Selwyn DISTRICT COUNCIL

# BUILDING CONSENT APPLICATION

BC 031712

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Email: admin@selwyn.govt.nz

*THIS IS NOT A RESOURCE CONSENT APPLICATION*

## APPLICANT

Owners Name: Fraser Smaill

Applicant Name: In-Spect
*(agent/contact)*

Mailing address: 35 Maces Road
*(for correspondence)*
Chch

Phone: *(daytime)* 3844492 Fax: 3846588

Mobile number: 0274 374 641

Email: in-spect@xtra.co.nz

** Under section 30 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 leasehold estate or interest in the land, or to take a lease in the land, while the agreement remains in force.*

## SITE LOCATION DETAILS

*(refer to your Rates Demand for details)*

Site Address: Ashgrove Court St/Rd
Rylands

Rapid Number

Valuation Roll Number 2404013442.

Legal description Lot 42 DP 323773
~~or SID Lot 300 DP 316973~~

*This could include all or any of the following.- Lot, DP, Section, Block, or Township, etc.*

This application is for (tick relevant box):

☑ Building consent (including Project Information Memorandum)

☐ Project Information Memorandum only (PIM)

☐ Building consent for PIM N°:

## TYPE OF BUILDING

**Type of building work:** *(eg dwelling, commercial, farm building, change of use)*

Dwelling + attached garage

**Intended use:** *(eg domestic use, shop, implement storage, garage to bedroom)*

Domestic living

**Life expectancy of building:**

Indefinite but not less than 50 years ☑

Or Specified as _____ years ☐

Is this project being staged? Yes ☐ No ☐

*If yes please give us details on the second page of this application in the "notes by applicant" section.*

Estimated Value (incl. GST) $ 205,000
*(Includes materials, labour and siteworks)*

## FLOOR AREAS

Floor areas are for new work only:

Ground floor: 242 M²

First floor:

*Site coverage will be assessed by planning staff.*

## CONFIDENTIALITY & SIGNED BY

We require our plans and/or specifications to remain confidential to protect copyright ☐

*Note: If acting "for and on behalf" please read the following declaration before signing:–*
*"I hereby declare that I am authorised to act as Agent of the Applicant ".*

**Signed by or for and on behalf of the Applicant**

Owner ☐ or Agent ☑ Date:

– 2 DEC 2003

*office use only*

## KEY PERSONNEL

| | | | |
|---|---|---|---|
| Designer: | Golden Homes | Phone: | 3777940 |
| Address: | 3 Otley Street | Fax: | 3777950 |
| Builder: | Golden Homes | Phone: | |
| Address: | | Fax: | |
| Registered Drainlayer: | Mark Hansen | Phone: | 025 334089 |
| Address: | PO Box 32 | Registration No: | 11117 |
| Craftsman Plumber: | Stephen Hill | Phone: | 025 221 1493 |
| Address: | 9 Kaiora Street | Registration No: | 10980 |
| BIA Registered Private Inspector (Certifier) | Kelvin Newman | Phone: | 3844492 |
| Address: | 35 Maces Road | ~~Fax:~~ | 11 |

## NOTES BY APPLICANT

*Other notes or comments which you as the applicant may wish to add*

PLAN PROCESSING BY INSPECT.
SDC TO DO ALL INSPECTIONS AS
PER KELVIN NEWMAN'S REQUEST.

## CHECKLIST

Have you enclosed with your application:-

- ❒ A current copy of your Certificate of Title showing your name. If this is not available, a copy of your sale and purchase agreement
- ❒ Advice of the estimated value of the building work (including GST)
- ❒ Two copies of all the information you are supplying.
- ❒ A deposit of $175.00.
- ❒ Your builders name, and contact details.
- ❒ Your plumber and drainlayers name, and contact details. (where applicable)
- ❒ Any cultural heritage significance of the building.
- ❒ Specific arrangements for multiple or unusual inspections

*Refer to individual checklists for the specific information required for the type of project your are applying for.*

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

15 January 2004

FAXED

F L SMAILL
C/- INSPECT BUILDING CERT
35 MACES ROAD
CHRISTCHURCH

Dear Sir/Madam

RE: Application for Building Consent No. **031712**

**DOMESTIC DWELLING**
**LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4**

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

4/2/04

1) A truss design to the loadings detailed below, a layout plan and truss fixing details including the location of any joist hangers and sizes of lintels carrying girder trusses will be required for this project.
Wind Load – High, Snow Load – 0.33 kPa
RECEIVED FROM WESTLAKE TIMBER LTD. – OK.

10/2/04

2) Confirmation of the type of plaster system to be used on the Entry gable including details of substrate and window flashings.
NOT PLASTERED – TEXTURE COAT OVER HARDIFLEX – SEE FILE NOTE 10/2/04.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

**Vanessa Beavon**
Service Delivery Officer
Building Control

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

COPY

# Code Compliance Certificate

**Section 43(3), Building Act 1991**

**Application**

| | | |
|---|---|---|
| F L SMAILL<br>25 ASHGROVE COURT<br>LINCOLN | No.<br>Issue date | 031712<br>24/03/05 |

**Project**

| | |
|---|---|
| Description | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>DOMESTIC DWELLING |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | 4 Bedroom domestic dwelling with attached garage and F/S Gas Fire 242.5sqm. |
| Estimated Value | $205,000 |
| Location | LOT 42 ASHGROVE CRT,LINCOLN RYELANDS, STAGE 4 |
| Legal Description | LOT 42 DP 323773 OF PROPOSED S/D LOT 300 DP 316973 |
| Valuation No. | 2404013442 |

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

**Signed for and on behalf of the Council:**

**Name:** **Date:**

(3)

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: F L Small

Consent No: BC 031712

Site Address/Rapid No: Lot 42 Ashgrove Tres Lincoln

Officer:

Name: Ian Buford.

Type of building work: Dwelling.

On 16 / 3 / 05 at 4.30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | ✓ | CCC full | ☑ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES: All items of work listed on inspection sheet Dated 5/7/04 Now complete

Ok to issue full CCC.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: FKSmall |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

GAS SUPPLIERS COPY 3295731 – fax.

**PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD**

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 1991)

Certificate No 317839

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

**THIS CERTIFICATE IS NOT TRANSFERABLE**

**Installation address:** (Box No's not acceptable) **Please complete in block letters**

(Number) 25 (Street name) Ashgrove Court

(Suburb) Rangiora

(Town/City) Lincoln

**Consumer:** (Title) Mr (Initials) F (Family/Business name) Smail

**Category**
- ☑ Domestic
- ☐ Commercial
- ☐ Industrial
- ☐ Temporary
- ☐ Other

**Type (Regulation 24(1))**
- ☑ New
- ☐ Addition, ☐ Extension,
- ☐ Replacement
- ☐ Alteration
- ☐ Repair following accident

**Gas Type** ☐ NG ☑ LPG ☐ TLP ☐ Bio

**Name of Gas Supplier** On Gas

**Pipework** Installed ☑ YES ☐ NO (attach pipework diagram)

## DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

| Qty | Appliance Type | Appliance Location | Appliance Make/model | Appliance Input rate | Flue Type | Flue Location | Ventilation Type | Ventilation Location |
|---|---|---|---|---|---|---|---|---|
| 1 | Hob | Kitchen | Fisher + Paykel CG602WF | 35.7MJ/h | unflued | | complies | |
| 1 | Wall heater | outside | Rinnai Infinity 24 | 15.5MJ/h | Flue | outside | complies | |
| 1 | Wall | Living hall | Rinnai Infinite ES35ETR | 35MJ/h | Twin skin | Flue vented | complies | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Test Results**

| | | |
|---|---|---|
| 10 | min | Duration |
| 10 | kPa | Test pressure |
| 0 | kPa | Loss / gain |
| 2.75 | kPa | Working pressure |

**Test Date** 14 / 6 / 04

**Other Testing**

Combustion ☐ Yes ☑ No

Ventilation ☐ Yes ☑ No

I certify that :-

- All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- Gasfitting work to which this certificate applies ☐ **does** ☑ **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name S C. Begg

Address 18 Watts Rd Sockburn Christchurch

Registration No 16267

Signature

Registered Gasfitter/s Supervised by certifier

Name Tony Cooper

Registration No 16292

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

# BUILDING REINSPECTIONS

**INVOICE APPLICATION**

| | |
|---|---|
| **Owner's Name:** FL Smeall | **Consent Number:** BC 051712. |
| **Date of Reinspection:** 16/3/05. | **Inspected By:** Ian B |
| **Type of Inspection:** Reinspection of final from 5/7/04. | |
| 16x3 17x2 12km | |
| All ok now | |
| | |

(9)

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: FL Snaill

Consent No: BC031712

Site Address/Rapid No: Lot 42 Ashgrove Tres Rylands Lincoln.

Officer:

Name: Ian B.

Type of building work: Dwelling.

On 5 / 7 / 04 at 10:10 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | ✓ | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES: Land scaping to complete

Exterior -(1) Frost protection required to A.A.V (Ensuite)

(2) Create Vent holes to brickwork at Main Entrance

(3) Clean out the gutters. ✓

Interior - landing Ok.

(4) Sealup top of both showers ✓

Kitchen sealed up. Ok

Heat protection provided to back of hob

Gas hot water Gas heating (log fire)

Smoke detectors fitted and tested Ok.

Ceiling space - Ducting complete Batts complete

Down lights clear.

(5) Provide Gas Certificate of Compliance ✓.

Electrical Certificate sighted. No 1638027

ENTERED DATE 6/7 BY eA

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS** Complete Items ~~1-5~~ ~~1-4~~ 1-5

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: FLSnaill |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: FL SMALL

Consent No: 031712

Site Address/Rapid No: LOT 42 ASHGROVE TCE RIPLANDS LINCOLN.

Officer:

Name: Tim Bowyer

Type of building work: DWELLING

On 22 / 6 / 04 at 4-15 ~~am/~~pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | ✓ | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

NO KEYS TO GET IN.
PHONED OWNER / GOLDEN HOMES
WILL GET THERE ACT TOGETHER AND
RE BOOK.

ENTERED DATE 23/6 BY D

NO CHARGE FOR VISIT.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

(9)

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: FL SMALL

Consent No: 031712

Site Address/Rapid No: LOT 42 ASHGROVE TCE RIPLANDS LINCOLN.

Officer:

Name: Tim Bowye

Type of building work: DWELLING

On 22 / 6 / 04 at 4-15 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | ✓ | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

NO KEYS TO GET IN.
PHONED OWNER / GOLDEN HOMES
WILL GET THERE ACT TOGETHER AND
RE BOOK.

5/7/04

23/6

NO CHARGE FOR VISIT.

6/7

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

# INSPECTION INFORMATION

In terms of the Building Act you MUST BY LAW give:

(a) At least 2 working days notice of the intended commencement of construction.

(b) Advice that an inspection is required at least one working day (24 hours) before the inspection is to be carried out.

(c) Advice that a final inspection is required to enable the Code Compliance Certificate to be issued.

NOTE: Inspection bookings are closed off at 4.00p.m. each day for inspections on the following day.

ALL progress inspections, reinspections and final inspections are to be booked through the Leeston Service Centre

Ph. 324-5848 for **PROGRESS** inspections or **REINSPECTION**
or
318-8338 Extn. 848 (Darfield calling area)

Ph. 324-5835 for **FINAL** inspections
or
318-8338 Extn. 835 (Darfield calling area)

between the hours of 8.30 am and 4.00 pm Monday to Friday.

# INSPECTION NOTICE

Please retain this INSPECTION NOTICE on site for the duration of the building project.

The APPROVED PLANS AND SPECIFICATIONS relating to the building consent shall be kept on site during the construction period. They shall be made available to the BUILDING CONTROL OFFICERS, and other BUILDING CONSULTANTS associated with the project.

Work cannot proceed until each successive inspection has been carried out and approved by the COUNCIL OFFICER or CONSULTANT listed in the consent conditions as being responsible for inspecting that part of the project.

Inspections are to be booked by the owner or builder.

A **CODE COMPLIANCE CERTIFICATE** can only be issued following a final satisfactory inspection.

**Selwyn** DISTRICT COUNCIL

18

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: Smaill F.L. Consent No: 031712

Site Address/Rapid No: Ashgrove Court. Officer: [illegible]

Lincoln Name: David

Type of building work: Dwelling Golden Homes

On 20 / 01 / 01 at 12.40 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | ✓ | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | ✓ | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | ✓ | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | ✓ | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | ✓ | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | ✓ | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES: John = Builder on site ✓
½ high Garage wall only ✓ Eagle ties / screws ✓
Will require additional inspection (advised) ✓
Brick layer: - Brace Schedule on site ✓
Water test on line: Moisture test 12-14% both walls / ceiling battens ✓
Insulation = Walls / Ceilings ✓.
Building wrap completed / Brick layer has made start: Please note: Wall linings not to proceed until brick cladding to almost full height: Tony Judd confirm heavy roof and high wind loading as per spec's on file:.
Ceiling battens: 600 centres with 13mm gib.
All pipework within insulation - below in ceiling inside walls ✓ All lintel / Stud - Plate connections now completed ✓ All bottom plate connections have Nylda / bolt washers ✓ Truss joist hangers ✓

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS** Looking pretty tidy: J Nam

All work inspected is in accordance with the Building Consent ☑

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

OCL

Selwyn DISTRICT COUNCIL

(4)

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: FL SMALL Consent No: 031712

Site Address/Rapid No: LOT 42 ASHGROVE TCR Officer:

RYLANDS. Name: TJ BOWYER

Type of building work: DWELLING

On 26/4/104 at 8.48 am / ~~pm~~ this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | ✓ | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES:

X GIB 1 BRACE TO GARAGE TO COMPLETE
NAILING TO GIB 2. BROOM SIDE
X GARAGE (P1)

BRACING & NAILING COMPLETE
OK TO STOP

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☑

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☑ | |

Selwyn DISTRICT COUNCIL

(7)

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: SMALL

Consent No: 031712

Site Address/Rapid No: ASHGROVE COURT.

Officer: Name: W GRIGGS.

Type of building work: DWELLING.

On 19 / 4 / 04 at 8.45 (am) / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Called for reinspection of preline

Rang Warwick re entry he said left Keys with P Wright.

Peter said leaving Keys at Service Centres

No Key at Lincoln.

Maybe need one each?

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| | | | | | |
|---|---|---|---|---|---|
| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

OCL

Women need one room:

No kind of prison.

Often found painted knife of genuine compass

Could for connection of trying

found morning to open no found left.

Made with 3 million.

Selwyn DISTRICT COUNCIL

(7)

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: SMAILL

Consent No: 031712

Site Address/Rapid No: ASHGROVE COURT

Officer: W GRIGGS.

Name:

Type of building work: DWELLING.

On 19 / 4 / 04 at 8.45 (am) / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Called for reinspection of preline

Rang Warwick re entry he said left Keys with P Wright.

Peter said leaving Keys at Service Centre

No Key at Lincoln.

Maybe need one each?

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

OCL

# INSPECTION INFORMATION

In terms of the Building Act you MUST BY LAW give:

(a) At least 2 working days notice of the intended commencement of construction.

(b) Advice that an inspection is required at least one working day (24 hours) before the inspection is to be carried out.

(c) Advice that a final inspection is required to enable the Code Compliance Certificate to be issued.

NOTE: Inspection bookings are closed off at 4.00p.m. each day for inspections on the following day.

ALL progress inspections, reinspections and final inspections are to be booked through the Leeston Service Centre

Ph. 324-5848 for **PROGRESS** inspections or **REINSPECTION**
or
318-8338 Extn. 848 (Darfield calling area)

Ph. 324-5835 for **FINAL** inspections
or
318-8338 Extn. 835 (Darfield calling area)

between the hours of 8.30 am and 4.00 pm Monday to Friday.

# INSPECTION NOTICE

Please retain this INSPECTION NOTICE on site for the duration of the building project.

The APPROVED PLANS AND SPECIFICATIONS relating to the building consent shall be kept on site during the construction period. They shall be made available to the BUILDING CONTROL OFFICERS, and other BUILDING CONSULTANTS associated with the project.

Work cannot proceed until each successive inspection has been carried out and approved by the COUNCIL OFFICER or CONSULTANT listed in the consent conditions as being responsible for inspecting that part of the project.

Inspections are to be booked by the owner or builder.

A **CODE COMPLIANCE CERTIFICATE** can only be issued following a final satisfactory inspection.

Selwyn DISTRICT COUNCIL

(18) **INSPECTION NOTICE** (1.)

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: SMAIL

Consent No: 081712

Site Address/Rapid No: ASHGROVE COURT

Officer: Name: W GRIGGS

Type of building work: DWELLING

On 14 / 4 / 04 at 12.15 am / (pm) this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | ✓ | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | ✓ | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☑ REINSPECTION YES ☑ NO ☐

INSPECTION NOTES:

D1 reqs. 6Kn Straps.
P3 reqs 6Kn Strap.
O3 Shows Gib 1 2.4 - no metal brace
Change to BR4 1.2 req bolt & 6Kn straps.
C1 Req metal angle brace to fit.
A4 Req extra bolt & washer as bottom plate cut out to next bolt

Screw fitting on water main line in req to be approved fitting
Req confirmation of water test.

Top plate fixings to complete
Lintels req strapping
Roof bracing for heavy hip roof for hipped ends as per 3604 10.3.3.3 to be addressed. Cont.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☑

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☑ | Fax ☐ | Posting ☐ | Left on Site ☑ | |

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE (2)

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: Consent No: 031712.

Site Address/Rapid No: Cont. Officer:

Name:

Type of building work:

On 14 / 4 / 04 at am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing ✓ | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ ✓ REINSPECTION YES ☐ ✓ NO ☐

INSPECTION NOTES:

No batts fitted.

Building paper req patches over tears & cuts around s/Board to be taped.

Gas HW system

No bricknork started or bricks on site req before any Crib fixed.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐ ✓

A formal notice to rectify will be issued ☐

| | | | | | |
|---|---|---|---|---|---|
| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
| By: | Telephone ☐ ✓ | Fax ☐ | Posting ☐ | Left on Site ☐ ✓ | |

(5)

031715

Cont.

14 4 04

(7)

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: F L Smaill

Consent No: BC 031712.

Site Address/Rapid No: Lot 42 Ashgrove Court Ryelands - Lincoln.

Officer: Name: Ian B.

Type of building work: Dwelling.

On 8 / 4 / 04 at 2 35 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | ✓ | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | ✓ | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES: Main Sewer line only line near completion
- S/W to run in same trench as sewer.
Both Pipe lines to be chaped up prior to back filling.
Pipes laid at min grade of 1:100.

Ok to back fill trench when pipe work complete. (due to long weekend coming up and proximity to other houses)

Please provide as built drawings of S/W ~~to~~ once complete
WC may be vented with AAV.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☑

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☐ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: Smail

Consent No: BC031712

Site Address/Rapid No: Ryelands – Ashgrove Court Lincoln.

Officer: Name: Ian B.

Type of building work: Dwelling.

On 8 / 3 / 04 at 1:30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | | Siting | h | | Bond Beam | o | | Other | |
| b | | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | ✓ | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES: DPM Through out.
No mesh
Slab thickenings in place as per plan.

Tape up holes in DPM
Place supplementary steel as discussed

Under floor drainage all appears to have good fall.
All pipes lagged through slab

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☑

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| | | | | | |
|---|---|---|---|---|---|
| Notice to: | Contractor ☑ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

Selwyn DISTRICT COUNCIL

# INSPECTION NOTICE

*Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.*

Name: F. L. SMAIL. Consent No: 031712.

Site Address/Rapid No: ASHGROVE COURT. (LOT 42) (RYELANDS) LINCOLN. Officer: CLARKIN. Name:

Type of building work: DWELLING AM 8:12-50pm

On 03 / 3 / 2004. at 11-05 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| a | ✓ | Siting | h | | Bond Beam | o | | Other | |
| b | ✓ | Foundation | i | | Blockfill | p | | Resource Consent | |
| c | | Slab | j | | Heating unit | q | | Complaint/investigation | |
| d | | Preline/Bracing | k | | Sanitary drainage | r | | Compliance Schedule | |
| e | | Plumbing | l | | Stormwater drainage | s | | WOF/ c/s audit | |
| f | | Post line bracing | m | | Pile/pole holes | t | | CCC full | ☐ Yes |
| g | | Half height veneer | n | | Swimming pool/fencing | u | | CCC partial | ☐ No |

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES:

BOUNDARY DISTANCES CHECKED.
2/D16 RODS. INCOMPLETE

D/10 STIRRUPS & FLOOR SPACERS AT 600cc.
WIDTH OF FOUNDATION/FOOTING. 250mm
FALL WATER PIPES TO BE LAGGED THROUGH FOUND/FOOTING.
(RETURN TO SITE FOR RECHECK OF STEELWORK WHEN PASSING)

* RODS IN TRENCH/FOUNDATION (SMALL SECTION INCOMPLETE CONNECT UP. CORNER AS DISCUSSED ON SITE

* REPOSITION RODS PRIOR TO PLACEMENT OF CONCRETE AS DISCUSSED WITH CONTRACTOR ON SITE

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

**INSTRUCTIONS**

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to * ☑

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

| Notice to: | Contractor ☑ | Owner ☐ | Agent ☐ | Occupier ☐ | Signed: |
|---|---|---|---|---|---|
| By: | Telephone ☐ | Fax ☐ | Posting ☐ | Left on Site ☐ | |

SELWYN DISTRICT COUNCIL
BUILDING CONTROL

# Site Inspection Sheet 031712

**Application**

| | | |
|---|---|---|
| **F L SMAILL** | Overseer | ~~INSPECT~~ - SDC |
| | | 3844492 |
| C/- INSPECT BUILDING CERT | Phone 1 | 0274374641 |
| 35 MACES ROAD | Phone 2 | 384492 |
| CHRISTCHURCH | Fax | 3846588 |

**Project**

| | |
|---|---|
| Description | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>DOMESTIC DWELLING |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | |
| Estimated Value | $205000 |
| **Location** | **LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4** |
| Legal Description | LOT 42 DP 323773 OF PROPOSED S/D LOT 300 DP 316973 |
| Valuation No. | 2404013400 |

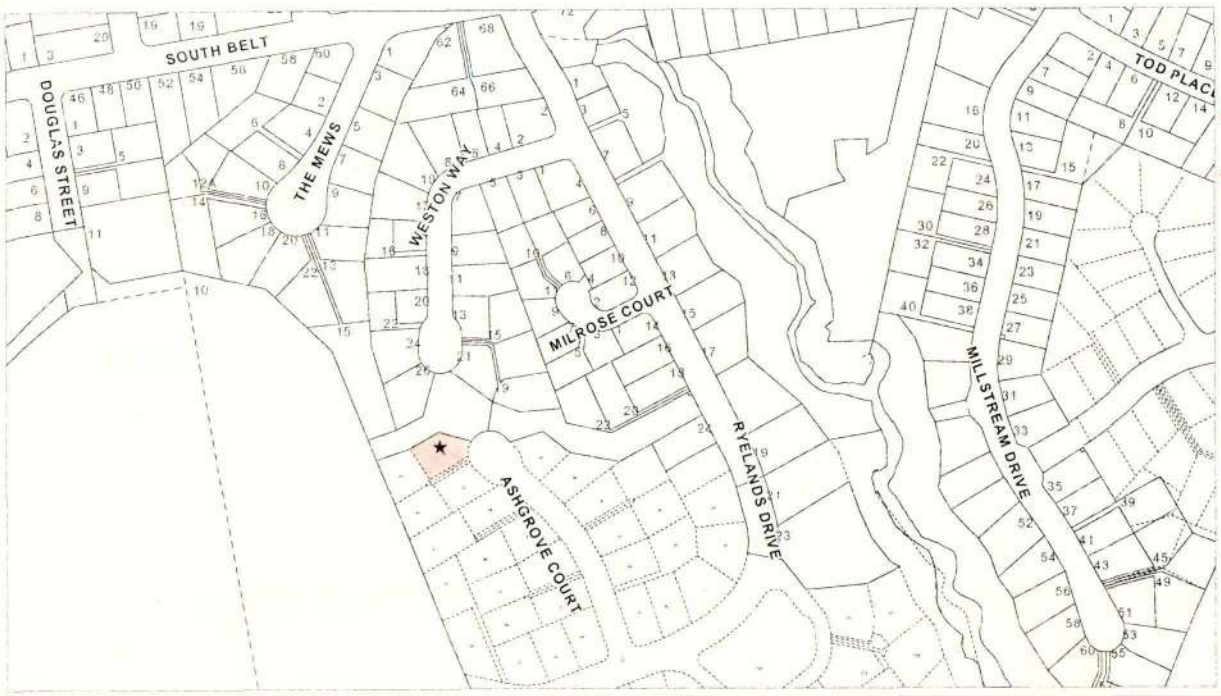
**Builder:** GOLDEN HOMES 3 OTLEY STREET, CHCH : 3777940

**Designer:** GOLDEN HOMES 3 OTLEY STREET, CHCH : 3777940

**Certifier:** KELVIN NEWMAN 35 MACES ROAD, CHCH : 3844492

**Drainlayer:** MARK HANSEN - REG: 11117 P O BOX 32, CHCH : 025334089

**Plumber:** STEPHEN HILL - REG: 10980 9 KAIORA STREET, CHCH : 0252211493




18/5/04 SDC agreed to the use of "Unrealed Bracing Ply boards" on this consent & 9 others as per schedule/fax to Peter Wright from Golden Homes.

**SIGN OFF BUILDING CONSENT:**

**BUILDING OFFICER:** _____ Date 10/2/04.

## CONDITIONS

C01, C04, C05 / C06 / C61 / C07, C08, C09, C10 / C12 / C11 / C14, C19 / C53 / C35, C37, C39.

| NO OF INSPECTIONS ALLOWED | 9 |
|---|---|

| EARTHQ: | C | SNOW: | 0.33 | WIND: | H | ALT: | 10 | CORROS: | 1 |
|---|---|---|---|---|---|---|---|---|---|

## FILE NOTES

NOTE:- FINISH TO ENTRY GABLE IS TO BE A TEXTURE COATING OVER HARDIFLEX.

## AMENDMENTS

| DATE: | DESCRIPTION: |
|---|---|
| | |
| | |
| | |
| | |

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

FILE COPY REF No.....

# Building Consent 031712

**Section 35, Building Act 1991**

**Application**

| | | |
|---|---|---|
| F L SMAILL<br>C/- INSPECT BUILDING CERT<br>35 MACES ROAD<br>CHRISTCHURCH | No.<br>Issue date<br>Application date<br>Overseer | 031712<br>10/02/04<br>2/12/03<br>INSPECT - 3844492 |

**Project**

| | |
|---|---|
| Description | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>DOMESTIC DWELLING |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | 4 Bedroom domestic dwelling with attached garage and F/S Gas Fire 242.5sqm. |
| Estimated Value | $205000 |
| Location | LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4 |
| Legal Description | LOT 42 DP 323773 ~~OF PROPOSED S/D LOT 300 DP 316973~~ |
| Valuation No. | 2404013400 42 |

**COUNCIL CHARGES**

This consent will be issued when the quoted costs are paid in full. The quote was sent to you earlier with the Project Information Memorandum Document. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis. These inspections are extra charges over and above the quoted costs.

