

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

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

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SOLD ON KĀPITI
real estate

CODE COMPLIANCE CERTIFICATE

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



Consent No(s): 210486

The Building			
Street address of building:	4 Kaiwaru Place, Waikanae	Building name:	N/A
Current, Lawfully established, use:	Detached dwelling	Location of building within site/block number:	Central
Level/unit number:	N/A	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	Lot 16 DP 547543	Year first constructed:	2021
The Owner			
Name of owner:	Fletcher Lisa Joy & Fletcher Graeme Noel	Street address /registered office:	-
Contact person:	as above	Phone numbers:	
Mailing address:	4A Trinity Place Paraparaumu 5032	Landline:	-
Email address:	fletcherwest23@gmail.com	Mobile:	027 880 3570
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No(s):	210486	Issued by:	Kapiti Coast District Council

Code Compliance

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

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

A handwritten signature in blue ink, appearing to read 'Michelle Salmon', is written over a horizontal line.

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

Date: 07 July 2022



Standard Materials Warranty

Warranty Number: NZCSF-0101867

Date of Installation: 02-Jun-2022

Building/Project Address: 4 Kaiwaru, Waikanae, Waikanae

Company: Grant Elvines ("the Applicator")

Address: 29a Golf Road, Paraparaumu Beach, Paraparaumu 5032

Phone: 021 077 3383

Reference: Shower

Builder Name: CDV Builders

Product Type and Use: ARDEX Superflex WPM 001, Shower areas

Area Laid: 10.00 SquareMetres

Subject to the conditions appearing below, ARDEX NEW ZEALAND LIMITED ("ARDEX") warrants to 4 Kaiwaru that the ARDEX Membrane stated as the Product Type will retain its waterproofing properties for the following period from the date of installation of the Membrane:

This warranty is effective for (15) fifteen years years from the date of installation of the Membrane.

This Warranty is subject to the following conditions.

Extent of Liability

1. Warranty shall only apply to any defect in the Membrane which permits the entry of water due solely to the natural deterioration of the Membrane or ridges or splits not caused by structural failure of movement of or cracks in the substrate or roof base or insulation over which the Membrane is applied. This Warranty does not cover workmanship which is and shall be the sole responsibility of the approved applicator who is not an agent, servant, or employee of ARDEX.
2. Failure to follow the ARDEX Specification and Instructions of use of the Product and/or all applicable laws will render this Warranty null and void. This includes protection of the Membrane when used in below ground DPM tanking, internal waterproofing and external waterproofing applications. ARDEX advise that products may have limitations as detailed in the product datasheets.
3. This Warranty will not apply where any other product or material has been added to or used in conjunction with the product, unless approved by ARDEX in writing (permission can be given or withheld at ARDEX's discretion and is not required when using ARDEX Tile adhesives in conjunction with ARDEX Undertile Membranes).
4. ARDEX's obligations under this Warranty shall be limited to the timely repair or replacement by ARDEX of any defective Membrane which permits the entry of water at ARDEX's cost. This is ARDEX's sole and total liability under this Warranty.
5. ARDEX shall have no further liability or responsibility other than set out in this Warranty. In particular, ARDEX shall not be liable for any loss of profits or loss of revenue or for any other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind, including but not limited to, damage to the structure or its contents arising under any theory of law whatsoever.
6. Without limiting the generality of the preceding clauses, this Warranty shall not cover and ARDEX shall have no liability for the following acts, conditions, or circumstances or any damage or defects which may arise there from:
 - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado, windstorm, governmental or environmental interference or any other cause (whether similar or dissimilar) beyond the reasonable control of ARDEX; or
 - b. The act, omission, default or representation of any party other than ARDEX or its servants or agents; or
 - c. Exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
 - d. Settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
 - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
 - f. Any design defect or structural failure of any framework or material in or on which the Membrane has been installed or applied which was not supplied by ARDEX; or
 - g. Materials other than the membrane, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
 - h. Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
 - i. Any new installations, repairs, or other maintenance or construction on, to or through the Membrane; or
 - j. Damage caused directly or indirectly by falling objects or traffic of any nature on the roof; or
- k. Improper installation of insulation or defects or failure of any material used in any roof base or insulation over which the Membrane is applied; or



ENGINEERED SOLUTIONS FOR
TILING, FLOORING & WATERPROOFING

- l. The failure of material or structures to conform to manufacturer's specifications as to roof slopes or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage, handling or installation of the Membrane otherwise than in accordance with ARDEX's published use and handling procedures and installation specifications.

Claim

- 7. This Warranty shall be invalid unless ARDEX receives the Owner's written claim within the warranty period and within fourteen (14) days after the date of reasonable discovery of any alleged defect.
- 8. This Warranty remains current for the period as specified previously in this document and is transferable should ownership of the property on which the membrane is applied change.

Access to Material and Site

- 9. In the event that it is necessary for ARDEX to repair or replace any defective Membrane, the Owner shall provide ARDEX with clear and unrestricted access to the Membrane. Nothing in this Warranty shall require ARDEX to remove and/or replace plant, equipment or any other object or substance in order to gain access to the defective Membrane. The Owner shall co-operate in all respects with ARDEX to accomplish the said repair or replacement. The cost of any site visit requested under a Warranty claim which does not reveal any problem which ARDEX has liability for under this Warranty shall be paid for, at ARDEX's sole discretion, by the party requesting the inspection at the then current trade consultancy rates.

Consumer Guarantees Act

- 10. Where the Membrane is being acquired by you in trade you agree that it is fair and reasonable in the circumstances that the Consumer Guarantees Act 1993 (CGA) not apply. Accordingly, to the maximum extent permitted by law, the CGA shall not apply.

No Other Warranty

- 12. Except as expressly set out in this Warranty, and with the exception of the relevant statutory warranties contained in the CGA that cannot be excluded, no other warranty or condition shall be implied against ARDEX by any statute, at common law or otherwise, and no representation, express condition, warranty or variation of this warranty shall be binding on ARDEX unless it is in writing and signed for or on behalf of ARDEX. This Warranty shall prevail despite any indication to the contrary by any person acting or purporting to act on ARDEX's behalf and shall replace all or any other alleged rights or remedies contained in any other document or representation whether issued or made prior to or subsequent upon the granting of this Warranty by ARDEX.

Validity of Warranty

- 13. This Warranty is valid and enforceable on the condition that ARDEX has been paid in full for the Membrane supplied.

Applicable Law

- 14. This Warranty is governed by the laws of New Zealand.

By:

A. Suster

Date: 16-Jun-2022



Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID: 34076

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

BC210486

Received by
Kapiti Coast District Council
5/07/22
via Email

1. Customer Information

Customer Name: Graeme Fletcher
 Customer Phone / Email: 0278803570
 Location of Installation: 4 Kaiwaru place, Waikanae

2. Certifier Information

Certifier Name: Dylan Barber Registration / Practising Licence Number: e 286002
 Organisation: O'leary electrical ltd Telephone Number: 027 2755403
 Email: Olearyelectricaltd@gmail.com
 Name and Registration Number of person(s) involved in work and supervised by certifier:

3. Details of work to which certificate applies

The work is: an entire installation a specific part of an installation
 The work is: High Risk General Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 61
 Number of socket outlets: 49
 Number of ranges: 1
 Number of water heaters: 1

General Description of Work

new build

Tick (✓) if work includes:

- Mains
- MEN switchboard closest to point of supply
- Main Earthing System
- Electric Lines

Period within / Date on which the work was done: 8/2/22 - 8/6/22

The work is safe to be connected to: 230/400V MEN System Other (specify) _____

4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely and the information in this certificate is correct. The work:

- complies with Part 1 of AS/NZ 3000 complies with Part 2 of AS/NZ 3000
- complies with the following standard(s): _____
- has been installed in accordance with a certified design (attach or reference*)
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- relies on supplier's Declaration of Conformity (attach or reference*)
- relies on manufacturer's instructions (attach or reference*)
- has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance:		
Earth continuity:		
Bonding:		
Other (specify):		

Electronic reference: Jarussell.co.nz

Certifier's Signature: [Signature] Date: 8/6/22

* If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

5. Electrical Safety Certificate

Date on which the connection was done: 8/6/22

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Dylan Barber Registration / Practising License Number: e 286002

Signature of Connector: [Signature] Date: 8/6/22

Independent Electrical Inspectors Ltd.

3 Celtic Way, Paraparaumu.
 Andrew Stellingwerf -I2866 ph:027 280 4588

COMBINED COC / ROI / ESC

Customer Name: O'LEARY Reference: 080622/3
 Location of Installation: 4 KAIWARU PL WAIKANAE ICP#

Certificate of compliance for revenue metering installed on this site in accordance with E.I.P.C code.
 Vircom EMS testhouse Indeserve testhouse Other Revenue TAMP
 Description of work inspected: M&J HOUSE M&J MINS MEN + MAIN EARTH.

Certificate of compliance supplied
 Reference: 34016 Issued by: D BARBER Reg Number: E251002 Dated: 8-6-22
 Reference: _____ Issued by: _____ Reg Number: _____ Dated: _____
HAZARD IDENTIFICATIONS AND CONTROLS.
 ELECTRA CONTROL ROOM PH: 06 367 9755 IN EMERGENCY PHONE: 111
 NETWORK ACCESS PH: 0800 800 109
 MINIMUM P.P.E. REQUIRED: HARD HAT, ARCPROOF OVERALLS, WORK BOOTS, GLOVES, SAFETY GLASSES.

FIRE EXTINGUISHER, FIRST AID KIT, AND WATER BOTTLE LOCATED REAR OF VEHICLE.

Client:	<u>O'LEARY</u>	Electra acknowledgement #	<u>108554</u>	
Job Type:	<u>MC TRP</u>	Time on:	<u>1000</u>	
Asset #:	<u>109987A</u>	Time off:	<u>1045</u>	
		Pole <input type="checkbox"/>	Pillar <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
HAZARD	POTENTIAL HARM	ACTIONS PROPOSED	COMMENTS	WORK CARRIED OUT
Electricity	Shock burns	<u>MINIMISE</u>	<u>CHECK GLOVES + PPE</u>	Inspect & Liven <input checked="" type="checkbox"/>
Heights	Gravity			1 PH tie in <input checked="" type="checkbox"/>
Falls, trips & slips	Injury			3 PH tie in
Outdoor/Weather	Cold/Heat/Rain			Disco/Recon
Traffic	Hit by			Fuse
Public Access	Danger to public			

CONSIDER ALSO: SITE SECURITY, OTHER SERVICES, ENVIRONMENTAL ISSUES, HEAVY LIFTING, ELEVATED WORKING, ETC
TESTING AND COMMISSIONING
 TESTING & INSPECTIONS CARRIED OUT IN ACCORDANCE WITH THE ELECTRICITY SAFETY REGULATIONS AS/NZS 3000 / AS/NZS3019

Voltage:	R: <u>242</u> v	W: v	B: v	Comments
Earth Loop impedance:	R: <u>41</u> Ω	R: Ω	B: Ω	
PSSC:	R: <u>59</u> ka	W: ka	B: ka	
Insulation Resistance:	<u>7500</u> MΩ	Earth Lead Resistance:	<u>0.06</u> Ω	Bonding: <u>0-00</u> Ω
Polarity <input checked="" type="checkbox"/>	Visual Check <input checked="" type="checkbox"/>	R.C.D Test	ms	ma

This work complies with the NZ building code, is connected to a power supply and has not adversely affected any other part of this installation. I certify that the installation or part thereof, to which this certificate applies, complies with the current electrical regulations and is safe to use.

SIGNATURE: [Signature] DATE: 8-6-22



O'LEARY ELECTRICAL LTD
PO BOX 2167 RAUMATI

Electronic References

C.O.C - 34076

ADDRESS - 4 Kaiwaru Place Waikanae

- ✓ GENERAL CABLE <http://www.generalcable.co.nz/>
- ✓ SCHNEIDER DATA <http://www.schneider-electric.com/>
- ✓ UTILUX <http://www.utilux.co.au/WebSiteUtilux/Default.asp>
- ✓ MERLIN GERIN <http://www.schneider-electric.com/>
- ✓ MARLEY <http://www.marley.co.nz/>
- HPM <http://www.hpm.co.nz>
- TEUBEL <http://www.teubels.co.nz/>
- ✓ GENERAL ELECTRIC <http://www.ge.com/nz/>
- ✓ DYNAMIX <http://www.dynamix.co.nz/>
- ✓ MANROSE <http://www.simx.co.nz/>
- ✓ SIMX <http://www.simx.co.nz/>
- ✓ PDL <http://www.pdl.co.nz>
- PHILIPS <http://www.philips.co.nz/>
- VYNCO <http://www.vynco.co.nz/>
- LORETTO <http://www.globelink.co.nz/>
- ✓ SWITCH LIGHTING <http://www.switch-lighting.co.nz/>
- PRISMA <http://www.rexel-lighting.co.nz/>

☞ Sirocco	sales@electrical.co.nz
○ CLIPSAL	<u>WWW.SCHNEIDER-ELECTRIC.COM/</u>
☞ GOLDAIR	<u>http://www.goldair.co.nz/</u>
○ HUGO	<u>http://www.hugolighting.com/</u>
☞ FUJITSU	<u>http://www.fujitsu.com/nz/</u>
○ HALCYON LIGHTING	<u>http://halcyonlights.co.nz/</u>
○ SUPERLUX	<u>http://www.superlux.com.au/</u>
○ MARTEC	<u>www.lightingpacific.co.nz</u>
☞ LIGHTINGPLUS	<u>www.lightingplus.co.nz</u>
○ UNDERTILE	<u>www.warmup.co.nz</u>
○ EUROTECH	<u>WWW.EUROTECHLIGHTING.CO.NZ</u>
○ PIERLITE	<u>WWW.GERARDLIGHTING.CO.NZ</u>
☞ METCON	<u>WWW.METCON.CO.NZ</u>
☞ SIGNET	<u>WWW.TRICAL.CO.NZ</u>
☞ NEXANS	<u>WWW.NEXANS.CO.NZ</u>
○ NEWTECH	<u>WWW.NEWTECH.CO.NZ</u>
○ Bright light	<u>WWW.brightlight.co.nz</u>
○ Thorn	thornlighting.co.nz
☞ Task lighting	www.tasklighting.co.nz

Fabricator / Designer Statement

Job Ref:

0820

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using the Pryda Build software.

