

# STATEMENT OF PASSING OVER INFORMATION

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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The logo for Sold On Kāpiti real estate is centered on a background of light blue, wavy, mesh-like patterns. The text "SOLD ON KĀPITI" is in a bold, black, sans-serif font, with "real estate" in a smaller, black, sans-serif font directly below it.

**SOLD ON KĀPITI**  
real estate



# CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

## THE OWNER

Armstrong Simon Paul & Armstrong Melanie Jane 72 Rosetta Road Raumati South Paraparaumu 5032	No. 110146 Issue date 26/08/13 Application date 30/03/11
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## THE BUILDING


Street Address	72 Rosetta Road, Raumati
Valuation No.	1529111800
Legal Description	LOT 3 DP 74777
Intended Use	Residential dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential dwelling
Proposal	Remove interior walls, replace bracing with steel beam & braceline walls and diaphragm ceiling. New deck. New stairs to new entrance doore. Move existing multi-fuel fire
Estimated Value	\$10,000

## Code Compliance

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

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

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

Signature: 

Date: 26/8/13



# Code Compliance Certificate

Section 43(3), Building Act 1991

## Application

MR & MRS SCUTTER 72 ROSETTA RD RAUMATI	No. Issue date	970599 27/09/01
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## Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage F/S FIRE
Intended Life	Specified as 5 YEARS years
Intended Use	HEATING
Estimated Value	\$1,500
Location	72 ROSETTA ROAD, RAUMATI BEACH
Legal Description	LOT 3 DP 74777
Valuation No.	1529111800

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name:

Date:

# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received: 19-3-70.

## Application for Building Permit

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

I (the undersigned), Roderick Ross McKenzie (Full Name)  
of 8 The Crescent Raumati (Address)

**ERECT**  
**ADD**  
**ALTER**  
**REINSTATE**

hereby make application for permission to REINSTATE a dwelling  
with a floor area of 2,925 sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 72 Rosetta Rd Street or Road Raumati Township

Lot No. 1 Pt 1/2 D.P. 30254 Riding

The owner of the premises is Roderick Ross McKenzie (Name)  
8 The Crescent Raumati (Address)

Previous owner { If Section has been recently transferred } .....

Estimated value of: Building only ..... \$ 17,000:00  
Plumbing and Drainage ..... \$ 1,100:  
Total ..... \$ 18,100:00

Signature of Applicant R. McKenzie (As Builder or Owner) 18-3-70 (Date)

Builder's Name and Address: { If not the applicant } R. McKenzie

### FOR OFFICE USE ONLY

Receipt No. 6341 Road Deposit No. .... A/c. No. 1966

Fees:  
Building Permit ..... \$ 52:00 Date 20-3-70  
Kerb Crossing ..... \$ : Permit No. 27872  
Road Deposit ..... \$ 5: Date Issued 7-4-70  
\$ 52:00

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

Checked by District Engineer. 20-3-70 (Date) SP (Initials)

Remarks: Copy to owner

Fees not to be paid until requested by office.

## SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK		Fees
		£ s d
Not exceeding £10		0 5 0
Over £10 and not exceeding £100		0 10 0
" £100		1 0 0
" £200		1 10 0
" £300		2 0 0
" £400		2 10 0
" £500		3 0 0
" £600		3 10 0
" £700		4 0 0
" £800		4 10 0
" £900		5 0 0
" £1,000		6 0 0
" £1,250		7 0 0
" £1,500		8 0 0
" £1,750		9 0 0
" £2,000		10 10 0
" £2,500		12 0 0
" £3,000		13 10 0
" £3,500		15 0 0
" £4,000		16 10 0
" £4,500		18 0 0
" £5,000		20 0 0
" £6,000		22 0 0
" £7,000		24 0 0
" £8,000		26 0 0
" £9,000		28 0 0
" £10,000		32 0 0
" £12,500		36 0 0
" £15,000		40 0 0
" £17,500		44 0 0
" £20,000		49 0 0
" £25,000		54 0 0
" £30,000		59 0 0
" £35,000		64 0 0
" £40,000		69 0 0
" £45,000		74 0 0
" £50,000		79 0 0
" £60,000		84 0 0
" £70,000		89 0 0
" £80,000		94 0 0
" £90,000		99 0 0
Exceeding £100,000		100 0 0

### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval	0 10 0
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	0 5 0
For inspecting old timber before reusing the same in a new building	0 15 0
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	0 2 6

# Hutt County Council

PERMIT NO. 10504

LOCALITY Raumati

DATE RECEIVED 31 : 3 : 53

DATE ISSUED 15 : 4 : 53

# Application For Building Permit

Now Lot 1/2  
D.P. 30254

OWNER'S NAME as per plan

FOR OFFICE USE ONLY.

REMARKS:

c/c 2/4/53

31/7/53



Note:

NOTE.—

3 PLANS & SPECIFICATIONS RETURNED

1. Buildings must NOT be erected within Five feet of adjoining properties.
2. All Plans and Specifications to be in ink.

# Application For Building Permit

TO THE BUILDING INSPECTOR,  
Hutt County Council,  
Bowen Street,  
Wellington.

Postal Address: Hutt County Council,  
P.O. Box 12,  
Government Buildings,  
Wellington.

I, the undersigned do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in \_\_\_\_\_ RIDING.

1. Type of Building: addition  
Dwellings etc.; additions or alterations.

Materials: second hand timber & slw.  
(State if new or second hand and where from.)

2. Allotment: Lot: 1/2 D.P.: 12153 Section: \_\_\_\_\_  
Area: \_\_\_\_\_ Block: \_\_\_\_\_ S.D. Locality: \_\_\_\_\_

3. Owner's Name: M<sup>r</sup> E. Wood  
Address: 58 Whiteley Street, New Plymouth.

4. Previous Owner { If Section has been recently transferred } \_\_\_\_\_

5. Frontage (Length) \_\_\_\_\_ Name of Street or Road: Rosetta Rd.

6. Estimated Value of Building (excluding Sanitary Fittings) £160 : - : -

7. Fees £ 1 : - : - No. of Receipt: 3037  
See Scale of Fees on Back Page.

All work will be carried out in accordance with Hutt County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

**Plans and Specifications in Duplicate, including—**

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a Separate Application Form must be filled in and Permit obtained before commencing any such work.
- (f) A Deposit of £2 must be made where building material is taken across a Footpath.

Signature of Applicant [Signature] as BUILDER or OWNER.

Address 7 Burdwood Rd, Waterloo, L.H.

Builder's Name and Address { If not the applicant } \_\_\_\_\_

## Plan of Allotment

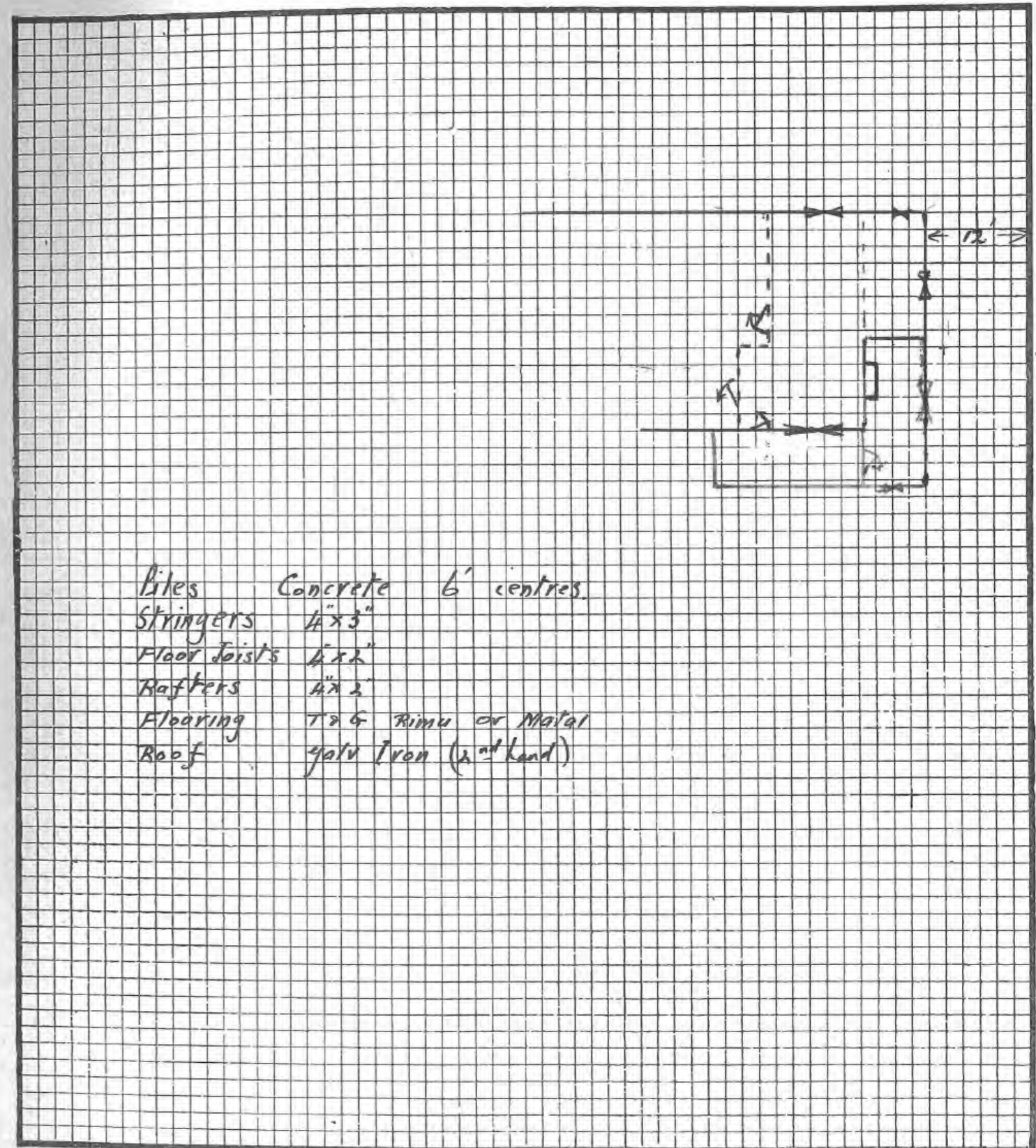
Showing position of proposed buildings on such allotment.

NOTE—Distances of each building from boundary lines must be clearly indicated.  
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: \_\_\_\_\_

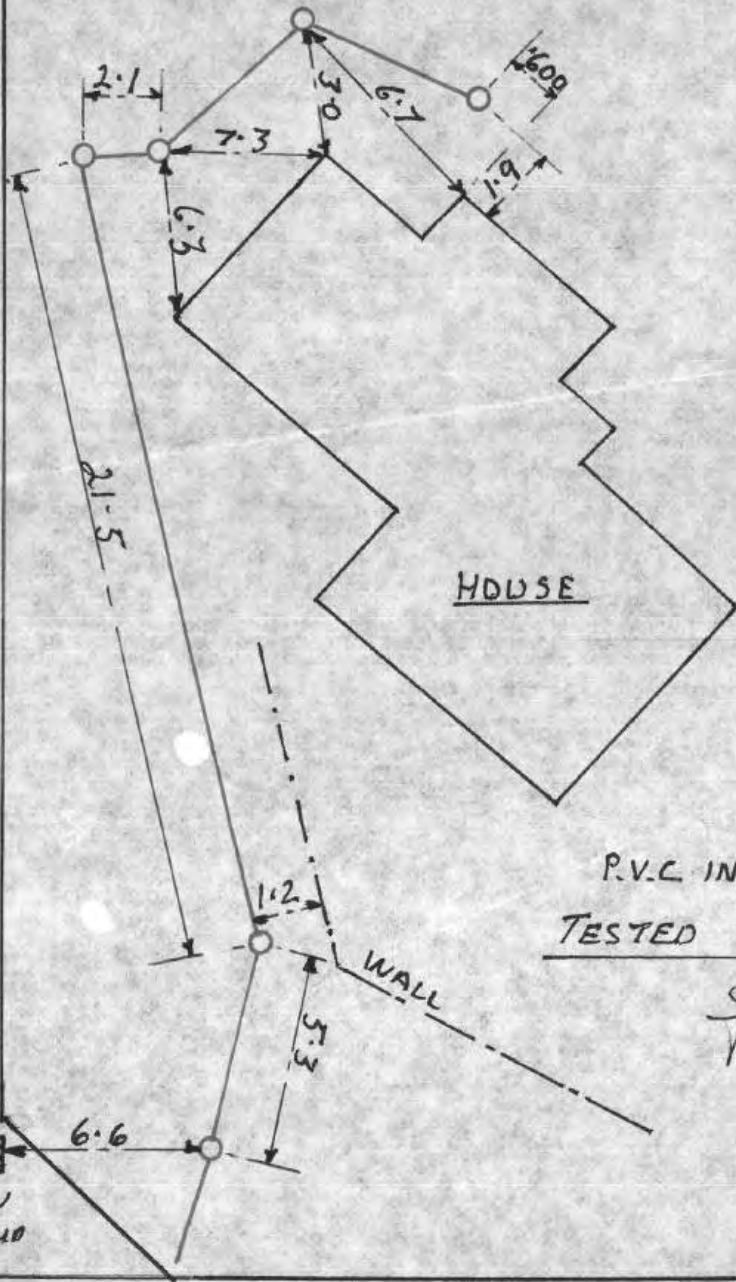
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Rosetta Road



Tiles Concrete 6' centres.  
 Stringers 4" x 3"  
 Floor Joists 4" x 2"  
 Rafters 4" x 2"  
 Flooring T & G Rimu or Matal  
 Roof galv Iron (2<sup>nd</sup> hand)

ALL EXISTING BUILDINGS TO BE SHOWN RED ON THIS PLAN



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

72 ROSETTA RD

COAST CONTRACTORS.

KAPITI BOROUGH COUNCIL  
APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
 Private Bag  
 PARAPARAUMU

I, Sayu Mary McKenzie (Full name)  
 PLEASE PRINT  
72 Rosetta Rd. Raumati South (Postal Address)

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

(PROPERTY Address in full if different from above)

Lot 1 DP 30254 15291-118.00

Fees Payable (on application)

Note: All dwelling units to pay full inspection fees.  
 The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Inspection \$ 70.00  
 Connection \$ 120.00  
 Total \$ 190.00



J. M. McKenzie  
 Owners Signature

5 May 83  
 Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, COAST CONTRACTORS (full name)  
P.O. BOX 13, PARAPARAUMU (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

[Signature]  
 (Signature)

4-5-83  
 (License No.) (Date)

OFFICE USE ONLY

Permit No. <u>2720</u>	Job Inspected <u>5-5-83</u>	Building Register Entry
Date Issued <u>6-5-83</u>	Connection Recorded <u>MAY 83</u>	MAY 58 3536 A - 0.150.00

639? wahi Sup

KAPITI BOROUGH COUNCIL

APPLICATION FOR ORDINARY WATER SUPPLY AND WATER CONNECTION PERMIT

The Borough Engineer  
P O Box 121, Paraparaumu



I, Jaya Arany Auckland  
of 42 Rosetta Rd Raumati South  
(Full name) (Postal address)

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

42 Rosetta Rd Raumati South Address in full  
Lot 1 D.P. 30254 Valuation Number 7.15310.4 <sup>15310</sup> <sub>071 00</sub>

I enclose herewith the sum of \$125 being \$100 connection fee and/or \$25 permit fee.

\$25 - oc J. Arany (Owner's signature) 14.11.80 (Date)

THIS PART TO BE COMPLETED BY PLUMBER

I, Mark Alon Jones <sup>1423 3215</sup> (Full name)  
of 63 Huro St Waikeana (Address)

being a Registered Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply Bylaws.

[Signature] (Signature) 14-11-80 (Date)

- Existing Water Supply ..... To be retained/dismantled
- Pressure: high/low "Header Tank"/Pressure Reducing Valve
- H/W Cylinder Type Exhaust Pipe/Pressure Relief Valve
- Approximate Age of Water Piping ..... Copper/PVC/Alkathene.....
- If premises have swimming pool what capacity ..... Filter plant Yes/No
- Do the premises have a sink waste disposal unit? .....
- State precisely how it is proposed to make the new connection:

From Street To House

FOR OFFICE USE ONLY

Instructions to Plumber:

AS PER KAPITI BOROUGH COUNCIL WATER SUPPLY BY-LAWS 1977

Applic. Recd	14/11/80	Receipt No.	4679	Job Insp.	S.P.P.	Bldg Regist.	18/11/80
Fees Paid	\$125.00	Permit No.	2982	Con. Recorded	19/11/80	Rates Advised	
Invoice No	5130	Date Issued	18/11/80				

# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received .....

## Application for Plumbing and Drainage Permit

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

I, the undersigned Roderick Ross McKenzie (full name)  
of 8 The Crescent Raumati (address)

hereby make application for permission to have the work prescribed herein set out in the plans attached hereto  
carried out in the premises situated at

No. 72 Rosetta Rd. Street Raumati Township  
Lot 1 P.T. 472 D.P. 30254 P.C.T. Riding

The owner of the premises is R.R. McKenzie (Name)  
of 8 The Crescent Raumati (Address)

I hereby nominate these Registered Tradesmen to carry out the said work:

of R. J. Harris (Registered Plumber)  
Esplanade Bot. Peninsular (Address)

of R. W. Ardern (Registered Drainlayer)  
P.O. Box 50055 Porirua (Address)

Type of water supply Bore Capacity of storage tanks 50 gals.

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

Other Work .....

Value of Proposed Work (including Materials):

Estimated cost of:	(a) Plumbing	\$ <u>400</u> :00 <u>700</u>
	(b) Drainage	\$ <u>700</u> :00 <u>400</u>
	TOTAL	\$ <u>1100</u> :00

Signature of Applicant [Signature] Date 18-3-70

### For Office Use Only

Fees:		
Plumbing	\$	<u>6:00</u>
Drainage	\$	<u>4:00</u>
Sewer connection	\$	
Total	\$	<u>10:00</u>

Acct. No. 1966  
Date 20-3-70  
Permit No. 20478-9  
Date Issued 03/7/70  
Receipt No. 03714

Remarks: .....



Site Inspection Report - New BC Applications

BC Application number: 110146 Lot ..... DP .....

Site Address: 72 Rosetta Rd Raumah

Building Project: Deck and internal Alts

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Datum point identified?	Yes <input type="radio"/> <input checked="" type="radio"/> No	Property sited on hill	
Boundaries identified?	Yes / <input checked="" type="radio"/> No	Well established existing fence line	
Check ground conditions OK?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Penetration test 150mm	
Check f/path, kerb & channel, grass berm, note existence/damage.	<input checked="" type="radio"/> Yes <input type="radio"/> No	Shingle covering crossing washed down from drive	
Vehicle entrance crossing installed (describe condition)	<input checked="" type="radio"/> Yes <input type="radio"/> No	As above	
Photos taken? (Save & link to NCS)	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Dogs on property?	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / <input checked="" type="radio"/> No		Referred to Approvals T/L  Yes / No

Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.

Owner informed me that engineer had tested the ground using a penetrometer test. Boundary pegs not sighted

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name Russell Brook Signature [Signature]

Date Inspected: 6/4/11

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

**KCDC CODE COMPLIANCE REVIEW CHECK SHEET**

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

Address:	Date:
	BC No:

application for code compliance certificate (Form 278) completed	<b>Y</b>	<b>N</b>
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**Confirm all required inspections have been completed and passed:** Answer: Yes or No

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

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Work in accordance with approved consent and approved amendments	Yes	No
If no, has NTF been issued:	N/A	Yes
Have items of non compliance been resolved and NTF uplifted.	N/A	Yes

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

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

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

**KCDC CODE COMPLIANCE REVIEW CHECK SHEET**

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

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**Compliance Schedule**

Is a new or amended compliance schedule required?	Y	N
If "Y" Has it been issued? (Refer note below)	Y	N
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		
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*Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.*

**Building consent requirements.**

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

Outline: -----

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

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

<i>Building officer:</i>	<i>Co- reviewer:</i>
Signature: .....	Signature: .....
Date: ...../...../.....	Date: ...../...../.....
Name: .....	Name: .....

**RECEIVED**  
 30 MAR 2011  
 KAPITI COAST  
 DISTRICT COUNCIL



**FOR COUNCIL USE:**

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site Inspection & sign off this form when completed.	
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		
Building	✓		12/4/11 [Signature] 26/4/11
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
<b>NOTES:</b>			

<b>Building Consent No.</b>	110146
<b>Building Project</b>	structural First floor deck & internal alterations
<b>Location (Site Address)</b>	72 Rosetta Road Raumati
<b>Building Category</b>	Circle appropriate category 0 ① 2 3

Application workflow checklist		
	Name & Signature	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001	George Mason	30 <sup>th</sup> March 2011
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Barbara	30/3/11
Pages numbered by CSO CS-WI-008		
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Barbara	31/3/11
BC Application signed over to BC CS-WI-009	Barbara	31/3/11
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Sime Copp Chime Sherlock	12/4/2011 13/4/11
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012	Angie	2/5/11
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

**CONSENT DATA INPUT REQUIREMENTS**

REQUIRED INSPECTIONS	32		23		
✓ Foundation/Piles		✓	Lapse and cancellation after 12mths of consent		Installation of solid fuel appliance (wood burner) comply and secured
Block	2		Engineer design specific components	23A	Second hand wood burner certified
Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25	Contractor to leave site clean and clear
Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
Sub-Floor					
Drainage	6		Not approved as Habitable Room	31	As in CCZ, all fixings need to be stainless steel
Pre-Wrap	9	✓	Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
Pre-Clad	10		Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
✓ Weathertightness					
Pre-lining (Building)	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
Pre-lining (Plumbing)					
Wet areas - membrane	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
✓ Post Lining					
Brick Veneer	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Retaining Wall					
✓ Final (Dwelling)	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
Final (Commercial & Multi-resd)					
	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44	Exterior cladding system to be completed and inspected prior to internal lining
	21		Minimum FFL to comply with NZS3604		

STANDARD CONSENT CONDITIONS	
37	
72	
80	

**NON-STANDARD ADDENDA**

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**FOR OFFICE USE ONLY**

FEES		APPLICATION FEE	\$.....
Building Fee	\$1166-00		\$1231-00
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....	18474	30/3/11
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$.....		30/3/11
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$.....	Simon Paul & Melanie Armstrong	
Compliance Schedule	\$.....		
Digital Storage Fee	\$39-00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$26-00	110146	30/3/11
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$1231-00	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 9/01  
KAPITI COAST DISTRICT COUNCIL

30-03-11 16:09 Receipt no.372393

\*COPY\* \*COPY\* \*COPY\*

DR BC110146

SIMON PAUL & MELANIE 1,270.00-

Simon Paul & Melanie Jane Armstrong:72

CQ EFT

Simon Paul & Melanie 1,270.00



**Kāpiti Coast District Council**

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

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

# Building consent      110146

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

Valuation number: 1529111800

Building name:

Location of building within site/block number:

Level/unit number:

## The owner

Name of owner: Simon Paul & Melanie Jane Armstrong

Contact person:

Mailing address: 72 Rosetta Road, Raumati South 5032

Street address/registered office:

Phone number: Landline: 902 1022

Mobile: 021 966 683

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

As above

## Building work

The following building work is authorised by this building consent:

Remove interior walls, replace bracing with steel beam & bracing walls and diaphragm ceiling. New deck.  
New stairs to new entrance doore. Move existing multi-fuel fire

Residential dwelling

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

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

**Compliance schedule**

A compliance schedule is not required for the building.

**Attachments**

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



Signature



Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 26/04/11

2 May 2011

Simon Paul & Melanie Jane Armstrong  
72 Rosetta Road  
Raumati South 5032

Dear Sir/Madam

### **Approval of Building Consent: 110146**

Description: Remove interior walls, replace bracing with steel beam & braceline walls and diaphragm ceiling. New deck. New stairs to new entrance doore. Move existing multi-fuel fire  
Location: 72 Rosetta Road, Raumati  
Legal Description: LOT 3 DP 74777

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

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

As the owner you are also responsible for the following:

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

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

## Addenda to Application

### Application

Simon Paul & Melanie Jane Armstrong 72 Rosetta Road Raumati South 5032	No.	110146
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### Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Remove interior walls, replace bracing with steel beam & braceline walls and diaphragm ceiling. New deck. New stairs
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
Valuation No.	1529111800

Builder:	Owner/Builder
Drainlayer:	Designscape 298 Rosetta Road, Raumati : 702 8528
Contractor:	Allan Pullenger 298 Rosetta Road, Raumati

### General Requirements

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

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Note and comply with endorsements on approved plans.

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

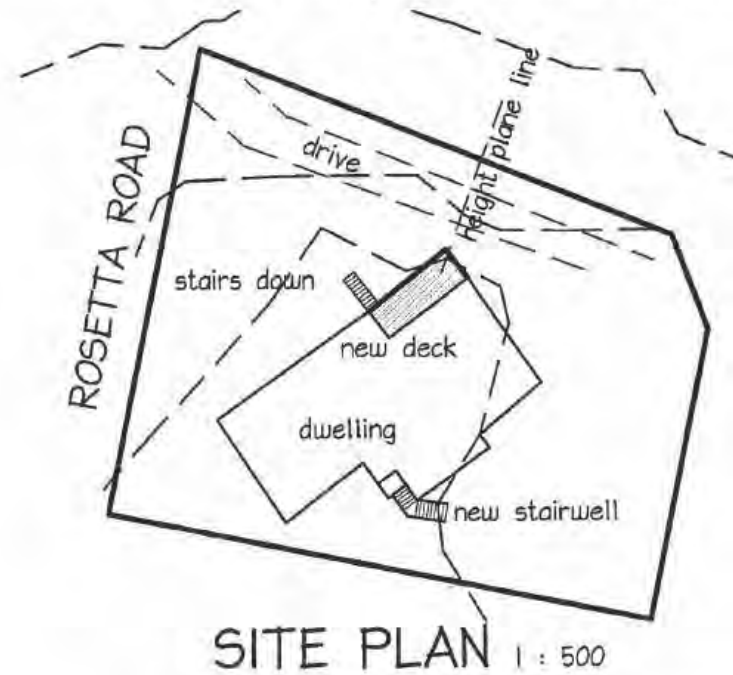
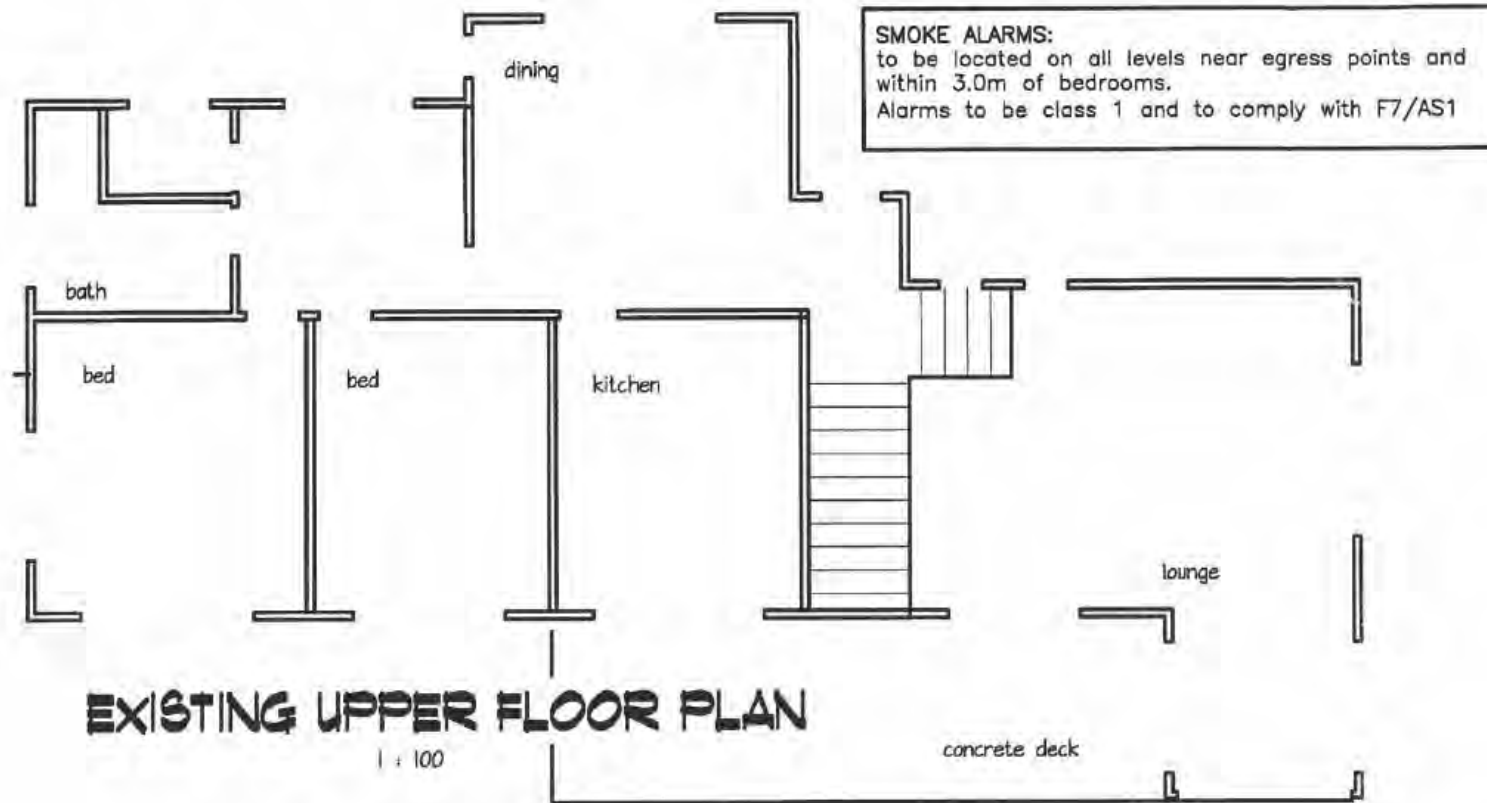
**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:**

---

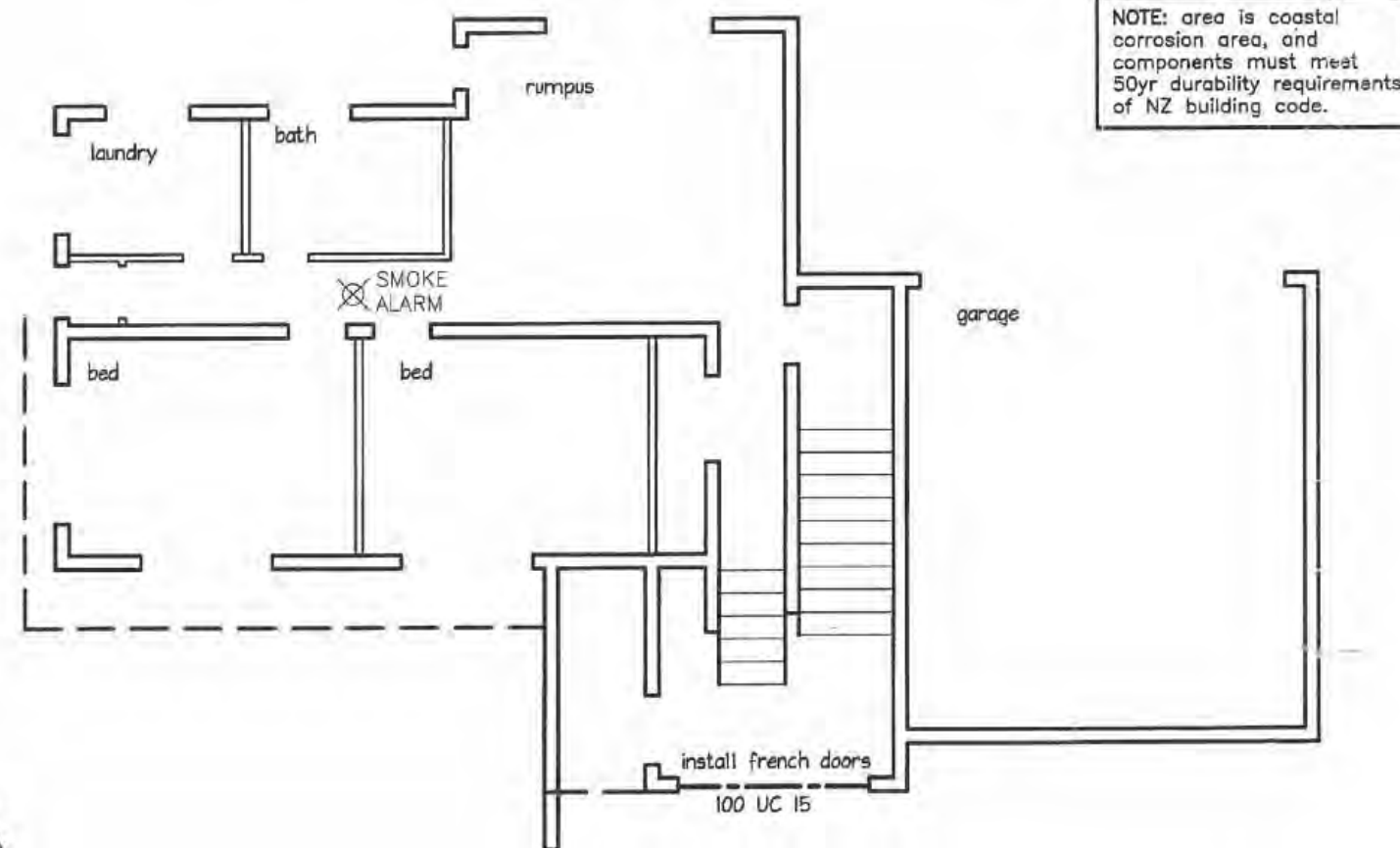
no record of any services in the vicinity of  
of the proposed work. Take care

0021

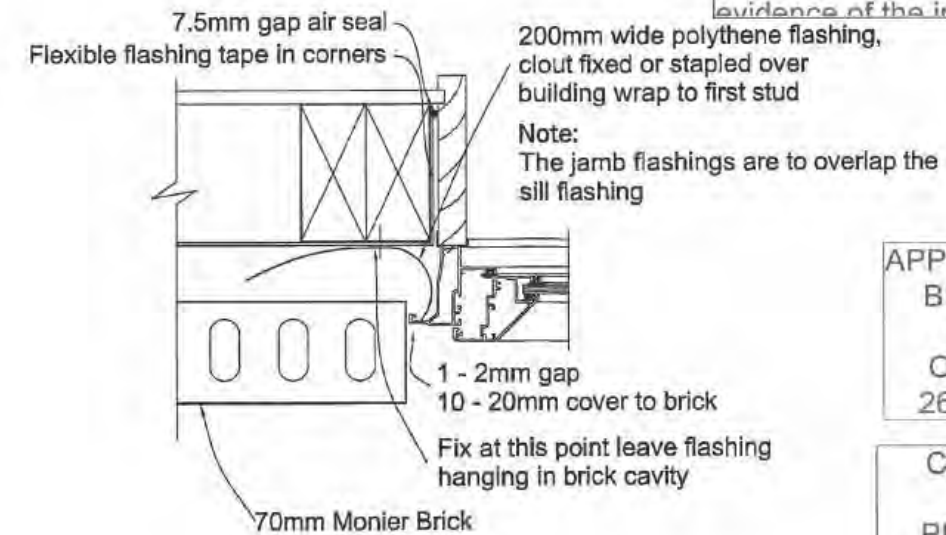


**RECEIVED**  
30 MAR 2011  
KAPITI COAST DISTRICT COUNCIL

**GLAZING:**  
All glazing to conform to NZS 4223 Pt 3 1993.  
Safety glass shall be Grade A, Toughened or Laminated.  
Single paned glazed doors to be Grade A Safety glass.  
New Joinery to conform to NZS 4211 based on min' 1550pa DWP for VERY HIGH WIND ZONING.



**Window Jamb - Aluminium**



**ENGINEERS DESIGN**  
This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.

**APPROVED BY BUILDING OFFICER**  
jaimes  
26/04/2011

Planning Approved by  
Jill Burke  
29/04/2011

**CHECKED BY PLUMBING AND DRAINAGE**  
12/4/2011

Scale 1:5

the contractor shall check and verify dimensions before construction

**designscape**  
shark ball ltd  
Civil, Structural and Building design  
http://www.designscape.net.nz email  
info@designscape.net.nz

Allan Pullenger AIPENZ CertETn  
298 Rosetta Road  
sunny Raumati  
phone & fax 04 902 8528  
Mob 027 442-0486

**Armstrong House**  
72 Rosetta Road  
Deck and Alterations

scale as shown  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
2730-01  
Sheet 1 of 5

## SCOPE OF INSPECTION SHEET

Date 15/8/13. SR or BCA 110146. Inspection No. \_\_\_\_\_  
 Time 2.00 Documents on site YES  NO   
 Owner Name ARMSTRONG Project Description ACTS  
 Site Address 72 ROSETTA RD.

Building  Plumbing  Other \_\_\_\_\_  
 Circle appropriate Type & Inspection

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

Engineer Supervision Yes No n/a - Name \_\_\_\_\_

Notes \_\_\_\_\_ Diagram (if necessary) \_\_\_\_\_  
Recheck Hand Rail  
ACI COMPLIANT.

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

Site instruction issued \_\_\_\_\_  
OK TO SUB ECL.

Confirmation of person on site Result:  Pass  Part pass  Fail  
 Name \_\_\_\_\_ LBP No. \_\_\_\_\_

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

Agreed \_\_\_\_\_ Sign [Signature]  
 Officer Name alan Sign \_\_\_\_\_

Information entered into data base  Initial \_\_\_\_\_ Date 1/1/13

## SCOPE OF INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Post application of waterproof membrane system.

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

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

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

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

### PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

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

**SCOPE OF INSPECTION SHEET**

Date 19/4/13 SR or BCA 110146 Inspection No. 5  
 Time 11:00 Documents on site YES / NO  
 Owner Name ARMSTRONG Project Description Asp Deck  
 Site Address 72 ROSSETTA ROAD

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

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

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

Notes All previous inspection's Diagram (if necessary)  
checks out + passed.  
work completed as per plan.  
Smoke tests in place.  
Floors used + sealed.

Received paper work on site.

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

Site instruction issued - HANDMAIL TO FOOT STEPS AS DISCUSSED.  
- PS4 FROM ENGINEER FOR BEAM +  
Deck piece / G.M.C.  
23/5/13.

Confirmation of person on site Result:  Pass  Part pass  Fail

Name Owner LBP No. ....

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

Agreed, ..... Sign [Signature]  
 Officer Name Gareth Ma Sign [Signature]  
 Information entered into data base  Initial ..... Date 1/1/13

**FINAL INSPECTION**

Date 19/4/13 SR or BCA 110146 Inspection No. 5  
 Time 11:00 Documents on site YES / NO  
 Owner Name ARMSTRONG Project Description Acacia Ave  
 Site Address 72 ROBERTA ROAD

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

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

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

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

**Applicable to all inspections**

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
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**FINAL - Exterior**

Sub-floor ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Roof fixings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Spouting + Down-pipes	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Deck Structure	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Flashings - Roof	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Penetrations - Flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Barriers	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Gully Dishes	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Storm-water + site drainage	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Handrails	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> NA	Wastes to gully	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Fixings - Durability	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Steps/Stairs	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Terminal vents/AAV's	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Cladding painted/sealed	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Flashings - Windows/Doors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding Ground Clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

**FINAL - Interior**

Service areas - floors/walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Food storage/preparation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Hot water temp .....	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Stair design	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Solid fuel heater	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Insulation + clearance	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Water supply tank	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Balustrades	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	HWC flues	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Trap seals + AAV's	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Lightings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC valves	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Cistern flushing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Laundering	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	HWC restraint	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	WC pan connection	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Cooking facilities	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Tempering valve	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Septic tank	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Smoke detectors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Glazing - Human Impact	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Window labels	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

**FINAL - Intertency/Commercial**

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

Road Crossing Complete	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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Name: ..... Officer Sign:  Date: 19/4/13

**SCOPE OF INSPECTION SHEET**

Date 5/12/11 SR or BCA 110146 Inspection No. 4

Time 1-30 Documents on site YES / NO

Owner Name ARMSTRONG Project Description ILTS + Deck

Site Address 72 ROSECTIA RD

Building  Plumbing  Other .....

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

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

Notes ..... Diagram (if necessary)

6 X HOLES 500X500X1.400

OK TO POUR

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

Site instruction issued .....

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  No One on site

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

Agreed, [Signature] Sign [Signature] Date .....

Officer Name AW Sign [Signature] Date 5/12/11

Additional Insp. Sheet No. ....

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

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

Date: 5/12/11 SR or BCA: 110146 Inspection No.: 4  
 Time: 1-30 Documents on site: YES / NO  
 Owner Name: ARMSTRONG Project Description: ALTS + DECK  
 Site Address: 72 ROSETIA RD

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

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

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

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

**SITE**

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

**FOUNDATIONS**

**PILES**

**SUBFLOOR**

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

**PRE SLAB**

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

**DRAINAGE**

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

Officer Name: Alan Sign: [Signature] Date: 5/12/11

**SCOPE OF INSPECTION SHEET**

Date 6/7/2011 SR or BCA 110146 Inspection No. 3

Time 11.10 Documents on site  YES / NO

Owner Name \_\_\_\_\_ Project Description AKS - Decks

Site Address 72 ROSSITA ROAD

Building  Plumbing Circle appropriate Type & Inspection Other \_\_\_\_\_

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

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

Notes \_\_\_\_\_ Diagram (if necessary) \_\_\_\_\_

INSPECTION TO REAR DECKS.  
PILE HOLES CORRECT SIZE AND DEPTH. SOLID TO PROBE.  
OLD SOAK FIT TO SIDE OF.  
TWO PILES ENGINEER HAS BEEN NOTIFIED AND INSTRUCTED BUILD.  
HOW TO FIX PROBLEM

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

Site instruction issued ENGINEERS P.S.F. REQUIRED FOR C.C.C.

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

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

Agreed, TONY LING (Print Name) Sign [Signature] Date 6.7.11

Officer Name TONY LING Sign [Signature] Date 6.7.11

Additional Insp. Sheet No. \_\_\_\_\_

Information entered into data base  Initial \_\_\_\_\_ Date 6/7/11

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

Date 6/7/2011 SR or BCA 110146 Inspection No. 2

Time 11.10 Documents on site YES / NO

Owner Name \_\_\_\_\_ Project Description AKS. Decks

Site Address 77. Ross Road

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

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

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

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

**SITE**

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

**FOUNDATIONS**

**PILES**

**SUBFLOOR**

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

**PRE SLAB**

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

**DRAINAGE**

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

Officer Name: TONY KING Sign:  Date: 6/7/11

**SCOPE OF INSPECTION SHEET**

Date 27/6/11 SR or BCA 110146 Inspection No. 2  
 Time 1:40 Documents on site  YES / NO  
 Owner Name AMSTRONG Project Description AMBS + ACTS  
 Site Address 72 ROSETTA RD

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

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

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

Notes All STAIRS VAN + CEILING  
WINGS IN PLACE  
BASELINE IN PLACE + SCREW FIXES  
AS REQUIRED  
AN G.S.E BRACE VAN AND SCREW  
FIXES  
CONCRETE 13mm ULTIMATE FIXES AS  
PER DIAGRAM  
OK TO CONTINUE

Diagram (if necessary)

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

Site instruction issued .....

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  No One on site

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

Agreed, [Signature] Sign [Signature] Date 27.6.11  
(Print Name)

Officer Name S. [Signature] Sign [Signature] Date 27.6.11

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.11

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 27/6/11 SR or BCA 110145 Inspection No. 2  
 Time 1:40 Documents on site  YES / NO  
 Owner Name ARMSTRONG Project Description AAAS + ALTS  
 Site Address 72 ROSEBANK

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

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

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

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

### Applies to all inspections

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

### WEATHERTIGHTNESS

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

### PRELINE

Item	P	F	NA	Item	P	F	NA	Item	P	F	NA
Max moisture Content .....				Insulation R Value .....				Bracing connections			
Ventilation to rooms				Top plate connection				Air seats			
Timber treatment				Ceiling batten spacing				Bottom plate fixings			
Lintel/beam size & fixing				Stud spacing							
Plumber Name				TPR line				Waste pipe size & test			
Soil pipe size and test				Inbuilt S/W pipes tested				Floor wastes			
Pipes fixed/supported				Vents terminated				Shut off valves			
System: AS3500, G18, Other				Pressure Test				Fire wraps and collars			

### POSTLINE

Item	P	F	NA	Item	P	F	NA	Item	P	F	NA
Sheet bracing	<input checked="" type="checkbox"/>			Wet area substrate system			<input checked="" type="checkbox"/>	Sheet fixings	<input checked="" type="checkbox"/>		
Penetrations sleeved			<input checked="" type="checkbox"/>					Fire/Acoustic separation			<input checked="" type="checkbox"/>

Officer Name: ..... Officer Sign: [Signature] Date: 27/6/11

## SCOPE OF INSPECTION SHEET

Date 13/6/11 SR or BCA 110146 Inspection No. 1

Time 3:30 Documents on site YES / NO

Owner Name ARMSTRONG Project Description ADDS + AUS

Site Address 72 ROSETTA RD

Building  Plumbing

Circle appropriate Type & Inspection Other .....

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

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

Notes ENGINEER INVOLVED FOR STEM  
BGANS IN LIVING AREA  
WEATHERTIGHT FOR NEW BIFOLDS  
FLASHING IN PLACE + CLADDING COMPLETE  
ALL BRACKMAN HOLD DOWNS IN  
PLACE INSULATION IN STAIRS TO  
COVERINGS + AUS

Diagram (if necessary)

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

Site instruction issued TO COMPLETE AIR SHAWS AROUND  
OPENINGS 50% DATE ON INSPECTION  
SITE REPORT + PS4 FROM ENGINEER

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

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

Agreed, Simon Armstrong (Print Name) Sign [Signature] Date 13/6/11

Officer Name C. ALLEN Sign [Signature] Date 13/6/11

Additional Insp. Sheet No. ....

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

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 13/5/11 SR or BCA 110146 Inspection No. 1

Time 3:30 Documents on site YES / NO YES

Owner Name ANSON'S Project Description NOISE - A.C.S

Site Address 71 Rossmore Rd

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

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

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

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

### Applies to all inspections

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

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

### PRELINE

Max moisture Content %	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

### POSTLINE

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

Officer Name: \_\_\_\_\_ Officer Sign:  Date: 13/5/11



Site Inspection Report - New BC Applications

BC Application number: 110146 Lot ..... DP .....

Site Address: 72 Rosetta Rd Raumati

Building Project: Peck and internal Afts

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Datum point identified?	Yes <input checked="" type="radio"/> No	Property sited on hill	
Boundaries identified?	Yes / <input checked="" type="radio"/> No	Well established existing fence line	
Check ground conditions OK?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Penetration test 150mm	
Check f/path, kerb & channel, grass berm, note existence/damage.	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Shingle covering crossing washed down from drive	
Vehicle entrance crossing installed (describe condition)	<input checked="" type="radio"/> Yes / <input type="radio"/> No	As above	
Photos taken? (Save & link to NCS)	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Dogs on property?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / <input checked="" type="radio"/> No		Referred to Approvals T/L  Yes / No

Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.

Owner informed me that engineer had tested the ground using a penetrometer test. Boundary pegs not sighted

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name: Russel Book Signature: R Book

Date Inspected: 6/4/11

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

**KCDC Building Consent Authority**  
 Building Consent **AMENDMENTS** Documentation Filed

BC No.	110146 A
Street Address.	72 Rosella Rd, Raumati South

*Tick indicates document(s) included in this Building Consent*

Amendment Consent Application,	✓								
Costing schedule,	✓								
Amended Plans and specifications,	✓								
Invoice and receipt,	✓								
Processing records/checksheets,	✓								
Inspection page printouts	✓								
<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1-7</td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>	1-7								
1-7									
Amended Building consent and memorandum,									
Producer statements and supporting documentation,									
Peer review documents,									
Fire design documents,									
Requests for further information and other correspondence,									
Supplementary information,									

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

Decking ✓  
 Joist span ok ✓  
~~beams~~  
 beams ok ✓

\* Stringer appears to attach to a cantilevered slab  
~~supporting brch - specific design~~

~~\*~~

See attached note 24/11/11

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

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**Compliance Schedule**

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

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

**Building consent requirements.**

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

Outline: 

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

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

Building officer:   
 Signature: .....  
 Date: 20 / 8 / 13  
 Name: Alan

Co-reviewer:   
 Signature: .....  
 Date: 26 8, 13  
 Name: Russel Brook

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

Address: 72 ROSETTA ROAD Kauri	Date: 19/4/13
	BC No: 110146

application for code compliance certificate (Form 278) completed	<input checked="" type="radio"/> Y	<input type="radio"/> N
--	------------------------------------	-------------------------

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

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

Spoke to Approving official J.S. who Accepted  
 Amandas has visit no reference to  
 original doing Engineers. HE SAID OK TO ISSUE  
 WITH OUT PS4.

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

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

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

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



Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

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

29 January 2013

Simon Paul & Melanie Jane Armstrong  
72 Rosetta Road  
Raumati South 5032

**Building Consent: 110146**

Dear Sir/Madam

### **Progress of work on Building Consent 110146**

**Location:** 72 Rosetta Road, Raumati  
**Legal Description:** LOT 3 DP 74777  
**Description:** Remove interior walls, replace bracing with steel beam & braceline walls and diaphragm ceiling. New deck. New stairs

The Council, under section 93 of the Building Act 2004, must decide whether to issue a code compliance certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted 20 months ago.

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC. I have enclosed a copy of a CCC application form.

If your building work is complete, please ring and book a final inspection. The completed CCC application form will be collected by the building inspector when he/she visits.

If your building work is nearly complete and will be completed within the 2-year time frame, please ring and book a final inspection once the work is completed, and mail your CCC application form to the Council.

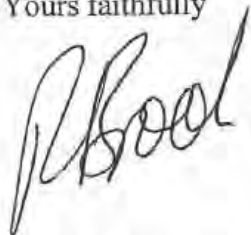
If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you would like to discuss this matter please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Brook', written in a cursive style.

Russell Brook  
Building Consents and Licensing Services  
Kāpiti Coast District Council



Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand



8 November 2011

Simon Armstrong  
72 Rosetta Road  
Raumati South 5032

**Building Consent: 110146A**

Dear Sir/Madam

### Request for further information

**Description:** Deck structure changed to fix to house with hung joists. Posts changed to laminate and post hole increased to 500m x

**Location:** 72 Rosetta Road, Raumati

**Legal Description:** LOT 3 DP 74777

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

Information Needed:

- 1) Section A-A of the revised plan indicates the stringer attaching to a floor slab that cantilevers and is supporting brick veneer. This detail is outside the scope of the acceptable solutions. Please provide a design review of the detail by a Chartered Professional Engineer and a PS2 or a revised design complying with the acceptable solutions.

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 22/11/11. If we do not receive it by this date, we may not be able to issue your Amendment to building consent.

Please contact me if you would like to discuss this matter.

Yours faithfully

Jaime Sherlock

Direct line tel. no. (04) 296 4730

COPY

Author/generator ID data

*delivering on the community's plan*

**KĀPITI COAST**  
DISTRICT COUNCIL

me huri whakamuri, ka tīro whakamua

(04) 296 4700 or 0800 486 486

kapiti.council@kapiticoast.govt.nz

www.kapiticoast.govt.nz

\* Bearer cantilevered over spanned - clarify if there is a stringer right side.

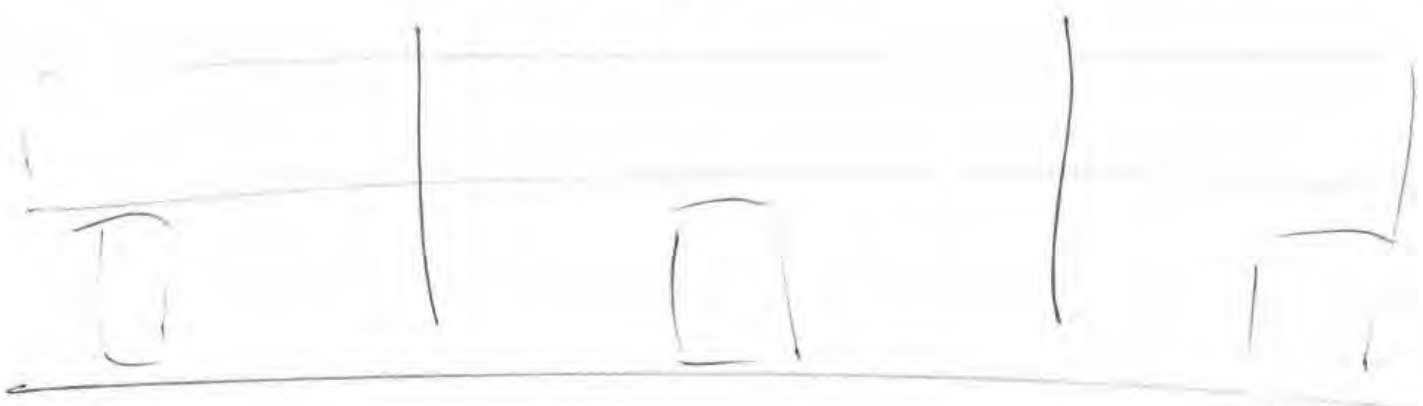
- Decking ✓
- Joists ✓ Joist to bearer ✓
- Bearer

Post size ok - Rebate not for a pile \*

Q Intel bearer?

\* Intel 290x90 ~~OS~~GS w/ 2m L/D ok to ~~refer~~ 2.6m T8.11

- \* Bearer over cantilevered - Refer 6.12.4 - stringer.
  - \* Clarify glass hand rail & glass balustrade - fig 26 D1/ASY - ducting.
  - \* post/pile over rebated.
- still to do



24/11/11

Revised plans provided

- Foundation design / bracing similar to original engineers design.
- Post #125x125
- Post to beam fixing in accordance with NZS 3604:2011
- Beam/bearer - cut detail table provided - However upto date table states a max span of 3.45m for 2.5kPa floor load. - given the boundary joist attachment to the block wall the cantilever is in consequential.
- Decking ok - hand rail details compliant.

JORG  24/11/11

3 April 2013

Simon Paul & Melanie Jane Armstrong  
72 Rosetta Road  
Raumati South 5032

Dear Sir/Madam

### **Inspection for Code Compliance Certificate 110146**

**Site Address:** 72 Rosetta Road, Raumati  
**Legal Description:** LOT 3 DP 74777  
**Project Description:** Remove interior walls, replace bracing with steel beam & braced walls and diaphragm ceiling. New deck. New stairs

I recently wrote to you to advise that the Council, under section 93 of the Building Act 2004 (BA04), must decide whether to issue a code compliance certificate (CCC) following the 2-year anniversary of the date the building consent was issued. Your building consent was granted 23 months ago.