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.

**Signed for and on behalf of the Council:**

**Name:** [signature] **Date:** 11/2/04

## INFORMATION TO APPLICANT/OWNER

1. PLEASE NOTE: In terms of the Building Act you MUST BY LAW give:
   (a) At least 2 working days notice of the intended commencement of construction.
   (b) Advise that an inspection is required at least one working day (24 hours) before the inspection is to be carried out and prior to 4.00pm that day.

2. ALL inspections are to be booked through the Leeston Service Centre of Selwyn District Council. Ph. 324 8080 Extn. 848 (Christchurch calling area) or 318 8338 Extn. 848 (Darfield calling area).

3. The complete set of Building plans and specifications as approved for the issue of this consent (stamped) MUST be on site at ALL times when inspections are being carried out.

4. This Building Consent is issued subject to any condition or requirement set out in the associated Project Information Memorandum.

5. This Building Consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue of the consent.

6. Builders and applicants for building consents are advised that it is necessary to provide construction workers on site with readily accessible toilet facilities. Failure to meet this request will result in Council taking action under the Health Act against any person identified as responsible for creating insanitary conditions.

7. NOTE: These should not necessarily be taken as individual inspections and may be requested in any combination as they are made ready.

**This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.**

Selwyn District Council Officers will carry out the following inspections:

C4 Excavation for foundations.

C5 Reinforcing steel in foundation before concrete is poured.

C6 DPC/mesh/waste pipes to floor slab (concrete floor) before concrete is poured.

C61 Structural framin and fixings prior to building wrap installation.

C7 Closing in of any plumbing pipe work.

NOTE: A weathertight exterior is required before a preline inspection occurs

C8 Preline moisture test and structural framing check.

NOTE: A weathertight exterior is required before a preline inspection occurs

C9 Closing in of any bracing elements required for compliance with NZBC Clause B1.

NOTE: A weathertight exterior is required before a preline inspection occurs

C10 Covering up of any insulation.

NOTE: A weathertight exterior is required before a preline inspection occurs

C12 Brick veneer mid height inspection for cavity and tie fixing.

C11 Gib bracing panel nailing check before stopping work is carried out.

[illegible]4 Testing of sanitary sewer and stormwater drains, including effluent disposal systems.

C19 Spouting and stormwater disposal.

C53 Brick veneer at ground floor lintel height.

C35 Temperature of hot water for compliance with the Building Code (tempering valve).

C59 Domestic smoke detector installation

C37 Reinspection to confirm remediation of non-complying work as considered necessary by the Building Inspector.

C39 Final inspection for issue of the Code Compliance Certificate.

NOTE

1. THE ISSUE OF THIS BUILDING CONSENT DOES NOT:

(A) RELIEVE THE OWNER OF THE BUILDING, OR PROPOSED BUILDING, TO WHICH THE BUILDING CONSENT RELATES OF ANY DUTY OR RESPONSIBILITY UNDER ANY OTHER ACT RELATING TO OR AFFECTING THE BUILDING OR PROPOSED BUILDING; OR

(B) PERMIT THE CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL OF THE BUILDING IF THAT CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL WOULD BE IN BREACH OF ANY OTHER ACT.

2. INCLUDED WITH YOUR BUILDING CONSENT YOU WILL FIND A FORM HEADED "ADVICE OF COMPLETION OF BUILDING WORK". IT IS IMPORTANT THAT ON COMPLETION OF ALL WORK, THIS IS COMPLETED AND RETURNED.

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

F L SMAILL
C/- INSPECT BUILDING CERT
35 MACES ROAD
CHRISTCHURCH

**GST Number:** 53-113-451
**Invoice Date:** 10/02/04
**Customer No:** BC031712

# Tax Invoice 92058

| Quantity | Description | Rate | Amount | |
|---|---|---|---|---|
| | 031712 : LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4<br>DOMESTIC DWELLING | | | |
| | ADMINISTRATION/PROCESSING/ISSUE FEE | | 289.70 | * |
| | PLANNING | | 31.50 | * |
| | BUILDING RESEARCH LEVY | | 205.00 | OG |
| | BIA LEVY | | 133.25 | * |
| | INSPECTIONS (INCL. TRAVEL) | | 1,180.20 | * |
| | PRODUCER STMNT ASSESSMENT | | 10.00 | * |
| | WATER CONNECTION CHARGE | | 56.25 | * |
| | ENGINEERING | | 17.00 | * |
| | | **BEFORE GST** | 1,732.02 | |
| | | **(* Includes GST) GST** | 190.88 | |

**Total incl. GST** 1,922.90

(Please detach and return this portion with your payment)

## REMITTANCE ADVICE

F L SMAILL
C/- INSPECT BUILDING CERT
35 MACES ROAD
CHRISTCHURCH

**Customer No.:** BC031712
**Invoice No.:** 92058
**Total Due:** 1,922.90

**Amount Enclosed:**

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

10 February, 2004

F L SMAILL
C/- INSPECT BUILDING CERT
35 MACES ROAD
CHRISTCHURCH

**Building Consent Fees. 031712 / DOMESTIC DWELLING**
LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4

When you lodged your application for a Project Information Memorandum/Building Consent, a deposit fee (GST inclusive) was paid to the Council.

The quote on the following page is for the work involved with processing, inspections, travel, consultants fees such as engineering, fire services, planning etc. (as required) and the issue of the Code Compliance Certificate (CCC) for this project, less the deposit.

If all the necessary information is not provided, alterations made to the project, or work fails to meet the required standard on site, and a reinspection or further processing is deemed necessary, extra costs will be incurred and invoiced separately.

Reinspection work will be charged at actual cost (on a time and cost basis).

For any further enquiries relating to the quote, please contact Selwyn District Council Building Control, telephone number 324-5839.

# COMPUTER FREEHOLD REGISTER
# UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| Identifier | 95798 |
| Land Registration District | Canterbury |
| Date Issued | 06 August 2003 |

Prior References
66711

| | |
|---|---|
| Estate | Fee Simple |
| Area | 765 square metres more or less |
| Legal Description | Lot 42 Deposited Plan 323773 |

Proprietors
Fraser Lawrence Smaill

Interests

Appurtenant hereto is a water easement created by Outstanding Deed of Conveyance 19098 (28 D 937) - 19.6.1867 at 2:00 pm

Land Covenant in Easement Instrument 5656671.12 - Produced 14.7.2003 at 9:00 am and Entered 6.8.2003 at 9.00 am

5737182.4 Mortgage to The National Bank of New Zealand Limited - 22.9.2003 at 9:00 am

BC031712.

# SPECIFICATIONS

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

For Fraser Small

Lot 42 DP 323773
Ashgrove Court
Rylands Lincoln

Job No. 115E

FILE COPY

# BUILDING SPECIFICATION

GOLDEN HOMES

AALST
CONSTRUCTION LTD.
JOB No. MASTER COPY

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

JOB NAME
ADDRESS
TOWN / CITY
LEGAL DESCRIPTION

BC031712

FILE COPY

GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION








GOLDEN HOMES

The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## GENERAL

1. Approximate ground lines are shown on the drawings but the Contractor is advised to visit the site to ascertain any variations regarding levels for foundations, boundaries, etc. The Contractor shall perform all setting out work and shall be responsible for the accuracy thereof.

2. Unless specifically noted in the contract documents, all work shall conform to the NZ Building Code Handbook and approved documents. The Contractor and all Sub-contractors shall observe and adhere to all requirements as set out in the NZ Building Code and in the Building Act 1991.

3. The Contractor shall supply all materials and labour necessary to complete the construction of the work, including attending on sub-contractors as required.

4. All materials shall be the best of their respective kinds and shall conform to their respective N.Z. Building Code and relevant New Zealand standards. Any labour or materials not covered in this specification or on the drawings, but which is necessary for the proper and effectual completion of the work, shall be taken as part of the drawings and specification, and shall be carried out according to the best trade practice.

5. All work shall be carried out under the supervision of qualified and experienced tradesmen and shall be executed in accordance with the best trade practices. All work shall comply with the New Zealand Building Code and relevant New Zealand standards.

6. The Contractor shall check all dimensions on site before starting work and shall report any discrepancies to The Designer for clarification.

7. Where any discrepancies occurs between the specification and the drawings, the Contractor shall notify The Designer for clarification before proceeding with the section of work affected.

8. The building shall be founded on firm ground with a minimum allowable bearing capacity of 100kPa unless noted otherwise.

9. All proprietary building materials shall be used strictly in accordance with the manufacturers recommendations.

10. The Contractor shall ensure that all employees and sub-contractors fully comply with the Occupational Safety and Health Regulations, including all amendments.





GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## EARTHWORKS

1. The Earthworks Contractor shall excavate the building site down to the underside of the foundations and base-course level, and excavate any soft ground as directed by the engineer. All topsoil is to be removed from beneath the foundations and floor.

2. Any low areas shall be filled and compacted with hardfill.

3. Hardfill shall be clean, evenly graded rock-fill.

4. Base-course shall be 40mm standard base-course of 100mm compacted thickness.

5. The excavated sub-base shall be compacted prior to the placement of hardfill, base-course or concrete.

6. Hardfill and Base-course shall be placed in 100mm maximum thickness loose layers and compacted with a minimum of six passes of a vibrating roller or plate compactor to each layer to achieve a dense, tightly compacted fill.

7. The top surface of the hardfill shall be blinded with a 10mm maximum thickness layer of clean, washed sand **(when required by Local Authority)** to allow for the laying of a damp proof membrane under the floor slab.

## WATER PROOFING

1. Provide a 0.25mm Polyethylene damp proof membrane with all joints lapped 150mm and fully taped to the underside of the floor slab and foundations. Where pipes etc. penetrate the membrane, adequate waterproofing shall be provided by sealing the membrane to the penetration with tape, to ensure a complete waterproof barrier is formed.

2. Waterproofing shall be carried out to areas as noted on the drawings or specifications using "Mulseal" or equivalent and applied in accordance with Manufacturers recommendations. In addition to areas noted on drawings the following area shall be coated.
   Concrete Floors – Top of foundation walls where wall slab or brick veneer will rest.





GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## CONCRETE & REINFORCING STEEL

1. All concrete construction shall comply with NZS 3109.

2. Concrete shall be ordinary grade in accordance with NZS 3108, having a compressive strength of 20Mpa at 28 days using standard cured using standard cured 300x150mm diameter cylinders.

3. Concrete shall be water cured for a minimum of 7 days.

4. Concrete surface finishes shall comply with NZS 3114 and shall be:

| | | |
|---|---|---|
| Foundations | concealed | F1 |
| | Revealed | F3 |
| Floor Slabs | formed | F3 |
| | Unformed | U2 + Kelly float |

5. The Concretor shall allow to accurately position, level and secure all bolts, weld plates, inserts and pines etc. before pouring concrete.

6. Formwork shall be securely braced and held in position. Use an approved release agent for all formwork.

7. The floor shall be cut within 36 hours using a 30x5mm cut. He reinforcing mesh shall not be cut.

8. Reinforcing bars shall be round and deformed Grade 300 MPa mild steel or Grade 430 MPa high yield steel bars complying with NZS 3402.

9. Reinforcing mesh shall be Grade 485 MPa high yield welded steel wire mesh complying with NZS 3422.

10. All bends, laps and covers to the reinforcing steel and mesh shall comply with NZS 3101.

11. Reinforcing steel and mesh shall be tied at each intersection with black soft mild steel wire, with ends turned away from the concrete surface.

12. Reinforcing steel and mesh shall be supported on plastic chairs at spacings appropriate to the bar and mesh size to maintain the specified concrete cover.

## CONCRETE BLOCKWORK

1. Masonry blockwork shall be carried out in accordance with NZS 4229 by a qualified and experienced blocklayer.

2. Mortar joints shall be straight, clean, and uniform in thickness.

3. The masonry contractor shall allow for chases, openings, framing anchors, and pipework.

4. At the conclusion of masonry work the contractor shall clean down masonry and clean up surplus materials and debris.



GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## STRUCTURAL STEELWORK

1. All structural steelwork, bolts and fixings shall be mild or high tensile steel complying with the relevant NZ Standards.

2. All welding shall be carried out with qualified welders holding a current welding certificate and all welding shall be in accordance with NZS 4701.

3. All exposed external steelwork and all bolts, nuts, washers and fixings shall be hot dipped galvanised or Stainless Steel depending on the Corrosion Zone as per Section 4, Durability, of NZS.3604.1999.

4. All steelwork shall be accurately positioned in line and level and securely braced prior to welding in position.

5. All exposed internal steelwork shall be cleaned, primed and painted using an approved industrial painting system.

6. All internal steelwork that is to be closed in shall be cleaned and primed.

## CARPENTRY

1. All timber construction shall comply with NZS 3604.1999

2. Timber grading shall comply with NZS 3631 – New Zealand National Timber Grading Rules.

3. Timber shall comply with NZS 3602 – Code of Practice for Specifying Timber and Wood Based Products for use in Building.

4. Timber shall be treated to the following requirements:

| | |
|---|---|
| Interior and Enclosed framing | H1 or CF KD |
| Exterior not in contact with ground | H3 |
| Exterior in contact with the ground | H4 |
| Exterior Posts | H5 |

5. Provide a bituminous damp proof course between all timber and concrete surfaces.

6. Timber framing shall be erected plumb and true to line and level.

7. All bolts and steel fixings in contact with tanalised timber shall be greased.





GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## JOINER

1. Aluminium Doors & Windows shall be from an approved manufacturer, and shall conform to NZS 3504 – Specification for Aluminium Windows. All units are to have grooved Finger jointed pine reveals.

2. Interior Doors shall be as shown on plan, hung on three loose pin butt hinges, Frames shall be Finger jointed Pine.

3. Glass and Glazing shall be in accordance with the NZ Building Code Handbook and NZS.4223 – Code of Practice for Glazing in Buildings. Bottom panels of glazed doors shall have safety glass. Windows less than 400mm above floor level shall have safety glass.

4. Kitchen Joinery shall be as indicated on the drawings. Final design shall be by an approved manufacturer as per client's individual requirements.

## BRICKLAYER

1. All bricks shall be from an approved manufacturer and shall conform to one of the following:
   NZS 366 - Clay Building Bricks
   NZS 3102 - Concrete Masonry Units
   Materials for mortar shall conform to the following:
   NZS 3103 - Specifications for Sands for Mortars and Internal and External Renderings.
   NZS 3122 - Specifications for Portland Cement.
   NZS 3117 - Specifications for Pigments for Portland Cement and Portland Cement Products.
   Natural Stone shall be approved for use as in NZS 4210.

2. All brickwork shall be carried out by qualified and experienced tradesmen and the work shall conform to the following
   NZS 3604 - Code of Practice for Light Timber Framed Buildings not Requiring Specific design.
   NZS 4210 - Code of Practice for Masonry Construction: Materials and workmanship.
   Masonry Manufacturers codes of practice.

3. Set damp course layer at foundation with a slope outwards to deflect any moisture to the weepholes in the veneer

4. Where bricks are laid above openings they shall be supported on steel angles as noted in NZS 3604

5. Brickwork shall be tied to the timber frame as per manufacturers recommendations.



GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## INTERIOR LININGS & FINISHES

1. All wall linings shall be fixed to the framing in accordance with the manufacturer's recommendations.

2. All ceiling linings shall be fixed to the framing in accordance with the manufacturer's recommendations.

3. All stopping shall be carried out using the manufacturer's recommended products and to the manufacturer's recommendations for the finishing required by the customer.

4. Skirtings, cornices, doors, trim, etc. shall be as specified in the Drawings and Variation Schedule.

## EXTERIOR LININGS & FINISHES

1. Selected wall linings shall be fixed in accordance with the manufacturers recommendations, Install all necessary flashings, beads etc. to weatherproof. All timber shall be primed before fixing.

2. Soffits shall be lined with 4.5mm Hardiflex with UPVC jointers

3. Aluminium Doors and Windows shall be securely fixed in place, install all necessary flashings and scribers to weatherproof

## PLASTERER

1. Plastering shall be carried out by qualified and experienced tradesmen and conform to their associated Codes of Practice.

2. Stopping shall be carried out to the finish level required in accordance with Gib Living Solutions recommendations.

3. External Plaster Systems shall be applied in accordance with manufacturers recommendations

## ROOFING

1. All roofing is to be fixed in accordance with manufacturers recommendations and by an accredited fixing agent or if the manufacturer does not require this, by a qualified roofing tradesman

2. Roofing underlay shall be provided when required by the manufacturer and shall comply with AS/NZS 4200

3. **Concrete Tile** – shall be Monier Brand or similar, fixed in accordance with manufacturers recommendations and comply with NZS.4206 for interlocking concrete tiles

4. **Pressed Metal Tile** – shall be fixed in accordance with manufacturers recommendations and comply with NZS.4217 : parts 1 & 2 for pressed metal tiles.

5. **Longrun Colorsteel** – shall be fixed in accordance with manufacturers recommendations and comply with the NZ Building Code.





GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

## PLUMBING & DRAINAGE

1. All plumbing and drainage work shall comply with NZS 4452 and/or AS/NZ 3500.2.2 with all work being carried out by or under the supervision of qualified and currently registered tradesmen.

2. All installations shall be carried out strictly in accordance with the manufacturer's specifications and complying with the NZ Building code and its approved documents.

3. Water supply is to be through 20mm water pipe.

4. All water piping is to be 1.0mm thick copper joined by an approved brazing or welding system, or an approved polybutylene system. Where a hot water storage cylinder is installed, this shall be fed by a 20mm branch.

5. Supply and install Hot water cylinder complete with element, thermostat, and associated connections and valves as per manufacturers recommendations. Support cylinder as detailed in the NZ Building Code suitable seismic restraint.

6. All waste pipes to be of approved PVC. Run waste pipes from all fittings to gully traps in accordance with NZBC G13 Foul Water and it's approved documents. Install back vents as required.

## ELECTRICAL

1. All electrical work shall be carried out by or under the supervision of a registered electrician.

2. All electrical work shall comply with the requirements of the local power authority and in accordance with the Handbook to the NZ Electrical Wiring Regulations and the NZ Electrical Codes of Practice.

3. Provide fittings and connections as shown on the plan and the variation schedule and install as per manufacturers recommendations.

4. Install main earth to the installation and bond all exposed and accessible metal to earth continuity conductor.

## PAINTER

1. All Painted surfaces shall be prepared in accordance with manufacturers specifications.

2. All paints used shall be from an approved manufacturer and applied in accordance with manufacturers specifications

3. Work shall only be carried out by competent tradesman, all surfaces shall be checked prior to commencing work to ensure that they are ready to receive paint or paper.

4. Paperhanging shall be carried out in accordance with manufacturers specifications.



GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

# BUILDING SPECIFICATION

5. Cleaning, On completion of work, clean down all areas where paint has been splashed or spilled, Clean off all paste marks from paintwork.

GOLDEN HOMES

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

BC031712

GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

MCH Limited
**GRAHAM COX** BE(Hons) MIPENZ
**MIKE HORSLEY** BE MIPENZ
CIVIL AND STRUCTURAL ENGINEERS
PROJECT MANAGEMENT

19 Willow Street
PO Box 1029
TAURANGA
Telephone: (07) 578-4071
Facsimile: (07) 578-4176

# PRODUCER STATEMENT - DESIGN

ISSUED BY: Graham Bruce Cox

TO: Golden Homes

IN RESPECT OF: 2.8 metre Entry Lintel

Golden Homes Ltd, "Palm Springs" Design

AT: Various Locations

MCH Ltd have been engaged by The Designer to provide structural design services in respect of the requirements of Clause B1 of the Building Regulations 1992 for the building work.
The design has been prepared in accordance with B1/VM1 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on our calculation sheet dated Dec'01 titled Entry Portal for "Palm Springs" and numbered 184/01 and the specification and other documents according to which the building is proposed to be constructed.

As an independent 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:

the verification of the following design assumptions

i) all proprietary products meeting the performance specification requirements.
ii) all non-specific design construction to NZS 3604:1999 and NZS 4229:1999.
iii) inspection of construction by the Territorial Authority or a Registered Building Certifier.
iv) Contributing roof width = 0.8m max
v) Roof pitch = 35 degrees Lintel span = 2.8m
vi) Max 45kg/m$^2$ for heavy roof cladding
vii) "very high" wind zones and all snow zones up to 500m (refer notes on drawing)
viii) the entry roof and walls are separately braced against lateral loading.
ix) installation in accordance with MCH Limited drawing 184/01/S1 dated Dec'01

the structural engineering designed elements comply with the relevant provisions of the building code.

This producer statement does not cover the suitability or stability of the site.

This certificate is valid until 31 December 2003 or the issue of a revision to either NZS3604:1999 or NZS4203:1992, whichever occurs first.

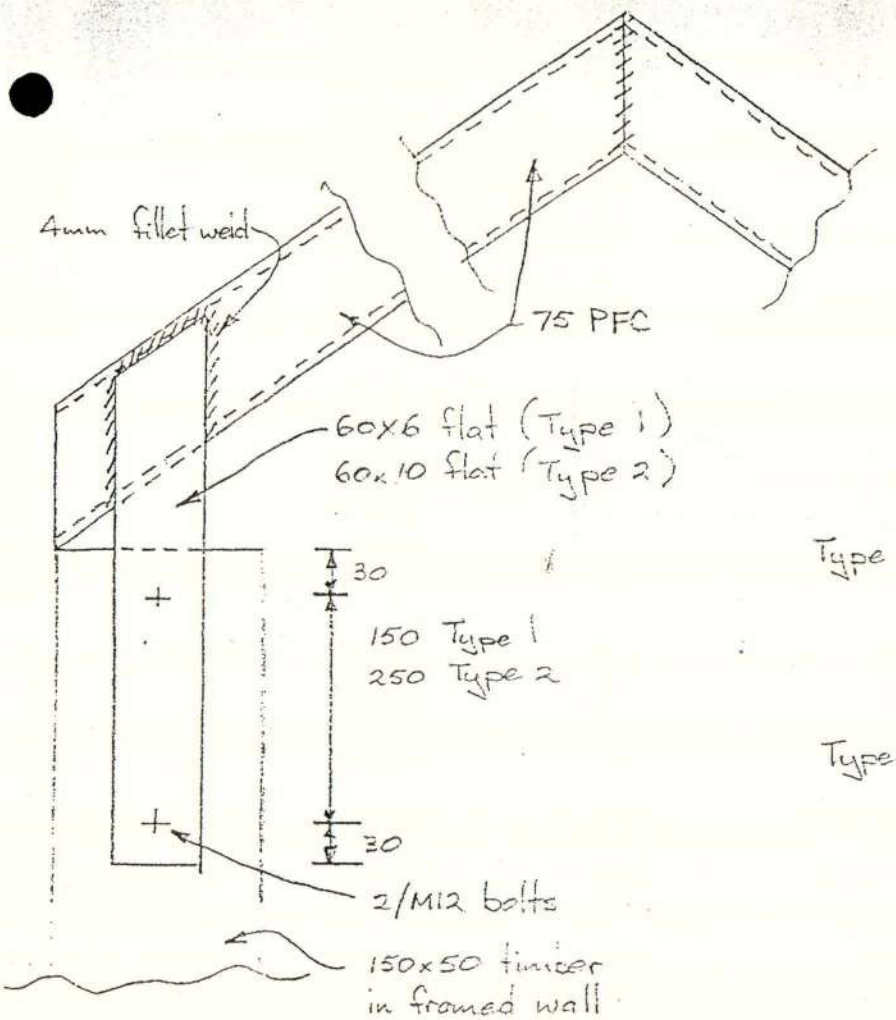
GBCox
(Signature suitably qualified design professional)

DATE: 20-12-01

FILE COPY

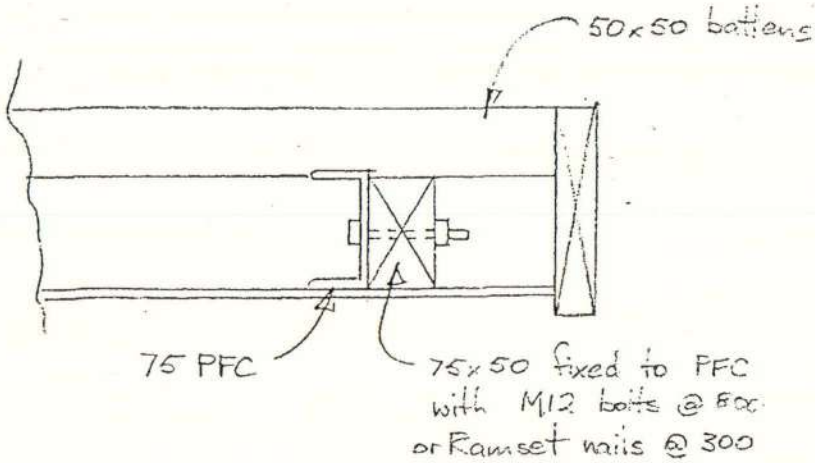
BE (Civil) MIPENZ
(Professional Qualifications)

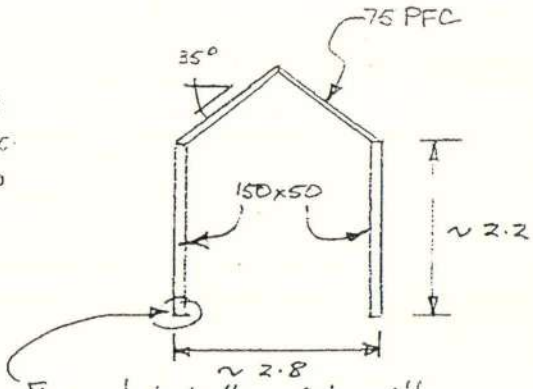
ERB REG. NO.: 8227




Type 1: North of North Island and snow zone 1 of North Island (central, southern and eastern) up to 700 m

Type 2: South Island, up to 500 m
North Island snow zone 1, 700 to 1500 m




Fix post to bottom plate with 6/75x3.3 skew nails and bolt plate to concrete

NOTE:
Supports up to 0.8m of heavy roof
All lateral load (Wind, EQ) are carried by bracing to the house

| | | | |
|---|---|---|---|
| MCH Limited<br>GRAHAM COX<br>MIKE HORSLEY<br>CIVIL AND STRUCTURAL ENGINEERS<br>PROJECT MANAGEMENT | 19 WILLOW STREET<br>P.O. BOX 1029<br>TAURANGA<br>PH: (07) 578-4071<br>FAX: (07) 578-4175 | TITLE<br>Golden Homes<br>Entry Lintel for<br>"Palm Springs" House Design | REF: 184/01<br>DATE: Dec '01<br>DRAWING NO.<br>184/01/S1 |