CLIENT Name: *CDV Builders - Lot 16***SITE Details:**

Address : *Lot 16, No.4 Kaiwaru Place
Anderson Park,*

City: *Waikanae*

Post Code:

BC210486**Received by****Kapiti Coast District Council****5/07/22****via Email****Nominal Design Criteria:**

Design working life: 50 years

Building importance: Residential (Importance Level 2)

Roofing: Corrugated Iron (8.0 kg/sq.m)

Ceiling: 13mm Gib-board (8.5 kg/sq.m)

Top chord purlins: 900 mm

BC restraints: Lateral tie restraints at 1800 mm crs

Standard truss spacing: 900 mm

Standard roof pitch: 6.00 deg.

Ult. design wind speed: 50 m/s (wind classification = Very high)

Design roof snow load: 0 Pa
(incl. probability factor)

Ground snow load: 0 Pa

Location: Region N1 - lower Nth Island

Altitude above sea level: 100 m

Max. eaves height: 3 m

Max. ridge height: 6 m

Int pressure coeff. up: 0.2

Overhang Condition: Metal fascia

The correctness of the Design Criteria used by the Pryda Build truss design software is the responsibility of the fabricator.

Note : Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004

Note: This statement must be read in conjunction with the truss layout and detail sheets.

Note: The Structural Timber products supplied in this building stores approximately '3160' kg of carbon.

All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

All trusses have been manufactured in accordance with the fabrication specifications provided by Pryda, and shall be installed, connected and braced in accordance with the recommendations given in - : AS4440:2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided, such as the Pryda Installation Guides.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand.

Name: Brett GilesPosition: Detailer / ManagerSigned: Date: 18-01-2022

Fabricator / Designer Statement

Job Ref: 0820

Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank.
Use specified fixings with Pryda connectors as noted.

Note 2: The following trusses have not yet fully passed all of the design criteria, eg:-

Truss Mark	Status
BR1	Fixings and connections have not been designed.
BR5	Fixings and connections have not been designed.
BR6	Fixings and connections have not been designed.
BR4	Fixings and connections have not been designed.
R6	Fixings and connections have not been designed.
BR2	Fixings and connections have not been designed.
R1	Fixings and connections have not been designed.
R2	Fixings and connections have not been designed.
R3	Fixings and connections have not been designed.

Tie-downs to walls/beams:

Trusses need to be fixed at each timber support with 2/90x3,15 dia Skew Nails.

All additional tie-downs are as follows:

Truss Mark	Sup No.	Distance	Fixing	Support		Truss		Fixing Details
				Jt Grp	Width	Jt Grp	Uplift (kN)	
M1	1	-	1/NPPC4	JD5	90	JD5	-3.00	2/12g-11x35 screws, 6/30x3, 15d nails
	3	3955	1/NPPC8	JD5	90	JD5	-4.84	4/12g-11x35 screws, 12/30x3, 15d nails
	5	7400	1/NPPC4	JD5	90	JD5	-2.73	2/12g-11x35 screws, 6/30x3, 15d nails
M10-1	1	-	1/NPPC8	JD5	90	JD5	-3.78	4/12g-11x35 screws, 12/30x3, 15d nails
	15	5560	1/NPPC4	JD5	45	JD5	-2.30	2/12g-11x35 screws, 6/30x3, 15d nails
M11	3	3955	1/NPPC4	JD5	90	JD5	-2.93	2/12g-11x35 screws, 6/30x3, 15d nails
	1	-	1/NPPC8	JD5	90	JD4	-4.48	4/12g-11x35 screws, 12/30x3, 15d nails
M2	5	6400	1/NPPC8	JD5	90	JD4	-4.58	4/12g-11x35 screws, 12/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-3.49	2/12g-11x35 screws, 6/30x3, 15d nails
M3	15	5560	1/NPPC4	JD5	45	JD5	-1.84	2/12g-11x35 screws, 6/30x3, 15d nails
	3	3955	1/NPPC8	JD5	90	JD5	-4.89	4/12g-11x35 screws, 12/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-2.92	2/12g-11x35 screws, 6/30x3, 15d nails
M4	10	5755	1/NPPC4	JD5	70	JD5	-0.99	2/12g-11x35 screws, 6/30x3, 15d nails
	11	6355	1/NPPC4	JD5	70	JD5	-0.87	2/12g-11x35 screws, 6/30x3, 15d nails
	12	6400	1/NPPC4	JD5	90	JD5	-0.82	2/12g-11x35 screws, 6/30x3, 15d nails
	3	1555	1/NPPC4	JD5	70	JD5	-2.54	2/12g-11x35 screws, 6/30x3, 15d nails
	4	2155	1/NPPC4	JD5	70	JD5	-0.65	2/12g-11x35 screws, 6/30x3, 15d nails
	5	2755	1/NPPC4	JD5	70	JD5	-1.02	2/12g-11x35 screws, 6/30x3, 15d nails
	6	3355	1/NPPC4	JD5	70	JD5	-1.04	2/12g-11x35 screws, 6/30x3, 15d nails
	7	3955	1/NPPC4	JD5	70	JD5	-1.02	2/12g-11x35 screws, 6/30x3, 15d nails
	8	4555	1/NPPC4	JD5	70	JD5	-1.02	2/12g-11x35 screws, 6/30x3, 15d nails
	9	5155	1/NPPC4	JD5	70	JD5	-1.02	2/12g-11x35 screws, 6/30x3, 15d nails
M5	1	-	1/NPPC4	JD5	90	JD5	-3.00	2/12g-11x35 screws, 6/30x3, 15d nails
	3	3955	1/NPPC8	JD5	90	JD5	-4.84	4/12g-11x35 screws, 12/30x3, 15d nails
	5	7400	1/NPPC4	JD5	90	JD5	-2.74	2/12g-11x35 screws, 6/30x3, 15d nails
M6	1	-	1/NPPC8	JD5	90	JD4	-4.75	4/12g-11x35 screws, 12/30x3, 15d nails
	5	6400	1/NPPC8	JD5	90	JD4	-4.02	4/12g-11x35 screws, 12/30x3, 15d nails
M7	1	-	1/NPPC8	JD5	90	JD5	-4.74	4/12g-11x35 screws, 12/30x3, 15d nails
	5	6400	1/NPPC8	JD5	90	JD5	-4.64	4/12g-11x35 screws, 12/30x3, 15d nails
M8	1	-	1/NPPC8	JD5	90	JD4	-4.70	4/12g-11x35 screws, 12/30x3, 15d nails
	18	6310	2/NPPC4	JD5	45	JD5	-3.94	2/12g-11x35 screws, 6/30x3, 15d nails
P1	2	840	1/NPPC4	JD5	70	JD5	-1.29	2/12g-11x35 screws, 6/30x3, 15d nails
	3	1331	1/NPPC4	JD5	70	JD5	-0.67	2/12g-11x35 screws, 6/30x3, 15d nails
	4	1795	1/NPPC4	JD5	70	JD5	-0.78	2/12g-11x35 screws, 6/30x3, 15d nails
	5	1840	1/NPPC4	JD5	90	JD5	-0.70	2/12g-11x35 screws, 6/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-0.81	2/12g-11x35 screws, 6/30x3, 15d nails
P2	2	508	1/NPPC4	JD5	70	JD5	-1.02	2/12g-11x35 screws, 6/30x3, 15d nails
	3	1015	1/NPPC4	JD5	70	JD5	-0.91	2/12g-11x35 screws, 6/30x3, 15d nails
	4	1523	1/NPPC4	JD5	70	JD5	-0.84	2/12g-11x35 screws, 6/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-0.87	2/12g-11x35 screws, 6/30x3, 15d nails
P3	2	520	1/NPPC4	JD5	70	JD5	-1.29	2/12g-11x35 screws, 6/30x3, 15d nails
	3	1040	1/NPPC4	JD5	70	JD5	-0.97	2/12g-11x35 screws, 6/30x3, 15d nails
	4	1560	1/NPPC4	JD5	70	JD5	-0.88	2/12g-11x35 screws, 6/30x3, 15d nails
	5	2080	1/NPPC4	JD5	70	JD5	-0.88	2/12g-11x35 screws, 6/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-0.80	2/12g-11x35 screws, 6/30x3, 15d nails
	2	529	1/NPPC4	JD5	70	JD5	-1.06	2/12g-11x35 screws, 6/30x3, 15d nails
	3	1057	1/NPPC4	JD5	70	JD5	-0.92	2/12g-11x35 screws, 6/30x3, 15d nails
R10	4	1586	1/NPPC4	JD5	70	JD5	-0.84	2/12g-11x35 screws, 6/30x3, 15d nails
	5	2114	1/NPPC4	JD5	70	JD5	-0.85	2/12g-11x35 screws, 6/30x3, 15d nails
	6	2643	1/NPPC4	JD5	70	JD5	-0.87	2/12g-11x35 screws, 6/30x3, 15d nails
	7	3171	1/NPPC4	JD5	70	JD5	-0.89	2/12g-11x35 screws, 6/30x3, 15d nails
	1	-	1/NPPC4	JD5	90	JD5	-0.56	2/12g-11x35 screws, 6/30x3, 15d nails
	4	1200	1/NPPC4	JD5	90	JD5	-1.06	2/12g-11x35 screws, 6/30x3, 15d nails

Fabricator / Designer Statement

Job Ref:

0820

R11	1	-	1/NPPC4	JD5	140	JD4	-1.71	2/12g-11x35 screws, 6/30x3.15d nails
	3	3940	1/NPPC4	JD5	90	JD4	-1.86	2/12g-11x35 screws, 6/30x3.15d nails
R12	1	-	1/NPPC8	JD5	90	JD5	-5.21	4/12g-11x35 screws, 12/30x3.15d nails
	4	2200	1/NPPC4	JD5	90	JD5	-0.77	2/12g-11x35 screws, 6/30x3.15d nails
R13	1	-	1/NPPC4	JD5	90	JD5	-1.69	2/12g-11x35 screws, 6/30x3.15d nails
	4	2200	1/NPPC4	JD5	90	JD5	-0.79	2/12g-11x35 screws, 6/30x3.15d nails
R14	1	-	1/NPPC8	JD5	90	JD5	-3.77	4/12g-11x35 screws, 12/30x3.15d nails
	3	3940	1/NPPC8	JD5	140	JD5	-3.85	4/12g-11x35 screws, 12/30x3.15d nails
R15	1	-	1/NPPC8	JD5	90	JD5	-3.70	4/12g-11x35 screws, 12/30x3.15d nails
	4	4790	1/NPPC4	JD5	90	JD5	-3.28	2/12g-11x35 screws, 6/30x3.15d nails
R16	3	3940	1/NPPC4	JD5	90	JD4	-1.72	2/12g-11x35 screws, 6/30x3.15d nails
	4	140	1/NPPC4	JD5	140	JD4	-1.74	2/12g-11x35 screws, 6/30x3.15d nails
R17	1	-	1/NPPC4	JD5	90	JD4	-2.24	2/12g-11x35 screws, 6/30x3.15d nails
	3	6990	1/NPPC4	JD5	90	JD4	-2.37	2/12g-11x35 screws, 6/30x3.15d nails
R4	4	2755	1/NPPC4	JD5	90	JD5	-1.64	2/12g-11x35 screws, 6/30x3.15d nails
R5	1	-	1/NPPC4	JD5	90	JD5	-0.57	2/12g-11x35 screws, 6/30x3.15d nails
	4	1790	1/NPPC4	JD5	90	JD5	-0.91	2/12g-11x35 screws, 6/30x3.15d nails
R7	1	-	1/NPPC4	JD5	90	JD5	-2.39	2/12g-11x35 screws, 6/30x3.15d nails
	3	3050	1/NPPC4	JD5	90	JD5	-2.82	2/12g-11x35 screws, 6/30x3.15d nails
R8	1	-	1/NPPC4	JD5	90	JD4	-2.46	2/12g-11x35 screws, 6/30x3.15d nails
	3	6990	1/NPPC4	JD5	90	JD4	-2.69	2/12g-11x35 screws, 6/30x3.15d nails
R9	1	-	1/NPPC4	JD5	90	JD5	-1.69	2/12g-11x35 screws, 6/30x3.15d nails

Secondary fixings (hip & gable ends, valleys):

All brusses are to be fixed at each support with the following:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

