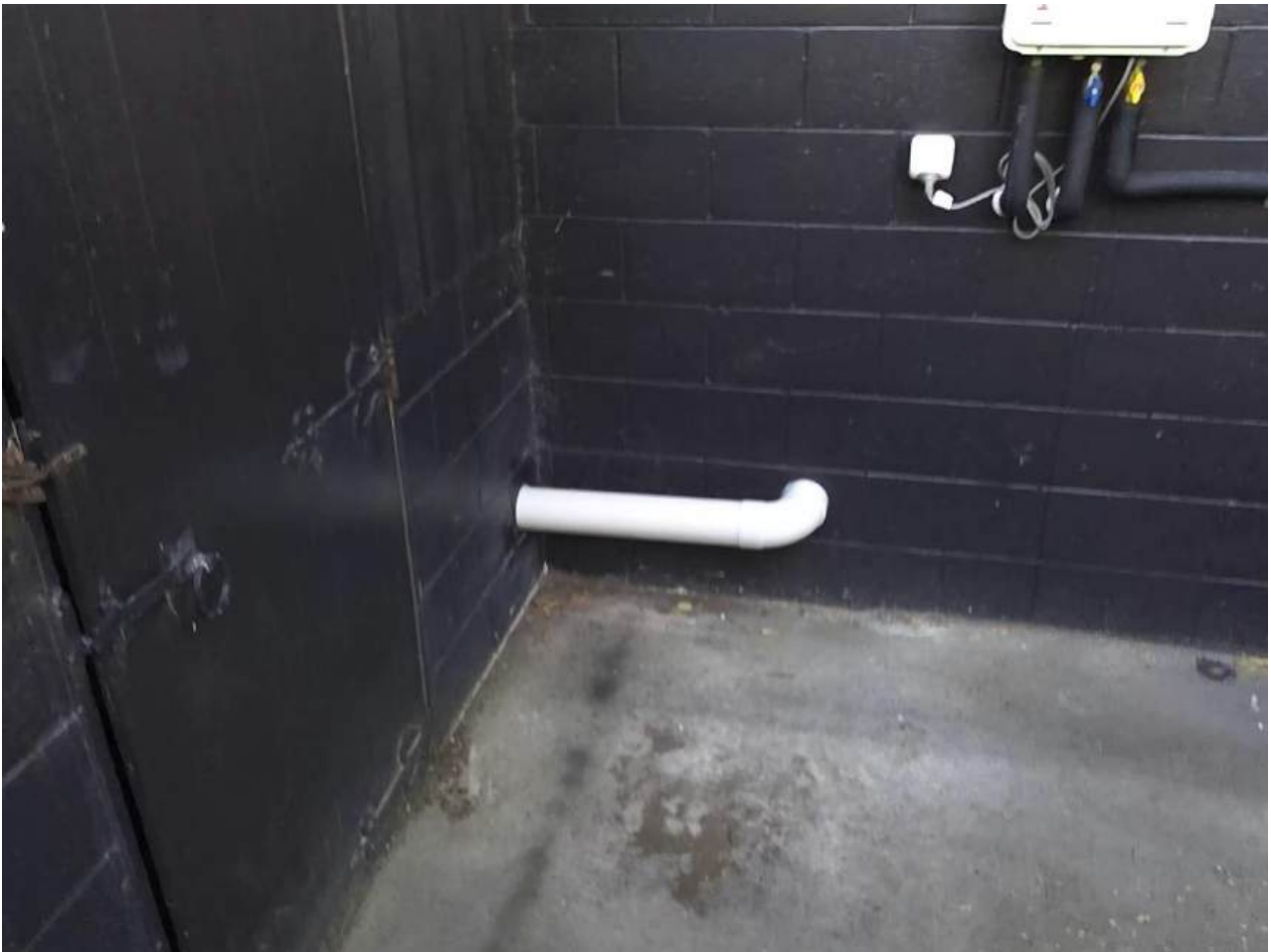
Inspected By: **Gareth McCullagh**

Inspection Date: **19 May 2020 9:14 a.m.**

Duration: **30 minutes**

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

Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass
Laundering	N/A
Cooking facilities	N/A
<b>Not part of this consent</b>	
Smoke detectors <b>In place</b>	Pass
Food storage/preparation	N/A
Ventilation	Pass
Insulation and clearance	N/A
HWC flues	Pass
HWC restraint	Pass
Tempering valve	Pass
Glazing - human impact <b>Safety glass in place</b>	Pass
Hot water temp <b>51 degrees</b>	Pass
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	N/A
non compliance discussed onsite	N/A
Final check complete	Pass
<b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	
Other	N/A
Intertenancy/commercial	N/A
Other	N/A



Taken at 9:11 AM on Tuesday 19/05/2020



Taken at 9:12 AM on Tuesday 19/05/2020



Taken at 9:12 AM on Tuesday 19/05/2020



Taken at 9:12 AM on Tuesday 19/05/2020

## SITE NOTICE

Consent No: **190908**  
 Applicant: **Andrew & Sarah Baker**  
 Site Address: **72 Rosetta Road, Raumati**  
 Work Type: **New ensuite to second floor - all work within existing building.**  
 Building Category: **R1**

Inspection Type: **Drainage**  
 Inspection Outcome: **Pass**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **19 May 2020**

### Passed Items

#### General

Holding water **To be covered by producer statement as all done just before lock down sighted on final**

Inspection Type: **Final Inspection**  
 Inspection Outcome: **Pass**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **19 May 2020**

### Passed Items

#### Exterior

All previous inspections/notes passed **All passed items on this inspection have been assessed against the consented documentation.**

Drawings

Penetrations - flashings

Gully dishes

**Existing**

Wastes to gully

Fixings - durability

Terminal vents/AAVs

Cladding painted/sealed

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

Service areas-floors/walls

**All sealed as required**

Lightings

Smoke detectors

**In place**

Ventilation