**GRAHAM COX** BE(Hons) MIPENZ
**MIKE HORSLEY** BE MIPENZ

CLIENT: Golden Homes
PROJECT: Entry Portal for "Palm Springs"

PAGE: 1
REF: 184/01
DATE: 20-12-01
DESIGN: GBC

Portal required to carry vertical load only – ceiling/roof will transfer lateral loads to house bracing

Assume 0.8m width of heavy roof contributing
"Very high" wind zone
Snow load, zone 4, below 500m

Dead

$W_G = 0.45\times0.8 + \frac{5\times0.05^2}{0.4}\times0.8 + 5\times(0.1\times0.05+0.07\times0.05) + \frac{5\times0.07\times0.05}{0.6}\times0.8$

Tiles, Purlins, Timber, Ceiling timber

$+ 0.08\times0.8 + 0.1$

ceiling self

$= 0.62$ kN/m

Live

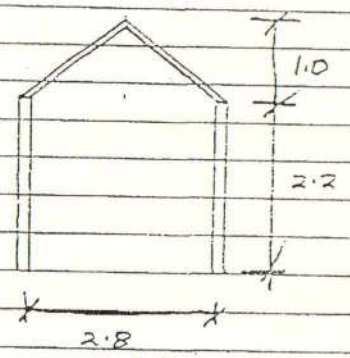
$W_Q = 0.25\times0.8 = 0.2$ kN/m

Wind

or 1 kN

$W_W = -1.2\times1.5\times0.8 = -1.44$

$V_z = 50$ m/s
$q_{ult} = 1.5$ kPa
$C_p = -1.2$

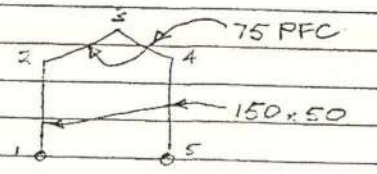



Snow

$S_g = 1.7$ kPa  $C_c = 1$
$C_e = 1.2$
$C_s = 0.875$ for 25°

$S = 1\times1.2\times0.875\times1.7 = 1.785$ kPa

$W_S = 1.785\times0.8 = 1.43$




From Multiframe

| Knee (Joints 2 & 4) | | Apex Joint 3 | |
|---|---|---|---|
| $M_G = 0.24$ | $\Delta = 1.24$ | $M_G = 0.26$ | $\Delta = 1.67$ |
| $M_Q = 0.08$ | $= 0.4$ | 0.08 | 0.54 |
| $M_{Q1} = 0.21$ | $= 1.13$ | 0.40 | 1.65 |
| $M_W = -0.41$ | $= 1.71$ | −0.12 | 2.54 |
| $M_S = 0.55$ | 2.64 | 0.61 | 3.86 |

Knee

$M^* = 1.2\times0.24 + 1.6\times0.21 = 0.62$
$= 0.9\times0.24 - 0.41 = -0.19$
$= 1.2\times0.24 + 1.2\times0.55 = 0.95$
$N^* = 1.2\times0.87 + 1.2\times2 = 3.4$

Apex

$M^* = 1.2\times0.26 + 1.6\times0.4 = 0.95$
$= 0.9\times0.26 - 0.12 = 0.11$
$= 1.2\times0.26 + 1.2\times0.61 = 1.04$

75 PFC  $\phi M = 0.9\times300\times18.2 = 4.91 > 1.04$ ✓
150x50  $\phi M = 0.8\times0.8\times17.7\times147 = 1.66 > 0.95$ ✓
$\phi N = 0.8\times0.8\times0.15\times20.8\times0.14\times0.045 = 12.6$ kN

$\frac{0.95}{1.66} + \frac{3.4}{12.6} = 0.84 < 1$

Rafter: 75 PFC
Post: 150x50

Joint

M12, $\phi Q_n = 0.7\times0.8\times6.97 = 3.9$ kN  $d_{min} = \frac{0.95}{3.9} = 0.244$
$M^* = 0.95$

M16 $\phi Q_n = 0.7\times0.8\times9.29 = 5.2$  $d = 0.183$

60x6 flat  $\phi M = 0.9\times250\times3.6 = 0.81$ ×
60x10  $\phi M = 0.9\times250\times6 = 1.35$ ✓ $> 0.95$

Plate 60x6
60x10 for snow

# BUILDING SPECIFICATION

GOLDEN HOMES

AALST CONSTRUCTION
JOB No. 115E

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

Smaill Residence
Lot No.42
Ashgrove Court
LINCOLN

FILE COPY

GOLDEN HOMES
The Designer – 18 MacDonald Street – Mount Maunganui
phone 07 572 3389 – fax 07 572 3390
P.O Box 11081, Palm Beach, Papamoa, BAY OF PLENTY

7KS

# HBrace 4.0: Bracing Design to NZS 3604:1999

## PROJECT DETAILS

Project Name: *SMAILL RESIDENCE*
Street Address: *ASHGROVE COURT*
City/Town: *LINCOLN* Job Number: *115E*
Legal Description: *LOT No.42*
Read with: *PALM SPRINGS(altered/reversed)*

## WIND ZONE - High Wind Zone

*(Wind Zone was supplied by the Local Authority.)*

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

## EARTHQUAKE ZONE

Earthquake Zone (from NZS 3604 map): *B*

## BUILDING DETAILS

Number of Levels: *Single Storey structure (Concrete Ground Floor).*
Dimensions: Ground Floor: *22.15 x 17.4m*
Floor Areas: Ground Floor: *242.5m²*
Typical Stud Height: *2.4m* Height to Roof Apex: *5.5m*
Roof Pitch: *0-25°* Roof Height Above Eaves: *3m*
Roof Cladding: *Heavy* Wall Cladding: *Heavy*

## WALL BRACING - Ground Floor - Along

| Wall or Bracing Line | | Bracing Elements Provided | | | | WIND | | EARTHQUAKE | |
|---|---|---|---|---|---|---|---|---|---|
| Line Label | Minimum BU/Wall | Element No. | Bracing Type | Element Length | Element Height | Wall Rating BU/m | Achieved (BU/m x L) | Wall Rating BU/m | Achieved (BU/m x L) |
| A | 221.5 | 1 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| | | 2 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| | | 3 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| | | 4 | GIB1 | 2.4m | 2.4m | 75 | 180 | **50** | **120** |
| B | 70 | 1 | SP2 | 0.6m | 2.4m | 85 | 51 | **85** | **51** |
| | | 2 | GIB1 | 3.0m | 2.4m | 75 | 225 | **50** | **150** |
| | | 3 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| | | 4 | SP2 | 0.6m | 2.4m | 85 | 51 | **85** | **51** |
| C | 70 | 1 | GIB1 | 2.4m | 2.4m | 75 | 180 | **50** | **120** |
| D | 70 | 1 | BR4 | 1.2m | 2.4m | 100 | 120 | **85** | **102** |
| | | 2 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| E | 100 | 1 | SP1 | 0.9m | 2.4m | 100 | 90 | **100** | **90** |
| | | 2 | SP1 | 0.9m | 2.4m | 100 | 90 | **100** | **90** |
| | | 3 | SP1 | 1.2m | 2.4m | 100 | 120 | **100** | **120** |
| | | | | | **Total Achieved BU's** | | 1707 BU's | | **1494 BU's** |
| | | | | | **Total Required BU's** | | 1357 BU's | | **1431 BU's** |

## WALL BRACING - Ground Floor - Across

| Wall or Bracing Line | | Bracing Elements Provided | | | | WIND | | EARTHQUAKE | |
|---|---|---|---|---|---|---|---|---|---|
| Line Label | Minimum BU/Wall | Element No. | Bracing Type | Element Length | Element Height | Wall Rating BU/m | Achieved (BU/m x L) | Wall Rating BU/m | Achieved (BU/m x L) |
| M | 70 | 1 | SP1 | 1.2m | 2.4m | **100** | **120** | 100 | 120 |
| | | 2 | GIB1 | 2.3m | 2.4m | **55** | **127** | 50 | 115 |
| N | 70 | 1 | GIB2 | 3.5m | 2.4m | **80** | **280** | 70 | 245 |
| | | 2 | GIB2 | 2.2m | 2.4m | **75** | **165** | 60 | 132 |
| | | 3 | SP1 | 1.0m | 2.4m | **100** | **100** | 100 | 100 |
| O | 70 | 1 | GIB1 | 2.4m | 2.4m | **75** | **180** | 50 | 120 |
| | | 2 | GIB1 | 2.4m | 2.4m | **75** | **180** | 50 | 120 |
| | | 3 | GIB1 | 2.4m | 2.4m | **75** | **180** | 50 | 120 |
| P | 70 | 1 | GIB2 | 2.4m | 2.4m | **80** | **192** | 70 | 168 |
| | | 2 | SP4 | 0.5m | 2.4m | **70** | **32** | 85 | 38 |
| | | 3 | SP4 | 0.5m | 2.4m | **70** | **32** | 85 | 38 |
| Q | 70 | 1 | SP1 | 1.2m | 2.4m | **100** | **120** | 100 | 120 |
| | | 2 | SP1 | 1.2m | 2.4m | **100** | **120** | 100 | 120 |
| | | | | | **Total Achieved BU's** | | **1826 BU's** | | 1556 BU's |
| | | | | | **Total Required BU's** | | **1728 BU's** | | 1431 BU's |

BC031712

JLS

**Resource Consent Reference:**

Where relevant, when applying for a building consent it is helpful to quote the relevant resource consent reference to Council where the setback differs to the Transitional Plan.

| | | |
|---|---|---|
| A | = | R305978 |
| B | = | R304942 |
| C | = | R305628. |

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

FILE COPY

REF No.....

# Project Information Memorandum 031712

**Section 31, Building Act 1991**

**Application**

| | | |
|---|---|---|
| F L SMAILL<br>C/- INSPECT BUILDING CERT<br>35 MACES ROAD<br>CHRISTCHURCH | No.<br>Issue date<br>Application date<br>Overseer | 031712<br>16/01/04<br>2/12/03<br>INSPECT - 3844492 |

**Project**

| | |
|---|---|
| Description | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>DOMESTIC DWELLING |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | 4 Bedroom domestic dwelling with attached garage and F/S Gas Fire 242.5sqm. |
| Estimated Value | $205000 |
| Location | LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4 |
| Legal Description | LOT 42 DP 323773 OF PROPOSED S/D LOT 300 DP 316973 |
| Valuation No. | 2404013400 |

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned.

**Signed for and on behalf of the Council:**

**Name:** [signature] **Date:** 16/1/04

## BUILDING INFORMATION

For buildings designed in accordance with NZS 3604:1999 the following design loadings criteria are indicated as being acceptable on and around the proposed construction site.

| | |
|---|---|
| Earthquake Zone | :C |
| Snow Load [Sg] | : 0.33 kPa |
| Site Wind Speed | : 44m/sec High |
| Altitude | :10m |
| Corrosion Zone | :1 |

1]
Solid foundation bearing to achieve the capacity specified in NZS 3604:1999 should be available at this site at depths greater than 200mm.

2]
This site is located in an area known to have a High Ground Water Table.

3]
To ensure the building remains weathertight and to satisfy the requirements of NZ Building Code/AS1: E2 External Moisture, window and door flashing details are required to accompany working drawings.

4]
The exterior plaster cladding applicator is to provide to Council on completion of the work a construction statement confirming the system used, and, that it has been completed in accordance with the manufacturers specifications or NZS 4251:1998 for solid plastering.

5]
All Solid Plastering Work needs to meet the criteria set down in N.Z.S 4251:
Part 1:1998.

6]
Any Monolithic type claddings (eg: polystyrene systems) approved for specific projects on a case by case basis are acceptable in the Selwyn District. Full details of your proposed system will be required for assessment.

## DRAINAGE & HEALTH INFORMATION

1] Council sewer available.

2] Council Water Supply available.

3] Stormwater to Council reticulated system.

## ENGINEERING INFORMATION

Sewer - Council sewage scheme available.

Stormwater to ground disposal, or Stormwater to kerb and channel, or Stormwater to reticulated system, or Stormwater to swale.

Water supply - Council water supply available. The supply is not metered. The application fee is $56.25. See attached form.

Entrances – Form and seal vehicle entranceway minimum three metres wide between the property boundary and the edge of seal (urban)

# Planning Comments For PIM 031712

*Buildings Compliance : Planner –*

Resource Consent Required ? No

Based on the plans and information supplied, the proposal to erect a dwelling and attached garage on Lot 42 DP 323773 (Ashgrove Court, Ryelands, Lincoln) is a permitted activity.

*Activity :*

| | |
|---|---|
| **Activity:** | Dwelling and attached garage ( NEW ) |
| **Zoning:** | Residential, Ellesmere section, Transitional District Plan<br>Living 1A, Selwyn Proposed District Plan |

*Current Resource Consents :*

**Previous resource consents granted/refused for this property ?**

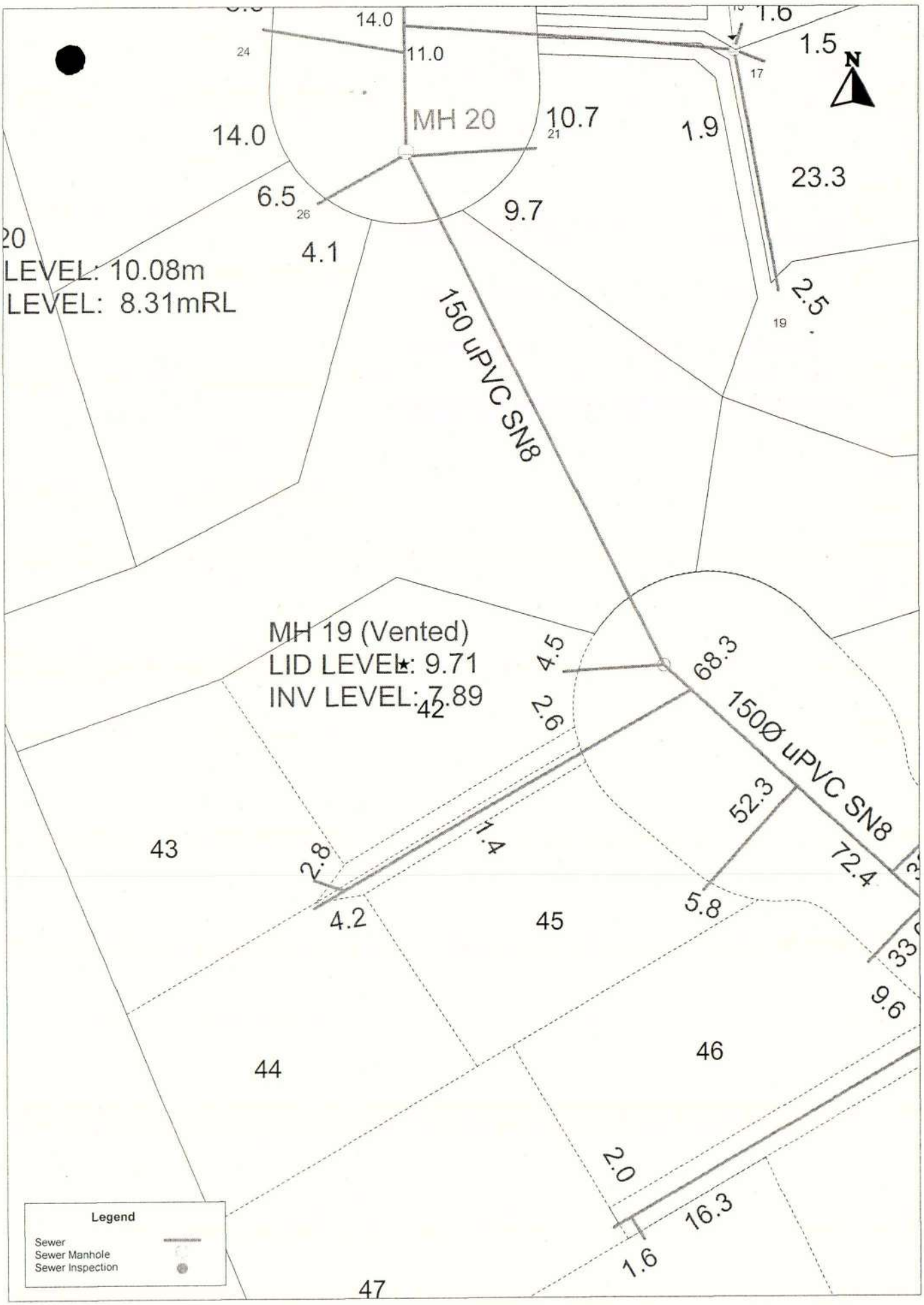
RESOURCE CONSENT R305978 : TO REDUCE SETBACKS OVER PARTICULAR LOTS WITHIN RYELANDS : DECISION NOTIFIED 4/04/03

*Land Features :*

**Designations:** None relevant

**Special Land Features**

None relevant

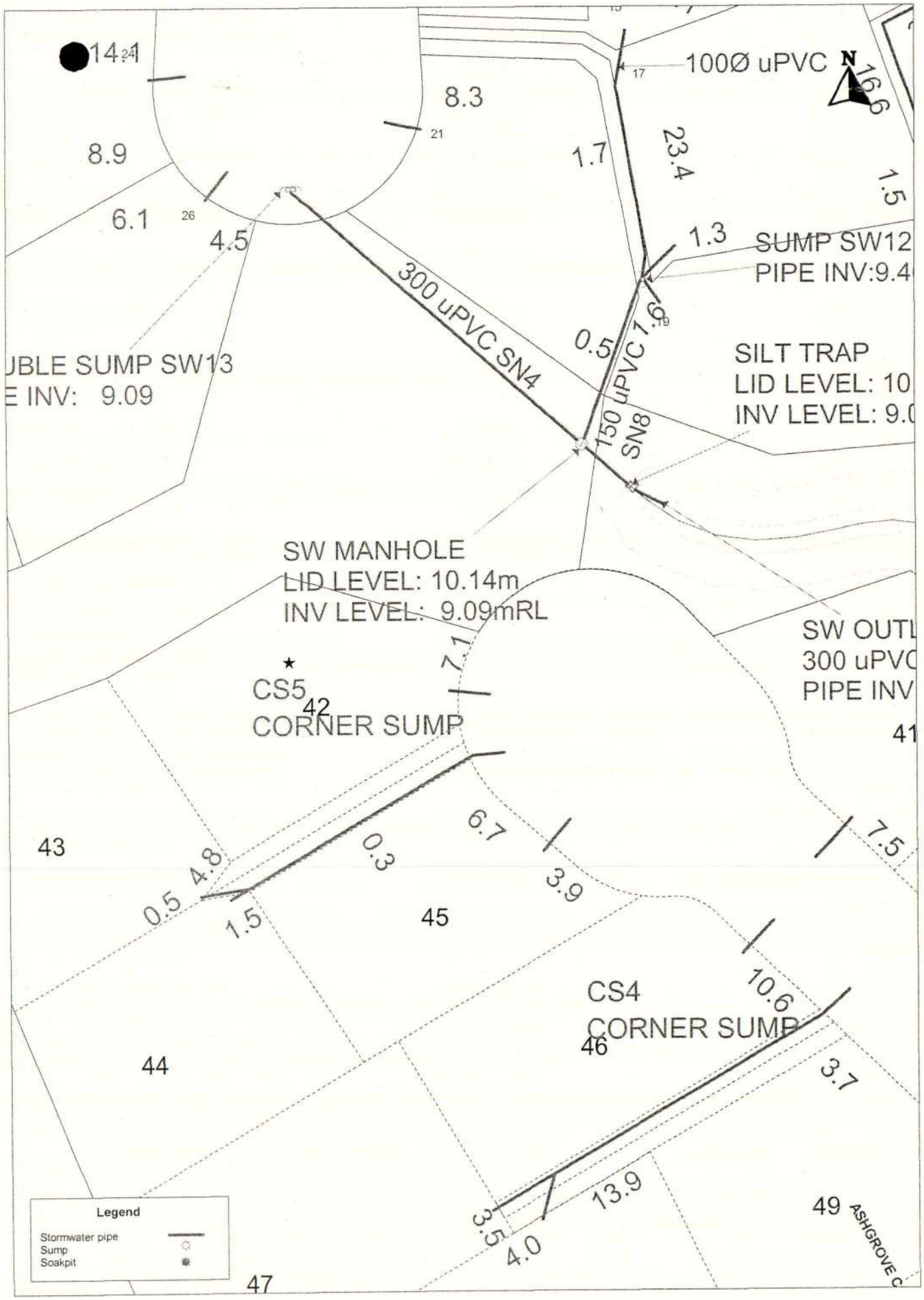





Note: Measurements are approximate only and should be checked on site.

# Sewer Map

Selwyn DISTRICT COUNCIL

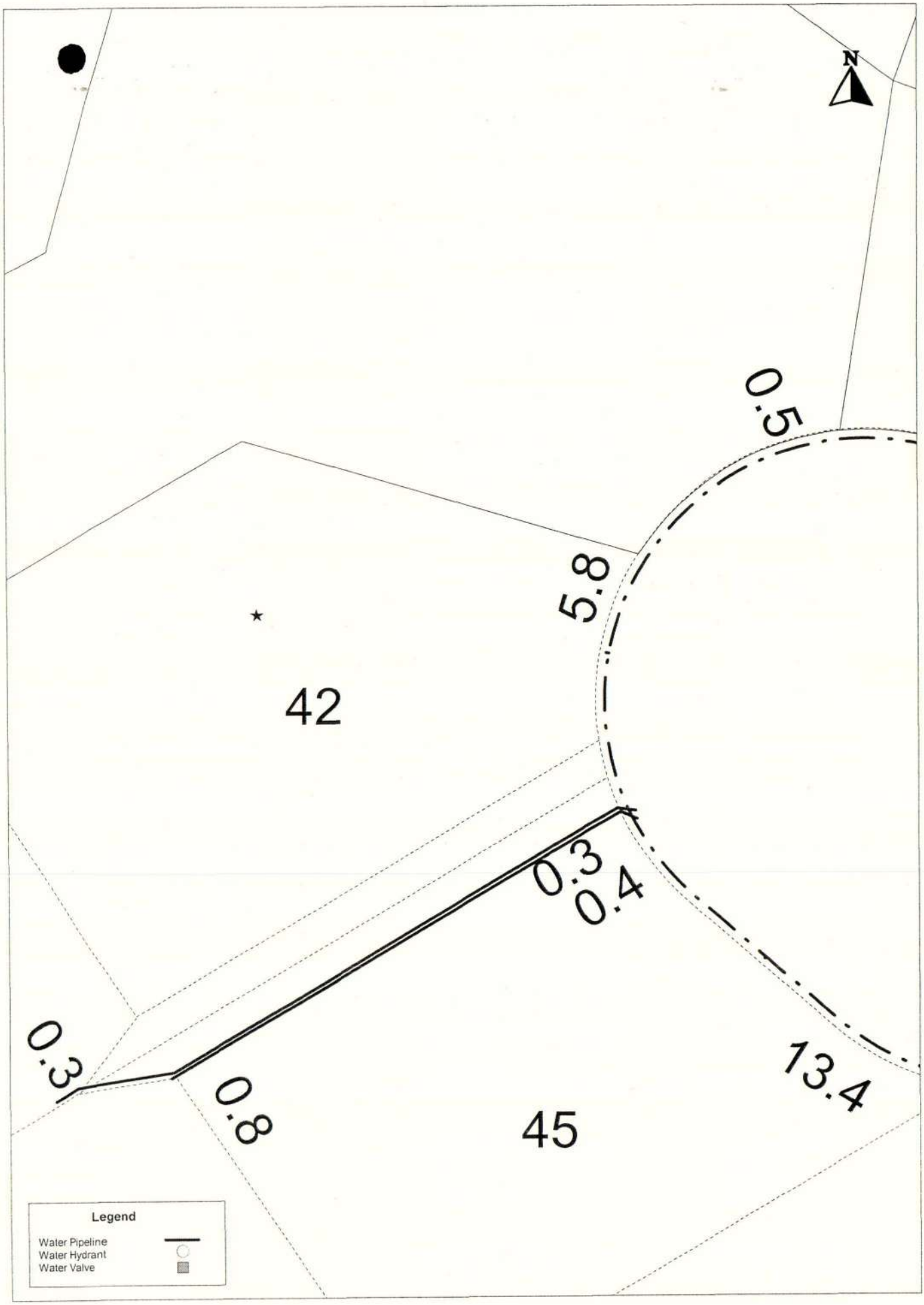





Note: Measurements are approximate only and should be checked on site.

# Piped Stormwater Map

Selwyn DISTRICT COUNCIL






Note: Measurements are approximate only and should be checked on site.

# Water Supply Map

Selwyn DISTRICT COUNCIL

# PIM APPLICATION WORKSHEET

NAME: SMAILL

CONSENT NO : BC 031712

| | BUILDING PLUMBING & DRAINAGE | PLANNING | ASSETS |
|---|---|---|---|
| date required | 4/12/03 | 5/12/03 | 3/12/03 |
| completed & date | 15/1/04. | 23/12/03 MJS. | 2/12/03 CR 3/10/03. |

NOTES: CERT: INSPECT

CONSENT DUE FOR ISSUE BY: 12/12/03

## PLUMBING & DRAINAGE

☐ NZBC AS1/ G12 & G13

☐ NZBC AS1/ AS 3500

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | P01 | | P10 | | P19 | | P28 | | P37 | | P46 |
| | P02 | | P11 | | P20 | | P29 | | P38 | | P47 |
| | P03 | ✓ | P12 | | P21 | | P30 | | P39 | | P48 |
| | P04 | | P13 | | P22 | | P31 | | P40 | | P49 |
| | P05 | | P14 | | P23 | | P32 | | P41 | | P50 |
| | P06 | | P15 | | P24 | | P33 | | P42 | | P51 |
| | P07 | | P16 | | P25 | | P34 | | P43 | | |
| | P08 | ✓ | P17 | | P26 | | P35 | | P44 | | |
| | P09 | | P18 | | P27 | | P36 | | P45 | | |

comments STORMWATER TO COUNCIL RETICULATED SYSTEM.