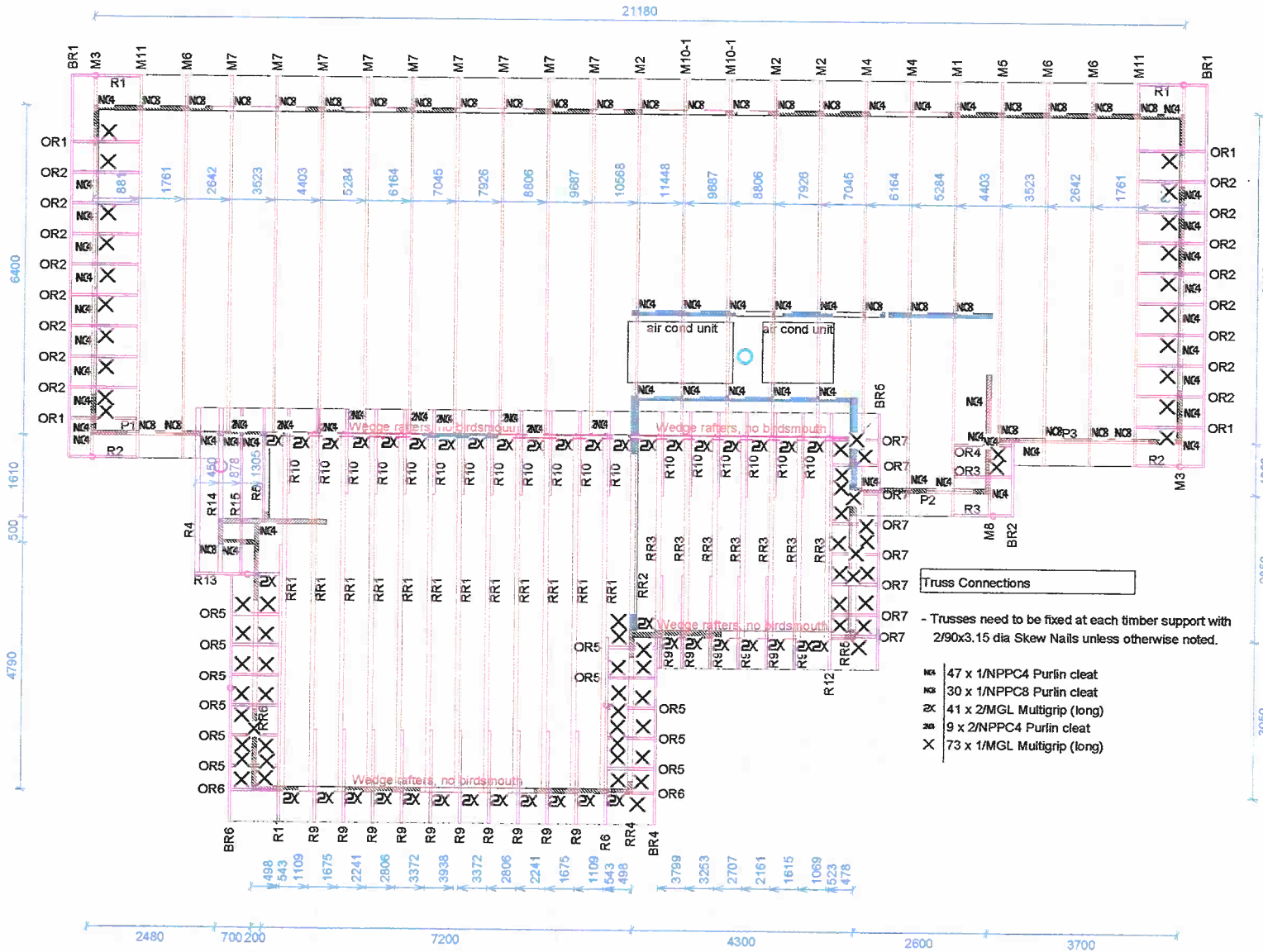
All additional connections are as follows:

Supporting Truss	Supported Truss	Top Chord	Bottom Chord
(Various)	OR7	1/MGL	-
M3	OR1	1/MGL	-
	OR2	1/MGL	-
M8	OR3	1/MGL	-
	OR4	1/MGL	-
R14	OR8	1/MGL	-
R15	OR6	1/MGL	-

Fixing Summary:

Connector	Description	Total	Fixing Method (per connector)	
Secondary				
MGL	Multigrip (long)	43	Supporting Truss	Supported Truss
			6/30x3.15d nails	4/30x3.15d nails
Tiedown				
NPPC4	Purlin cleat	182	Support	Truss
NPPC8	Purlin cleat	33	4/12g-11x35 screws	6/30x3.15d nails
				12/30x3.15d nails

BC210486
 Received by
 Kapiti Coast District Council
 5/07/22
 via Email



Please contact Paraparumu Prenail 2016 Ltd if you experience any manufacturing issues with the product supplied. PPL MUST be given first right to rectify ALL manufacturing issues. PPL will be SOLELY responsible for organising and implementing the rectification of ALL PPL manufacturing issues.

PPL Ltd WILL NOT accept any charges incurred for ANY remedial work unless prior consultation has taken place and approval has been given in writing by the Director of Paraparumu Prenail Ltd. ANY rectification done by the Customer or the Customer's agent, without Paraparumu Prenail's written permission, is the sole responsibility of the Customer or the Customer's agent.

Paraparumu Prenail Ltd WILL NOT accept any charge for or be held liable for any form of waiting time. Refer to our Terms and Conditions of Trade

All running dimensions are from start point of dimension to face of truss.

Please refer to all notes and details supplied prior to placement.

If you have any queries regarding trusses, please do not hesitate to contact us. 04 902 5618.

NOTE: The end of the truss with the label on it, sits in relation to the way the label is set out on the truss layout plan supplied by Paraparumu Prenail Ltd.

All gable trusses require NC4 concealed purlin cleat connecting vertical webs to top plate @600mm centres unless otherwise shown.

Refer to Pryda Builders Guide 2017 (page 53) for Gable end bracing details.

LEDGER PLATE FIXINGS:-
 Ledger plate requires connection back to the stud using 2/14gx100mm tek screws. Fix into every stud

- Truss Connections**
- NC 47 x 1/NPPC4 Purlin cleat
 - NC 30 x 1/NPPC8 Purlin cleat
 - 2X 41 x 2/MGL Multigrip (long)
 - 9 x 2/NPPC4 Purlin cleat
 - X 73 x 1/MGL Multigrip (long)
- Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails unless otherwise noted.

AS BUILT TRUSS LAYOUT



Customer : CDV Builders - Lot 16
 Site Address : Lot 16, No.4 Kaiwaru Place
 : Anderson Park

Roofing : Corrugated iron
 Pitch : 6.00 Deg.
 Spacing : 900
 Design Wind Velocity : 50.00 m/s (Ur.)
 Detailer : Grant Roberts

Job Ref : 0820R
 Scale : SCALE
 Level : LEVEL

Producer Statement - PS1 - Design

Job Ref:

0820

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to
Paraparaumu Prenail 2016 Ltd.

These truss designs are in accordance with sound and widely accepted engineering principles. I believe on reasonable grounds that if constructed in accordance with the design, the trusses will comply with relevant requirements of the New Zealand Building Code, Clause B1 and Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for building importance level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:

ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The truss designs require that the supporting structure is stable in its own right, and that the trusses will be braced in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, including but not limited to Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ\$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)



André van Blerk

Chartered Professional Engineer

BSc (Eng) CMEngNZ (214689), CPEng, IntPE



Building Code Clause(s) B1

J43374

**PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW**

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

ISSUED BY: Certa Engineering Ltd

TO: Graeme Fletcher
(Owner/Developer)

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

IN RESPECT OF: New Residence
(Description of Building Work)

AT: Lot 16 Anderson Park, Walkanae
(Address)

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

LOT: 16 of lot 2 DP: 544253

Certa Engineering Ltd has been engaged by Graeme Fletcher

to provide CM1 CM2 CM3 CM4 CM5 observation services
(Engineering Categories)

in respect of clause(s) B1, VM1 & VM4 of the Building Code for the building work described in documents relating to Building Consent No # 210486. We have sighted these Building Consents and the conditions attached to them.

Site Inspection Report Numbered 1 (copy attached) has been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works,I believe on reasonable grounds that All **Part only as specified of building work outside the scope of NZS3604:2011-**

- Foundations

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, VM1 & VM4 of the Building Regulations.

Proprietary gib bracing elements are non-specific design and consequently construction monitoring of such elements is to be undertaken by the Territory Authority.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, Stuart Preston am CPEng Registered No. 138744

I am a Member of Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ

SIGNED BY Stuart Preston **ON BEHALF OF** Certa Engineering Ltd.Date: 22nd October 2021Signature: 

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

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Engineering New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- PS1 Design** Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
- PS2 Design Review** Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
- PS3 Construction** Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 ; or Schedules E1/E2 of NZIA's SCC 2007 2
- PS4 Construction Review** Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, EngNZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Engineering New Zealand (EngNZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)3 (OL1-OL4)2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Attached Particulars

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

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013

2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)

3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/EngNZ 2004)

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz

SITE INSPECTION REPORT



CERTA
ENGINEERING

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Level 1
70 Bloomfield Terrace
PO Box 30 535
Lower Hutt 5040

Kapiti Office
Tel: 04 902 5750
Level 1, Koyel Building
Margaret Road, Raumati
Paraparaumu 5032

Email: email@certa.nz
Web: www.certa.nz

Date: 22/10/2024	Report No: 01	Job No: 43374
Inspected By: GERT VAN DE VORSTENBERG		Sheet 9 of 9
Contractors Representative: GARY (GUY VAN DER MERWE UNICORP)	Area Inspected: WAFFLE SLAB (PRE-PAGE)	
Project: LOT 16 ANDERSON PARK WAIKANAE	BC Number: 210 486	

Observations:

- * PODS SET OUT AS REQUIRED
- * PERIMETER BEAMS & LBR'S IDEAL DIMENSIONS.
- * ALL REINFORCEMENT FOR THIS BEAM, LBR'S & WALLS COVERED.
- * MESH PLACED & LAPPED.
- * STRONG SET DOWN PREPARED.
- * XL RE-ENTRANT CORNER BARS NOT TO BE PLACED.
- * STRONG NOT TO BE PREPARED.

Instructions Given:

- * PLACE 1 TIG RE-ENTRANT CORNER BARS (50mm COVER)
- * CUT SUBG 2ND MESH SPREADS ALONG FOR LWS LWS

File Copy

Approved: (Signed)	Not Approved – Hold Point: (Signed) <table border="1" style="width: 100%; height: 40px;"> <tr> <td style="width: 33%;"> Work may proceed: (Subject to completing above instructions) </td> <td style="width: 33%;"> Work may <u>not</u> proceed. Further design/instruction and re-inspection required. </td> <td style="width: 33%;"> Re-inspection required following completion of above instructions: </td> </tr> </table>	Work may proceed: (Subject to completing above instructions)	Work may <u>not</u> proceed. Further design/instruction and re-inspection required.	Re-inspection required following completion of above instructions:
Work may proceed: (Subject to completing above instructions)	Work may <u>not</u> proceed. Further design/instruction and re-inspection required.	Re-inspection required following completion of above instructions:		
	Contractor to <u>supply photographs</u> for approval following completion of above instructions. Work not to proceed until approval given.			

Note: Approvals given in this report are subject to the satisfactory completion of Territorial Authority statutory inspections.



Building Code Clause(s) B1

J43374

**PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW**

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

ISSUED BY: Certa Engineering Ltd
TO: Graeme Fletcher
(Owner/Developer)
TO BE SUPPLIED TO: Kapiti Coast District Council
(Building Consent Authority)
IN RESPECT OF: New Residence
(Description of Building Work)
AT: Lot 16 Anderson Park, Waikanae
(Address)
Lot: 16 of lot 2 DP: 544253

BC210486
 Received by
 Kapiti Coast District Council
 5/07/22
 via Email

Certa Engineering Ltd has been engaged by Graeme Fletcher

to provide CM1 CM2 CM3 CM4 CM5 observation services
(Engineering Categories)

in respect of clause(s) E1/VM1 of the Building Code for the building work described in documents relating to Building Consent No # 210486. We have sighted these Building Consents and the conditions of attached to them.

Site Inspection Report Numbered 2 (copies attached) have been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works

I believe on reasonable grounds that All

Part only as specified of building work outside the scope of NZS3604:2011-

- Soakpit

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) E1/VM1 of the Building Regulations.

I, Stuart Preston am CPEng Registered No. 138744

I am a Member of Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ

SIGNED BY Stuart Preston **ON BEHALF OF** Certa Engineering Ltd.

Date: 9th November 2021

Signature:

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

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

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The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

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Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Attached Particulars

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

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013

2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)

3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz

SITE INSPECTION REPORT

Date: 9 November 2021	Report No: SR02	Job No: 43374
Inspected By: Geert van de Vorstenbosch	Consent Number:	
Contractors Representative: Mark Scaife (Kapiti Plumbing Ltd)		
Project: Lot 16, Anderson Park, Waikanae	Area Inspected: Soak pit	

Inspection time: 11:45am
 Weather: Fine, warm
 Stage: Inspection of soak pit

Observations:

1. The soak pit is the correct volume by way of depth and plan lay out (varies from that shown on the consented drawings but is equivalent).
2. The excavation has been lined with filter cloth and has been wrapped over.
3. All required plumbing is in place.

Instructions Given:

1. Nil.

Approved to close in, provided the Building Consent Authority has carried out any inspections they require.

Next Inspection Required: Nil

Send To: Carl van der Meer (CD van der Meer Builders Ltd) cdvbuilders@xtra.co.nz



CERTA
ENGINEERING

Certa Engineering Ltd
Civil & Structural
Consulting Engineers
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Raumati South
Paraparaumu 5032
www.certa.nz

BC210486
 Received by
 Kapiti Coast District Council
 5/07/22
 via Email

FIRST
 WINDOWS & DOORS

Your First Windows & Doors Warranty

Homeowner details

Name **Graeme Fletcher**
 Mobile **027 880 3570**
 Email **fletcherwest23@gmail.com**

Site details

Address / lot number **4 Kaiwaru Place, Waikanae**
 Builder **-**
 Build agreement **Builder install**

Glass details

Glass **Unglazed**
 Glass supplier **By Owner**

Product details

Delivery date **21 December 2021**
 Warranty cover begins from this date
 Joinery Products used **Metro Series ThermalHEART**
 Joinery colour **Matt Flaxpod**
 Warranty number **22-06-124728F**

FIRST
 WINDOWS & DOORS

First Windows & Doors is an APL brand

APL
 WINDOW SOLUTIONS

Terms and Conditions

1. This product warranty ("Warranty") is given by us to the original end purchaser ("You") of First Windows & Doors products sold in New Zealand. "We" or "us" means the Manufacturer recorded overleaf. The Warranty is subject to the terms and conditions set out below:

2. The warranty applies to all First Windows & Doors products ("the Products").

3. The warranty does not apply to:

- (a) Decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like which may need to be replaced as they wear out;
- (b) Plated (soft) finishes;
- (c) surface finishes.