HWC flues  
HWC restraint  
Tempering valve  
Glazing - human impact  
Hot water temp  
Trap seals and AAVS  
Cistern flushing  
WC pan connection  
Final check complete

**Safety glass in place  
51 degrees**

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

## GoGet Inspection Audit Report

---

Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

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

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **16 March 2020 11:21 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan <b>Not part of this consent</b>	N/A
Sheet bracing <b>Gs1 brace wall added to walkin as per required</b>	Pass
Sheet fixings <b>Screwed as required</b>	Pass
Fire/acoustic separation <b>Not part of this consent</b>	N/A
Agent/owner written approval	N/A
Other	N/A
Wet area substrate system <b>Aqua line in and fixed at 100mm centres</b>	Pass
LBP number <b>136573</b>	Pass

## GoGet Inspection Audit Report

---

Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **12 March 2020 2:03 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Fail
Sighted previous inspection notes	Pass
<b>First inspection</b>	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
<b>Not part of this consent</b>	
Fire Separations	N/A
<b>Not part of this consent</b>	
Max moisture content	Pass
<b>18%</b>	
Ventilation to rooms	Pass
<b>Window sizes and openings as per consented documentation</b>	
Timber treatment	Pass
<b>New wall h1.2</b>	
Lintel/beam size and fixing	Pass
Insulation	Pass
<b>Existing</b>	
Top plate connection	N/A
<b>Not part of this consent</b>	
Ceiling batten spacing	Pass
<b>Existing</b>	
Stud spacing	Pass
<b>New wall 600mm centres</b>	
Bracing connections	N/A
<b>Not part of this consent</b>	
Air seals	Pass
<b>Rod and foamed</b>	
Bottom plate fixings	Pass
<b>Bolted</b>	
Is the building weathertight	N/A
<b>Not part of this consent</b>	
Grade of timber framing	Pass
<b>Sg8</b>	
Framing cut outs	Fail
<b>Waste pipe needs stud stiffener</b>	
wet area substrate	Pass
<b>Metal corner supports in place</b>	
insert or inbuilt fireplace	N/A
LBP number	Pass
<b>136573</b>	