More info

## ASSETS

| sewer | | stormwater | | hazards | | water | | entrances | | entrances | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | E00 | / | E05 | | E10 | | E15 | ✓ | E20 | | E25 |
| ✓ | E01 | / | E06 | | E11 | / | E15a | | E21 | | E26 |
| | E02 | / | E07 | | E12 | ✓ | E16 | | E22 | | E27 |
| | E03 | / | E08 | | E13 | | E17 | | E23 | | E28 |
| | E04 | | E09 | | E14 | | E18 | | E24 | | |
| | | | | | | | E19 | | | | |

comments

| BUILDING | ✓ NZS 3604:1999 | NZS 1900 | NZS 4203 | AS/NZS 2918:2001 |
|---|---|---|---|---|

EARTHQUAKE C SNOW 0.33 WIND H ALTITUDE 10 CORROSION L

| SITE | |
|---|---|
| | PS01 |
| ✓ | PS02 |
| | PS03 |
| | PS04 |
| | PS05 |
| | PS06 |
| | PS07 |
| | PS08 |
| | PS09 |
| | PS10 |
| | PS11 |
| | PS12 |

| FOUNDS | |
|---|---|
| | PF01 |
| | PF02 |
| | PF03 |
| | PF04 |
| | PF05 |
| | PF06 |
| | PF07 |
| | PF08 |
| | PF09 |
| | PF10 |

| STRUCTURE | |
|---|---|
| | PT01 |
| | PT02 |
| | PT03 |
| | PT04 |
| | PT05 |

| SHELL | |
|---|---|
| | PB01 |
| | PB02 |
| | PB03 |
| | PB04 |
| | PB05 |
| | PB06 |
| | PB07 |
| | PB08 |
| | PB09 |
| | PB10 |
| | PB11 |
| | PB12 |
| | PB13 |
| | PB14 |
| | PB15 |
| | PB16 |
| ✓ | PB17 |
| | PB18 |
| ✓ | PB19 |
| ✓ | PB20 |
| ✓ | PB21 |
| | PB22 |
| | PB23 |

| RELOCATES | |
|---|---|
| | PR01 |
| | PR02 |
| | PR03 |
| | PR04 |
| | PR05 |
| | PR06 |

| SOLID FUEL | |
|---|---|
| | PH01 |
| | PH02 |
| | PH03 |
| | PH04 |
| | PH05 |
| | PH06 |
| | PH07 |

| GENERAL | |
|---|---|
| | PG01 |
| | PG02 |
| | PG03 |
| | PG04 |
| | PG05 |
| | PG06 |
| | PG07 |
| | PG08 |
| | PG09 |
| | PG10 |
| | PG11 |
| | PG12 |
| | PG13 |
| | PG14 |
| | PG15 |
| | PG16 |
| | PG17 |
| | PG18 |
| | PG19 |
| | PG20 |
| | PG21 |
| | PG22 |

| CERTIFIER | |
|---|---|
| | PC01 |
| | PC02 |
| | PC03 |
| | PC04 |
| | PC05 |
| | PC06 |
| | PC07 |
| | PC08 |

comments THIS SITE IS LOCATED IN AN AREA KNOWN TO HAVE A HIGH GROUND WATER TABLE.

More info / to enable us to process your building consent when received:
PLASTER TO ENTRY ?
B01.

Intended use 4 BEDROOM DOMESTIC DWELLING WITH ATTACHED GARAGE + FREESTANDING GAS FIRE. (242.5 m²).

## . BUILDING CONSENT & PIM COSTING

NUMBER BC 031712

| | | | $ | $ |
|---|---|---|---|---|
| C[redacted] COMPLIANCE CERTIFICATE COST (Select and insert a, b or c value in $ column) | a | (Multiple inspections) | 60.00 | 60·00 |
| | b | (2 -4 inspections) | 60.00 | |
| | c | (1 inspection & SFH's) | 40.00 | |

| ADMINISTRATION | UNITS | | Rate/Unit | |
|---|---|---|---|---|
| Processing Consent | 8 | | | |
| Processing PIM | 4+2 | | | |
| Issue, photocopy & adminster consent | 6 | | | |
| Inspection recording (enter number of inspections) | 9 | | | |
| TOTAL ADMINISTRATION UNITS | A | 29 | x 4.50 | 130·50 |

| BUILDING | | | | |
|---|---|---|---|---|
| Processing PIM | 4 | | | |
| Processing Building Consent | 4 | | | |
| Further Information | 3+3 | | | |
| TOTAL BUILDING UNITS | B | 14 | | |

| AUDIT & APPROVAL OF CONSENT FOR ISSUE | | | | |
|---|---|---|---|---|
| SIGN OFF | C | 2 | | |
| TOTAL HEALTH & APPROVAL UNITS | B+C → | 16 | x 6.20 | 99.20 |
| | | | ADMIN & PROCESS TOTAL → | 289.70 |

**INSPECTION CONDITIONS**

| TYPE | DETAIL | | |
|---|---|---|---|
| 1 | C04 C05 | 4 | |
| 2 | C06 | 6 | |
| 3 | C61 | 5 | |
| 4 | C07 C08 C09 C10 | 12 | |
| 5 | C12 | 5 | |
| 6 | C11 ~~C57~~ | 7 | |
| 7 | C14 C19 | 12 | |
| 8 | C53 | 6 | |
| 9 | C35 C39 C59. | 30 | (1½hr x 2 insp). |
| 10 | | | |
| 11 | | | |
| TOTAL INSPECTIONS | E | 87 | |

| | INSPECTIONS | X | TRAVEL TIME | | | | | |
|---|---|---|---|---|---|---|---|---|
| E | 9 | X | 8 | F | 72 | | | |
| | | | | | E+F → | 159 | x 6.20 | 985.80 |
| | INSPECTIONS | | DISTANCE | | TOTAL | | | |
| | 9 | X | 48 | | 432 | | x 0.45 | 194.40 |
| | | | | | | | INSPECTIONS PLUS TRAVEL COSTS | 1180-20 |

**CONSULTANTS**

| | | | | | |
|---|---|---|---|---|---|
| PLANNING | 4 | X | $7.875 | $ 31.50 | insert if applicable |
| ENGINEERING | FLAT RATE | | $17-00 | $ 17.00 | insert if applicable |
| **PLANNING & ENGINEERING TOTAL** | | | | $ | → |
| WATER CONNECTION FEE | | | $56-25 | | insert if applicable → |

| C/T | P/S | OTHER | | |
|---|---|---|---|---|
| $ | $ 10-00 | $ | insert if applicable → | 10.00 |

| | |
|---|---|
| GROSS TOTAL | $ |
| LESS DEPOSIT | $ — |

(form amended August 03 G drive Forms and Brochures)

| INFORMATION | | COMMENT |
|---|---|---|
| **Intended Use** | | |
| *habitable* | ✓ | |
| *non-habitable* | | |
| *definition required (schedule)* | | |
| **Site** | | |
| *flood zone* | ✓ | HIGH GWT. |
| *ground bearing* | ✓ | SUBDIVISION. |
| *notifications other authorities* | | |
| **Fire Wall** | | |
| **Floor Slab** | | |
| *mesh* | | |
| *DPC* | | |
| **Foundation** | | |
| *reinforcing* | | |
| *depth/width* | | |
| *engineer certification* | | |
| **Piles** | | |
| *pile bracing* | | |
| *pile fixings* | | |
| **Truss Design** | ✓ | |
| *wind speed* | | |
| *snow load* | | |
| *roof cladding* | ✓ | CONC. TILE. |
| *heavy/light* | ✓ | |
| **Bracing** | | |
| *calculations* | | |
| *layout plan* | | |
| **Garage Lintel** | ✓ | 4.5m SPAN. |
| *type* | ✓ | H490. |
| *P/Statement* | | |
| **Lintels/Beams** | | |
| *span* | | |
| *cantilevered lintels* | | |
| **Producer Statement** | ✓ | ONTRY PORTAL |
| *assumptions* | | |
| *work covered (specifically)* | | |
| *drawings* | | |
| **Insulation** | | |
| **Heating Type** | ✓ | GAS FIRE. |
| *specifications* | | |
| *interior environment G5* | | |
| **Ventilation** | | |
| *window safety-glass* | | |
| *natural lighting* | | |
| *extract ventilation G4* | | |

| INFORMATION | | COMMENT |
|---|---|---|
| **Exterior cladding** | | |
| *masonry veneer* | | |
| *70/100 series* | ✓ | |
| *stucco/plaster* | | |
| *fibre cement* | | |
| *weatherboard* | | |
| *other* | | |
| **2nd storey** | | |
| *joist length* | | |
| *supporting beams* | | |
| *roof bracing* | | |
| *2nd storey bracing* | | |
| *load bearing walls* | | |
| *stud sizing, long studs* | | |
| *stairs/handrails spacings* | | |
| *balconies/stairs from* | | |
| *safety from falling* | | |
| **Fire C1 – C4** | | |
| *means of escape* | | |
| *structural stability* | | |
| *access routes* | | |
| **Access & Facilities D1** | | |
| **Compliance Schedule** | | |
| *lighting F6* | | |
| *warning systems F7* | | |
| *signs F8* | | |
| **Water** | | |
| *supply* | | |
| *backflow* | | |
| *plumbing* | | COUNCIL |
| **Sewer** | | |
| *drainage* | | |
| *disposal effluent* | | |
| **Stormwater** | | |
| *need for consent* | | |
| **Food Preparation G3** | | |
| **Gas G10 – G11** | | |
| **Sound** | | |
| *tenancy separation G6* | | |
| **Demolition** | | |
| **Services** | | |
| **Swimming Pools** | | |
| *fencing* | | |
| *hydrostatic valve* | | |
| *non-slip surfaces* | | |
| **Farm Building** | | |
| *timber sizes* | | |
| *pole hole depth/size* | | |
| *bracing* | | |

Comments: _____

Consent No.: 031712

# Westlake Timber

Job: 4-42

Description: Smaill Residence

SMAILL

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

Client: Golden Homes
Phone: ON HSE.

MiTek New Zealand Ltd

Site: Lot 42 Ashgrove Court
Lincoln

Phone:

Printed: 15:23:07 23 Feb 2004

## PRODUCER STATEMENT
## MiTek 2000™ TRUSS DESIGN PROGRAM

**COPY FOR YOUR INFORMATION**

### Certification of Mitek 2000™ Truss Design Program

The MiTek 2000™ truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

### Summary of MiTek 2000™ Truss Design Data and Output

The MiTek 2000™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

**Roof Truss**

Timber Group: DF No.1 Fr D

**Roof**
- Material: Monier Concrete Tiles
- Dead Load: 0.600 kPa
- Restraints: 400 mm centres
- Live Load: Qur = 0.250 kPa, Qc = 1.000 kN

Pitch: 35.00 deg

**Ceiling**
- Material: Standard
- Dead Load: 0.200 kPa
- Restraints: 400 mm centres

Std Overhang: 750 mm

**Wind**
- Area: High (44.0 m/s )
- Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

**Snow**
- Location: Christchurch at 100 m
- Open Ground Load: 0.550 kPa
- Basic Roof Load: 0.440 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

**Truss List**

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

| Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) |
|---|---|---|---|---|
| G03 | 1 | 8359 | 25.00 | 900 |
| T01 | 1 | 3206 | 25.00 | 900 |
| T02 | 1 | 3206 | 25.00 | 900 |
| 01 | 1 | 2456 | 25.00 | 900 |
| 01A | 1 | 2456 | 25.00 | 900 |
| 01B | 1 | 2456 | 25.00 | 900 |
| 01C | 1 | 2456 | 25.00 | 900 |
| 01D | 1 | 2456 | 25.00 | 900 |
| 01E | 1 | 2456 | 25.00 | 900 |
| 01F | 1 | 2456 | 25.00 | 900 |
| 02 | 1 | 1556 | 25.00 | 900 |
| 02A | 1 | 1556 | 25.00 | 900 |
| 02B | 1 | 1556 | 25.00 | 900 |
| 02C | 1 | 1556 | 25.00 | 900 |
| 03 | 1 | 3356 | 25.00 | 900 |
| 03A | 1 | 3356 | 25.00 | 900 |
| 03B | 1 | 3356 | 25.00 | 900 |
| 04 | 2 | 1456 | 25.00 | 900 |
| 04A | 2 | 1456 | 25.00 | 900 |
| 04B | 2 | 1456 | 25.00 | 900 |
| 05 | 1 | 3056 | 25.00 | 900 |
| 05A | 1 | 3056 | 25.00 | 900 |
| 05B | 1 | 3056 | 25.00 | 900 |
| 06 | 1 | 1553 | 25.00 | 900 |
| 06A | 1 | 1553 | 25.00 | 900 |
| 06B | 1 | 1553 | 25.00 | 900 |
| 06C | 1 | 1553 | 25.00 | 900 |
| 07 | 1 | 1256 | 25.00 | 900 |
| 07A | 1 | 1256 | 25.00 | 900 |
| 08 | 1 | 3206 | 25.00 | 900 |
| 08A | 1 | 3206 | 25.00 | 900 |
| 08B | 1 | 3206 | 25.00 | 900 |
| 08C | 1 | 3206 | 25.00 | 900 |
| 09 | 1 | 1971 | 25.00 | 900 |
| 09A | 1 | 2306 | 25.00 | 900 |
| 09B | 1 | 1971 | 25.00 | 900 |
| 09C | 1 | 1971 | 25.00 | 900 |
| | 1 | 3056 | 25.00 | 900 |

| Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) |
|---|---|---|---|---|
| J11A | 1 | 3056 | 25.00 | 900 |
| J12 | 1 | 2200 | 23.31 | 900 |
| J12A | 1 | 2200 | 23.31 | 900 |
| J13 | 1 | 2033 | 25.00 | 900 |
| J14 | 1 | 3206 | 25.00 | 900 |
| PTG01 | 1 | 1000 | 0.00 | 900 |
| T01 | 1 | 6760 | 25.00 | 900 |
| T01A | 1 | 6760 | 25.00 | 900 |
| T01B | 1 | 6760 | 25.00 | 900 |
| T02 | 2 | 10360 | 25.00 | 900 |
| T03 | 1 | 2960 | 25.00 | 900 |
| T04 | 1 | 6160 | 25.00 | 900 |
| T05 | 1 | 8260 | 25.00 | 900 |
| T05A | 1 | 8260 | 25.00 | 900 |
| T06 | 4 | 6160 | 25.00 | 900 |
| T07 | 3 | 6057 | 25.00 | 900 |
| T08 | 1 | 3853 | 25.00 | 900 |
| T09 | 1 | 3853 | 25.00 | 900 |
| T10 | 1 | 4107 | 25.00 | 900 |
| TG01 | 1 | 6760 | 25.00 | 900 |
| TG02 | 1 | 10360 | 25.00 | 900 |
| TG04 | 1D | 8260 | 25.00 | 900 |
| TR01 | 1 | 10360 | 25.00 | 900 |
| TR02 | 1 | 10360 | 25.00 | 900 |
| TR03 | 1 | 8406 | 25.00 | 900 |
| V01 | 1 | 1754 | 25.00 | 900 |
| V02 | 1 | 1817 | 25.00 | 900 |
| V03 | 1 | 2330 | 25.00 | 900 |
| V04 | 1 | 1060 | 25.00 | 900 |
| V05 | 1 | 2204 | 25.00 | 900 |
| V06 | 1 | 2637 | 25.00 | 900 |
| V07 | 1 | 1447 | 25.00 | 900 |
| V08 | 1 | 2953 | 25.00 | 900 |
| V09 | 1 | 1563 | 25.00 | 900 |
| *HB01 | 2 | 5803 | 18.25 | 900 |
| *HB02 | 1 | 3772 | 18.25 | 900 |
| *HB03 | 1 | 4110 | 18.25 | 900 |
| *HB04 | 1 | 3635 | 18.25 | 900 |

| Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) |
|---|---|---|---|---|
| *HB05 | 1 | 2499 | 18.25 | 900 |
| *HB06 | 4 | 3116 | 18.25 | 900 |
| *HB07 | 2 | 5379 | 18.25 | 900 |
| *HB08 | 1 | 3755 | 18.25 | 900 |
| *HB09 | 1 | 3706 | 18.25 | 900 |
| *HB10 | 1 | 3844 | 18.25 | 900 |
| *HB10A | 1 | 3844 | 18.25 | 900 |
| *R01 | 1 | 1450 | 25.00 | 900 |
| *R01A | 1 | 1450 | 25.00 | 900 |
| *R02 | 6 | 1094 | 25.00 | 900 |
| *R02A | 4 | 1094 | 25.00 | 900 |
| *R02B | 2 | 1094 | 25.00 | 900 |
| *R02C | 1 | 1094 | 25.00 | 900 |
| *R03 | 1 | 3553 | 25.00 | 900 |
| *R04 | 1 | 914 | 25.00 | 900 |
| *R05 | 1 | 1814 | 25.00 | 900 |
| *R06 | 1 | 3566 | 25.00 | 900 |
| *R07 | 1 | 4404 | 25.00 | 900 |
| *R08 | 1 | 2617 | 25.00 | 900 |
| *R09 | 2 | 570 | 25.00 | 900 |
| *R09A | 1 | 570 | 25.00 | 900 |
| *R10 | 1 | 611 | 25.00 | 900 |
| *R10A | 1 | 611 | 25.00 | 900 |
| *R11 | 1 | 1150 | 25.00 | 900 |
| *R11A | 1 | 1150 | 25.00 | 900 |
| *R11B | 1 | 1150 | 25.00 | 900 |
| *R11C | 1 | 1150 | 25.00 | 900 |
| *R12 | 1 | 1865 | 25.00 | 900 |
| *R13 | 1 | 1713 | 25.00 | 900 |
| *R14 | 1 | 1350 | 25.00 | 900 |
| *R15 | 1 | 560 | 25.00 | 900 |
| *R16 | 1 | 1378 | 25.00 | 900 |
| *R16A | 1 | 1378 | 25.00 | 900 |
| *R17 | 1 | 1235 | 25.00 | 900 |
| *R17A | 1 | 1235 | 25.00 | 900 |
| *R18 | 1 | 817 | 25.00 | 900 |
| *R19 | 1 | 1201 | 25.00 | 900 |

Total quantity : 137

031712

SDC

FILE COPY

4-42

Client: Golden Homes
Phone:

Site: Lot 42 Ashgrove Court
Lincoln

Phone:

ıiption: Smaill Residence

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd

Printed: 15:23:07 23 Feb 2004

**The computer desig input has been carried out by:**

Signed: ..... Date: 23-2-04

Name of Computer Operator: Lloyd Harwood

Qualifications and Title: .....

Company: **Westlake Timber**

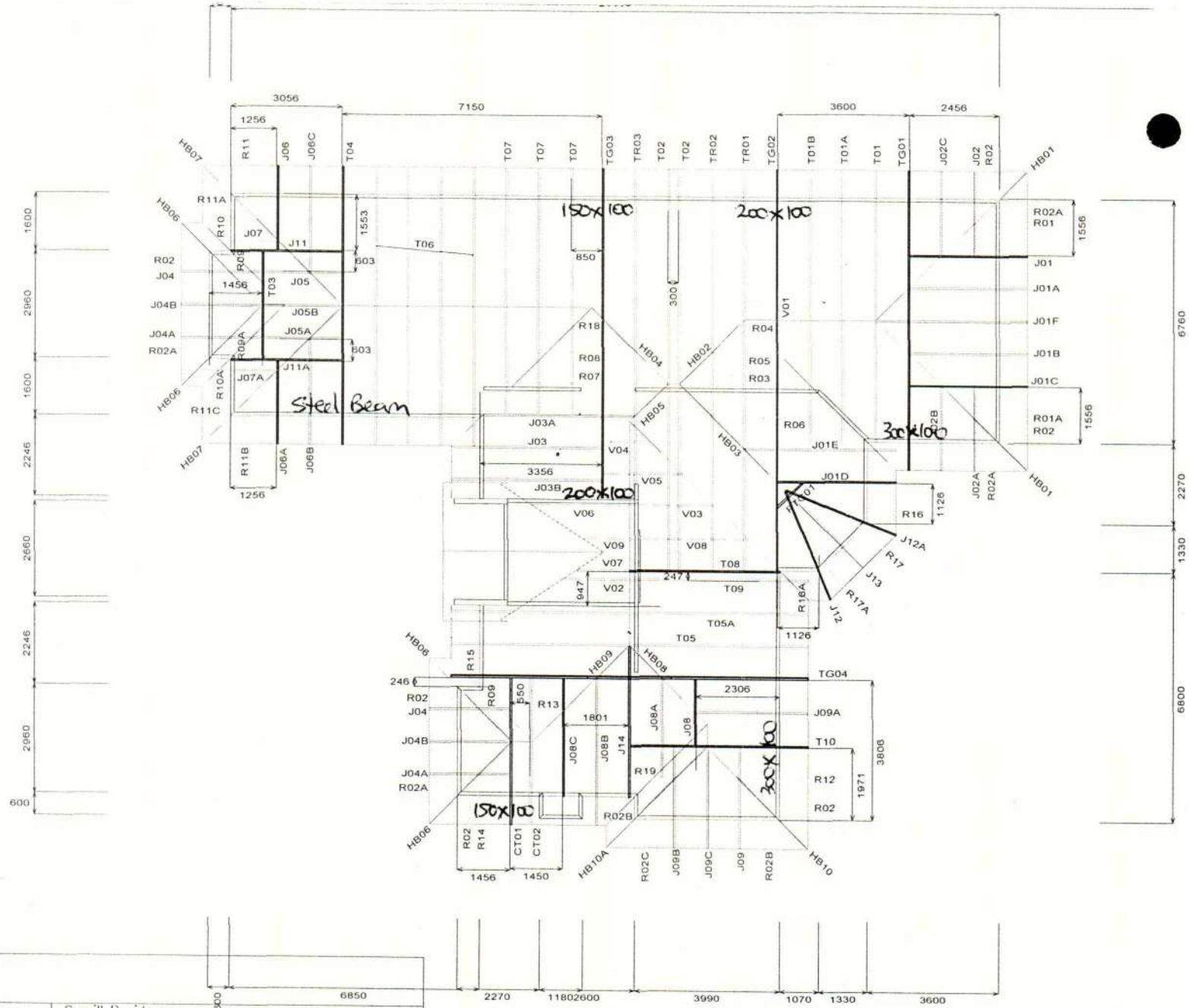
**Verification / Acceptance of Input Data:**

have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: ..... Date: .....

Name: ..... Company: .....

FILE COPY






Westlake Timber

| | | | | |
|---|---|---|---|---|
| 62 Waterloo Road<br>obob<br>Christchurch<br>New Zealand<br>Telephone: (03) 349-4008<br>Fax: (03) 349-2004 | Name: Golden Homes<br>Address: Lot 42 Ashgrove Court<br>Lincoln<br><br>Telephone: | Smaill Residence | | |
| | | Job: 4-42 | | |
| | | file location: C:\MITEKT\JOBS\4-42\ | | |
| | | Scale: 1 : 230 | Date: 2/12/2003 | Drawn By: Lloyd |

Fxtto Selwyn 3/2



# Westlake Timber

Job: 4-42

Description: Smaill Residence

SMAILL

Client: Golden Homes
Phone: O/N 115E.

Site: Lot 42 Ashgrove Court
Lincoln

Phone:

MiTek 2000 - Engineering 4.3 Gamma4 (Build 1228) MiTek New Zealand Ltd. Printed: 12:39:55 03 Feb 2004

## PRODUCER STATEMENT
## MiTek 2000™ TRUSS DESIGN PROGRAM

COPY FOR YOUR INFORMATION

### Certification of Mitek 2000™ Truss Design Program

The MiTek 2000™ truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

### Summary of MiTek 2000™ Truss Design Data and Output

The MiTek 2000™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

**Roof Truss**
Timber Group: DF No.1 Fr D

**Roof**
Material: Monier Concrete Tiles
Dead Load: 0.600 kPa
Restraints: 400 mm centres
Live Load: Qur = 0.250 kPa
Qc = 1.000 kN

Pitch: 25.00 deg

**Ceiling**
Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres

Std Overhang: 750 mm

**Wind**
Area: High (44.0 m/s )
Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

**Snow**
Location: Christchurch at 100 m
Open Ground Load: 0.550 kPa
Basic Roof Load: 0.440 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

**Truss List**
Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Unmarked trusses = designed successfully

| Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) | Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) | Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CT01 | 1 | 3206 | 25.00 | 900 | J10A | 1 | 1406 | 25.00 | 900 | *HB06 | 4 | 3116 | 18.25 | 900 |
| CT02 | 1 | 3206 | 25.00 | 900 | J11 | 1 | 3056 | 25.00 | 900 | *HB07 | 2 | 5379 | 18.25 | 900 |
| J01 | 1 | 2456 | 25.00 | 900 | J11A | 1 | 3056 | 25.00 | 900 | *HB08 | 1 | 3755 | 18.25 | 900 |
| J01A | 1 | 2456 | 25.00 | 900 | J12 | 1 | 2200 | 23.31 | 900 | *HB09 | 1 | 3706 | 18.25 | 900 |
| J01B | 1 | 2456 | 25.00 | 900 | J12A | 1 | 2200 | 23.31 | 900 | *HB10 | 1 | 3844 | 18.25 | 900 |
| J01C | 1 | 2456 | 25.00 | 900 | J13 | 1 | 2033 | 25.00 | 900 | *HB10A | 1 | 3844 | 18.25 | 900 |
| J01D | 1 | 2456 | 25.00 | 900 | J14 | 1 | 3206 | 25.00 | 900 | *R01 | 1 | 1450 | 25.00 | 900 |
| J01E | 1 | 2456 | 25.00 | 900 | PTG01 | 1 | 1000 | 0.00 | 900 | *R01A | 1 | 1450 | 25.00 | 900 |
| J01F | 1 | 2456 | 25.00 | 900 | T01 | 1 | 6760 | 25.00 | 900 | *R02 | 6 | 1094 | 25.00 | 900 |
| J02 | 1 | 1556 | 25.00 | 900 | T01A | 1 | 6760 | 25.00 | 900 | *R02A | 5 | 1094 | 25.00 | 900 |
| J02A | 1 | 1556 | 25.00 | 900 | T01B | 1 | 6760 | 25.00 | 900 | *R02B | 2 | 1094 | 25.00 | 900 |
| J02B | 1 | 1556 | 25.00 | 900 | T02 | 2 | 10360 | 25.00 | 900 | *R02C | 1 | 1094 | 25.00 | 900 |
| J02C | 1 | 1556 | 25.00 | 900 | T03 | 1 | 2960 | 25.00 | 900 | *R03 | 1 | 3553 | 25.00 | 900 |
| J03 | 1 | 3356 | 25.00 | 900 | T04 | 1 | 6160 | 25.00 | 900 | *R04 | 1 | 914 | 25.00 | 900 |
| J03A | 1 | 3356 | 25.00 | 900 | T05 | 1 | 8260 | 25.00 | 900 | *R05 | 1 | 1814 | 25.00 | 900 |
| J03B | 1 | 3356 | 25.00 | 900 | T05A | 1 | 8260 | 25.00 | 900 | *R06 | 1 | 3566 | 25.00 | 900 |
| J04 | 2 | 1456 | 25.00 | 900 | T06 | 4 | 6160 | 25.00 | 900 | *R07 | 1 | 4404 | 25.00 | 900 |
| J04A | 2 | 1456 | 25.00 | 900 | T07 | 3 | 6057 | 25.00 | 900 | *R08 | 1 | 2617 | 25.00 | 900 |
| J04B | 2 | 1456 | 25.00 | 900 | T08 | 1 | 3753 | 25.00 | 900 | *R09 | 2 | 570 | 25.00 | 900 |
| J05 | 1 | 3056 | 25.00 | 900 | T09 | 1 | 3894 | 25.00 | 900 | *R09A | 1 | 570 | 25.00 | 900 |
| J05A | 1 | 3056 | 25.00 | 900 | T10 | 1 | 4107 | 25.00 | 900 | *R10 | 1 | 611 | 25.00 | 900 |
| J05B | 1 | 3056 | 25.00 | 900 | TG01 | 1 | 6760 | 25.00 | 900 | *R10A | 1 | 611 | 25.00 | 900 |
| J06 | 1 | 1553 | 25.00 | 900 | TG02 | 1 | 10360 | 25.00 | 900 | *R11 | 1 | 1150 | 25.00 | 900 |
| J06A | 1 | 1553 | 25.00 | 900 | TG03 | 1 | 8406 | 25.00 | 900 | *R11A | 1 | 1150 | 25.00 | 900 |
| J06B | 1 | 1553 | 25.00 | 900 | TG04 | 1D | 8260 | 25.00 | 900 | *R11B | 1 | 1150 | 25.00 | 900 |
| J06C | 1 | 1553 | 25.00 | 900 | TR01 | 1 | 10360 | 25.00 | 900 | *R11C | 1 | 1150 | 25.00 | 900 |
| J07 | 1 | 1256 | 25.00 | 900 | TR02 | 1 | 10360 | 25.00 | 900 | *R12 | 1 | 1865 | 25.00 | 900 |
| J07A | 1 | 1256 | 25.00 | 900 | TR03 | 1 | 9099 | 25.00 | 900 | *R13 | 1 | 1713 | 25.00 | 900 |
| J08 | 1 | 3206 | 25.00 | 900 | V01 | 1 | 1754 | 25.00 | 900 | *R14 | 1 | 1350 | 25.00 | 900 |
| J08A | 1 | 3206 | 25.00 | 900 | V02 | 1 | 2900 | 25.00 | 900 | *R15 | 1 | 560 | 25.00 | 900 |
| J08B | 1 | 3206 | 25.00 | 900 | V03 | 1 | 2330 | 25.00 | 900 | *R16 | 1 | 1378 | 25.00 | 900 |
| J08C | 1 | 3206 | 25.00 | 900 | V04 | 1 | 1060 | 25.00 | 900 | *R16A | 1 | 1378 | 25.00 | 900 |
| J08D | 1 | 3206 | 25.00 | 900 | V05 | 1 | 2204 | 25.00 | 900 | *R17 | 1 | 1235 | 25.00 | 900 |
| J09 | 1 | 1971 | 25.00 | 900 | *HB01 | 2 | 5803 | 18.25 | 900 | *R17A | 1 | 1235 | 25.00 | 900 |
| J09A | 1 | 2306 | 25.00 | 900 | *HB02 | 1 | 3772 | 18.25 | 900 | *R18 | 1 | 817 | 25.00 | 900 |
| J09B | 1 | 1971 | 25.00 | 900 | *HB03 | 1 | 4110 | 18.25 | 900 | *R19 | 1 | 1201 | 25.00 | 900 |
| J09C | 1 | 1971 | 25.00 | 900 | *HB04 | 1 | 3635 | 18.25 | 900 | | | | | |
| J10 | 1 | 1406 | 25.00 | 900 | *HB05 | 1 | 2499 | 18.25 | 900 | | | | | |

**Total quantity : 137**

FILE COPY 031712

PLEASE NOTE
This set of plans MUST be available on site when inspections are carried out.