4. We warrant that: subject to the conditions and exclusions set out in the Warranty, the Products shall be free from defects due to defective workmanship and materials for 5 years from validation of your warranty by us ("the Warranty Period"). For the avoidance of doubt, if we repair or replace Products under the Warranty, the repaired or replaced products are warranted for the remainder of the Warranty Period.

5. Conditions: The Warranty will only apply where:

- (a) You register your details and retain proof of the date of purchase^[1];
- (b) You notify us of any breach of Warranty, in writing, within 3 months of the defect becoming apparent to you (or when it should reasonably have become apparent) and you provide evidence of your proof of purchase;
- (c) You make your claim before the expiry of the Warranty Period;
- (d) You provide us with a reasonable opportunity to inspect the alleged defect prior to any removal, repair or replacement;
- (e) Where not installed by us, the Products have been installed in accordance with our literature current at the time; the New Zealand Building Code and any other relevant New Zealand laws, regulations and guidelines;
- (f) You have not purchased the Products for use or installation in any works, erection, structure or construction other than a "household unit" (as defined in the Building Act 2004).

6. Limitations: For the avoidance of doubt the Warranty does not apply, and we are not liable for, the following matters (including):

- (a) Any defects in the Products resulting from a failure to comply with our care and maintenance guidelines;
- (b) Weathering and colour changes as a result of exposure to the elements;
- (c) Slight surface and colour variations. [These are not regarded as defects as variability of colour and visible grain are common features];
- (d) Any defects which are caused, or contributed to, by third party installation, third party works post installation, third party design or engineering of the building or by products supplied by third parties;
- (e) Any defects caused by factors outside our reasonable control such as any movement of the building or exposure to conditions that normally have an adverse impact on aluminium such as, seismic activity, unsuitable chemicals explosion, radiation, collision or other accident, acts of God, vandalism, adverse weather conditions such as (severe hail storm or storm);
- (f) Any Products which have been removed from their original place of installation.

7. Benefits: Subject to any legal rights you have that cannot be limited (under for example the Consumer Guarantees Act or the Building Act), our liability shall be limited at our sole option to:

- (a) replacing or repairing any defective Products; or
- (b) supplying equivalent Products; or
- (c) paying the cost of replacement Products; or
- (d) paying for the repair of the Products.

Where we elect to repair or replace any Products, we do not guarantee an exact colour match.

We otherwise exclude all liability for loss and damage (including without limitation all indirect and consequential loss). In all cases, our liability is limited to the value of the Products supplied to you.

8. Expenses: You will be liable for any expenses that you incur in making a claim.

9. Transfer: You may transfer the Warranty to a subsequent owner provided that a subsequent owner is notified, in writing, of these



First Windows & Doors is an APL brand



terms and conditions and agrees to be subject to them. You agree that following such transfer, you will no longer have any rights under the Warranty.

[1] Where Products have been supplied to you by a builder, please ensure that you provide details of your builder and the date of installation and seek to obtain evidence of purchase from your builder. Whether you have provided sufficient information supporting any claim shall be at our discretion.



First Windows & Doors is an APL brand



STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

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

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

TO BE COMPLETED BY THE INSTALLER

Issued by: *Kapiti Plumbing LTD*

Registration number: *12724*

In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at: *4 Kaiwaru Pl, Waikanae*

Building Consent No: *210486*

As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name: *Mark Scarfe*

Signature: *[Handwritten Signature]*

Address: *9 Ma Grath Ave*

Date: *30.6.22*

Phone: *9027586*

Fax: *-*

Mobile: *021 565546*

Email: *markscarfe450@Outlook.com*

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

Name:

Signature:

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email



STATEMENT DRAINAGE WORK INSTALLED Construction Review

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

TO BE COMPLETED BY THE INSTALLER

Issued by: Kapiti Plumbing LTD

Registration number: 12724

Tick applicable

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

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

Installed at: 4 Kaiwaru Pl, Waikanae

Building Consent No: 210486

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

Name: Mark Scarfe Signature: M Scarfe

Address: 9 MacCrath Ave Date: 30.6.22

Phone: 9027580 Fax: -

Mobil: 021 565546 Email: markscarfe450@outlook.com

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

Kapiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Name:			
Signature:		Date:	

WRIGHT TANKS LTD

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

1st November 2021

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Attn: Building Inspector

Dear Building Inspector

Re: 10,000L Water Tank Producer Statement 4
4 Kaiwaru Place
Anderson Park
Waikanae


I write to confirm that a Wright 10,000L Water Tank was installed at the above property by Kapiti Plumbing on 22nd October 2021.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of \$250,000) I hereby declare that all of the work for the above water tank has been completed to Wright Tanks Ltd specifications.

All of Wright Tanks Concrete products come with a 10-year construction guarantee as part of the New Zealand Concrete Tank Manufacturers Association standards when installed as per manufactures recommendations.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with NZS 3106:2009

Regards,



Andrew Wright
Director
Registration Number: 23958

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE

Client Name: Graeme Fletcher

Reference / Job #: ICP (if known):

Address of work: 4 Kaiwaru Place

Suburb: Waikanae Town / City: Wellington

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

Pipe out and installation of the following Smeg hob PGA75-4 37.8mj/hr
Rinnai A26 reu-vr2626wg-zk 195mj/hrGas supply pressure 2.75 kPa Risk classification (tick one) Low-Risk General High-riskGas type (tick one) Natural gas LPG Biogas Other (specify)The work has been done in accordance with a certified design: Yes No Copy of certified design attached (or provide reference)The work relies on manufacturer's instructions: Yes No Copy of manufacturer's instructions attached (or provide reference)

The work has been done in accordance with means of compliance (specify):

 Yes – AS/NZS 5601.1 sections 3 to 6 Yes – AS/NZS 5601.2 sections 3 to 9 No

Were any other standards required for compliance?

 Yes (specify) No

Parts of the gas installation that are safe to connect to a gas supply?

 All Parts (specify)

Date or dates on which the work was done: 30.6.2022

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

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

Certifier name: Mark Scaife

Registration number: 12724 Certificate Issue Date: 30.6.2022


Certifier Signature: 

Outline any additional information attached:

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

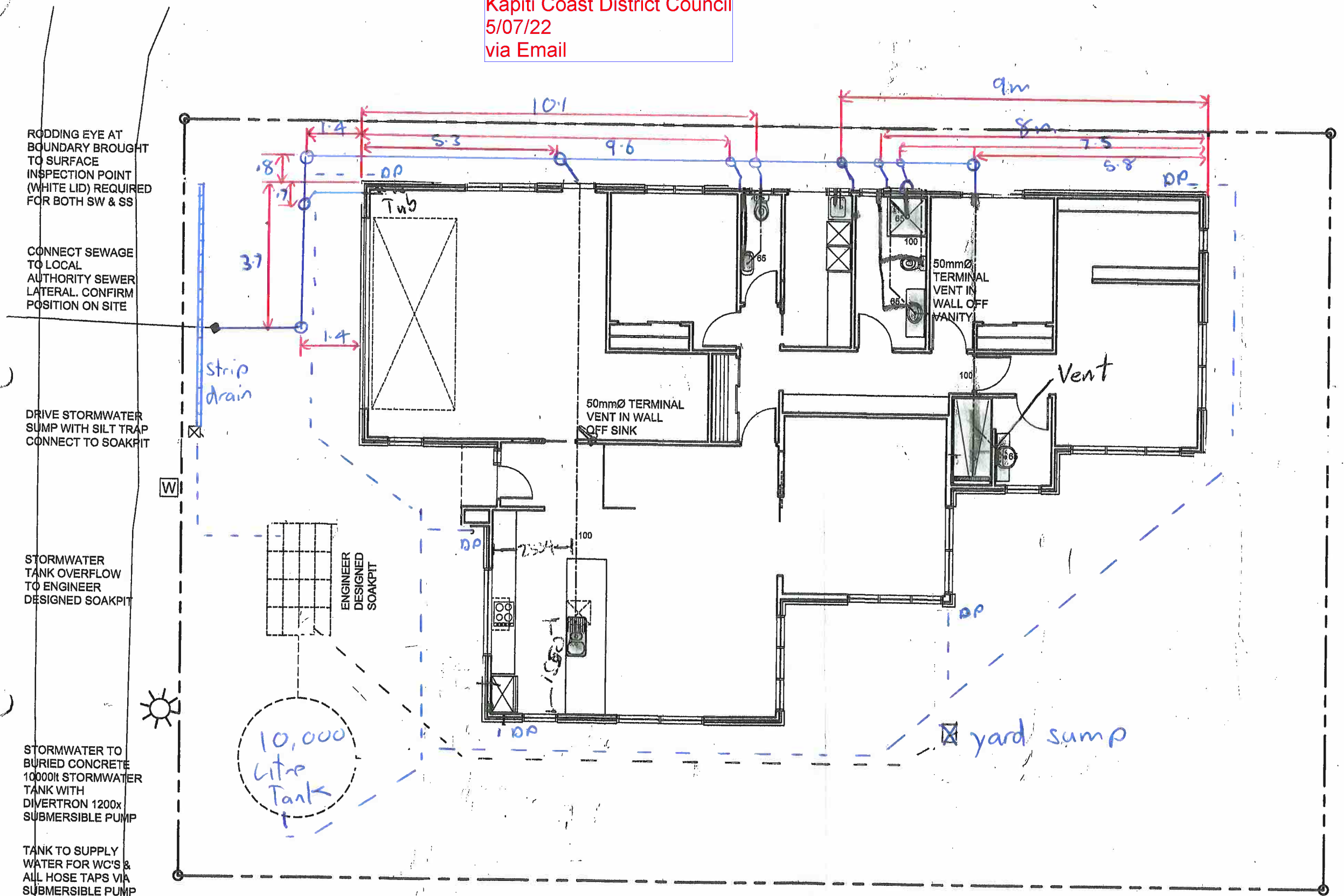
Name of person who connected the work: Mark Scaife

Registration number: 12724 Date of completion: 30.6.2022

Signature: 

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

Revisions:
FEBRUARY 2021 rev A



Project:
PROPOSED DWELLING

LOT 16 ANDERSON PARK
WAIKANAE

Client:
FLETCHER

Drawing Title:
SITE DRAINAGE

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: BF
Drawn: BF
Scale: as shown

Job: 280
Page of: 2
Rev: A

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



NOTES:
ALL SEWER & STORMWATER PIPES TO BE 100mm Ø
ALL EXPOSED HOT & COLD WATER PIPES TO BE LAGGED IF IN FROST PRONE AREA

DRAINAGE PLAN NOTES:

- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- No pipes at any point exceed 10m in length from dn 100 vented drain
- Non-potable supply appropriately protected from cross connection hazards & is identified by appropriate signage & lilac colour
- All pipe work above slab to be 40mmØ
- Terminal vent to be 50mmØ
- Provision of suitable access for rodding & cleaning of surface water & foul drainage systems
- Kitchen hot water pipes to be lagged continuously from heat source

PIPE GRADIENTS

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

HOT & COLD WATER

- All hot & cold water pipes in house to be run in Dux Secura Polybutylene plumbing system
- 20mm for Main, to bath and to HWC
- 15mm to all other branches
- 15mm to exterior taps
- Kitchen hot water supply pipe to be 10mm if over 12m in length but must be under 25m long

DRAINAGE PLAN
SCALE 1:100

Applicator Workmanship Warranty

Warranty Number: Shower

Date of Installation: 02-Jun-2022

Building Address: 4 Kaiwaru, Waikanae, Waikanae

Company: Grant Elvines ("the Applicator")

Address: 29a Golf Road, Paraparaumu Beach, Paraparaumu 5032

Phone: 021 077 3383

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

Product Type and Use: ARDEX Superflex WPM 001, Shower areas

Area Laid: 10.00 SquareMetres

Subject to the conditions appearing below, the Applicator warrants its workmanship as follows:

- a. All membrane products (the "Materials") are laid and installed in compliance with the manufacturer's instructions; and
- b. For a period of [5] years from the date of installation, the Workmanship on the Materials by the Applicator shall maintain a waterproof barrier to the area treated.

This Warranty shall be subject to the conditions which follow:

1. This Warranty is limited to the workmanship undertaken by the Applicator and shall in no way bind the manufacturer of the Materials laid and installed by the Applicator.
2. The Applicator's liability, and the liability of its employees, shall be limited to the Applicator making good at its expense any defect in the workmanship which permits the entry/escape of water. The Applicator, and its employees, shall have no further liability or responsibility for any direct, indirect or consequential injury, loss or damage whatsoever and howsoever arising any loss of profits or loss of revenue or other economic loss or for any special, indirect, incidental, consequential damage, loss or injury of any kind including but not limited to, damages to the structure or its contents arising under any theory of law whatsoever.
3. Without limiting the generality of clause 2 above, this Warranty shall not apply to any alleged defective workmanship that is:
 - a. Due directly or indirectly to any cause such as (without limiting the generality of this exclusion) governmental or environmental interference, wars, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado or windstorm or any other cause beyond the reasonable control of the Applicator; or
 - b. Caused by the act, omission, default or representation of any party other than the Applicator, its servants or agents and in particular the work of any other tradesman and damage from persons not authorised by the Applicator to have access to or be employed in the repair, maintenance or alteration of the application during the warranty period; or
 - c. Caused by the Materials or any of them being disturbed by any party other than the Applicator after fixing; or
 - d. Due to exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
 - e. Due to settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
 - f. Due to infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
 - g. Due to any design defect or structural failure of any framework or material in or on which the Materials have been installed or applied which was not supplied by ARDEX; or
 - h. Due to materials other than the Materials, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or
 - i. Due to expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
 - j. Due to any new installations, repairs, or other maintenance or construction on, to or through the Materials; or
 - k. Due to damage caused directly or indirectly by falling objects or traffic of any nature on the roof; or
 - l. Due to improper installation of insulation or defects or failure of any material used in any roof base or insulation over which the Materials are applied; or
 - m. Due to the failure of material or structures to conform to manufacturer's specifications as to roof slopes or other requirements.