Agent/owner written approval

N/A

Other

N/A

Other

Fail

**Note old gib brace wall behind new shower so as discussed gs1 in walkin robe**

## SITE NOTICE

Consent No: **190908**  
 Applicant: **Andrew & Sarah Baker**  
 Site Address: **72 Rosetta Road, Raumati**  
 Work Type: **New ensuite to second floor - all work within existing building.**  
 Building Category: **R1**

Inspection Type: **Preline Building**  
 Inspection Outcome: **Fail**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **12 March 2020**

### Failed Items

#### General

Framing cut outs  
 Other

**Waste pipe needs stud stiffener**

**Note old gib brace wall behind new shower so as discussed gs1 in walkin robe**

### Passed Items

#### General

Sighted previous inspection notes  
 Conforms with approved drawings  
 Max moisture content  
 Ventilation to rooms

**First inspection**

**18%**

**Window sizes and openings as per consented documentation**

**New wall h1.2**

Timber treatment  
 Lintel/beam size and fixing  
 Insulation  
 Ceiling batten spacing  
 Stud spacing  
 Air seals  
 Bottom plate fixings  
 Grade of timber framing  
 wet area substrate  
 LBP number

**Existing**

**Existing**

**New wall 600mm centres**

**Rod and foamed**

**Bolted**

**Sg8**

**Metal corner supports in place**

**136573**

## GoGet Inspection Audit Report

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Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **16 March 2020 11:17 a.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Framing cut outs	Pass
<b>Stud stiffener</b>	
Other	Pass
<b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	

## SITE NOTICE

---

Consent No: **190908**  
Applicant: **Andrew & Sarah Baker**  
Site Address: **72 Rosetta Road, Raumati**  
Work Type: **New ensuite to second floor - all work within existing building.**  
Building Category: **R1**

---

Inspection Type: **Preline Building**  
Inspection Outcome: **Pass**  
Inspected By: **Gareth McCullagh**  
Inspection Date: **16 March 2020**

### Passed Items

#### General

Framing cut outs  
Other

**Stud stiffener**

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

---

Inspection Type: **Postline / Wet area Pre Application**  
Inspection Outcome: **Pass**  
Inspected By: **Gareth McCullagh**  
Inspection Date: **16 March 2020**

### Passed Items

#### General

Sighted previous inspection notes  
Conforms with approved drawings  
Sheet bracing  
Sheet fixings  
Wet area substrate system  
LBP number

**Gs1 brace wall added to walkin as per required**  
**Screwed as required**  
**Aqua line in and fixed at 100mm centres**  
**136573**

## GoGet Inspection Audit Report

---

Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **13 March 2020 11:05 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan <b>Not part of this consent</b>	N/A
Plumber <b>29193</b>	Pass
Soil pipe size and test <b>Water tested and holding</b>	Pass
Pipes fixed/supported <b>Clipped and secured</b>	Pass
System used <b>AS3500</b>	Pass
TPR line <b>Not part of this consent</b>	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated <b>50mm completed</b>	Pass
Pressure test <b>New dux segura in and tested</b>	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
Agent/owner written approval	N/A
Other <b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	Pass

## SITE NOTICE

---

Consent No: **190908**  
Applicant: **Andrew & Sarah Baker**  
Site Address: **72 Rosetta Road, Raumati**  
Work Type: **New ensuite to second floor - all work within existing building.**  
Building Category: **R1**

---

Inspection Type: **Preline Plumbing**  
Inspection Outcome: **Pass**  
Inspected By: **Gareth McCullagh**  
Inspection Date: **13 March 2020**

### Passed Items

#### General

Sighted previous inspection notes

Conforms with approved drawings

Plumber

Soil pipe size and test

Pipes fixed/supported

System used

Vents terminated

Pressure test

Waste pipe size and test

Shut off valves

Other

**29193**

**Water tested and holding**

**Clipped and secured**

**AS3500**

**50mm completed**

**New dux segura in and tested**

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

Consent No: 190908

Building Category: R1

Site Address: 72 Rosetta Road, Raumati

Owner/Agent: Rochelle Dennis

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## Inspections

The following inspections are required:

- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 6 Total Inspections

## Documentation

The following documentation is required:

- Application for CCC
- Electrical safety certificate
- Gas safety certificate
- As-built drainage plan
- Drainage (Form 127) for private sewer installation
- Plumbing (Form 125) for pressure test and installation piped services
- Membrane applicator certificates - internal wet area
- Record of Work

## Building Practitioners

- Carpentry 1
- Plumber
- Drainlayer
- Gasfitter
- Electrician

# GoGet Processing Summary Report

Consent No: 190908

Site Address: 72 Rosetta Road, Raumati

Description: New ensuite to second floor - all work within existing building.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Melissa Gibson
<u>Vetting</u>	Pass		Angie Mazur, Joy Ma
Application documentation	Pass		JMA
Application type	Pass	The application is for a building consent.	JMA
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.	JMA
Proof of ownership	Pass	A certificate of title dated within the last three months.	JMA
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	JMA
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.	JMA
Compliance documentation	Pass	Relevant documentation is shown for: - plumbing & drainage - wet area shower details - B2: appraisals for specific products, including all membranes and specific cladding systems;	JMA
Specific engineered design	N/A		JMA
Building act	N/A		JMA
S 84 - Restricted building work		Design memo provided but not RBW	JMA
Decision- s71-74	N/A		JMA
Waivers and Modifications	N/A		JMA
Multi Use	N/A		JMA
Payment	Pass		AMS, JMA
Payment requested	Pass		JMA
Payment received	Pass		AMS, JMA
<u>Planning</u>	N/A		Jon Moser
<u>Specified Systems Compliance</u>	N/A		Jon Moser
<u>Environmental Health</u>	N/A		Jon Moser
<u>Quick Consent</u>	N/A		Jon Moser
<u>B1 - Structure</u>	Pass		John Peterson, Melissa Gibson
Verification method	N/A		MGI
NZS 3604	Pass		MGI
Scope	Pass	The building is within the scope and limitation of NZS 3604.	MGI
Good ground	N/A		MGI
Site requirements	N/A		MGI
Deck structure	N/A		MGI
Foundations and sub-floor framing	N/A		MGI
Floors	Pass		MGI
Suspended timber floors (ground)	N/A		MGI
Suspended timber floors (first floor and above)	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout	MGI
Concrete slab	N/A		MGI
Walls	Pass		JOH,MGI
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load.	MGI
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	MGI
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	MGI
Bracing	Pass	Confirm no existing bracing is affected with the installation of the wet area shower --- Response - JOH 4 Dec 2019 9:18am --- RFI response not clarified, indicate if any existing bracing found this will be replaced  Now indicated	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Confirm no existing bracing is affected with the installation of the wet area shower	MGI
Response:		RFI response not clarified, indicate if any existing bracing found this will be replaced	MGI
<i>Now indicated</i>			
Posts	N/A		MGI
Roof structure	N/A		MGI
Snow loading	N/A		MGI
External stairs	N/A		MGI
3kPa floor loads	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<b>B2 - Durability</b>	Pass		Jon Moser, Melissa Gibson
B2 prompts	Pass		JMO,MGI
Material compatibility	N/A		MGI
Concrete and concrete masonry	N/A		MGI
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.	MGI
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	MGI
Engineered elements	N/A		MGI
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	JMO
Limited life consent	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
<u>C1-6 - Protection From Fire</u>	Pass		Melissa Gibson
C/AS1 - Residential and outbuildings	Pass		MGI
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	MGI
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.	MGI
Control of internal fire and smoke spread	Pass	Primary structural elements are adequately rated as required to ensure the structural integrity of the building.	MGI
Control of external fire spread	N/A		MGI
Firefighting	N/A		MGI
Prevention of fire occurring	N/A		MGI
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>D1 - Access Routes</u>	N/A		Jon Moser
<u>D2 - Mechanical Installations For Access</u>	N/A		Jon Moser
<u>E1 - Surface Water</u>	N/A		Jon Moser
<u>E2 - External moisture</u>	Pass		John Peterson, Melissa Gibson
Acceptable solution	N/A		MGI
Risk matrix	N/A		MGI
Roof cladding	N/A		MGI
Wall cladding	N/A		MGI
Parapets	N/A		MGI
Decks	N/A		MGI
Manufacturer's details	N/A		MGI
Re-cladding	N/A		MGI
Timber joinery	Pass		JOH, MGI
BRANZ weathertightness solutions	Pass	<p>Confirm how wet area tiled shower will meet E2 compliance</p> <p>--- Response - JOH 4 Dec 2019 9:26am ---</p> <p>RFI response not clarified, window in ensuite shown, confirm distance from shower head to window</p> <p>Rang designer Rochelle 09:14 04/12/19 who confirmed the rose was fixed and not a sliding bar therefore more than 1.8m from the window</p> <p>Stamped plans: Note: the designer has confirmed the shower rose will be a fixed head type, if changed to a sliding bar with flexi hose a shower curtain will be required to cover the section of window within the shower enclosure</p>	JOH, MGI
<u>Request for Further Information:</u>			
Request:		Your plans show a window in the ensuite, clarify how you will meet B2 and E3 requirements	MGI
Response:		RFI response not clarified, window in ensuite shown, confirm distance from shower head to window	MGI
<p><i>Rang designer Rochelle 09:14 04/12/19 who confirmed the rose was fixed and not a sliding bar therefore more than 1.8m from the window</i></p> <p><i>Stamped plans: Note: the designer has confirmed the shower rose will be a fixed head type, if changed to a sliding bar with flexi hose a shower curtain will be required to cover the section of window within the shower enclosure</i></p>			