Under section 92 of the BA04, the building owner must apply for a CCC after all building work to be carried out under a building consent is completed. As we have not received an application for a code compliance certificate (CCC) from you my assumption is that you simply not aware of the necessity to do so or your project is not yet completed. For your information I have enclosed a further copy of the CCC application form.

On the assumption that the project will be completed within time, I have scheduled a final inspection of this project by a Council officer for Friday, 9am, 19 April 2013. If this time is not convenient, please ring to re-schedule the inspection, as Council has a statutory decision to make within 20 working days of 26 April 2013. Please complete the CCC application form and hand it to the inspector on site.

If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work.

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you would like to discuss the matter please contact me.

Yours faithfully

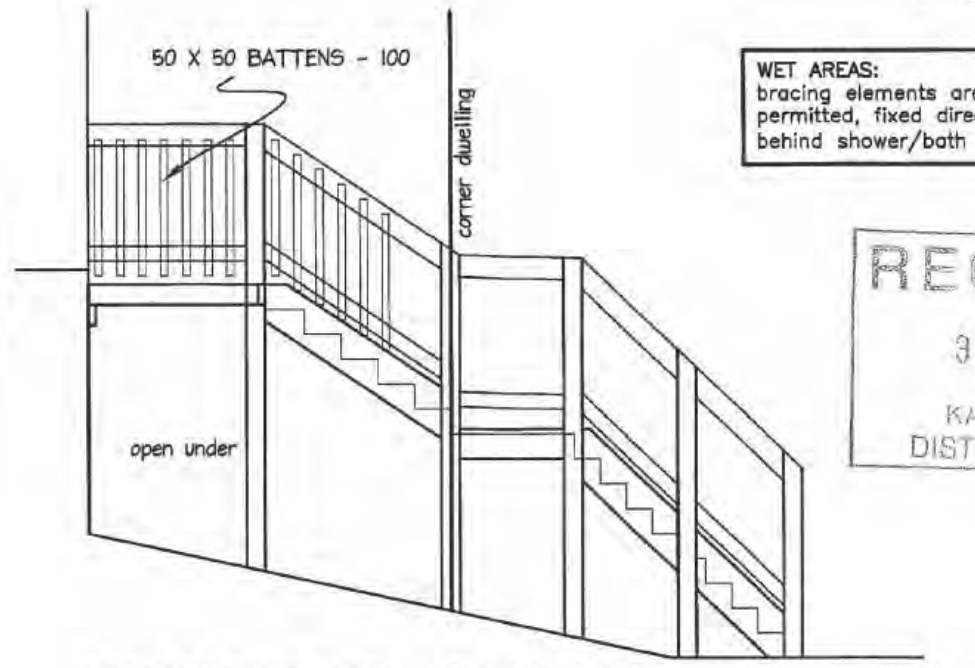
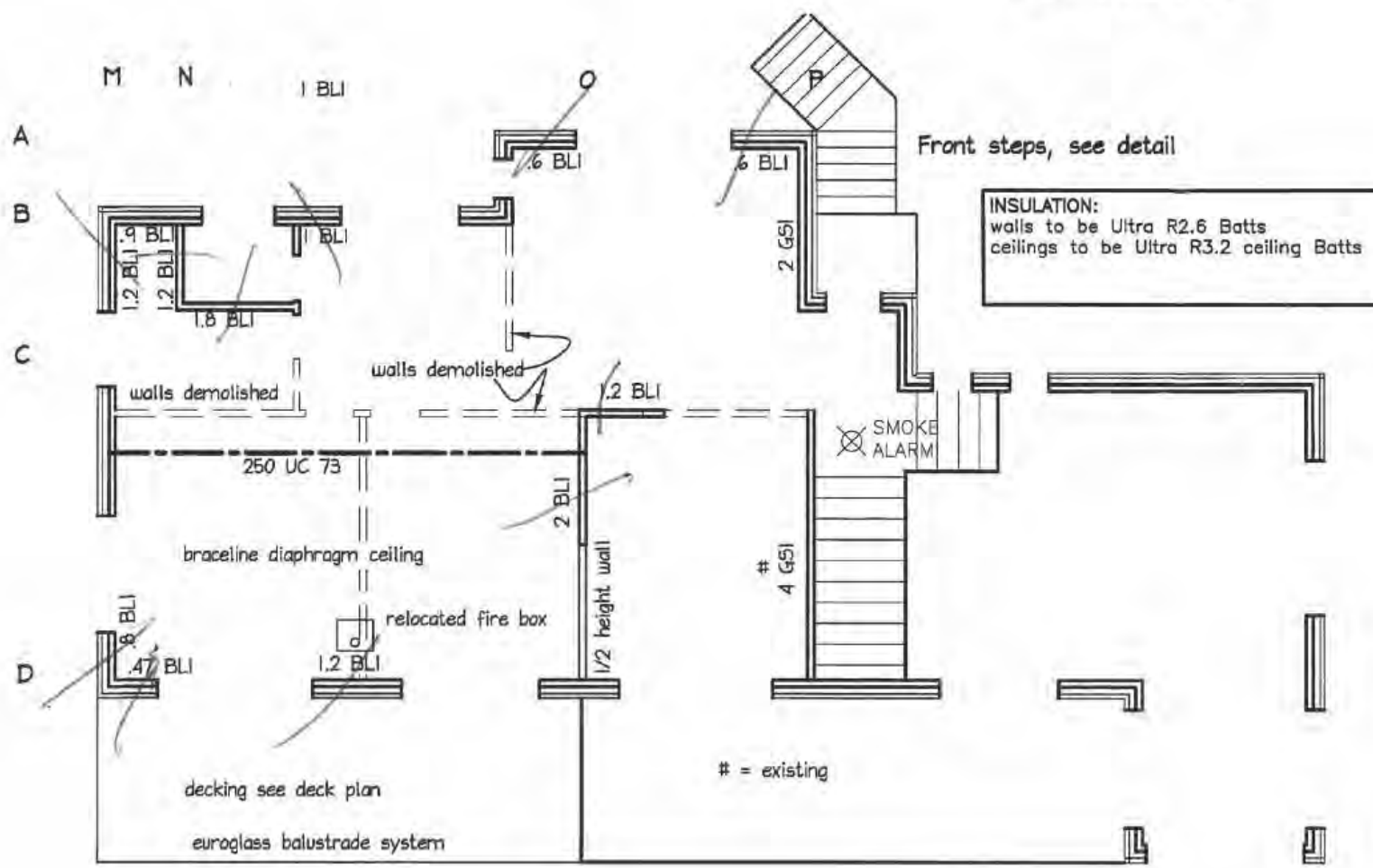
A handwritten signature in black ink, appearing to read 'R Brook', written in a cursive style.

Russell Brook  
Building Consents and Licensing Services  
Kapiti Coast District Council

Enclosure: Copy of CCC application form

WET AREAS:  
bracing elements are not permitted, fixed directly behind shower/bath fixtures.

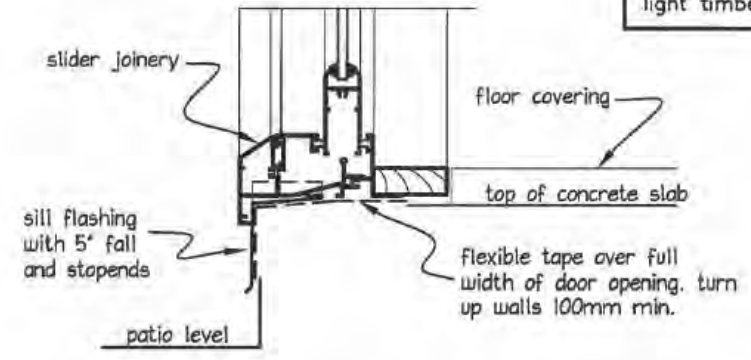
RECEIVED  
30 MAR 2011  
KAPITI COAST DISTRICT COUNCIL



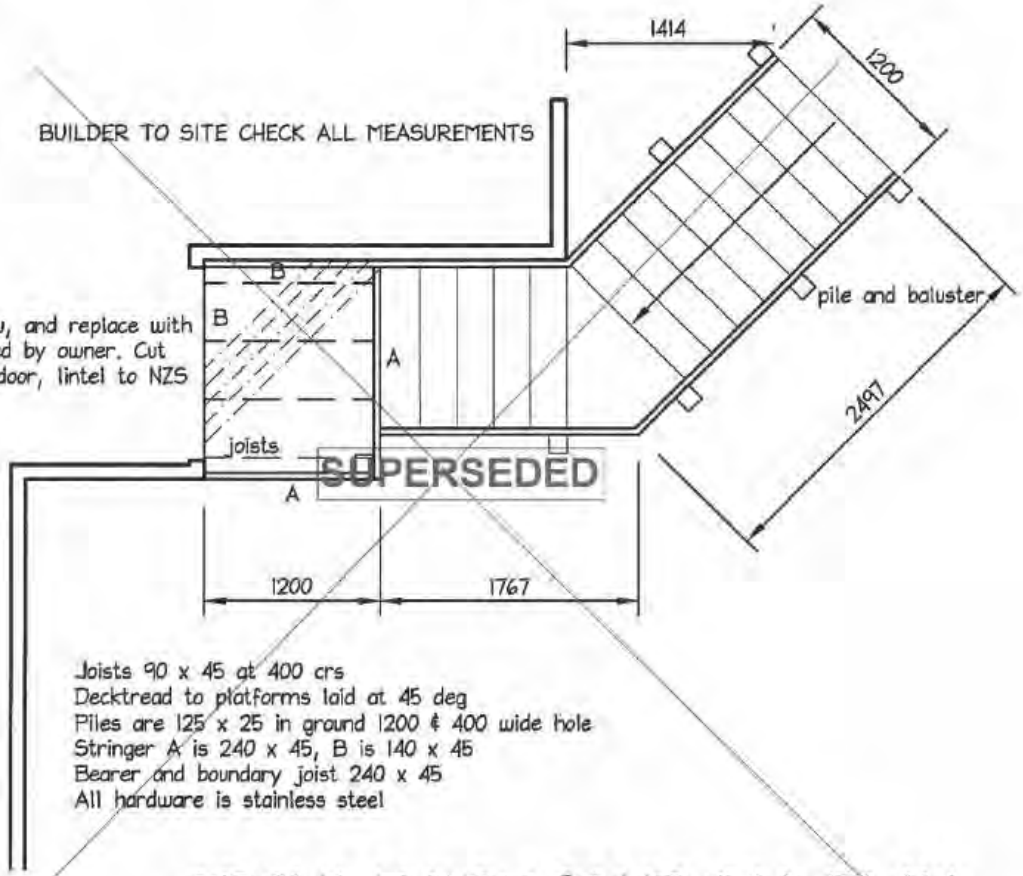
FRONT ENTRY STAIRWELL ELEVATION

BRACING, BEAM AND LAYOUT PLAN

all work must be carried out to conform to the relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS3604:1999 for light timber framed construction.



SILL DETAIL  
CONCRETE SLAB FLOOR



FRONT ENTRY STAIRWELL PLAN

the contractor shall check and verify dimensions before construction

**designscape**  
shark bay ltd  
Civil, Structural and Building design  
<http://www.designscape.net.nz> email  
[info@designscape.net.nz](mailto:info@designscape.net.nz)

Allan Pullenger AIPENZ CertETn  
298 Rosetta Road  
sunny Raumati  
phone & fax 04 902 8528  
Mob 027 442-0486

Armstrong House  
72 Rosetta Road  
Deck and Alterations

scale 1:50  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
2730-01  
Sheet 2 of 5

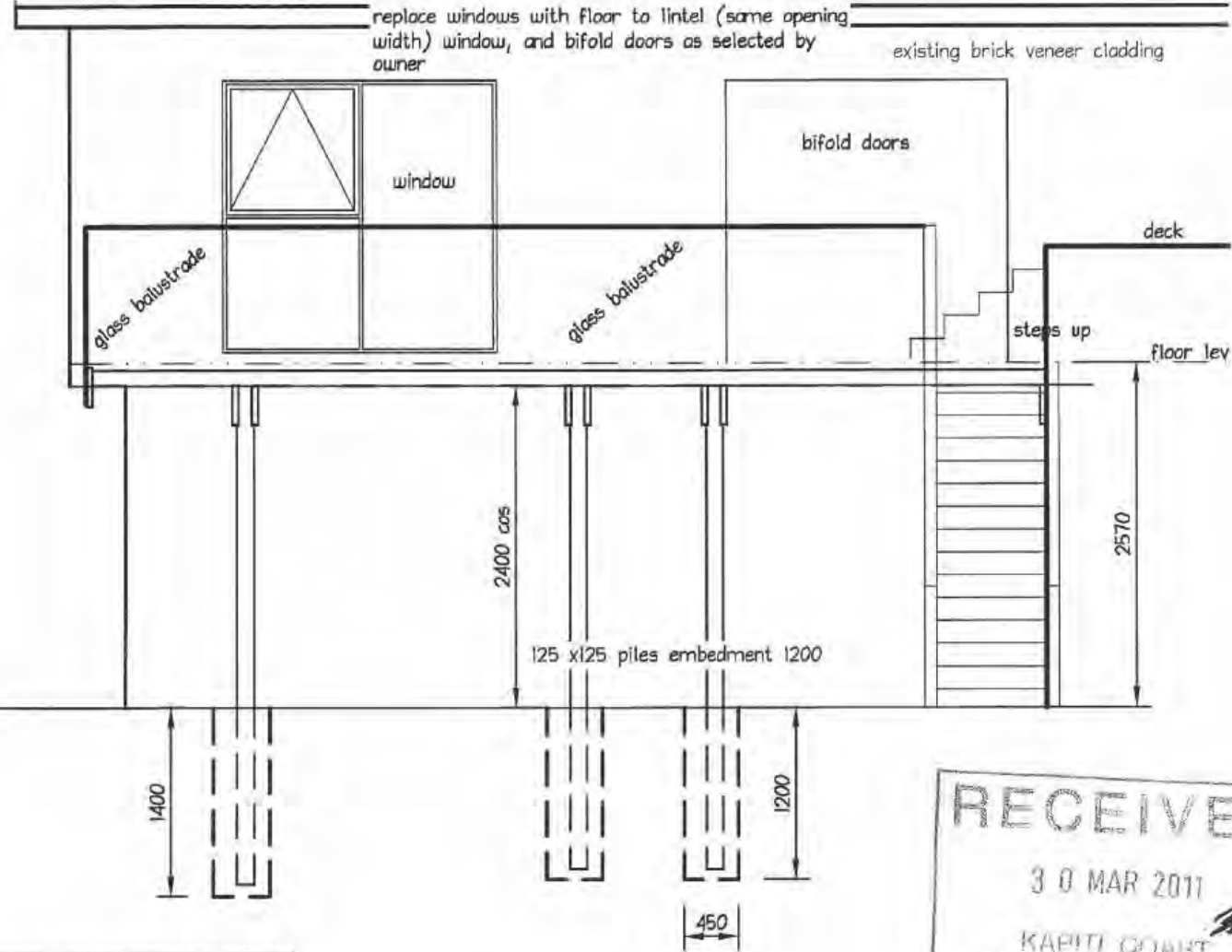
**EXTERNAL BALUSTRADES: (decks etc.)**  
 to be constructed to withstand the following horizontal loads.  
 uniformly distributed load - 0.75 kN/m  
 UDL applied to the in fill - 1.0 kN/m  
 point load applied to the in fill - 0.5 kN/m

**SLIP RESISTANCE (decks, steps etc.)**  
 surface to achieve slip resistance to satisfy paragraph 7.4.4, NZS 3604

The builder is responsible for requesting inspections by engineer on the owners behalf. NOTE inspections are required for the PS4 to be issued

**BALUSTRADES:**  
 max spacing of 100x100 balustrade posts to be 1200crs with balustrade rails of 25x25 @ max 100crs

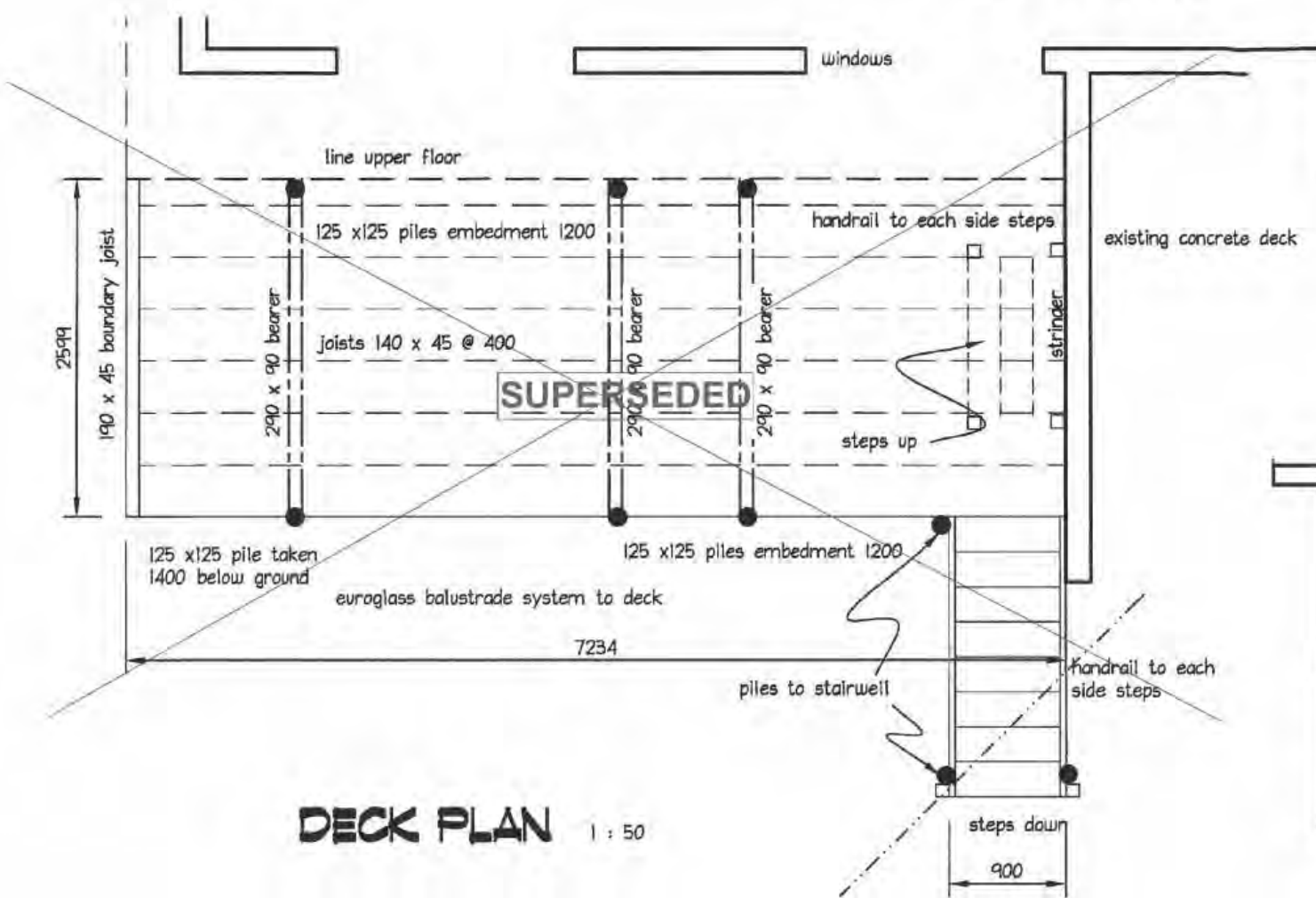
Safety glass to NZS 4223 Pt3 (1999 revision)



**DECK ELEVATION - SECTION**

**RECEIVED**  
 30 MAR 2011  
 KAPITI COAST DISTRICT COUNCIL

Provide electrical certification after completion and prior to Code Compliance Certificate being issued



**DECK PLAN** 1 : 50

**BOLT FIXING:**  
 all nuts and bolts to have 50x50x5 washers when in contact with timber

**BOLT FIXING:**  
 all nuts and bolts will be retorqued after 3 months

the contractor shall check and verify dimensions before construction

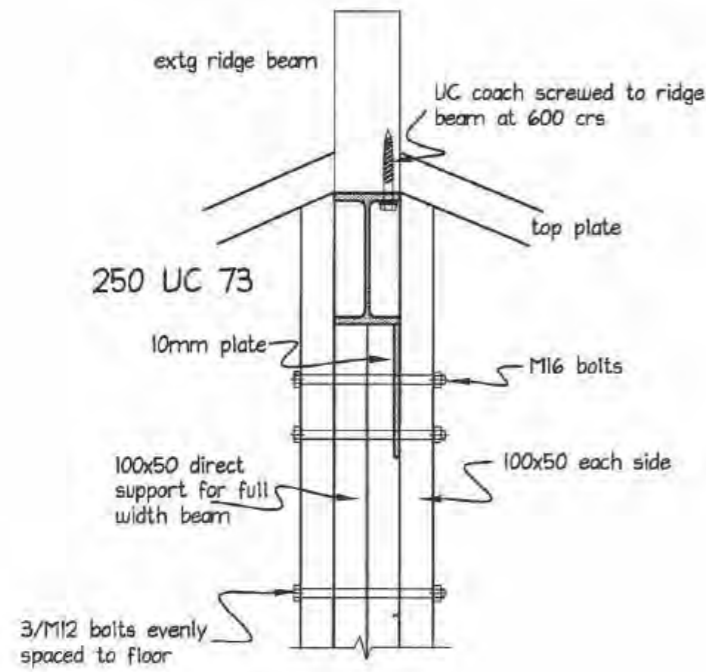
**designscape**  
 shark bait ltd  
 Civil, Structural and Building design  
<http://www.designscape.net.nz> email info@designscape.net.nz

Allan Pullenger AIPENZ CertETn  
 298 Rosetta Road  
 sunny Raumati  
 phone & fax 04 902 8528  
 Mob 027 442-0486

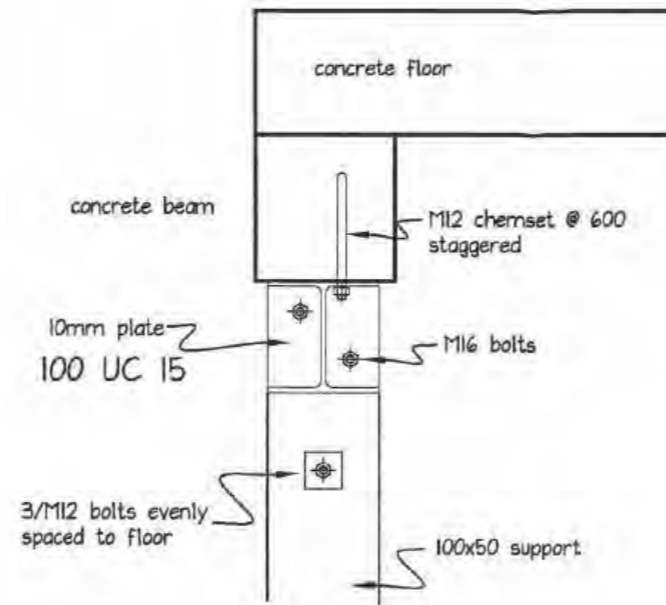
**Armstrong House**  
 72 Rosetta Road  
 Deck and Alterations

scale 1: 50  
 date march 2011  
 drawn Allan Pullenger  
 designed Allan Pullenger

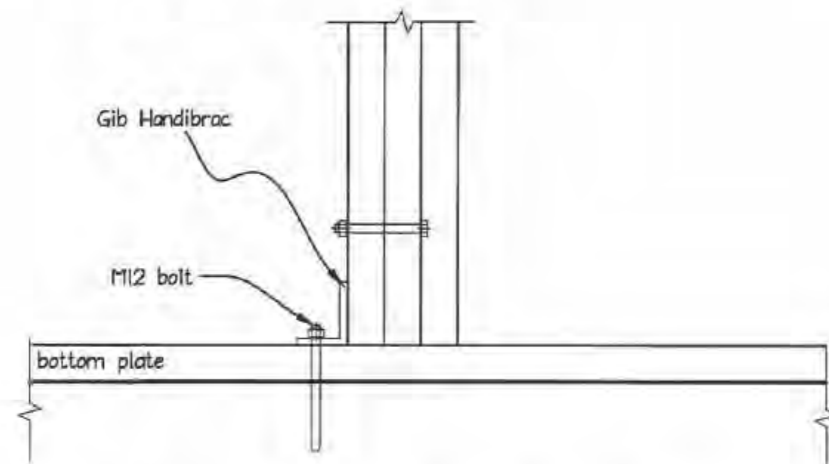
plan number 2730-01  
 Sheet 3 of 5



**BEAM END CONNECTION** SCALE 1:10



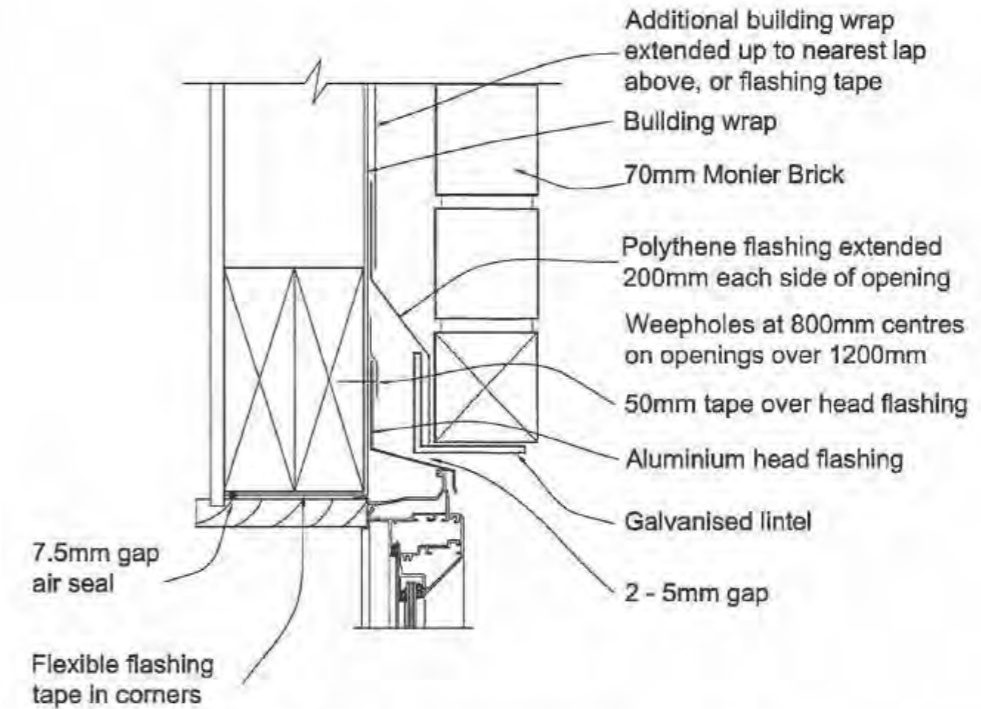
**WINDOW BEAM END** SCALE 1:10



**BASE SUPPORT DETAIL** 1:10

The builder is responsible for requesting inspections by engineer on the owners behalf. NOTE inspections are required for the PS4 to be issued

**Window Head - Aluminium**



**Note:** Scale 1:5

- a. For openings greater than 2.0m, provide a landing for the lintel of 200mm for each side of the opening.
- b. For openings less than 2.0m allow 100mm each side of opening.

**Important:**

- a. All lintel bars must be propped until mortar is set (7 days).
- b. It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
- c. Provide brick ties within the bottom two courses.

the contractor shall check and verify dimensions before construction

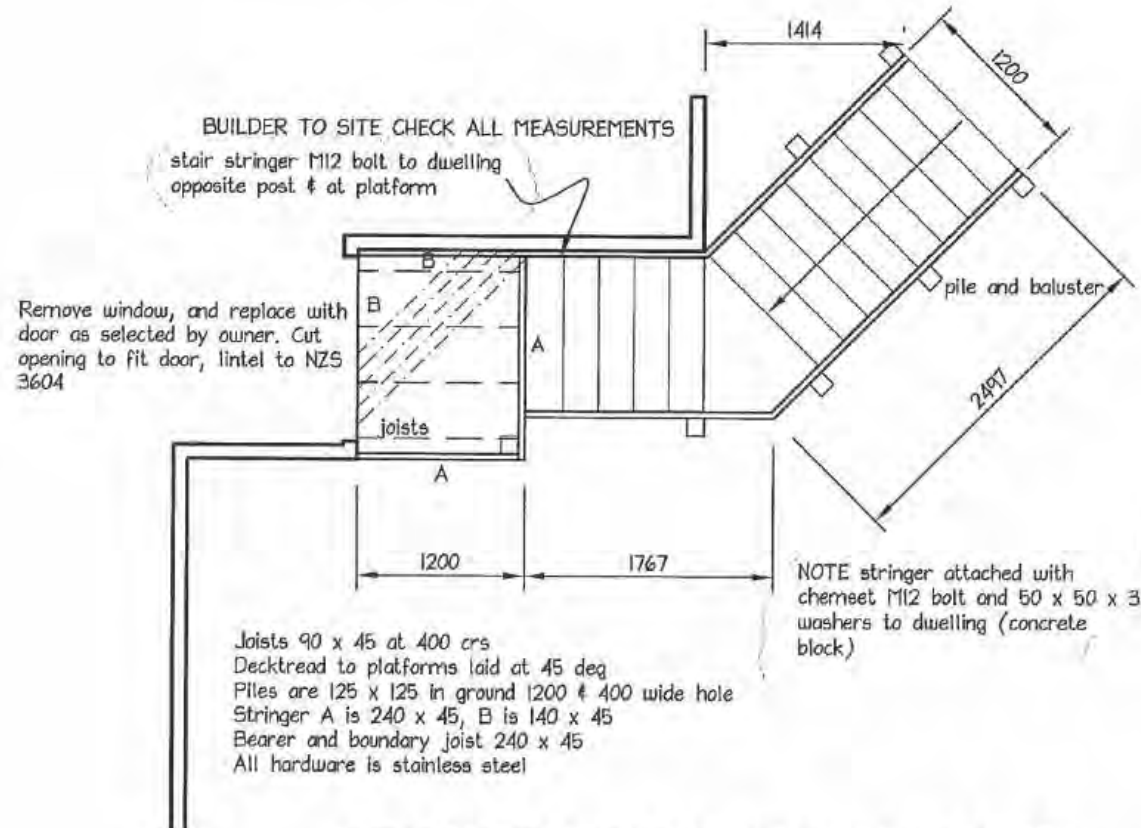
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Mob 027 442-0486

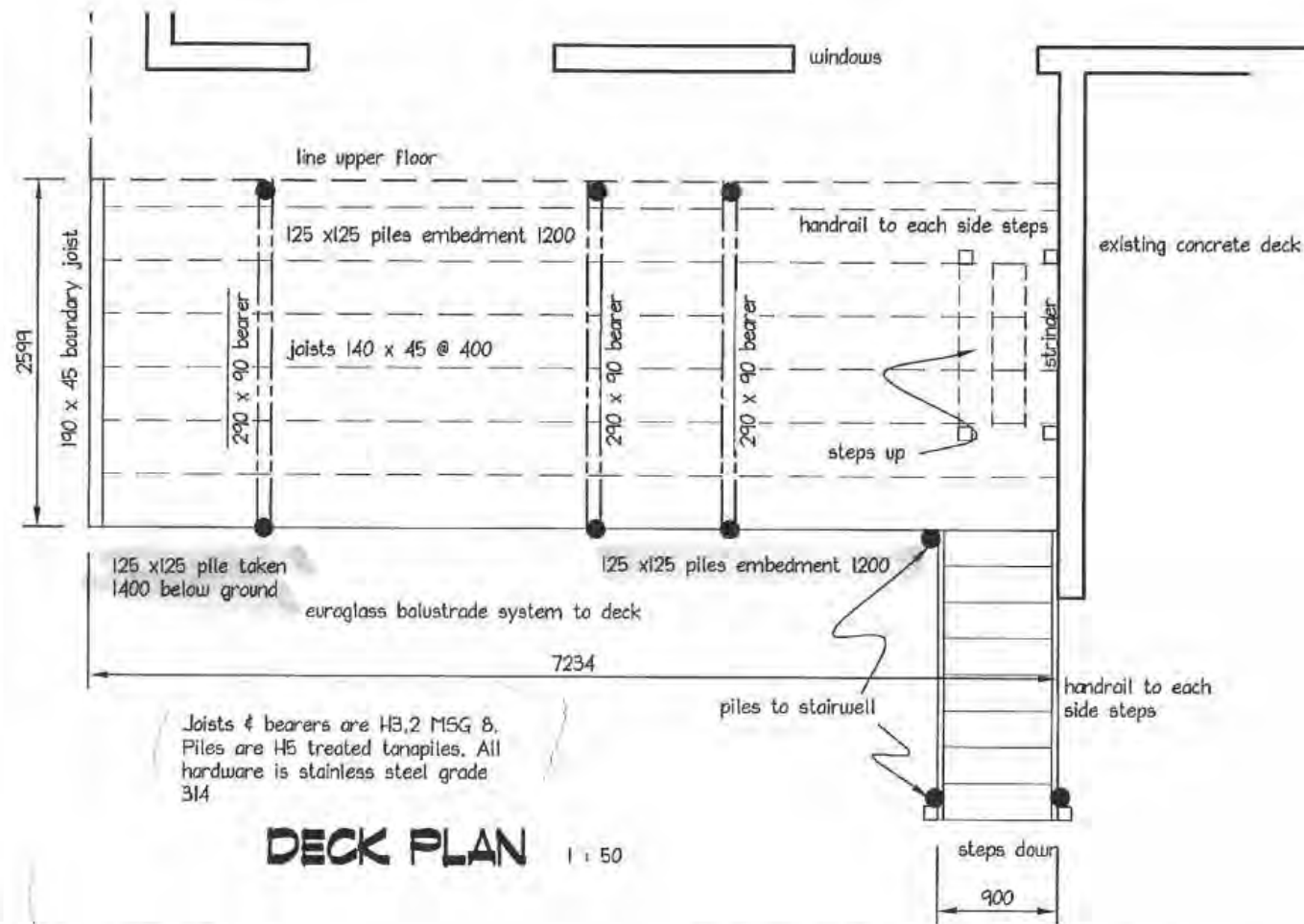
**Armstrong House**  
72 Rosetta Road  
Deck and Alterations

scale 1:10  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

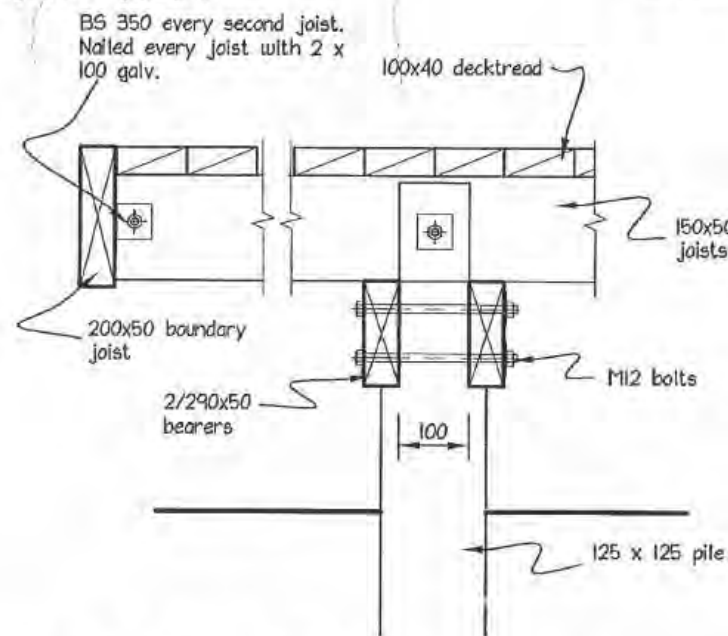
plan number  
2730-01  
Sheet 4 of 5



**FRONT ENTRY STAIRWELL PLAN**



**DECK PLAN 1:50**



**DECK CONNECTIONS 1:10**

6.0.6 Height of handrails – Handrails shall be positioned between 900 mm and 1 m above the pitchline

plan of updates 21/4/2011

the contractor shall check and verify dimensions before construction

**designscape**  
shark ball ltd  
Civil, Structural and Building design  
<http://www.designscape.net.nz> email  
info@designscape.net.nz

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298 Rosetta Road  
sunny Raumatl  
phone & fax 04 902 8528  
Mob 027 442-0486

**Armstrong House**  
72 Rosetta Road  
**Deck and Alterations**

scale as shown  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
2730-01  
Sheet 6 of 5

## PRODUCER STATEMENT – DESIGN

Building Consent Application No.:  
Producer Statement Author Acceptance No.:

Issued by: LJUPČO PETRESKI, DIRECTOR, CHAMBERS CONSULTANTS LIMITED

To: Euroglass Systems Ltd.

In respect of an application for building consent made by: Euroglass Systems Ltd.

In relation to: 1000mm, 1100mm & 1200mm high cantilevered 12mm & 15mm toughened glass face fixed balustrade system FFB-02, M10 & M12 bolts at 200mm & 175mm maximum centres horizontally in concrete and timber, and 50 mm minimum centres vertically. Refer structural calculations for more information and details. (Excluding existing structure for base fixings).

Located at: New Zealand – General Use

Lot: DP: CT:

Chambers Consultants Limited (Designer) has been engaged by Euroglass Systems Ltd. (Building Consent Applicant) to provide structural design services in respect of the requirement of clause(s) B1/VM1 & B1/VM4 of the First Schedule to the Building Regulations 1992, of the building work subject to the application for building consent. The design has been prepared in accordance with B1/VM1 & B1/VM4, AS/NZS1170 (verification methods /acceptable solution/s) respectively, of the Approved Documents issued by the Building Industry Authority, the work described in Euroglass Systems Ltd. drawings titled Euroglass Face Fix Balustrade FFB-02, and numbered ----.

and the specifications and other documents, according to which the building is proposed to be constructed, all of which have been submitted with the application.

As the designer I have taken all reasonable steps necessary to verify design assumptions. I am satisfied on reasonable grounds that in relation to the building work specified above, the provisions of the Building Code would be met if:

- (i) The site verification of the following design assumption:  
Loadings as per AS/NZS 1170.1:2002, table 3.3, Type of occupancy A-domestic and residential activities, horizontal loads not exceeding 0.75 kn/m live load and very high wind pressure 1.5 kpa,  
And excluding existing structure for base fixings, and
- (ii) All proprietary products meeting the performance specification requirements and all the work were properly completed in accordance with the drawings, specifications and other documents, according to which the building is proposed to be constructed, and which have been submitted with the application.

I understand that this Producer Statement will be relied on by the Council for the purposes of establishing compliance with the Building Code.



LJUPČO PETRESKI

*(Signature)*

BE CIVIL, MIPENZ (Structural), CPEng, Int.PE(NZ), APEC Eng  
*(Qualifications)*

PO Box 23 641, Hunters Corner,  
Auckland, NZ

Date: 10 Dec 2009

CPEng No. 216 150  
*(ERN No.)*

Phone: 09-278 1072  
Fax: 09-279 0419



# Electrical Certificate of Compliance

No. **3461801**

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

No. of attachments

**To be completed whether or not an inspection is required.**

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Simon Armstrong** Phone: \_\_\_\_\_  
 Address of installation **72 ROSETTA Rd RAUMATI SOUTH**  
 Postal address of customer (if not as above) \_\_\_\_\_

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

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

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

## WORK DETAILS

No. of lighting outlets	No. of ranges	Please tick (✓) as appropriate where work includes:	
No. of socket outlets	No. of water heaters	<input type="checkbox"/> Mains	<input type="checkbox"/> Main earthing system
Was any installation work carried out by the homeowner?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/> MEN Switchboard closest to point of supply	<input type="checkbox"/> Electric lines

Description of work carried out (If necessary attach any pages with work done) **UPGRADE UPSTAIRS SUBBOARD WITH DISTRIBUTION BOARD**

*Validity authenticated in accordance with KDCO Policy 002*

**19 APR 2013**

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

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

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

*Signature*

## ELECTRICAL WORKER DETAILS

Name <b>ALAN CAMERON</b>	Registration No. <b>I268252</b>
Company <b>GARTHED ELECTRICAL LTD</b>	Contact Ph No. <b>0211769636</b>
Signature	Date <b>3/13/11</b>

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

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

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

Name	Registration No.
Signature	Date
	Contact Ph No.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.



# PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

**ISSUED BY:** Allan Bruce Pullenger  
*(Suitably qualified Design Professional)*

**TO:** Mr & Mrs Armstrong

**TO BE SUPPLIED TO:** Kapiti Coast District Council  
*(Territorial Authority)*

**IN RESPECT OF:** Structural beam to lounge  
*(Description of Building Work)*

**AT:** 72 Rosetta Road  
Raumati  
*(Address)*

Validly authenticated in accordance with KCDC Policy 002

23 MAY 2013

Signature:   
*(Owner/Developer/Contractor)*

**LOT 3**  
**Designscape** sharkbait ltd  
*(Design Firm)* **DP 74777**  
been engaged by owner

to provide structural design and inspection services  
*(Extent of Engagement)*

in respect of clause(s) B1, B2 (limited) of the Building Regulations 2004 for the building work described by the drawings and specifications prepared by **Designscape** sharkbait ltd

titled Structural Details and numbered 2730

Authorised variation(s) No. nil (copies attached) have been issued during the course of the works. I have sighted Building Consent No. 110146 and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works

**I BELIEVE ON REASONABLE GROUNDS** that  All  Part only as specified in the attached particulars of the building work under the above Building Consent with respect to Clause(s) B1 VM4 of the Building Regulations 1992 has been completed to the extent required by that Building Consent.



*(Signature suitably qualified Design Professional)*

Date 3/10/2011

NZCE Rea.....  
*(Professional Qualifications)*

IPENZ Reg No 57930

Member CertETn

...298 Rosetta Road Raumati.....  
*(Address)*

## GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
- Design Review:** Intended for use by a suitably qualified independent design professional where the Territorial Authority does not undertake an internal review and relies on the independent design professional's review to issue the Building Consent.
- Construction:** Intended for the use by the contractor of the building works where the Territorial Authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide Territorial Authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

### Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers New Zealand (ACENZ) or;
- (ii) a member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

### Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

### Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

### Requirement to provide Producer Statement

Territorial Authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

### Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.



# PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side\*)

ISSUED BY: CPG New Zealand Limited  
(Design Firm)

TO: Provista Balustrade Systems  
(Owner/Developer)

TO BE SUPPLIED TO: Kapiti Coast District Council  
(Building Consent Authority)

IN RESPECT OF: Provista MANOR Balustrade for Domestic Use  
(Description of Building Work)

AT: 72 Rosetta Road Raumati  
(Address)

LOT DP SO

We have been engaged by the owner/developer referred to above to provide structural design for proprietary balustrades services in respect of the requirements of Clause(s) B1 and AS/NZS 1170 of the Building Code for  All or  Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:  
 Compliance Documents issued by Department of Building & Housing ... B1/M1  
(verification method / acceptable solution) OR  
 Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled Provista Domestic Balustrade(s) and numbered R1, R2 and Chart 30785 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:  
(i) Site verification of the following design assumptions base support fixing by others  
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Anthony G. Crang am:  CPEng 9707 #  
(Name of Design Professional)  
 Reg Arch #

I am a Member of:  IPENZ  NZIA and hold the following qualifications:

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*  
The Design Firm is a member of ACENZ  YES  NO

SIGNED BY ANTHONY G. CRANG ON BEHALF OF CPG New Zealand Limited  
(Design Firm)

Date: 9 April 2010 (signature) *Anthony G. Crang*

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

**Viridian**

19 Gabador Place  
Mt Wellington Auckland 1060 NZ  
PO Box 14-601  
Panmure Auckland 1741 NZ  
T 64 9 573 1427  
F 64 9 573 0389  
viridianglass.com  
CN 6355



**PRODUCER STATEMENT 1 – DESIGN**

Building consent application number (*if known*)

Location of building

Anywhere in New Zealand

Issued by (*author name*)

Greg Yim

on behalf of CSR Viridian (New Zealand) Limited

in respect of (*description of building work*)

Viridian Proprietary Face-fixed balustrade system

at (*site address*)

anywhere in New Zealand

We have been engaged by

our client

to provide

design services in respect of the requirements of Clauses

B1, B2, F2 & F4

of the Building Regulations 1992 for part of the proposed building work.

The design has been prepared by us in accordance with the following:

Compliance documents issued by the Department of Building and Housing

B1/VM1, B1/AS1, B2/AS1,  
F2/AS1, F4/AS1  
(*verification method / acceptable solution*)



15003

P.I.M. No.....  
Building Regulation Clause(s) B1& B2

### PRODUCER STATEMENT – PS1 – DESIGN

**ISSUED BY:** Allan Bruce Pullenger (Suitably qualified Design Professional)  
**TO:** Mr & Mrs Armstrong (Owner)  
**TO BE SUPPLIED TO:** Kapiti Coast District Council (Territorial Authority)  
**IN RESPECT OF:** Structural Beams, Bracing (Description of Building Work)  
**AT:** 72 Rosetta Road, (Address)  
 Raumati

LOT 3 DP 74777

**Designscape** sharkbait ltd (Design Firm) has been engaged by **owner** (Owner/Developer/Contractor)

to provide **Structural design** (Extent of Engagement) services in respect of the requirements of Clause(s) B1, B2 (limited to structural materials) of the Building Regulations 2004 for

All  Part only as specified

of the building work. The design has been prepared in accordance with **B1** (verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

**Designscape** sharkbait ltd drawings titled **Armstrong House** and numbered **2730** and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) the site verification of the following design assumptions
- and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

*(Signature suitably qualified Design Professional)*


Date 29/03/2011

NZCE, Rea (Professional Qualifications)

IPENZ Reg No 57930

298 Rosetta Road, Raumati (Address)



Member CertETn 

## GUIDANCE ON USE OF PRODUCER STATEMENTS

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- (ii) a member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

### Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

### Consulting Services during Construction Phase

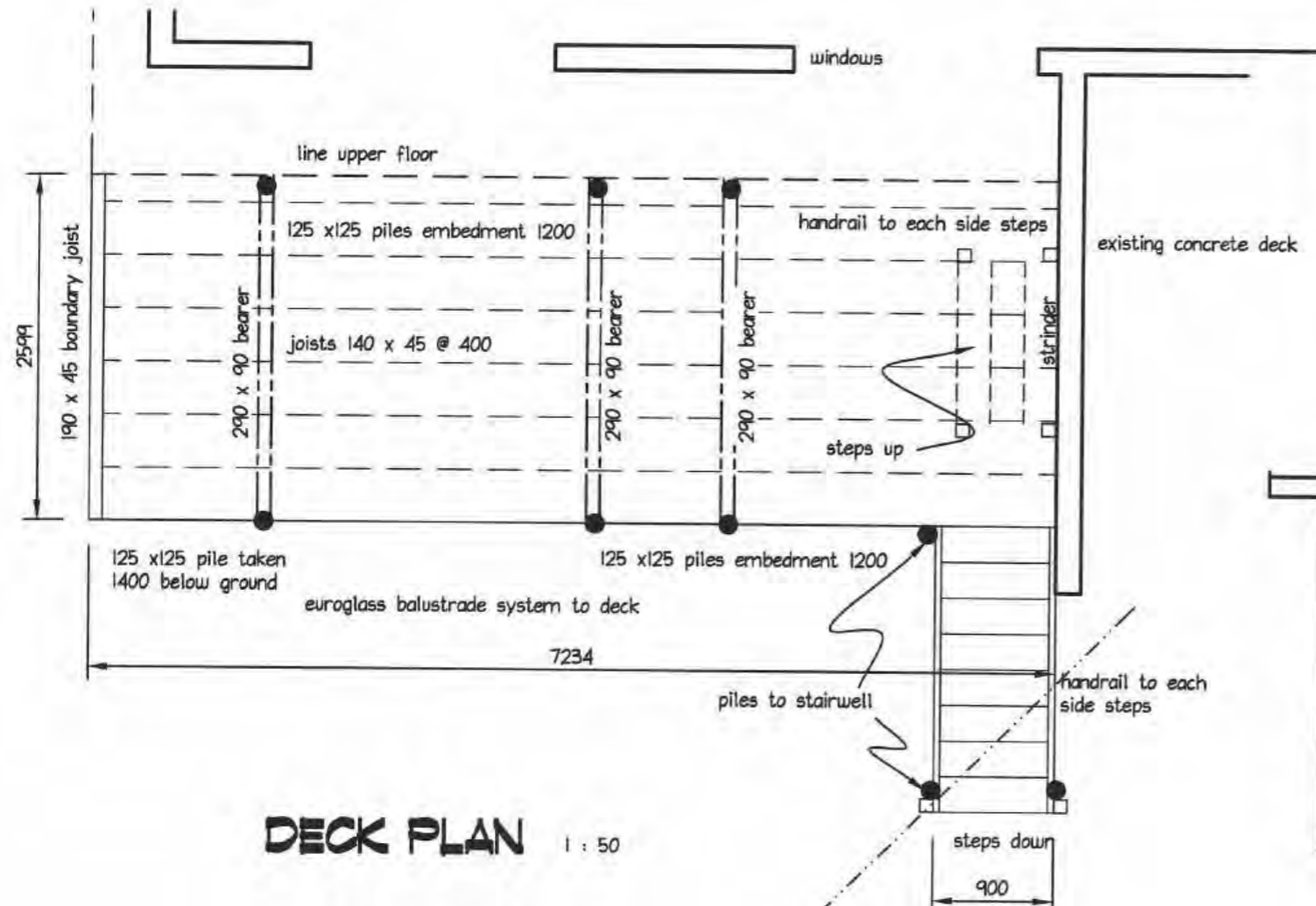
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### Requirement to provide Producer Statement

Territorial Authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

### Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.