4. The Applicator shall only be obligated to make good defects of workmanship, under clause 2 of this Warranty, if a claim is made to the Applicator in writing:
 - a. Within the warranty period; and
 - b. Within (14) days of the reasonable discovery of any alleged defect by the party making the claim.
5. Where it is necessary for the Applicator to repair any defective workmanship, the Building Owner shall remove any objects and any building elements that hinder the access by the Applicator to the Materials, and the Applicator shall not be responsible for any costs associated with creating clear access to the Materials.
6. The Applicator shall be entitled to be reimbursed for his costs, on a time basis at its normal consultancy rates, of any site visit requested under a warranty claim which does not reveal any defect within the scope of this Warranty.
7. Any rights against the Applicator under this Warranty, shall only accrue once the Applicator has received full payment for the work that the Warranty relates to.
8. The Customer acknowledges that the Applicator is not employed by nor is an agent of the manufacturer of the Materials and that the manufacturer will not be liable to any person for the Workmanship, act or defaults of the Applicator.
9. Where the services supplied by the Applicator are being acquired by you in trade you agree that it is fair and reasonable in the circumstances that the Consumer Guarantees Act 1993 (CGA) not apply. Accordingly, to the maximum extent permitted by law, the CGA shall not apply.
10. This Warranty is governed by the laws of New Zealand.

Signature of Applicator:



Date:

2 / 6 / 2022

1st November 2021

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Attn: Building Inspector

Dear Building Inspector

Re: 10,000L Water Tank Producer Statement 4
4 Kaiwaru Place
Anderson Park
Waikanae

I write to confirm that a Wright 10,000L Water Tank was installed at the above property by Kapiti Plumbing on 22nd October 2021.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of \$250,000) I hereby declare that all of the work for the above water tank has been completed to Wright Tanks Ltd specifications.

All of Wright Tanks Concrete products come with a 10-year construction guarantee as part of the New Zealand Concrete Tank Manufacturers Association standards when installed as per manufactures recommendations.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with NZS 3106:2009

Regards,



Andrew Wright
Director
Registration Number: 23958

**Memorandum from Licensed Building Practitioner:
Record of building work
Section 88, Building Act 2004**



BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email

THE BUILDING

Street address: *4 Kaiwara Place Waikanae*
 Suburb: *Waikanae*
 Town/City: *Kapiti Coast* Postcode:

THE PROJECT

Building consent number:

THE OWNER(S)

Name(s): *Greene & Liz Fletcher*
 Mailing address: *c/o 9 Kotaka Drive*
 Suburb: *Paparua* PO Box/Private Bag:
 Town/City: Postcode:
 Phone number: *0274463238* Email address: *CDV Builders & Contractors NZ*

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work Tick <input type="checkbox"/>	Description of restricted building work If necessary, describe the restricted building work	Carried out or supervised Tick <input checked="" type="checkbox"/> whether you carried out the RBW or supervised someone else.
<input checked="" type="checkbox"/>	<i>Boxed & fitted steel inspected by Cesta & Kede</i>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	<i>Stood & straight present frames by Pam Perrell</i>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	<i>Erect frames by Pam Perrell</i>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	<i>As per plan inspected by Kede</i>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing <input checked="" type="checkbox"/>	Building Paper & Window tape to framing	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Roof by All Roof solutions	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>	Cavity to Brick Area Cavity Batten to Weather Board	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	Brick by Sydney Bricklayers Weatherboard by CPV Builders	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Waterproofing <input checked="" type="checkbox"/>	To Shower by Grant Elmer	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

ISSUED BY

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

Name: CPV Builders LTD	LBP number: 106221
Class(es) licensed in: S1	
Plumbers, Gasfitters and Drainlayers registration number (if applicable): 12724	
Mailing address (if different from below): c/o J Kotaku Onie	
Street address/Registered office: Panparanui	
Suburb:	Town/City:
PO Box/Private Bag:	Postcode:
Phone number: 0274463238	Mobile:
After hours:	Fax:
Email address: CPVBuilders@stra.co.nz	Website:

DECLARATION

I, CPV Builders LTD carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 21. 7. 22

Memorandum from licensed building practitioner: Record of Building work (Brick & Block Work)



Section 88, Building Act 2004

BC210486
Received by
Kapiti Coast District Council

5/07/22
via Email

THE BUILDING

Street Address: Lot 16, 4 Kaiwaru Place

Suburb: Waikanae

THE PROJECT

Building consent number: 210486

THE OWNER(S)

Name(s): Graeme & Lisa Fletcher

Mailing Address:

Phone Number: 027 880 3570

Email Address: fletcherwest23@gmail.com

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If appropriate, provide details of the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work
Other <input type="checkbox"/>	Block wall	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If appropriate, provide details of the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work
Damp proofing <input type="checkbox"/>	Ensured DPC is breaking mortar joint	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	Oamaru Stone Veneer as per plan	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

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

Name: Daniel Smithson

LBP number: 118383

Class(es) licensed in: Brick & Block laying

Mailing Address (if different from below):

Street Address/Registered Office: 15 Belgrave Close, Bethlehem, Tauranga 3110

Mobile: 027 489 5721 Dan 027 440 5117 Robyn

Email address: synergycontract@gmail.com

I Daniel Smithson carried out or supervised the restricted building work identified on this form:

Signature: Daniel Smithson

Date: 28/04/2022

Minimum Maintenance Schedule



All pre-painted metal roofing and cladding products are exposed to the harsh effects of the environment, such as weather, airborne pollutants and salt spray. Regular maintenance of ColorCote® pre-painted products will increase durability and is a requirement of your warranty. Failure to strictly comply with this maintenance schedule may result in your warranty being voided at Pacific Coilcoaters' discretion.

Washdown conditions of warranty

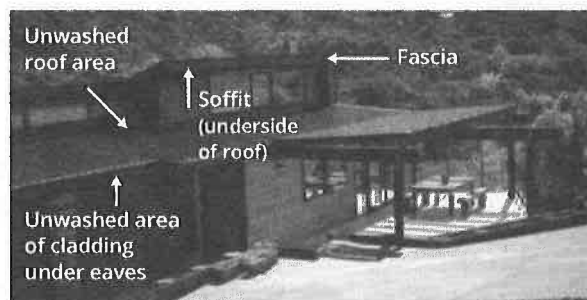


Normal rain washing will help to keep your pre-painted metal product/s free from most contaminants, although regular inspections and maintenance must be completed as per the requirements and timings below. Where corrosion or contaminants are noticed outside of your scheduled 3 or 6 monthly inspection, you are expected to undertake the required maintenance action at the time it is noticed in order to uphold your warranty.

See washing guidelines overleaf



Areas unwashed naturally by rain such as the roof area, cladding, underside of roof, fascia and under any solar panels require manual washing every 6 months, in accordance with the requirements overleaf.



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Kapiti Coast District Council
5/07/22
via Email

Inspection conditions of warranty

Every 3 months you must check guttering and fascia for:



Every 6 months you must check roofing & cladding for:



This maintenance schedule assumes that the product installed is appropriate to the design, environment & building use. The conditions of warranty stated here are standard - any variations to these will be clearly stated on your warranty certificate.

*Fixtures & fittings include aerials, air con units & solar panels or any object attached to your roofing or cladding

How to wash down your roof

Washing naturally unwashed areas	<ul style="list-style-type: none"> • Use water and a soft nylon-bristled brush • A low pressure spray (less than 1000psi) may also be used • We support the use of outdoor cleaning detergents that don't contain bleach as part of your 6 monthly washdown. Ensure any run off is not captured into potable water tanks for 2-3 weeks.
Removing Lichen or Mould	<ul style="list-style-type: none"> • Wash off loose growth with water and brush • Disconnect any rainwater connection tank from gutter • Apply a diluted bleach (sodium hydrochloride) at 2% solution* and leave for 5 minutes before washing down with copious quantity of clean fresh water.
Removing Pollen deposits	<ul style="list-style-type: none"> • Wash off loose growth with water and brush • Disconnect any rainwater connection tank from gutter • Wash roof with an effective detergent-based cleaning product such as Transwash or Simple Green, following the manufacturer's instructions and applying with a soft brush or low pressure spray (less than 1000 psi) • Wash off whole area thoroughly with water to rinse.
Removing oxidation on guttering bends	<ul style="list-style-type: none"> • White deposits sometimes become obvious on guttering & fascia, particularly on the bends. This is a natural reaction of the metal and should not cause concern, however it is visually apparent and can be easily cleaned off if attended to early. • Use water and a soft bristle brush, as for washing unwashed areas.

Holes, fixtures and fittings

Holes and penetrations can expose the substrate and let in moisture, therefore care needs to be taken every time you make a hole in any ColorCote product to ensure you don't void the warranty.

- All holes need to be sealed or flashed correctly.
- Fasteners used to attach fixtures must be compatible with the product you are attaching it to, or otherwise be isolated from your ColorCote product. Use of an incorrect fastener type can accelerate corrosion and will void your warranty.
- Areas around fixtures should be closely inspected for any corrosion or contaminants every 6 months when checking your roof.

Fixtures may also have other potential issues which need to be considered:

- Solar panels must have adequate clearance to allow the roof underneath to be washed.
- Solar panels must have adequate clearance to allow the roof underneath to be washed. This area underneath must be washed every 6 months.
- Ensure all fixtures are isolated from your roof with the use of EPDM washers.

Use of touch-up paints and overpainting

Touch-up paint should NOT be used on ColorCote products and use of these products will void your warranty. The paint on our products is oven-cured at a high temperature, whereas touch-up paints air dry. While these paints may look identical when first applied, over time they will become visually very different. Contact Pacific Coilcoaters for advice if your product requires overpainting, to ensure your warranty will be upheld.

Health and Safety Note:

Take care to ensure your safety and the safety of others when completing any maintenance. We would recommend homeowners use a roofer or roof cleaning company where possible. All work, particularly work at heights, must be done safely and in accordance with relevant legislation and best practice. Relevant best practice guidelines for working on roofs can be viewed at the Ministry of Business Innovation & Employment website: www.dol.govt.nz

For further assistance contact Pacific Coilcoaters on 0800 279 979, by email on enquiries@colorcote.co.nz or visit www.colorcote.co.nz.



ColorCote
The right roof always lasts longer

Residential Warranty

BC210486
Received by
Kapiti Coast District Council
5/07/22
via Email



Pacific Coilcoaters® produces high quality roofing, cladding and rainwater goods under the ColorCote® brand. We warrant that your ColorCote® pre-painted product will not flake, peel or perforate as a result of corrosion for the minimum period specified in the Warranty Certificate subject to compliance with all warranty terms and conditions. To the maximum extent permitted by law our liability under this warranty shall in all cases be limited to replacing or re-painting any defective product at our discretion and subject to the conditions contained in this warranty.

Owner / Site Details

Property Owner	C D Van Der Meer Builders Ltd		
Start Date	01-12-2021		
Site Address	16 Anderson Park, Walkanae	Atmospheric Environments (Refer AS/NZS 2728)	2 (Moderate)

Roofing

Product	MagnaFlow
Warranty Period	Will not flake, peel or excessively fade: 18 Years Will not perforate through corrosion: 30 Years
Paint System	ColorCote standard paint
Colour	HOROEKA
Coil Lot Number	P593194A, P595137A
Rollformer	Quin Roofing Ltd
Profile	QD5
Contractor	Allroof Solutions
Special Conditions	

Suzanne Harris

Signed for and on behalf of
Pacific Coilcoaters

Official Warranty Manager
or authorised deputy

Warranty Terms And Conditions

This warranty is issued by Fletcher Steel Limited, trading as Pacific Coilcoaters. It is given solely and exclusively to the person or entity named on Pacific Coilcoaters' copy of the warranty.

The product/s covered under this warranty are subject to normal wear and tear, which may include fading, chalking and dirt collection. Minor white corrosion may appear at unwashed tension bends or cut edges. This is a natural weathering consequence and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is subject to the following terms and conditions:

1. The product being warranted must be that recommended by Pacific Coilcoaters, through their online warranty enquiry service or other written advice, to ensure the correct product for the environment and application has been used
2. The attached Maintenance Schedule must be strictly complied with and documented. *Failure to comply with the attached Maintenance Schedule requirements may result in the warranty being voided at our discretion.*
3. The installed pitch of the roof must be equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
4. This warranty only extends to product/s which are coated with the ColorCote® paint system referred to in the schedule overleaf and which have been coated and supplied by Pacific Coilcoaters. No downgraded product is covered by this warranty.
5. To the maximum extent permitted by law Pacific Coilcoaters excludes liability (whether statutory, contract or tort) for any indirect loss, loss of profits, expectation loss, consequential or any other incidental loss or costs, special damage or loss of any kind whatsoever (including, but not limited to, damage caused by leaks).
6. To the maximum extent permitted by law, Pacific Coilcoaters excludes liability for business to business transactions under the Consumer Guarantees Act and the Fair Trading Act (in particular sections 9, 12A, 13 and 14)
7. Pacific Coilcoaters expressly disclaims and will not be responsible for any other warranty issued by any other party in respect of any component of your ColorCote® pre-painted metal roof or the specification, design, manufacture or installation thereof. All claims under warranties issued by third parties must be directed to those third parties.
8. Failure of the product, in whole or in part, due to one or more of the following causes is NOT covered by this warranty:
 - Collapse or movement of the structure on which the roof is mounted or any removal or weakening of the roof's supports or foundations.
 - Failure to comply with the the Maintenance Schedule.
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/solar energy systems and failure to remove swarf.
 - Failure to transport, handle, store, install or maintain the product in accordance with recommendations given by Pacific Coilcoaters and the NZ Metal Roof and Wall cladding Code of Practice (MRM Code of Practice) or prudent trade practice.
 - Use of incorrect fasteners or failure to replace corroded fasteners
 - Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
 - Contact with, or runoff from, copper or other metals likely to cause cathodic reactions, or with acidic, alkaline, or similar corrosive substances, chemical agents, green or wet timber or treated timber.
 - Contact with soil, ash, fertilizer, moisture retaining substances, or sunscreen
 - Corrosion arising from lapped areas of end-lapped sheets.
 - Corrosion from the underside of the ColorCote® material, as a result of high humidity, condensation or pollution from within the building.
 - Any acts or omissions on your part or on the part of paint suppliers, metal producers, rollformers, fabricators, builders, subcontractors, architects, specifiers or any other party excluding Pacific Coilcoaters.
 - Incorporation of the ColorCote® product into, or use in connection with, roofing or cladding materials manufactured by someone other than Pacific Coilcoaters.
 - Application of post paint treatments or systems unless expressly recommended by Pacific Coilcoaters.
 - Any abnormal natural phenomena or act of god including, without limitation, earthquakes, fires, floods, tornadoes, storms, hurricanes, lightning, strong winds, heavy hail, volcanic activity or the build-up of snow or other natural substances.