Checklist/Elements	Status	Notes	Processed By
<i>enclosure</i>			
Skylights	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>E3 - Internal Moisture</u>	Pass		Jon Moser, Melissa Gibson
E3 prompts	Pass		JMO, MGI
Moisture control	N/A		JMO
Overflow	N/A		JMO
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed.	JMO, MGI
Proprietary shower tray/walls	N/A		JMO
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. No cavity slider is located within the tiled wall area Marmox shower base on to existing concrete floor.	JMO
Level access shower	N/A		JMO
Wet area membrane	Pass	Hydrathane details provided.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>F1 - Hazardous Agents On Site</u>	N/A		Melissa Gibson
F1 prompts	N/A	No hazardous agents known on site. Ensuite addition	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F2 - Hazardous Building Materials</u>	Pass		Jon Moser
Asbestos	N/A		JMO
Glazing	Pass		JMO
Manifestation	N/A		JMO
Glazing requirements	N/A		JMO
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	JMO
Balustrades	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>F3 - Hazardous Substances And Processes</u>	N/A		Melissa Gibson
F3 prompts	N/A	No known hazardous substances on site, ensuite addition	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F4 - Safety From Falling</u>	N/A		Melissa Gibson
<u>F5 - Construction and Demolition Hazards</u>	Pass		Melissa Gibson
F5 prompts	Pass		MGI
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	MGI
Other compliance paths	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
Alternative solution	N/A		MGI
<u>F6 - Visibility In Escape Routes</u>	N/A		Melissa Gibson
<u>F7 - Warning Systems</u>	Pass		Jon Moser
F7 prompts	Pass		JMO
System type (excluding simple residential situations)	N/A		JMO
Domestic alarms	Pass	Alarms are located: on each level of the household unit; within 3.0m of each sleeping space;	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>F8 - Signs</u>	N/A		Jon Moser
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Jon Moser
<u>G1 - Personal hygiene</u>	Pass		Jon Moser
Provision of sanitary fixtures	Pass		JMO
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.	JMO
Privacy	N/A		JMO
Accessible toilets	N/A		JMO
Accessible showers	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G2 - Laundering</u>	N/A		Jon Moser
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A		Jon Moser
<u>G4 - Ventilation</u>	Pass		Jon Moser
G4 prompts	Pass		JMO
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	JMO
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract fan terminating at soffit.	JMO
Gas fuelled appliances	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G5 - Interior Environment</u>	N/A		Jon Moser
<u>G6 - Airborne And Impact Sound</u>	N/A		Jon Moser
<u>G7 - Natural Light</u>	Pass		Jon Moser
G7 prompts	Pass		JMO
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	JMO
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G8 - Artificial Light</u>	N/A		Jon Moser