# Westlake Timber

Job: 4-42

Client: Golden Homes
Phone:

Site: Lot 42 Ashgrove Court
Lincoln

Phone:

Description: Smaill Residence

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Printed: 12:39:55 03 Feb 2004

**The computer design input has been carried out by:**

Signed: .....

Date: 3-2-04

Name of Computer Operator: Lloyd Harwood

Qualifications and Title: .....

Company: **Westlake Timber**

**Verification / Acceptance of Input Data:**

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: .....

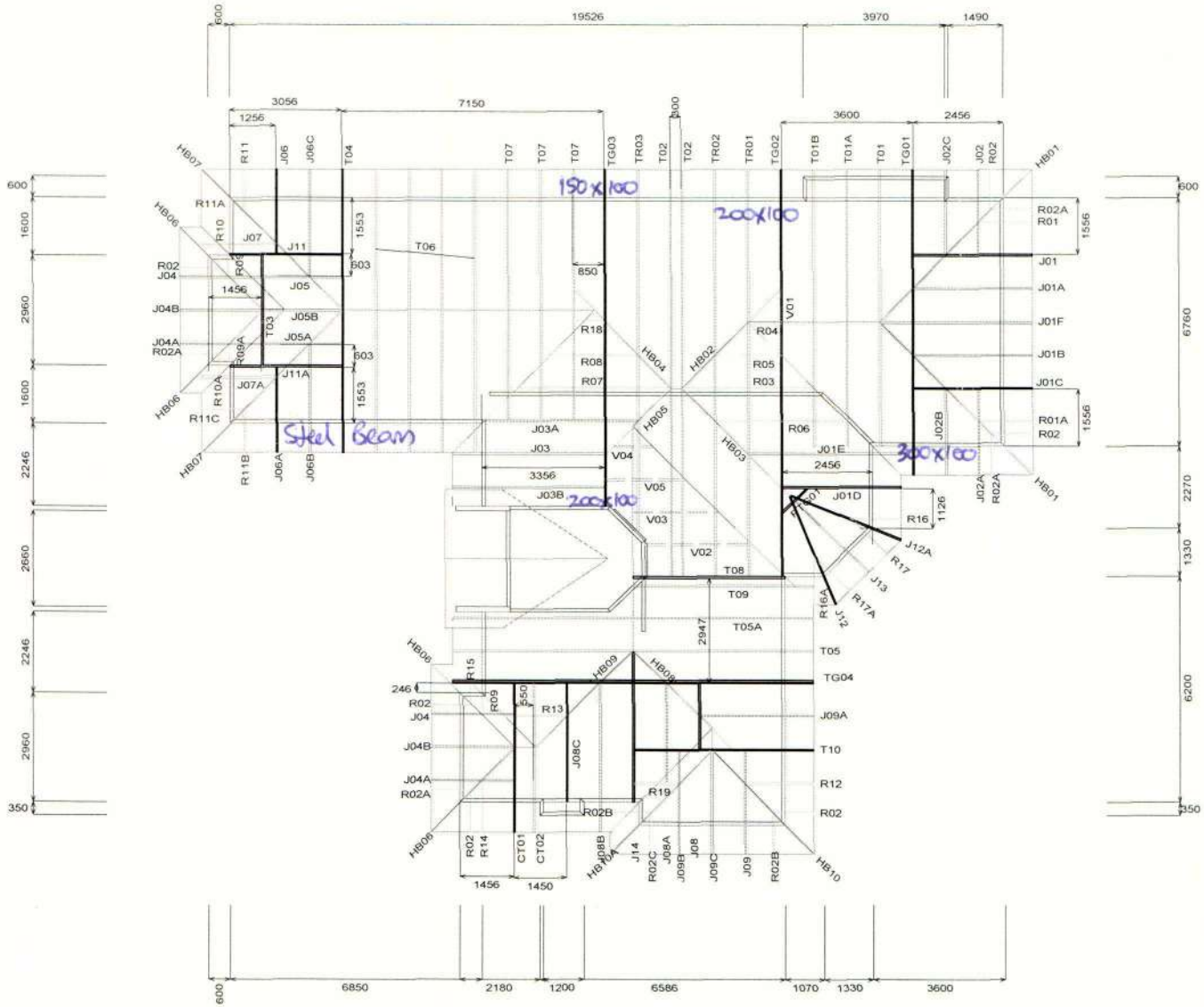
Date: .....

Name: .....

Company: .....

FILE COPY

PLEASE NOTE
This set of plans MUST be available on site when inspections are carried out




FILE COPY

# Westlake Timber

62 Waterloo Road
obob
Christchurch
New Zealand
Telephone: (03) 349-4008
Fax: (03) 349-2004

Name: Golden Homes
Address: Lot 42 Ashgrove Court
Lincoln

Telephone:

Smaill Residence

Job: 4-42

file location: C:\MITEK1\JOBS\4-42\

Scale: 1 : 184 | Date: 2/12/2003 | Drawn By: Lloyd

PLEASE NOTE
This set of plans MUST be available on site when work are carried out.

Selwyn DISTRICT COUNCIL

# FILE NOTE

Consent No: 031712.

Applicants Name: SMALL

Date: 10 / 2 / 04.

**MEMO** (GOLDEN HOMES).

I SPOKE TO BOB, REGARDING "NO PLASTER" ON ENTRY GABLE AREA.

I ADVISED PLANS DO NOT NOTE FINISH (OTHER THAN SOFFITS) & ENTRY SECTION IS DOTTED WHICH WOULD IMPLY PLASTER FINISH.

BOB ADVISED THIS AREA WOULD BE A PAINT/TEXTURE COAT FINISH OVER HARDIFLEX.

Signed

F/1

Northwood
Ph 3238366 fax 3238367

**GOLDEN HOMES**
**Aalst Construction LTD.**

# Fax

| | | | |
|---|---|---|---|
| To: | Vanessa Beavon | From: | Bob Schaak |
| Fax: | 324-3531 | Pages: | 3 |
| Phone: | | Date: | 8-2-04 |
| Re: | Smaill | CC: | 115 E Job number |

☑ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Vanessa Beavon

Re Smaill B/C no 031712.

1 - Truss design should be with you now.

2 - There is no plaster system on Entry Gable.

Also attached the extra details you requested

Cheers

Bob

FILE

Fax 03 323 3367 Golden Homes
Northwood

MCH Limited
GRAHAM COX BE(Hons) MIPENZ
MIKE HORSLEY BE MIPENZ
CIVIL AND STRUCTURAL ENGINEERS
PROJECT MANAGEMENT

18 Willow Street
PO Box 1029
TAURANGA
Telephone: (07) 578-4071
Facsimile: (07) 578-4178

# PRODUCER STATEMENT - DESIGN

| | |
|---|---|
| ISSUED BY: | Graham Bruce Cox |
| TO: | Golden Homes |
| IN RESPECT OF: | 2.8 metre Entry Lintel |
| | Golden Homes Ltd, "Palm Springs" Design |
| AT: | Various Locations |

MCH Ltd have been engaged by The Designer to provide structural design services in respect of the requirements of Clause B1 of the Building Regulations 1992 for the building work.
The design has been prepared in accordance with B1/VM1 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on our calculation sheet dated Dec'01 titled Entry Portal for "Palm Springs" and numbered 184/01 and the specification and other documents according to which the building is proposed to be constructed.

As an independent 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:

the verification of the following design assumptions

i) all proprietary products meeting the performance specification requirements.
ii) all non-specific design construction to NZS 3604:1999 and NZS 4229:1999.
iii) inspection of construction by the Territorial Authority or a Registered Building Certifier.
iv) Contributing roof width = 0.8m max
v) Roof pitch = 35 degrees Lintel span = 2.8m
vi) Max 45kg/m$^2$ for heavy roof cladding
vii) "very high" wind zones and all snow zones up to 500m (refer notes on drawing)
viii) the entry roof and walls are separately braced against lateral loading.
ix) installation in accordance with MCH Limited drawing 184/01/S1 dated Dec'01

the structural engineering designed elements comply with the relevant provisions of the building code.

This producer statement does not cover the suitability or stability of the site.

This certificate is valid until 31 December 2003 or the issue of a revision to either NZS3604:1999 or NZS4203:1992, whichever occurs first.

GBCox
(Signature suitably qualified design professional)

DATE: 20-12-01

BC031712

BE (Civil) MIPENZ
(Professional Qualifications)

ERB REG. NO.: 8227

FILE

MCH Limited
GRAHAM COX BE(Hons) MIPENZ
MIKE HORSLEY BE MIPENZ

CLIENT: Golden Homes
PROJECT: Entry Portal for "Palm Springs"

PAGE: 1
REF: 184/01
DATE: 20-12-01
DESIGN: SBC

Portal required to carry vertical load only - ceiling/roof will transfer lateral loads to house bracing

Assume 0.8m width of heavy roof construction
"Very high" wind zone
Snow load, zone 4 below 500m

Dead

$W_D = 0.45 \times 0.8 + \frac{5 \times 0.05^2}{0.4} \times 0.8 + 5 \times (0.1 \times 0.05 + 0.07 \times 0.05) + \frac{5 \times 0.07 \times 0.05}{0.6} \times 0.8$

Tiles + 0.08 × 0.8 (Tiles); Purlins + 0.1 (Purlins); Timber; Ceiling timber; ceiling self

= 0.62 kN/m

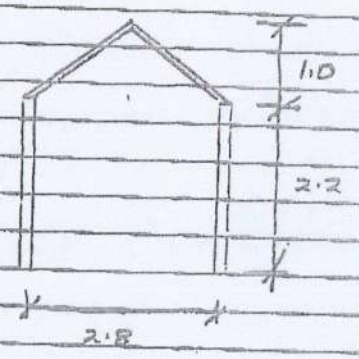
Live

$W_Q = 0.25 \times 0.8 = 0.2$ kN/m or 1 kN

Wind

$W_W = -1.2 \times 1.5 \times 0.8 = -1.44$

$V_z = 50$ m/s
$q_{ult} = 1.5$ kPa
$C_p = -1.2$



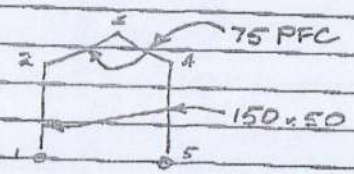

Snow

$S_o = 1.7$ kPa  $C_c = 1$
$C_e = 1.2$
$C_r = 0.875$ for 25°

$S = 1 \times 1.2 \times 0.875 \times 1.7 = 1.785$ kPa

$W_S = 1.785 \times 0.8 = 1.43$

From Multiframe




| Knee (Joints 2 & 4) | | Apex Joint 3 | |
|---|---|---|---|
| $M_D = 0.24$ | $\Delta = 1.24 \leftarrow$ | $M_D = 0.26$ | $\Delta = 1.67 \downarrow$ |
| $M_Q = 0.08$ | $= 0.4 \leftarrow$ | 0.08 | $0.54 \downarrow$ |
| $M_{Q1} = 0.21$ | $= 1.13 \leftarrow$ | 0.40 | $1.65 \downarrow$ |
| $M_W = -0.41$ | $= 1.71 \rightarrow$ | -0.12 | $2.54 \uparrow$ |
| $M_S = 0.55$ | $2.64 \leftarrow$ | 0.61 | $3.86 \downarrow$ |

Knee

$M^* = 1.2 \times 0.24 + 1.6 \times 0.21 = 0.62$
$= 0.9 \times 0.24 - 0.61 = -0.19$
$= 1.2 \times 0.24 + 1.2 \times 0.65 = 0.95$
$N^* = 1.2 \times 0.87 + 1.2 \times 2 = 3.4$

Apex

$M^* = 1.2 \times 0.26 + 1.6 \times 0.4 = 0.95$
$= 0.9 \times 0.26 - 0.12 = 0.11$
$= 1.2 \times 0.26 + 1.2 \times 0.61 = 1.04$

75 PFC  $\phi M = 0.9 \times 300 \times 18.2 = 4.91 > 1.04$ ✓
150x50  $\phi M = 0.8 \times 0.8 \times 17.7 \times 147 = 1.66 > 0.95$ ✓
$\phi N = 0.8 \times 0.8 \times 0.15 \times 20.8 \times 0.44 \times 0.045 = 12.6$ kN

$\frac{0.95}{1.66} + \frac{3.4}{12.6} = 0.82 < 1$

Rafter: 75 PFC
Post: 150 x 50

Joint

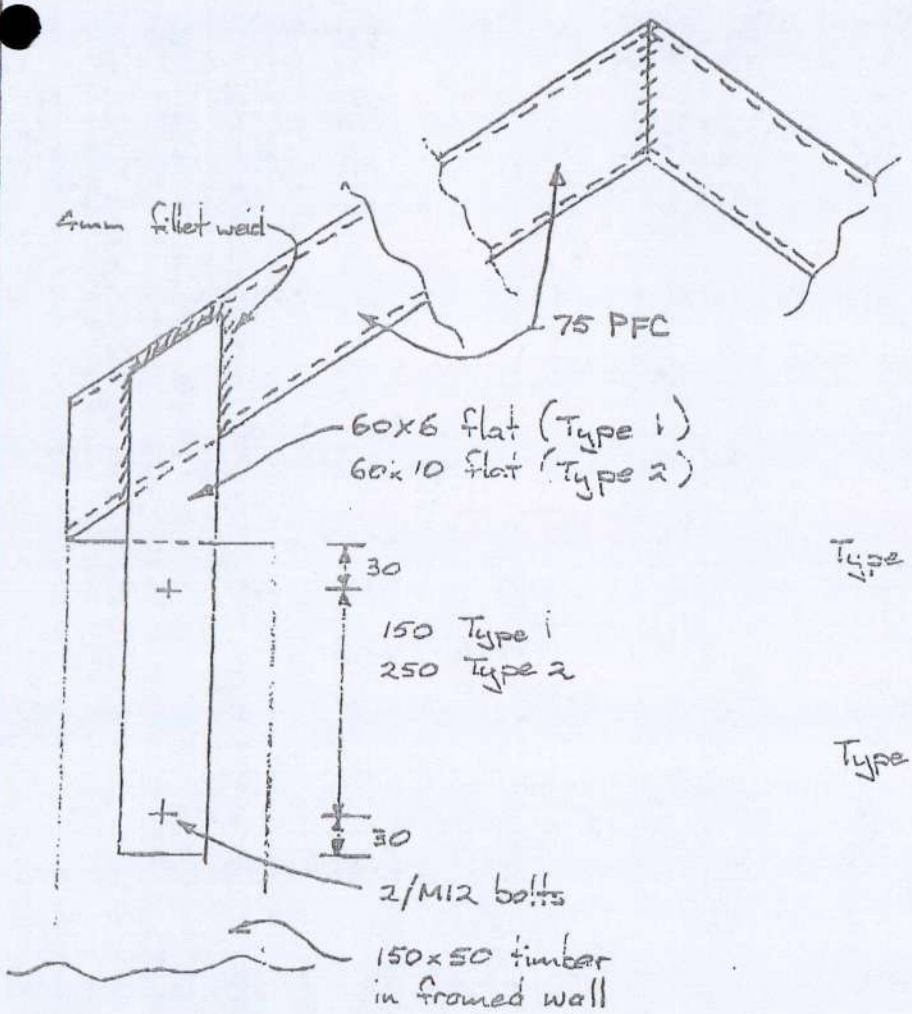
M12, $\phi Q_n = 0.7 \times 0.8 \times 6.97 = 3.9$ kN  $d_{min} = \frac{0.95}{3.9} = 0.244$
$M^* = 0.95$

M16  $\phi Q_n = 0.7 \times 0.8 \times 9.29 = 5.2$  $d = 0.183$

60x6 flat  $\phi M = 0.9 \times 250 \times 3.6 = 0.81$

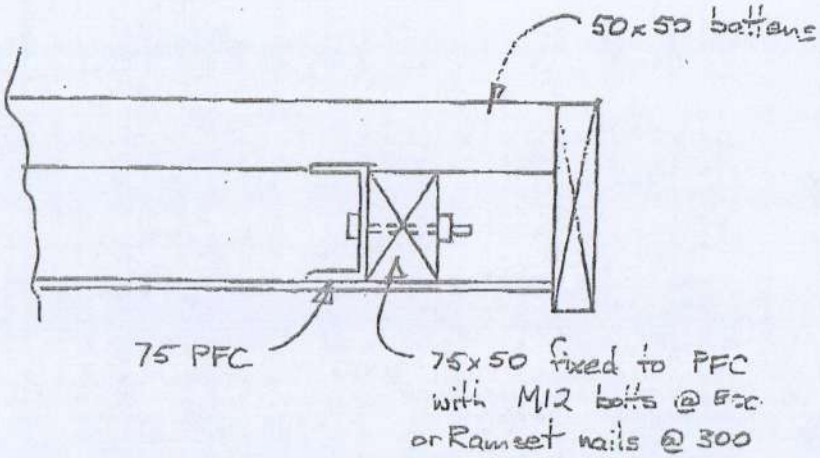
Plate 60x6
60x10 for [illegible]

FILE



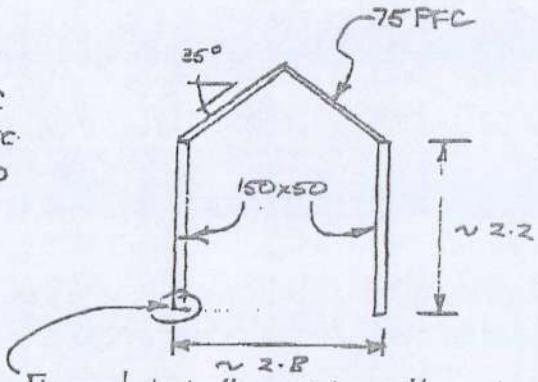

Type 1: North of North Island and snow zone 1 of North Island (central, southern and eastern) up to 700 m

Type 2: South Island, up to 500 m
North Island snow zone 1, 700 to 1500 m




BC031712.

FILE




Fix post to bottomplate with 6/75x3.3 skew nails and bolt plate to concrete

NOTE:
Supports up to 0.8m of heavy roof
All lateral load (Wind, EQ) are carried by bracing to the house

| | | |
|---|---|---|
| MCH Limited<br>GRAHAM COX<br>MIKE HORSLEY<br>CIVIL AND STRUCTURAL ENGINEERS<br>PROJECT MANAGEMENT | 19 WILLOW STREET<br>P.O. BOX 1028<br>TAURANGA<br>PH: (07) 578-4071<br>FAX: (07) 578-4170 | TITLE<br>Golden Homes<br>Entry Lintel for<br>"Palm Springs" House Design |
| REF: 184/01<br>DATE: Dec '01<br>DRAWING NO.<br>184/01 | | |

62 Waterloo Road
PO Box 16-737
Hornby
Christchurch

Ph. 349-4008
Fax 349-2004
Email: sales@westlake.co.nz
www.westlake.co.nz

# WESTLAKE TIMBER LTD

TRUSSES ★ PRE-NAIL ★ POSI-STRUTS ★ FLITCH BEAMS ★ TIMBER

Vanessa Beavon.
BUILDING CONSENTS
SELWYN

PAGE 1/4

3/2/2004

PROJECT NO: 031712.
NAME: Smail
LOT NO : 42 Ashgrove Court
Ryelands.

Producer Statement and Truss layout for above job.

Regards

Lynn.

FILE COPY

## Westlake Timber

Job: 4-42 Client: Golden Homes Site: Lot 42 Ashgrove Court Lincoln

Phone: O/N 115E.

Description: Small Residence SMALL Phone:

MiTek 20/20 - Engineering Gamma4 (Build 1228) MiTek New Zealand Ltd. Printed: 12:39:55 03 Feb 2004

### PRODUCER STATEMENT
### MiTek 2000™ TRUSS DESIGN PROGRAM

**Certification of Mitek 2000™ Truss Design Program**

The MiTek 2000™ truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MiTek 2000™ Truss Design Data and Output**

The MiTek 2000™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

**Roof Truss**

| | | | | | |
|---|---|---|---|---|---|
| Timber Group: | DF No.1 Fr D | Pitch: | 25.00 deg | Std Overhang: | 750 mm |
| **Roof** | | **Ceiling** | | **Wind** | |
| Material: | Monier Concrete Tiles | Material: | Standard | Area: | High (44.0 m/s ) |
| Dead Load: | 0.600 kPa | Dead Load: | 0.200 kPa | Pressure Coeff: | Cpe = varies; Cpi = -0.30, 0.20 |
| Restraints: | 400 mm centres | Restraints: | 400 mm centres | **Snow** | |
| Live Load: | Qur = 0.250 kPa | | | Location: | Christchurch at 100 m |
| | Qc = 1.000 kN | | | Open Ground Load: | 0.550 kPa |
| | | | | Basic Roof Load: | 0.440 kPa |

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

**Truss List**

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

| Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) | Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) | Truss | Qty | Span (mm) | Pitch (deg) | Spacing (mm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CT01 | 1 | 3206 | 25.00 | 900 | J10A | 1 | 1406 | 25.00 | 900 | *HB06 | 4 | 3116 | 18.25 | 900 |
| CT02 | 1 | 3206 | 25.00 | 900 | J11 | 1 | 3056 | 25.00 | 900 | *HB07 | 2 | 5379 | 18.25 | 900 |
| J01 | 1 | 2456 | 25.00 | 900 | J11A | 1 | 3056 | 25.00 | 900 | *HB08 | 1 | 3755 | 18.25 | 900 |
| J01A | 1 | 2456 | 25.00 | 900 | J12 | 1 | 2200 | 23.31 | 900 | *HB09 | 1 | 3706 | 18.25 | 900 |
| J01B | 1 | 2456 | 25.00 | 900 | J12A | 1 | 2200 | 23.31 | 900 | *HB10 | 1 | 3844 | 18.25 | 900 |
| J01C | 1 | 2456 | 25.00 | 900 | J13 | 1 | 2033 | 25.00 | 900 | *HB10A | 1 | 3844 | 18.25 | 900 |
| J01D | 1 | 2456 | 25.00 | 900 | J14 | 1 | 3206 | 25.00 | 900 | *R01 | 1 | 1450 | 25.00 | 900 |
| J01E | 1 | 2456 | 25.00 | 900 | PTG01 | 1 | 1000 | 0.00 | 900 | *R01A | 1 | 1450 | 25.00 | 900 |
| J01F | 1 | 2456 | 25.00 | 900 | T01 | 1 | 6760 | 25.00 | 900 | *R02 | 6 | 1094 | 25.00 | 900 |
| J02 | 1 | 1556 | 25.00 | 900 | T01A | 1 | 6760 | 25.00 | 900 | *R02A | 5 | 1094 | 25.00 | 900 |
| J02A | 1 | 1556 | 25.00 | 900 | T01B | 1 | 6760 | 25.00 | 900 | *R02B | 2 | 1094 | 25.00 | 900 |
| J02B | 1 | 1556 | 25.00 | 900 | T02 | 2 | 10360 | 25.00 | 900 | *R02C | 1 | 1094 | 25.00 | 900 |
| J02C | 1 | 1556 | 25.00 | 900 | T03 | 1 | 2960 | 25.00 | 900 | *R03 | 1 | 3553 | 25.00 | 900 |
| J03 | 1 | 3356 | 25.00 | 900 | T04 | 1 | 6160 | 25.00 | 900 | *R04 | 1 | 914 | 25.00 | 900 |
| J03A | 1 | 3356 | 25.00 | 900 | T05 | 1 | 8260 | 25.00 | 900 | *R05 | 1 | 1814 | 25.00 | 900 |
| J03B | 1 | 3356 | 25.00 | 900 | T05A | 1 | 8260 | 25.00 | 900 | *R06 | 1 | 3566 | 25.00 | 900 |
| J04 | 2 | 1456 | 25.00 | 900 | T06 | 4 | 6160 | 25.00 | 900 | *R07 | 1 | 4404 | 25.00 | 900 |
| J04A | 2 | 1456 | 25.00 | 900 | T07 | 3 | 6057 | 25.00 | 900 | *R08 | 1 | 2617 | 25.00 | 900 |
| J04B | 2 | 1456 | 25.00 | 900 | T08 | 1 | 3753 | 25.00 | 900 | *R09 | 2 | 570 | 25.00 | 900 |
| J05 | 1 | 3056 | 25.00 | 900 | T09 | 1 | 3894 | 25.00 | 900 | *R09A | 1 | 570 | 25.00 | 900 |
| J05A | 1 | 3056 | 25.00 | 900 | T10 | 1 | 4107 | 25.00 | 900 | *R10 | 1 | 611 | 25.00 | 900 |
| J05B | 1 | 3056 | 25.00 | 900 | TG01 | 1 | 6760 | 25.00 | 900 | *R10A | 1 | 611 | 25.00 | 900 |
| J06 | 1 | 1553 | 25.00 | 900 | TG02 | 1 | 10360 | 25.00 | 900 | *R11 | 1 | 1150 | 25.00 | 900 |
| J06A | 1 | 1553 | 25.00 | 900 | TG03 | 1 | 8406 | 25.00 | 900 | *R11A | 1 | 1150 | 25.00 | 900 |
| J06B | 1 | 1553 | 25.00 | 900 | TG04 | 1D | 8260 | 25.00 | 900 | *R11B | 1 | 1150 | 25.00 | 900 |
| J06C | 1 | 1553 | 25.00 | 900 | TR01 | 1 | 10360 | 25.00 | 900 | *R11C | 1 | 1150 | 25.00 | 900 |
| J07 | 1 | 1256 | 25.00 | 900 | TR02 | 1 | 10360 | 25.00 | 900 | *R12 | 1 | 1865 | 25.00 | 900 |
| J07A | 1 | 1256 | 25.00 | 900 | TR03 | 1 | 9099 | 25.00 | 900 | *R13 | 1 | 1713 | 25.00 | 900 |
| J08 | 1 | 3206 | 25.00 | 900 | V01 | 1 | 1754 | 25.00 | 900 | *R14 | 1 | 1350 | 25.00 | 900 |
| J08A | 1 | 3206 | 25.00 | 900 | V02 | 1 | 2900 | 25.00 | 900 | *R15 | 1 | 560 | 25.00 | 900 |
| J08B | 1 | 3206 | 25.00 | 900 | V03 | 1 | 2330 | 25.00 | 900 | *R16 | 1 | 1378 | 25.00 | 900 |
| J08C | 1 | 3206 | 25.00 | 900 | V04 | 1 | 1060 | 25.00 | 900 | *R16A | 1 | 1378 | 25.00 | 900 |
| J08D | 1 | 3206 | 25.00 | 900 | V05 | 1 | 2204 | 25.00 | 900 | *R17 | 1 | 1235 | 25.00 | 900 |
| J09 | 1 | 1971 | 25.00 | 900 | *HB01 | 2 | 5803 | 18.25 | 900 | *R17A | 1 | 1235 | 25.00 | 900 |
| J09A | 1 | 2306 | 25.00 | 900 | *HB02 | 1 | 3772 | 18.25 | 900 | *R18 | 1 | 817 | 25.00 | 900 |
| J09B | 1 | 1971 | 25.00 | 900 | *HB03 | 1 | 4110 | 18.25 | 900 | *R19 | 1 | 1201 | 25.00 | 900 |
| J09C | 1 | 1971 | 25.00 | 900 | *HB04 | 1 | 3635 | 18.25 | 900 | | | | | |
| J10 | 1 | 1406 | 25.00 | 900 | *HB05 | 1 | 2499 | 18.25 | 900 | | | | | |

Total quantity : 137

BC031712.