Pacific Coilcoaters and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

If your ColorCote product has failed to perform as warranted, then a claim in writing, specifying in what respect the product has failed to perform, must be made within the applicable warranty period to Pacific Coilcoaters, whose liability in respect of any defect appearing in your ColorCote® pre-painted metal product is limited solely to the replacement of roofing materials or repainting in accordance with the above warranty at Pacific Coilcoaters discretion and subject to these warranty terms and conditions. All claims must be accompanied by this original warranty document, and must be made within two months of the defect coming to your attention. If any ColorCote materials are replaced or repainted in satisfaction of the warranty obligation, the above warranty will apply to those replacement or repainted materials *but only for the unexpired portion of the original warranty period.*

This warranty replaces and supersedes all previous warranties or representations made by Pacific Coilcoaters.

968 Great South Road, PO Box 12 046, Penrose, Auckland 1642.
Telephone: 0800 279 979 Facsimile: +64 9 579 7515
www.colorcote.co.nz

ColorCote® is a registered trademark of Fletcher Steel Ltd.
ZinaCore™, MagnaFlow™ and AlumiGard™ are trademarks of Fletcher Steel Ltd.

Pacific Coilcoaters is a trading division of Fletcher Steel Limited, a Fletcher Building Limited Business.

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Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address: 16 Anderson Park	
Suburb: Waikanae	
Town/City:	Postcode:

THE PROJECT
Building consent number:

THE OWNER(S)	
Name(s): C D Van Der Meer Builders Limited	
Mailing address: Box 1673	
Suburb: Paraparaumu Beach	PO Box/Private Bag:
Town/City:	Postcode:
Phone number: 0274463238	Email address: cdvbuilders@xtra.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Supply and install Longrun roofing with Colorsteel fascia and Spouting as quoted.	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: Chris Burgess	LBP number: 112371
Class(es) licensed in:	
Roofing R3	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 9 Magrath Avenue	
Suburb: Paraparaumu Beach	Town/City:
PO Box/Private Bag 736, Paraparaumu	Postcode: 5254
Phone number: 04 29704490	Mobile: 0274328925
After hours: 0274328925	Fax:
Email address: sales@allroofsolutions.co.nz	Website: www.allroofsolutions

DECLARATION	
Chris Burgess _____ carried out or supervised the restricted building work recorded on this form.	
Signature: _____	<i>Chris Burgess</i>
Date: _____	<i>17/03/2022</i>

Bill Francis
PO Box 65
Paraparaumu 5254

23 June 2021

Dear Building Consent Applicant / Building Owner

Approval of Building Consent – Detached Residential / Outbuilding: 210486

Location: 4 Kaiwaru Place, Waikanae

Legal Description: Lot 16 DP 547543

Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

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

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

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

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

Please note that this building consent includes restricted building work, the details of this are included in this letter.

Owner responsibilities

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing

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

General requirements

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

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.

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

Restricted Building Work

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
<i>Primary structure</i>
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
<i>External moisture management systems</i>
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as

must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

Other reference material

- Guide for completing an application for code compliance,
<https://www.kapiticoast.govt.nz/your-council/planning/building/code-compliance-certificate/>
- A guide to the inspection process
<https://www.kapiticoast.govt.nz/your-council/planning/building/building-services-inspections/>

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

Building Consent

[Form 5, Building (Forms) Regulations 2004]

210486

Section 51, Building Act 2004

The building

Street address of building: 4 Kaiwaru Place, Waikanae

Legal description of land where

building is located: Lot 16 DP 547543

Valuation number: 1494126618

Building name: N/A

Location of building within site/

block number:

Level/unit number:

The owner

Name of owner: Graeme & Lisa Fletcher

Contact person: as above

Mailing address: 4A Trinity Place, Paraparaumu Beach, Paraparaumu
5032

Street address/registered office: -

Phone numbers:

Landline: - *Mobile:* 027 880 3570

After hours: - *Fax number:* -

Email address: fletcherwest23@gmail.com

Website: -

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

Full Name: Bill Francis

Mailing Address: PO Box 65, Paraparaumu 5254

Phones: 027 249 9519: 04 296 1248

Email: coastarchdesign@gmail.com

Building work

The following building work is authorised by this building consent:

New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

Detached dwelling

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

Conditions of building consent

This building consent is subject to the following conditions:

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Advice of licensed building practitioners

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


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 21/06/21

Relevant Information

Issued in accordance with Building Consent No. 210486

1. Both hot and cold water pipes are to be tested to 1500kPa pressure.
2. Earthworks (used regardless as to whether it complies with the District Plan or not): Should a waahi tapu or other cultural site be unearthed during earthworks, the operator and/or owner shall: 1) Cease operations; 2) Inform local Iwi; 3) Inform Heritage New Zealand (HNZ) and apply for an appropriate authority; and 4) Take appropriate action, after discussion with HNZ, Council and Tangata Whenua, to remedy damage and/or restore the site. NB: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), authority from HNZ is required if the site is to be modified in any way.
3. Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you.
4. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
5. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the boundary.
6. Plan notes take precedence over general specifications.

Building Consent Addendum to 210486

Application	Building Consent No. 210486
Bill Francis	
PO Box 65	
Paraparaumu 5254	

Project	
Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Detached dwelling
Estimated Value:	\$500,000
Location:	4 Kaiwaru Place, Waikanae
Legal Description:	Lot 16 DP 547543
Valuation No:	1494126618

Designer: Bill Francis 11 Kodex Place, Paraparaumu : 04 296 1248

Specific requirements

- Names and registration numbers of the plumber and drainlayer are required before work commences.
- A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat `as built` drainage plan showing sewer, stormwater and water.
- The inspection of all specific design components covered by a producer statement design (PS1), where the designer has recommended construction monitoring, is the responsibility of the Design Engineer who is also required to supply a written report (PS4) to the Council. It is the Design engineer's responsibility to confirm design assumptions.

KAPITI COAST DISTRICT COUNCIL

Consent No: 210486**Building Category: R2****Site Address: 4 Kaiwaru Place, Waikanae****Owner/Agent: Bill Francis**

Inspections

The following inspections are required:

- 1 Pre-Slab Building
- 1 Pre-Slab Plumbing
- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Brick Veneer
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 11 Total Inspections

Documentation

The following documentation is required:

- 1 Application for CCC
- 1 Electrical safety certificate - Electrician
- 1 Gas safety certificate
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private Sewer installation
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Construction review PS4 statement for structural engineering
- 1 Construction review PS4 statement for geo-technical engineering Soakpit
- 1 Membrane applicator certificates - internal wet area
- 1 Timber framing and truss certification
- 1 Record of Work

Building Practitioners

- 1 Designer 1 Bill Francis
- 1 Designer 2 Stuart Preston
- 1 Carpentry 1
- 1 Foundations 1
- 1 Bricklaying and Blocklaying 1
- 1 Roofing 1

- 1 Plumber
- 1 Drainlayer
- 1 Gasfitter
- 1 Electrician

BC210486
Received by
Kapiti Coast District Council
01/06/21

APPROVED BY
PLANNING
sophasu
18/06/2021

PROPOSED DWELLING

FOR FLETCHER

LOT 16, 4 KAIWARU PLACE, ANDERSON PARK, WAIKANAE

APPROVED BY
BUILDING
melissag
OFFICER
21/06/2021

CONTENTS:

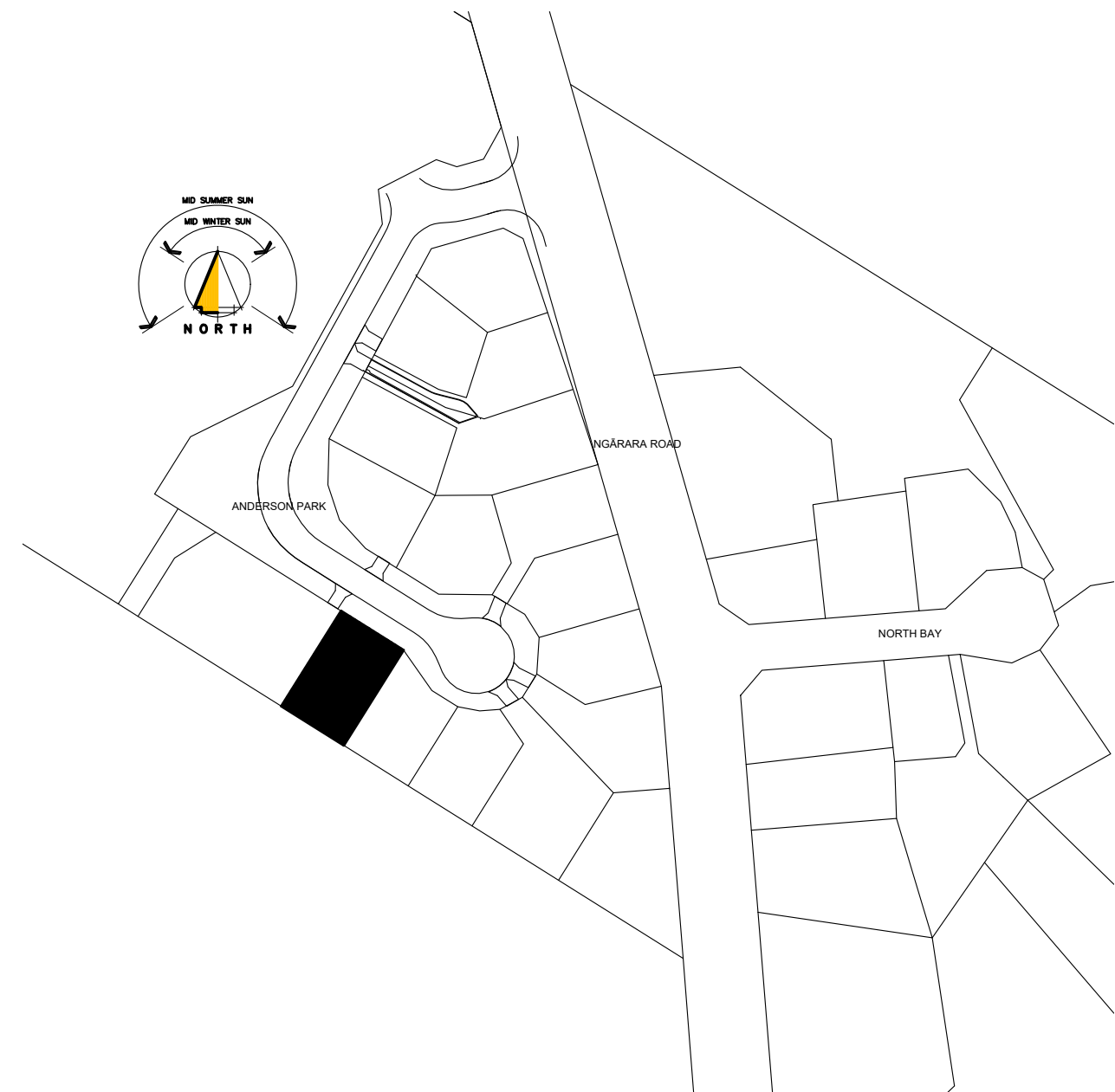
- 1 - SITE PLAN
- 2 - DRAINAGE PLAN
- 3 - FLOOR PLAN
- 4 - FOUNDATION PLAN
- 5 - ROOF PLAN
- 6 - ELEVATIONS
- 7 - SECTIONS
- 8 - BRACING PLAN
- 9 - ELECTRICAL PLAN
- 10 - DETAILS
- 11 - DETAILS
- 12 - DETAILS
- 13 - DETAILS
- 14 - DETAILS
- 15 - DETAILS
- 16 - DETAILS
- 17 - DETAILS
- 18 - JOINERY SCHEDULE
- 19 - E2 MATRIX

NOTES:

CAUTION - PLANS HAVE BEEN DIGITALLY REPRODUCED & MAY NOT BE TO SCALE.

ALL WORK CARRIED OUT TO CONFORM TO RELEVANT BUILDING CODE & STANDARDS FOR LIGHT TIMBER FRAMED CONSTRUCTION.

EAVE FLASHINGS FOR ALL PROFILED METAL ROOFING IN VERY HIGH WIND ZONES & IN ANY WIND ZONE WHERE ROOF PITCH IS LESS THAN 10°



BC210486
 Further Information Received
 18/06/21

Revisions:
 APRIL 2021 rev A
 JUNE 2021 rev B

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAЕ

Client:
 FLETCHER

Drawing Title:
SITE PLAN

Designer:

COASTAL
 ARCHITECTURE LTD.