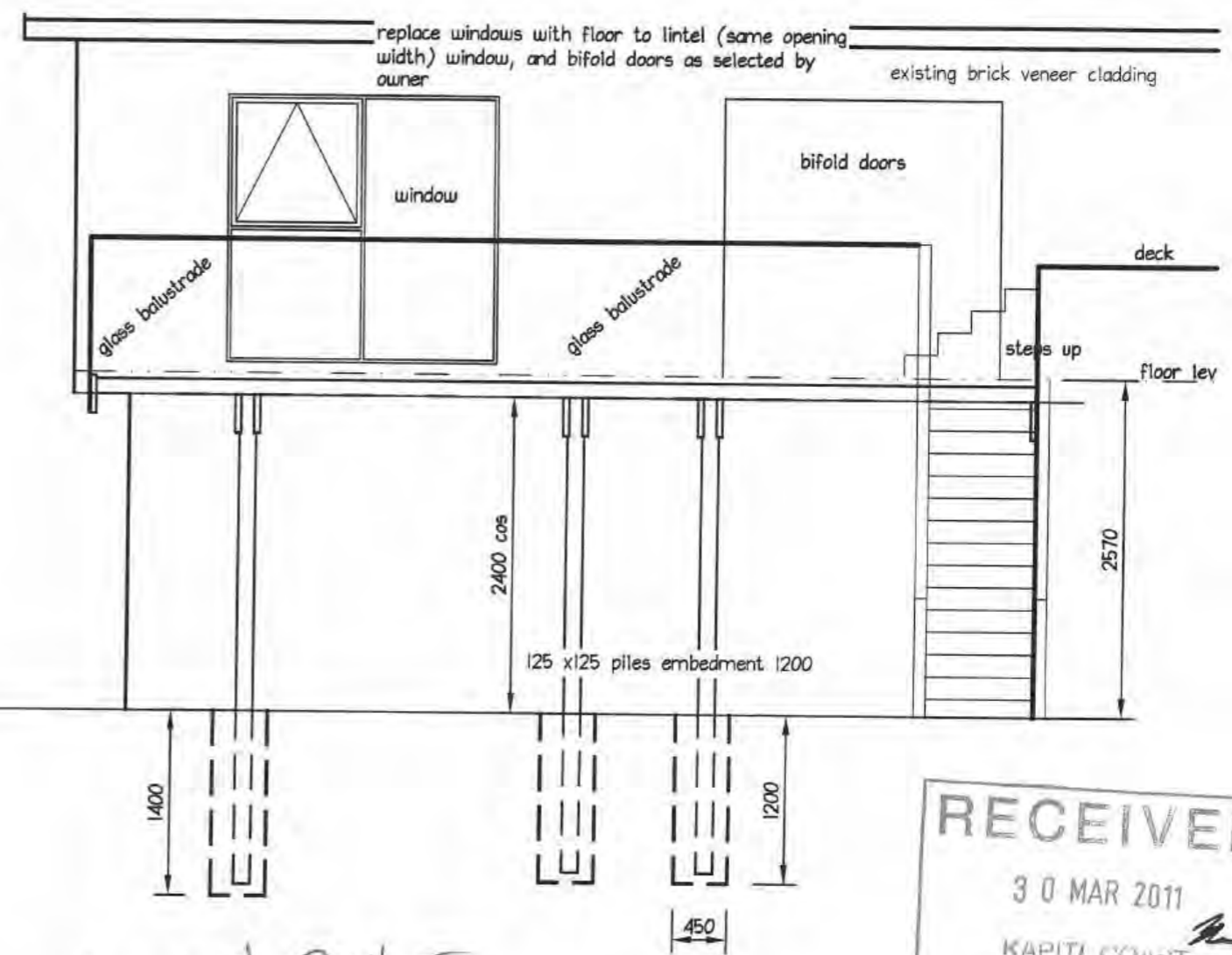
**DECK PLAN** 1 : 50

**EXTERNAL BALUSTRADES:** (decks etc.)  
to be constructed to withstand the following horizontal loads.  
uniformly distributed load - 0.75 kN/m  
UDL applied to the in fill - 1.0 kN/m  
point load applied to the in fill - 0.5 kN/m

**SLIP RESISTANCE** (decks, steps etc.)  
surface to achieve slip resistance to satisfy paragraph 7.4.4, NZS 3604

The builder is responsible for requesting inspections by engineer on the owners behalf. NOTE inspections are required for the PS4 to be issued

**BALUSTRADES:**  
max spacing of 100x100 balustrade posts to be 1200crs with balustrade rails of 25x25 @ max 100crs



**DECK ELEVATION - SECTION**

**BOLT FIXING:**  
all nuts and bolts to have 50x50x5 washers when in contact with timber

**BOLT FIXING:**  
all nuts and bolts will be retorqued after 3 months



*Windows glazing  
Safety glass*

the contractor shall check and verify dimensions before construction

**designscape**  
shark bait ltd  
Civil, Structural and Building design  
http://www.designscape.net.nz email info@designscape.net.nz

Allan Pullenger AIPENZ CertETn  
298 Rosetta Road  
sunny Raumati  
phone & fax 04 902 8528  
Mob 027 442-0486

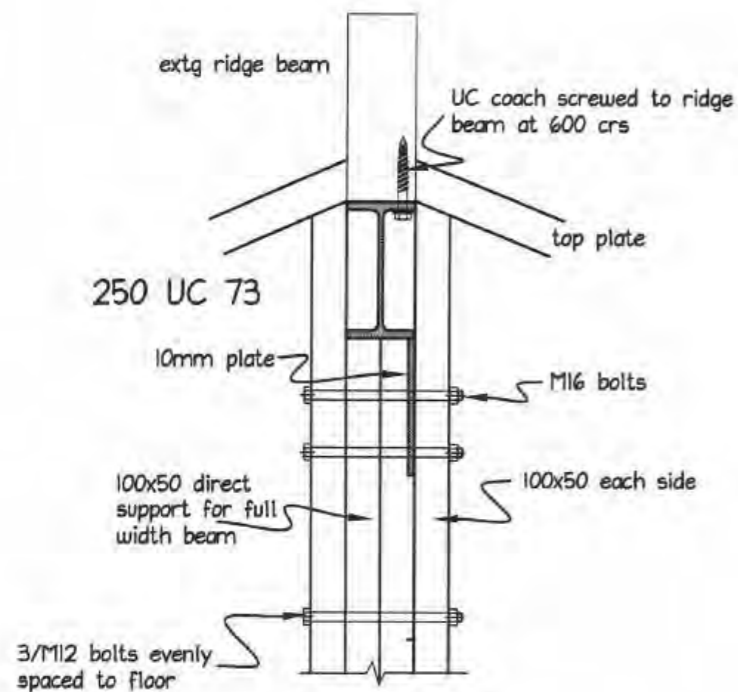
**Armstrong House**  
**72 Rosetta Road**  
**Deck and Alterations**

scale 1:50  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

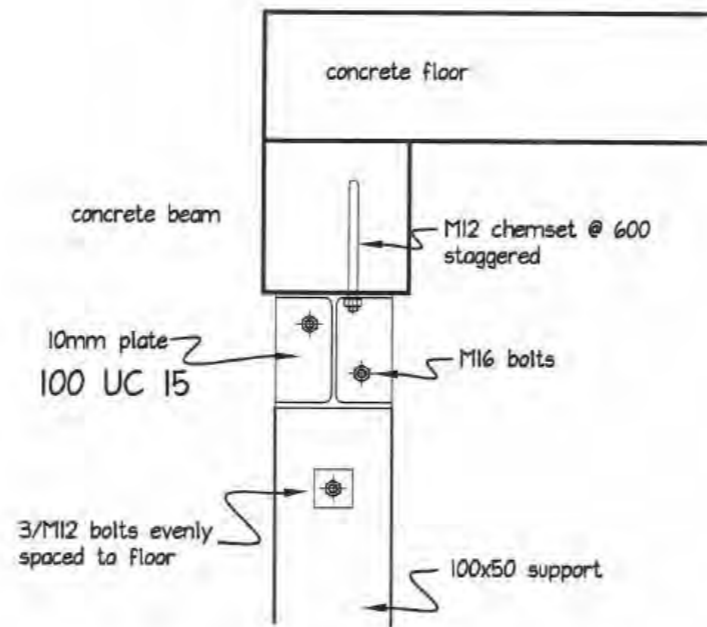
plan number  
**2730-01**  
Sheet **3** of 5

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 30 MAR 2011  
 KAPITI COAST DISTRICT COUNCIL

00024

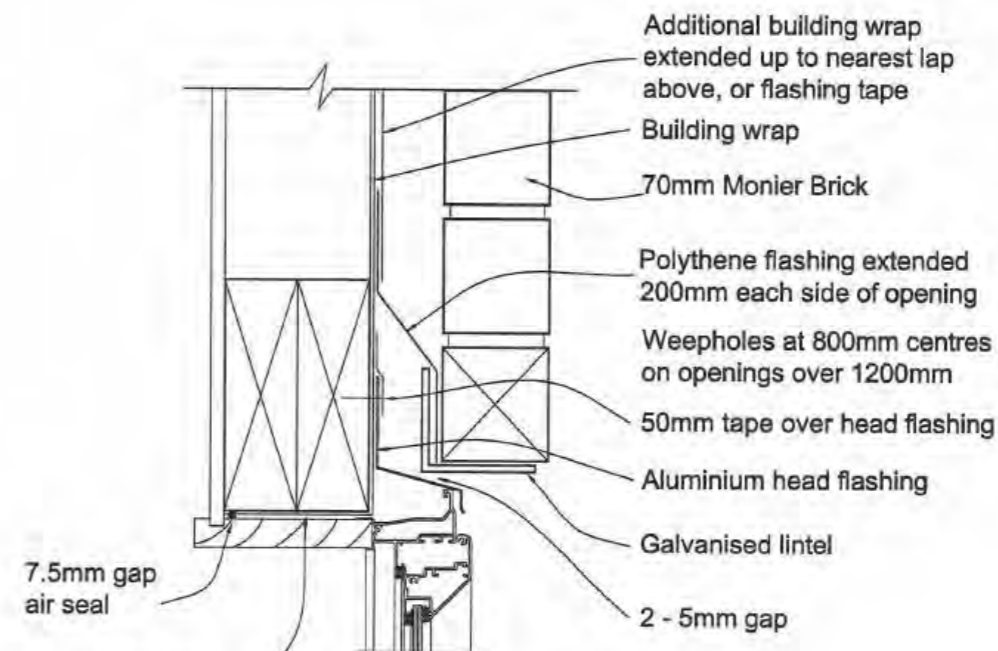


**BEAM END CONNECTION** SCALE 1:10



**WINDOW BEAM END** SCALE 1:10

**Window Head - Aluminium**



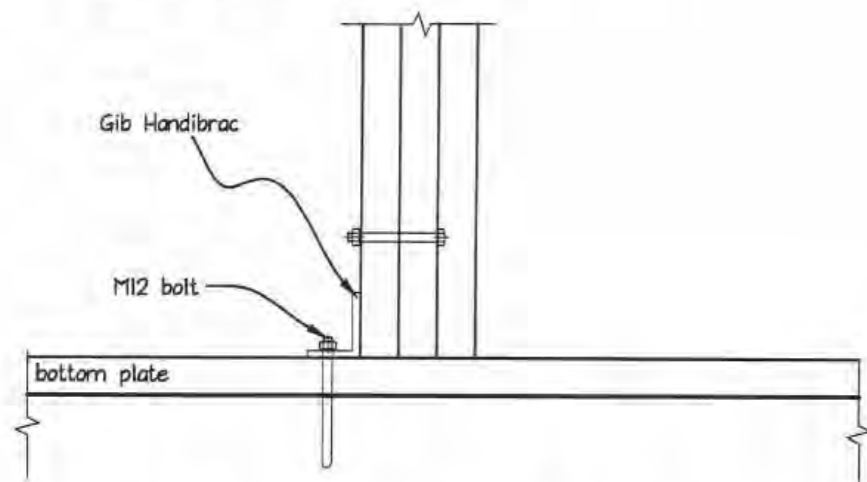
Flexible flashing tape in corners

**Note:** Scale 1:5

- a. For openings greater than 2.0m, provide a landing for the lintel of 200mm for each side of the opening.
- b. For openings less than 2.0m allow 100mm each side of opening.

**Important:**

- a. All lintel bars must be propped until mortar is set (7 days).
- b. It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks.
- c. Provide brick ties within the bottom two courses.



**BASE SUPPORT DETAIL** 1:10

The builder is responsible for requesting inspections by engineer on the owners behalf. NOTE inspections are required for the PS4 to be issued

the contractor shall check and verify dimensions before construction

**designscape**  
 shark ball ltd  
 Civil, Structural and Building design  
<http://www.designscape.net.nz> email  
 info@designscape.net.nz

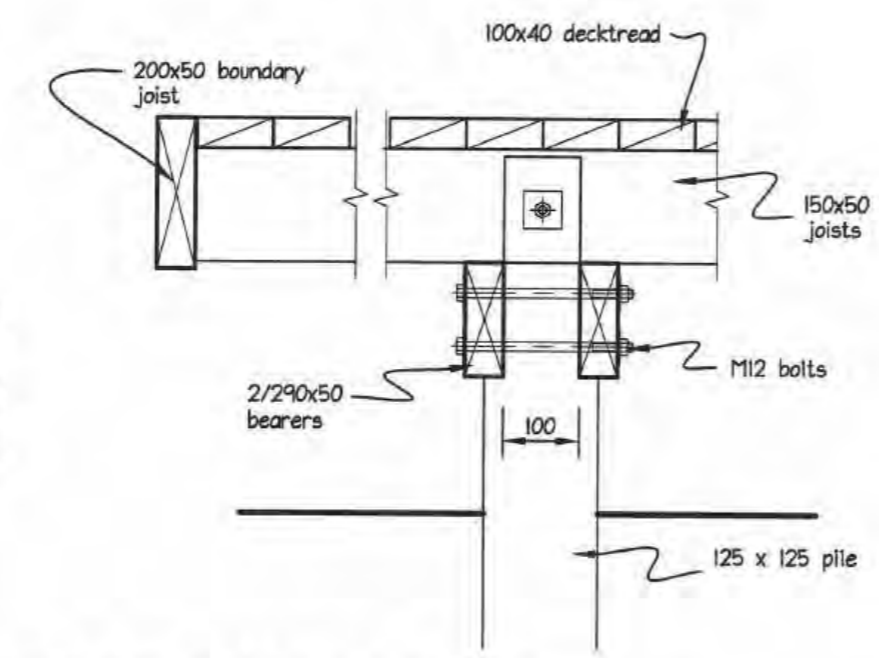
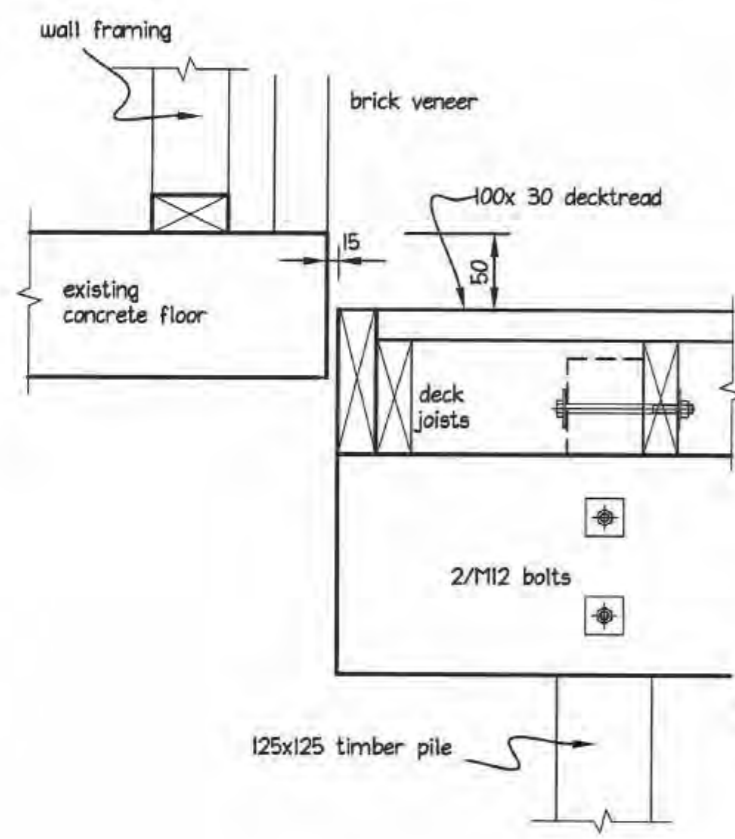
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 Mob 027 442-0486

**Armstrong House**  
 72 Rosetta Road  
 Deck and Alterations

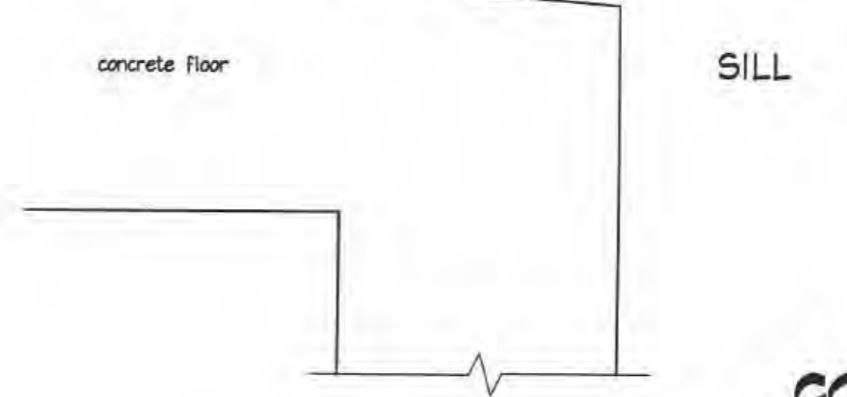
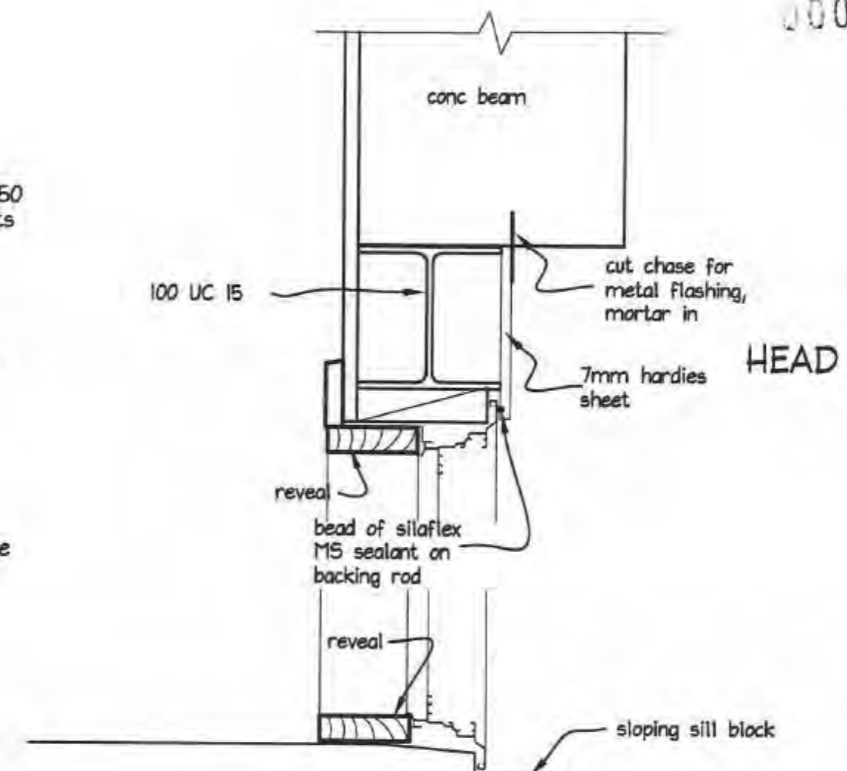
scale 1:10  
 date march 2011  
 drawn Allan Pullenger  
 designed Allan Pullenger

plan number  
 2730-01  
 Sheet 4 of 5

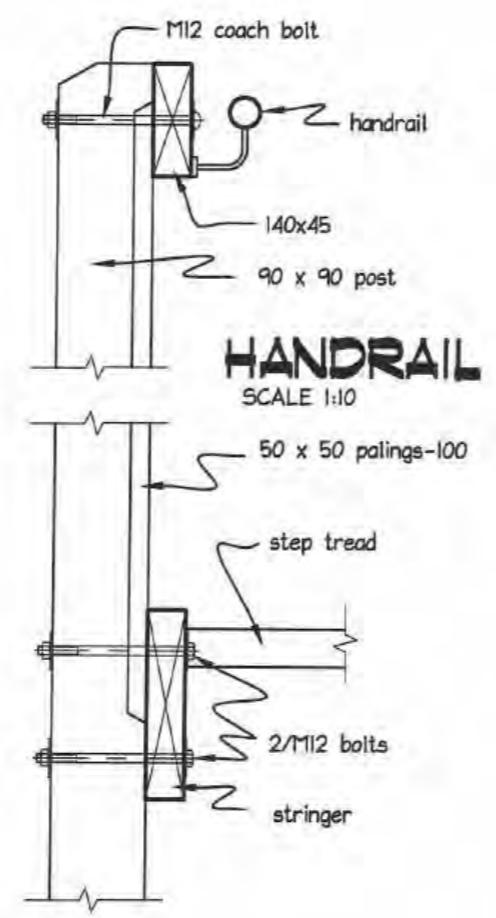
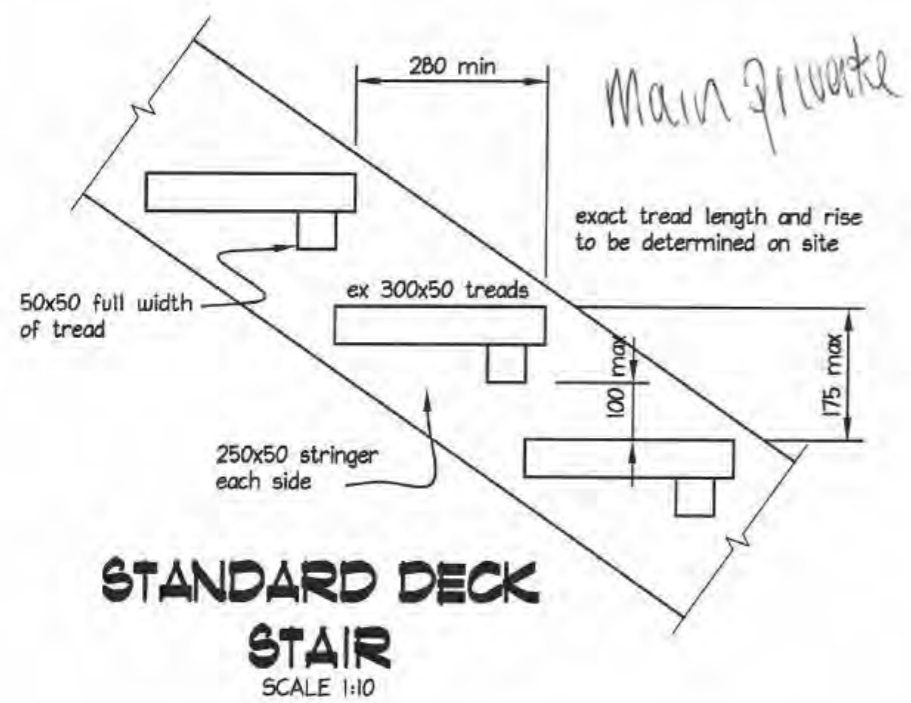
RECEIVED  
 30 MAR 2011  
 KAPITI COAST DISTRICT COUNCIL



**DECK CONNECTIONS** 1:10



**CONCRETE BLOCK FLASHING**



the contractor shall check and verify dimensions before construction

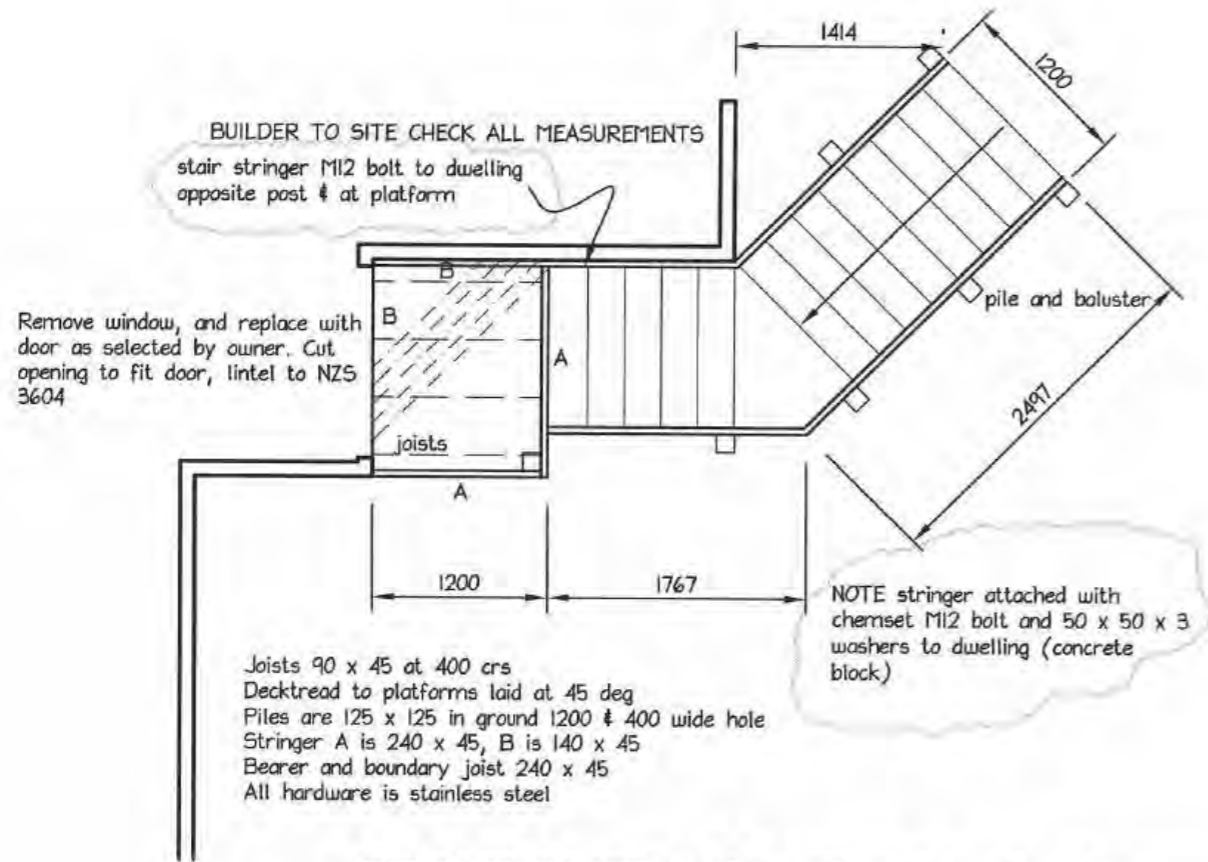
**Armstrong House**  
**72 Rosetta Road**  
**Deck and Alterations**

**designscape**  
 sherk bell ltd  
 Civil, Structural and Building design  
<http://www.designscape.net.nz> email  
 info@designscape.net.nz

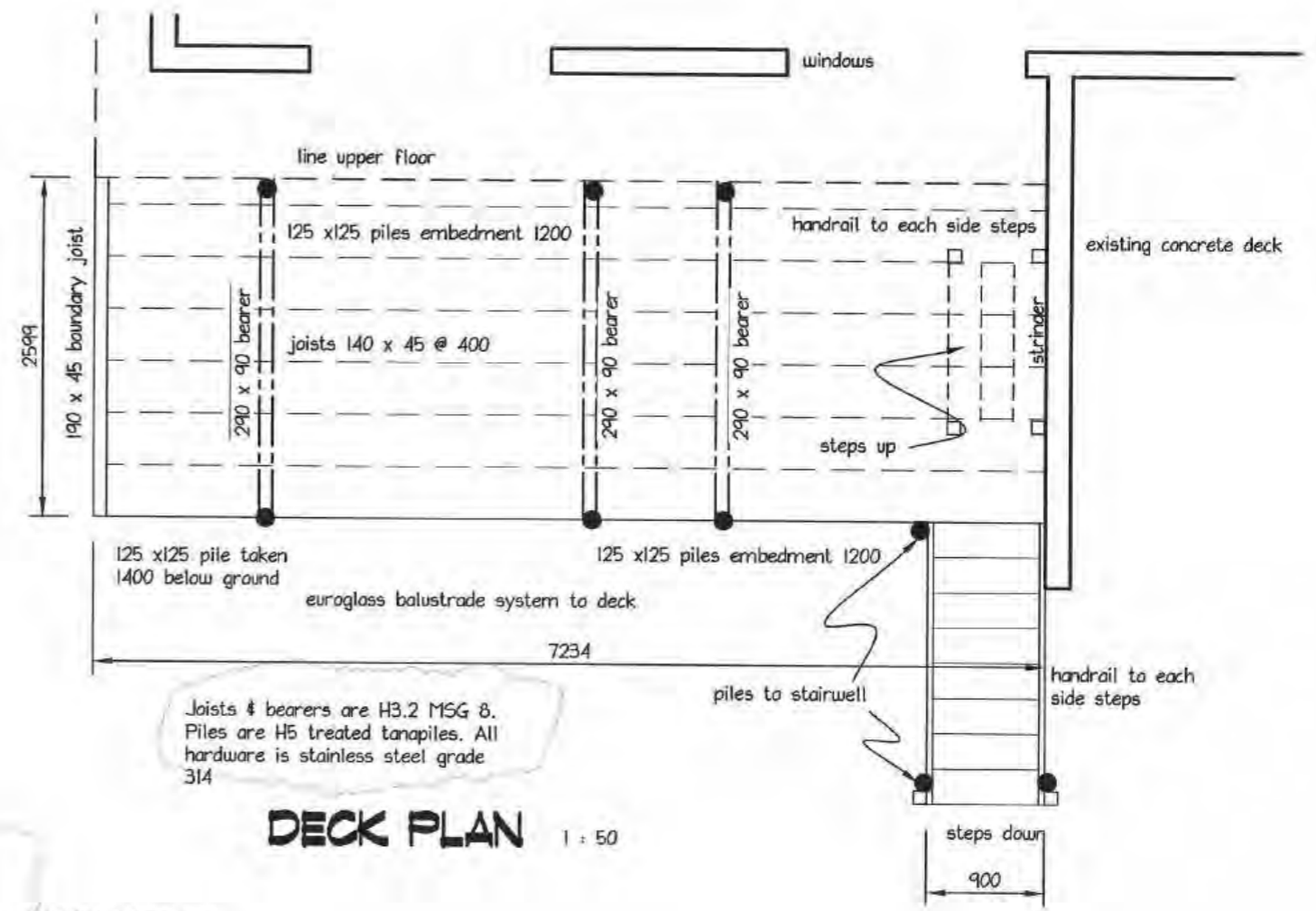
Allan Pullenger AIPENZ CertETn  
 298 Rosetta Road  
 sunny Raumati  
 phone & fax 04 902 8528  
 Mob 027 442-0486

scale 1:10  
 date march 2011  
 drawn Allan Pullenger  
 designed Allan Pullenger

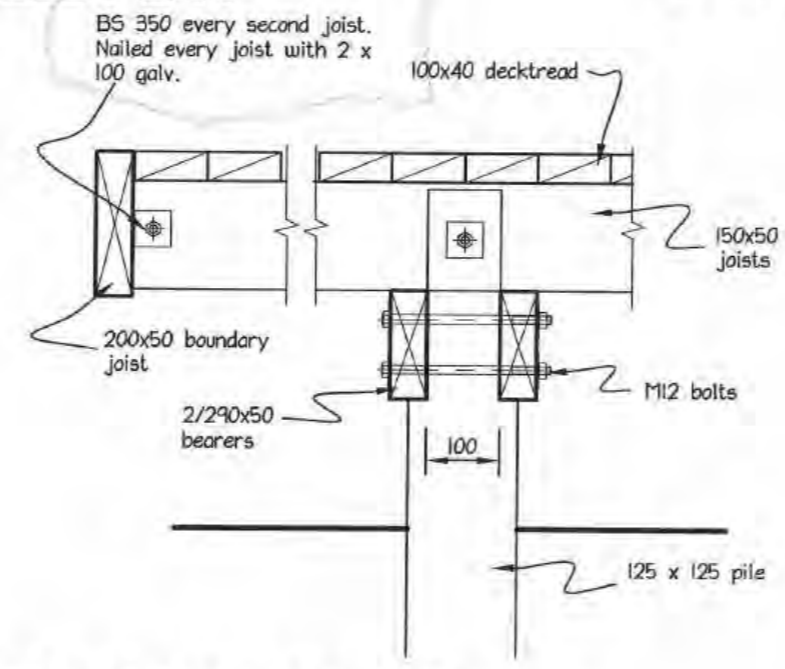
plan number  
 2730-01  
 Sheet 5 of 5



**FRONT ENTRY STAIRWELL PLAN**



**DECK PLAN 1 : 50**



**DECK CONNECTIONS 1 : 10**

plan of updates 21/4/2011

the contractor shall check and verify dimensions before construction

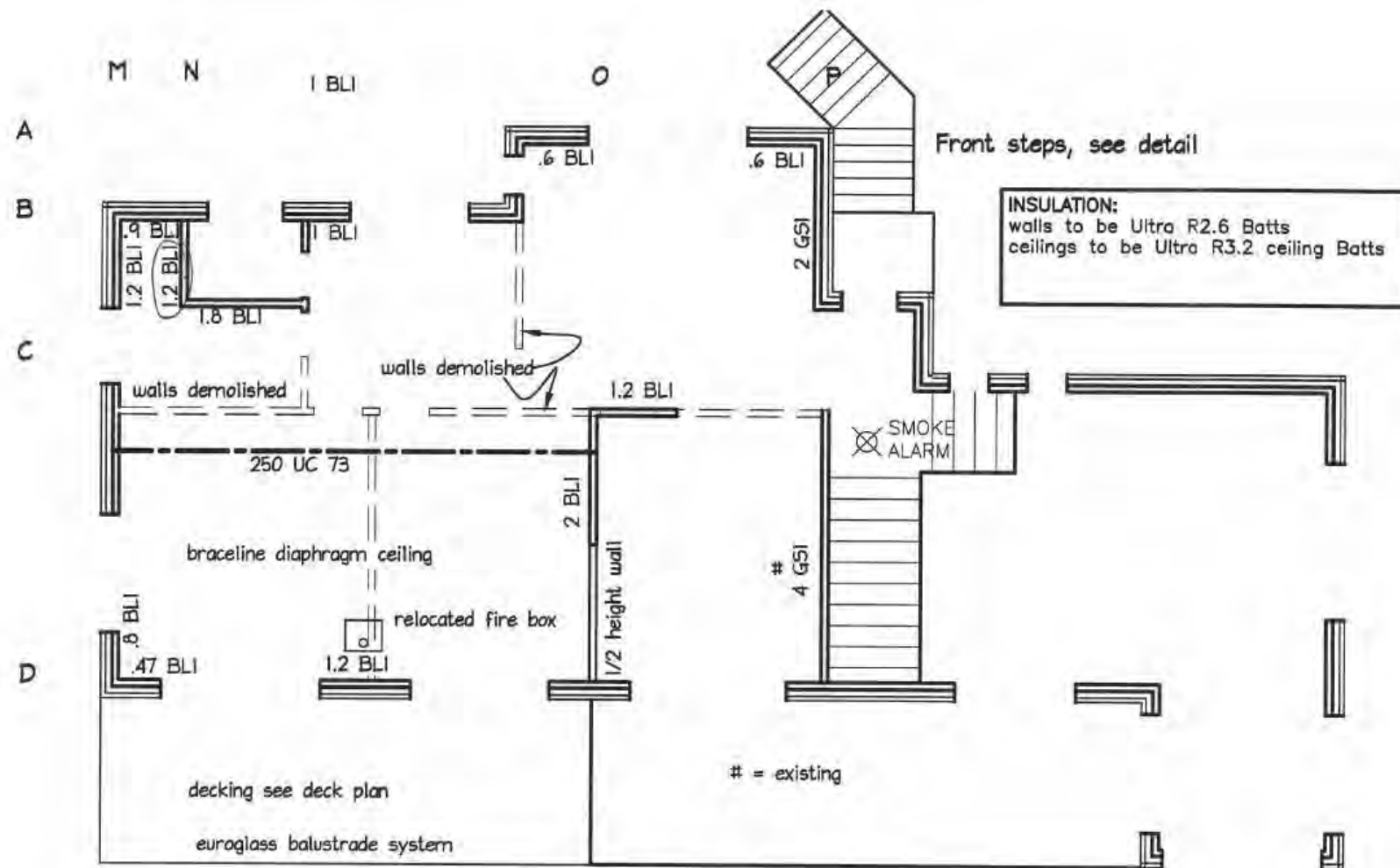
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sunny Raumatū  
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Mob 027 442-0486

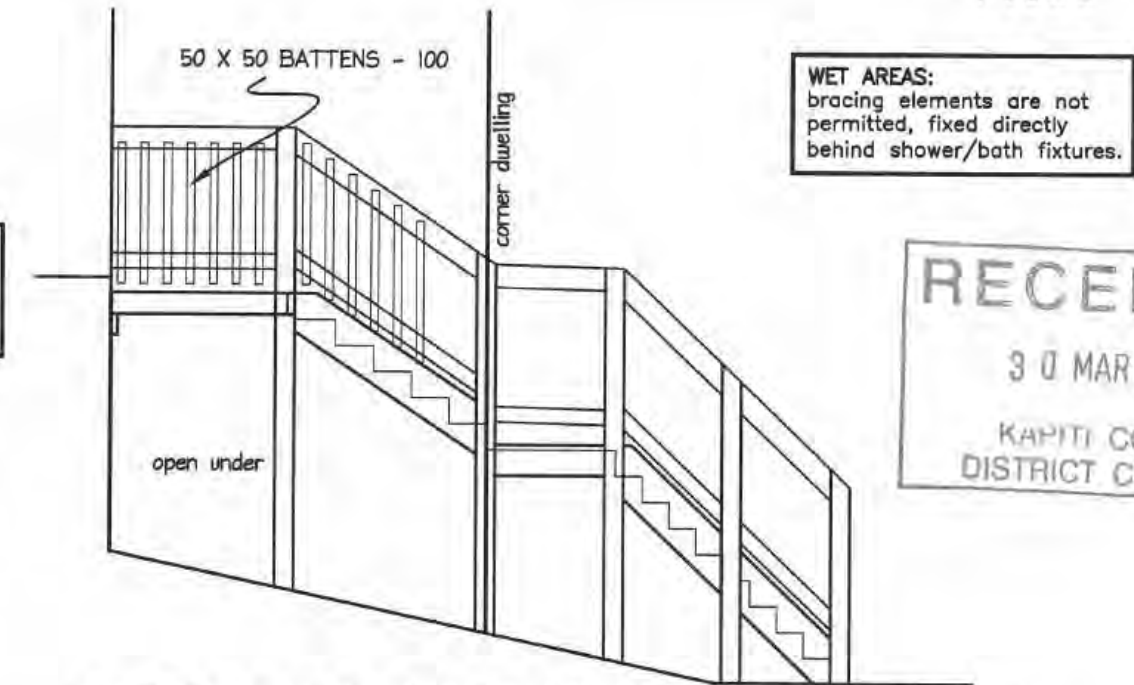
**Armstrong House**  
**72 Rosetta Road**  
**Deck and Alterations**

scale as shown  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
**2730-01**  
Sheet **6** of 5

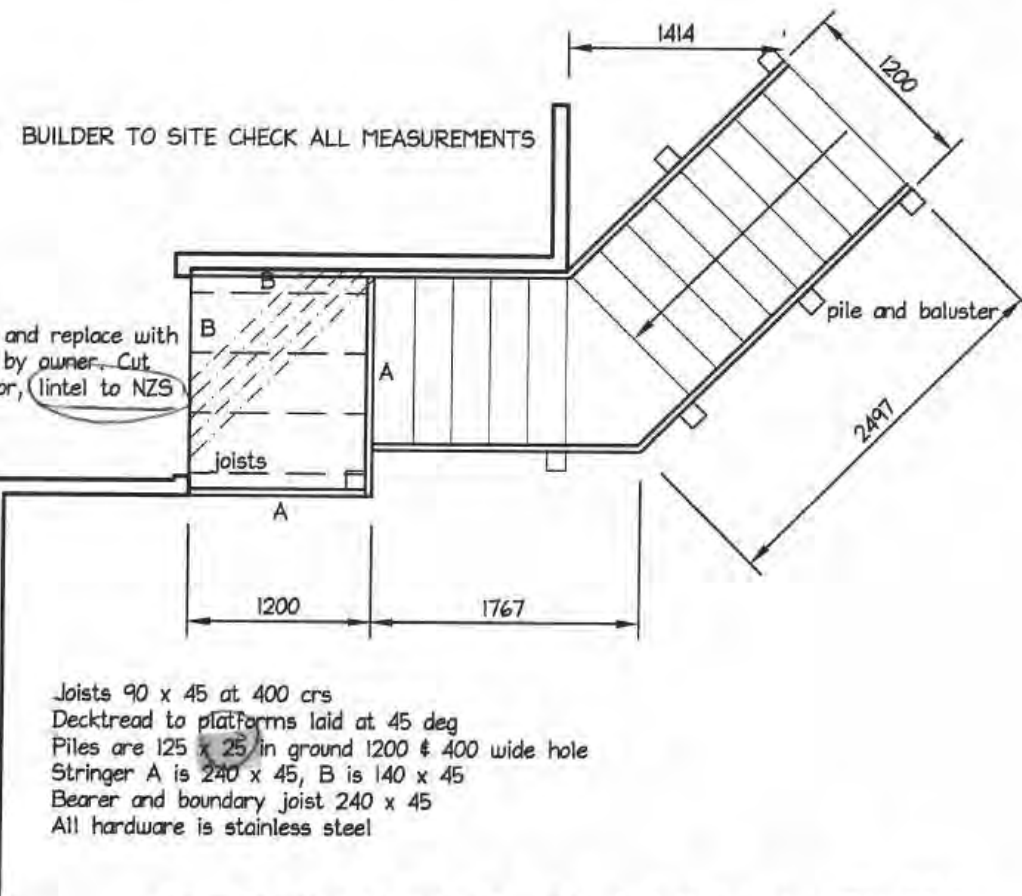


**BRACING, BEAM AND LAYOUT PLAN**

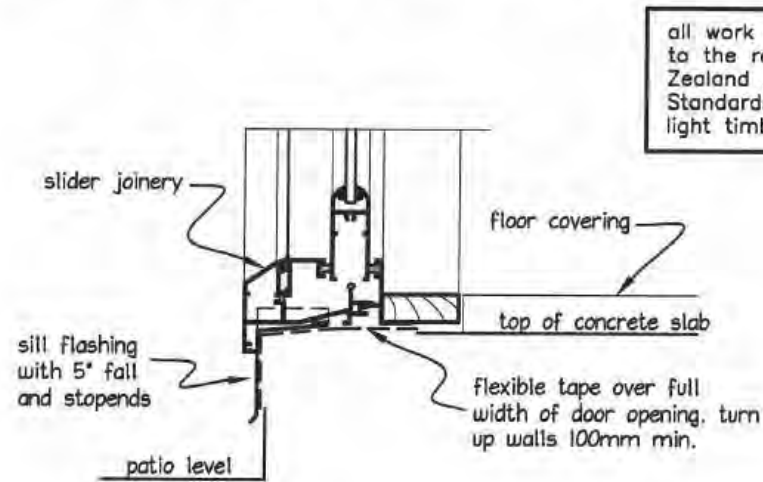


**FRONT ENTRY STAIRWELL ELEVATION**

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**FRONT ENTRY STAIRWELL PLAN**



**SILL DETAIL**  
CONCRETE SLAB FLOOR

all work must be carried out to conform to the relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS3604:1999 for light timber framed construction.

the contractor shall check and verify dimensions before construction

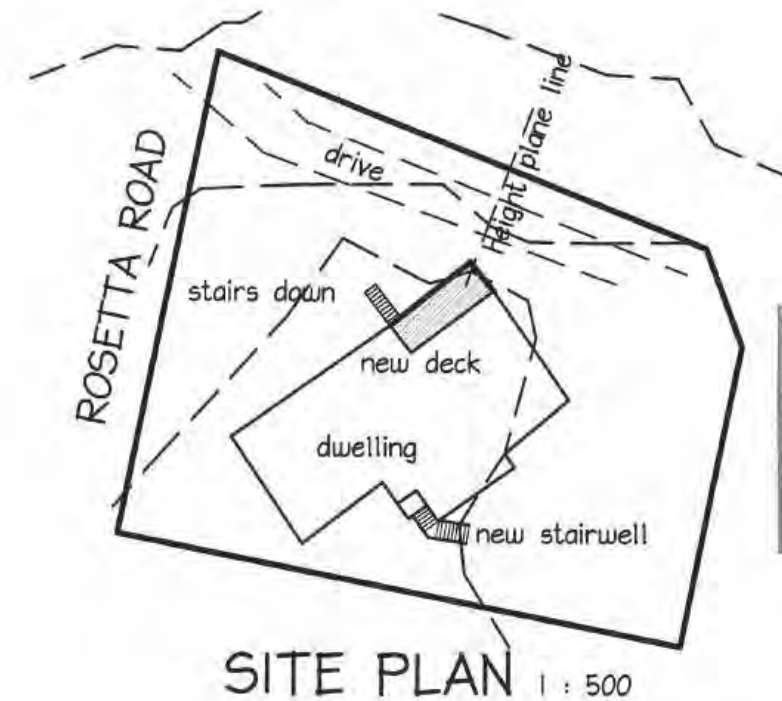
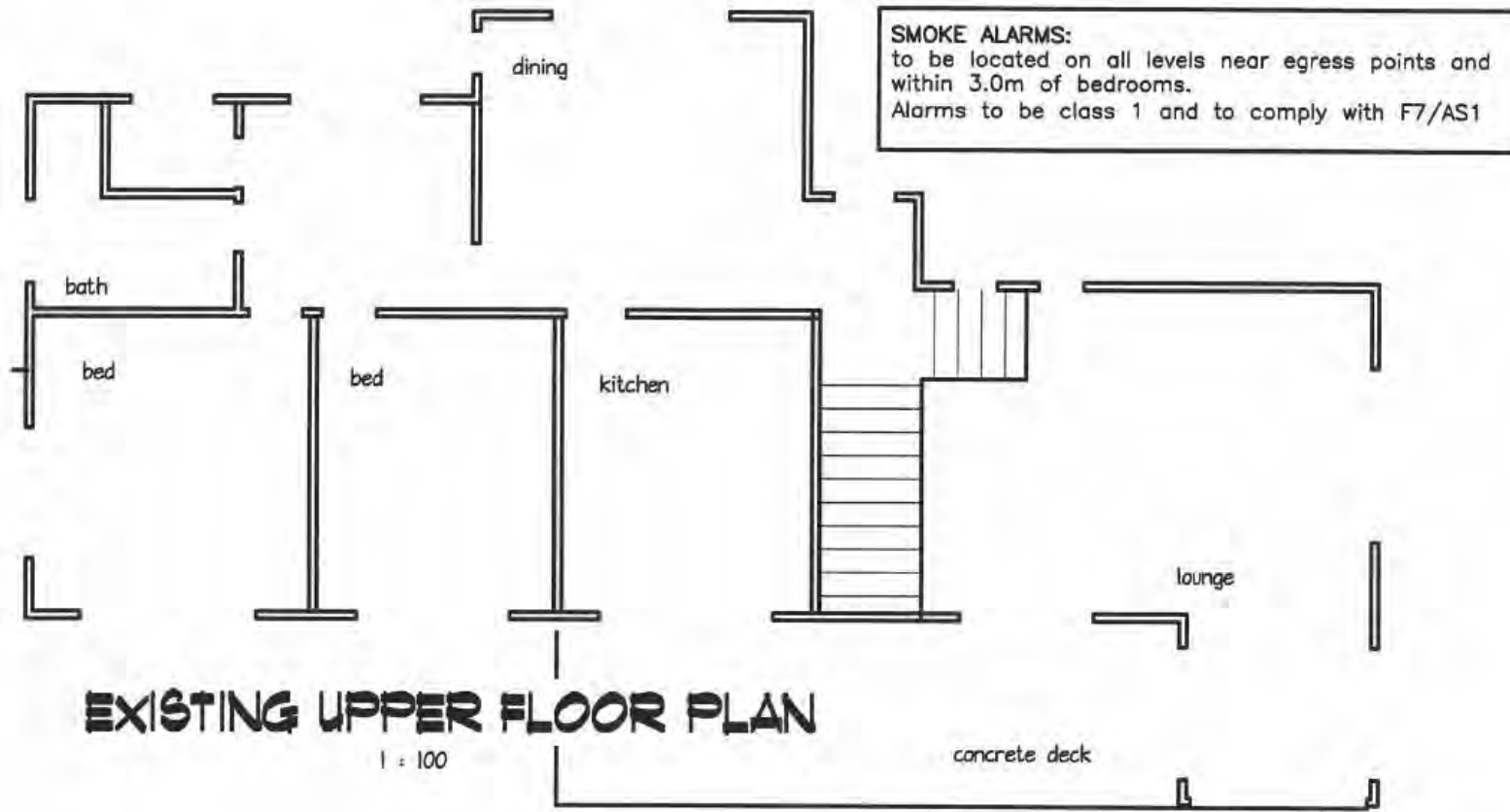
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**Armstrong House**  
72 Rosetta Road  
Deck and Alterations

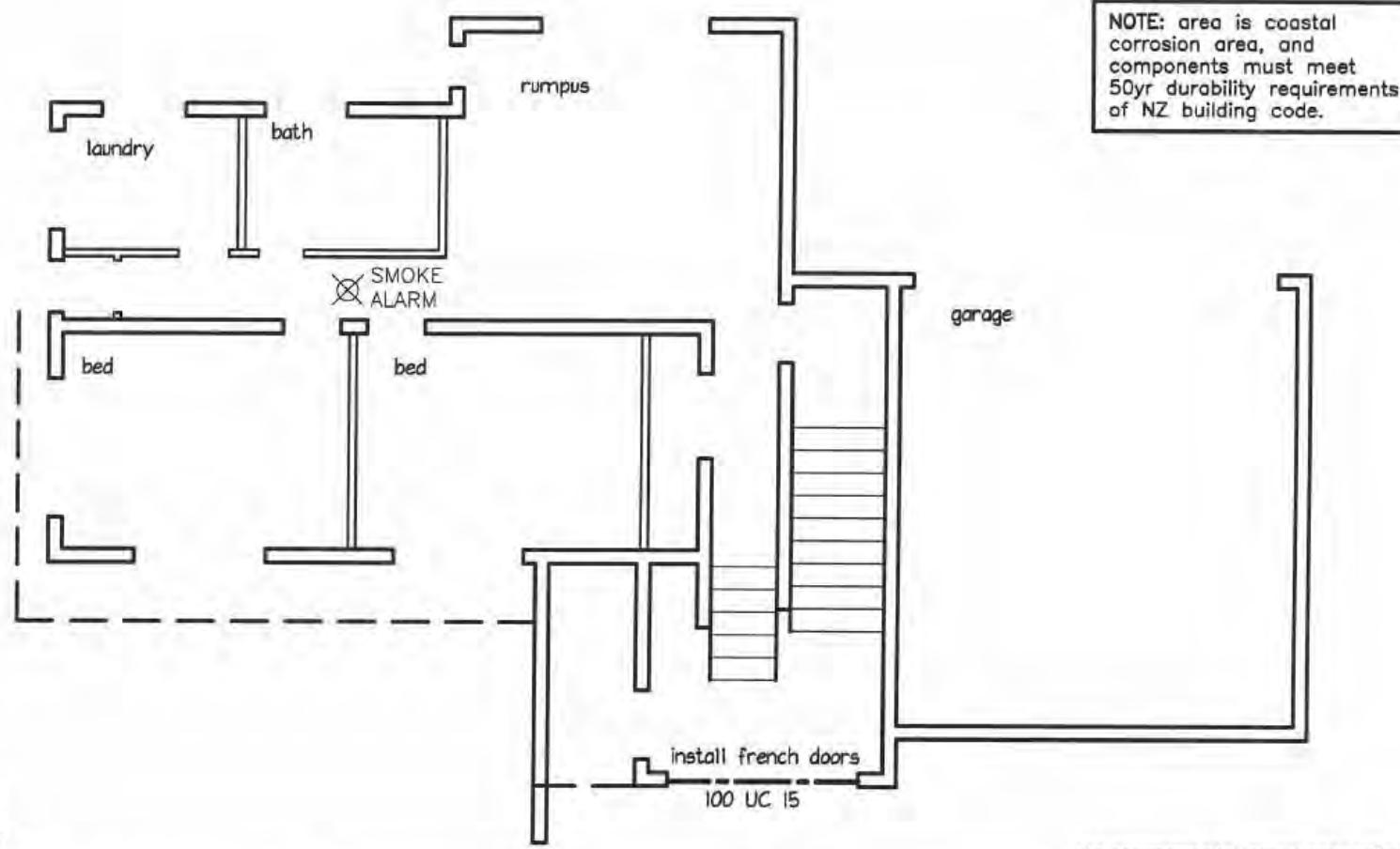
scale 1:50  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
2730-01  
Sheet 2 of 5

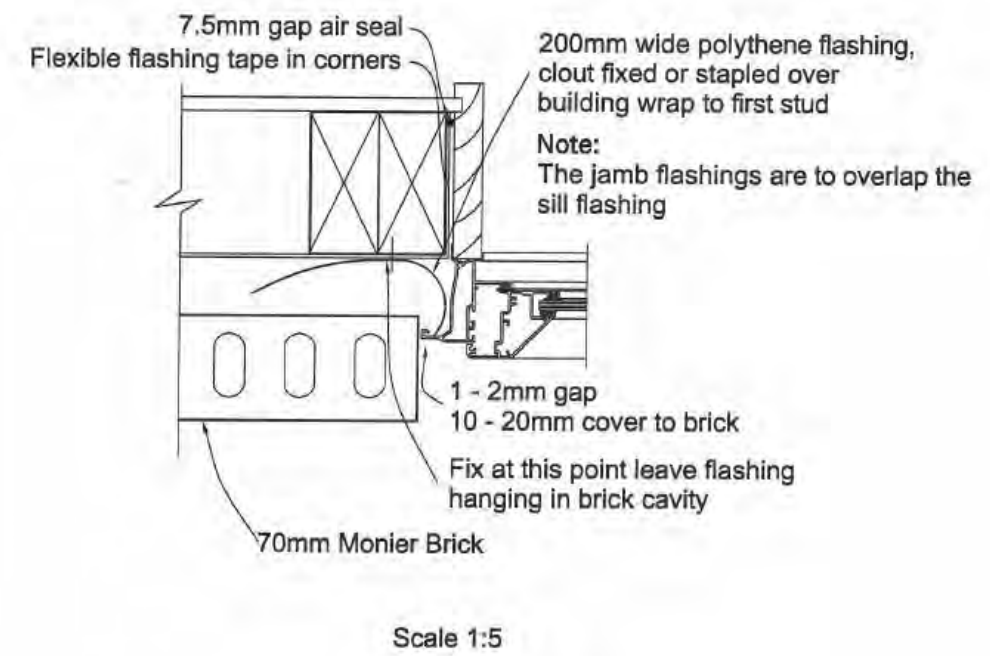


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**GLAZING:**  
All glazing to conform to NZS 4223 Pt 3 1993. Safety glass shall be Grade A. Toughened or Laminated. Single paned glazed doors to be Grade A Safety glass. New Joinery to conform to NZS 4211 based on min' 1550pa DWP for VERY HIGH WIND ZONING.



**Window Jamb - Aluminium**



the contractor shall check and verify dimensions before construction

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**Armstrong House**  
72 Rosetta Road  
Deck and Alterations

scale as shown  
date march 2011  
drawn Allan Pullenger  
designed Allan Pullenger

plan number  
2730-01  
Sheet 1 of 5



00003

P.I.M. No.....  
Building Regulation Clause(s) B1& B2

### PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Allan Bruce Pullenger  
*(Suitably qualified Design Professional)*

TO: Mr & Mrs Armstrong  
*(Owner)*

TO BE SUPPLIED TO: Kapiti Coast District Council  
*(Territorial Authority)*

IN RESPECT OF: Structural Beams, Bracing  
*(Description of Building Work)*

AT: 72 Rosetta Road,  
Raumati  
*(Address)*

LOT 3 DP 74777

**Designscape** sharkbait ltd has been engaged by owner  
*(Design Firm)* *(Owner/Developer/Contractor)*

to provide Structural design services in respect of the  
*(Extent of Engagement)*  
requirements of Clause(s) B1, B2 (limited to structural materials) of the Building Regulations 2004 for

All  Part only as specified

of the building work. The design has been prepared in accordance with B1  
*(verification method(s)/acceptable solution(s))*

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

**Designscape** sharkbait ltd drawings titled **Armstrong House** and numbered **2730** and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. **I BELIEVE ON REASONABLE GROUNDS** that subject to:

- (i) the site verification of the following design assumptions
- and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.


  
.....  
*(Signature suitably qualified Design Professional)*

Date 29/03/2011

NZCE, Rea  
*(Professional Qualifications)*

IPENZ Reg No 57930

298 Rosetta Road, Raumati  
*(Address)*

Member CertETn 



## GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
- Design Review:** Intended for use by a suitably qualified independent design professional where the Territorial Authority does not undertake an internal review and relies on the independent design professional's review to issue the Building Consent.
- Construction:** Intended for the use by the contractor of the building works where the Territorial Authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide Territorial Authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

### Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers New Zealand (ACENZ) or;
- (ii) a member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

### Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

### Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

### Requirement to provide Producer Statement

Territorial Authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

### Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

## PRODUCER STATEMENT – DESIGN

Building Consent Application No.:  
Producer Statement Author Acceptance No.:

Issued by: LJUPČO PETRESKI, DIRECTOR, CHAMBERS CONSULTANTS LIMITED

To: Euroglass Systems Ltd.

In respect of an application for building consent made by: Euroglass Systems Ltd.

In relation to: 1000mm, 1100mm & 1200mm high cantilevered 12mm & 15mm toughened glass face fixed balustrade system FFB-02, M10 & M12 bolts at 200mm & 175mm maximum centres horizontally in concrete and timber, and 50 mm minimum centres vertically.  
Refer structural calculations for more information and details.  
(Excluding existing structure for base fixings).

Located at: New Zealand – General Use

Lot: DP: CT:

Chambers Consultants Limited (Designer) has been engaged by Euroglass Systems Ltd. (Building Consent Applicant) to provide structural design services in respect of the requirement of clause(s) B1/VM1 & B1/VM4 of the First Schedule to the Building Regulations 1992, of the building work subject to the application for building consent. The design has been prepared in accordance with B1/VM1 & B1/VM4, AS/NZS1170 (verification methods / acceptable solution/s) respectively, of the Approved Documents issued by the Building Industry Authority, the work described in Euroglass Systems Ltd. drawings titled Euroglass Face Fix Balustrade FFB-02, and numbered ---.

and the specifications and other documents, according to which the building is proposed to be constructed, all of which have been submitted with the application.

As the designer I have taken all reasonable steps necessary to verify design assumptions. I am satisfied on reasonable grounds that in relation to the building work specified above, the provisions of the Building Code would be met if:

(i) The site verification of the following design assumption:

Loadings as per AS/NZS 1170.1:2002, table 3.3, Type of occupancy A-domestic and residential activities, horizontal loads not exceeding 0.75 kn/m live load and very high wind pressure 1.5 kpa,

And excluding existing structure for base fixings, and

(ii) All proprietary products meeting the performance specification requirements and all the work were properly completed in accordance with the drawings, specifications and other documents, according to which the building is proposed to be constructed, and which have been submitted with the application.