FILE COPY

## Westlake Timber

Job: 4-42

Client: Golden Homes
Phone:

Site: Lot 42 Ashgrove Court
Lincoln

Phone:

Description: Small Residence

MiTek 20/20 - Engineering Gamma4 (Build 1228) MiTek New Zealand Ltd. Printed: 12:39:55 03 Feb 2004

**The computer design input has been carried out by:**

Signed: ..... Date: 3-2-04

Name of Computer Operator: Lloyd Harwood

Qualifications and Title: .....

Company: **Westlake Timber**

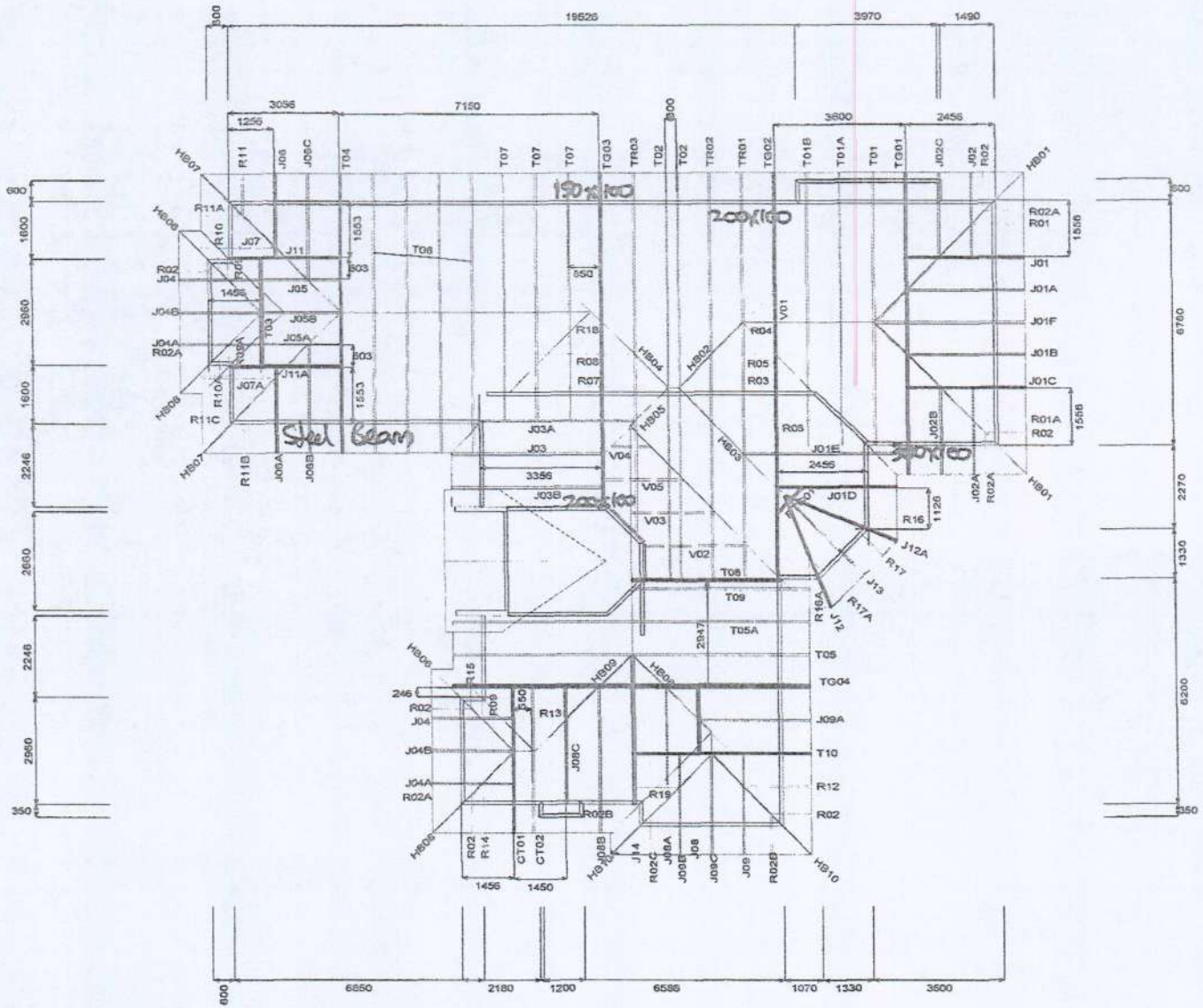
**Verification / Acceptance of Input Data:**

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: ..... Date: .....

Name: ..... Company: .....

FILE COPY






Westlake Timber
2 Waterloo Road
Nob
hristchurch
ew Zealand
elephone: (03)
49-4008
ax: (03) 349-2004

Name: Golden Homes
Address: Lot 42 Ashgrove Court
Lincoln

Telephone:

Smaill Residence

Job: 4-42

File location: C:\WTEK1\JOBS\4-42\

Scale: 1 : 184 | Date: 2/12/2003 | Drawn By: Lloyd

# BUILDING CERTIFICATE NO: 03/852

Section 56, Building Act 1991

Issued by: Kelvin Newman
currently approved and registered as a Building Certifier-Rego No: 11.

To: Selwyn District Council

Project Information Memorandum No: .....
Building Consent No: ..031712...

| PROJECT | | PROJECT LOCATION |
|---|---|---|
| New or Relocated Building | ✓ | Street Address: |
| Alteration or Addition | ☐ | Ashgrove Court |
| Logfire | ☐ | |
| Intended use (*s*) [*In detail*]: | | Legal Description: |
| Domestic Living | ✓ | Lot No: 42 Dp: 323773 |
| Out Building | ☐ | |
| Intended life: | | |
| Indefinite but not less than 50 years. | ✓ | |
| Demolition or Removal | ☐ | |
| Being stage one of an intended one stages. | | |

This is to certify that:

The Building Certifier has been engaged to inspect specified building work in relation to listed provisions of the Building Code as detailed in the one page headed "Scope of Building Certifier's Engagement Building Certificate No: 03/852" attached to this notice.

The Building Certifier is satisfied on reasonable grounds that:

✓ The proposed building work would comply with the listed provisions of the Building Code if properly completed in accordance with the listed plans and specifications.

☐ The building work complied with the listed provisions of the Building Code on the date of certification.

Signed by or on behalf of the Building Certifier:

Name: Kelvin Newman ...K J Newman.....
Position: Building Certifier Date: 12/12/03

2001/2

SCOPE OF BUILDING CERTIFIERS ENGAGEMENT
BUILDING CERTIFICATE NO: 03/852

Checking of Plans & Specifications for compliance with provisions of the Building Code listed in Building Certifiers Scope of approval.

Inspection procedures required during construction.

Issue of Code Compliance Certificate when work meets the requirements of the Building Certificate & Building Code.

Items not covered by the Building Certificate are as follows.

.....K.N.....Truss design

.....K.N.....Producers statement for beams outside the Scope of NZ3604.

.....Engineering for foundation design.

.....K.N.....Engineering design for items outside the Scope of NZ Standards associated with the Scope of Registrations No.11.

.....K.N.....Cladding systems outside the Scope of Registration No.11.

.....Effluent design.

In addition:

.....K.N.....Gas to be self-certified by registered gas fitter.

.....K.N.....Electrical to be self-certified by registered electrician.

Signed by or on behalf of the Building Certifier:

Name: Kelvin Newman K.Newman.....
Position: Building Certifier Date: 12/12/03

BC031712

*No. 11*

# Register of Building Certifiers

established under section 53
of the Building Act 1991

*Building Industry Authority*

**Name: NEWMAN, Kelvin John**

**Registration No:** 11

**Date of approval:** 6/10/1997
**Date of renewal:** 16/9/2003

**Date of expiry of approval:** 16/9/2004
**Date of amendment:** 16/9/2003

**Address:**
In-Spect Building Certification Company Ltd
35 Maces Road, Christchurch
Phone 03 384 4492
Fax 03 384 6588

**Approved by the Building Industry Authority under Part VII of the Building Act 1991 in respect of the provisions of the building code listed below subject to the limitations listed below:**

| ***General limitations*** |
|---|
| Detached dwellings in accordance with clause A1 2.0.2 of the building code and multi-unit dwellings in accordance with clause A1 2.0.3 of the building code that:<br>1. Are stand-alone structures intended as a home or residence of not more than two households, and<br>2. If a duplex, are restricted to two adjoining dwelling units under a single roof, and<br>3. Do not include any unit that is a unit under the Unit Titles Act 1972, or any unit that is a hostel, boarding house or other specialised accommodation, and<br>4. where each household unit has more than one other household unit vertically above it, and in which each household unit has an escape route that is not shared with any other household unit.<br><br>Outbuildings and ancillary buildings in accordance with clauses A1 7.0.1 and A1 8.0.1 respectively of the building code and associated with such dwellings. |

| ***Provisions of the building code in respect of which the approval applies and any limitations in respect of each such provision*** | |
|---|---|
| ***Provision*** | ***Limitations*** |
| B1 "Structure" | In respect of proposed building work for building consent purposes:<br>Compliance with B1/AS1, B1/AS2, B1/AS3, and B1/AS4 only.<br>In respect of completed building work for code compliance certificate purposes:<br>Compliance with B1/AS1, B1/AS2, B1/AS3, B1/AS4, including proprietary fixings and the use of proprietary materials for bracing elements, and with B1/VM1 and B1/VM4. |

**Building Industry Authority,** Level 11, Greenock House, 39 The Terrace, PO Box 11846, Wellington, New Zealand
Telephone 64-4-471 0794, Freephone 0800 242 243, Facsimile 64-4-471 0798, Email: bia@bia.govt.nz, Website: www.bia.govt.nz

| ***Provision*** | ***Limitations*** |
|---|---|
| B2 "Durability" | Compliance with B2/AS1 only in relation to the other provisions of the building code listed herein. |
| C1 "Outbreak of fire" | Compliance with C/AS1 Part 9 for solid fuel appliances and chimneys only. |
| C2 "Means of escape", C3 "Spread of fire" and C4 "Structural stability during fire" | Compliance with C/AS1 only, but excluding any building of which all or any part is of fire hazard category 4, or for situations requiring the judgement of a qualified fire or structural engineer. |
| D1 "Access routes" | Compliance with D1/AS1 only. |
| E1 "Surface water" | Compliance with E1/AS1 only. |
| E2 "External moisture" | Compliance with E2/AS1 only. |
| E3 "Internal moisture" | Compliance with E3/AS1 only. |
| F2 "Hazardous building materials" | Compliance with F2/AS1 only in relation to the other provisions of the building code listed herein. |
| F4 "Safety from falling" | Compliance with F4/AS1 only. |
| F5 "Construction and demolition hazards" | Compliance with F5/AS1 only. |
| F7 "Warning Systems" | Compliance with F7/AS1 but only in respect of Section 3 Domestic Smoke Alarms, and the relevant parts of C/AS1. |
| F8 "Signs" | Compliance with F8/AS1 only in relation to the other provisions of the building code listed herein. |
| G1 "Personal hygiene" | Compliance with G1/AS1 only. |
| G2 "Laundering" | Compliance with G2/AS1 only. |
| G3 "Food preparation and prevention of contamination" | Compliance with G3/AS1 only. |
| G4 "Ventilation" | Compliance with G4/AS1 only, but excluding mechanical systems. |
| G5 "Interior environment" | Compliance with G5/AS1 only. |
| G6 "Airborne and impact sound" | Compliance with G6/AS1 only. |
| G7 "Natural light" | Compliance with G7/AS1 only. |
| G12 "Water supplies" | Compliance with G12/AS1 only. |
| G13 "Foul water" | Compliance with G13/AS1 excluding Section 8 and G13/AS2 excluding Section 7. |
| G14 "Industrial Liquid Waste" | In respect of completed building work for the on-site disposal of foul water for code compliance certificate purposes only. |
| G15 "Solid waste" | Compliance with G15/AS1 only. |
| H1 "Energy efficiency" | Compliance with H1/AS1 only. |
| Each of the provisions listed above | Compliance with a current certificate of accreditation. |

IN-SPECT BUILDING CERTIFICATION
CO LTD.

35 Maces Road Ch-Ch 6.
Phone - 3844492.
Fax - 3846588.
Bob - 0274 898605

**INSPECTIONS REQUIRED**

Smaill

COUNCIL CONSENT NO: 031712

PROJECT LOCATION: Ashgrove court.

Rylands

- ☑ Pre-pour foundation.
- ☑ Pre-pour slab.
- ☑ Pre-line plumbing.
- ☑ Post lining prior to stopping.
- ☑ Half high veneer.
- ☐ Fixings/Substraight for plaster system.
- ☑ Drainage prior to back fill.
- ☐ Reinforcing to block work prior to pouring concrete.
- ☑ Final inspection for Code Compliance Certificate issue.
- ☐ Solid Fuel Heater prior to lighting.

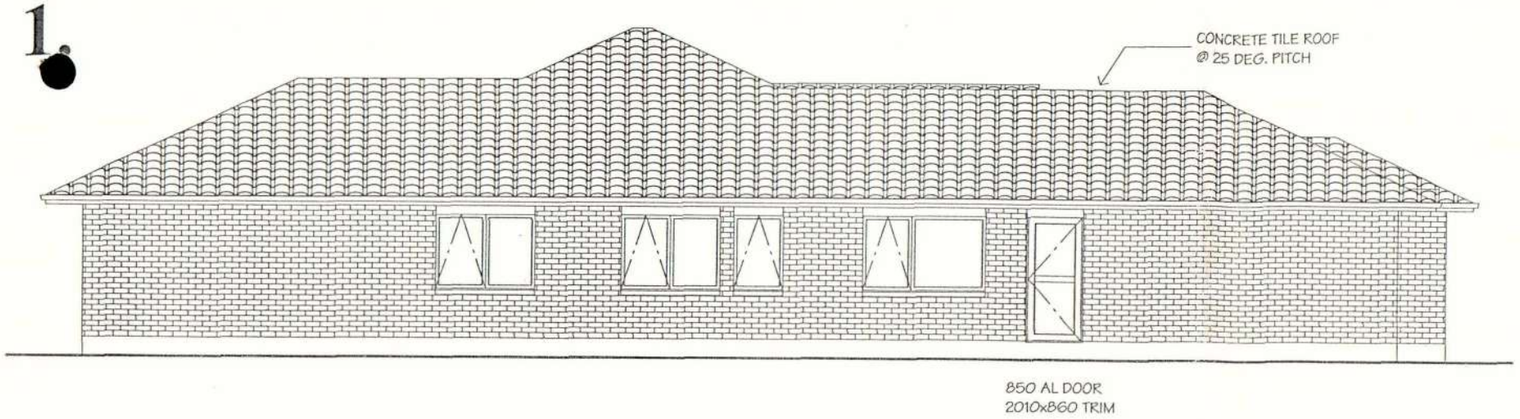
Inspection booking can be made during working hours 7.30am-5.30pm on the above numbers.
If absolutely necessary after hours bookings can be made on 3844492.
24 Hours notice of inspection would be required.
Inspection bookings with less notice can only be done if there is an available time.
When booking inspections please quote the above consent number and project location, contact phone number and if the inspection is required AM or PM.

Yours sincerely.
Kelvin Newman.
Director: In-Spect Building Certification Co Ltd.

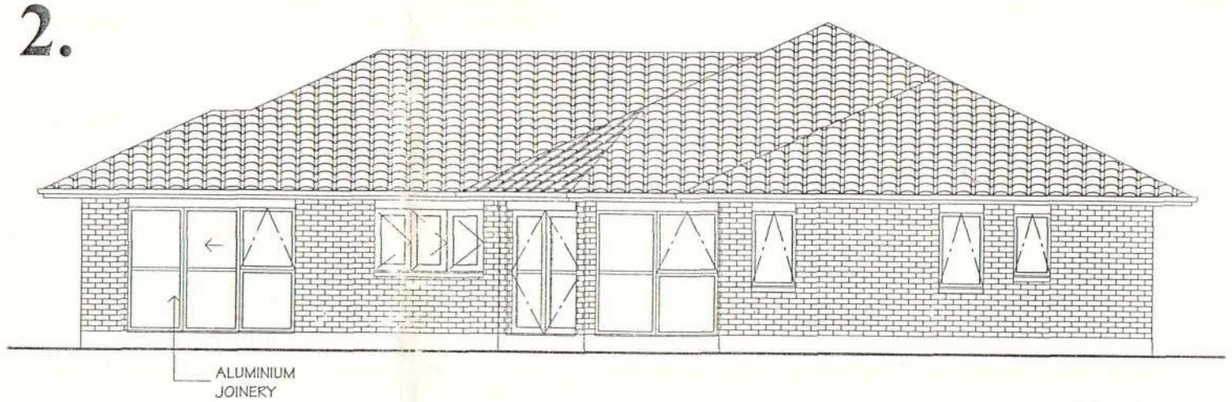
K J Newman

1999/1

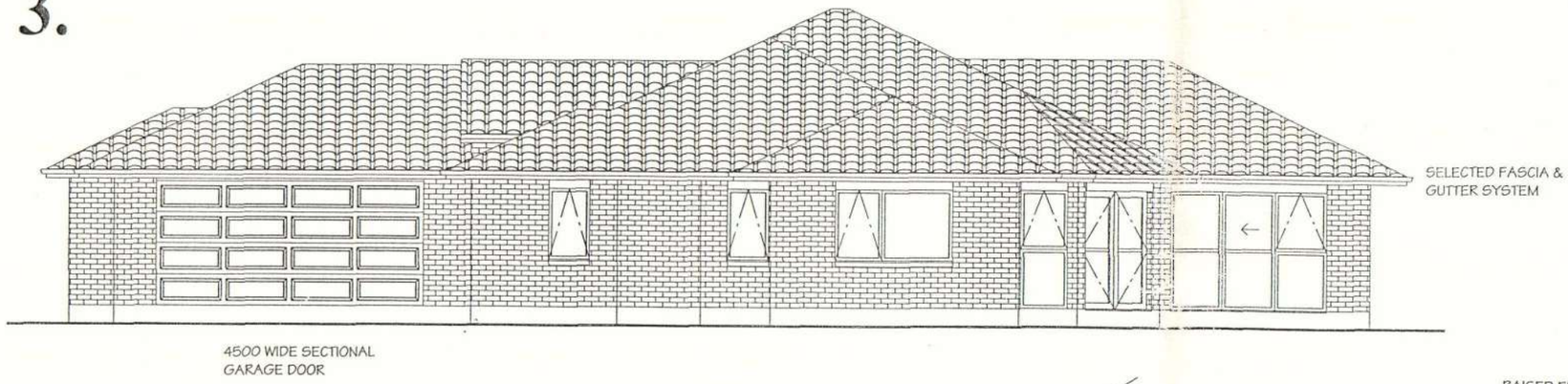
1.




2.




3.




4.


IN-SPECT BUILDING CERTIFICATION CO LTD

THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

GOLDEN HOMES
AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED
# PALM SPRINGS



NOTES

BC031712.

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

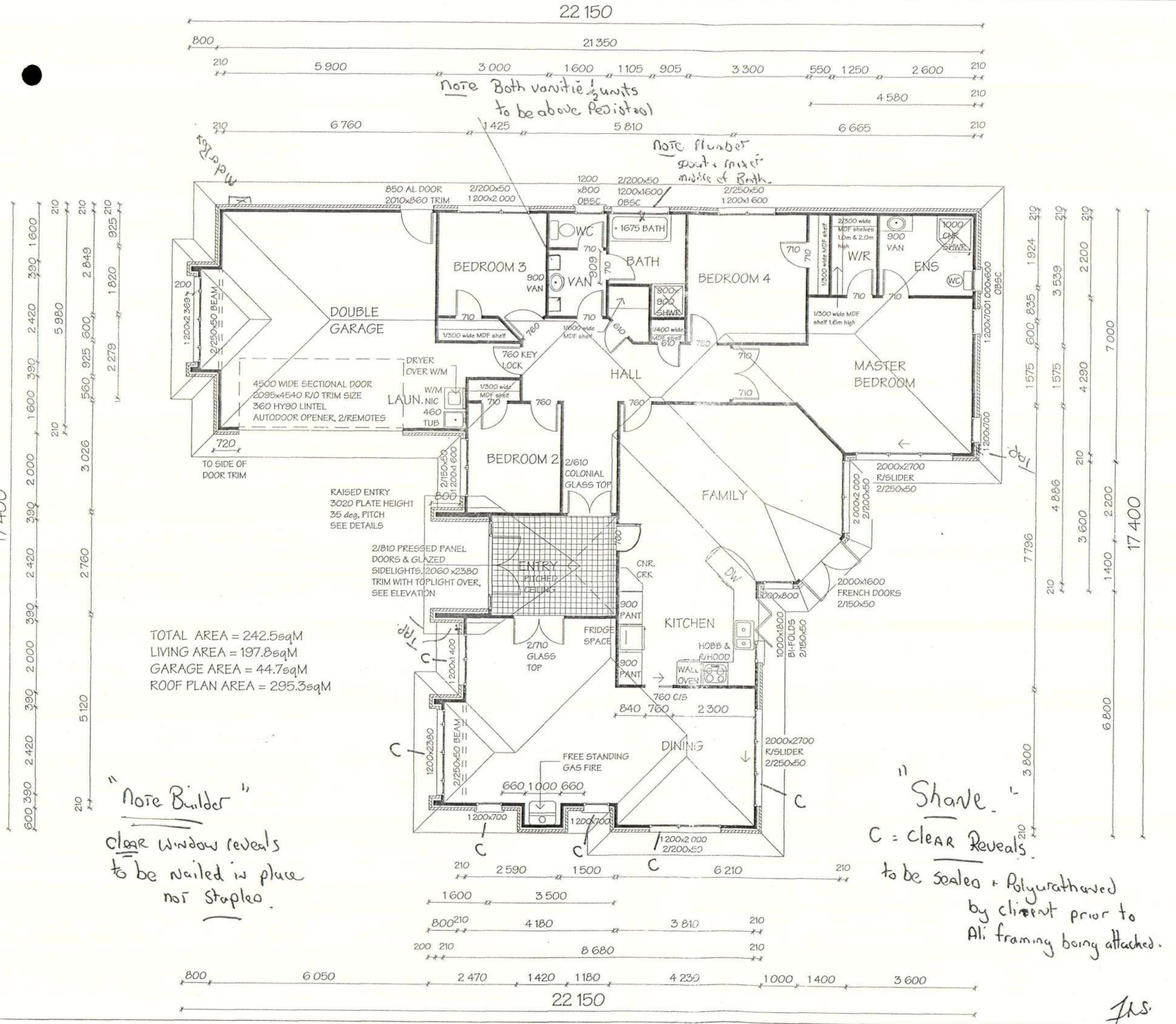
JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

ELEVATIONS

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 1 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |




GOLDEN HOMES

AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED

# PALM SPRINGS



NOTES

90mm FRAMING THROUGHOUT

- ALL LINTEL AND BEAM SIZES TO BE CONFIRMED BY CARTERS MANUFACTURING
- KITCHEN IS INDICATIVE ONLY
- SHOWER TRIM SIZE 905x925 R/O
- ALL WARDROBE SHELVING AT 1.6m HIGH

= TILED AREAS

IN-SPECT BUILDING CERTIFICATION CO LTD
THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

BC031712

1. 2. 3. 4.