Checklist/Elements	Status	Notes	Processed By
<u>G9 - Electricity</u>	Pass		Jon Moser
G9 prompts	Pass		JMO
Energy works certificate	Pass	An energy works certificate will be required upon completion.	JMO
Electrical switches and outlets	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G10 - Piped Services</u>	Pass		Jon Moser
G10 prompts	Pass		JMO
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G11 - Gas As An Energy Source</u>	Pass		Jon Moser
G11 prompts	Pass		JMO
Energy works certificate	Pass	Stamp to be placed on plans in relation to LPG cylinders.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G12 - Water Supplies</u>	Pass		Jon Moser
Water supply	Pass		JMO
Potable water	Pass	The water supply is from a potable source. Pipe materials used for the water supply system will not contaminate the potable water supply. Pex pipe specified.	JMO
Backflow prevention	N/A		JMO
Non-potable supply	N/A		JMO
Freezing zones	N/A		JMO
Water tanks	N/A		JMO
Hot water	Pass		JMO
Water heater type	Pass	Hot water is supplied via a(n): gas instantaneous water heater.	JMO
Installation	N/A		JMO
Structural support	N/A		JMO
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	JMO
Solar hot water	N/A		JMO
Wetback hot water	N/A		JMO
Accessible water supply	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G13 - Foul Water</u>	Pass		Jon Moser
Drainage design	Pass		JMO
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents. G13/AS3.	JMO
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed. Drainage plan provided and added to consent documents.	JMO

Checklist/Elements	Status	Notes	Processed By
Acceptable solution	N/A		JMO
AS/NZS 3500.2	Pass		JMO
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.	JMO
Elevated drainage principles	Pass	Elevated drainage principles are used, connecting into the discharge stack at the top floor only.	JMO
Single stack	N/A		JMO
Single stack variations	N/A		JMO
Fully vented	N/A		JMO
Fully vented modified	N/A		JMO
Pumping systems	N/A		JMO
AS/NZS 3500.5	N/A		JMO
Hydraulic design	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
<u>G14 - Industrial Liquid Waste</u>	N/A		Jon Moser
<u>G15 - Solid Waste</u>	N/A		Jon Moser
<u>H1 - Energy Efficiency</u>	N/A		Jon Moser, Melissa Gibson
H1 prompts	N/A		JMO, MGI
Small building envelope thermal performance	N/A		MGI
Large building envelope performance	N/A		MGI
Hot water system efficiency	N/A		JMO
Artificial lighting	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>S67 - Waivers And Modifications</u>	N/A		Jon Moser
<u>S75 - Build over 2 allotments</u>	N/A		Jon Moser
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A		Melissa Gibson
<u>S115 and S133 AN- Change Of Use</u>	N/A		Jon Moser
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Jon Moser
<u>S363 - Certificate For Public Use</u>	N/A		Jon Moser
<u>Restricted Building Work</u>	Pass		Melissa Gibson
Primary structure	Pass		MGI
Foundations and sub-floor framing	N/A		MGI
Walls	Pass	Rochelle Dennis - BP108739	MGI
Roof	N/A		MGI
Columns and beams	N/A		MGI
Bracing	N/A		MGI
Other	N/A		MGI
External moisture	N/A		MGI
Fire safety	N/A		MGI
<u>Reviews</u>	Pass		John Peterson
Consent Approval	N/A		JOH
Supervision review	Pass		JOH
Signing officer (building)	Pass	John Peterson - Discussed RFI with Melissa,	JOH