I understand that this Producer Statement will be relied on by the Council for the purposes of establishing compliance with the Building Code.



LJUPČO PETRESKI

*(Designer)*

BE CIVIL, MIPENZ (Structural), CPEng, Int.PE(NZ), APEC Eng

*(Qualification)*

PO Box 23 641, Hunters Corner,  
Auckland, NZ

Date: 10 Dec 2009

CPEng No. 216 150

*(Lic No)*

Phone: 09-278 1072

Fax: 09-279 0419

**GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009**



**GIB® Wall Bracing Calculation Sheet A**

two storey

V03/09

**Job Details**

Name	Armstrong		
Street and Number	72 Rosetta Road	Job number	2730
Lot and DP Number	Lot 3 DP 74777		
City/Town/District	Raumati		
Designer	Allan Pullenger		
Company Name	Designscape		
Date	22/03/2011		

**Building Specification**

Select GIB® Lining Option

10 mm GIB® Plasterboard

Number of storeys	two	
Floor Loading	2kPa	
Foundation Type	slab	
	<b>Upper Floor</b>	<b>Lower Floor</b>
Cladding Weight	medium	heavy
Roof Weight	light	light
Room in Roof Space	no	no
Roof Pitch (degrees)	15	15
Roof height above eaves (m)	1.0	1.0
Building height to apex (m)	8.0	
Ground to lower floor level (m)	0.2	
		<b>Lower Floor</b>
Lower to upper floor level (m)		3.0
Stud Height (m)	2.4	2.4
Building Length (m)	10.6	10.0
Building Width (m)	8.2	10.0
Building Plan Area (m2)	78	200



**Building Location**

<b>Wind Zone</b>	<b>Very High</b>	<b>Earthquake Zone</b>
Select by Building Consent Authority Map		A
or Preference	Very High	
Region	Preference selected	
Terrain	Preference selected	
Exposure	Preference selected	
Topography	Preference selected	

*Consult GIB® EzyBrace™ Systems, 2009 for Wind Zone definitions*

**Bracing Units required for Wind**

Demand W (BU)		lower	Walls upper
along	slab	1900	708
across	slab	2039	801

**Bracing Units required for Earthquake**

Demand along / across E (BU)		
	Walls	
	lower	upper
slab	2273	624

**GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009**

**GIB® Wall Bracing Calculation Sheet B**      **Single or Upper Walls Along**      V03/09

Along		Bracing Elements provided						Wind	Earthq.
Bracing Line		3	4	6	5	7	8	9W	10EQ
1	2								
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
<b>A</b>	enter	1	0.6		2.5	BL1(10)	GIB®	69	65
	not enough	2	0.6		2.5	GS1(10)	GIB®	37	32
line totals		3							
W	106	4							
EQ	97	5							
<b>B</b>	enter	1	0.9		2.5	BL1(10)	GIB®	104	95
	not enough	2	1		2.5	BL1(10)	GIB®	115	104
line totals		3							
W	219	4							
EQ	199	5							
<b>C</b>	enter	1	1.8		2.6	BL1(10)	GIB®	199	166
	not enough	2	1.2		2.7	BL1(10)	GIB®	128	114
line totals		3							
W	327	4							
EQ	280	5							
<b>D</b>	enter	1	0.47		2.5	BL1(10)	GIB®	54	52
	not enough	2	1.2		2.5	BL1(10)	GIB®	138	123
line totals		3							
W	192	4							
EQ	174	5							
<b>E</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>F</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>G</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>H</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

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Totals Achieved	Achieved/Demand	W	119%	EQ	120%	Wind	Earthq.
						845	750
Timber Floor, design limit of 120 BU/m						OK	OK
Totals Required (from Demand)						708	624

00016

Armstrong

Allan Pullenger

**GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009**



**GIB® Wall Bracing Calculation Sheet B**      **Single or Upper Walls Across**      V03/09

Across		Bracing Elements provided						Wind	Earthq.
Bracing Line		3	4	6	5	7	8	9W	10EQ
1	2								
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
<b>M</b>	enter	1	0.8		2.5	BL1(10)	GIB®	92	85
	not enough	2	1		2.5	BL1(10)	GIB®	115	104
line totals		3							
W	207	4							
EQ	189	5							
<b>N</b>	enter	1	1		2.5	BL1(10)	GIB®	115	104
	not enough	2							
line totals		3							
W	115	4							
EQ	104	5							
<b>O</b>	enter	1	2		2.7	BL1(10)	GIB®	213	178
	not enough	2							
line totals		3							
W	213	4							
EQ	178	5							
<b>P</b>	enter	1	4		2.6	GS1(10)	GIB®	255	203
	not enough	2	2		2.6	GS1(10)	GIB®	127	102
line totals		3							
W	382	4							
EQ	305	5							
<b>Q</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>R</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>S</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
<b>T</b>	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

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©Winstone Wallboards Limited, 1999-2009. All rights reserved.							Wind	Earthq.
Totals Achieved	Achieved/Demand	W	115%	EQ	124%	918	776	
Timber Floor, design limit of 120 BU/m							OK	OK
Totals Required (from Demand)							801	624

0017

**designscape**

shark bait ltd

298 rosetta road raumati

## DECK FOUNDATION BRACING SHEET

Owner Armstrong  
 Address 72 Rosetta Road  
 Job number 2730  
 Date 23/03/2011

### DATA

Earthquake Zone A  
 Wind Zone R2  
 Wind speed VH  
 Building length BL 7.3 m  
 Building width BW 2.6 m  
 Plan Area 19 m

### BU's required Wind table 5.5

W<sub>along</sub> 111  
 W<sub>across</sub> 93

### Earthquake units table 5.8

E 9.4

### BRACING UNITS REQUIRED

		foundation	deck	<small>1/2 table 5.8</small>
Earthquake		178.4	<b>89.206</b>	
Wind	L	288.6		
	W	678.9		

### BRACING ELEMENTS REQUIRED

Values	Anchor Braces	Cantilever	Sheets SP1	concrete	Total BU's achieved
Wind	160	160	70	100	
Earthquake	120	120	30	100	
Along	4	0	0	0	<b>640</b>
Across	4	0	0	0	<b>640</b>
Earthquake	4	0	0	0	<b>480</b>



0018

# designscape

298 rosetta road  
 telephone 04 902 8528

allan pullenger  
 rea a.ipenz

sharkboat ltd

<b>Mr &amp; Mrs Armstrong</b>	<b>Job 2730</b>
<b>STEEL BEAM CALCULATIONS</b>	

**DATE** 22/03/2011

<b>BEAM NUMBER</b>	<i>Living room beam</i>	<b>1</b>
--------------------	-------------------------	----------

**LOADING**

Span	L =	7	m
Load width (roof)		4	8 m
Load LL + DL		1.5	kpa
<b>Load per metre</b>	<b>w =</b>	<b>6.00</b>	<b>kn/m</b>

**BENDING MOMENT**

BM = $WL^2/8$	M =	36.75	knm
---------------	-----	-------	-----

**BEAM SIZE**

*Steel 250 UC 73*

E		200000000	m
I		0.0001136	

**DEFLECTION**

Deflection is $5WL^4/384EI$		0.008	m
Allowable $L/360$		0.019	m

**PAD AREA TO ENDS**

End Reaction is $L \times w / 2$		21.00	kn
Taken over lower floor blockwall			

<b>BEAM NUMBER</b>	<i>Deck Bearer</i>	<b>2</b>
--------------------	--------------------	----------

**LOADING**

Span	L =	2.5	m
Load width (floor)		3.35	6.7 m
Load LL + DL		3.00	kpa
<b>Load per metre</b>	<b>w =</b>	<b>10.05</b>	<b>kn/m</b>

**BENDING MOMENT**

BM = $WL^2/8$	M =	7.85	knm
---------------	-----	------	-----

**BEAM SIZE**

**290 x 90 Timber**

Depth	D =	0.29	m
Width	W =	0.09	m

**STRESS**

Fw = $MY / I$	Y =	0.145	m
---------------	-----	-------	---



$I = BD^3/12$

$I = 0.00018292$   $m^4$   
**Fw** **6223** **kpa**

**DEFLECTION**

**E** **8000000**  
 Deflection is  $5WL^4/384EI$  **0.003** **m**  
 Allowable  $L/360$  **0.007** **m**

**REACTION**

End Reaction is  $L \times W / 2$  **12.56** **KN**  
 Footing size required using soil bearing pressure of **100** **Kpa**  
 Area with 1.5 FOS **0.188**  $m^2$   
**Use footing size of 434 mm**

**BEAM NUMBER**

**DECK POSTS**

From the deck bracing calculations, the bracing unit value is taken. This is divided amongst the poles. Poles are then checked for cantilever loading.

**Check Posts for Sizing**

Pole length out of ground **L** **2.4** **m**  
 Bracing Units (from deck calculations) **90** **BU's**  
 Conversion factor units to Kn **20**  
**Total Live load** **4.5** **kn**  
 This load taken over posts **6**  
**Per Post** **0.75** **kn**

**BENDING MOMENT**

$BM = WL$   $M =$  **1.8** **knm**

**POST SIZE**

**125 x 125 Timber**  
 Depth **D = 0.125** **m**  
 Width **W = 0.125** **m**

**STRESS**

$Fw = MY / I$   $Y =$  **0.0625** **m**  
 $I = BD^3/12$   $I =$  **2.0345E-05**  $m^4$   
**Fw** **5530** **kpa**

**Slenderness Ratio**

$S2 = L / d$  **19.2**  
 $S2 > 85$  **OK**

**EMBEDMENT**

Base material **sand**  
 $\gamma$  **17** **Kn/m<sup>3</sup>**  
 $\phi$  **30** **degrees**  
**Kp** **3.0**  
 Hole width **c** **0.4**



0020

Force on pole (from above)		0.75	kn
Force to resist with 1.5 FOS		1.13	kn
Restoring Force	$Kp \cdot \gamma \cdot hg^2 / 2 \cdot c$	10.20	
Embedment of Pole	hg	0.33	m

**Neglect top 200, so min pole depth required 0.53 metres**

<b>BEAM NUMBER</b>		<i>Door lintel middle level</i>	
<b>LOADING</b>			
Span	L =	2.7	m
Load width (floor)		1.2	2.4 m
Load LL + DL		2.2	kpa
Load width (floor)		1.2	2.4 m
Load LL + DL		2.2	kpa
Load per metre	w =	5.28	kn/m
<b>BENDING MOMENT</b>			
BM = $WL^2/8$	M =	4.81	knm
<b>BEAM SIZE</b>			
<i>Steel 100 UC 14.8</i>			
E		200000000	m
I		0.00000319	
<b>DEFLECTION</b>			
Deflection is $5WL^4/384EI$		0.006	m
Allowable L/360		0.008	m
<b>PAD AREA TO ENDS</b>			
End Reaction is $L \times W / 2$		7.13	kn



The proposed building work covered by this producer statement is described on the drawings titled:

Viridian proprietary face-fixed balustrade

and numbered:

FB-1d, FB-2d and FB 3-d

On behalf of CSR Viridian (New Zealand) Limited, and subject to:

(i) Site verification of the following design assumptions

1. Clamp and glass supplied by Viridian (*check stamps on safety glass*)
2. This PS-1 does not cover the support structure at the base – the design of this element is the responsibility of others
3. Balustrade occupancy type is as noted on Viridian drawings attached
4. Wind pressure is not greater than those noted on Viridian drawings attached

(ii) All proprietary products meeting their performance specification requirements.

**I believe on reasonable grounds** the building work, if constructed in accordance with the drawings, specifications and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I understand that this producer statement, if accepted, will be relied on by the Council for the purposes of establishing compliance with the Building Code.

Construction monitoring

- Construction monitoring is required for the following by the engineer

1. Fixing of base connections to design.
2. Timber boundary and end joists are strapped to floor joists to engineer's design.
3. Balustrade clamp and glass are supplied by Viridian (*check stamps on glass*) - **this producer statement is invalidated if this condition is not met**

CSR

Signed by: *(designer)*



Date

1 November  
2010

Print name

Greg Yim

Qualifications  
*(Professional qualifications)*

B.Sc. Civil Engineering (Honours) UK

Address

PO Box 14601 Panmure Auckland 1741

Phone

09 573 1527

Mobile

0274 721292

Fax

09 573 0389

Email

[gyim@csr.com.au](mailto:gyim@csr.com.au)

Member of



IPENZ

Registration number

10682 (Viridian)

1008131



Keep on-site for the Inspector



### INSTALLERS CHECKSHEET

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

**INSTALLERS NAME: (Please Print)**

**BC Number** \_\_\_\_\_

THE HEATING CENTRE LTD

**Address:** 53 Kapiti Road, Paraparaumu **Ph:** 2986556

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

**Address:** ROSETTA RD, RAUMATI


**For:** MELANIE ARMSTRONG

The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic appliance type and model YUNGA MULTIFUEL

Has been installed in accordance with the manufacturer's installation instructions.

Please **TICK** (Where applicable) the following:

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

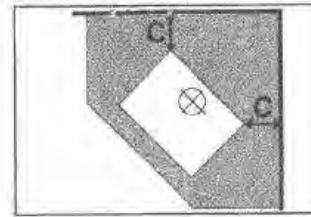
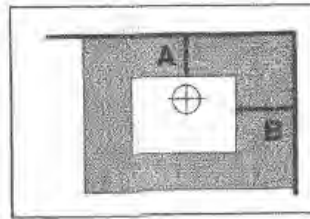
**Signed:**  **Date:** 17 / 6 / 11

# YUNCA

## BLENZ 18

## XCEL 18

*Yunca  
Warming the world  
with our technology*



Heater Dimensions - 720mm height, 675mm width and 590mm depth.

YUNCA BLENZ 18	A	B	C
Without Flue Shield	300	350	150
With Flue Shield	150	350	100

The hearth for the BLENZ 18 must extend a minimum of 200mm in front of the door opening and 125mm on either side of the fire.

YUNCA XCEL 18	A	B	C
Without Flue Shield	400	375	325
With Flue Shield	50	350	100

The hearth for the XCEL 18 must extend a minimum of 400mm in front of the door opening and 125mm on either side of the fire.

Weight BLENZ 167kg & XCEL 149kg. Flue Diameter is 150mm and the minimum flue length is 3.6m.

For further information regarding installation of the Yunca BLENZ 18 or Yunca XCEL 18, please refer to the Installation Instructions/Specifications. The Yunca BLENZ 18 and the Yunca XCEL 18 have been tested in compliance with Appendix B of NZS:7421:1990 in New Zealand.

The firebox carries a 5 Year Warranty. Other parts are covered on a 12 Month Warranty as explained on our Operation, Maintenance & Warranty pamphlet supplied with your heater.

Space Heating Appliances are not designed to be central heating systems. Recommendations as to the size of the unit, is based on the average annual ambient temperature, installed into well insulated homes with a 2.4m stud.

Designed and constructed by:



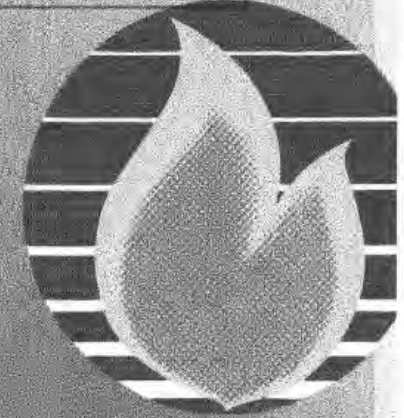
(A division of Terry Young Ltd)  
41 Onslow Street, P.O. Box 932,  
Invercargill, New Zealand.  
Telephone (03) 214-4426  
Facsimile (03) 214-4430

AUTHORISED AGENT:

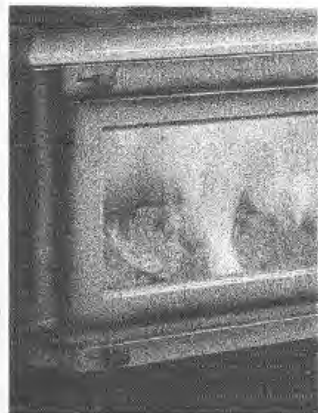


Due to ongoing research and development, the manufacturer reserves the right to alter designs and specifications without notice.

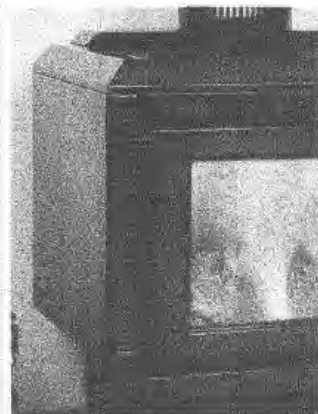
10001



Through extensive and ongoing research, the Yunca BLENZ and Yunca XCEL have been engineered and manufactured in New Zealand with the highest quality materials and workmanship available. Yunca products are renowned for their robust design and proven high standards of engineering. Yunca also offer the units in 15 different colour options, more than any other heater on the market in New Zealand.



The Yunca BLENZ features separate air controls specifically designed to facilitate the burning of wood, coal or a mix of both with equal efficiency and is easily banked overnight with coal by closing both controls, a feature which has been proven in existing Yunca models. The latest design feature is a safety lid for the ashpan which enables easier, safer removal of ashes.

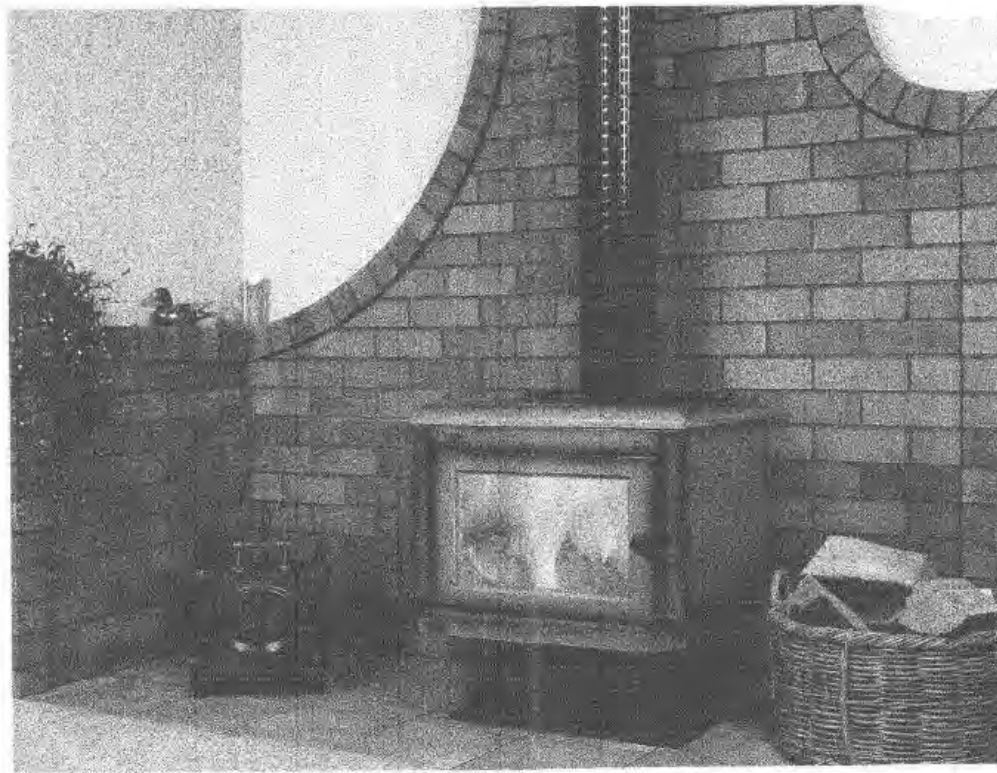


The Yunca XCEL meets all present emission requirements for New Zealand and Australia. The large door glass gives maximum radiant heat output and excellent viewing of the fire. The XCEL is extremely well engineered, as are all Yunca products. A waterbooster option is available for both models. Both heaters are designed to be fan assisted if required. The fan further enhances the efficiency of the unit.

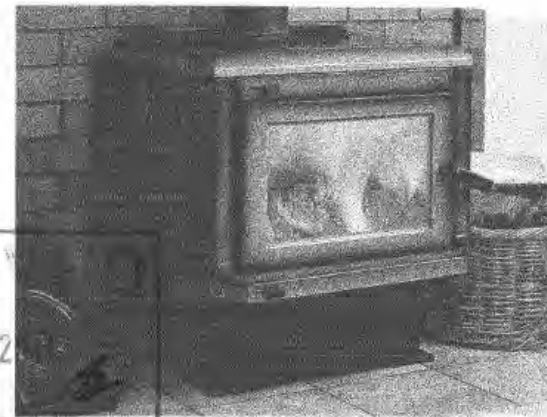
# YUNCA

## XCEL 18 & BLENZ 18

- ◆ Two models - Woodburner or Multifuel
- ◆ 18 kW heat output
- ◆ Optional 2 speed fan for quicker heat circulation
- ◆ 6mm plate steel firebox, 8mm top plate and flue spigot
- ◆ Finished in vitreous enamel panels or high temperature paint finished panels
- ◆ 15 colour options available
- ◆ Hot water booster coil option available
- ◆ Cast iron inner door frame
- ◆ Very large door glass for maximum radiant heat output
- ◆ Door lifts off easily for maintenance
- ◆ Requires minimal clearances from combustible walls
- ◆ One primary & two secondary air intakes for peak efficiency
- ◆ Removable 10mm steel and firebrick baffle plate
- ◆ 5 year warranty

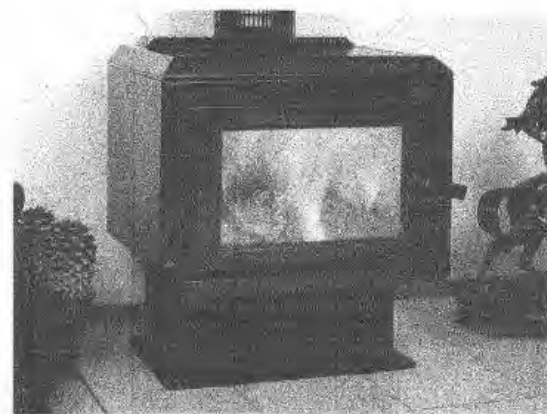


00002



## YUNCA BLENZ 18 Multifuel

- ◆ Separate controls for burning wood and/or coal
- ◆ Separate removable ashpan with lid
- ◆ Cast iron grating system in firebox
- ◆ 6mm plate steel firebox, 8mm steel top plate and flue spigot
- ◆ Firebox sides lined with 40mm thick firebricks
- ◆ Removable 10mm steel and firebrick baffle plate



## YUNCA XCEL 18 Woodburner

- ◆ Firebox sides lined with 40mm thick firebricks
- ◆ 6mm plate steel firebox, 8mm top plate and flue spigot
- ◆ Removable 10mm steel and firebrick baffle plate
- ◆ Clean air approved - both with and without a waterbooster

**Jaime Sherlock**

---

**From:** Armstrong, Simon - Singapore [Simon.Armstrong@acegroup.com]  
**Sent:** Thursday, 21 April 2011 12:10 p.m.  
**To:** Jaime Sherlock  
**Cc:** Allan Pullenger  
**Subject:** RE: BC 10146  
**Attachments:** PS1 - Euroglass Systems - face fixing.pdf

Jamie,

Please find attached the PS1 for the balustrade.

Please advise if this is insufficient.

Simon

---

**From:** Allan Pullenger [mailto:allan@designscape.net.nz]  
**Sent:** Thursday, 21 April 2011 9:08 a.m.  
**To:** Jaime Sherlock  
**Cc:** Armstrong, Simon - Singapore  
**Subject:** BC 10146

Hi Jaime

**72 Rosetta Road**

In reply to further information :

- The upper floor slab was checked for the cantilever involved, and is adequate.
- Brace A2 is as per plan using BL1, this is greater than calc of GS1.
- Brace N1 is for the full wall length, but not less than 1m.
- To comply with H1, by inspection the replacement joinery is double glazed. You will notice that the owner is also upgrading insulation to Batts 2.6 in walls, and 3.2 in ceiling.
- Front Stairs entry, updated plan attached.
- Deck timber note added to drawing, all MSG8 & H3.2 excluding piles at H5.
- Detail of connection boundary joist updated.

Have asked the company for the PS1 for handrail, will forward when recieved.

Cheers Allan

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26/04/2011

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13 April 2011

Simon Paul & Melanie Jane Armstrong  
72 Rosetta Road  
Raumati South 5032

COPY

**Building Consent: 110146**

Dear Sir/Madam

### Request for further information

**Description:** Remove interior walls, replace bracing with steel beam & bracing walls and diaphragm ceiling. New deck. New stairs

**Location:** 72 Rosetta Road, Raumati

**Legal Description:** LOT 3 DP 74777

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

Information Needed:

- 1) Please clarify whether the support to the 250UC 73 needs to be carried through to the ground and if the cantilevered floor is structurally sufficient to carry the load without additional support.
- 2) Braces A2 and N1 differ between the plans and the calculations please rectify.
- 3) As the exterior openings within the building are being increased, please clarify how compliance with H1 is met.
- 4) Front entrance stairs-a) typo at pile size, b) confirm hand rail height on plans, c) provide stringer to house connection.
- 5) Main deck-a) clarify stress grade and treatment type of timber at deck plan, b) provide durability of structural connections, c) Provide the Producer statement to accompany the specific design balustrade system, d) Clarify the attachment of the end and boundary joist to the remainder of the deck.

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 27/04/11. If we do not receive it by this date, we may not be able to issue your building consent.

Please contact me if you would like to discuss this matter.

Yours faithfully  
Jaime Sherlock  
Direct line tel. no. (04) 296 4730

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# SPECIFICATION

**FOR ALTERATIONS**

**AT 72 ROSETTA ROAD**

**FOR MR & MRS ARMSTRONG**

march 2011

job 2691



**prepared by DESIGNSCAPE** shark bait ltd

298 rosetta road sunny raumati

allan pullenger rea, a.lpenz certETn



## PR 1 PRELIMINARIES

The contract shall be a lump sum contract and the following documents shall form this contract.

- a) This specification
- b) NZS 3910 being General conditions of contract
- c) Special Conditions of contract
- d) Plans 2730

## PR 2 EXTENT OF WORK

The contract is to remove bedroom walls to convert area to new lounge. Construct a new timber deck off this lounge. Construct new entry stairs to upper level. Remove three fixed windows and replace with sliding door. Works include all sub-trades involved.

## PR 3 BUILDING CONSENT AND FEES

The plans and specifications shall be submitted to the local authority, the contractor shall uplift the Building Consent and pay the fees demanded. All work shall be carried out to the contract plans and documents, and any amendments required by the local authority. The Local Body Inspectors shall be notified when inspections are required. NOTE THAT THE OWNER WILL SUBMIT AND PICK UP CONSENT.

## PR 4 INSPECTIONS

The engineer will inspect :

- 1) Pile holes
- 2) Structural steel in place and fixed.
- 3) Decking in place and fixed.



Inspections will be requested by the builder giving 24 to 48 hours notice. Inspections are required for the issuing of the PS4 showing compliance.

**NOTE** builder acts on behalf of the owner in requesting inspections.

## PR 5 DAMAGE AND REINSTATEMENT

Any damage to grounds, paths, streets, buildings, etc., affected by the contractor or subcontractors operations shall be made good at the contractors expense.

## PR 6 MAINTENANCE PERIOD

The maintenance period shall be 3 months from completion of all works.

## PR 7 INSURANCE

The contractor shall take out insurance policies for Public Liability of \$1,000,000 for any one claim, and All risks insurance for \$100,000 and fire insurance for the total value of the dwelling including alterations and GST. Insurance shall be in joint names of Contractor, Designscape, and Principal. The



principal shall have current householders insurance, and shall inform their insurance company of the works.

## PR 8 SECURITY

The premises shall be kept secure at all times, and measures shall be taken each night to prevent entry by unauthorised persons. These measures shall be approved by the Supervisor.

## PR 9 DIMENSIONS

The contractor shall be responsible for verification of all dimensions before any construction, or ordering of materials or services. Any serious deviations shall be brought to the notice of the Engineer.

## PR 10 DEMOLITION

Remove all linings in the new lounge area. Install batts in ceilings and walls, and reline to bracing requirements.

## CARPENTER

### CA 1 GENERAL

The works shall be constructed in accordance with NZS 3604 1999, and the Building Code. The contractor shall supply and keep a copy of NZS 3604 on site at all times, for the reference of the contractor and supervisor. All materials and workmanship shall be to best trade practice. The finished job shall be completely watertight.

### CA 2 TIMBER

All timber shall be graded in accordance with NZS 3631 1988, and be of the best of the several grades. Treatment of timber shall be as required by NZS 3604. All timber shall be gauged or dressed. Exterior timber shall be clear grade Pinus Radiata, treated to H3, interior framing timber shall be H1 treated Pinus Radiata. Note existing timber walls, can be reused where possible.

Interior finishing timbers to match existing. The carpenter shall allow for sanding the timber ready for the decorator. Provide and fix all architraves, facings, beads, and all other finishing timber, to best trade practice.

### CA 3 BRACING

The walls shall be braced using sheet bracing as described on the plans. Fix to manufacturers instructions.

### CA 4 INTERIOR LININGS

The interior shall generally be lined in Gibraltar board. All joints, nail holes etc., shall be stopped with "gib bedding compound", finished as for painting.



## CA 5 FLASHINGS

Build in flashings shown or traditionally used, to keep the dwelling watertight. Fix all backing's.

## CA 6 DECKING

Decking timber shall be used with slip resistance surface facing up. Nail with ss decking nails .

## JOINERY

### JO 1 GENERAL

Verify all dimensions *before* manufacture to ensure units fit their respective places. Joinery shall be constructed to best trade practise, joints in mortice and tenon, dowelling, housing or dovetail, whichever is appropriate. All exposed timber shall be smooth dressed by scraping and sandpapering before work is delivered. Remove arrises, stains, hammer marks and other defects. Punch nails in finished work. Provide and fit all hardware required.

The doors and windows are in aluminion, and as selected by owner

## PAINTING AND VARNISHING

### PA 1 GENERAL

Allow for painting and wallpapering all areas required. This includes application of polyurethane etc. All paint shall be brought onto the site in unbroken sealed containers. The paint shall be premium quality.

### PA 2 SURFACE PREPARATION

Not withstanding provisions of other sections of the specification, it shall be the responsibility of the painter to ensure that the surfaces, including surfaces of the undercoats, are in a suitable condition to enable a first class finish to be obtained. The painter shall allow to wash, dust, and otherwise clean down all surfaces (including undercoats), removing any loose scale from pre painted surfaces. Remove all imperfections by filling, sanding, and the like, and apply sealers, neutralisers, or other materials, as are necessary in accordance with sound trade practice. Stop all nail holes, cracks etc., with proprietary fillers not containing oils.

**NOTE PAINTING AND VARNISHING WILL BE DONE BY THE OWNER**





# Resene

## Engineered Coating Systems

00008

Vv1:h4

FEBRUARY 1999

### RA20

## Zincilate 10 inorganic zinc silicate two pack

A sacrificial two pack priming system for steel, having outstanding anti-corrosive properties. May be applied in conditions up to 95% relative humidity. Eliminates rust undercutting. Excellent resistance to abrasion and impact damage.

### Typical Uses

- As a primer/finish coat
- As a permanent primer for organic topcoats such as epoxy, vinyls, chlorinated rubber or urethanes
- Widely used as tank lining for petroleum solvents
- Structural steel, pipelines or storage tanks for petro-chemical refining, pulp and paper plants



Information contained in this Data Sheet is re-validated every two years following issue date. Please ensure current Data Sheet is consulted prior to specification or application of Resene products.

Formerly Resene Inorganic Zinc Silicate 2 Pack

### Physical Properties

<b>Vehicle Type</b>	Ethyl Silicate
<b>Pigmentation</b>	Metallic Zinc
<b>Solvent</b>	Aromatic/Glycol ether
<b>Mixing ratio</b>	1 pbw base:2.14 pbw powder
<b>Pot Life</b>	8-10 hours @ 18°C
<b>Recommended Dry Film Thickness</b>	75 microns
<b>Theoretical Coverage</b>	8.9 sq metres per litre
<b>Dry Time</b>	1-2 hours @ 18°C
<b>Colour</b>	Grey
<b>Finish</b>	Matt
<b>Abrasion Resistance</b>	Excellent
<b>Chemical Resistance</b>	Satisfactory within pH range 6.0-10.5
<b>Solvent Resistance</b>	Excellent
<b>Durability</b>	Excellent
<b>Heat Resistance</b>	Excellent up to 400°C
<b>Pack Size</b>	4 litre composite
<b>Recoat</b>	16 hours @ 18°C
<b>Primer Required</b>	No
<b>Usual No. of Coats</b>	One, wet on wet
<b>Durability</b>	Excellent
<b>Thinning and Clean Up</b>	Thinner No. 9
<b>Overcoating</b>	Chlorinated Rubber, Vinyls, Epoxies, Urethanes, Galvo One, Galvo Prime.

### Performance and Limitations

- |                    |  |
|--------------------|--|
| <b>Performance</b> | (1) Gives the best known long term corrosion protection to steel.  |
|                    | (2) Unsurpassed solvent resistance.  |
|                    | (3) Excellent resistance to abrasion and impact damage.  |
|                    | (4) Provides excellent protection to steel without the necessity for overcoating.  |
|                    | (5) Can be applied under cold, damp conditions.  |
| <b>Limitations</b> | (1) Before topcoating check that the film is cured by testing resistance to rubbing with rag wrung out in Thinner No. 12.                    |
|                    | (2) Ensure surface is clean, dry and free from soluble salts before overcoating.   |
|                    | (3) Coating will not cure at R.H. lower than 40% - undercured coatings may be cured by keeping damp with water spray after the film has set. |
|                    | (4) Sensitive to acid or alkali solutions.   |
|                    | (5) Not to be used as lining for storage tanks containing jet fuels.   |
|                    | (6) Not suitable for total immersion in water.   |
|                    | (7) Non saponifiable barrier coat must be used when overcoating with alkyd or oil based systems.   |
|                    | (8) Not suitable for brush/roller application.   |

## Surface Preparation

**Steel** Degrease according to SSPC-SP1 solvent cleaning. Thoroughly waterblast to remove all salt deposits etc. before blast cleaning. Remove all weld spatter, and radius sharp edges and welds. Blast clean to SSPC-SP10 (Sa2.5) minimum. Blast to achieve a 25-50 micron anchor profile. Rougher profiles are acceptable but require increased film thickness for equivalent protection.

*Residues and dust from lead or chromate containing paint systems can be dangerous to the health of the operator and the environment. Ensure approved procedures are put in place to safeguard against this.*

If the surface you propose to paint is unsound or not referred to, contact Resene Paints Limited.



## Application and Precautions

**Mixing** Mix liquid portion to a smooth, fluid uniform consistency (if lumps persist the shelf life may have been exceeded.)

Remove plastic bag from container and slowly empty powder into the liquid with continuous agitation.

**Application** Apply a wet coat using a conventional spray; De Vilbiss J.G.A. 502 gun E tip and needle, 704 or 64 air cap. Use a mechanically agitated pressure pot with bottom outlet. Keep pot on same level or higher than gun. Adjust spray equipment to apply an even wet coat with minimum overspray.

**Fluid Hose** 13mm I.D. no longer than 15 metres

**Pressures** Atomising pressure 280-350 kPa

**Thinning** Thin only for workability with Thinner No. 9.

**Safety Precautions** Consult Material Safety Data Sheets and read can labels for this product prior to use. Users should ensure that they are familiar with all aspects concerning the safe use of this product. **IF IN DOUBT DO NOT USE THIS PRODUCT.**

**In New Zealand:** 32-50 Vogel Street, Lower Hutt, PO Box 38-242, Wellington Mail Centre  
Call 0800 RESENE (0800 737 363)

**In Australia:** 7 Production Avenue, PO Box 785, Ashmore City, Queensland 4214  
Call 1800 738 383

Visit our website [www.resene.com](http://www.resene.com) or email us at [advice@resene.co.nz](mailto:advice@resene.co.nz)

# Resene

the paint the professionals use

the paint the professionals use

access specification information online at [www.resene.com.au](http://www.resene.com.au) or [www.resene.co.nz](http://www.resene.co.nz)  
minimise the effect of your project on the environment - see the Resene website

## General

Mild steel, for its strength to weight ratio and cheapness, is one of the most widely used construction materials. However, it readily rusts and must be painted to prevent this corrosion and to give it a decorative appearance. Mill scale found on new steel is a hard, brittle coating of several distinct layers of iron oxides formed during processing of steel by hot rolling of girders, tank plates and other structural shapes. Usually bluish black in colour, mill scale cracks and fissures readily and is permeable to both air and moisture. Rusting at the mill scale steel interface occurs and in time the scale sloughs off due to the pressure created by the rust layer. Mill scale is cathodic to the steel substrate and if left in place, corrosion will occur as a result of the electrical potential difference between them.

Rust is a mixture of oxides of iron formed by the action of air and water. It is voluminous and occupies about one and three quarter times the volume of the steel from which it originated. Rust forming under a paint coating or through breaks in the coating may burst through or may creep under the coating resulting in flaking so that repair is both difficult and costly.

It may cost a little more for a well prepared surface, but as the paint coating will last many times longer, the overall cost saving in maintenance will justify the initial expense. Other types of steel, such as low alloy steels like Austen 50, which are selected in areas requiring increased strength, hardness or improved resistance to corrosion, may also be prepared by the following surface preparation.

## Surface preparation

### D801.1 Wash and degrease surfaces

Thoroughly wash surface with Resene Paint Prep and Housewash (see Data Sheet D812) using a nylon bristle brush or broom. Thoroughly scrub the surface to ensure complete removal of all grease and other contaminants. Rinse thoroughly with clean water and allow to dry.

### D801.2 Remove all moss and mould

Thoroughly clean down to remove all loosely adhered material. Treat areas of moss or mould infestation with Resene Moss & Mould Killer (see Data Sheet D80) correctly diluted with clean water. Leave for up to 48 hours to achieve full kill. For heavy infestations further applications may be needed. Wash thoroughly with clean water to remove residues.

### D801.3 Waterblast 3000 psi

Carefully waterblast at 3000 psi to remove all dirt, chalk, moss and mould residue, any loose and flaking paint and other contaminants. Allow the surface to dry out for at least 24 hours.

### D801.4 Hand tool cleaning

Hand tool clean to SSPC-SP2 standard - a method of preparing steel surfaces by use of non-power hand tools. Hand tool cleaning removes all loose mill scale, loose rust, loose paint and other loose detrimental foreign matter. It is not intended that adherent mill scale, rust and paint be removed by this process. Mill scale, rust and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Hand wire brushing, hand abrading, hand scraping or other similar non-impact methods are acceptable for the removal of loose mill scale, all loose or non-adherent rust and all loose paint. Stratified rust (rust scale) and weld slag must be removed using impact hand tools. Regardless of the method used for cleaning, feather edges of remaining old paint so that the unpainted surface has a reasonably smooth appearance. Hand tool cleaning should only be specified for normal atmospheric exposures and interiors when the painting system includes a primer of good wetting ability. Round off any sharp edges to allow better film build.

Immediately prime all bare steel with Resene Rust-Arrest (see Data Sheet RA30A) to prevent further rusting or contamination.

## Ferrous metals Mild steels

Referred to in Resene specification sheet:

6 Ferrous metals

For smoke damaged surfaces see D86

For repaints see D87

**D801.5 Power tool cleaning**

Power tool cleaning, a method of preparing steel surfaces by use of power assisted hand tools, removes all loose mill scale, loose rust, loose paint and other loose detrimental foreign matter. It is not intended that adherent mill scale, rust and paint be removed by this process. Mill scale, rust and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Power wire brushing, power abrading, power impact or other power rotary tools are acceptable means for removal of loose mill scale, all loose or non-adherent rust and all loose paint. Do not burnish the surface. Use rotary or impact power tools to remove stratified rust (rust scale) and weld slag. Operate power tools in a manner that prevents the formation of burrs, sharp ridges and sharp cuts. Regardless of the method used, feather edges of remaining old paint so that the repainted surface will have a reasonably smooth appearance. Round off any sharp edges to allow better film build.

Immediately apply the specified primer to prevent further corrosion or contamination.

**D801.6 Spot blast clean**

Spot blast clean areas of corrosion to SSPC-SP10. All damaged areas or areas of corrosion must be blast cleaned to a 'near white' metal finish according to SSPC-SP10 (Sa 2.5 of Swedish Standard SIS 05 59 00). A 'near white' metal blast cleaned surface finish is defined as a surface from which all oil, grease, dirt, mill scale, rust, corrosion products, oxides, paint or other foreign matter have been completely removed except for very slight shadows, very slight streaks or slight discolouration caused by rust stain, mill scale, oxides or slight, light residues of paint or coating that may remain. At least 95% of each square centimetre of surface must be free of all visible residues and the remainder limited to the light discolouration mentioned above. Photographic or other visual standards of surface preparation may be used if required to further define the surface if specified in the contract. Round off any sharp edges to allow better film build.

Immediately apply the specified primer to prevent flash rusting or other contamination. Four hours is the maximum time the surface may be left unprimed.

**D801.7 Blast clean**

Blast clean to SSPC SP10. All surfaces to be coated must be blast cleaned to a 'near white' metal finish according to SSPC-SP10 (Sa 2.5 of Swedish Standard SIS 05 59 00). A 'near white' metal blast cleaned surface finish is defined as a surface from which all oil, grease, dirt, mill scale, rust, corrosion products, oxides, paint or other foreign matter have been completely removed except for very slight shadows, very slight streaks or slight discolouration caused by rust stain, mill scale, oxides or slight, light residues of paint or coating that may remain. At least 95% of each square centimetre of surface area must be free of all visible residues and the remainder limited to the light discolouration mentioned above. Photographic or other visual standards of surface preparation may be used if required to further define the surface if specified in the contract. Round off any sharp edges to allow better film build.

Immediately apply the specified primer to prevent flash rusting or other contamination. Four hours is the maximum time the surface may be left unprimed.

**D801.8 Remove weld flux**

Any welded sections will need special attention. After welding, all surfaces to be painted must be thoroughly cleaned and free from flux, weld spatter and surface defects, including cracks and deep pits. Remove weld spatter carefully by blasting or mechanical grinding. All rough welding must be ground smooth. Remove weld flux by thorough washing with a detergent solution followed by copious washing with clean water.



If in doubt about any aspect of your specification please contact Resene.

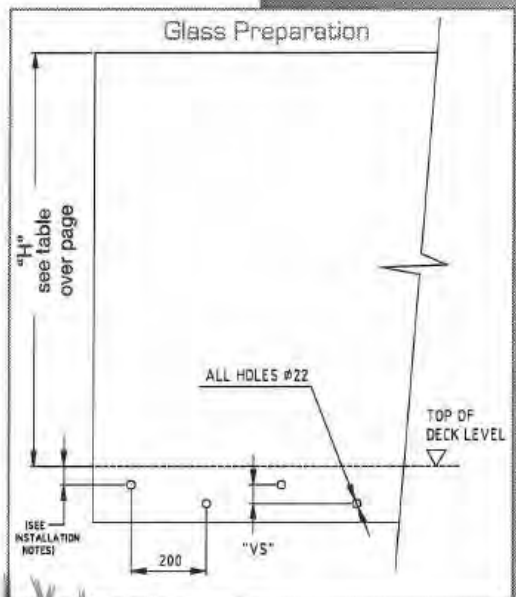
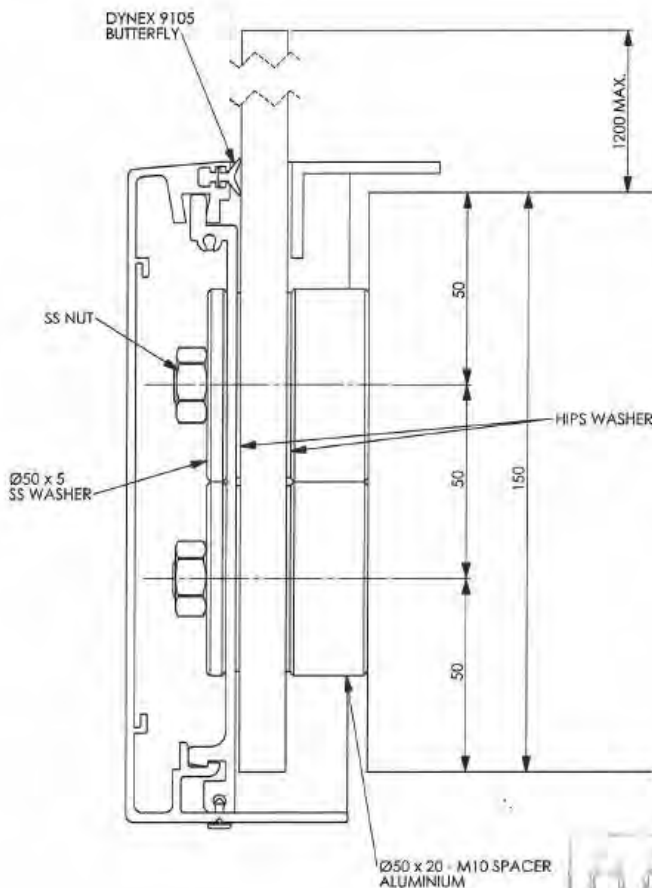
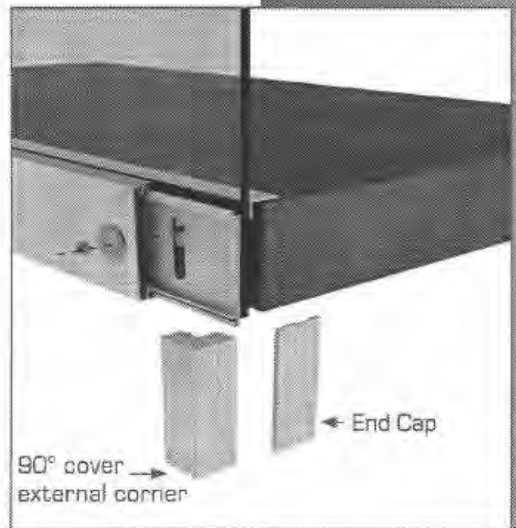
**EUROGLASS Face Fix Balustrade System**

An aluminium system engineered for side-fixing glass for balustrades and pool fencing. This discreet system reflects the current trend of clean flush surfaces, continuous sightlines and square edges. The fixings are concealed beneath a slim profile aluminium cover plate which can be colour powder-coated to blend seamlessly with the building structure.



**Available finishes**

- Mill aluminium, ex stock
- Anodised as required (lead time applies)
- Powdercoated as required (lead time applies)



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 30 MAR 2011  
 DISTRICT COUNCIL

## Euroglass Face fix balustrade system

## Technical details

- 5M stock length, complete with Fixing Kit & Cover Plate
- 12mm glass certified for panels up to 1100mm height
- 15mm glass certified for panels above 1100mm height
- End Caps available
- Able to be fixed to steel or concrete slabs as thin as 150mm

Fixing Substrate		Concrete		Timber				Steel	
Fixing Type		M10 bolts epoxy		M12 bolts & 50mm washers		M10 lag screw pending*		M10 bolts	
Variables		VS	GT	VS	GT	VS	GT	VS	GT
"H" Balustrade Height above deck	1000	50mm +	12mm	50mm +	12mm	70mm	12mm	50mm +	12mm
	1100	60mm +	12mm	60mm +	12mm	70mm	12mm	60mm +	12mm
	1200	60mm +	15mm	60mm +	15mm	70mm	15mm	60mm +	15mm

- Notes:**
- VS = vertical spacing of fixing bolts through backing plate
  - GT = glass thickness
  - The dimension from the top mounting bolt to deck surface has been assumed at 50mm
  - All other manufacturers recommendations need to be followed, especially with relation to concrete fixing
  - \* contact Euroglass for information, M12 lag screws approved but costly

## Care instructions

Refer to our website [www.euroglass.co.nz](http://www.euroglass.co.nz) for After-Care of powdercoated surfaces.



tel: 0800 387 645 Installation sales  
 (09) 624 1180 Trade sales & technical enquiries

web: [www.euroglass.co.nz](http://www.euroglass.co.nz)

PROCESSING CHECKLIST

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

Category...1.....

Site Plan (NZS 3604 Sec 3.4, 4.5 Code cl B1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04)

N/A NO YES

# = Requested info received, reviewed & SO.R.G.

Comments

- Wind zone High V/ High Specific... GIS .....
- Flooding / ponding hazards ..... GIS .....
- Slippage/ fault line hazards ..... GIS .....
- Erosion, river & coastal hazards ..... GIS .....
- Subsidence/ soft soil hazards ..... Site inspection notes .....
- Corrosion zone Sea spray or Zone 1 ..... GIS .....
- Soil contamination ..... GIS .....
- Distances to boundaries / siting ..... District plan .....
- Floor levels/ contours ..... E2/AS1 & NZS 3604 E1 .....
- Two or More Allotments ..... Sec 75 - 83 Bld Act .....
- Noise / sound insulation (airport & highway) .....

Specific Design (Verified Online PS2 B1 B2 VM1)

Comments

- PSI Design Certificate ..... B1 B2 VM1 Allan Bruce Pullinger .....
- PS2 Peer Review ..... B1 B2 VM1 .....
- Calculations ..... VM1 .....
- CPeng ..... Verified Online Accepted under KCDC Policy 802 .....

Allan Pullinger covering B1 & part B2 for Beams & bracing

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

Comments

Layout

- Layout dimensions ..... NZS 3604 .....
- Control joints ..... NZS 3604 .....
- Slab thickening ..... NZS 3604, cl 7.5 .....
- Alternative ..... specify reason .....

Section

- Depth & width ..... NZS 3604 .....
- Reinforcement ..... NZS 3604; B2 .....
- Plate fixings ..... NZS 3604; B2 cl 7.5 .....
- DPM ..... NZS 3604; B2 .....
- Engineer design and Calcs ..... B1; B2 .....
- Concrete strength ..... B1; B2 cl 4.8.2 .....
- Alternative ..... specify reason .....

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

Comments

Layout

Refer to deck section

N/A NO YES

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

Section

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

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

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

Comments

General

N/A NO YES

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

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

① ✓ \*Clarify whether the support for 250 VC 73 needs to be carried through to the ground & if the floor cantilever is structural sufficient to carry the load to the exterior wall.

**Wall / Framing** B1, B2, E3

Comment

General

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

Roof..... NZS 3604, 3602 & 3640 B1 B2 E2 / AS1

Comments

Trussed / by preailer or Framed roof NZS 3604

N/A NO YES

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

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

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

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

Claddings Code B1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3

Comments

- Risk matrix Cavity or direct..... E2
- Brick Veneer..... E2 "The brick book" Branz Masonry Guide ; B2
- Timber Weatherboard .... E2 Branz Timber Guide Vol 1&2; B2
- Stucco ..... B1 NZS 3604 Branz good practice guide; B2
- Profiled Metal..... E2 Metal Roofing Practice; B2
- Plywood ..... E2 ; B2
- Fiber Cement W/b..... E2; B2
- Board & Batten..... Branz good practice guide; B2
- Fiber Cement Sheet..... E2; B2
- Weathertightness details..... E2' ; B2
- Alternative..... specify reason

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

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

2/12 NI - differ between plans & calculations

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

General

Comments

N/A NO YES

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

Glazing

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

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

Comments

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

③ *\* Clarify how compliance with H1 is achieved*

**Stairs / Landings / Handrails** D1, sec 4

Comments

- Stair tread & risers.....D1 *Complies w/ main private*
- Landing size.....D1
- Handrail.....D1
- Riser opening (min) where children.....D1
- Residential Accessibility.....D1
- Alternative.....specify reason

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,  
Secondary Private: Max rise 200mm/Min tread 250mm,  
Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

- ④a *\* Front entrance stair plan - type out pile size - provide new tread size*
- ④b *\* Confirm handrail heights - Note provided.*
- ④c *\* Stringer to house attachment detail*

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

Comments

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

- ⑤a *\* Clarify stress grade of timber & treatment at deck plan*
- ⑤b *\* Provide durability of structural connections*
- ⑤c *\* Provide PSI to accompany balustrade design*
- ⑤d *\* Clarify the attachment of the boundary & end joist attachments to the rest of the deck*

**Fire (Residential) NZBC F7;C4oc**

Comments

N/A NO YES

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

The relocated wood burner is accepted without meeting the minimum of the emissions emission & efficiency standard due to the the life span of the appliance not being increased and it posing no greater effect on the environment than it currently is.

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

Comments

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

**Ambiguity / Contradictions**

Comments

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

**Alternative Solutions**

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

No major alternatives outside of specific design.

**This sheet relevant to plumbing & drainage only**

**General**

*Comments*

N/A NO YES

- Kitchen area.....G3/AS1
- Laundry.....
- Bathrooms.....
- Location of sanitary fixtures.....
- Plumbing layout.....

Plumber's Reg no..... N/A.....

Drainlayers Reg no..... N/A.....

**Effluent Disposal Systems**

*Comments*

- Engineering Site Investigation
- Design Specification & Producer Statement

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

**Water Supplies**

*Comments*

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

*no change*

**Sanitary Drainage**

*Comments*

- G13.....
- Layout .....
- Council availability or .....
- Septic tank design & calcs.....
- Alternative.....specify reason

*no change*

**Stormwater Drainage**

*Comments*

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

*no change*

**Sanitary Plumbing**

*Comments*

- G13 .....
- Layout .....
- Alternative.....specify reason .....

*no change*

Accessibility D1 ; NZS 4121

Comments

N/A NO YES

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

Fire report C1,C2, C3, C4

Comments

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

Solid waste G15

Comments

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

Hazardous Agents, Materials & substances F1 - F3



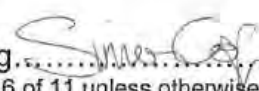
Comments

- Waste bin .....
- Environmental health referral .....