ELEVATION GUIDE

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

JOB TITLE

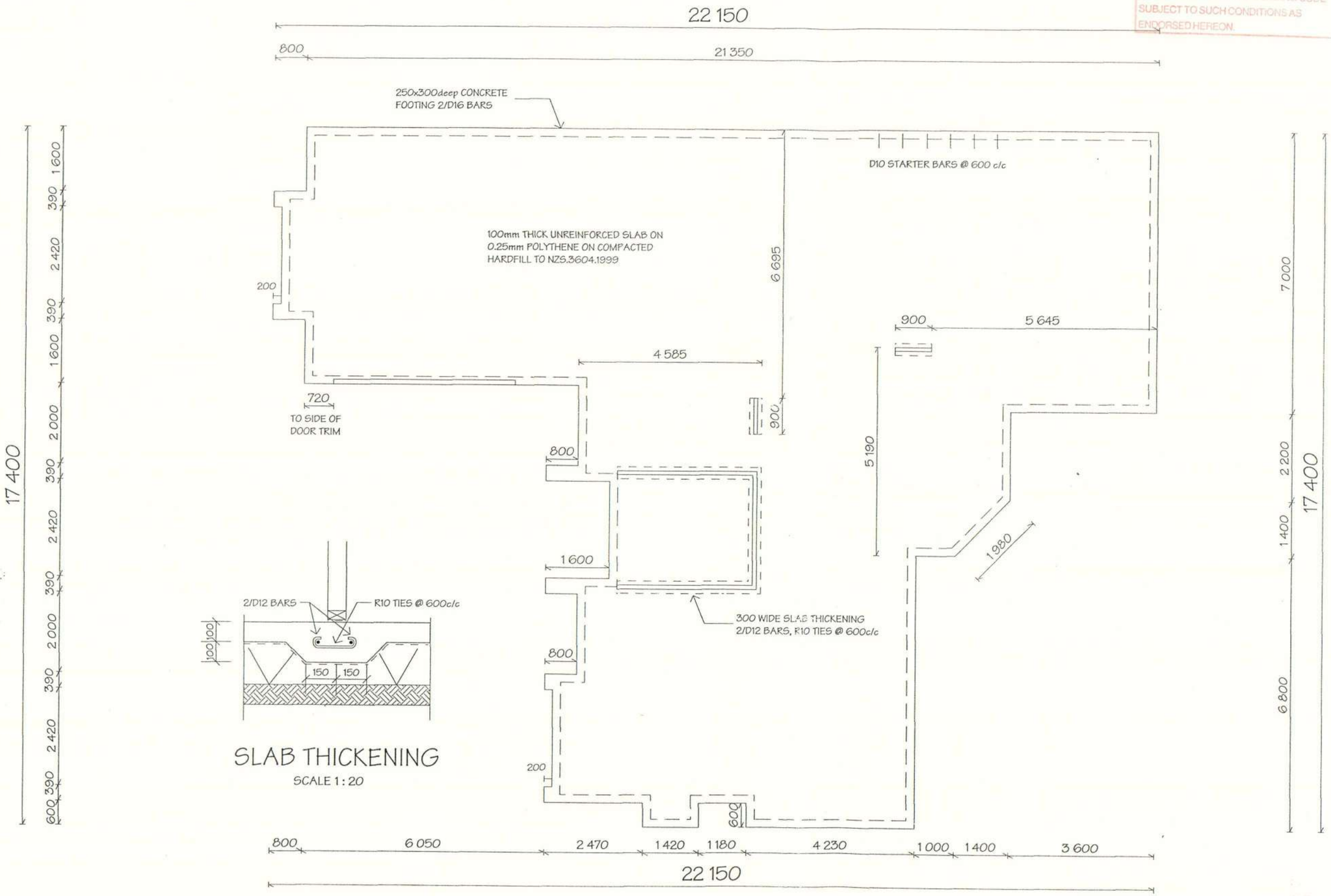
SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

FLOOR PLAN

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 3 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |

J.L.S.




GOLDEN HOMES
AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED
# PALM SPRINGS



NOTES

THE DIMENSIONS ON THIS FOUNDATION PLAN ARE TO BE CHECKED BY ALL TRADES PRIOR TO COMMENCEMENT OF ANY WORKS AS THEY ARE AN INDICATION ONLY AND HAVE BEEN SHOWN TO HELP VERIFY EACH TRADES OWN CALCULATION FROM THE FLOOR PLAN. 'THE DESIGNER' TAKES NO RESPONSIBILITY FOR ANY ERRORS IN THE DIMENSIONS SHOWN.

LOCATION OF SHRINKAGE CONTROL JOINTS TO COMPLY WITH SECTION 7.5.8.6.2 NZS 3604.1999 FOR UNREINFORCED SLABS

(a) PANELS FORMED SHALL HAVE A MAXIMUM RATIO OF LENGTH : WIDTH OF 1.3 : 1
(b) THE MAXIMUM PLAN DIMENSION OF CONCRETE BETWEEN CONSTRUCTION JOINTS, OR SHRINKAGE CONTROL JOINTS IS 3m.
(c) SUPPLEMENTARY STEEL (2/D10 BARS, 1.2m LONG) PLACED AT INTERNAL CORNERS EXCEPT ACROSS SHRINKAGE CONTROL JOINTS.

BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN THE CONCRETE FLOOR DUE TO SHRINKAGE DURING THE CURING PROCESS, AALST CONSTRUCTION LTD. CANNOT GUARANTEE AGAINST FLOOR TILES BREAKING

SLAB THICKENING POSITIONS UNDER GIRDER TRUSS LOADS

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

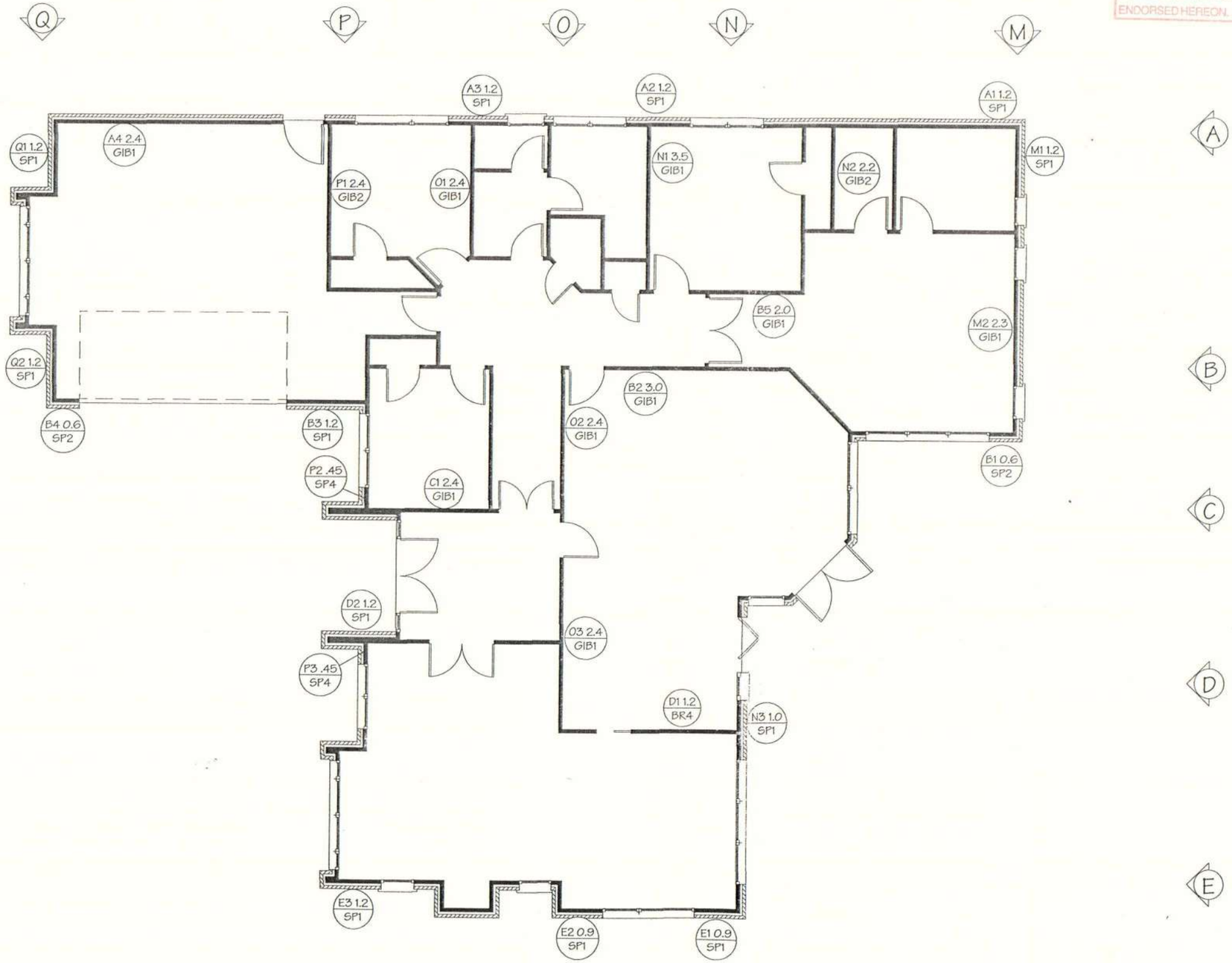
JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

FOUNDATION PLAN

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 4 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |






GOLDEN HOMES
AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED
# PALM SPRINGS



NOTES

A1 1.2 / GIB1
BRACE LABEL AND LENGTH
BRACE TYPE

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

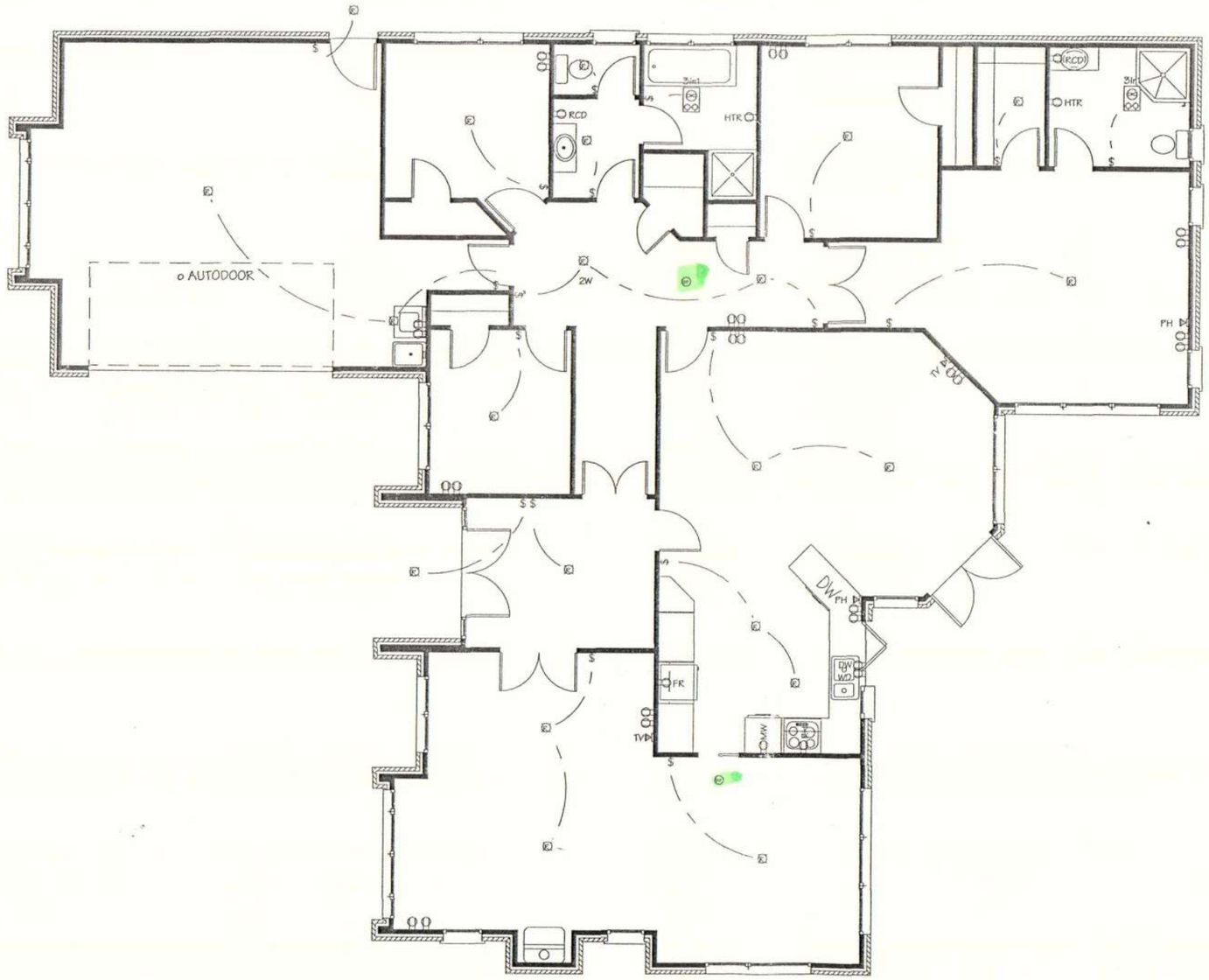
JOB TITLE
SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE
BRACING PLAN

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 5 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |



JHS




GOLDEN HOMES
AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED
# PALM SPRINGS



NOTES

## ELECTRICAL KEY

| | | |
|---|---|---|
| ○ | RECESSED LIGHTS | 21 No. |
| | 3 in 1 HEATLAMP & DUCTING | 2 No. |
| | SINGLE P/POINT | 3 No. |
| | DOUBLE P/POINT | 13 No. |
| RCD | RCD POINT | 2 No. |
| HTR | HEATED TOWEL RAIL | 2 No. |
| TV | TV OUTLET | 2 No. |
| PH | TELEPHONE JACK | 2 No. |
| 2 W | 2 WAY LIGHT CIRCUIT | 1 No. |
| RH | RANGEHOOD DUCTING | 1 No. |
| | SMOKE DETECTORS | 2 No. |
| | AUTO GARAGE DOOR POINT | 1 No. |
| | MAINS | 1 |
| | METER BOX | 1 No. |

HOBB, OVEN, & HWC WIRING
BUILDERS TEMPORARY SUPPLY
INSPECTION & CONNECTION FEES

- POSITION OF ELECTRICAL FIXTURES TO BE CONFIRMED WITH OWNER ON SITE

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

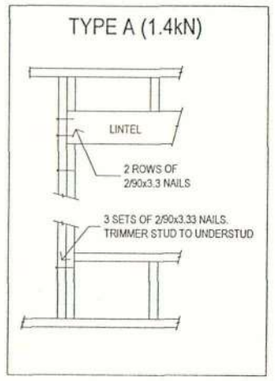
DRAWING TITLE

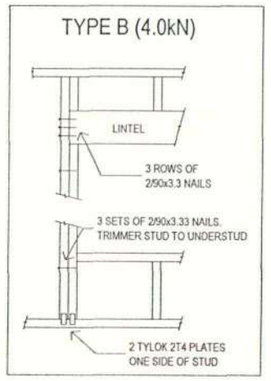
ELECTRICAL PLAN

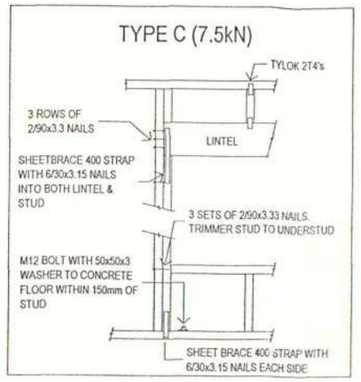
| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 6 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |

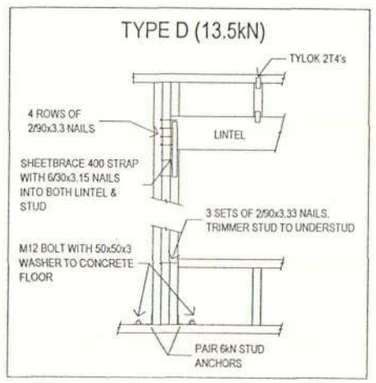


JHS

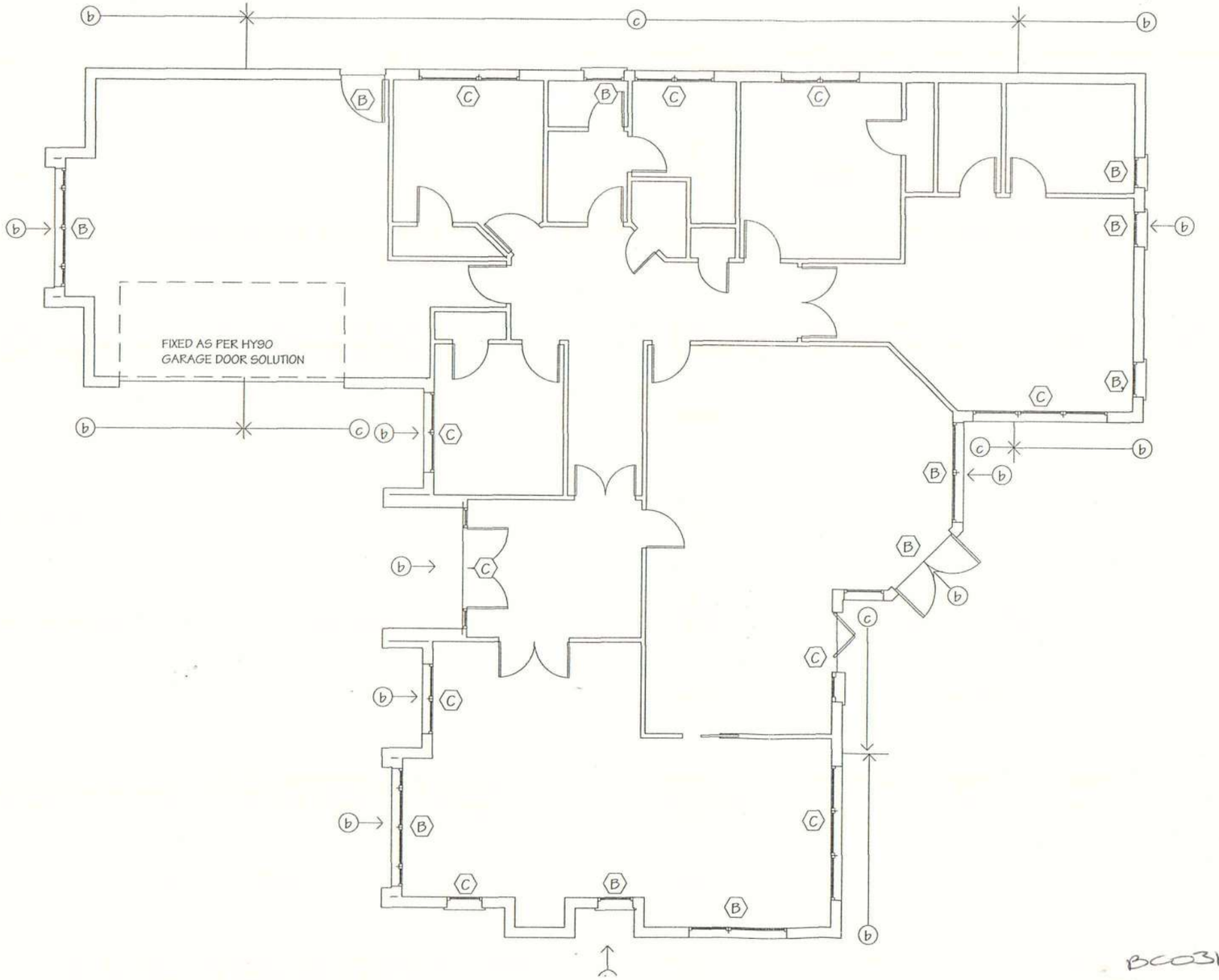


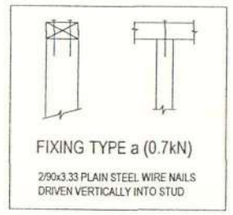



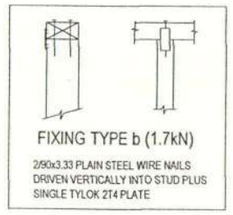



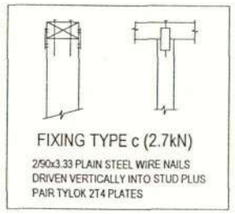







BC031712.



7LS

GOLDEN HOMES
AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED
# PALM SPRINGS



NOTES

FIXINGS FOR MEDIUM WIND ZONE

(B) LINTEL FIXING

←(a) TOP PLATE FIXING

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

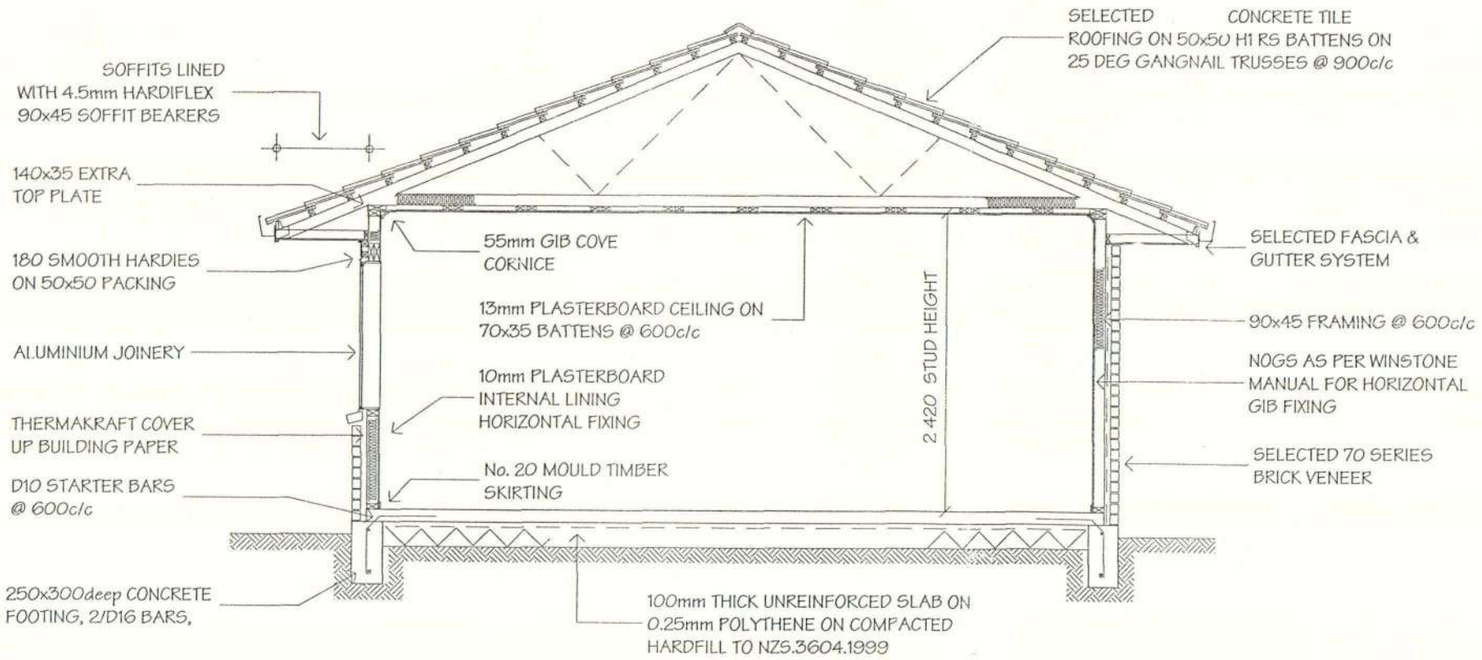
JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

LINTEL & TOP PLATE FIXINGS

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 7 OF 10 |
| SCALE 1:100 | DATE 07/10/03 |




IN-SPECT BUILDING CERTIFICATION CO LTD

THESE PLANS AND SPECIFICATIONS ARE APPROVED BY IN-SPECT BUILDING CERTIFICATION CO LTD AS MEETING THE REQUIREMENTS OF THE BUILDING CODE SUBJECT TO SUCH CONDITIONS AS ENDORSED HEREON.