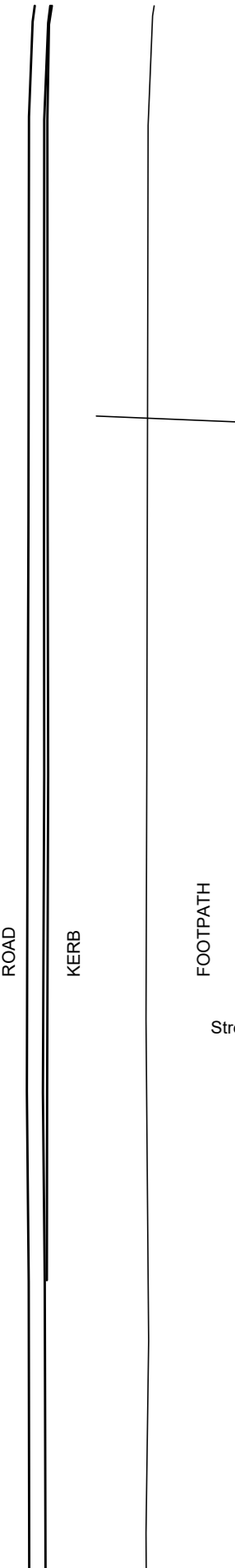
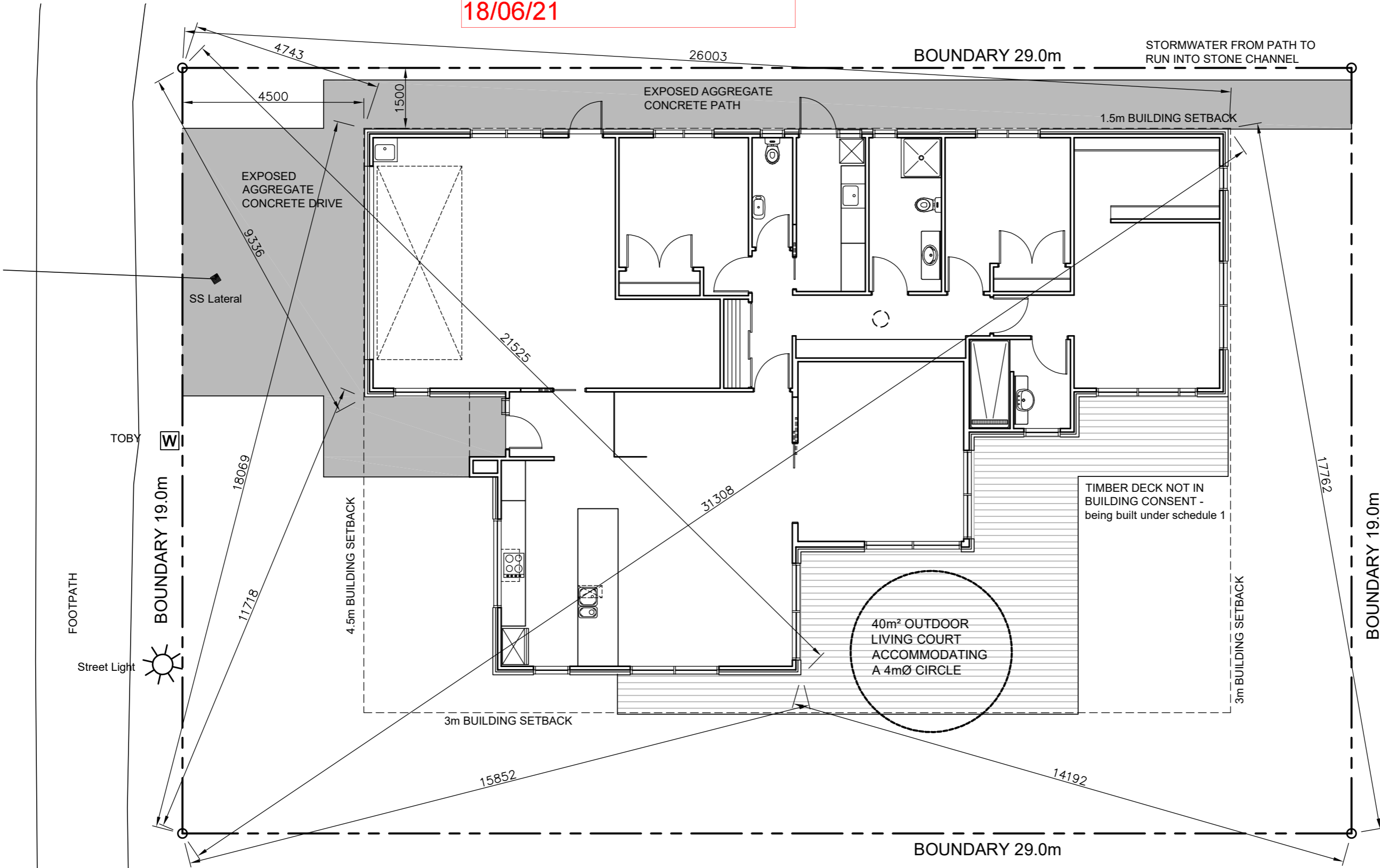
11 Kodex Place
 Paraparaumu
 New Zealand

Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: Drawn:
 BF BF
 Scale:
 as shown

Job: Page of: Rev:
280 1 B

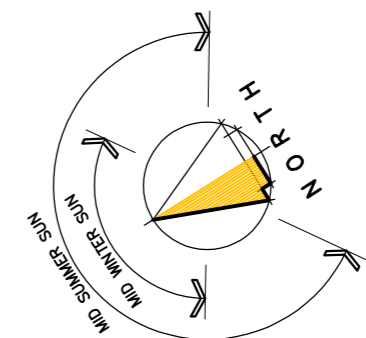
All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



SITE PLAN SCALE 1:100

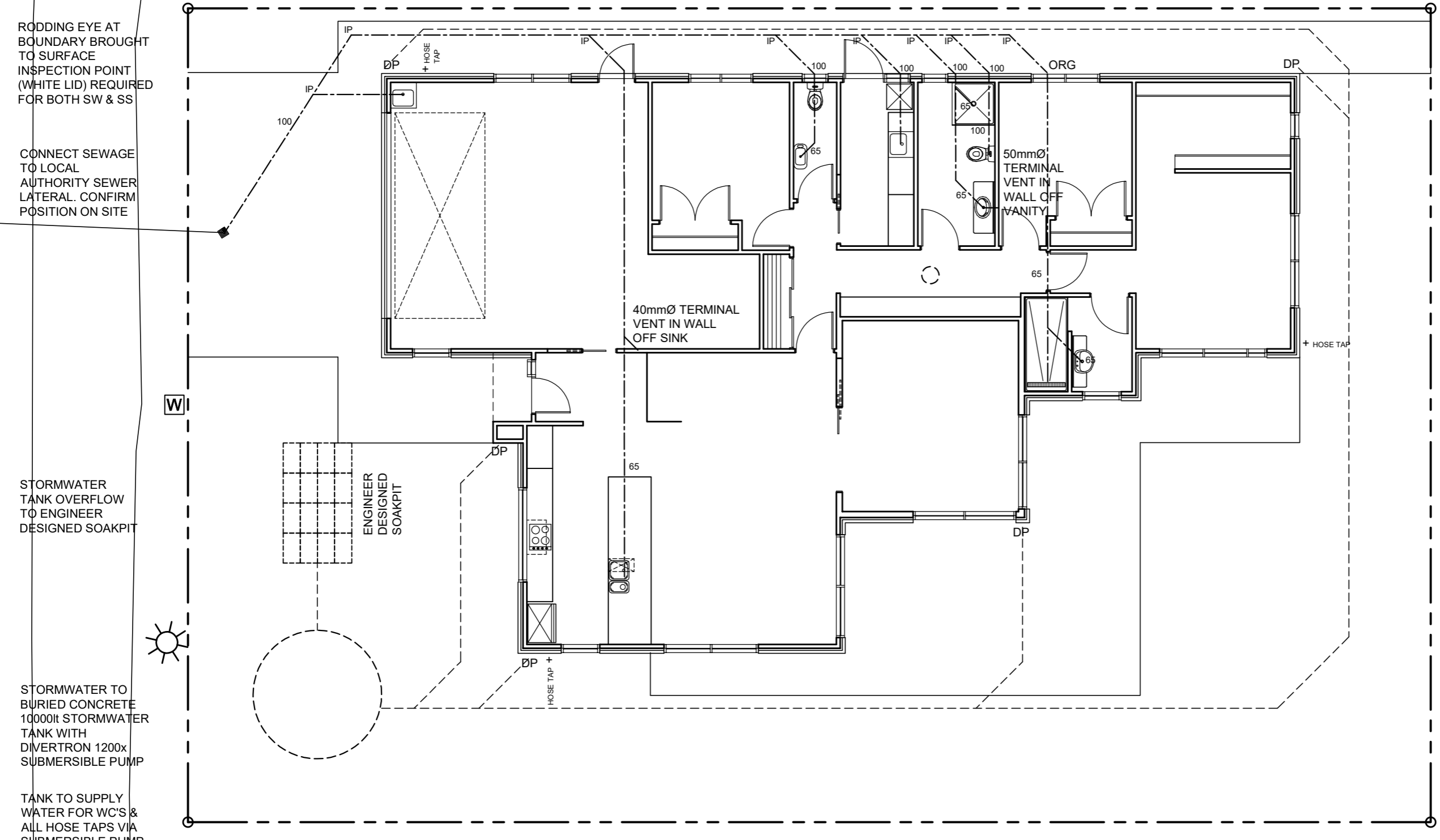
LOT 16
 DP 547543
 SITE AREA = 551m²
 DWELLING = 215m²
 SITE COVERAGE = 39%

VERY HIGH WIND ZONE
 CORROSION ZONE C



BC210486
Further Information Received
16/06/21

OVERFLOW RELIEF GULLY HEIGHT
 CLEARANCE TO COMPLY WITH AS3500.2 CL
 4.6.6.6 & CL 4.6.6.7
 150mm BELOW THE LOWEST FIXTURE & 75mm
 ABOVE THE IMPERMEABLE SURFACE



RODDING EYE AT
 BOUNDARY BROUGHT
 TO SURFACE
 INSPECTION POINT
 (WHITE LID) REQUIRED
 FOR BOTH SW & SS

CONNECT SEWAGE
 TO LOCAL
 AUTHORITY SEWER
 LATERAL. CONFIRM
 POSITION ON SITE

STORMWATER
 TANK OVERFLOW
 TO ENGINEER
 DESIGNED SOAKPIT

STORMWATER TO
 BURIED CONCRETE
 10000lt STORMWATER
 TANK WITH
 DIVERTRON 1200x
 SUBMERSIBLE PUMP

TANK TO SUPPLY
 WATER FOR WC'S &
 ALL HOSE TAPS VIA
 SUBMERSIBLE PUMP

NOTES:
 ALL SEWER & STORMWATER PIPES TO BE 100mm Ø
 ALL EXPOSED HOT & COLD WATER PIPES TO BE
 LAGGED IF IN FROST PRONE AREA

DRAINAGE PLAN

SCALE 1:100

- DRAINAGE PLAN NOTES:**
- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
 - Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
 - Check PIM information for service connections
 - pipes to be inspected before covering with sand
 - A tempering valve is required to be installed on the hot water service
 - No pipes at any point exceed 10m in length from dn 100 vented drain
 - Non-potable supply appropriately protected from cross connection hazards & is identified by appropriate signage & lilac colour
 - All pipe work above slab to be 40mmØ
 - Terminal vent to be 50mmØ
 - Provision of suitable access for rodding & cleaning of surface water & foul drainage systems
 - Kitchen hot water pipes to be lagged continuously from heat source

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

- HOT & COLD WATER**
- All hot & cold water pipes in house to be run in Dux Secura Polybutylene plumbing system
 - 20mm for Main, to bath and to HWC
 - 15mm to all other branches
 - 15mm to exterior taps
 - Kitchen hot water supply pipe to be 10mm if over 12m in length but must be under 25m long

Revisions:
 APRIL 2021 rev A
 JUNE 2021 rev B

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
SITE DRAINAGE

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF	Drawn: BF
	Scale: as shown
Job: 280	Page of: 2
	Rev: B

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



BC210486
Further Information Received
16/06/21

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- All habital rooms have at least 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- All habital rooms have windows providing at least 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone providing natural light is clear glazing falling within the visual awareness zone
- Garage spaces within or attached to the building envelope shall have
 - A - Openings provided with a 50mm min total level change between the interior & exterior paving
 - B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm toerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