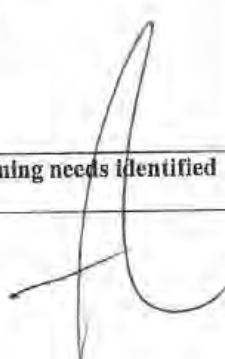

<b>Change Of Use – Sec 114:</b> <i>(record decisions and basis for decisions – confirm whether sec 115 applies)</i>		.....
Date	<del>_____</del>	
<b>Alteration to Existing Building – Sec 112:</b> <i>(record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:</i>		.....
Date	24/4/11 17 SO2G 18 N/A	<del>_____</del>
<b>Hazards – Sec 71-74 :</b> <i>(record decisions and basis for decisions – see under "site plan above already done")</i>		.....
Date:	<del>_____</del>	
<b>Compliance Schedule – Sec 100 - 107:</b> <i>(record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).</i>		
Date	<del>_____</del>	

<p><i>Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision</i></p> <p><b>Plan checked yet Unsatisfactory</b> (request for further information- see attached copy)</p> <p style="text-align: center;"><b>Signature, name &amp; date</b></p> <p>Bldg. <u></u> 13/4/11</p> <p>Plumbing.....</p> <p>Fire.....</p>	<p>I am satisfied on reasonable grounds that the provisions of the Building Code are met and the <b>Building consent may be granted (refer Bld Act Sec 49(1))</b></p> <p>All previous Further Information Requests now satisfactory.</p> <p style="text-align: center;"><b>Signature, name &amp; date</b></p> <p>Bldg. <u></u> 26/4/11 ( for all pages except those listed below )</p> <p>Plumbing. <u></u> 12/4/2011 (For pages 6 of 11 unless otherwise listed )</p> <p>Fire..... ( As listed on page 7 of 11)</p>
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**Addenda to Form 436**

**Allocation of work to approvals officer outside current competency**

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

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

**Allocation notes**

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

RECEIVED

30 MAR 2011

KAPITI COAST DISTRICT COUNCIL

KCDC Building Consent Authority  
Building Consent Documentation Filed

BC No.	BC 110146	First floor deck & internal structural alterations
Street Address.	72 Rosetta Road, Raumati	

Tick indicates document(s) included in this Building Consent

Building Consent Application,	<input checked="" type="checkbox"/>
Application checksheet,	<input checked="" type="checkbox"/>
Costing schedule,	<input checked="" type="checkbox"/>
Plans and specifications,	<input checked="" type="checkbox"/>
Invoice and receipt,	<input type="checkbox"/>
Processing records/checksheets,	<input checked="" type="checkbox"/>
Inspection page printouts	<input checked="" type="checkbox"/>
1-7 25	
Building consent and memorandum,	<input type="checkbox"/>
Inspection reports,	<input type="checkbox"/>
Application for CCC,	<input type="checkbox"/>
Code of Compliance Certificate.	<input type="checkbox"/>
Producer statements and supporting documentation,	<input type="checkbox"/>
Peer review documents,	<input type="checkbox"/>
Fire design documents,	<input type="checkbox"/>
Requests for further information and other correspondence,	<input type="checkbox"/>
Amendments,	<input type="checkbox"/>
Supplementary information,	<input type="checkbox"/>
Energy work certificates,	<input type="checkbox"/>
Notices to Fix.	<input type="checkbox"/>

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

# Planning Processing Check Sheet

Building Consent Number : BC 110146

Property Information				
Property Address	72 Rosetta Road, Raumati			
Legal Description				
Planning Zone				
Building Project	First floor deck & structural alterations			
	Yes	No	Action reqd	Action
Certificate of Title	✓			
Easements		✓		
Section 221		✓	Include copy	
District Plan Items to Check				
	Yes	No	Action Reqd	Actioned
Designations	✓		AIRPORT APPROACH SURFACE 1:40.	
Heritage Register		✓		
Flood Hazards		✓		
Min Floor Level		✓		
Other Hazards		✓		
EQ Faults		✓		
Services	✓			
Eco-site/Native Veg		✓		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	✓		Neighbours Approval??	
HIRB	✓			
Max Height	✓			
Site Coverage	✓			
Permeable Surface	✓			
Earthworks	✓			
Water Tank / Siting	NA			
Parking	NA			

Fences/Retaining Wall	NA			
Airport Noise 45dbl	NA			
Other Provisions				
	Yes	No	Action reqd	Actioned
Does the building straddle Title/crosslease boundary		✓		
Existing Resource Consent?		✓		
Resource Consent Required?		✓	Apply Section 37 and advise Plan Vetting Team.	
Section 72 or 77 Required?		✓	Advise Plan Vetting Team and send letters out.	\$118.00
Section 221 Consent Notice		✓	Advise Plan Vetting Team	
DIF Required?		✓	Advise Plan Vetting Team and send letter out.	
Calculate DIF Fees				Amount
			2 <sup>nd</sup> Comm / Ind Floor area X \$12.65	
			Non-residential 0.002 X area	
Invoice codes	RM		Water Supply	
	RM		Sewage	
	RM	79	Community Facilities	
	RM		Roads	
	RM		Flood Mitigation	
	RM		Reserves	
Send DIF letter out		✓	<b>TOTAL</b>	

**Additional Comments**

**Decision: (delete item that does not apply)**

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

Officer's Name & Signature: *J Burke* Date: 29-4-11.

0026



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



R. W. Muir  
Registrar-General  
of Land

Search Copy

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

**Prior References**  
WN43B/823

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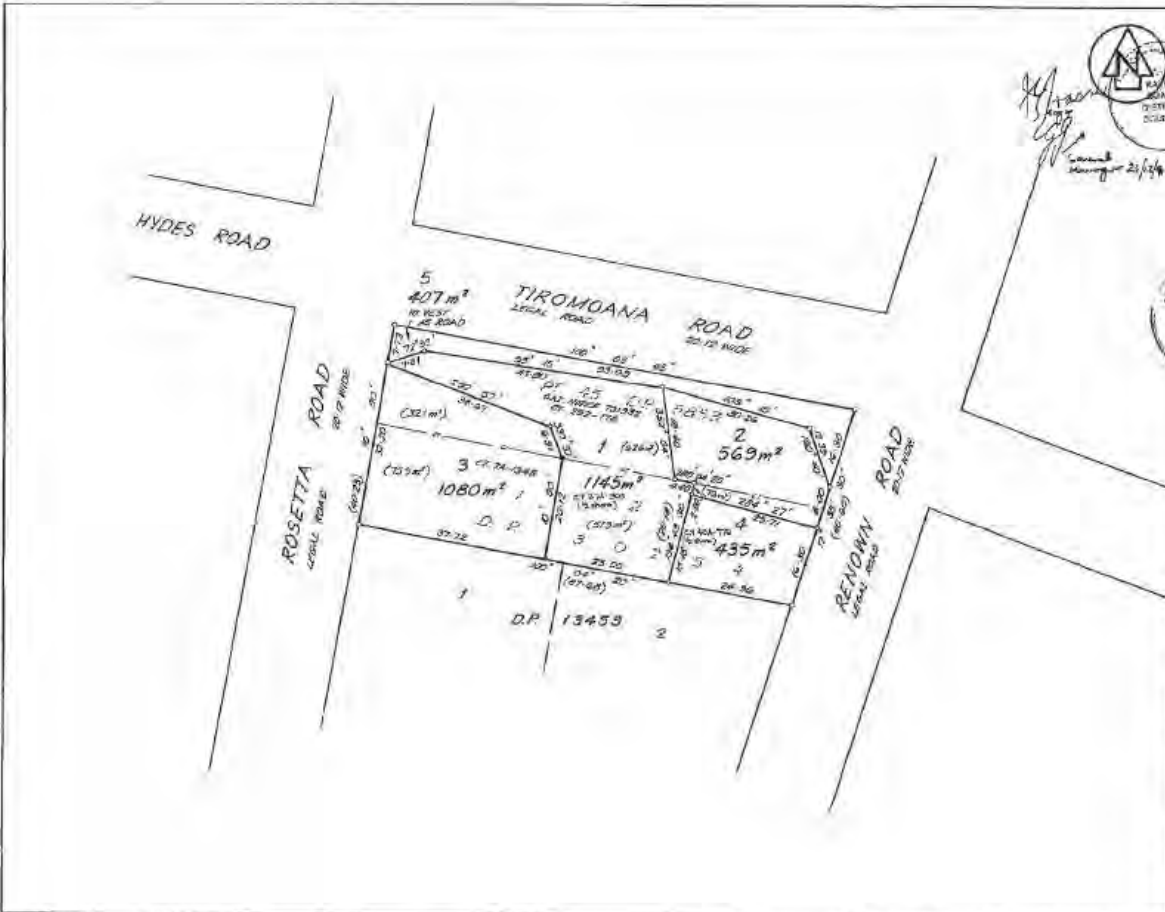
**Estate** Fee Simple  
**Area** 1080 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 74777

**Proprietors**  
Simon Paul Armstrong and Melanie Jane Armstrong

---

**Interests**  
8354288.3 Mortgage to Kiwibank Limited - 9.12.2009 at 2:54 pm





Approved: *[Signature]*  
*[Signature]*  
*[Signature]*  
 REGISTERED OWNERS  
 PURSUANT TO A RESOLUTION OF THE RARITUA COAST DISTRICT COUNCIL PASSED ON THE 18th DAY OF DECEMBER 1991, AUTHORIZING PURSUANT TO SECTION 220 OF THE LOCAL GOVERNMENT ACT 1974, THIS SURVEY PLAN, AND CERTIFYING THAT THE PLAN HAD IN ACCORDANCE WITH THE REGULATIONS AND PROVISIONS OF THE OPERATIVE SUBDIVISION SCHEME BY PLAN FOR THE AREA TO WHICH THIS SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SAID PLAN, THE SURVEY STAFF OF THE SAID RARITUA COAST DISTRICT COUNCIL HAS APPLIED MARKS IN THE PRESENCE OF:

*[Signature]*  
 GENERAL MANAGER

THE RARITUA COAST DISTRICT COUNCIL

LOT 5 IS TO REST IN THE RARITUA COAST DISTRICT COUNCIL  
 Total Area 3636 m<sup>2</sup>  
 Comprised in C&T. PLAN NO. TA - 1248 (46)

I, JIM RANSBY SURVEYOR  
 Registered Surveyor and holder of an annual practicing certificate for who this plan is a registered survey pursuant to section 22 of the Survey Act 1980 hereby certify that this plan has been made from surveys measured by me or under my direction, that such plan and surveys are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution thereof.  
 Dated at Raritua this 18th day of December 1991  
 J. Ransby  
 Surveyor

Next Block 6227, p.120-84 (Volume Book 121A, p.120: 180)  
 Reference Plans: 542, 552, 553, 544, 545, 502, 51, 502, 2  
 537, 538, 539, 540, 53, 507  
 Easements: ... .. Consent: ... ..

Approved as to Survey  
 20.7.92  
 Deposited this 25th day of November 1991  
 Registrar

LAND DISTRICT WELLINGTON  
 SURVEY BLK & DIST 1, PAKAKARIKI  
 NZMS 267 SHT A.26 RECORD MAP No 54.103

LOTS 1 - 5 BEING A SUBDIVISION OF  
 PT LOT 45 DP 5853 & LOTS 1 & 2 DP 30254

TERRITORIAL AUTHORITY RARITUA COAST DISTRICT  
 Surveyed by RANKINE & HILL LIMITED  
 Scale 1:500 Date OCT 1991  
 74777

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Planning			
Plumbing and Drainage	✓		25/10/201
Building	✓		24/11/14
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
NOTES:			



Amended BC Application

Building Consent No. 110146A

Building Project: Deck fixing to house

- altered.
- Posts changed to H5 laminate.
- Post hole sizes increased.

72 Rosetta Road, Raumati South.

## CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		32	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
Foundation/Piles					
Block	2		Engineer design specific components	23A	Second hand wood burner certified
Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25	Contractor to leave site clean and clear
Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
Sub-Floor					
Drainage	6		Not approved as Habitable Room	31	As in CCZ, all fixings need to be stainless steel
Pre-Wrap	9		Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
Pre-Clad	10		Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
Weather-tightness					
Pre-lining (Building)	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
Pre-lining (Plumbing)					
Wet areas - membrane	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
Post Lining					
Brick Veneer	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Retaining Wall					
Final (Dwelling)	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
Final (Commercial & Multi-resd)					
	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44	Exterior cladding system to be completed and inspected prior to internal lining
	21		Minimum FFL to comply with NZS3604		

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

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GST 51-860-608

Received with thanks by 10/01  
KAPITI COAST DISTRICT COUN...

21-10-11 11:41 Receipt no.393753

\*COPY\* \*COPY\* \*COPY\*

DR BC110146A

SIMON ARMSTRONG 199.00-

Simon Armstrong::72 Rosetta Road:Raumat

CQ EFT

Simon Armstrong 199.00

REVISED

Ammended

APPROVED BY  
BUILDING  
james  
OFFICER  
24/11/2011

SAFETY GLASS TO NZS 4223 P13  
(1999 REVISION)

ACCESSIBLE STAIRWAY HAND RAIL TO D/ASI REFER TO  
6.0.3-6.0.9

EUROGLASS BALUSTRADE SYSTEM  
TO DECK AND STAIRS,

BI-FOLD ALUMINIUM DOORS (2 OFF)

REMOVE EXISTING WINDOWS FROM  
EXISTING OPENING AND REPLACE  
WITH NEW ALUMINIUM DOORS AS  
SHOWN.

FIX BOUNDARY JOIST TO CONC. BLOCK WALL  
WITH M12 S/STEEL TRU BOLTS AT 900CS.

EXIST. FL.

RANCH SLIDERS. (2 OFF)

125 x 125 H5 TIMBER  
PILES CAST INTO 500 x 500 x  
1400 DEEP 20MPa CONC.  
FOOTINGS

STAIRS

UPPER GRD LEVEL

EXIST. FL. 150

EXIST. FL.

VERY HIGH WIND ZONE

COASTAL ZONE

DECK ELEVATION - SECTION 1:50

REVISED: A. 22-11-11 PY.



PAUL YOUDVALD  
DRAUGHTING SERVICE  
18 Arawata Road  
Paraparaumu  
Phone: 04 298 4442

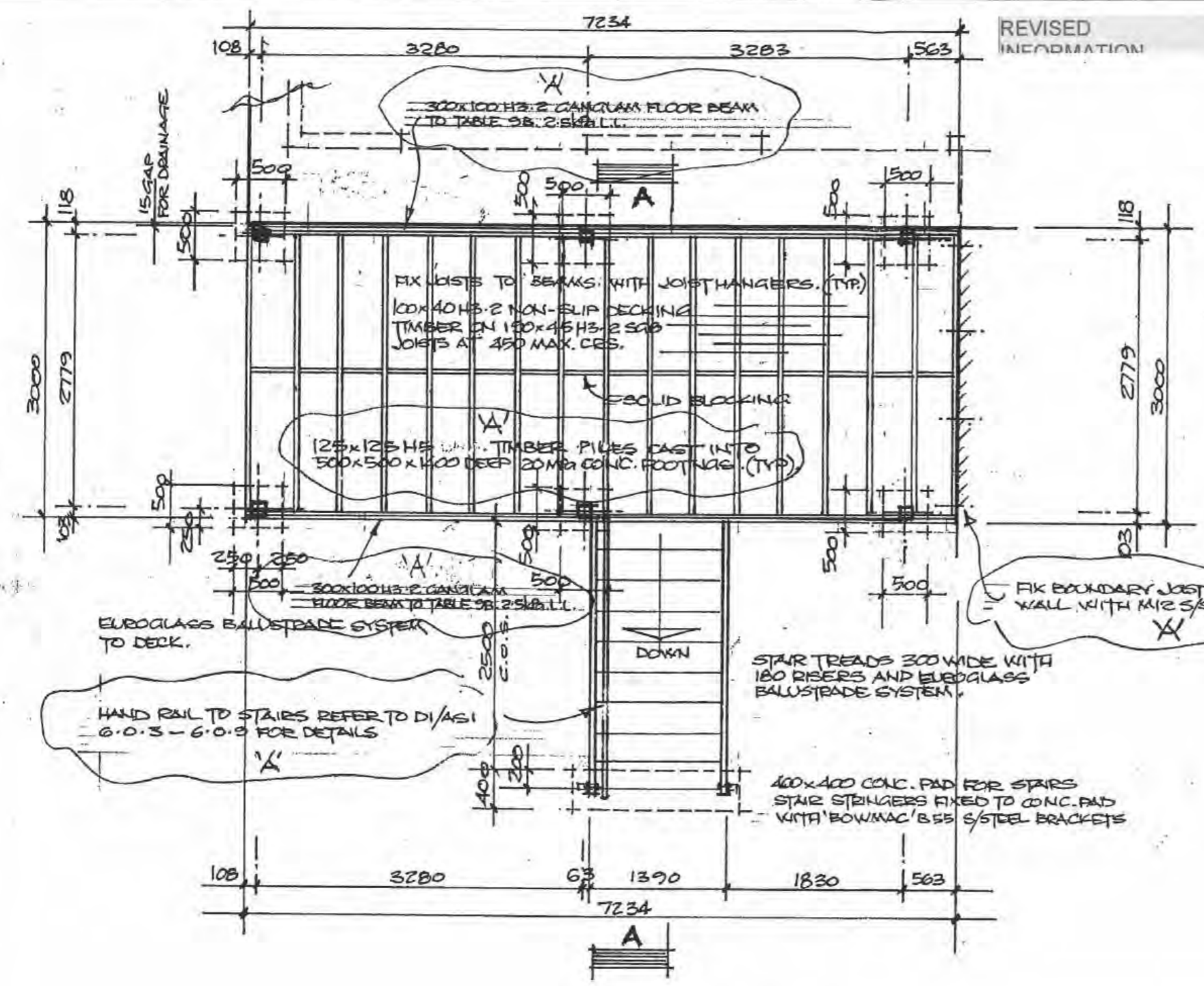
PROPOSED DECK FOR MR. & MRS. ARMSTRONG  
72 ROSETTA ROAD - RAUMATI.

DRAWN BY: P. YOUDVALD  
DATE: 17-11-11  
SCALE: 1:50  
CHKD:

A

REVISED INFORMATION

Amended



**EXTERNAL BALUSTRADE:**  
 TO BE CONSTRUCTED TO WITHSTAND THE FOLLOWING HORIZONTAL LOADS.  
 UNIFORMLY DISTRIBUTED LOAD - 0.75 kN/m  
 UDL APPLIED TO THE IN FILL - 1.0 kN/m  
 POINT LOAD APPLIED TO THE IN FILL - 0.5 kN/m

**SLIP RESISTANCE (DECK, STEPS ETC.)**  
 SURFACE TO ACHIEVE SLIP RESISTANCE TO SATISFY PARAGRAPH 7.4.4 NZS 3604.

**BOLT FIXING:**  
 ALL NUTS AND BOLTS TO HAVE 60x50x5 WASHERS WHEN IN CONTACT WITH TIMBER  
 ALL FIXINGS EXPOSED TO CLIMATE CONDITIONS TO BE STAINLESS STEEL.

DECK PLAN 1:50

Council has no record of any services in the vicinity of the proposed work. Take care

CHECKED BY  
 PLUMBING AND DRAINAGE  
 25/10/2011

REVISED: A'22-11-11 P.Y.



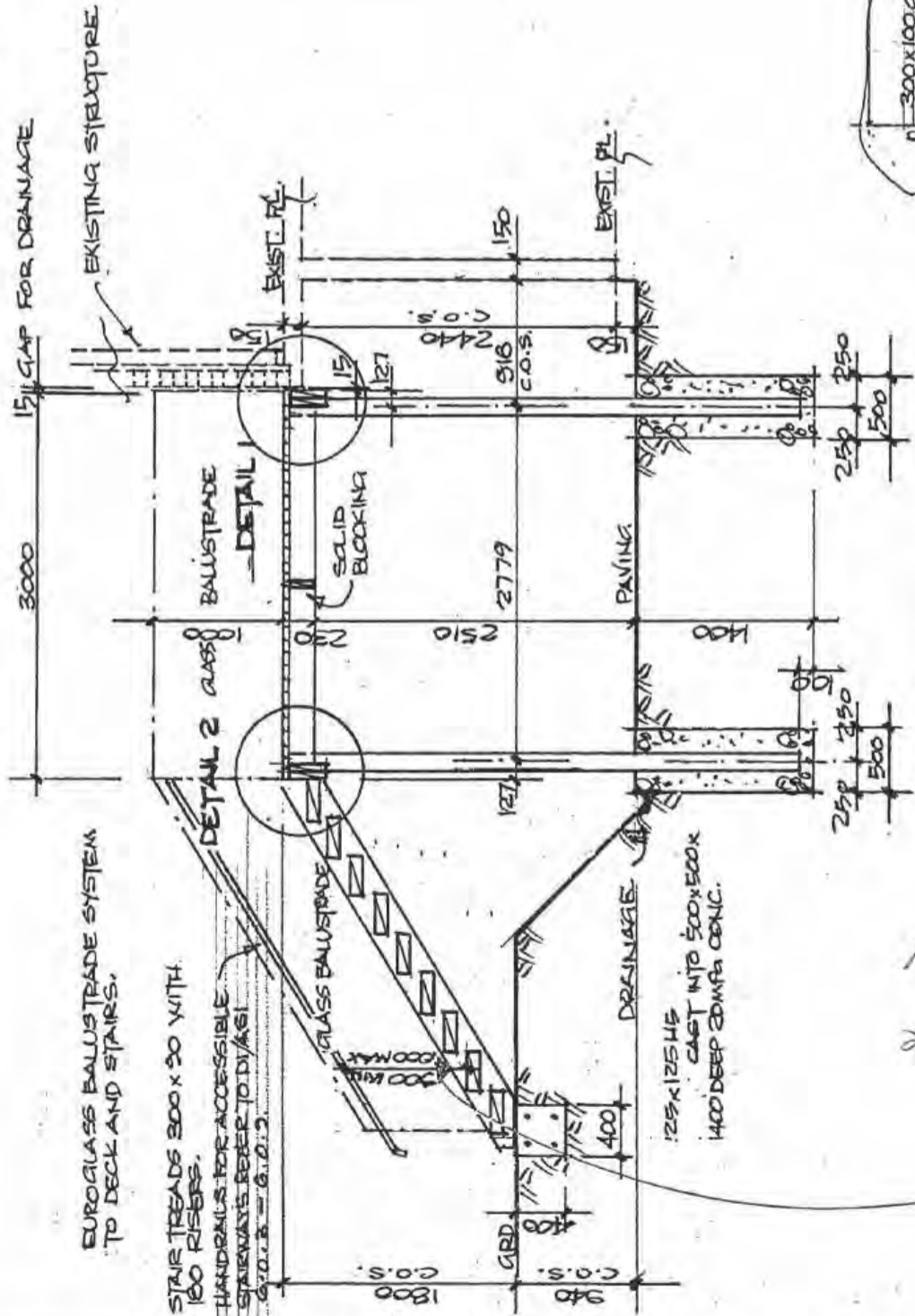
**PAUL YOUNGVALD**  
 DRAUGHTING SERVICE  
 18 Ararata Road  
 Paparua  
 Phone: 04 298 4447

PROPOSED DECK FOR MR. & MRS. ARMSTRONG  
 72 ROSETTA ROAD - RAUMATI

DRAWN BY:	P. YOUNGVALD
DATE:	17-11-11
SCALE:	1:50
CHKD.:	

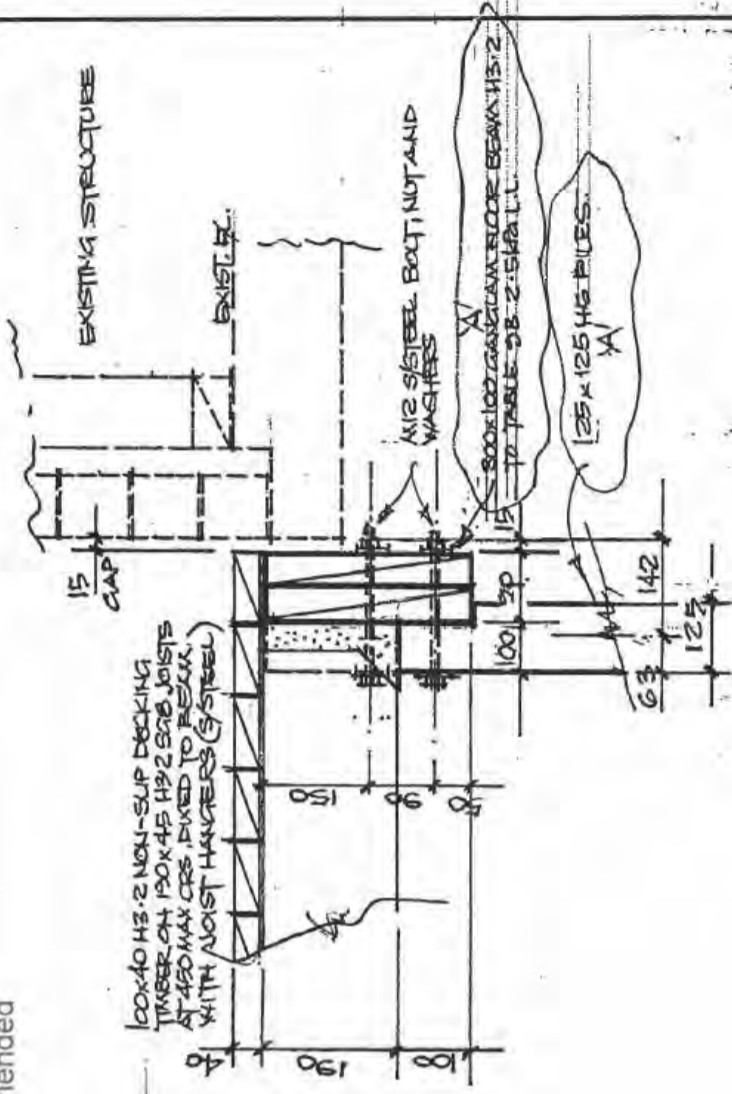
A

REVISED Ammended

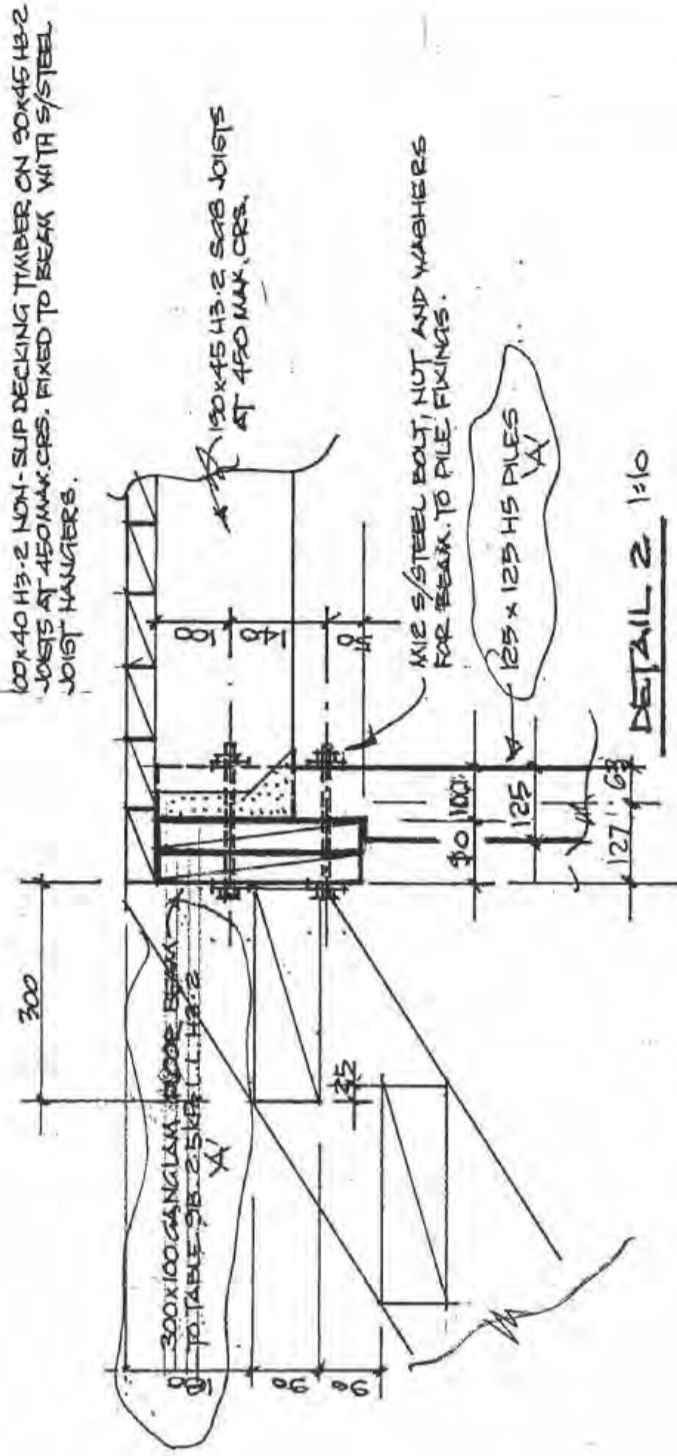


SECTION A-A 1:50

*Handwritten notes:*  
 New pth line  
 not kerbie fixed



DETAIL 1 1:10



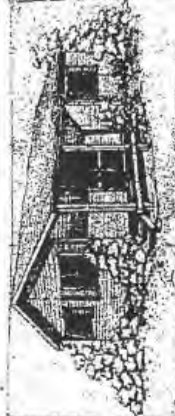
DETAIL 2 1:10

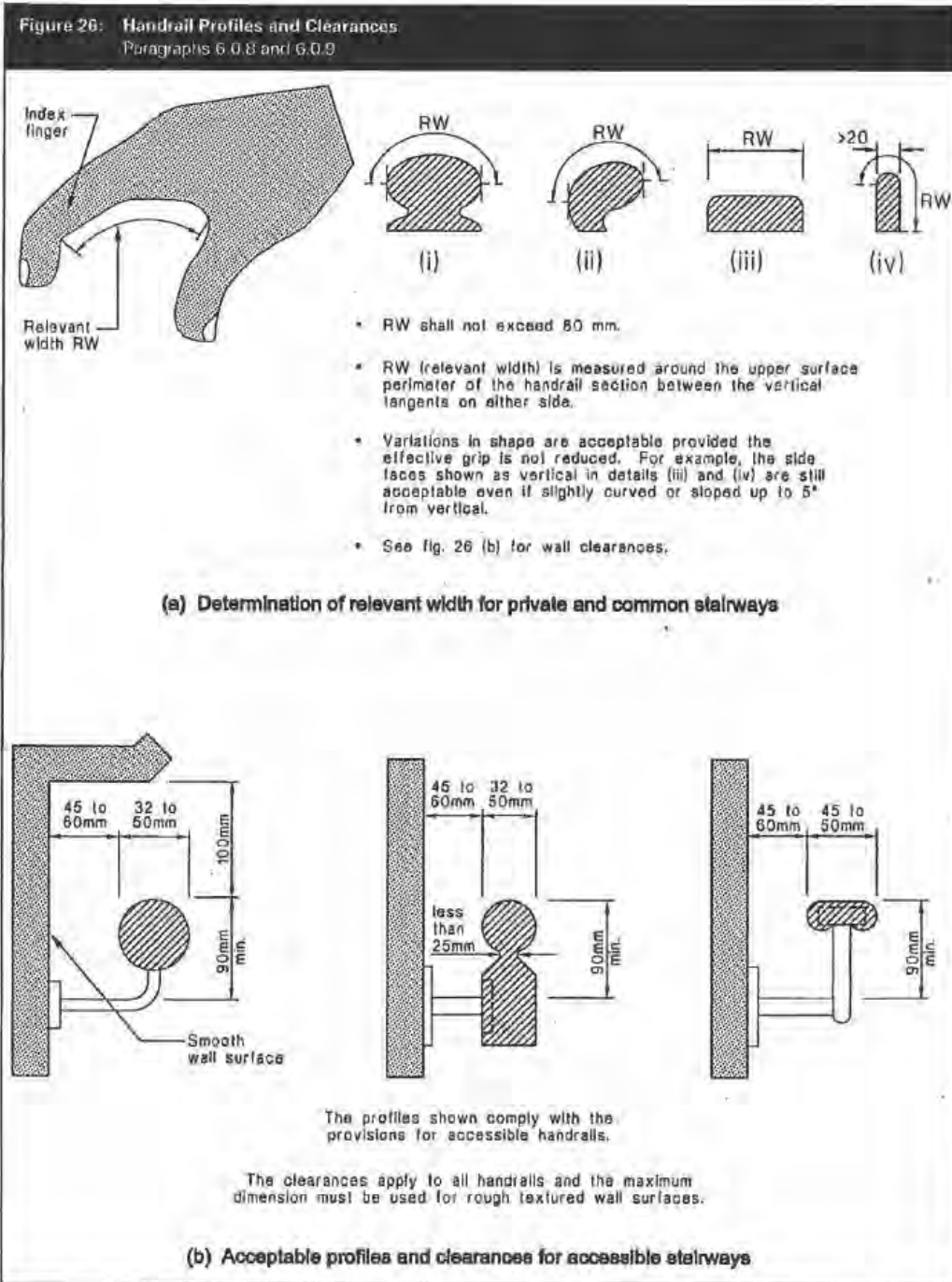
REVISED: 'X' GANGLAM ADDED. POSTS ALTERED TO PILES - 22-11-11 PY

DRAWN BY:	P. YOUNGVALD
DATE:	17-11-11
SCALE:	1:50, 1:10
CHKD:	

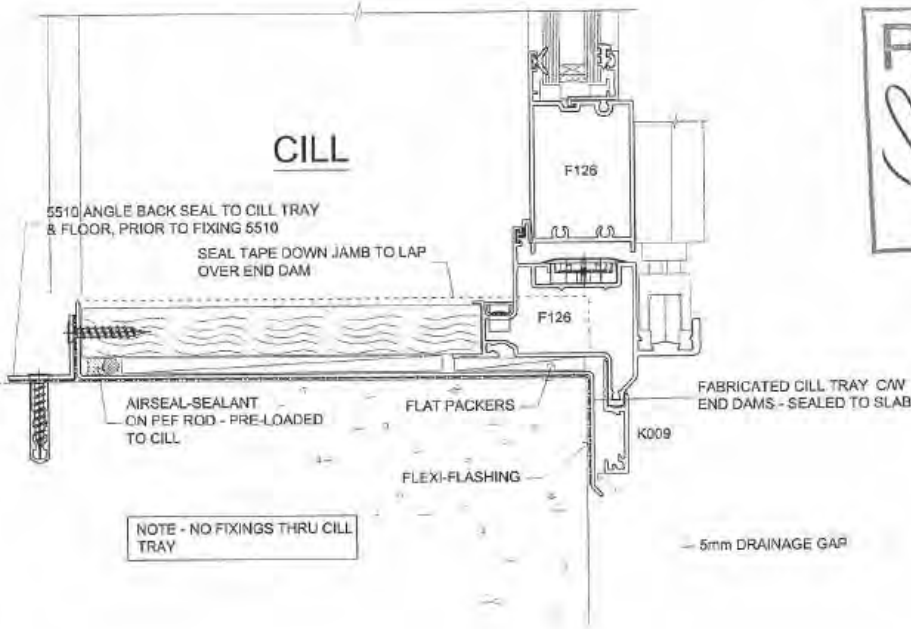
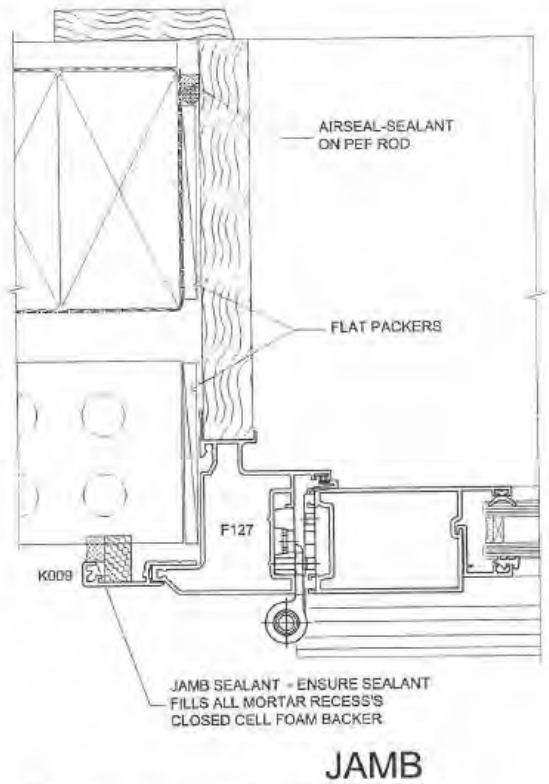
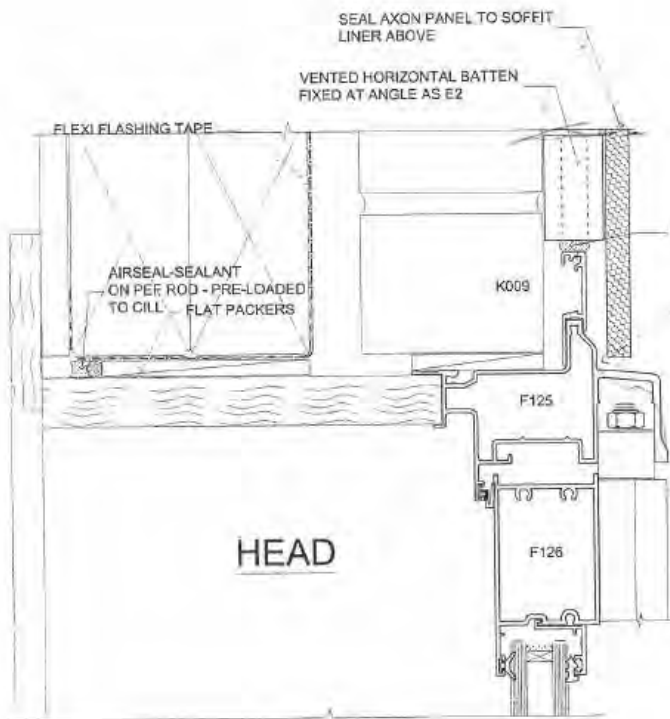
PROPOSED DECK FOR MR. & MRS. ARMSTRONG  
 72 ROSETTA ROAD - RAUMATI.

PAUL YOUNGVALD  
 DRAFTING SERVICE  
 18 Araruaia Road  
 Paparua  
 Phone: 04 298 4432





BC 110146



NOTE - NO FIXINGS THRU CILL TRAY



**BI-FOLD DOOR**  
BRICK VENEER ON TIMBER FRAME

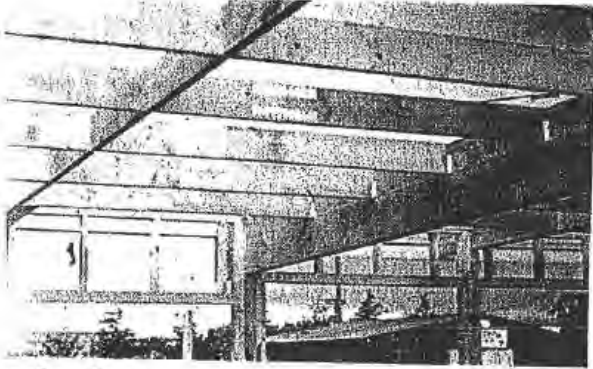
THIS DRAWING IS BASED ON THE SKETCH & INFORMATION PROVIDED BY ELITE PARAPARAMU

 <b>ALUMINIUM SYSTEMS</b> <small>2 Shire Place, Invercargill, New Zealand 9801          PO Box 1015, Invercargill, New Zealand 9801          Tel: 03 542 2222 Fax: 03 542 2222</small>	CLIENT	Armstrong Residence					 <small>NEW ZEALAND</small> <small>MEMBER</small>
	PROJECT	Bi-Fold Door					
DRAWN BY	SCALE	CHECKED BY	DATE	DRAWING No.	REVISION		
Clive Cower	NTS		04.05.11	SK-01			
<small>APPROVED BY: AS SPECIFICATION TEAM</small>							

# GANGLAM

## DESIGN SPECIFICATION

GANGLAM Rafters Supporting Maxspan Purlins



### Design Data

The tables herein have been designed according to the following loads:

of	Live Load	0.25 kPa,	1.0 kN
	Dead Load	0.65 kPa,	Heavy
		0.25 kPa,	Light
		0.20 kPa	Ceiling

- Note:
- a) 750mm overhang has been included in the derivation of the tables.
  - b) Spans are horizontal measurements
  - c) For heavy roofs over 30 degrees pitch, nominally multiply the roof span by 1.17 before using the tables:

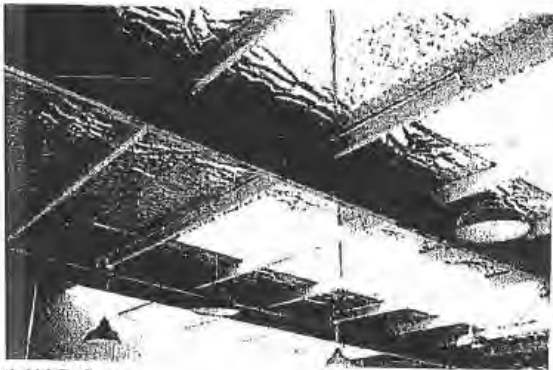
$$\text{Nominal Roof Span} = 1.17 \times \text{Actual Roof Span}$$

or	Live Load	1.50 kPa,	1.8 kN
	Dead Load	0.40 kPa	
	Permanent Load		
	(D + 0.4L)	1.0 kPa	
ll	Dead Load	0.6 kN/m	line load

- ow 0.5 kPa snow load has been allowed in the tables. For higher snow loads up to 1.0 kPa, nominally multiply the actual roof span by 1.37 before using the tables:

$$\text{Nominal Roof Span} = 1.37 \times \text{Actual Roof Span}$$

- d/ Design covers all wind and seismic zones as seismic in NZS3604 unless stated otherwise.
- 4- Beam spans selected from the tables may be increased by 10% in multispan situations. The length of the shorter span must not be less than half the longer span.



GANGLAM Rafters



GANGLAM Commercial Lintel

### GANGLAM Selection Manual

The selection charts and manufacturing details contained in this Manual have been designed to comply with the relevant requirements of NZS4203 and NZS3603 of the approved documents issued by the Building Industry Authority and in accordance with sound and widely accepted engineering principles.

For and on behalf of MitTek New Zealand Ltd,

*David Reid*

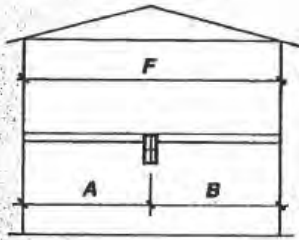
David Reid  
BE(Civil), M.IPENZ, Registered Engineer  
01/11/97



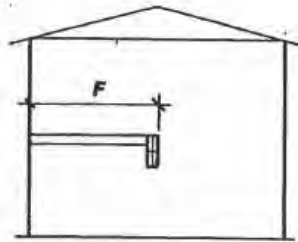
GANGLAM®

# GANGLAM

## FLOOR BEAM



$$F = A + B$$



**TABLE 9A:**  
1.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.93	4.31	3.92	3.59	3.27	
350 x 100	5.69	5.08	4.62	4.23	3.86	
400 x 100	6.33	5.72	5.31	4.87	4.44	
450 x 100	6.94	6.27	5.84	5.51		
500 x 100	7.54	6.81	6.34	5.99		
550 x 100	8.12	7.34	6.83			
600 x 100	8.69	7.85	7.30			
300 x 150	5.62	4.99	4.54	4.21	3.96	3.77
350 x 150	6.36	5.74	5.34	4.96	4.67	4.44
400 x 150	7.06	6.38	5.94	5.62	5.37	5.11
450 x 150	7.75	7.00	6.52	6.16	5.89	5.67
500 x 150	8.42	7.61	7.08	6.69	6.40	6.15
550 x 150	9.07	8.19	7.62	7.21	6.89	6.63
600 x 150	9.70	8.77	8.16	7.72	7.37	

**TABLE 9B:**  
2.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.31	3.66	3.17			
350 x 100	5.01	4.32	3.74			
400 x 100	5.57	4.97				
450 x 100	6.11	5.52				
500 x 100	6.63	5.99				
550 x 100	7.15					
600 x 100	7.65					
300 x 150	4.94	4.36	3.96	3.54	3.23	
350 x 150	5.59	5.05	4.67	4.17	3.81	
400 x 150	6.22	5.62	5.23	4.80		
450 x 150	6.82	6.16	5.74	5.43		
500 x 150	7.41	6.69	6.23			
550 x 150	7.98	7.21	6.71			
600 x 150	8.54	7.72				

**TABLE 9C:**  
3.0kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.06	3.38				
350 x 100	4.78	3.99				
400 x 100	5.32	4.59				
450 x 100	5.84	5.19				
500 x 100	6.34					
550 x 100	6.83					
600 x 100	7.30					
300 x 150	4.70	4.11	3.65	3.27		
350 x 150	5.34	4.83	4.31	3.85		
400 x 150	5.94	5.37	4.96			
450 x 150	6.52	5.89	5.48			
500 x 150	7.08	6.40	5.95			
550 x 150	7.62	6.89				
600 x 150	8.16	7.37				

Regular duty plating
  Heavy duty plating
  Super heavy duty plating

**6.0.2** Any *stairway* which exceeds 2.0 m in width shall:

- a) Have *handrails* on both sides and, where the width exceeds 4.0 m, shall also have an intermediate *handrail* provided at the centre of the *stairway*, or
- b) If the *stairway* is essentially an outdoor architectural feature and not required to be an *accessible stairway*, have at least one *handrail*. Examples of such *stairways* are those leading to civic areas, or to decks on *Housing*.

**COMMENT:**

A central rail gives all users a rail to use for safety purposes. On *stairways* in public buildings, such as sports stadia, intermediate rails are also effective for crowd control. The 2.0 m width is a comfortable width for three people, two of whom can grasp a rail if anyone trips.

**6.0.3 Accessible stairways and accessible ramps – Handrails** shall be provided on both sides of *accessible stairways* and on both sides of *accessible ramps* where the ramp slope is steeper than 1 in 20. The *handrails* shall be continuous except where doors are located on landings (see Figures 9 and 25).

**6.0.4 Slope of handrails – Handrails** shall have the same slope as the *pitch line*, begin no further than the second riser from the lower end of the *stairway*, and extend the full length of the *stairway* they serve. Except that, where the *handrail* serves an *accessible stairway* or *accessible ramp*, a 300 mm (minimum) horizontal extension shall be provided at each end of the *handrail*, as shown in Figures 9 and 25.

**6.0.5** The first riser shall be located a sufficient distance back from the corner where the two walls meet, to accommodate the extended *handrail*, as shown in Figure 25.

**6.0.6 Height of handrails – Handrails** shall be positioned between 900 mm and 1 m above the *pitchline* (see Figure 25).

**6.0.7 Handrail profiles – Handrails** shall have a profile which can be readily grasped by an adult hand and shall be installed in a way that avoids the likelihood of personal injury. An acceptable *handrail* shall be shaped and

located to ensure that, under normal usage, a person's hand will not contact adjacent walls, supporting brackets or fixings, or any other obstruction.

**COMMENT:**

It is important that in the event of stumbling on a *stairway* or ramp an adult, even with a small hand, can firmly grasp the *handrail* to prevent a fall. Refer to B1/AS2 for *handrail* structural design requirements.

Amend 4  
Jul 2001

**6.0.8** A graspable *handrail* profile shall have:

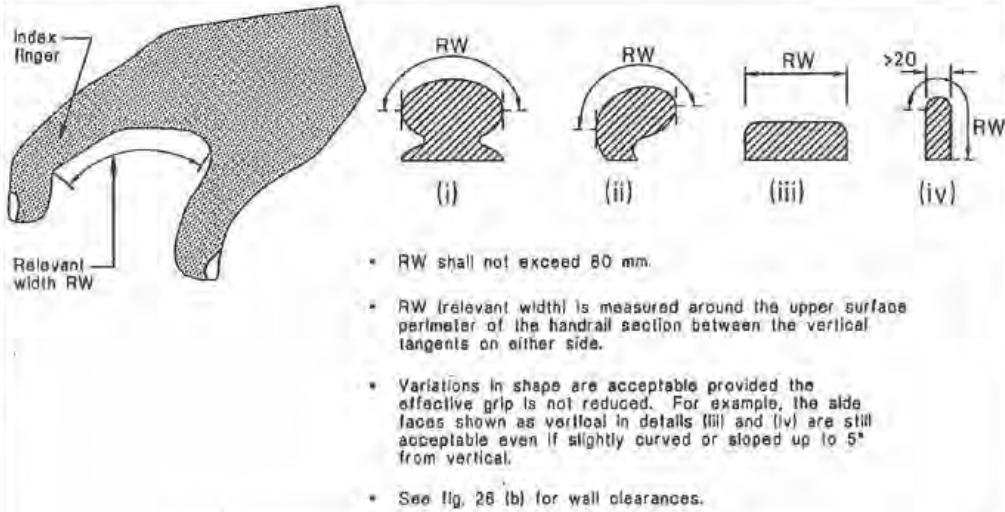
- a) A flat or convex upper surface,
- b) Arrised or radiused edges,
- c) A minimum cross section width of 20 mm, and
- d) A "relevant width" (as illustrated in Figure 26 (a)) across the top surface of no greater than 80 mm. Figure 26 (a) and (b) indicates some acceptable profiles but others may also be acceptable.

**6.0.9** Acceptable *handrail* profiles for *accessible stairways* and *accessible ramps* are shown in Figure 26 (b).

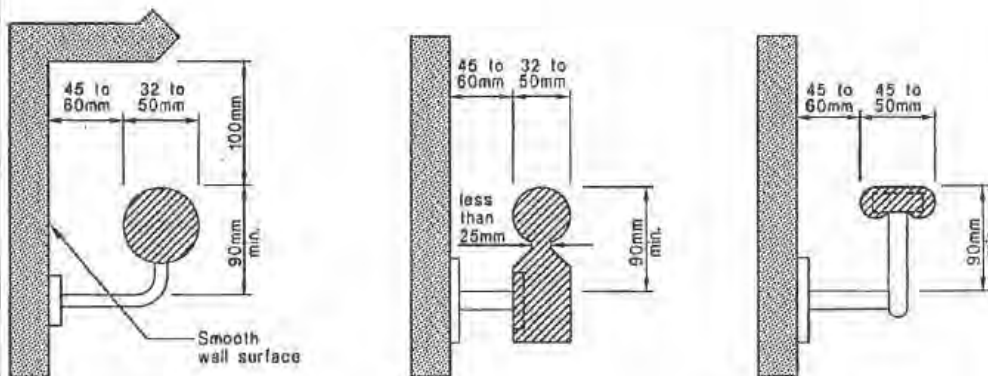
**COMMENT:**

In most circumstances a *handrail* is used with a light grip to steady the user of a *stairway* or ramp. Ambulant people with disabilities use *handrails* for both leverage and support, and wheelchair users often need to firmly grip the rails to pull themselves along, particularly on ramps. In those circumstances a profile offering an adequate grip is important.