Checklist/Elements	Status	Notes	Processed By
		specifically the window located within the shower enclosure.	
		Completed on Melissa's behalf	
Signing officer (plumbing)	N/A		JOH
Quick Consent	N/A		JOH
Alternative solution	N/A		JOH
S67 - Waivers or modifications	N/A		JOH
S71 - Natural hazard assessment	N/A		JOH
S112 - Alterations to existing buildings	N/A		JOH
S115 - Change of use	N/A		JOH

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

Signed: \_\_\_\_\_ Date: 4 December 2019 9:33 am  
 John Peterson

25 November 2019

Andrew & Sarah Baker  
72 Rosetta Road  
Raumati South  
Paraparaumu 5032

Dear Building Consent Applicant/Building Owner

**Request for Further Information – Building Consent: 190908**

**Site Address:** 72 Rosetta Road, Raumati  
**Legal Description:** LOT 3 DP 74777 C/T 58B/303  
**Project Description:** New ensuite to second floor - all work within existing building.

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

Information needed:

**BUILDING**

1. Confirm no existing bracing is affected with the installation of the wet area shower
2. Your plans show a window in the ensuite, clarify how you will meet B2 and E3

We have suspended your application pending receipt of the above information. Please send it to us by 9 December 2019. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact melissa on (04) 296 4700 or [Melissa.gibson@kapiticoast.govt.nz](mailto:Melissa.gibson@kapiticoast.govt.nz) 486 referencing Building Consent No 190908.

Yours sincerely



Melissa Gibson  
**Building Officer**

cc Building Owner

Consent No: 190908

Building Category: R1

Site Address: 72 Rosetta Road, Raumati

Owner/Agent: Andrew & Sarah Baker

---

## Inspections

The following inspections are required:

- 1 Drainage
- 1 Postline / Wet area Pre Application
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 5 Total Inspections

## Documentation

The following documentation is required:

- Application for CCC
- Electrical safety certificate
- Gas safety certificate
- As-built drainage plan
- Drainage (Form 127) for private sewer installation
- Plumbing (Form 125) for pressure test and installation piped services
- Membrane applicator certificates - internal wet area

Consent No: 190908

Building Category: R1

Site Address: 72 Rosetta Road, Raumati

Owner/Agent: Rochelle Dennis

---

## Inspections

The following inspections are required:

- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 6 Total Inspections

## Documentation

The following documentation is required:

- Application for CCC
- Electrical safety certificate
- Gas safety certificate
- As-built drainage plan
- Drainage (Form 127) for private sewer installation
- Plumbing (Form 125) for pressure test and installation piped services
- Membrane applicator certificates - internal wet area
- Record of Work

## Building Practitioners

- Carpentry 1
- Plumber
- Drainlayer
- Gasfitter
- Electrician

## GoGet Inspection Audit Report

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Consent No: **190908**

Applicant: **Rochelle Dennis**

Site Address: **72 Rosetta Road, Raumati**

Work Type: **New ensuite to second floor - all work within existing building.**

---

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

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **29 April 2020 10:00 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan <b>Not part of this consent</b>	N/A
Penetrations sleeved <b>Sleeved as required</b>	Pass
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Other	Pass
<b>Tiler used hydrathane product on walls floors good coverage corners taped</b>	
<b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	



Taken at 9:55 AM on Wednesday 29/04/2020

## SITE NOTICE

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Consent No: **190908**  
Applicant: **Andrew & Sarah Baker**  
Site Address: **72 Rosetta Road, Raumati**  
Work Type: **New ensuite to second floor - all work within existing building.**  
Building Category: **R1**

---

Inspection Type: **Wet Area Post-application**  
Inspection Outcome: **Pass**  
Inspected By: **Gareth McCullagh**  
Inspection Date: **29 April 2020**

### Passed Items

#### General

Sighted previous inspection notes  
Conforms with approved drawings  
Penetrations sleeved  
Other

#### Sleeved as required

Tiler used hydrathane product on walls floors good coverage corners taped  
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.