GOLDEN HOMES

AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED

# PALM SPRINGS



NOTES

ROOF TRUSSES FIXED IN ACCORDANCE WITH TABLES 10.12 & 10.13 NZS.3604.1999

TILE BATTENS FIXED IN ACCORDANCE WITH TABLES 10.9 & 10.10 NZS.3604.1999

ALL FIXINGS TO BE IN ACCORDANCE WITH SECTION 4, DURABILITY, NZS.3604.1999

INSULATION :
R2.2 FIBREGLASS WALL BATTS
R2.6 FIBREGLASS CEILING BATTS

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

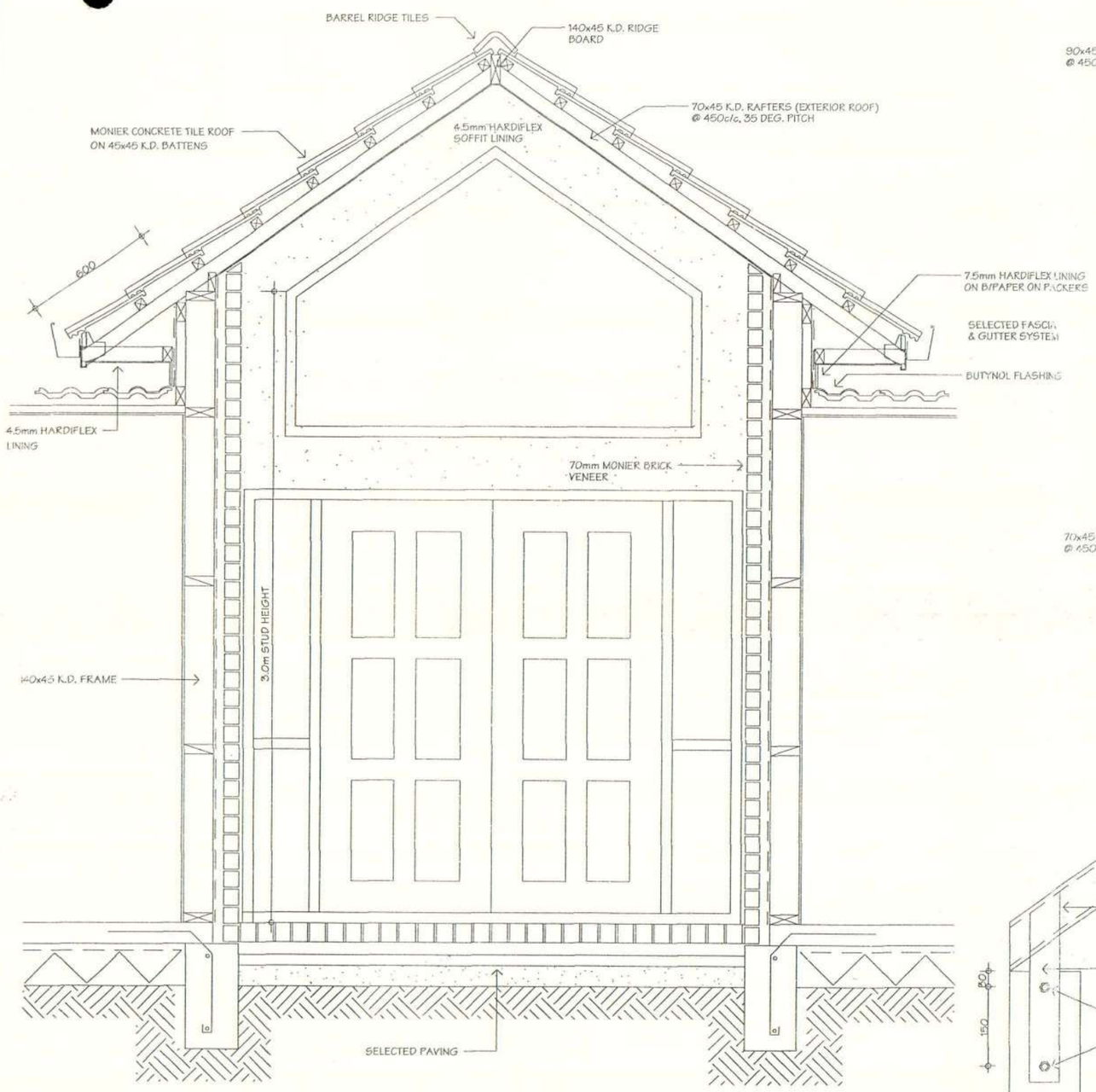
JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

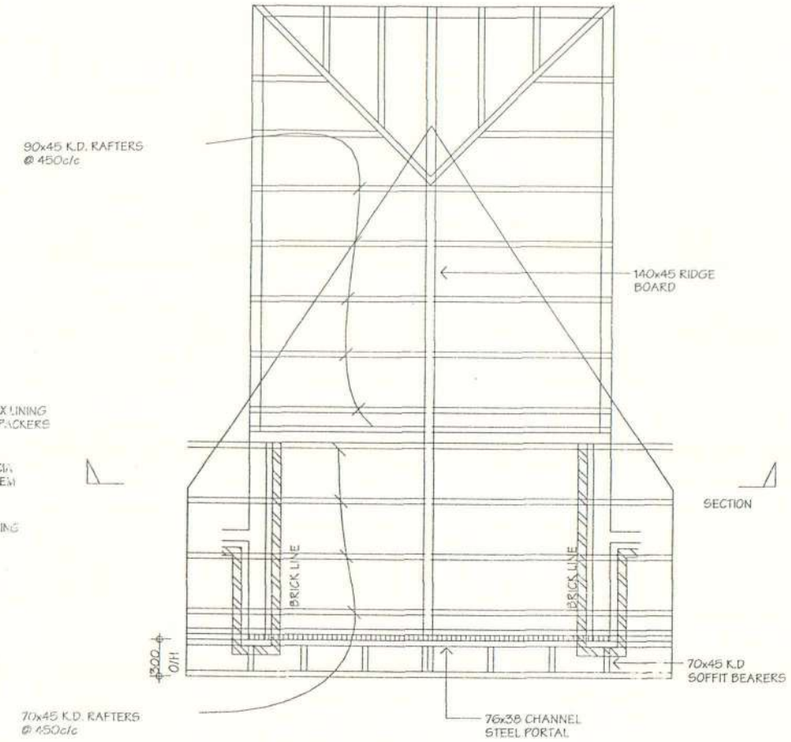
TYPICAL SECTION

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 9 OF 10 |
| SCALE 1:50 | DATE 07/10/03 |



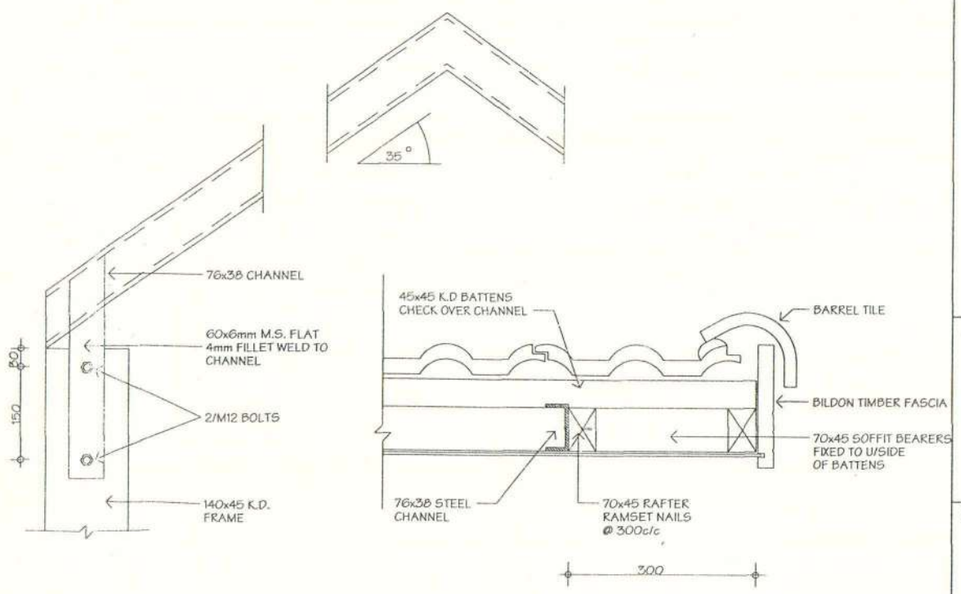

# ENTRY SECTION

SCALE 1 : 25




# ROOF FRAMING

SCALE 1 : 50




# PORTAL DETAILS

SCALE 1 : 10

GOLDEN HOMES

AALST CONSTRUCTION LTD.

PLAN NAME

REVERSED/ALTERED

**PALM SPRINGS**



NOTES



BC031712

- WIND ZONE HIGH
- EARTHQUAKE ZONE B

JOB TITLE

SMAILL RESIDENCE
LOT No.42
ASHGROVE COURT
LINCOLN

DRAWING TITLE

ENTRY DETAILS

| | |
|---|---|
| SALES | BOB |
| DRAWN | STEVE |
| CHECKED | JEREMY |
| JOB No. 115E | SHEET No. 10 OF 10 |
| SCALE AS SHOWN | DATE 07/10/03 |

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

2 December 2003

FAXED

F L SMAILL
C/- INSPECT BUILDING CERT
25 MACES ROAD
CHRISTCHURCH

## Issuing of Building Consents

**031712**
**DOMESTIC DWELLING**
**LOT 42 ASHGROVE COURT, RYELANDS, STAGE 4**

Dear Sir/Madam

Council is currently experiencing a very high volume of application for Building Consents.

Building Control has been endeavouring to process these within the specified time frames, but have now recognised that this may not be an achievable objective.

We ask that you exercise some forbearance in that situation and accept that delays in issuing are at present beyond our control.

We will continue to process consents to our maximum capabilities. If you wish to discuss any issues that arise from this, please contact one of the undersigned.

Yours faithfully

Peter Wright
**Team Leader Compliance & Customer Services**

Sue Freeman
**Team Leader Service Delivery**

62 Waterloo Road
PO Box 16-737
Hornby
Christchurch

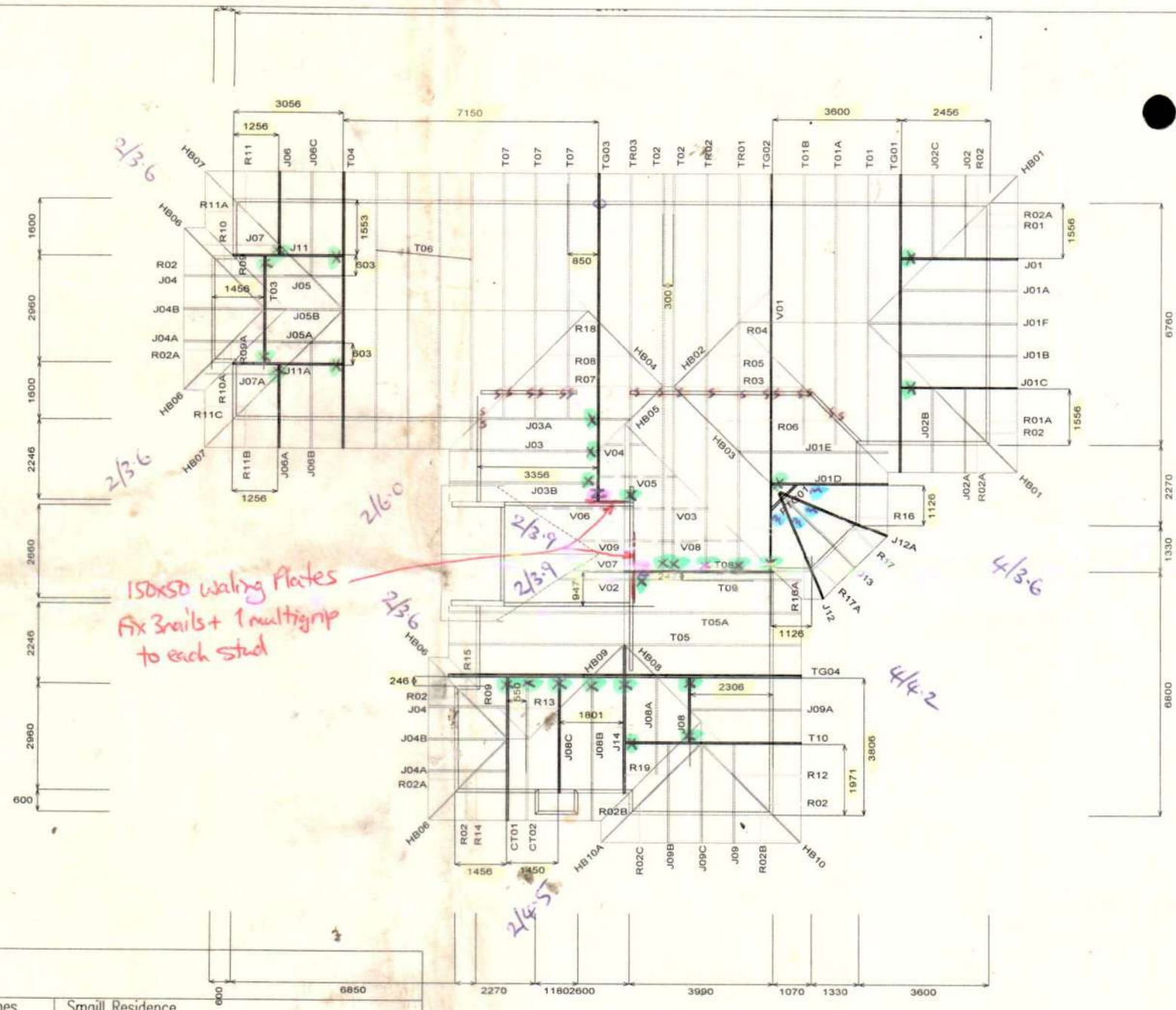
# WESTLAKE TIMBER LTD

Ph. 349-4008
Fax 349-2004
Email: sales@westlake.co.nz
www.westlake.co.nz

TRUSSES ★ PRE-NAIL ★ POSI-STRUTS ★ FLITCH BEAMS ★ TIMBER

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| WALING PLATE 150x50 | 1/1.2, 1/1.8 | |
| | | |
| RIDGE | | |
| HIPS | | |
| VALLEY BOARDS 150x25 | 2/6.0, 2/4.5, 4/4.2, 4/3.9, 10/3.6 | |
| JOISTS / DWANGS | 28/853mm | |
| | | |
| JOIST HANGERS - 47x90 | 27 | Marked X |
| - 47x120 | 2 | Marked Z |
| - | | Marked |
| CPC 40S | 19 | Marked S incl. 38 spiral nails |
| Z - NAILS | 120L \| 120R | |
| CT200 | | Marked O |
| MULTI GRIPS | 12 | Marked M |
| PRODUCT NAILS | 4 bags | |
| | | |
| GANGLAM BEAM | | |
| | | |
| FLITCH BEAM | | |
| | | |

| | |
|---|---|
| JOB NO | 4-42 Smaill Residence |
| CLIENT | Golden Homes |
| SITE ADDRESS | Lot 42 Ashgrove Court Lincoln |




Westlake Timber

| | | |
|---|---|---|
| 62 Waterloo Road<br>obob<br>Christchurch<br>New Zealand<br>Telephone: (03) 349-4008<br>Fax: (03) 349-2004 | Name: Golden Homes<br>Address: Lot 42 Ashgrove Court<br>Lincoln<br><br>Telephone: | Smaill Residence<br><br>Job: 4-42<br>file location: C:\MITEK1\JOBS\4-42\ |
| | | Scale: 1 : 230 · Date: [illegible]/12/2003 · Drawn By: Lloyd |

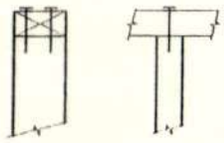
# LUMBERLOK®

# WALL FIXING CHART

## A. STUD TO TOP PLATE FIXING TYPES

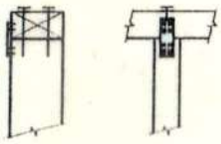
(ALTERNATIVE TO NZS 3604:1999 TABLE 8.18)

**FIXING TYPE A 0.7kN**



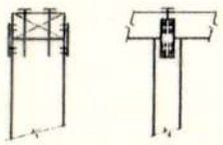
2/90x3.33 plain steel wire nails driven vertically into stud.

**FIXING TYPE B 1.7kN**



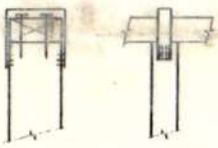
2/90x3.33 plain steel wire nails driven vertically into stud, plus single **TYLOK 2T4** plate.

**FIXING TYPE C 2.7kN**



2/90x3.33 plain steel wire nails driven vertically into stud, plus pair **TYLOK 2T4** plates.

**FIXING TYPE D 6.0kN**

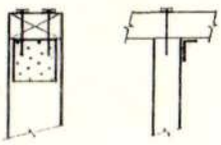


2/90x3.33 plain steel wire nails driven vertically into stud, plus **TYLOK Stud tie.**

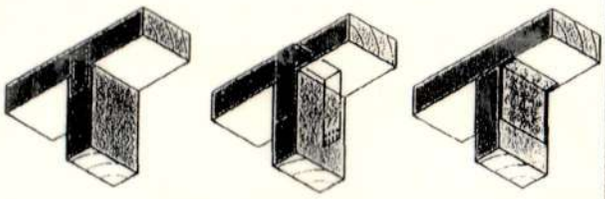
**OR**

**Sheet brace strap 400** with 6/30x3.15 nails each stud face.

OR



2/90x3.33 plain steel wire nails driven vertically into stud, plus **6kN Stud Anchor.**

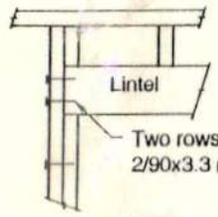


**TYLOK 2T4** | **TYLOK STUD TIE OR SHEET BRACE STRAP 400** | **6kN STUD ANCHOR**

## B. LINTEL FIXING TYPES

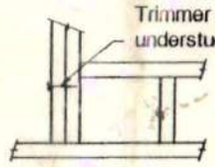
(ALTERNATIVE TO NZS 3604:1999 TABLE 8.14 & FIGURE 8.12)

**TYPE A**
1.4kN



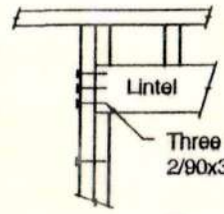

Two rows of 2/90x3.3 nails.

Three sets of 2/90x3.33 nails. Trimmer stud to understud.



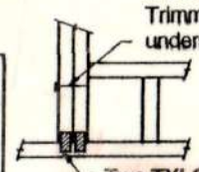
"All other nailing as Table 8.19"

**TYPE B**
4.0kN




Three rows of 2/90x3.3 nails.

Three sets of 2/90x3.33 nails. Trimmer stud to understud.

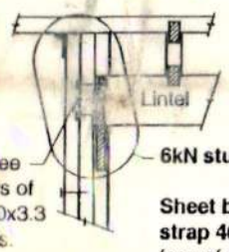


Two **TYLOK 2T4s** one side of stud.

"All other nailing as Table 8.19"

Fixing of jack stud to lintel & top plate, as per top plate schedule, see reverse side.

**TYPE C**
7.5kN

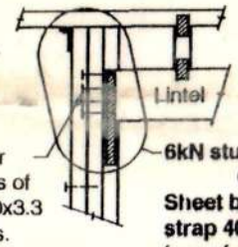



Three rows of 2/90x3.3 nails.

**6kN stud anchor**
**OR**
**Sheet brace strap 400** one face of stud & lintel, 6/30x3.15 nails each end
**OR**
**TYLOK Stud tie.**

"All other nailing as Table 8.19"

**TYPE D**
13.5kN



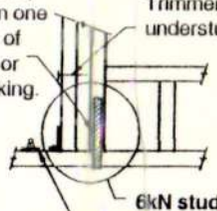

Four rows of 2/90x3.3 nails.

**6kN stud anchor**
**OR**
**Sheet brace strap 400** one face of stud & lintel, 6/30x3.15 nails each end
**OR**
**TYLOK Stud tie.**

"All other nailing as Table 8.19"

For timber floors run the strap down one face of joist or blocking.

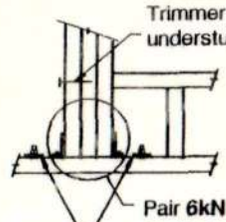
Three sets of 2/90x3.33 nails. Trimmer stud to understud.



Min. M12 bolt with 50x50x3 washer to concrete floor.

**6kN stud anchor**
**OR**
**Sheet brace strap 400** wrap around bottom plate. 6/30x3.15 nails each end
**OR**
**TYLOK Stud tie.**

Three sets of 2/90x3.33 nails. Trimmer stud to understud.



Min. M12 bolt with 50x50x3 washer to concrete floor.

**Pair 6kN stud anchors.**

If no sill (ie door) replace one 6kN anchor with 400 sheet brace strap (as drawn in Type C)


**MiTek New Zealand Ltd.**

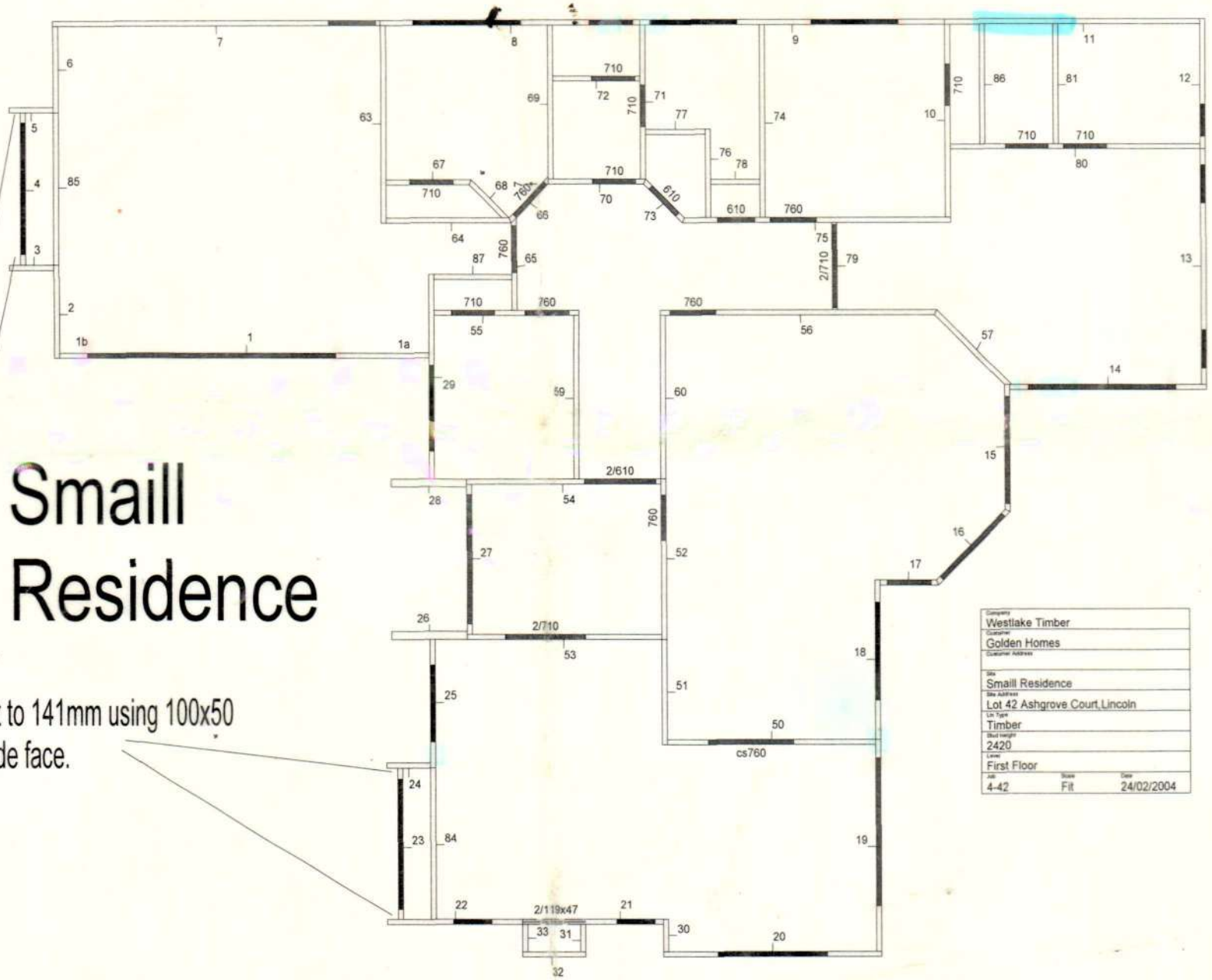
MiTek™

**AUCKLAND**
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

**CHRISTCHURCH**
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

www.miteknz.co.nz


HOME OF GANG-NAIL • BUILDING SYSTEMS


Smaill
Residence
Pack wall out to 141mm using 100x50
on flat to inside face.
Company
Westlake Timber
Customer
Golden Homes
Customer Address
Site
Smaill Residence
Site Address
Lot 42 Ashgrove Court,Lincoln
Lin Type
Timber
Stud Height
2420
Level
First Floor
Job
4-42
Scale
Fit
Date
24/02/2004

## DWELLING

- ❒ Site Plan (to include all boundaries and existing buildings)
- ❒ Floor plans (complete floor plans for additions and alterations)
- ❒ Details of any demolition work
- ❒ Elevations
- ❒ Cross sections
- ❒ On site sewage treatment and disposal
- ❒ Potable water details
- ❒ Provisions for disposing of stormwater
- ❒ Wall bracing layout and calculations
- ❒ Truss design
- ❒ Producer Statement for specific design
- ❒ Written specifications

## SOLID FUEL HEATER

- ❒ Complete floor plan indicating position of heater and smoke alarm(s)
- ❒ Fire installation instructions
- ❒ The fire is free standing
- ❒ The fire is built into an existing fireplace
- ❒ If second hand – include approved heating engineer's report
- ❒ A wetback is to be installed
- ❒ Include Craftsman Plumber's name if fire to be connected to a wetback.

## SWIMMING & SPA POOLS

- ❒ Site plan indicating position of pool
- ❒ Pool specifications, paving and fencing details
- ❒ Backflow prevention, filter backwash and pool water disposal
- ❒ Hydrostatic valve if in high water table area

## GARAGE

- ❒ Site Plan (to include all boundaries and existing buildings)
- ❒ Floor plans (complete floor plans for additions and alterations)
- ❒ Details of any demolition work
- ❒ Elevations
- ❒ Cross sections
- ❒ Provisions for disposing of stormwater
- ❒ Wall bracing layout and calculations
- ❒ Truss design
- ❒ Producer Statement for specific design

## FARM BUILDINGS

- ❒ Site Plan (to include all boundaries and existing buildings)
- ❒ Floor plans (complete floor plans for additions and alterations)
- ❒ Details of any demolition work
- ❒ Elevations
- ❒ Cross sections
- ❒ Producer Statements for specific design

## COMMERCIAL BUILDINGS

- ❒ as for dwelling plus:
- ❒ Producer statement design to cover specifically designed engineering work (often the entire building project)
- ❒ Fire report
- ❒ Disabled Facilities and Access
- ❒ Compliance Schedule details

*Where producer statements have been referred to in the checklists, it is not compulsory to have a Producer Statement Design but it will reduce the cost of your consent and facilitate a quicker release. Alternatively Council can have your proposed design peer reviewed by an Engineer and the cost added to your consent.*

## BUILDING INFORMATION

**Timing:**
For building work up to a value of $500,000 a maximum of ten working days is permitted between formal receipt of the application and issue of the consent. Achieving processing within this time frame is dependent on all necessary information being supplied with the application. Processing time for issue is stopped whenever further information is required and starts again when the information is received.

Fees:
A deposit payable of $175.00 is required to begin processing your application. A quote for consent issue and inspection cost is provided with the Project Information Memorandum (PIM). Once the building consent has been approved, you will receive by mail notification of the balance of the fees payable.

## INSPECTIONS

During the process of construction, inspections will be necessary to confirm all work complies with your Building Consent and the Building Code. The Council requires 24 hours notice prior to the Council's Building Official visit.
Inspections are generally required prior to covering up or closing in of any of the following:-

- Plumbing and drainage work
- Excavations for foundations
- Reinforcing steel for foundations
- Timber framing
- Insulation material
- Bracing elements
- Other building work noted as requiring inspection as a condition of a consent.
- Other inspections required by an engineer relating to a producer statement.

## RESOURCE CONSENTS

When you apply for a Project Information Memorandum your application will be assessed by the Planning Department of Council to determine whether your application complies with the District Plans requirements.

Only if your application does not comply will a resource consent be required. You will be notified that a resource consent is required and it is recommended that you contact the Planning Department to determine the process from there. Telephone 324 8080.

## CODE COMPLIANCE

A building consent is not completed until it has been issued with a full Code Compliance Certificate following the final satisfactory inspection.

**Reasons and benefits of achieving Code Compliance Status**

- Verify that the building and subcontractors have completed their work in accordance with the consent.
- Certify that the work complies with the NZ Building Code.
- Insurance–assists with claims, etc.
- Sale of property–a Land Information Memorandum (LIM) is normally requested prior to sale and the Solicitor acting for the purchaser will in the majority of cases require confirmation that Building Consents are issued with Code Compliance Certificates.