Figure 26: Handrail Profiles and Clearances  
Paragraphs 6.0.3 and 6.0.9



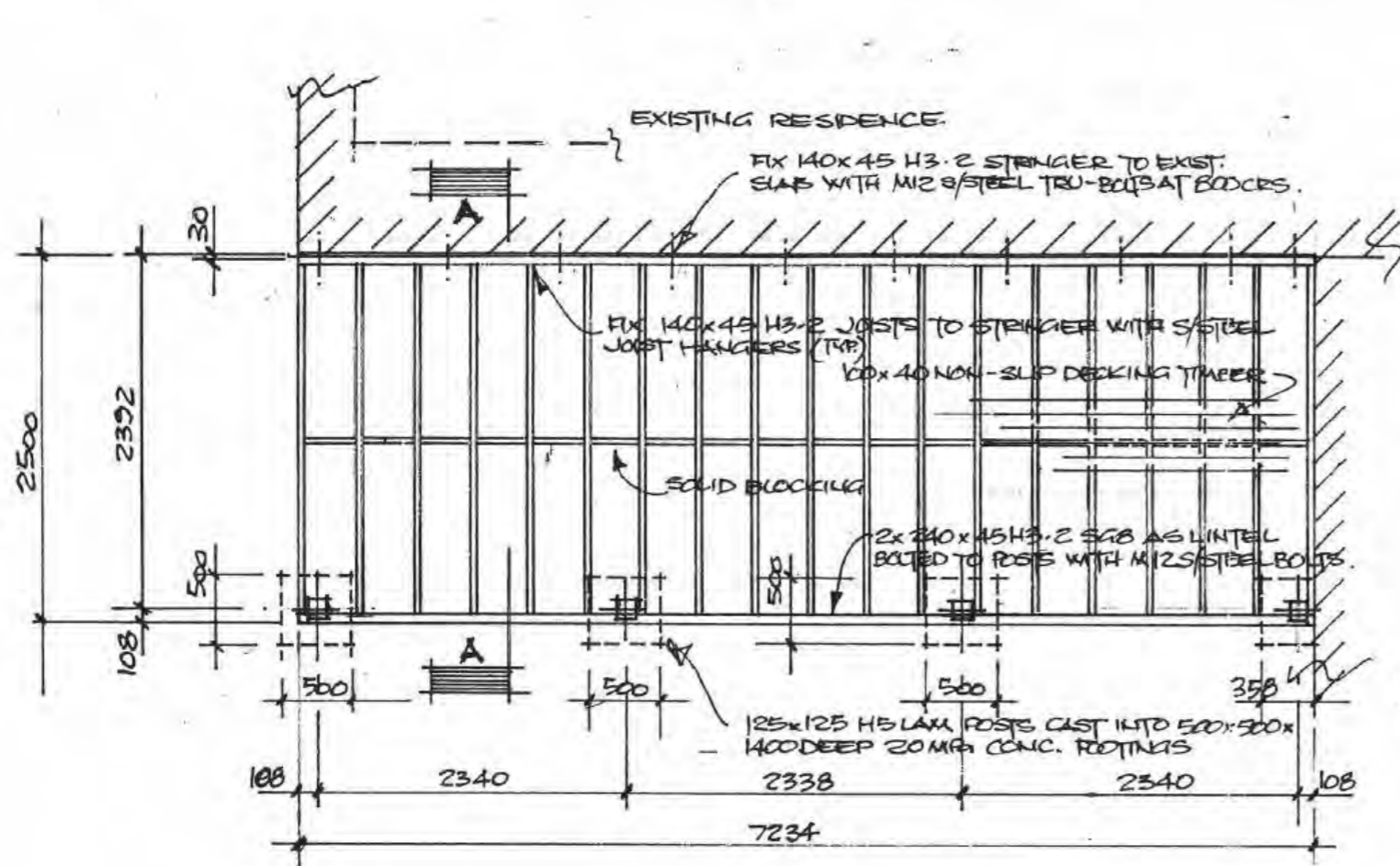
(a) Determination of relevant width for private and common stairways



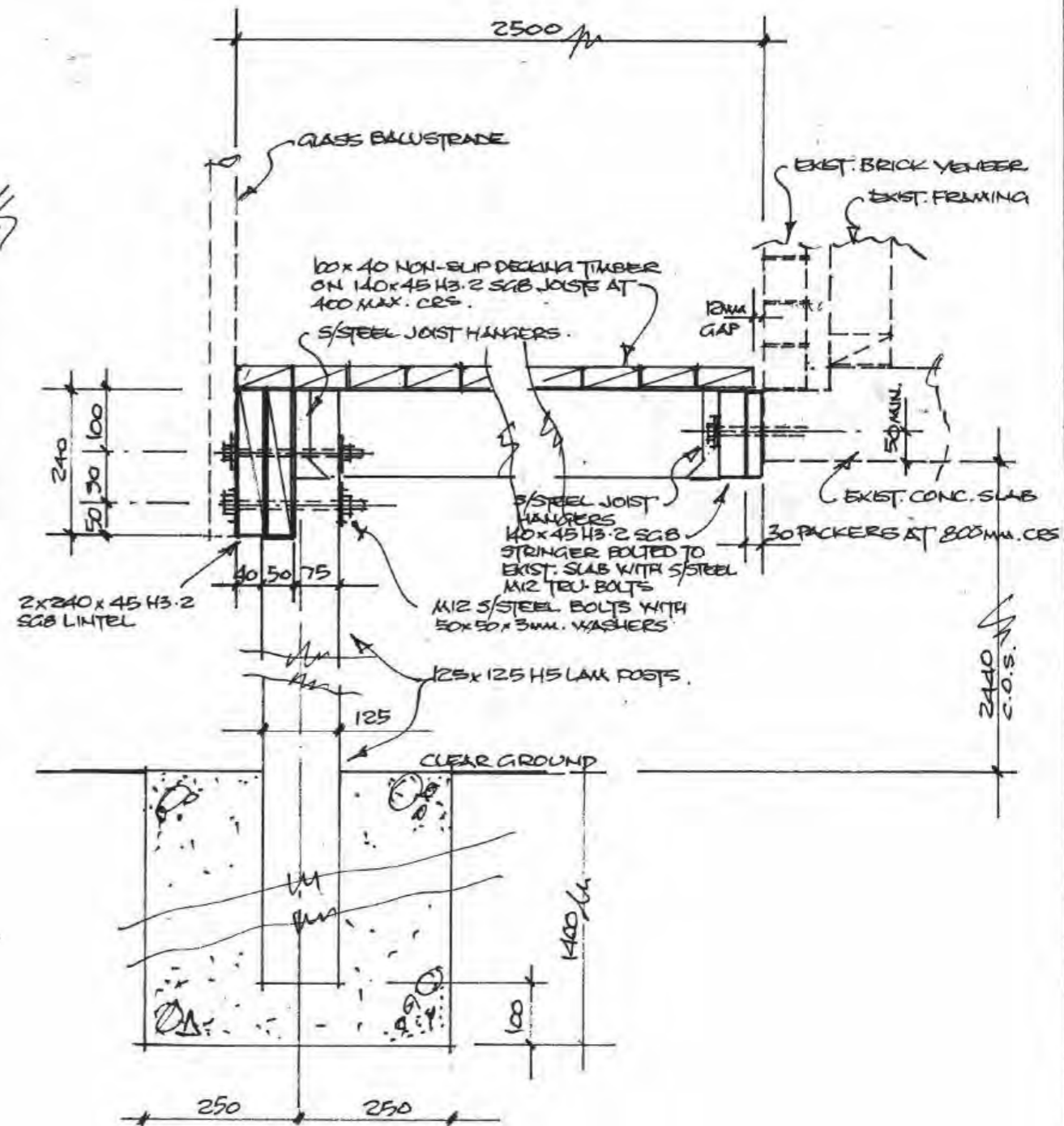
The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways



DECK PLAN 1:50



SECTION A-A 1:10

RECEIVED  
*Shannon* 0001



PAUL YOUDVALD  
 DRAUGHTING SERVICE

18 Ararohata Road  
 Paraparaumu  
 Phone: 04 298 4412

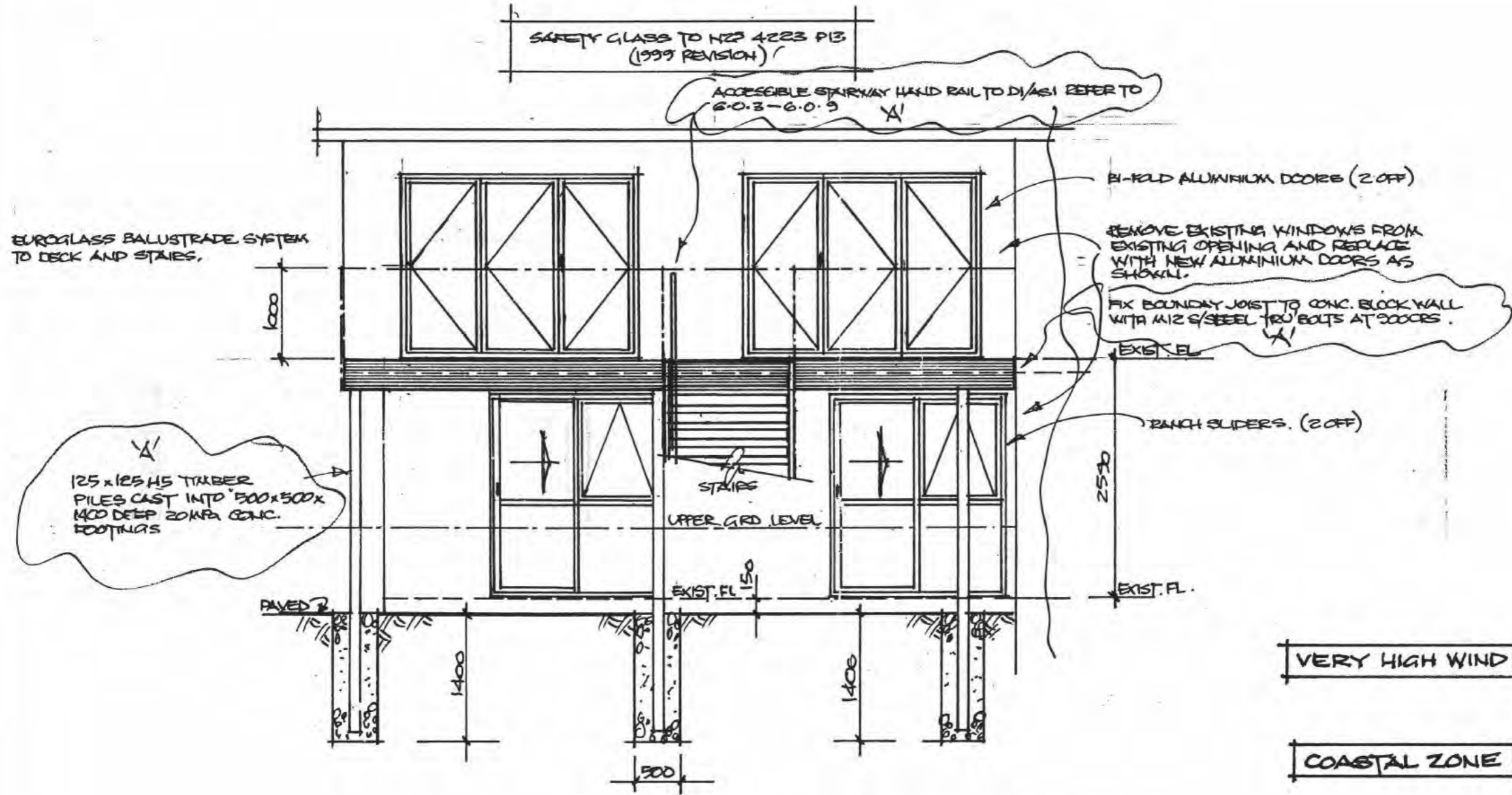
REVISED DECK FOR MR. & MRS. ARMSTRONG  
 72 ROSETTA ROAD - RAUMATI

DRAWN BY: P. YOUDVALD

DATE: 18.10.11

SCALE: 1:50, 1:10

CHKD:



**DECK ELEVATION - SECTION 1:50**

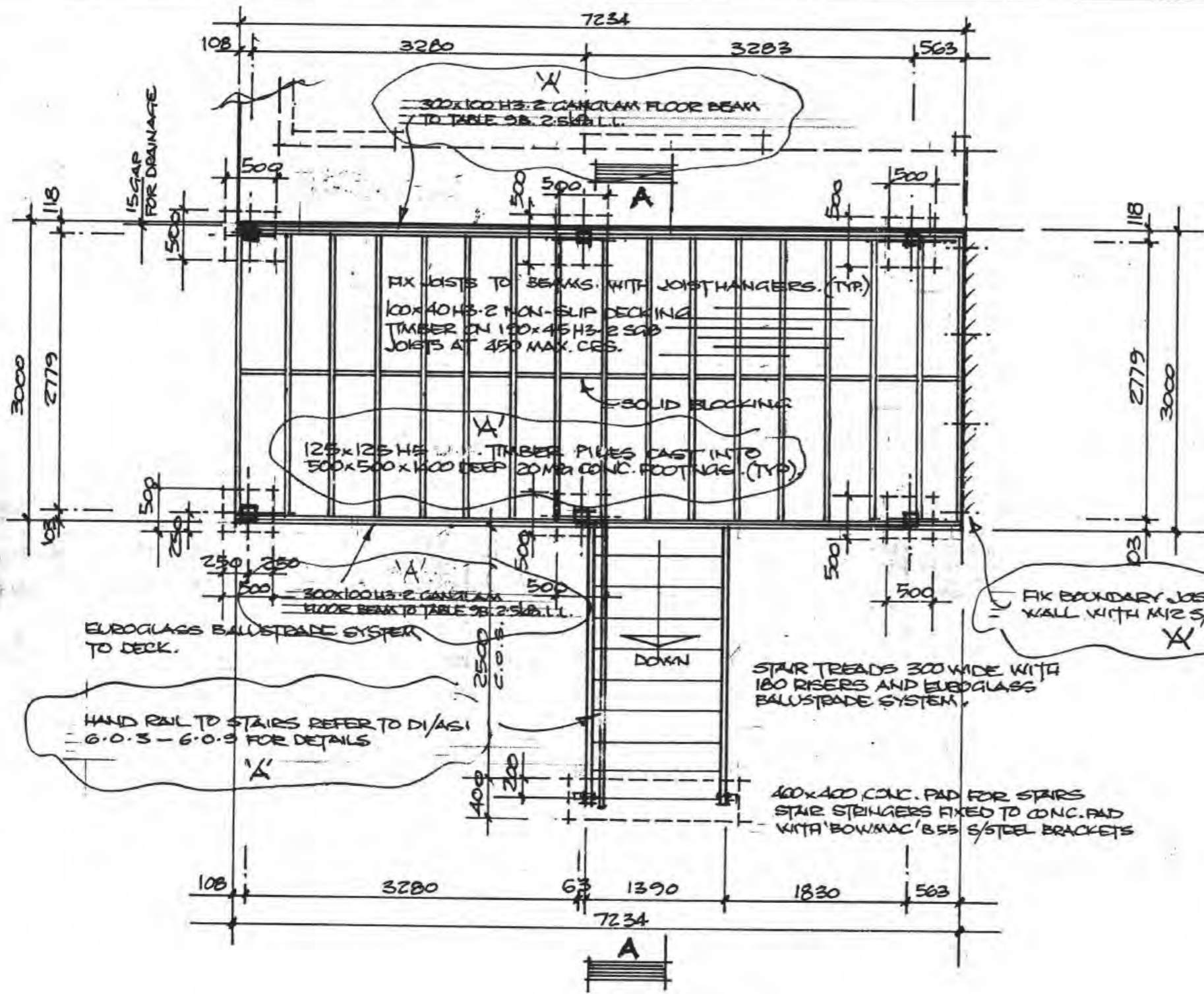
REVISED: A. 22-11-11 PY.



**PAUL YOUNGVALD**  
 DRAUGHTING SERVICE  
 18 Arawata Road  
 Paraparaumu  
 Phone: 04 298 4477

PROPOSED DECK FOR MR. & MRS. ARMSTRONG  
 72 ROSETTA ROAD - RAUMATI.

DRAWN BY:	P. YOUNGVALD
DATE:	17-11-11
SCALE:	1:50
CHKD. BY:	



**EXTERNAL BALUSTRADE:**  
 TO BE CONSTRUCTED TO WITHSTAND THE FOLLOWING HORIZONTAL LOADS.  
 UNIFORMLY DISTRIBUTED LOAD - 0.75 kN/m  
 UDL APPLIED TO THE INFILL - 1.0 kN/m  
 POINT LOAD APPLIED TO THE INFILL - 0.5 kN/m

**SUP RESISTANCE (DECK, STEPS ETC.)**  
 SURFACE TO ACHIEVE SUP RESISTANCE TO SATISFY PARAGRAPH 7.4.4 NZS. 3604.

**BOLT FIXING:**  
 ALL NUTS AND BOLTS TO HAVE 60x50x5 WASHERS WHEN IN CONTACT WITH TIMBER  
 ALL FIXINGS EXPOSED TO CLIMATE CONDITIONS TO BE STAINLESS STEEL.

**DECK PLAN 1:50**

REVISED: A/22-11-11 P.Y.

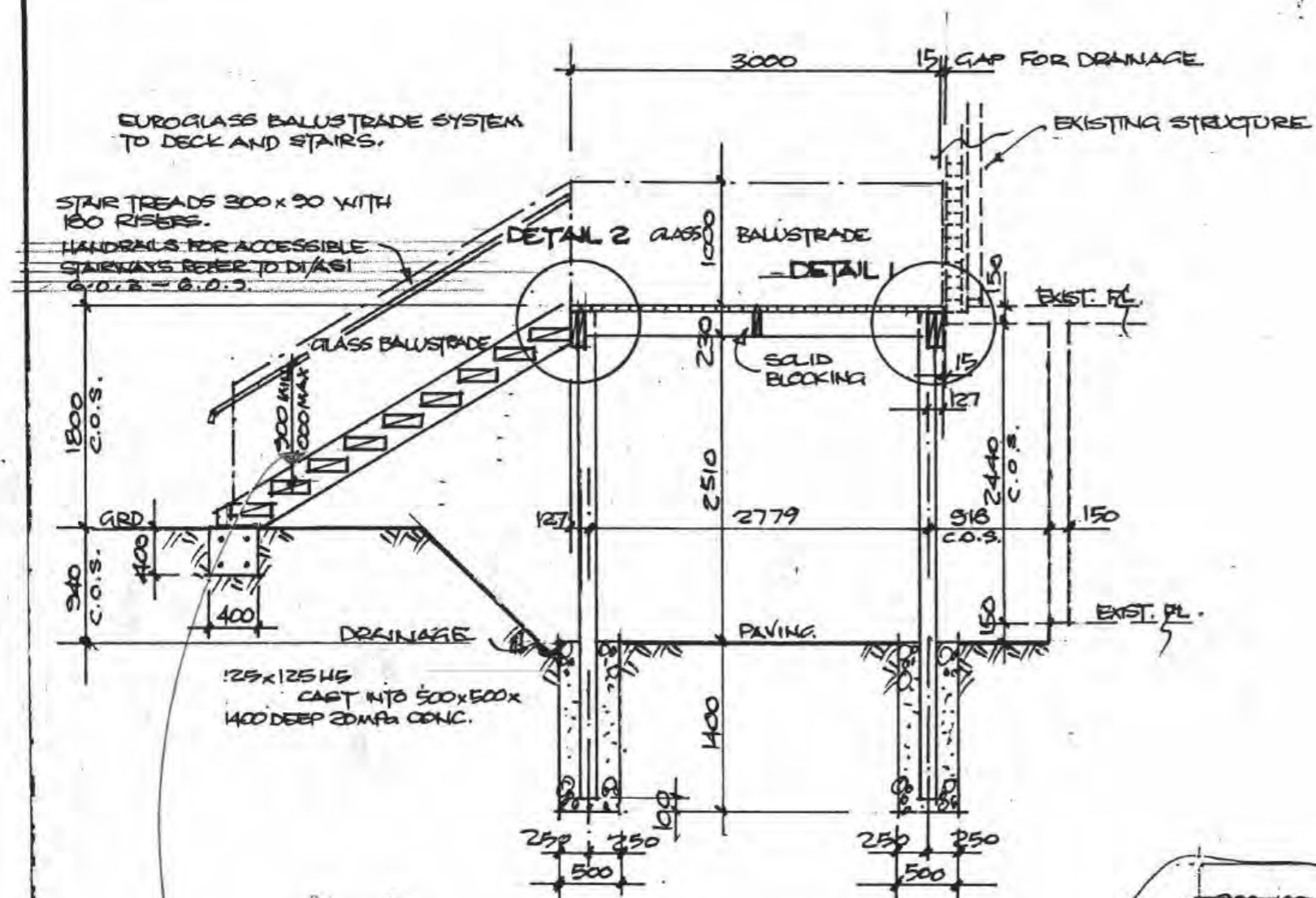


**PAUL YOUNDVALD**  
 DRAUGHTING SERVICE  
 18 Arawhata Road  
 Paraparumu  
 Phone: 04 298 4442

**PROPOSED DECK FOR MR. & MRS. ARMSTRONG**  
 72 ROSETTA ROAD - RAUMATI

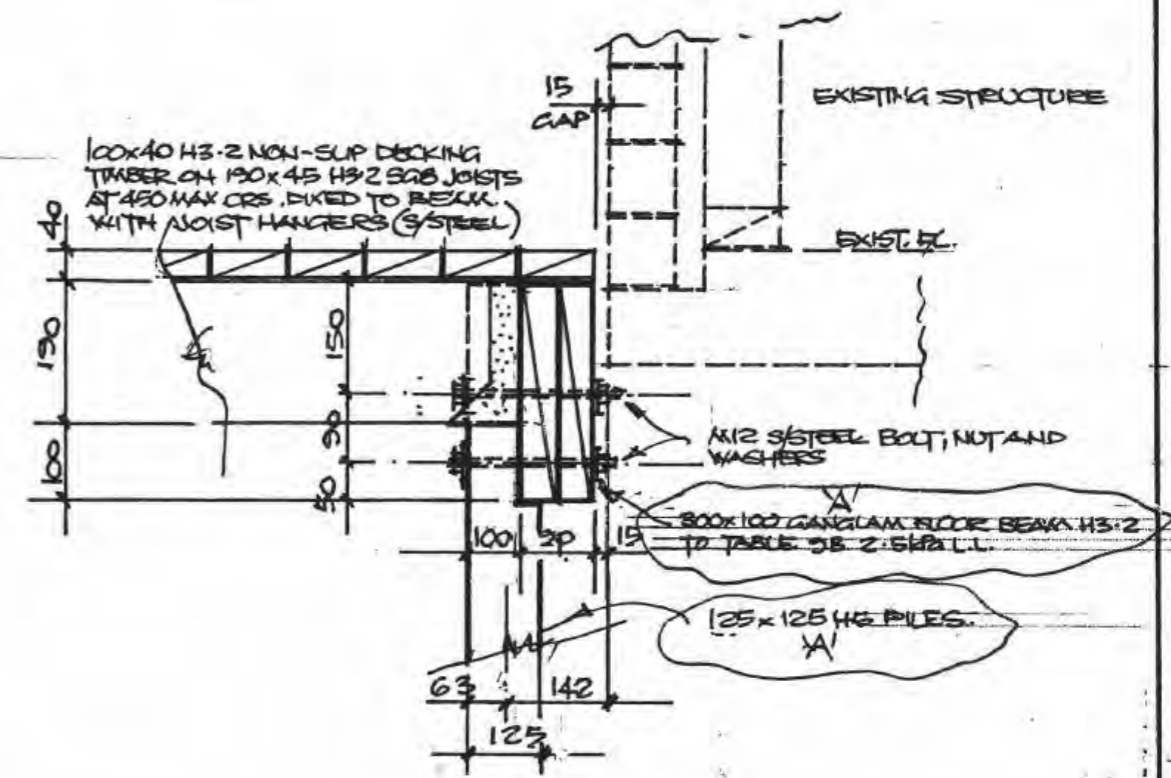
DRAWN BY: P. YOUNDVALD  
 DATE: 17-11-11  
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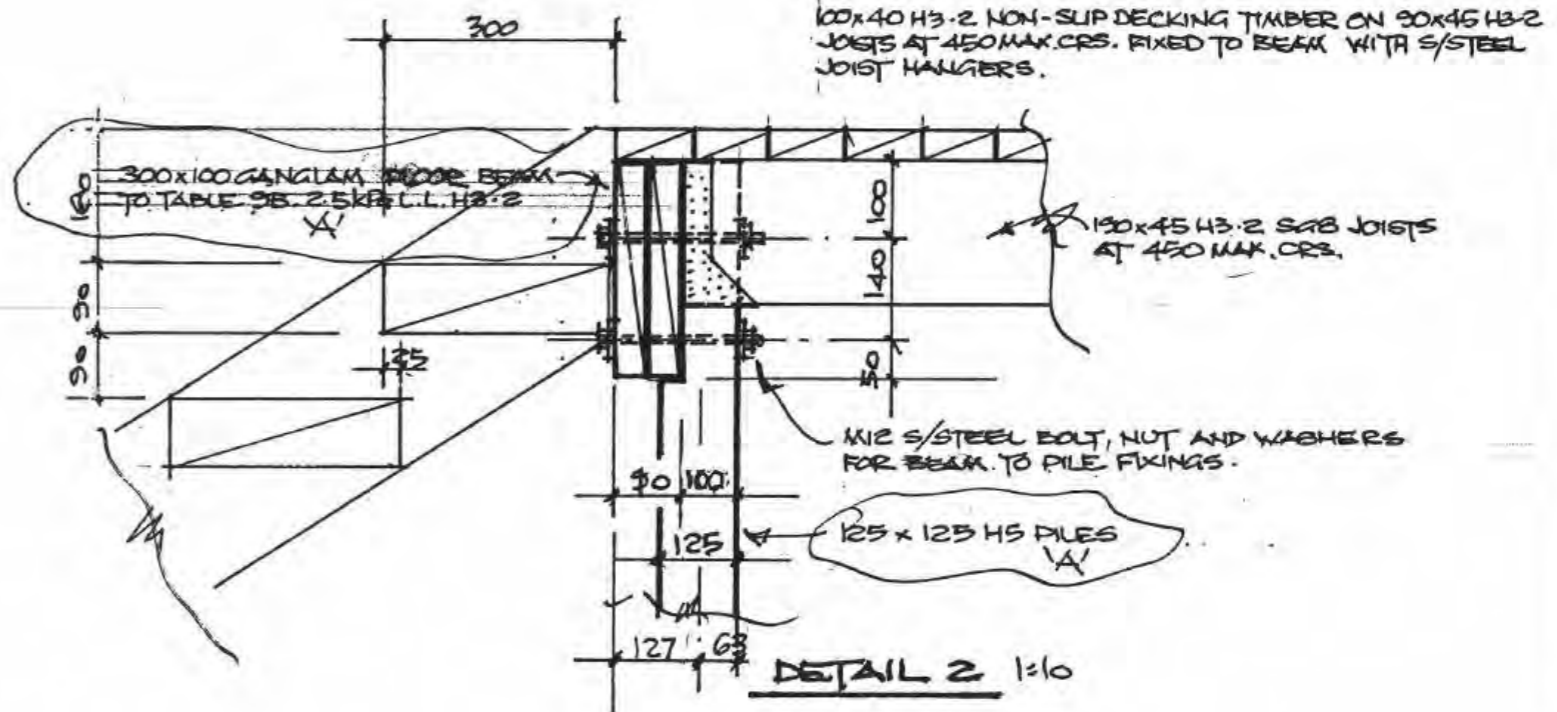


SECTION A-A 1:50

*from plan line  
not centre line*



DETAIL 1. 1:10



DETAIL 2 1:10

REVISED: 'X' GANGNAM ADDED. POSTS ALTERED TO PILES. 22-11-11 PY

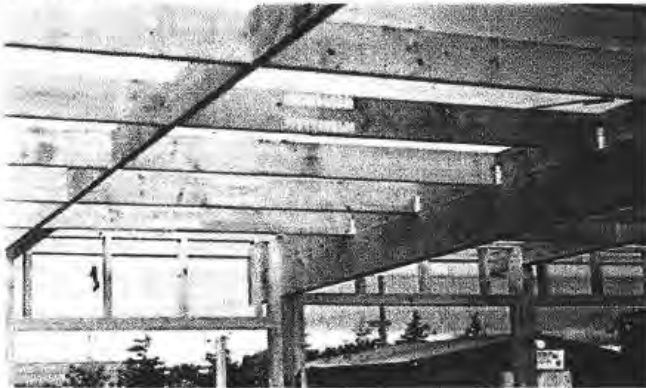


**PAUL YOUNGVALD**  
DRAUGHTING SERVICE  
18 Ararua Road  
Paraparumu  
Phone: 04 298 4442

PROPOSED DECK FOR MR. & MRS. ARMSTRONG  
72 ROSETTA ROAD - RAUMATI.

DRAWN BY: P. YOUNGVALD  
DATE: 17-11-11  
SCALE: 1:50, 1:10  
CHKD:

GANGLAM Rafters Supporting Maxspan Purlins



### Design Data

The tables herein have been designed according to the following loads:

Roof	Live Load	0.25 kPa,	1.0 kN
	Dead Load	0.65 kPa,	Heavy
		0.25 kPa,	Light
		0.20 kPa	Ceiling

- Note:
- a) 750mm overhang has been included in the derivation of the tables.
  - b) Spans are horizontal measurements
  - c) For heavy roofs over 30 degrees pitch, nominally multiply the roof span by 1.17 before using the tables:

$$\text{Nominal Roof Span} = 1.17 \times \text{Actual Roof Span}$$

Floor	Live Load	1.50 kPa, 1.8 kN
	Dead Load	0.40 kPa
	Permanent Load (D + 0.4L)	1.0 kPa

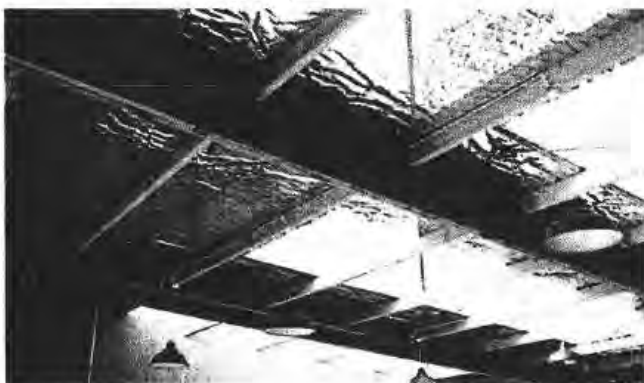
Wall Dead Load 0.6 kN/m line load

Snow 0.5 kPa snow load has been allowed in the tables. For higher snow loads up to 1.0 kPa, nominally multiply the actual roof span by 1.37 before using the tables:

$$\text{Nominal Roof Span} = 1.37 \times \text{Actual Roof Span}$$

Wind/ Seismic Design covers all wind and seismic zones as in NZS3604 unless stated otherwise.

Multi-span Beam spans selected from the tables may be increased by 10% in multi-span situations. The length of the shorter span must not be less than half the longer span.



GANGLAM Rafters



GANGLAM Commercial Lintel

### GANGLAM Selection Manual

The selection charts and manufacturing details contained in this Manual have been designed to comply with the relevant requirements of NZS4203 and NZS3603 of the approved documents issued by the Building Industry Authority and in accordance with sound and widely accepted engineering principles.

For and on behalf of MiTek New Zealand Ltd,

*David Reid*

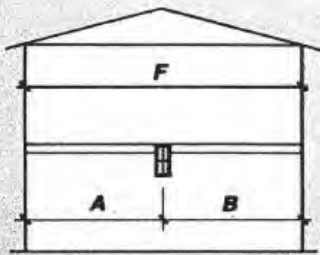
David Reid  
BE(Civil), M.I.PENZ, Registered Engineer  
01/11/97



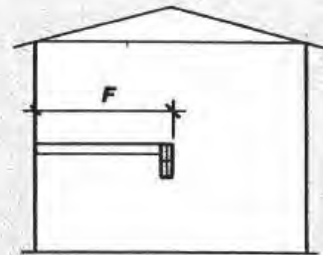
GANG-NAIL®

# GANGLAM

## FLOOR BEAM



$$F = A + B$$



**TABLE 9A:**  
1.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.93	4.31	3.92	3.59	3.27	
350 x 100	5.69	5.08	4.62	4.23	3.86	
400 x 100	6.33	5.72	5.31	4.87	4.44	
450 x 100	6.94	6.27	5.84	5.51		
500 x 100	7.54	6.81	6.34	5.99		
550 x 100	8.12	7.34	6.83			
600 x 100	8.69	7.85	7.30			
300 x 150	5.62	4.99	4.54	4.21	3.96	3.77
350 x 150	6.36	5.74	5.34	4.96	4.67	4.44
400 x 150	7.06	6.38	5.94	5.62	5.37	5.11
450 x 150	7.75	7.00	6.52	6.16	5.89	5.67
500 x 150	8.42	7.61	7.08	6.69	6.40	6.15
550 x 150	9.07	8.19	7.62	7.21	6.89	6.63
600 x 150	9.70	8.77	8.16	7.72	7.37	

**TABLE 9B:**  
2.5kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.31	3.66	3.17			
350 x 100	5.01	4.32	3.74			
400 x 100	5.57	4.97				
450 x 100	6.11	5.52				
500 x 100	6.63	5.99				
550 x 100	7.15					
600 x 100	7.65					
300 x 150	4.94	4.36	3.96	3.54	3.23	
350 x 150	5.59	5.05	4.67	4.17	3.81	
400 x 150	6.22	5.62	5.23	4.80		
450 x 150	6.82	6.16	5.74	5.43		
500 x 150	7.41	6.69	6.23			
550 x 150	7.98	7.21	6.71			
600 x 150	8.54	7.72				

**TABLE 9C:**  
3.0kPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.06	3.38				
350 x 100	4.78	3.99				
400 x 100	5.32	4.59				
450 x 100	5.84	5.19				
500 x 100	6.34					
550 x 100	6.83					
600 x 100	7.30					
300 x 150	4.70	4.11	3.65	3.27		
350 x 150	5.34	4.83	4.31	3.85		
400 x 150	5.94	5.37	4.96			
450 x 150	6.52	5.89	5.48			
500 x 150	7.08	6.40	5.95			
550 x 150	7.62	6.89				
600 x 150	8.16	7.37				

□ Regular duty plating

■ Heavy duty plating

■ Super heavy duty plating

**6.0.2** Any *stairway* which exceeds 2.0 m in width shall:

- a) Have *handrails* on both sides and, where the width exceeds 4.0 m, shall also have an intermediate *handrail* provided at the centre of the *stairway*, or
- b) If the *stairway* is essentially an outdoor architectural feature and not required to be an *accessible stairway*, have at least one *handrail*. Examples of such *stairways* are those leading to civic areas, or to decks on *Housing*.

**COMMENT:**

A central rail gives all users a rail to use for safety purposes. On *stairways* in public buildings, such as sports stadia, intermediate rails are also effective for crowd control. The 2.0 m width is a comfortable width for three people, two of whom can grasp a rail if anyone trips.

**6.0.3 Accessible stairways and accessible ramps** – *Handrails* shall be provided on both sides of *accessible stairways* and on both sides of *accessible ramps* where the ramp slope is steeper than 1 in 20. The *handrails* shall be continuous except where doors are located on landings (see Figures 9 and 25).

**6.0.4 Slope of handrails** – *Handrails* shall have the same slope as the *pitch line*, begin no further than the second riser from the lower end of the *stairway*, and extend the full length of the *stairway* they serve. Except that, where the *handrail* serves an *accessible stairway* or *accessible ramp*, a 300 mm (minimum) horizontal extension shall be provided at each end of the *handrail*, as shown in Figures 9 and 25.

**6.0.5** The first riser shall be located a sufficient distance back from the corner where the two walls meet, to accommodate the extended *handrail*, as shown in Figure 25.

**6.0.6 Height of handrails** – *Handrails* shall be positioned between 900 mm and 1 m above the *pitchline* (see Figure 25).

**6.0.7 Handrail profiles** – *Handrails* shall have a profile which can be readily grasped by an adult hand and shall be installed in a way that avoids the likelihood of personal injury. An acceptable *handrail* shall be shaped and

located to ensure that, under normal usage, a person's hand will not contact adjacent walls, supporting brackets or fixings, or any other obstruction.

**COMMENT:**

It is important that in the event of stumbling on a *stairway* or ramp an adult, even with a small hand, can firmly grasp the *handrail* to prevent a fall. Refer to B1/AS2 for *handrail* structural design requirements.

Amend 4  
Jul 2001

**6.0.8** A graspable *handrail* profile shall have:

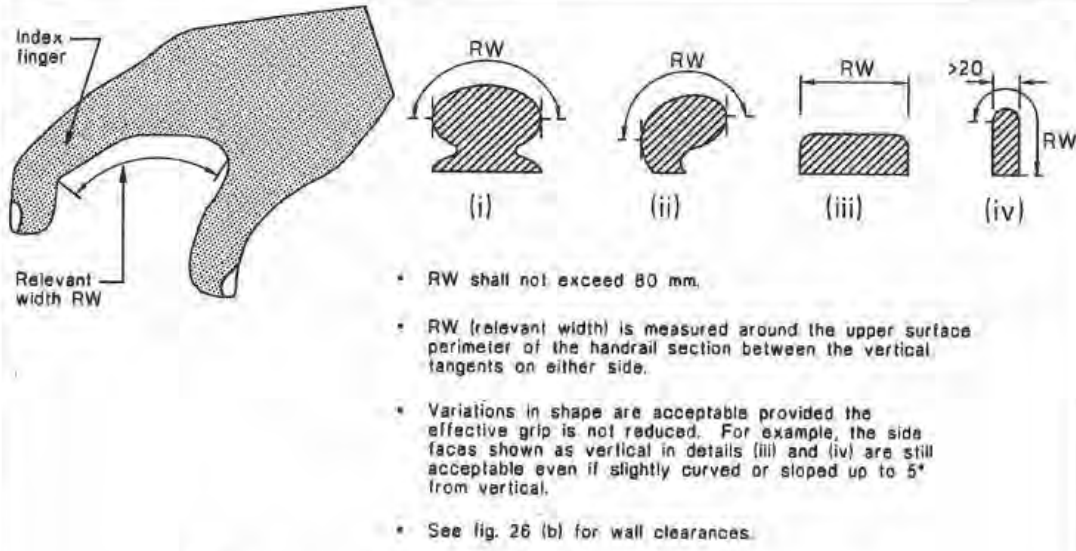
- a) A flat or convex upper surface,
- b) Arrised or radiused edges,
- c) A minimum cross section width of 20 mm, and
- d) A "relevant width" (as illustrated in Figure 26 (a)) across the top surface of no greater than 80 mm. Figure 26 (a) and (b) indicates some acceptable profiles but others may also be acceptable.

**6.0.9** Acceptable *handrail* profiles for *accessible stairways* and *accessible ramps* are shown in Figure 26 (b).

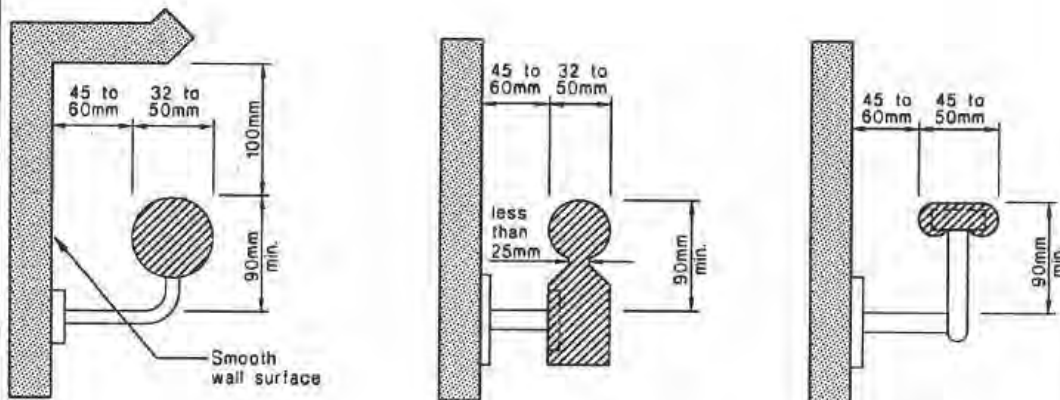
**COMMENT:**

In most circumstances a *handrail* is used with a light grip to steady the user of a *stairway* or ramp. Ambulant people with disabilities use *handrails* for both leverage and support, and wheelchair users often need to firmly grip the rails to pull themselves along, particularly on ramps. In those circumstances a profile offering an adequate grip is important.

**Figure 26: Handrail Profiles and Clearances**  
Paragraphs 6.6.8 and 6.6.9



**(a) Determination of relevant width for private and common stairways**



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

**(b) Acceptable profiles and clearances for accessible stairways**

There's a future here



**KAPITICOAST**  
DISTRICT COUNCIL  
SITE CHECK SHEET

NAME: Jewter  
 ADDRESS: 12 Redha Rd LOT: \_\_\_\_\_ DP: \_\_\_\_\_  
 PROJECT: FIS CONSENT NO: 970599

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION		COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
		CHECK	RECHECK				
<b>FREESTANDING FIRES</b>							
Seismic fixing							
Hearth							
Flue							
Flashing							
<b>INBUILT FIRES</b>							
Chimney & Flue							
Seismic fixing							
<b>SWIMMING POOLS</b>							
Fencing							
Gates, Doors							
Water Supply							
Backwash disposal							

**BUILDING COMPONENTS DEEMED COMPLETED**

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building					
Plumbing					
Drainage					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.  
 CODE COMPLIANCE CERTIFICATE NUMBER .....

Signature

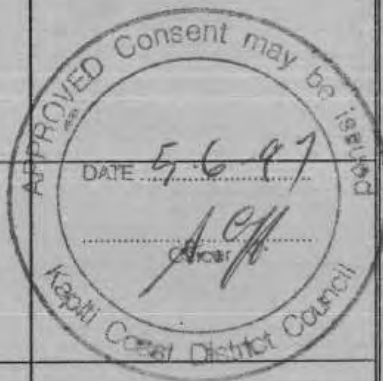
Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTOR

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel			
	To Drain			
	Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw			
	Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions		Ground		
NOTES:				



APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

To: Kapiti Coast District Council  
[Cross each applicable box and attach relevant documents in triplicate]

CONSENT NO
970599

**PART A : GENERAL**

(Complete Part A in all cases - Refer over for Parts B-E, sign and date)

APPLICANT (OWNER*)	PROJECT
Name: <u>MR &amp; MRS SCUTTER</u>	Cross One <input type="checkbox"/> New or relocated Building <input checked="" type="checkbox"/> Alterations or additions <input type="checkbox"/> Accessory Building or Fire <input type="checkbox"/> Building Demolition or Removal Being stage _____ of an intended _____ stages. Estimated value (inclusive of GST) : \$ _____ Intended use, eg Dwelling, Carport, Garage, etc <u>Yurca Benz Multifuel</u> Intended life: Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years
Mailing address: <u>72 Rosetta Road RAUMATI</u>	
Contact [Print Name and position]: _____	
Phone: <u>297-9277</u> Fax _____	
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	
FOR COUNCIL USE	
Received: <u>29 / 5 / 97</u>	PROJECT LOCATION
Application Deposit: <u>\$76.00</u>	Street address (if any) <u>72 Rosetta Road RAUMATI</u>
Receipt No: _____	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>3</u>
Paid By: <u>The Heart of Centre Next Co</u>	DP <u>74777</u>
	Valuation No. <u>15291-118-00</u>
	<u>1529111800</u>

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

This Application is for:  
 Building Consent only, in accordance with project information  Both building consent and a project information memorandum

<p><b>PLEASE NOTE</b></p> <p>The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section</p>	<p><b>CONFIDENTIALITY</b></p> <p>Plans and Specifications</p> <p>1. <input type="checkbox"/> I/We require that my/our:                  2. <input type="checkbox"/> plans                  3. <input type="checkbox"/> specifications                  be treated as confidential in order to protect:                  4. <input type="checkbox"/> the security of the building                  5. <input type="checkbox"/> copyright</p> <p>Signed: _____</p>	<p style="text-align: center;">SIZE OF BUILDING</p>
		<p>Floor area m<sup>2</sup></p> <p>No of stories</p> <p>No of Units</p>

**PART B : PROJECT DETAILS**

(Complete Part B only if you have not applied separately for a project information memorandum)

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): \_\_\_\_\_

Building Certifier(s): THE HEATING CENTRE

3 HAKARA STREET  
PARAPARAUMU

Builder/s: PH. (04) 298-6556

Registered Drainlayer: \_\_\_\_\_ REG NO: \_\_\_\_\_

Craftsman Plumber: \_\_\_\_\_ REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

**E1: Systems Necessitating a Compliance Schedule**

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.

- Any automatic back-flow preventer connected to a potable water supply
- Lifts, escalators or travelators or other similar systems
- Mechanical ventilation or air conditioning system serving all or a major part of the building
- Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- Building maintenance units for providing access to the exterior and interior walls of buildings
- Such signs as are required by the building code in respect of the above-mentioned system
- None of the above

**E2: Other Systems and Features to be included in Compliance Schedule**

(Complete Part E2 only if building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance and reporting procedures):

- Means of escape from fire
- Safety barriers
- Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- Handheld hoses for firefighting
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Signed for an on behalf of the Applicant:

Name: Theresa  
Position: manageress Date: 22/5/97

**FOR OFFICE USE ONLY**

<b>FEES</b>		<b>APPLICATION DEPOSIT</b>	\$ <u>76.00</u>
Building	\$ <u>76.00</u>	<b>RECEIPT NO</b>	<u>641562</u>
Sewer Connection	\$ .....	<b>DATE</b>	<u>28/5/97</u>
Water Connection	\$ .....	<b>INVOICE NO</b>	<u>14978</u>
Vehicle Crossing	\$ <u>0</u>	<b>DATE</b>	<u>29-5-97</u>
Damage Deposit	\$ .....	<b>RECEIPT NO</b>	.....
Structural Checking	\$ .....	<b>DATE</b>	.....
Building Research Levy	\$ .....	<b>FEES PAID BY:</b>	<u>/ /</u>
Development Levy	\$ <u>0</u>	<b>BUILDING CONSENT</b>	<b>DATE ISSUED</b>
BIA Levy	\$ <u>0</u>	<b>NUMBER</b>	<u>970599</u> <u>5.6.97</u>
Compliance Schedule	\$ .....	<b>AUTHORISATION FOR REFUND OF DEPOSITS</b>	
Town Planning Bond	\$ .....	Deposit held =	\$ .....
Photocopying	\$ <u>0.00</u>	Cost to Repair Damage Caused During	
<b>SUBTOTAL</b>	\$ <u>76.00</u>	Construction =	\$ .....
Less Deposit Paid	\$ <u>76.00</u>	<b>Total Balance to be Refunded</b>	.....
<b>TOTAL</b>	\$ <u>0.00</u>	<b>Authority Number:</b>	.....
<b>GST INCLUDED</b>	\$ <u>0.00</u>	<b>Authorised:</b>	<b>DATE:</b>

There's a future here



# KAPITICOAST

DISTRICT COUNCIL  
BUILDING CONSENT

Section 35, Building Act 1991

## Applicant

MR & MRS SCUTTER  
72 ROSETTA RD  
RAUMATI

## Consent Details

Consent/PIM No.: 970599  
Date issued: 5/06/97  
Date of applicn: 28/05/97  
Valn No: 1529111800

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGE  
F/S FIRE

Intended Life: SPECIFIED AS 5 YEARS YEARS

Intended Uses: HEATING

Project Location: 72 ROSETTA ROAD, RAUMATI BEACH

Legal Description: LOT 3 DP 74777

Estimated Value: \$ 1,500

CHARGES: The Council's charges paid on uplifting this  
Building Consent, in accordance with the attached  
details, are:

	\$	76.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	76.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 970599.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] BUILDING CONTROL OFFICER DATE: 5.6.97

there's a future here



**KAPITICOAST**

DISTRICT COUNCIL

BUILDING CONSENT 970599

~~CONDITIONS OF~~

2.0.2

- 1 Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.



BUILDING CONSENT ADDENDA 970599

APPLICANT: MR & MRS SCUTTER : 72 ROSETTA RD : RAUMATI  
LOCATION: 72 ROSETTA ROAD, RAUMATI BEACH  
Builder: HEATING CENTRE 3 IHAKARA ST PARAPARAUMU

General requirements

- a) The District Inspector is to be given 24 hours notice before carrying out the following inspections.

FINAL INSPECTION BUILDING

- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.



**KAPITICOAST**  
DISTRICT COUNCIL  
CONDITIONS OF CONSENT 970599

- 1 Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.

I have read the foregoing requirements and conditions of consent, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/AUTHORISED PERSON \_\_\_\_\_ DATE \_\_\_\_\_



# THE HEATING CENTRE

3 IHAKARA STREET, PARAPARAUMU

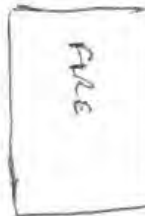
PHONE/FAX (04) 298-6556



72 ROSETTA ROAD

DOOR

KITCHEN SLIPPER



Suppliers and installers of the most modern Wood Burners,  
Log Fires, Coal Ranges, Hearths and Fireside Accessories.

Through extensive and ongoing research, the Yunca BLENZ and Yunca XCEL have been engineered and manufactured in New Zealand with the highest quality materials and workmanship available. Yunca products are renowned for their robust design and proven high standards of engineering. Yunca also offer the units in 15 different colour options, more than any other heater on the market in New Zealand.



# YUNCA

## XCEL 18 & BLENZ 18

- ◆ Two models - Woodburner or Multifuel
- ◆ 18 kW heat output
- ◆ Optional 2 speed fan for quicker heat circulation
- ◆ 6mm plate steel firebox, 8mm top plate and flue spigot
- ◆ Finished in vitreous enamel panels or high temperature paint finished panels
- ◆ 15 colour options available
- ◆ Hot water booster coil option available
- ◆ Cast iron inner door frame
- ◆ Very large door glass for maximum radiant heat output
- ◆ Door lifts off easily for maintenance
- ◆ Requires minimal clearances from combustible walls
- ◆ One primary & two secondary air intakes for peak efficiency
- ◆ Removable 10mm steel and firebrick baffle plate
- ◆ 5 year warranty



## YUNCA BLENZ 18 Multifuel

- ◆ Separate controls for burning wood and/or coal
- ◆ Separate removable ashpan with lid
- ◆ Cast iron grating system in firebox
- ◆ 6mm plate steel firebox, 8mm steel top plate and flue spigot
- ◆ Firebox sides lined with 40mm thick firebricks
- ◆ Removable 10mm steel and firebrick baffle plate



## YUNCA XCEL 18 Woodburner

- ◆ Firebox sides lined with 40mm thick firebricks
- ◆ 6mm plate steel firebox, 8mm top plate and flue spigot
- ◆ Removable 10mm steel and firebrick baffle plate
- ◆ Clean air approved - both with and without fan



The Yunca BLENZ features separate air controls specifically designed to facilitate the burning of wood, coal or a mix of both with equal efficiency and is easily banked overnight with coal by closing both controls, a feature which has been proven in existing Yunca models. The latest design feature is a safety lid for the ashpan which enables easier, safer removal of ashes.



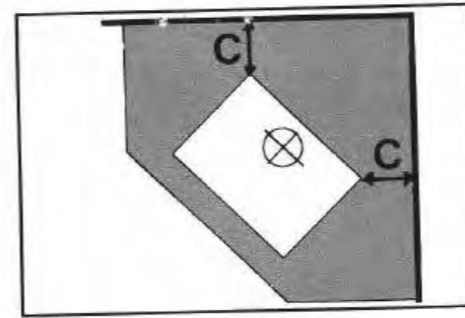
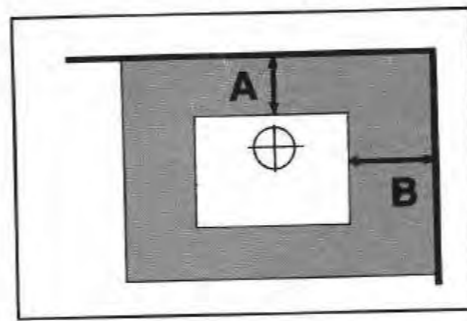
The Yunca XCEL meets all present emission requirements for New Zealand and Australia. The large door glass gives maximum radiant heat output and excellent viewing of the fire. The XCEL is extremely well engineered, as are all Yunca products. A waterbooster option is available for both models. Both heaters are designed to be fan assisted if required. The fan further enhances the efficiency of the unit.

# YUNCA

## BLENZ 18

## XCEL 18

*Yunca  
Warming the world  
with our technology*



Heater Dimensions - 720mm height, 675mm width and 590mm depth.

YUNCA BLENZ 18	A	B	C
Without Flue Shield	300	350	150
With Flue Shield	150	350	100

The hearth for the BLENZ 18 must extend a minimum of 200mm in front of the door opening and 125mm on either side of the fire.

YUNCA XCEL 18	A	B	C
Without Flue Shield	400	375	325
With Flue Shield	50	350	100

The hearth for the XCEL 18 must extend a minimum of 400mm in front of the door opening and 125mm on either side of the fire.

Weight BLENZ 167kg & XCEL 149kg. Flue Diameter is 150mm and the minimum flue length is 3.6m.

For further information regarding installation of the Yunca BLENZ 18 or Yunca XCEL 18, please refer to the Installation Instructions/Specifications. The Yunca BLENZ 18 and the Yunca XCEL 18 have been tested in compliance with Appendix B of NZS:7421:1990 in New Zealand.

The firebox carries a 5 Year Warranty. Other parts are covered on a 12 Month Warranty as explained on our Operation, Maintenance & Warranty pamphlet supplied with your heater.

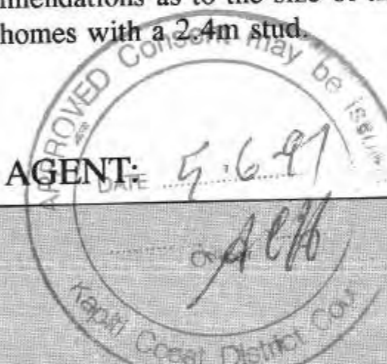
Space Heating Appliances are not designed to be central heating systems. Recommendations as to the size of the unit, is based on the average annual ambient temperature, installed into well insulated homes with a 2.4m stud.

Designed and constructed by:



(A division of Terry Young Ltd)  
41 Onslow Street, P.O. Box 932,  
Invercargill, New Zealand.  
Telephone (03) 214-4426  
Facsimile (03) 214-4430

AUTHORISED AGENT:



THE HEATING CENTRE  
3 IHAKARA STREET  
PARAPARAUMU  
PH. (04) 298-6556

Due to ongoing research and development, the manufacturer reserves the right to alter designs and specifications without notice.





KAPITI COAST DISTRICT COUNCIL  
 REGULATORY SERVICES  
 INSPECTORATE BRANCH  
 Private Bag 601, Paraparaumu  
 Telephone (04) 298-5139

ADDRESS 72 Rosetta Rd.  
Ramati St.  
 DATE 13-6-97  
 PHONE 297-9277

Dear Sir

FREE STANDING FIRE OR FIRE PLACE HEATER INSTALLED AT:

72 ROSETTA RD, RAMATI ST.  
 for MR + MRS SAUTTER  
 by THE HEATING CENTRE  
3 THAKARA STREET  
 Address PARAPARAUMU  
 Phone PH. (04) 298-6556

I hereby notify you that the following requirements under NZS 7421:1990 have been met and the solid fuel burning domestic appliance type and model Yunca Blaze Multifuel has been installed in accordance with the manufacturer's installation instructions.

Please tick where applicable the following:

1.	Building Consent Number ..... issued and sited	
2.	The chimney has been cleaned.	
3.	The chimney is in a sound condition.	
4.	The chimney is of pumice and of correct dimensions to comply with BRANZ zero clearance certificate.	
5.	The chimney is ventilated to manufacturer's requirements.	
6.	The appliance is restrained against seismic activity (free standing and fireplace heaters).	✓
7.	The fire place heater has been approved by BRANZ as complying with their zero clearance certificate.	✓
8.	The hearth is an approved type according to manufacturer's requirements.	✓
9.	The hearth is restrained against seismic activity.	✓
10.	The fire surround at its connection to the fireplace is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].	
11.	The ash hearth is of correct dimensions to installation instructions.	✓

Mark N/A if clause not applicable. Please return promptly after installation

(PRINT) INSTALLERS NAME PAUL GARDNER

DAMMIT 72 ROSETTA RD

APPROX 110 m<sup>2</sup> BRICKWORK

MEDIUM DENSITY (CLAY BRICKS)

1st COAT = 37 ltr

2nd COAT = 22 ltr

---

TOTAL = 59 ltr

COST FOR 20 ltr Tin = \$180

∴ 60 ltr = \$540

+ LABOUR

---

SAY \$3 FOR M<sup>2</sup> x 2 COATS = \$6 m<sup>2</sup>

6 x 110 m<sup>2</sup> = \$660

ALLOW FOR LADDERWORK MASKING ETC? \$1000?

COST = \$1540

ALLOW \$2000

# KAPITI BOROUGH COUNCIL

No 9817

MEMO TO: Bono' LING, NGR

DATE: 13-9-85

SUBJECT: REV' SCOTT'S HOUSE  
ROSETTA RD

FR: RD

REG HURLEY HAS REQUESTED LATEST  
INFORMATION ON PROBLEM AT

72 ROSSETTA RD (REF WATER PENETRATION OF WALLS)

HAVE WE HEARD FROM LING, NGR?

WOULD YOU LIKE TO RING MR HURLEY

AT 86752 (GARTH RIGGS LTD)

B. H.

Signature

REPLY

Date

Signature

# SPECIFICATION

of works to be done and materials to be supplied and used in connection with the erection and completion of a new residence at Rosetta Road, Raumati, for MR. AND MRS. R.R. MCKENZIE.

## PRELIMINARY AND GENERAL

### 1. SCOPE:

This contract comprises the erection of double storey split stone veneer dwelling on concrete block and reinforced concrete basement. The contractor shall provide all labour and materials, supply and maintain the required tools, plant, scaffolding etc., obtain all necessary permits, pay all dues, and generally complete the residence in the best trade manner in accordance with the true intention and meaning of the accompanying drawing and this specification taken separately or collectively.

### 2. CONDITIONS OF CONTRACT:

The whole of the work shall be carried out in accordance with The General Conditions of Contract N.Z.S.S. 623.

### 3. INSURANCE:

The Contractor shall take out the following insurance policies:-

- (a) A policy to indemnify himself against damage to public or private property including all property of the principal, occasioned by the works.
- (b) A Public Risk policy indemnifying himself against all liability to pay compensation or damage costs or expenses in respect of injuries to persons other than employees. The amount of the maximum payable in respect of any one injury shall be £20,000.
- (c) A policy covering fire and earthquake insurance for the whole of the works for the duration of the contract including the period of maintenance.

### 4. MAINTENANCE:

The period of maintenance shall be 90 days.

### 5. P.C. SUMS:

The owner reserves the right to select or purchase items under P.C. (Prime Cost) sum and the final account will be adjusted either up or down according to the difference between the actual cost and the P.C. sum allowed in this specification for the various items. The contractor shall at the time of submitting his tender allow for fixing, and any profit, and any other costs which may be associated with these items and no adjustment will be allowed in the final account for these.