## Statement of Compliance with the NZ Building Code

Consent No: 190908

ISSUED BY: **Kapiti Coast District Council**

### PROJECT

Site Address: 72 Rosetta Road, Raumati  
Legal Description: LOT 3 DP 74777 C/T 58B/303  
Work Description: New ensuite to second floor - all work within existing building.  
Building Category: R1

### OWNER

Name(s): Andrew & Sarah Baker  
Address: 72 Rosetta Road, Raumati South, Paraparaumu

- [ P ] Application for CCC received and accepted
- [ P ] Consent description accurate and reflects amendments (if relevant).
- [ P ] Confirm owner named on Building Consent application is current owner
- [ P ] Confirm all required inspections completed and documented in GoGet
- [ P ] Work in accordance with approved consent and approved amendments
- [ P ] Supporting documentation required in building consent addenda received
- [ P ] Quality assurance documentation
- [ P ] Restricted building work
- [ P ] Approve to issue Code Compliance Certificate if all fees paid

#### NOTES:

Inspections Prepaid:  
Inspections Done:

#### LICENSED BUILDING PRACTITIONERS:

Carpentry 1                      BP136573

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

Signed:  
Name: Gareth McCullagh  
Position: Building Officer

Date: 15 June 2020

25 November 2019

Andrew & Sarah Baker  
72 Rosetta Road  
Raumati South  
Paraparaumu 5032

Dear Building Consent Applicant/Building Owner

**Request for Further Information – Building Consent: 190908**

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Yours sincerely

Melissa Gibson  
**Building Officer**

cc Building Owner

## Zoe Robertson

---

**From:** Admin NZProud <admin@nzproud.nz>  
**Sent:** Thursday, 11 June 2020 10:19 AM  
**To:** Mailbox - Building Approvals; Joy Ma  
**Subject:** Re: 72ROSETTA | Code of Compliance Application | 10.06.20  
**Attachments:** 72ROSETTA\_Signed Code of Compliance Application\_09.06.20.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi There,

Here is the signed application. My apologies.

Cheers,

## Kesia Mckinnon

Administrator

p. 04 2988714

e. [admin@nzproud.nz](mailto:admin@nzproud.nz) | w. [www.nzproud.nz](http://www.nzproud.nz)





Finalist  
*Electra*  
Kāpiti Horowhenua  
Business  
Awards  
2019

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On Wed, 10 Jun 2020 at 09:55, Admin NZProud <[admin@nzproud.nz](mailto:admin@nzproud.nz)> wrote:

Hi there,

Please find **attached** the following documents in relation to Code of Compliance Application for 72 Rosetta Road, Raumati Beach [BC190908]:

- Form 6 Application for Code of Compliance Certificate
- PS3 from Peter Fox
- Record of Work from Peter Fox - Carpentry
- Tiling Certificate
- Plumbing Certificate
- Waterproofing Certificate
- Aluminum Producer Statement

If there is anything missing, please let me know ASAP and I will organise collection of these documents to forward on.

We would appreciate your response acknowledging receipt of this email.

Cheers,

**Kesia Mckinnon**

Administrator

p. 04 2988714

e. [admin@nzproud.nz](mailto:admin@nzproud.nz) | w. [www.nzproud.nz](http://www.nzproud.nz)

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Finalist  
*Electra*  
Kāpiti Horowhenua  
Business  
Awards  
2019

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## Zoe Robertson

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**From:** Rochelle Dennis <Rochelle@kapitidesign.co.nz>  
**Sent:** Tuesday, 3 December 2019 1:33 PM  
**To:** A Baker; Melissa Gibson; Mailbox - Building Approvals  
**Subject:** BC 190908  
**Attachments:** Baker RFI dwgs 3rd Dec 2019.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi

Re: BC190908

Please find attached answers to the questions.

regards

**Rochelle Dennis** Architectural Designer  
Licensed Building Practitioner : Design 2  
A D N Z Professional Member  
M: 0275 114 744



Facebook: Kapiti Architectural Design Ltd