### 6. COMPLETION:

Throughout the currency of the contract the contractor shall remove all rubbish caused by the operation of the trades and at the completion he shall leave all floors clean, all glass clean and undamaged and all services in good working order, the whole premises being fit for immediate occupancy.

PRELIMINARY AND GENERAL

1  
WARNING  
If electric lines pass over the site —  
Inspectors — H.E.P.B. 929D.

7. AVAILABILITY OF MATERIALS:

Should any of the materials specified in this contract be unprocurable or be prohibited by any Government regulations, negotiations shall be made for the provision of substitutes. Before any such substitutes are included in the contract the approval of the owner shall be obtained. The price difference resulting from the inclusion of the substitute must be agreed on before the respective work is commenced.

8. ARBITRATION:

Any dispute arising between the owner and contractor not solvable by the terms of this specification shall be referred to arbitration within the meaning of the Arbitration Act., 1908.

9. SUB-CONTRACTORS:

This specification is sub-divided into trade sections for convenience of reference only and it shall not be constructed that each trade section is an entire separate contract. Every trade jointly and severally shall co-operate, wait on, assist and render all necessary assistance to complimentary trades.

EXCAVATION

1. GENERAL:

Excavate as required for basement and foundation wall footings, chimney bases etc. as illustrated on the plans as required to give solid bearing. Underside of foundations shall be taken a minimum of 1ft below existing ground level. Excavation shall be clear of loose material and water and surplus spoil shall be placed where directed by the owner.

2. BACK FILL:

Backfill around all footings with good clean material well consolidated and tamped up to natural levels. Before any backfill is placed against block work it must be treated with an approved sealer.

DRAINLAYER

1. GENERAL:

All materials must be the best of their several kinds, shall be placed in accordance with the best trade practice and conform with the requirements of the Local Authority and Health Department.

2. EXCAVATION:

Excavate for all trenches, gully traps, sumps, drains etc. to depth required for approved laying of sanitary drains.

3. DRAIN LAYING:

Commencing at the lowest point of system lay and solidly bed all drains to sizes and gradients as required. The whole of the drains are to be accurately laid and jointed and each pipe is to be cleaned out with a suitable badger before another is laid. Connect to all traps. Vents and other fittings as required by Local Authority. Build in gully traps cesspits as required and leave with iron gratings.

4. SEPTIC TANK:

Construct concrete septic tank of approved design and construction to the requirements of Local Body and Health Department, complete with all appurtenances set on concrete bed, and connect sanitary drains.

5. SOAK HOLES:

Provide adequate soak drain to requirements of Local Authority to connect to septic tank.

Provide grease trap for kitchen waste and allow for separate soak drain.

Provide 6" diam. post hole soak holes taken down to approved soakage at each down pipe. Provide and fix G.E.W. bends to take discharge from down pipes to soak hole. Bends shall be complete with C.I. grates and shall be set in concrete which shall be worked up to and around the collar to form kerb and dishing. Work the surface to a hard even finish in 2 : 1 cement compo. and steel trowel smooth.

6. TESTING:

On completion the whole of the drainage is to be handed over in working order according to the Health Department regulations and the local by-laws to the satisfaction of the Inspector.

CONCRETOR

1. MATERIALS:

- (a) Cement shall be Portland cement of approved manufacture.
- (b) Aggregate shall be approved hard metal chip free from dust and earthy matter and shall pass through a  $\frac{3}{4}$ " sieve and be graded evenly from that size down.
- (c) Sand shall be sharp clean and free from deleterious matter and shall pass a  $\frac{3}{16}$ " sieve and not more than 75% must pass through a No. 7 sieve and not more than 5% through a No. 100 sieve. If so directed the sand must be washed and it must not contain an excess quantity of pumice.
- (d) Steel used for reinforcing shall consist of round mild steel rods complying with N.Z.S.S. 197 accurately fabricated and fixed in position.
- (e) Water must be clean and fresh of drinking quality.

2. PROPORTIONS:

Concrete shall be mixed in the proportion of 4 cubic feet of crushed metal to 2 cubic feet of sand to 94 lbs of cement. This mix must attain a strength of not less than 2,500 lbs at 28 days.

3. MIXING AND PLACING:

Concrete shall be mixed by the use of a power mixer which will provide a good well-mixed concrete. Concrete shall not be made over-wet. All concrete shall be placed and worked into forms within 30 minutes of the addition of cement. Freshly placed concrete shall be thoroughly tamped and worked around the reinforcement and into the forms so that an even dense concrete free from voids or honeycomb is secured. The whole of the forms shall be wetted before placing the concrete.

4. COVER:

Clear cover to reinforcing steel shall be in accordance with N.Z.S.S. 1900 Ch. 9.3 and shall be generally as follows:-

Foundations against natural ground - 3"

Beams and columns - 1½"

Walls against approved boxing - 1½"

The above dimensions are from the main reinforcement not from stirrups or ties.

5. BOXING:

Provide all boxing, struts, ties, splays etc. necessary for the moulding of concrete to the desired shape or thickness. It shall be of sufficient strength to withstand without deflection the weight of the wet concrete together with any other loads brought to bear during concreting operations. It shall be constructed so as to permit of subsequent removal without causing stress or shock to the contained concrete. The timbers used for boxing shall be non-staining. Boxing shall not be removed until adequate time has elapsed for the concrete to obtain sufficient strength to carry the loads imposed and shall generally be in accordance with N.E.S.S. 1900 Ch. 9.3.

6. REINFORCEMENT:

Reinforcing steel shall be provided in the sizes and dimensions as shown on the plans. This includes steel required for slab on top of vihradec flooring.

7. FINISH

All exposed concrete except the stairway is to be plastered. The stairs which are to be carpeted require a wooden float finish on the tread and a half inch chamfer at the top of each riser.

8. CONCRETE FLOOR SLABS:

A minimum thickness of 4" shall be cast over well consolidated filling and shall have a damp proof membrane of .003 polythene placed between the ground and the slab. Care shall be taken that no holes or tears are allowed to occur in the polythene membrane.

9. ENTRANCE FOYER:

Finish floor slab of entrance foyer  $1\frac{1}{2}$ " below final level to a screeded concrete surface  $2\frac{1}{2}$ " thickness. This to allow for placing of quarry tiles by bricklayer.

10. DAMP-PROOF COURSE:

All concrete in contact with timber work shall be covered with one layer of 3 ply malthoid or other approved damp proof course.

CONCRETE BLOCKLAYER

1. MATERIALS:

All concrete block shall be approved 9" or 6" hollow core blocks to conform with N.E.S.S. 595 and shall be true to shape and size and shall not be damaged in any way. Pumice blocks will not be accepted.

2. WORKMANSHIP:

Since the inside face of the block work is exposed to view within the garage down stairs area, only the highest standard of workmanship will be accepted and any work not strictly plumb or uniform in appearance or not neatly struck will be condemned.

3. MORTAR:

Mortar shall consist of one part of approved hydraulic lime and five parts of sand well mixed and allowed to stand for 48 hours. Immediately before use Portland cement shall be added to the mixture in the proportion of 1 : 3. Alternatively proprietary plasticizers may be used in the mortar but only in strict accordance with the manufacturer's instructions. No mortar in which an initial set has taken place shall be used.

4. BLOCK WORK:

Erect all block work as indicated on the drawing. All blocks shall be delivered to the site thoroughly dry and kept under cover.

Work shall be accurately bonded with levels and perpends kept accurately and all joints shall be fully flushed with mortar. Internal face shall have joints neatly rounded with a long tool.

4. BLOCK WORK (Contd)

Continual checks shall be made to ensure constant uniformity of courses. Build in galv. bonding mesh to every second course of blockwork and carry mesh through coluse by folding to pass through reinforcing.

Erect blockwork before pouring columns and beams.

In order to ensure vertical joints at columns, blocks shall be laid to a temporary vertical bulkhead at each column and any minor discrepancies in block sizes worked out in the intermediate joints.

5. BOND BEAMS:

Provide reinforced bond beams as shown on the drawings with reinforcing as specified under "Concrete".

6. SILL BLOCKS:

Sill blocks will be provided by the owner. These are a lighter pattern block made by Firth Concrete Taupo and not available in Wellington.

7. ALUMINIUM TIES:

Allow for fitting aluminium ties supplied by owner in each course of blocks at window openings to facilitate fitting of aluminium window frames.

CARPENTER AND JOINER

1. MATERIAL:

All timber shall be the best of its class free from dead, large or loose knots, shakes and other defects and shall conform with N.Z.S.S. 169. All framing timbers shall be reasonably dry and the full sizes specified and all dressed timbers shall be thoroughly seasoned. Work damaged by unseasoned timber shall be replaced.

2. TIMBER SIZES AND FINISHES:

The timber sizes are nominal sizes unless otherwise described.

All studs, joists, etc. and plates having linings or other finish on both sides shall be gauged to an even width. All finishing timbers shall be neatly machine dressed. Those inside shall be sand-papered by hand in addition. Where clear finishes are specified the contractor shall be responsible for replacing any work discoloured by plaster or otherwise damaged during building operations.

3. WORKMANSHIP:

All workmanship shall be in accordance with the best trade practice and all joists shall be well fitted and secured with bolts or nails. All nails in dressed timbers shall be neatly punched and all workmanship shall conform with best standard practice. Corrugated fasteners will not be accepted.

4. SCHEDULE OF TIMBERS:

<u>Number</u>	<u>Size</u>	<u>Grade</u>	<u>Remarks</u>
Plates	4 x 2	B.A.O.R. or treated Radiata	
Ext. Studs	4 x 2	B.A.O.R. or treated P "	18" centres
Int. Studs	4 x 2 &	B.A.O.R. or Pinus Radiata	18" centres
Ext. Bracing	$\frac{3}{4} \times \frac{3}{4}$	B.A.O.R. or treated Pinus Radiata	Checked in flush
Purlins	3 x 2	B.A.O.R. or treated Pinus Radiata	Placed on edge at 2ft centres
Sealing noggs	3 x 2	B.A.O.R. or treated Pinus Radiata	-
Rafters	8 x 4	Selected B.A.O.R.	4ft centres (see specification)
Roof beams		Selected B.A.O.R.	See plans
Posts	4 x 4	Selected B.A.O.R.	See specification

4. SCHEDULE OF TIMBERS (Contd)

<u>Member</u>	<u>Size</u>	<u>Grade</u>	<u>Remarks</u>
Eaves framing	3 x 2	B.A.O.R. or treated Pinus Radiata	-
Nogging	2"	B.A.O.R. or Pinus Radiata or treated Pinus Radiats	At least 3 rows between plates.
Fascia	8 x 1	D.A.H.R.	
Int. Door Jambs	5 x 1 $\frac{1}{2}$	D.A. Rimu	Solid rebated.
Skirting	ex 3 x $\frac{3}{4}$ "	D.A. Rimu	Bull nosed.
Architraves	ex 2 x $\frac{3}{4}$ "	D.A. Rimu	" "
Int. Finishing		D.A. Rimu	-
Ext. Finishing		Dressing or selected B.A.O.R.	-
Window Jambs	ex 6 x 1 $\frac{1}{2}$	Dressing A Heart Rimu or Totara	solid rebated
Sills	ex 7 x 2 $\frac{1}{2}$	D.A.H.R.	Double sunk & grooved
Mullions	ex 4 x 3	D.A. Rimu	
Transomes	ex 4 x 3	D.A. Rimu	
Door Sills	ex 8 x 2 $\frac{1}{2}$	Heart Matai	
Shelving	ex 1"	O.B. Rimu or Pinus Radiata	

5. HOLDING DOWN BOLTS:

Wherever timber framing plates raised on or against concrete build in  $\frac{1}{2}$ " diam. x 6" long holding down bolts at 4ft 6 in centres and set out bolts so that each length of timber is held in at least two places and not more than 9" from any end.

6. WALL FRAMING:

Frame up walls with plates halved at angles, junctions and intersections. Studs shall be fixed by firmly spiking through plates with 4" nails. Framing shall be generally 4". Wherever possible cut in diagonal braces full height of wall and where this is not possible brace walls with 4 x 2 diagonal blocking cut between studs. Erect the frame plump and true and as soon as possible cut in nogging and bracing.

The contractor shall be responsible for ensuring that all linings, roof spaces and walls are adequately ventilated.

7. LINTELS.

Where not otherwise detailed provide lintels in framed walls as follows:-

Openings up to 3ft wide	4 x 2
Openings up to 4ft 6in wide	4 x 3
Openings up to 6ft wide	Two 4 x 2 on edge
Openings up to 9ft wide	Two 6 x 2 on edge

8. INTERNAL LININGS:

Schedule of wall linings:

<u>Room</u>	<u>Wall Linings</u>
Kitchen	Hardboard
Lounge	Gib. Board
Bathroom, Toilets & downstairs	
Shower	Hardboard
Remainder of House	Gib. Board
Basement	Painted concrete block & Gib. Board on timber partitions.

8. INTERNAL LININGS (Contd)

Gibraltar board shall be fixed according to best trade practice with  $1\frac{1}{2}$ " P.H. galv. clouts on joints every 6" and noggings every 9". Stop all joints, nail holes and imperfections with smooth plaster of paris pressed and trowelled to a smooth even surface. Plaster shall be left clean and free from irregularities which would be visible when it is painted or papered. Retarding compounds or lime must not be used.

Plyco plywood.  $3/16$ " Plyco plywood where specified shall be to owner's selection and fixed according to best trade practice, secret nailed and joined so as to present an attractive appearance free from imperfections.

9. CEILINGS:

Line all ceilings with  $\frac{1}{2}$ " Pinex softboard in large sheets with an even attractive pattern of joints using V joints. Fix with 16g panel pins driven on an angle with heads punched just below the surface. Fix neat  $\frac{1}{4}$ " round moulding between ceilings and rafters.

10. WARDROBES:

Provide where indicated on plans wardrobes framed from 3 x 2 timber lined inside and provide with full length pipe coat hangar rail at 5ft 6in above floor level and with 1" timber shelf above. Wardrobes shall be fitted with sliding doors hung on "Double Top" wardrobe sliding door gear.

11. HOT WATER CUPBOARD:

Provide hot water cupboard as shown on the plans framed in 3 x 2 timber with access door above hot water cylinder to hall and small cupboard door to bathroom. Provide three slat shelves above hot water cylinder.

12. MOULDINGS:

Architraves to windows and doors shall be  $\frac{1}{2}$ " thick. Skirtings ex 3 x  $\frac{3}{4}$ " bullnosed and provide all other mouldings necessary for finishing work.

13. JOINERY:

All joinery shall be made in accordance with best approved methods, housed, morticed, tenoned, glued and put together in a first class manner. Provide all beads and  $\frac{1}{4}$ " rounds as required.

14. DOORS AND FRAMES:

All exterior doors and frames shall be fully rebated and weathered. Interior door frames generally are to be fully rebated. Interior doors shall be flush doors covered on both sides with timber veneer to owner's selection and provided with clashing strips to all edges. All doors shall be 6'6" x 2'8" except for doors to shower, W.C.'s, bathroom and basement which shall be 6'6" x 2'6".

Front door to house shall be sub-divided into three timber panels of attractive appearance and to owner's approval.

15. FITTINGS:

Provide fittings built from 1" thick timber framed and constructed in best workmanlike manner in accordance with the following schedule. All fittings built to the floor shall be provided with a 4" kick space. Where fittings are described as Formic topped the Formic shall be to owner's selection fitted according to makers instructions and coved up the back of the units in the kitchen. Detailed drawings of all built in units see plans.

16. HARDWARE:

Door Butts. Hang all doors on  $1\frac{1}{2}$ " pairs L.P. butt hinges.

Cupboard doors to be hung on one pair of semi-concealed hinges.

Door handles, drawer pulls etc - allow a P.C. sum of £30 for hardware to be selected by owner.

**BRICK LAYER:**

(1) The split stone veneer on first floor is to be white 16" x 4" x 4" blocks pointed in white. All blocks shall be true to shape and size and shall not be damaged in any way.

(2) Mortar shall be as in Concrete Blocklayer paragraph (3).

(3) All blocks shall be delivered to the site thoroughly dry and kept under cover.

(4) Workmanship:

Fully flush all joints with mortar. Carry up in even heights with no part rising more than 3ft above adjoining work.

Properly bond angles and intersections keeping all perpendes true.

Form all openings and chases necessary to accommodate ventilators flashings pipes etc. Fully flush brickwork against fillets on window frames.

(5) Wall ties:

Secure split stone blocks to wall framing with No.8 guage galvanised iron wire ties as detailed. Build in ties at 3ft centres to every fourth course and at all angles openings and ends of walls. Bed ties properly into stone work and secure to studs with two 1½" by 10 guage galvanised staples. Ties shall have a slight fall away from timber framing.

(6) Split stone Veneer Walls:

Build veneer walls 1½" clear of timber framing care being taken to keep framing clear from mortar droppings.

Flush mortar on back of walls as work proceeds and at frequent intervals during the work clean mortar droppings from wire ties.

PLUMBER

1. GENERAL:

Execute all plumbing necessary to keep building dampproof and watertight, to supply all water etc. and to remove all waste etc. from the premises. Do all plumbing work to the satisfaction of and in accordance with the Health Regulations and Local Authority concerned.

2. MATERIALS:

All materials including copper pipes, fittings, fixtures etc. shall be the best of their respective kinds and qualities.

3. WATER PROOFING:

Leave building absolutely watertight in every respect and to the entire satisfaction of the Owner.

4. LAYOUT OF PIPES:

Layout of hot and cold water system shall be to approval. Set out water pipes and tubes in straight runs of even gradients avoiding all places where air locks are likely to occur. Use easy bends throughout, and no elbow fittings are to be used unless unavoidable.

5. COLD WATER SUPPLY:

Lay on water supply to the first branch through  $\frac{1}{2}$ " copper piping fitted with all the necessary bends, tees, elbows, etc. and with all joints made in the best quality lead and hemp. Take branches to bath, basin, sink, shower, ajax valve, hot water cylinder, W.C. Flushing cistern and to tub and washing machine in basement and to two exterior hose taps. Provide stopcock at boundary.

6. HOT WATER SUPPLY:

Provide and install approved electric hot water cylinder of 40 gallon capacity, complete with 750 watt element thermostat control and all necessary fittings. Lay point in  $\frac{1}{2}$ " copper piping to bath, basin, shower, sink, washing machine and tubs. Provide all necessary fittings to make the whole of the work in perfect working order. From bottom of cylinder take  $\frac{1}{2}$ " sludge pipe to discharge over C.T. with plug in end.

The whole system shall be treated for leaks and left thoroughly watertight. Provide and install 5 gallon under sink H.W. cylinder in kitchen to service sinks and dishmaster.

7. BATH:

Build in on 3 x 2 timber cradles, bath of owner's selection.

8. HANDBASINS:

Provide 22 x 16" hand basin to owner's selection and build in as specified under "Carpenter" and provide 20" x 12" wash hand basin wall bracket type to W.C. Carry waste down through block work.

9. W.C. Pans:

To be white glazed earthenware with double flat plastic seat with hinges and buffers to owner's approval.

10. SHOWER:

Allow for stainless steel tray.

11. TAPS:

Allow for faucet taps in kitchen sink, pillar  $\frac{1}{2}$ " taps for washing machine, tub, bath and hand basins.

## PLUMBING (Contd)

### 12. WASTES:

From bath, sink, tubs and shower to  $1\frac{1}{2}$ " copper traps and pipes. Basins to have  $1\frac{1}{2}$ " traps and pipes. All joints neatly wiped and all wastes to discharge over gully traps.

All wastes to be carried in block work with necessary inspections and vents as required by the Local Authority.

### 13. ROOF:

Cover roof with 26 g galvanised corrugated iron. Securely fix sheets with L.H. nails complete with 18" 26g lead edged ridging and 26g verge flashing allowing a minimum of 8" end lap and  $1\frac{1}{2}$ " corrugation side laps. Provide felt underlay with an approved reinforced building paper supported on wire netting. Before fixing, prime with approved paint all laps of roofing iron both surface, ridging, verge cover and the back of spoutings. After fixing, prime paint the inside of spoutings.

### 14. SPOUTING AND DOWN PIPES:

To be 24g.g iron with rivetted and soldered joints.

Spouting: Fix to all roofs 4" quarter round spouting fixed to drain outlets. Provide all necessary stop ends, mitred returns and outlets. Support spouting on 1" x 18 g.g.i. clip brackets securely fixed to fascia at 3ft centres allowing necessary falls to outlets.

Downpipes: To be 24 g.g. 3" and  $2\frac{1}{2}$ " diameter seamed with slipped joints. Strap downpipe to wall using 26g straps of the same materials as down pipes, fixed so that each down pipe has a minimum of 2 straps. Carry down pipes to soak holes at least 6ft away from walls.

## ELECTRICIAN

### 1. GENERAL:

All installations shall be made in a safe and workmanlike manner to the entire satisfaction of the Local Supply Authority. The Electrician will give all necessary notices to the Supply Authority, obtain necessary permits and carry out all work to the requirements of the Underwriter's Association. Provide all materials, cables, flexibles, switches, plugs, boxes, lampholders, lamps etc. complete with 60W lamps. Provide and fix switchboard in a position in the basement with meter visible to outside on rear wall. Switchboard shall be of the flush hinged panel type.

### 2. SWITCHES:

All lighting switches to be flush cream plastic.

### 3. POWER POINTS:

Shall be of 10 amp. capacity with 3 pin receptacle, controlled by 10 amp capacity flush switch.

### 4. RANGE:

Frigidaire Deluxe. Provide and fit Expelair above stove.

### 5. HOT WATER:

Connect hot water element etc. to switchboard.

### 6. POWER POINTS:

Allow to provide and fix power points where directed, and provide and install stove switch and connect power to stove.

ELECTRICIAN (Contd)

7. SCHEDULE OF POWER POINTS AND LIGHT FITTINGS:

Allow for power points and light fittings in accordance with the following schedule:-

Bedroom 1	1 power point	1 central light, 2 wall lights.
Bedroom 2	1 power point	1 central light, 2 wall lights.
Bedroom 3	1 power point	1 central light, 2 wall lights.
Bedroom 4	1 power point	1 central light, 2 wall lights.
Shower	1 central light	1 Infra Red
Toilets	1 central light in each	
Bathroom	1 central light, 1 strip light, shaver point.	
Kitchen	2 central lights, strip light, 1 pantry light.	
	4 power points.	
Lounge	1 central light, 4 wall lights, 2 power points.	
Garage	2 central lights, 1 power point.	
Exterior lights	4 only.	
Storage area	1 central light, 1 power point.	

Allow P.C. sum of \$200 for light fittings.

Dining Room	1 central light, 2 wall lights, a power point.
Rumpus Room	1 central light, 3 wall lights, 1 power point.
Stairs to Basement	2 wall lights.
Stairs to first floor	2 wall lights
Entrance Foyer	2 lights, 1 power point.

PAINTER AND PAPERHANGER

1. GENERAL:

All painting shall be in accordance with the best trade practice, executed during suitable weather and employing only good quality, ready mixed paints, applied according to manufacturer's specification.

2. EXTERIOR WOODWORK:

Shall receive one good coat of priming before fixing. Stop all nail holes and finish with an approved undercoat and finishing coat. Paint spoutings and downpipes two coats of approved paints. All exterior paints shall be applied by brush only.

3. INTERNAL:

Gloss Enamel Finish: (Kitchen, Bathroom and W.C. walls, fittings, Ceiling and Joinery).

Prime and stop all woodwork with best linseed oil putty. Seal all Gib. Board with approved sealer. Give one dense undercoat and finish with approved gloss enamel, making three coats in all, to a first-class finish.

Plastic Paint Matt Finish: (Ceilings)

Apply one full flowing coat of thinned plastic paint and two coats straight from can making three coats in all.

Varnish Finish: (Doors and where directed)

Stop where necessary with colour matched putty. Allow to harden then sand flush. Dust off to remove all dust particles, then apply a coat of clear varnish, lightly rub down, dust clear and apply a further coat of clear varnish as above.

4. WALLPAPER:

Allow the P.C. sum of \$2.00 per roll for wallpapers on walls not painted. Seal walls with approved sealer and then hang selected, colour matched wallpapers, with fresh paste having a fungicide mixed with it. All papers are to be trimmed, cut straight and true, butt jointed and hung true and plump. Patters are to match. At completion, papers are to be left free from all defects and disfigurements.

Painter and Paperhanger (Contd)

5. COLOURS:

Painter shall obtain owner's approval to colours and clear finishes where required before proceeding with work.

SOLID PLASTERER

1. WORKMANSHIP:

All plastering shall be carried out in accordance with the best trade practice by competent tradesmen using equipment, materials and processes appropriate for the several purposes, and leaving surfaces in good order without cracks, blisters or damage, all of uniform colour. Walls and angles shall be straightened and flushed.

2. MIXING:

Plaster shall be mixed in batches, no larger than can be used before the initial set takes place, and shall not be retempered and remixed after it has gone off. Where plaster contains lime, the lime shall be mixed with sand and water and allowed to stand for at least 24 hours before re-use.

3. SURFACE PREPARATIONS:

All surfaces to be plastered shall be properly prepared with laitance, removed by wire brush and surface roughened by hacking where necessary, all surfaces shall be wetted and walls shall be given a dash coat of 1 to 1½ cement to sand. In addition to dash coat all concrete base walls shall be plastered in two coats, giving a total plaster thickness of ¾" as follows :-

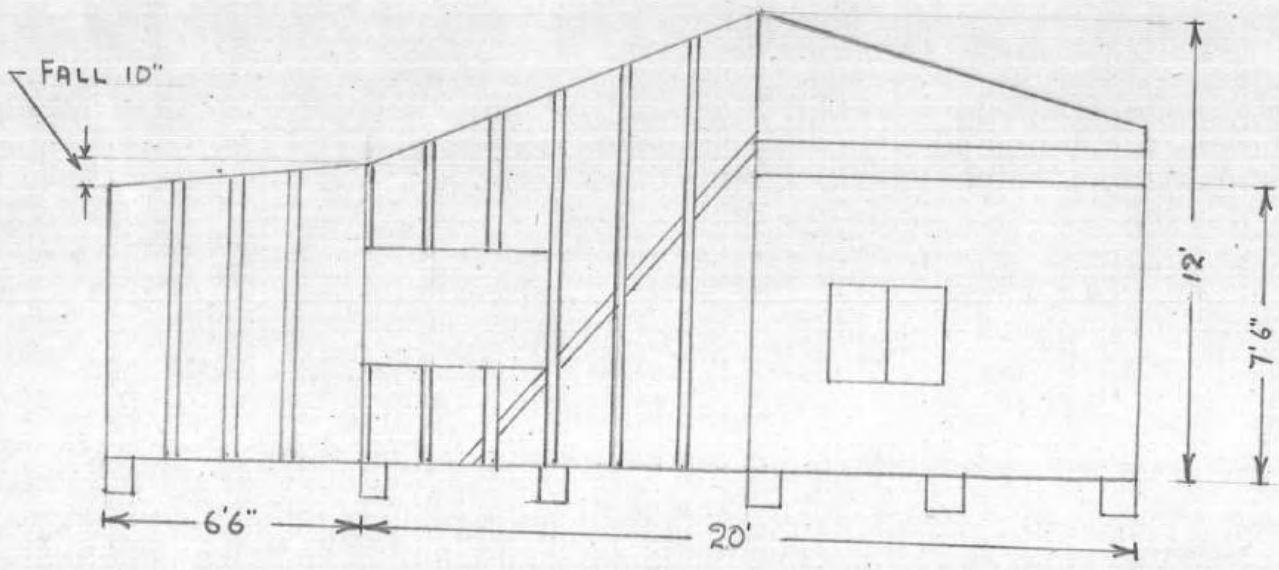
Form drips over openings and under all projecting bands etc.  
Rendering coat shall be ¾" thick. 3 : 1 sand cement plaster gauged with 1/5 part lime putty.

Rendering coat shall be straightened and floated and scratched for key.

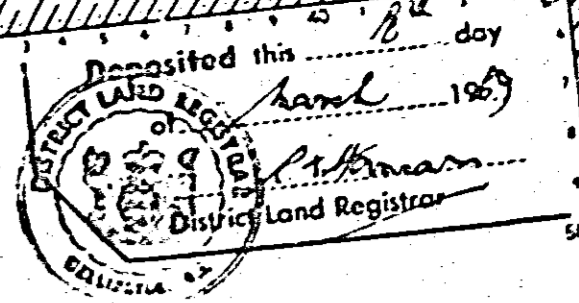
Setting coat generally to be 3 : 1 silver sand, white cement gauged with 1/5 part lime putty as before, laid at least ¼" thick, wood floated to true surface and finished with sponge.

4. SCOPE:

Plaster all external walls to basement, side foundation walls to house and rear terrace. Also plaster fibrolite fascia to balcony and fibrolite lining to steps to balcony. Plaster inside face of concrete wall exposed in lounge with a patterned finish to owner's approval.



COMPUTED PLAN

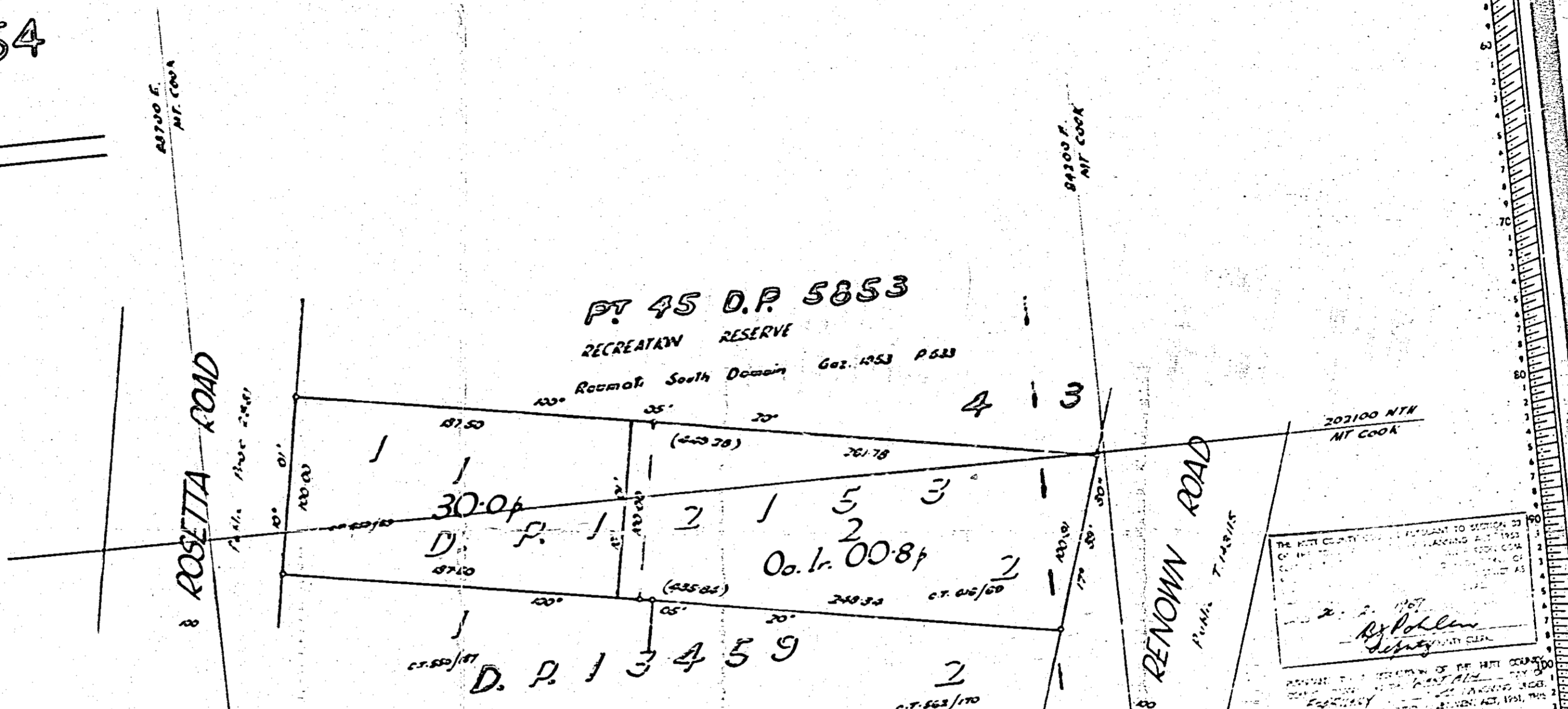
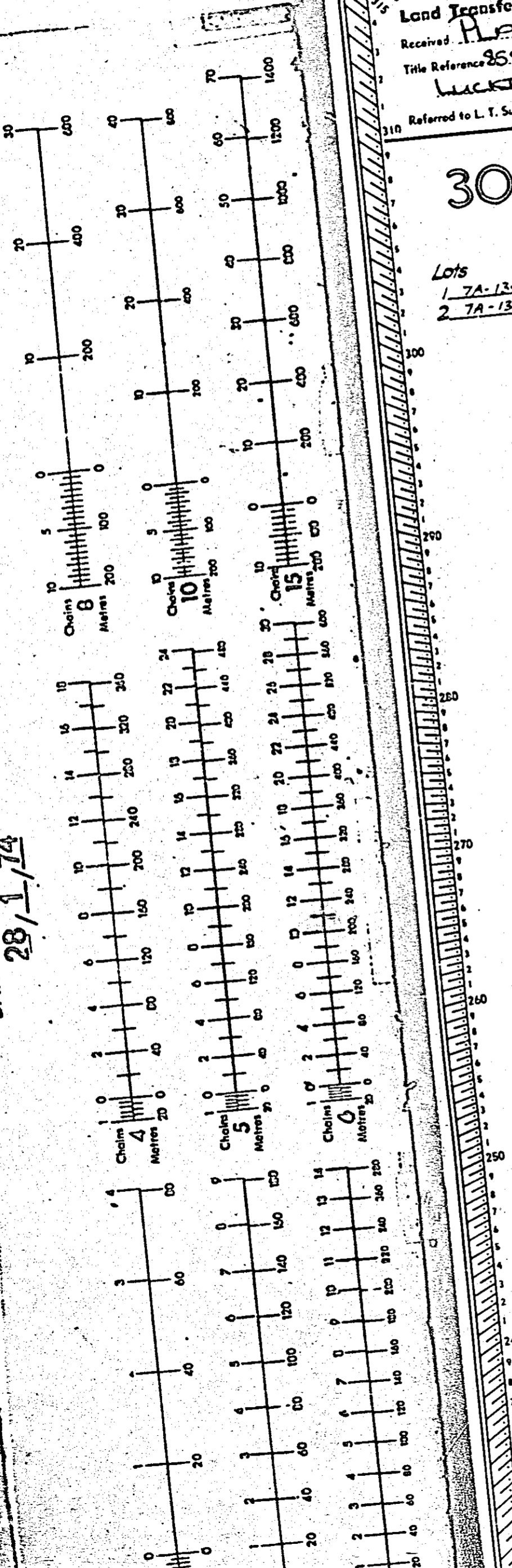


Land Transfer Office  
Received PLAN 30254  
Title Reference 858/59, 6/16/69.  
LUCKIE H. \$6.  
Referred to L. T. Surveyor 25-2-69

30254

- Lots
- 1 7A-1348
- 2 7A-1347

DATE OF PHOTOGRAPHY  
28/1/74



THE DISTRICT LAND REGISTRAR TO WHOM THIS PLAN IS SUBMITTED FOR REGISTRATION UNDER THE LAND TRANSFER ACT 1952...  
By Pollen  
Deputy District Registrar

TOTAL AREA = 0a. 1c. 30.8f

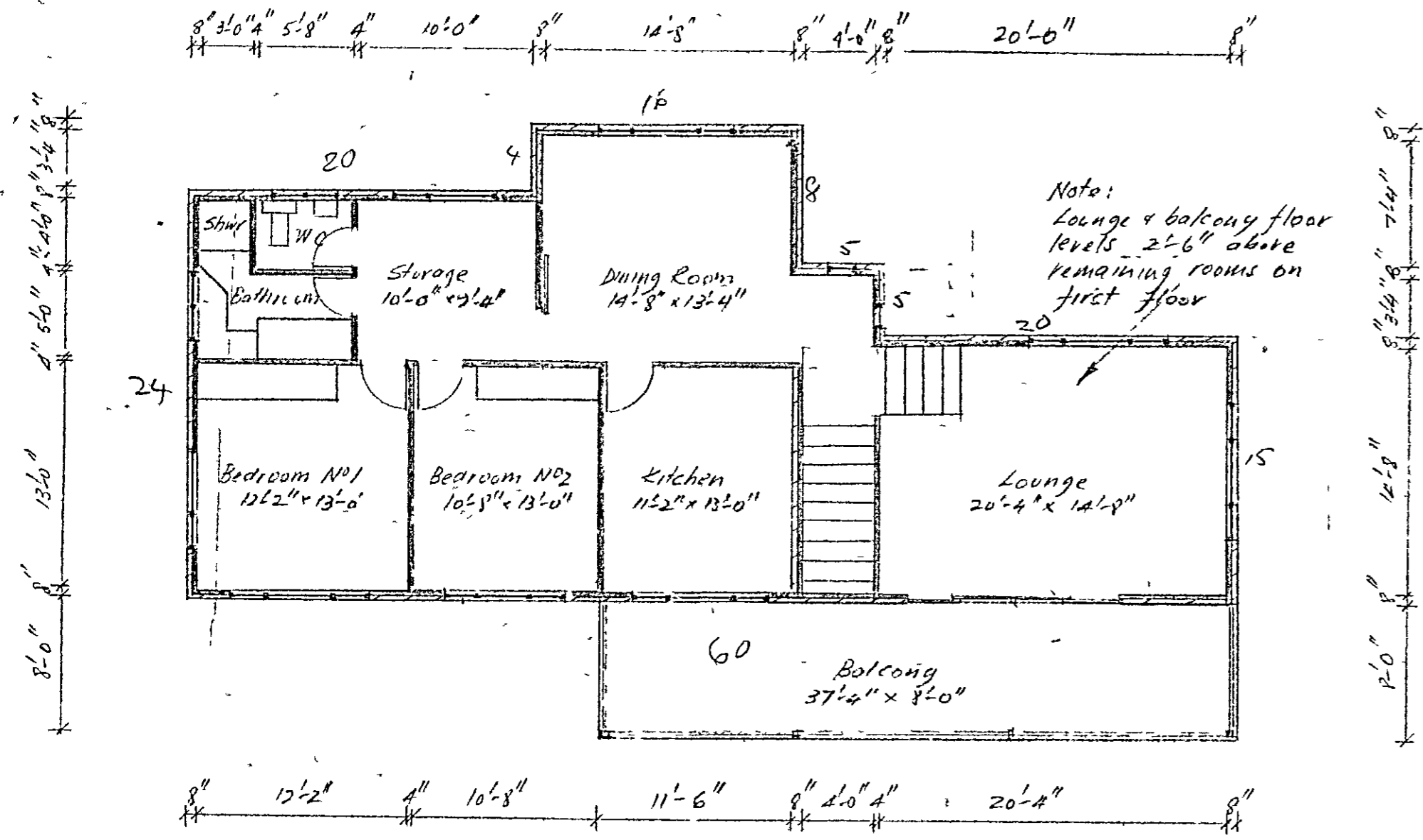
SUBDIVISION OF  
D.P. 12153 BEING  
WAINUI PART DISTRICT.  
LOTS 1 & 2  
SECTIONS 3 & 4

Approved as to Survey of a Computed Plan  
Chief Surveyor  
13/3/69

Comprised in C.T.s 858/59 & 6/16/69  
Survey Block & District 1 PAKAKARIKI  
Land District WELLINGTON Local Body HUTT COUNTY Date February, 1969  
Scale 50 links to an inch Prepared & Surveyed by Foster & Foster  
I, Stuart Robertson, Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from ~~actual~~ <sup>levelling</sup> ~~measurements~~ by me; that both plan and ~~measurements~~ <sup>levelling</sup> correct, and have been made in accordance with the regulations under the Surveyors Act 1952.  
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.  
Declared at Wellington this 19th day of February 1969.  
S. Robertson  
Registered Surveyor  
6/2/69

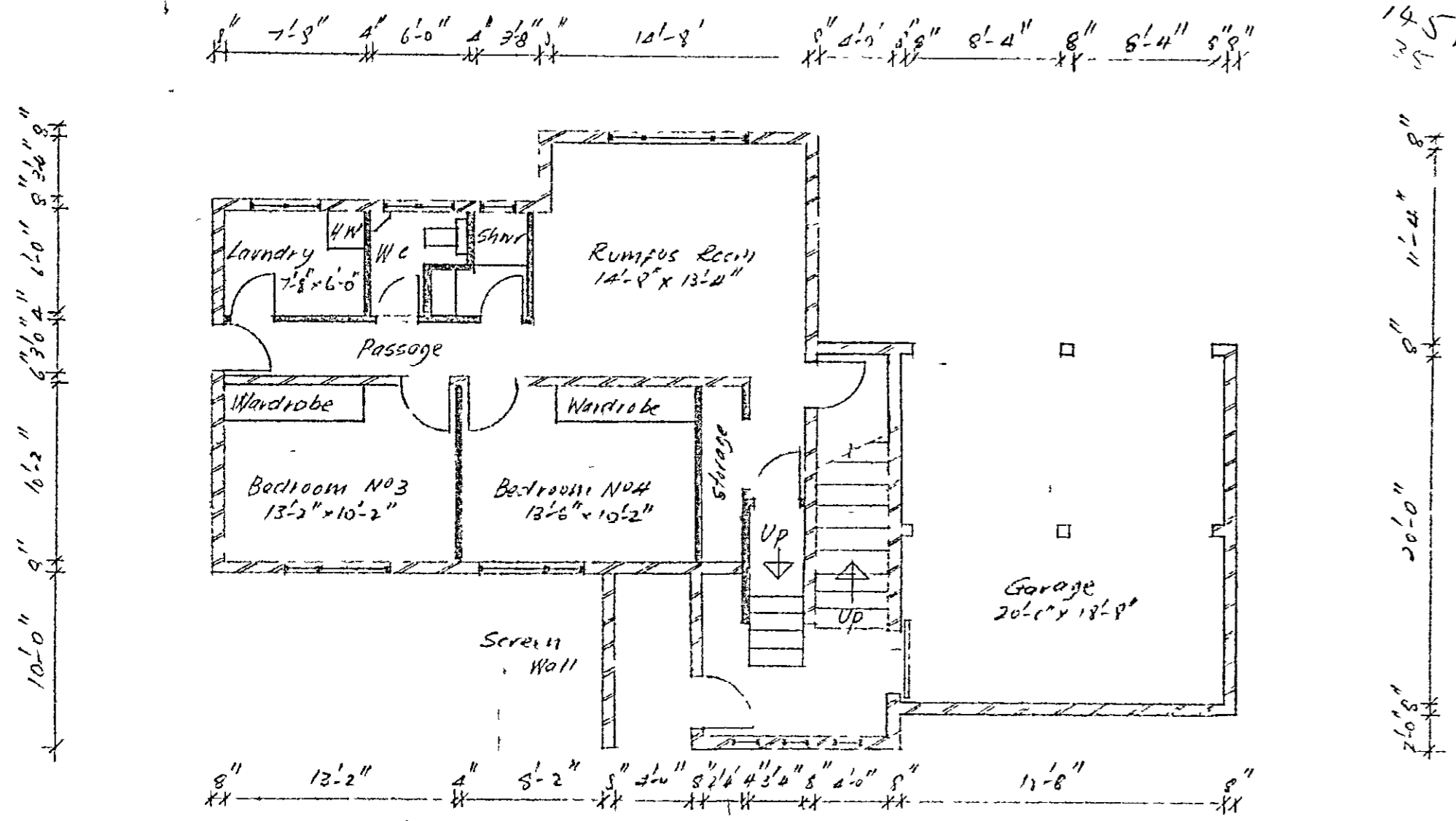
Approved  
G. E. Dalmer  
P. B. Burton  
Applicant or Registered Owner

This space reserved for plan numbers  
30254

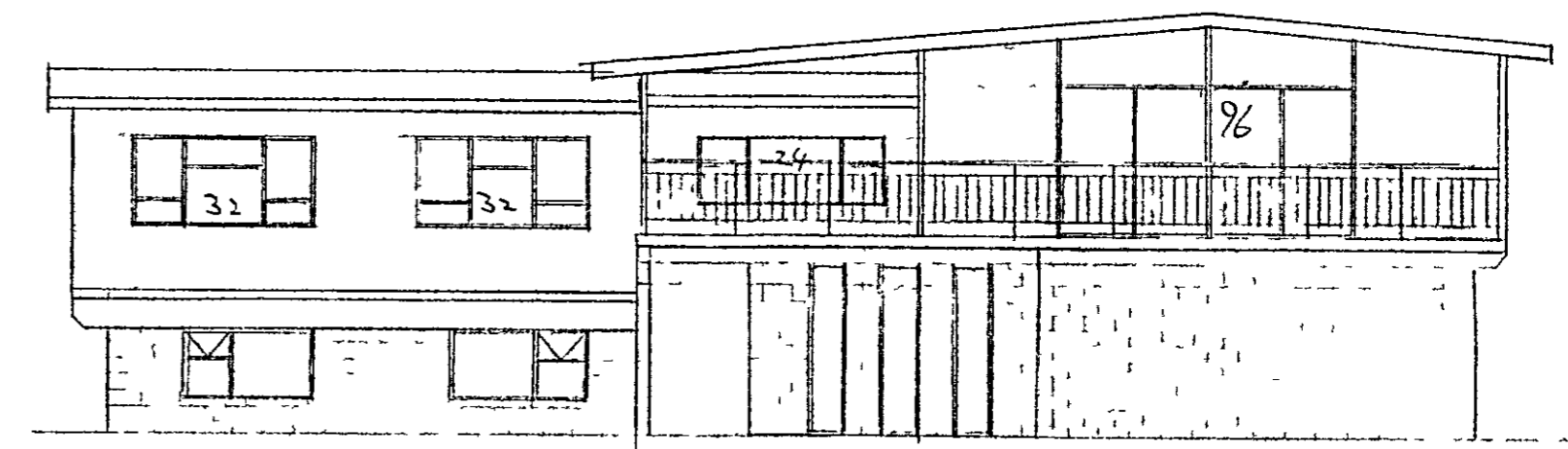
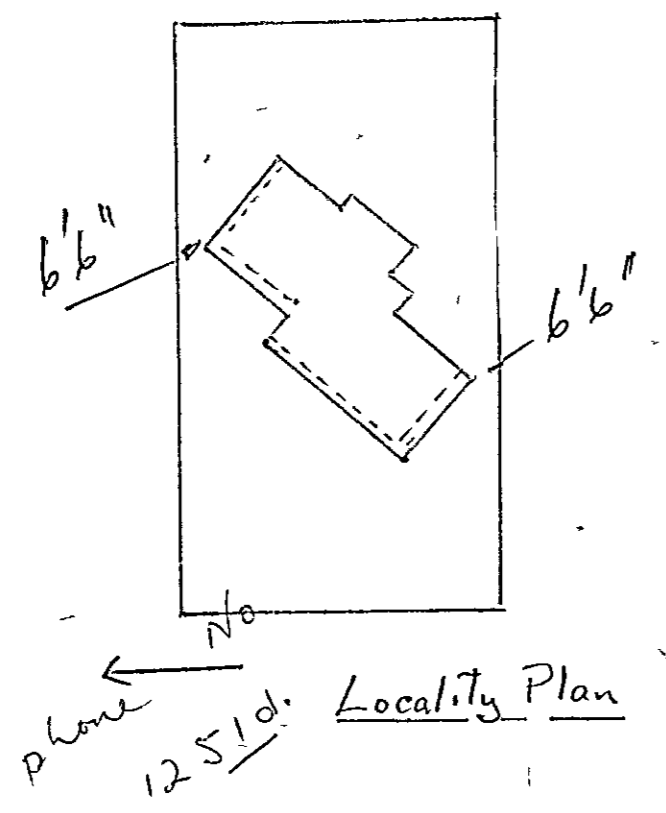


FIRST FLOOR PLAN

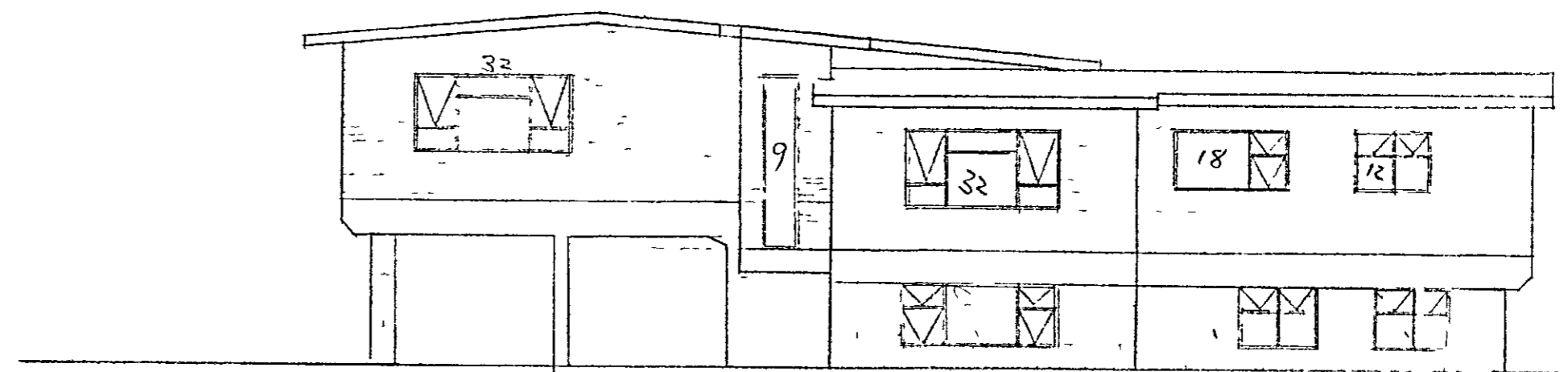
159 sq ft  
145 sq ft



GROUND FLOOR PLAN



FRONT ELEVATION

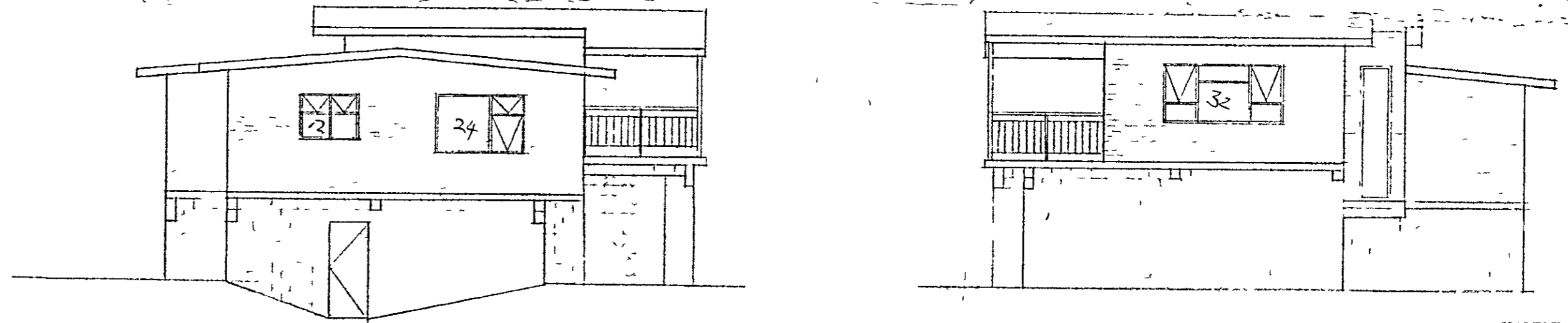
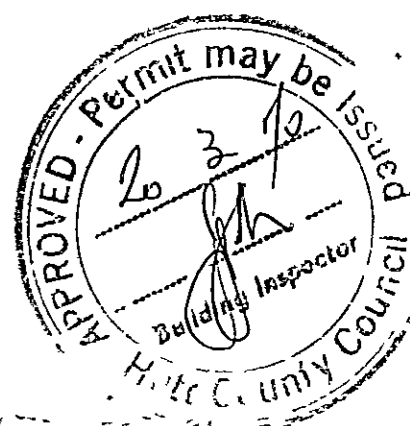


REAR ELEVATION

24 HOURS NOTICE REQUIRED FOR PERMIT PRIOR TO FOUND CONCRETE

24 HOURS NOTICE REQUIRED FOR PERMIT PRIOR TO FOUND CONCRETE

WARNING  
If electric lines pass over the site — ring Inspectors — H.E.P.B., 929D.



END ELEVATIONS

KENNETH L HAYMAN  
BE ANZIE REG ENG  
CONSULTING CIVIL AND STRUCTURAL ENGINEER  
P O BOX 434 TELEPHONE 1010 M TAUPU

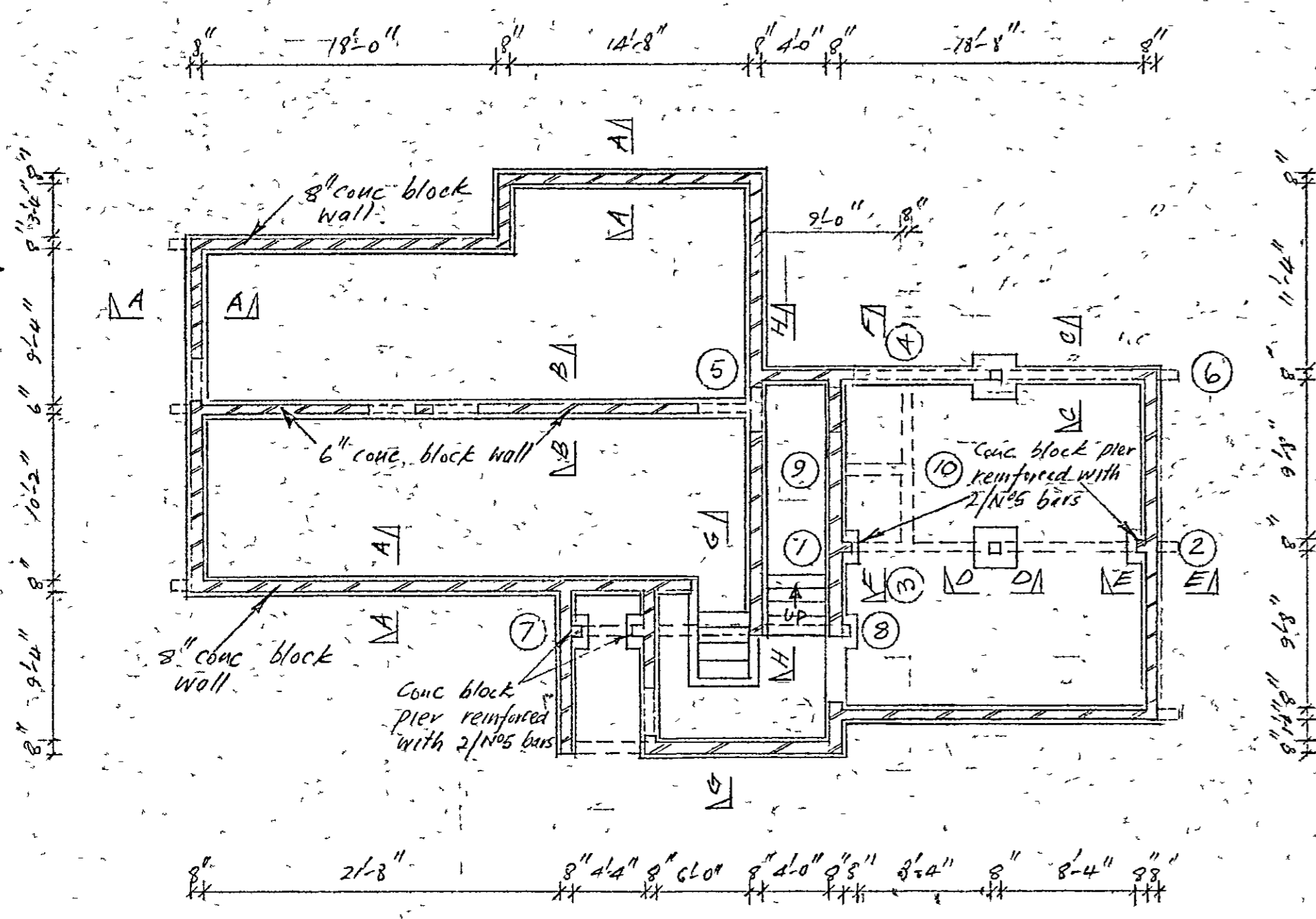
WARNING If electric lines pass over the site — ring Inspectors — H.E.P.B., 929D		
A	stair details	3/4/19
No	REVISIONS	DATE
Contractors must verify all dimensions on the job before commencing any work. Copyright of this drawing is reserved.		
SCALE	1/8" = 1'-0"	
DRAWN	Collinson	
APPROVED		
DATE	Jan 1967	

MR & MRS R. R. MCKENZIE

PROPOSED NEW RESIDENCE - RAUMATI SOUTH

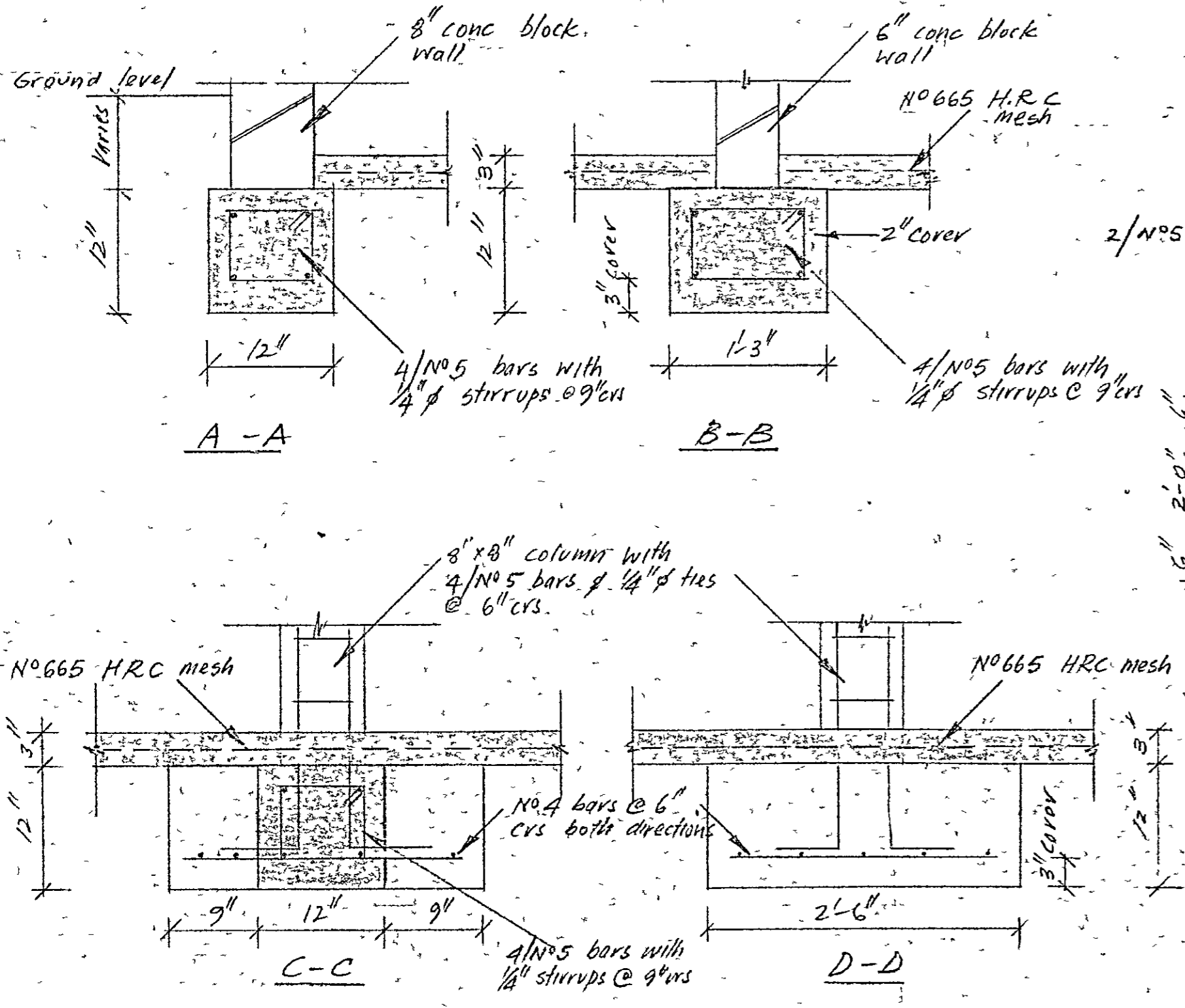
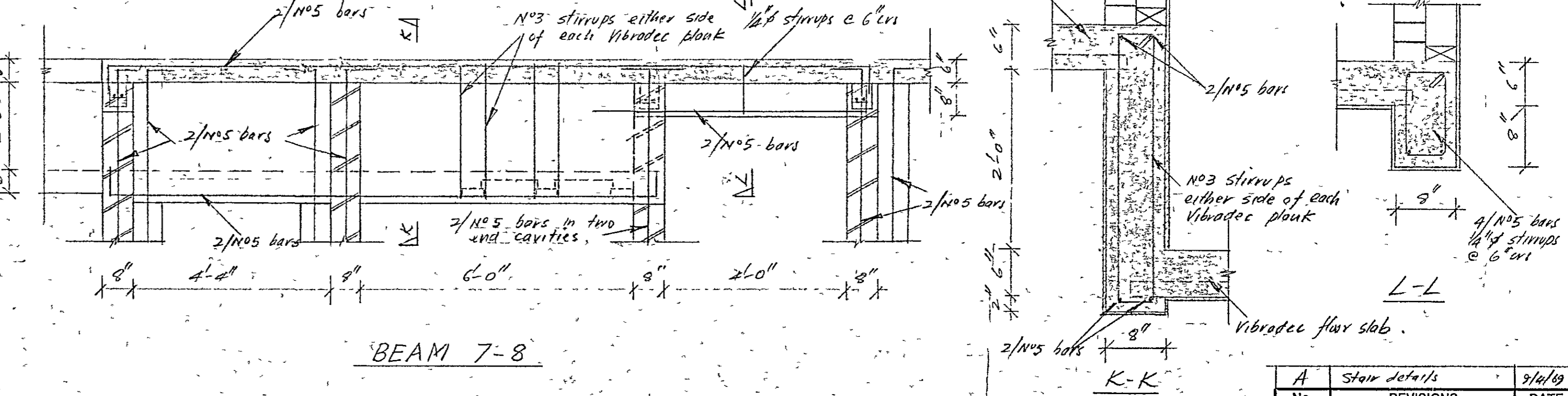
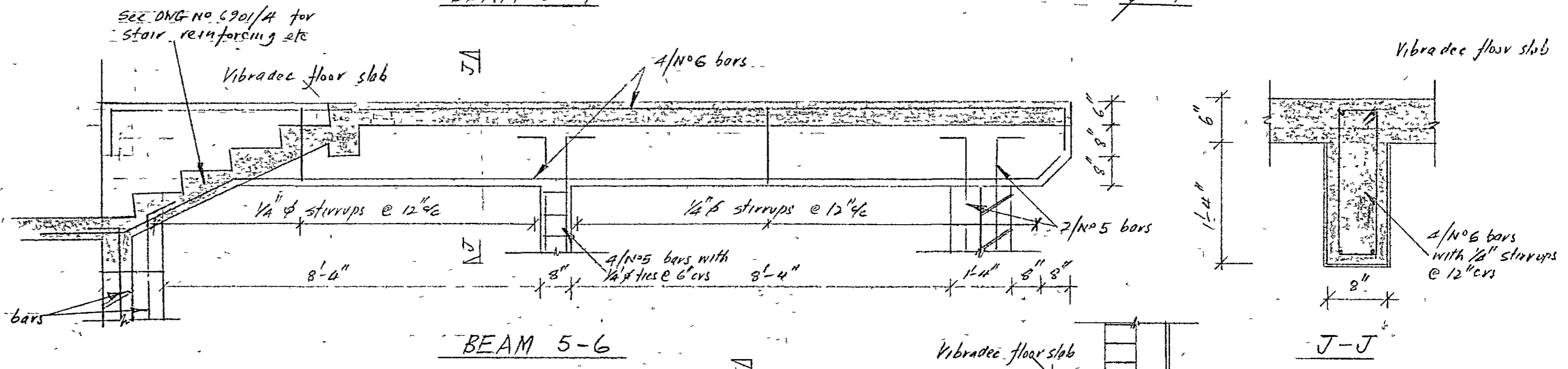
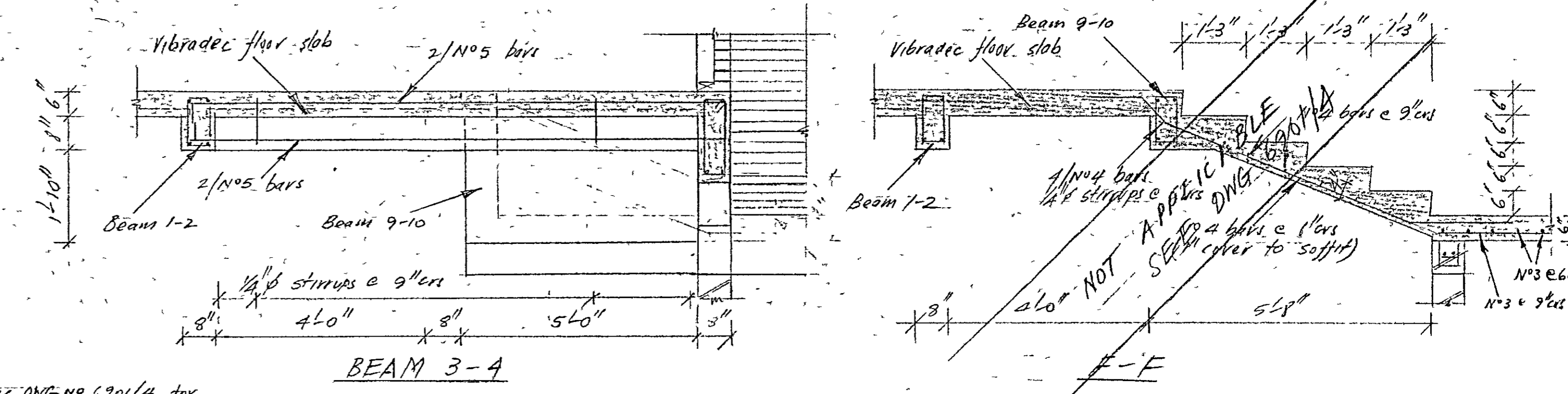
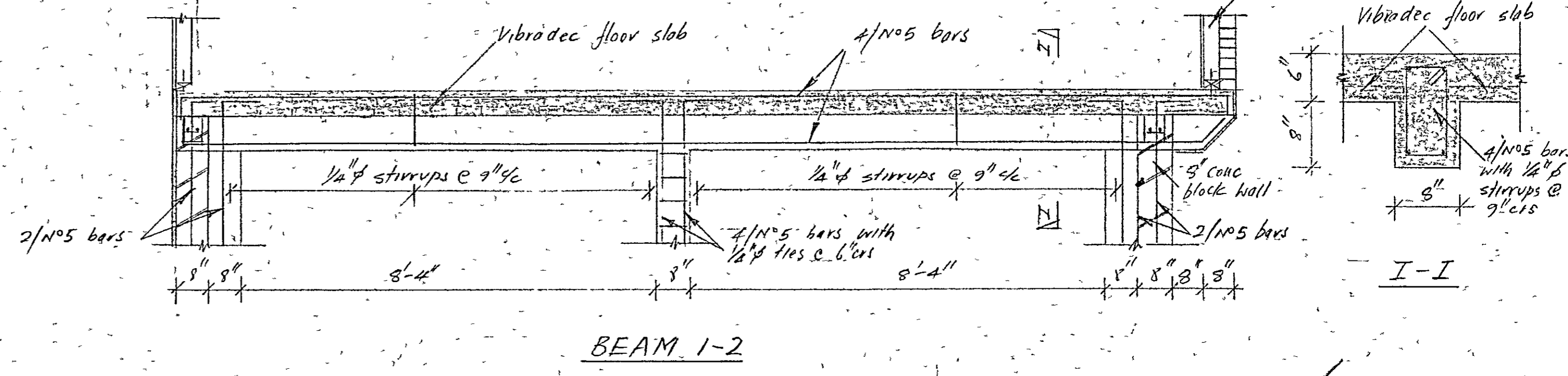
PLANS & ELEVATIONS

DWG No — 6901/1



See DWG. NO 6901/3 for details of main stairs, section H-H pier foundations rear landing and other sundry details

FOUNDATION & BASEMENT WALL PLAN



- Notes
- All concrete to have min strength of 2500 psi @ 28 days (excluding vibradec floor slab)
  - Corev to reinforcing in accordance with NZSS 1900 Ch 9.3 unless otherwise specified
  - All blockwork to be reinforced with No. 3 bars @ 40" c/s and "Blok Lok" every second course
  - Where vibradec floor slab lands on conc block walls provide 3" block bond beam with 2 No. 5 bars. Over openings exceeding 2'-0" wide provide 16" deep insitu band beam with 4 No. 4 with 1/4" stirrups @ 12" c/s

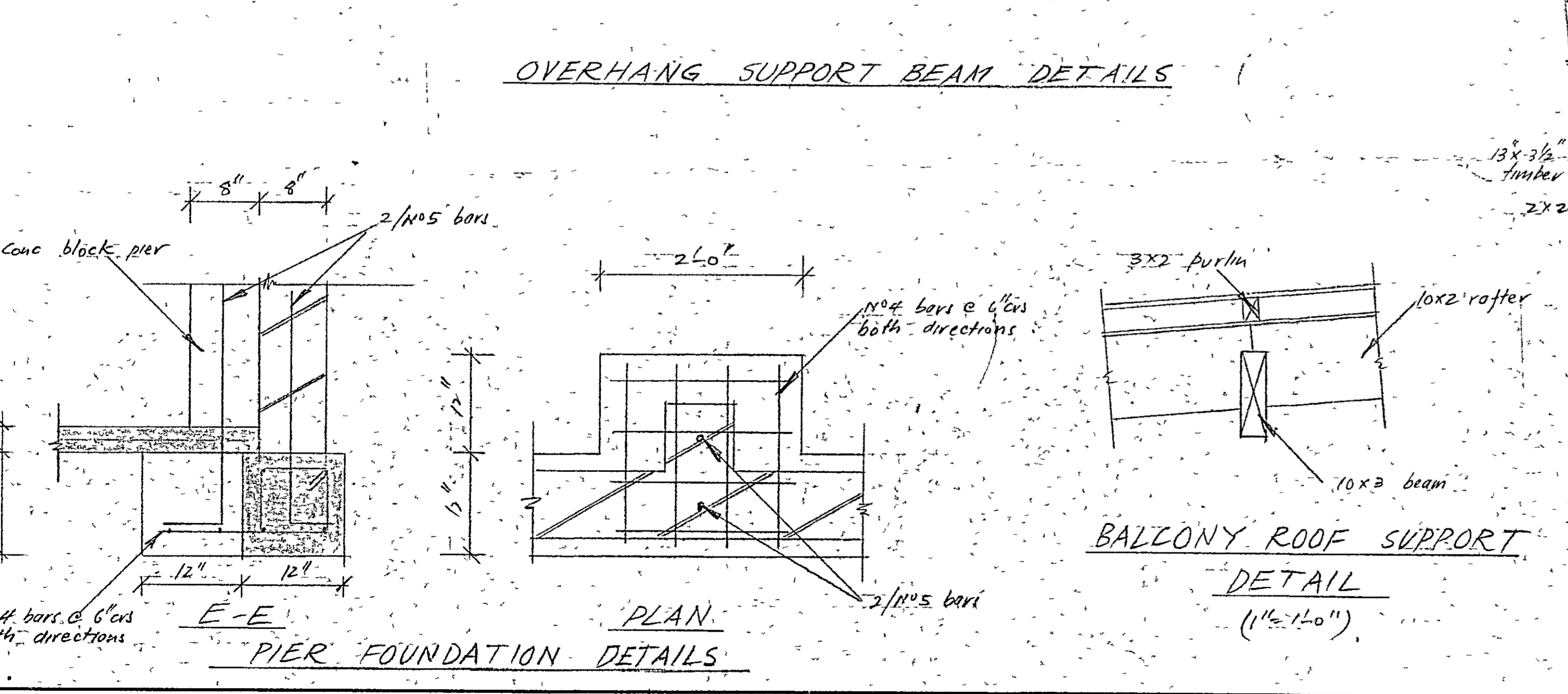
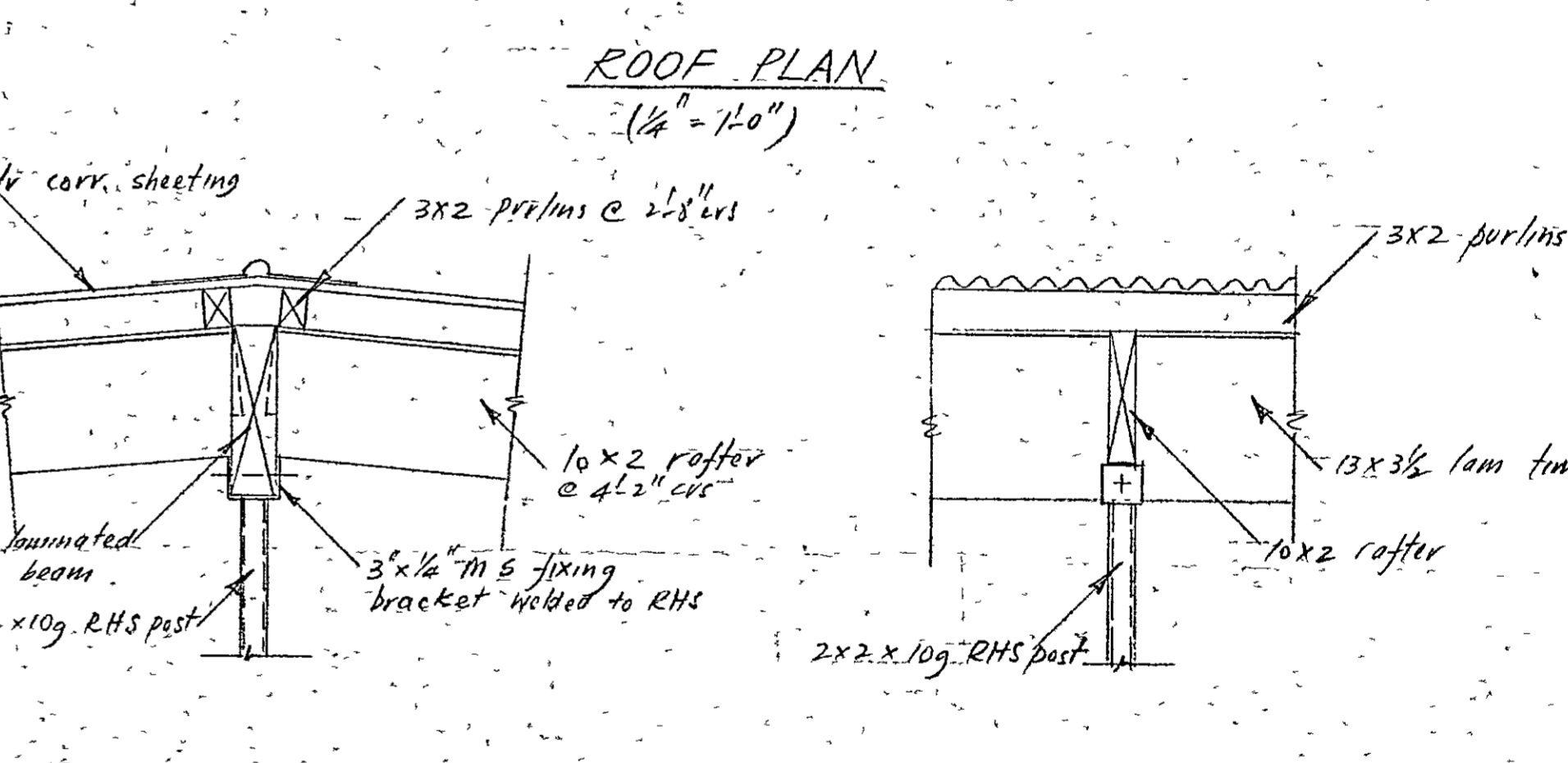
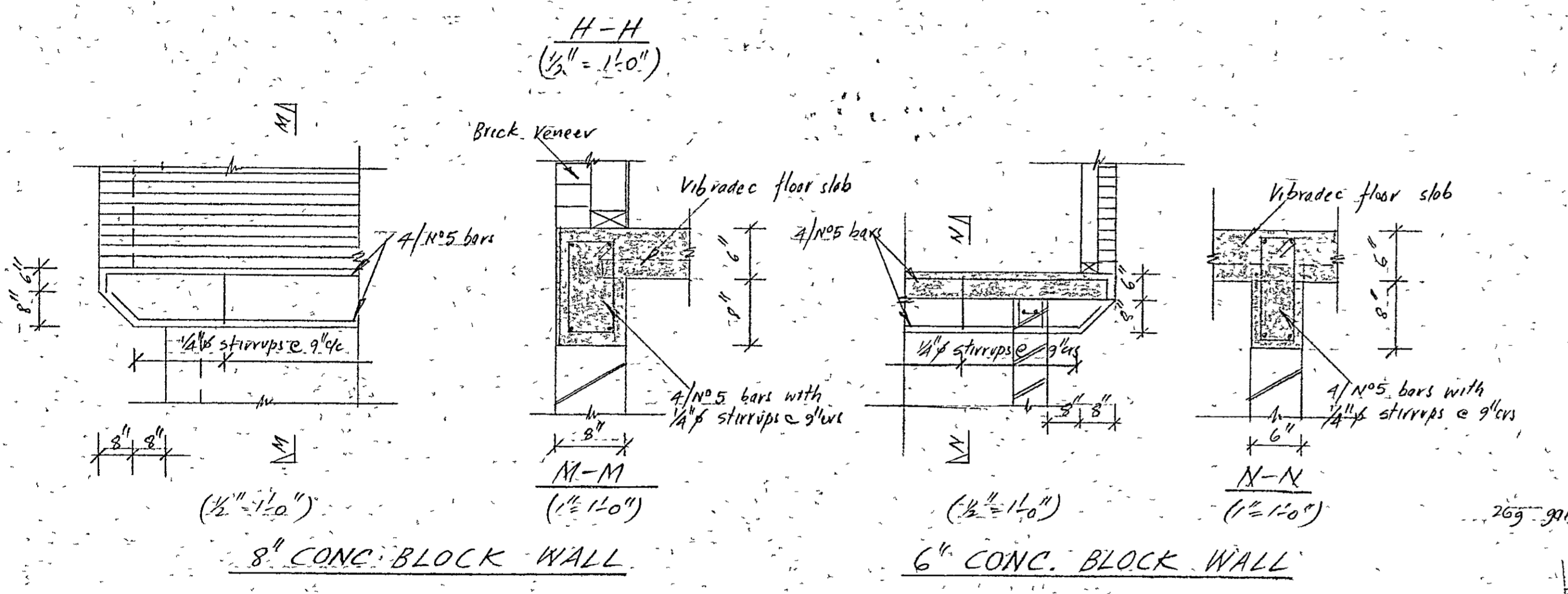
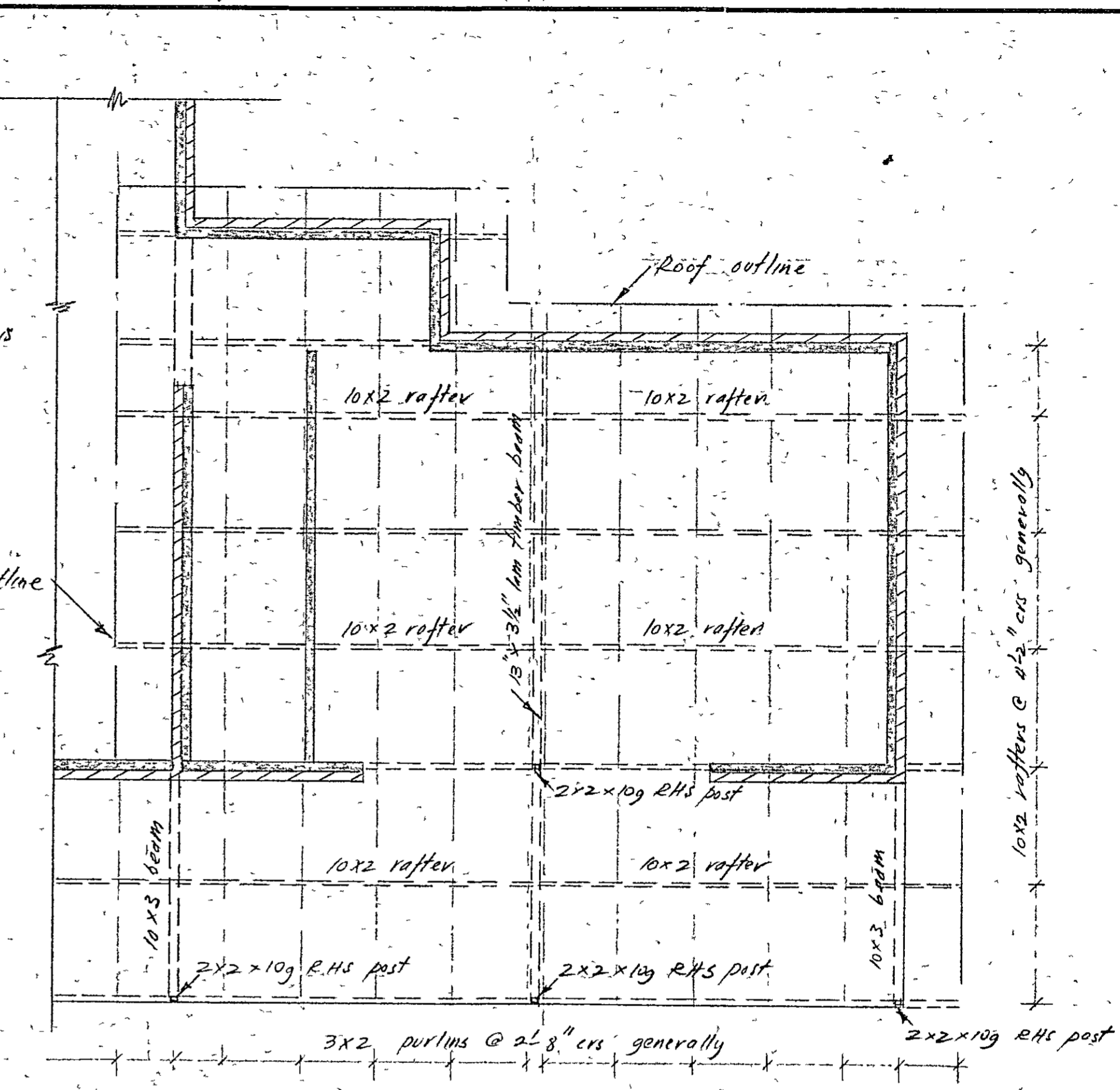
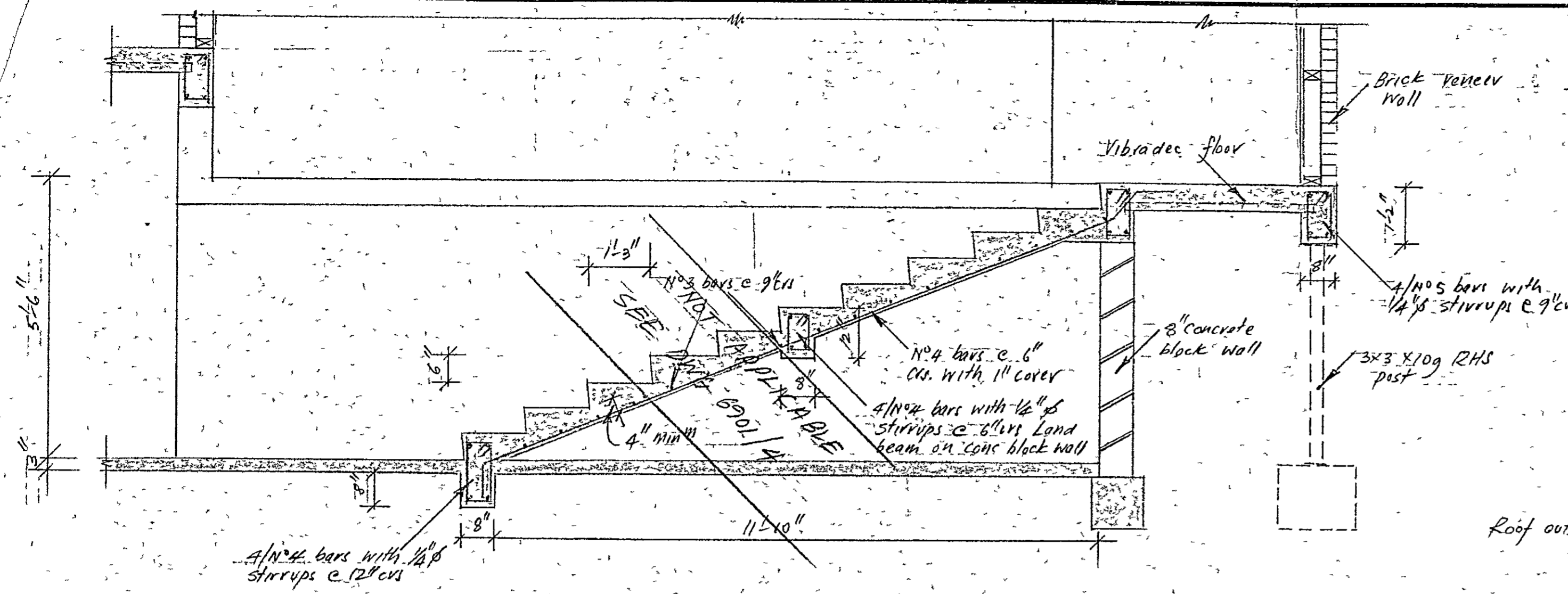
A	Stair details	9/4/69
No	REVISIONS	DATE
Contractors must verify all dimensions on the job before commencing any work. Copyright of this drawing is reserved.		
SCALE	1/8"=1'-0", 1/4"=1'-0", 1/2"=1'-0"	
DRAWN	CBM	
APPROVED		
DATE	Feb. 1969	

**KENNETH L. HAYMAN**  
BE. ANZIE REG. ENG.  
CONSULTING CIVIL AND STRUCTURAL ENGINEER  
P.O. BOX 434 TELEPHONE 1010 M, TAUPŌ

MR & MRS R R MCKENZIE

PROPOSED NEW RESIDENCE - RAUMATI SOUTH

FOUNDATION & FLOOR BEAM DETAILS  
DWG No - 6901/2

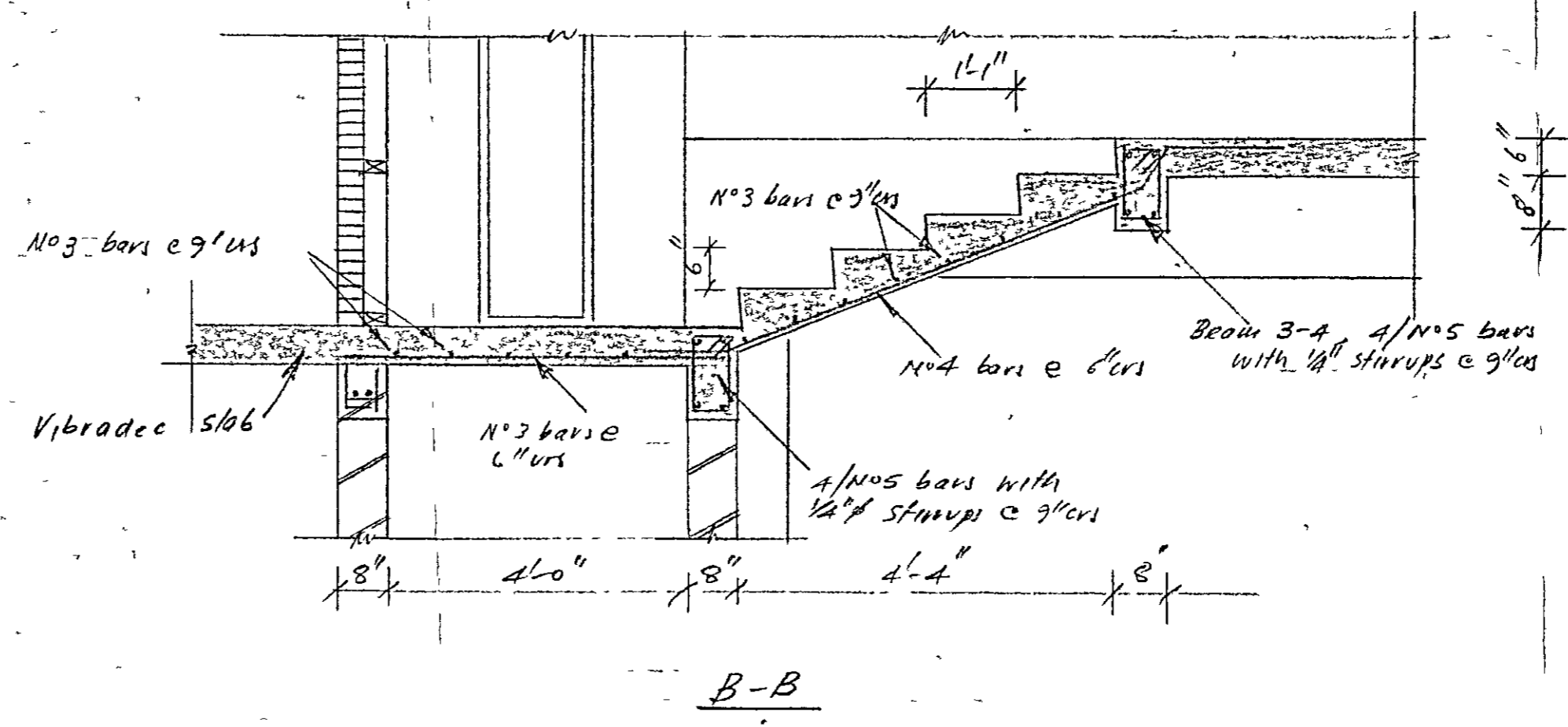
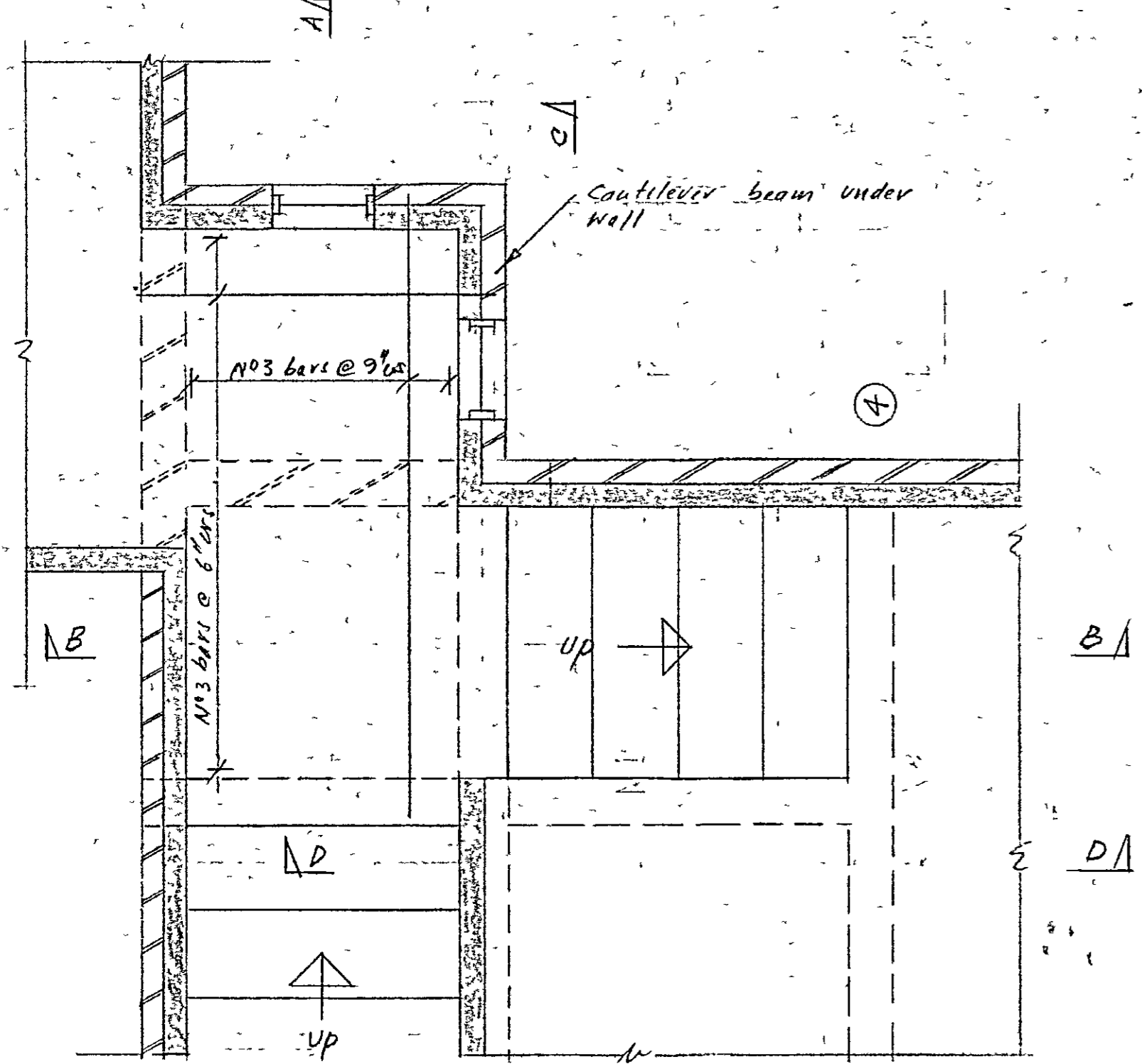


**Notes**  
 1. 13x3 1/2 laminated timber beam to be constructed using grade 2 timber in accordance with recommendations specified in NZSR 34.1964.  
 2.

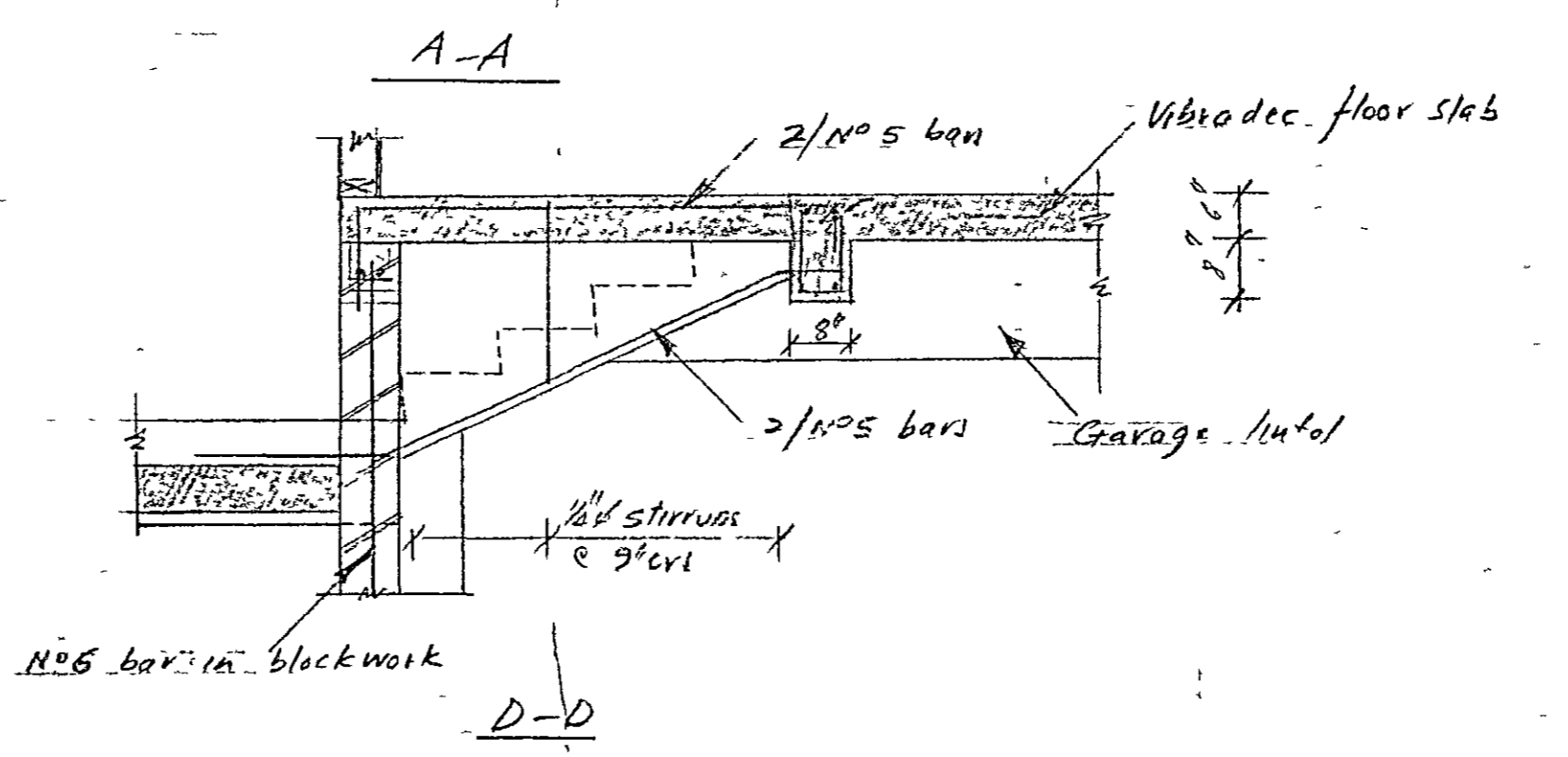
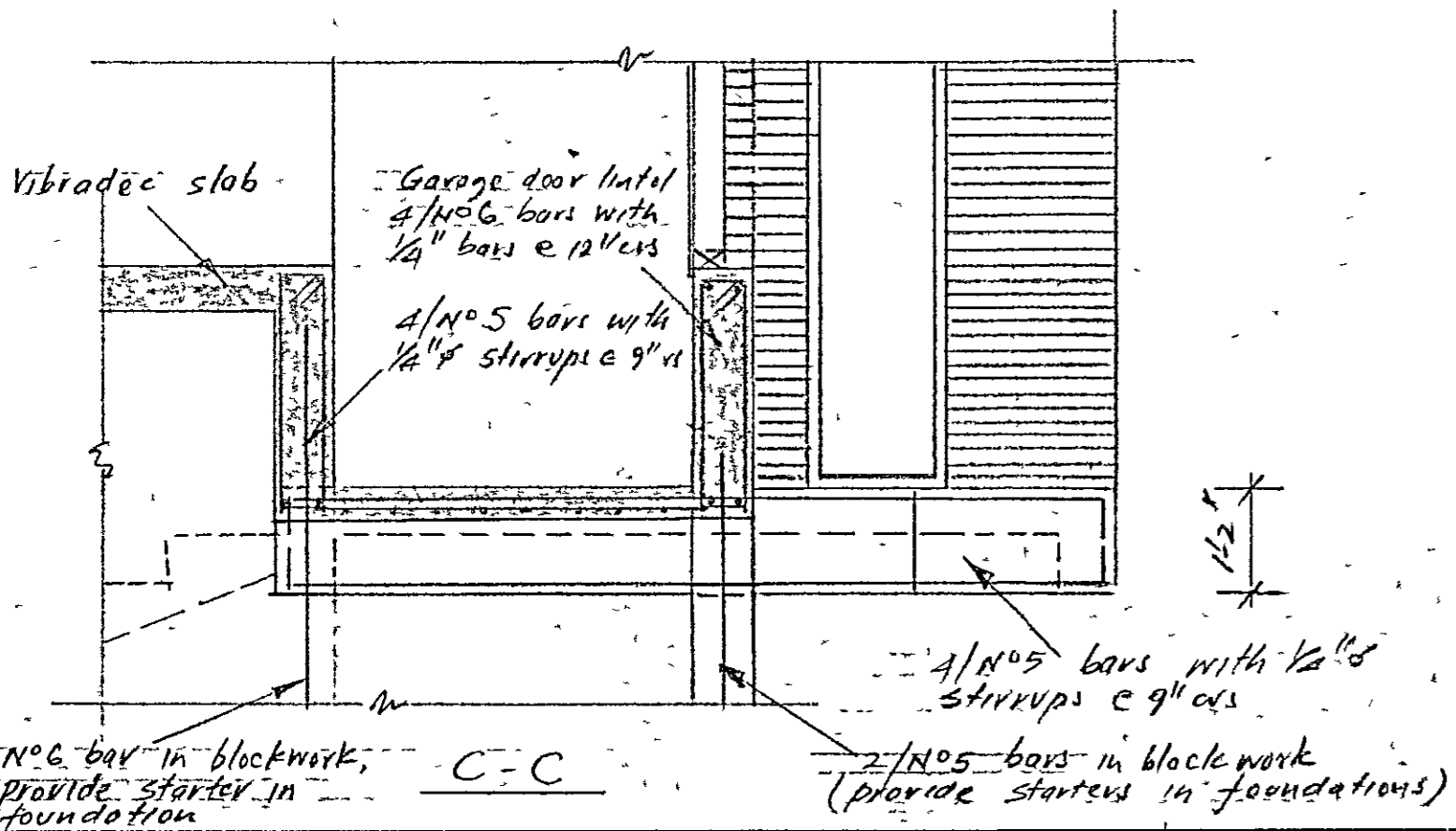
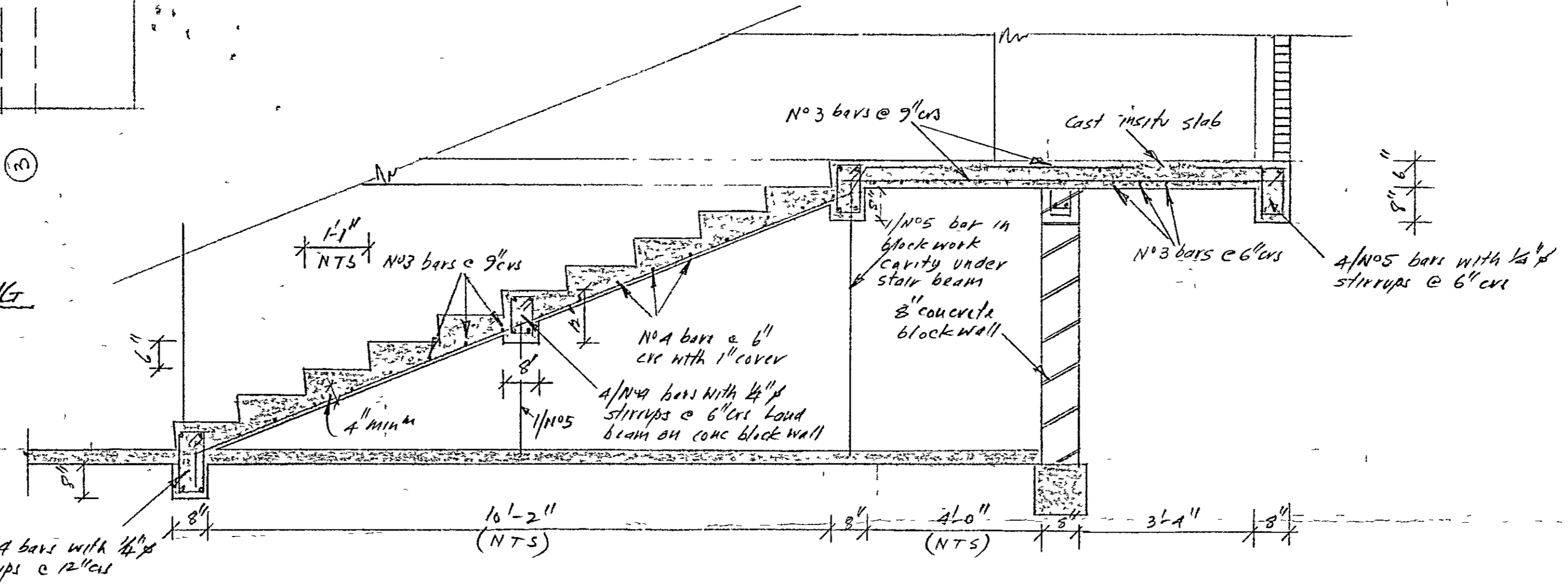
A:	Stair details	9/6/69
No	REVISIONS	DATE

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<b>KENNETH L. HAYMAN</b> BE. MANZIE. REG. ENG. CONSULTING CIVIL AND STRUCTURAL ENGINEER P.O. BOX 434 TELEPHONE 1010 M, TAUPŌ	SCALE: 1/4" = 1'-0", 1/2" = 1'-0", 1" = 1'-0" DRAWN: C.B. Morrison APPROVED: DATE: Feb 1969
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PLAN OF STAIRS AND LANDING



No	REVISIONS	DATE
	Contractors must verify all dimensions on the job before commencing any work. Copyright of this drawing is reserved.	
SCALE	1/2" = 1'-0"	
DRAWN	CB Williams	
APPROVED		
DATE	April 1969	

**KENNETH L HAYMAN**  
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 CONSULTING CIVIL AND STRUCTURAL ENGINEER  
 P O BOX 434 TELEPHONE 1010 M, TAUPŌ

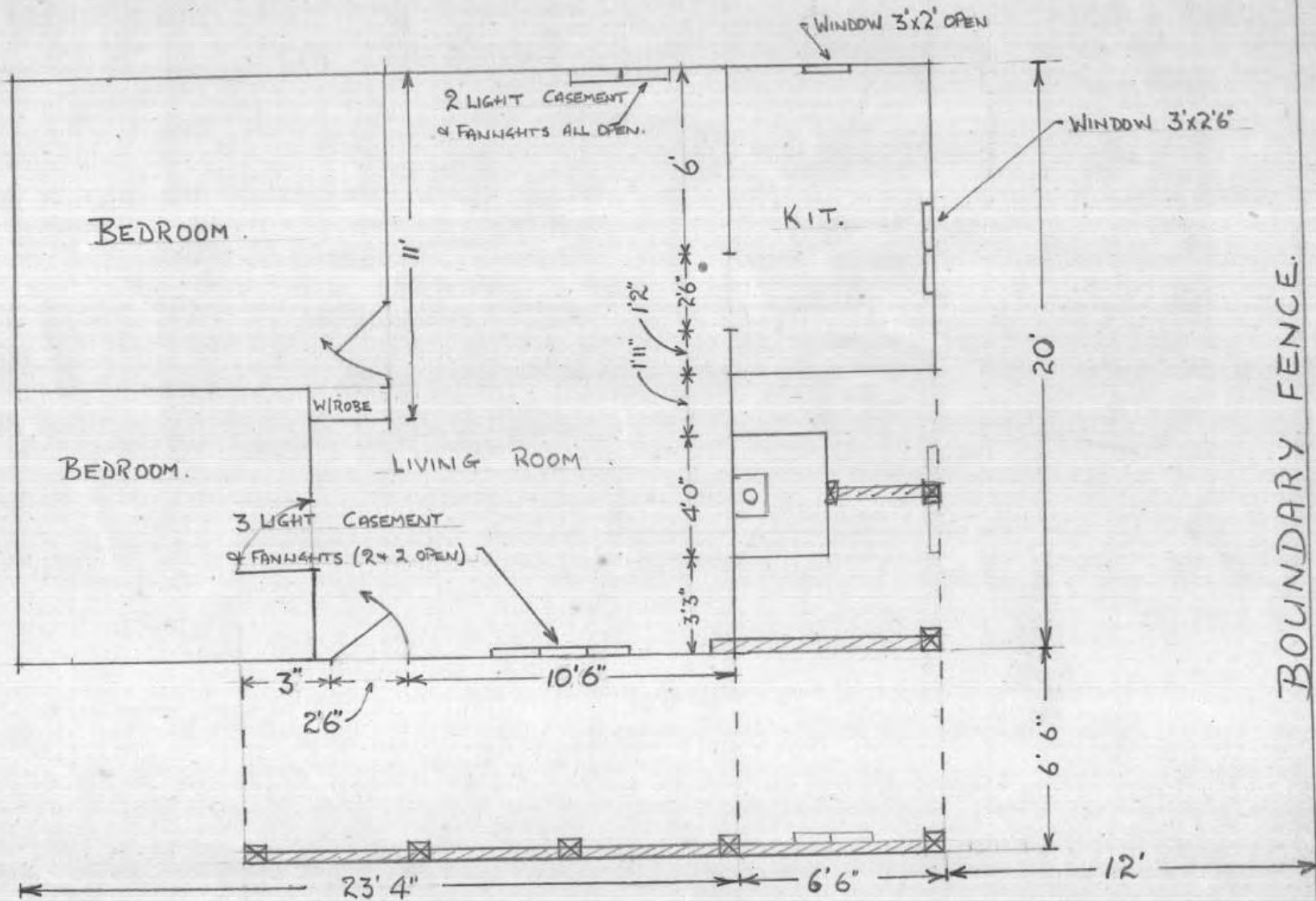
MR & MRS R. R. MCKENZIE

PROPOSED NEW RESIDENCE

RAUMATI SOUTH

STAIR DETAILS

DWG No - 6901/4



SCALE  $\frac{1}{5}'' = 1 \text{ FOOT}$ .