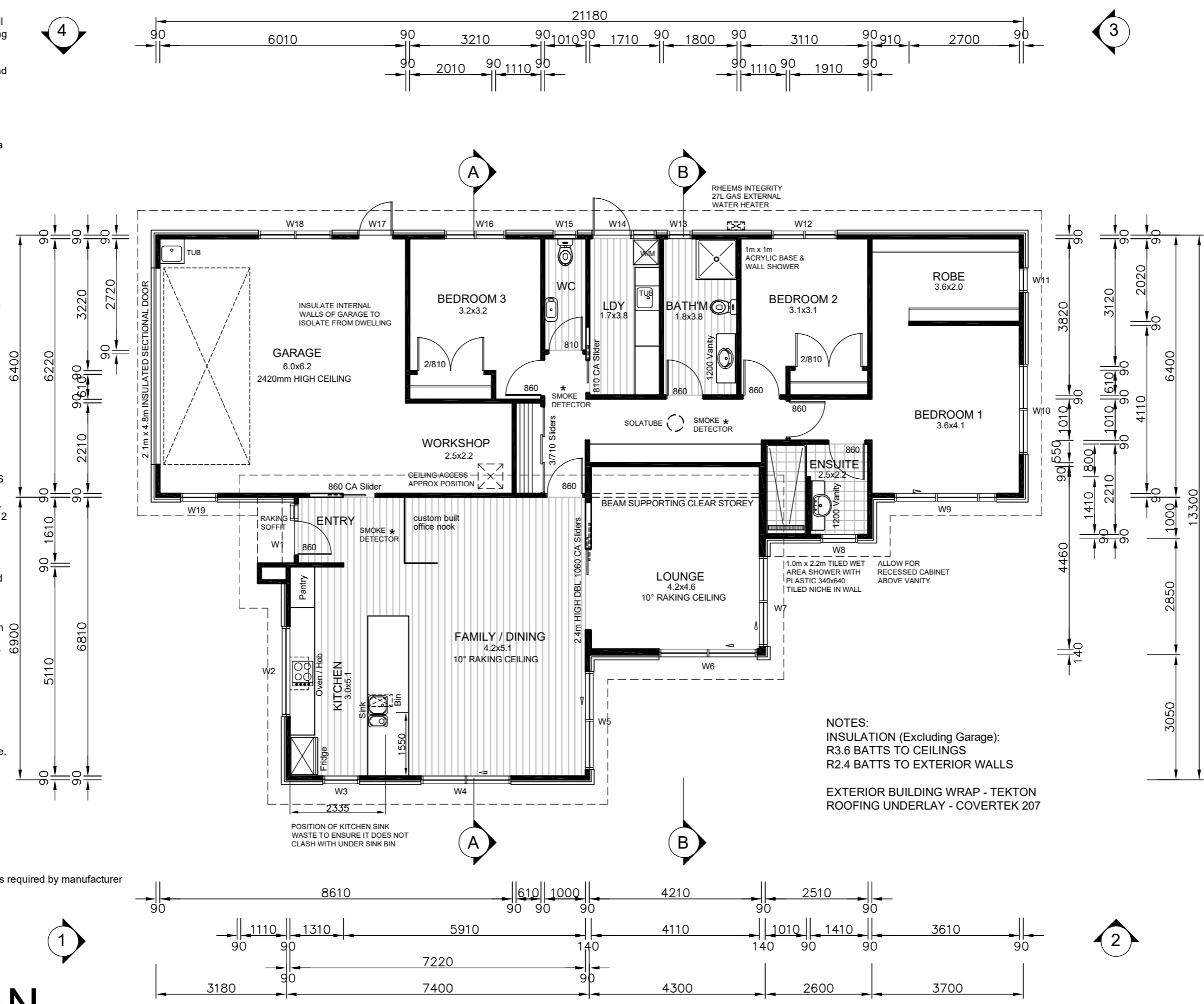
- Benchtops & Vanities**
- To be selected at owners discretion. To be continuously smooth and easily maintained in a hygenic condition e.g. stainless steel, high pressure laminate, acrylic, granite, or engineerd stone surface. Must be sealed to adjoining impervious, easily cleaned walls e.g. aquaenamell paint, tiles, or glass

- INTERNAL LININGS**
- WALLS:**
- Generally - 10mm Standard Gib Board
 - Bathrooms - 10mm Gib Aqualine
- CEILING:**
- Generally - 13mm Standard Gib
 - Bathrooms - 13mm Gib Aqualine
 - Back block sheet joints and allow for control joints as required by manufacturer

- FRAMING**
- Exterior Walls & Internal Load Bearing Walls:**
- Up to 2.4m - 90x45 SG8 at 400 crs H1.2
 - Up to 2.7m - 90x45 SG8 at 300 crs H1.2
 - Up to 4.2m - 140x45 SG8 at 400 crs H1.2
- Interior Non Load Bearing Walls:**
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

FLOOR PLAN

SCALE 1:100
AREA = 206m² (215m² OVER CLADDING)



NOTES:
INSULATION (Excluding Garage):
R3.6 BATTS TO CEILINGS
R2.4 BATTS TO EXTERIOR WALLS

EXTERIOR BUILDING WRAP - TEKTON
ROOFING UNDERLAY - COVERTEK 207

Revisions:
APRIL 2021 rev A
JUNE 2021 rev B

Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
FLOOR PLAN

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: BF	Drawn: BF
	Scale: as shown
Job: 280	Page of: 3
	Rev: B

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



Revisions:
APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

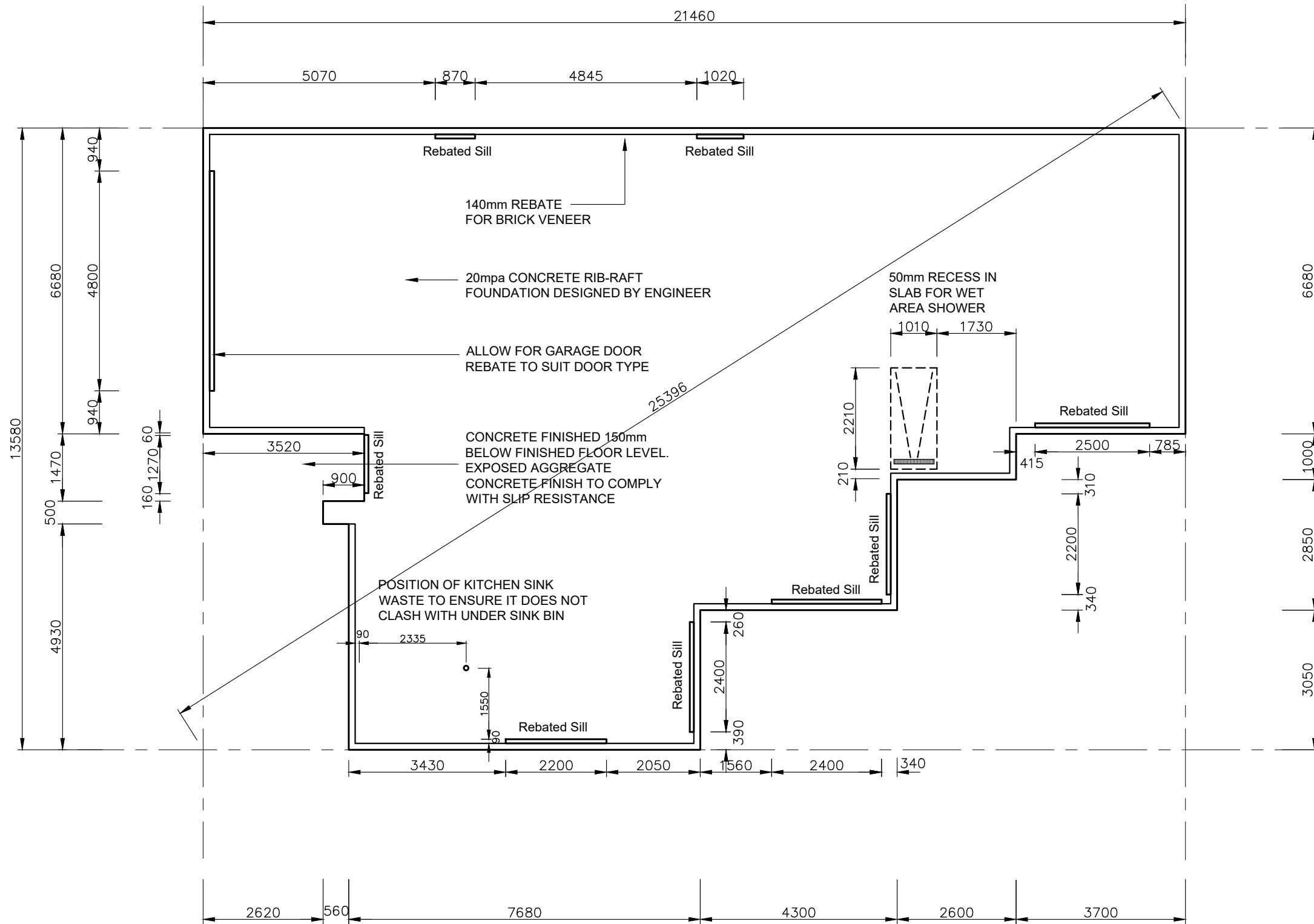
Drawing Title:
FOUNDATION PLAN

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: **BF** Drawn: **BF**
Scale: **as shown**

Job: **280** Page of: **4** Rev: **A**

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MINIMUM FLOOR HEIGHT

- PROTECTED GROUND
 - 100MM BRICK VENEER
 - 150MM OTHER CLADDINGS
- UNPROTECTED GROUND
 - 150MM BRICK VENEER
 - 225MM OTHER CLADDINGS
- HEIGHTS AS PER NZS3604 1999 SECTION 7

PROPRIETARY ANCHORS SHALL BE WITHIN 150mm OF EACH END & SPACED AT A MAX OF 900mm CRS OR 600mm CRS WHEN USED ON SLAB EDGES FORMED BY MASONRY HEADER BLOCKS

AREA OF FOUNDATION (OVER BRICK) = 215m²

FOUNDATION PLAN SCALE 1:100

NOTES

TRUSSES
 DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER

ALL ROOF FRAMING TO BE H1.2

SOFFITS
 UNFINISHED HARDIES SOFFITS MUST BE PAINTED TO COMPLY WITH NZBC DURABILITY REQUIREMENTS

SPOUTING
 FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA

DOWNPIPES
 ALL 80mm Ø PVC

ROOF FRAMING FIXINGS
TRUSSES
 FIXINGS FOR A ROOF TRUSS AT ITS SUPPORT SHALL BE AS GIVEN BY THE TRUSS MANUFACTURERS DESIGN BUT **SHALL BE NOT LESS THAN:** 2/90x3.15 SKEWED NAILS & STRAP FIXING (see figure 10.6 NZS 3604 2011)

SUPPLY COPY OF RELEVANT WARRANTIES FOR ROOFING, MEMBRANE SYSTEMS & FASCIA / GUTTER SYSTEMS AS APPROPRIATE TO COUNCIL

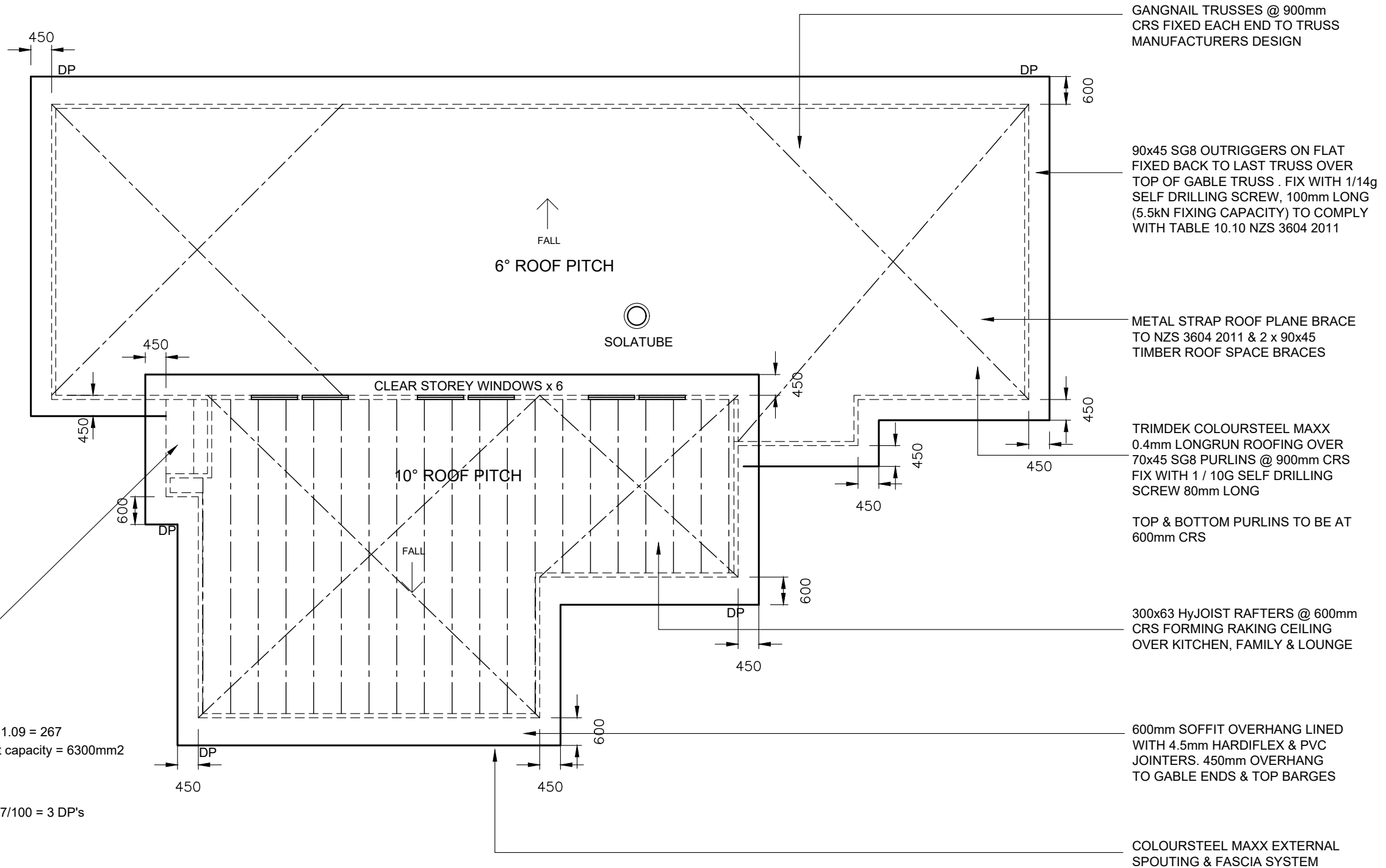
ROOFING MATERIAL TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR, FIXING & MINIMUM PITCH (REFERENCE ALSO SECT 8 OF E2 NZ BUILDING CODE)

140x45 RAFTERS @ 600mm CRS FORMING RAKING SOFFIT OVER ENTRY

RAINWATER CALCULATION

- Roof Catchment Area = 245m² / 10° x 1.09 = 267
- 1/4 Round Colorsteel gutter = Catchment capacity = 6300mm²
- Downpipe Size = 80Ø Marley
- Downpipe Catchment Area = 100m²

Roof Catchment/Downpipe Catchment = 267/100 = 3 DP's



Revisions:
 APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
ROOF PLAN

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF	Drawn: BF
	Scale: as shown

Job: 280	Page of: 5	Rev: A
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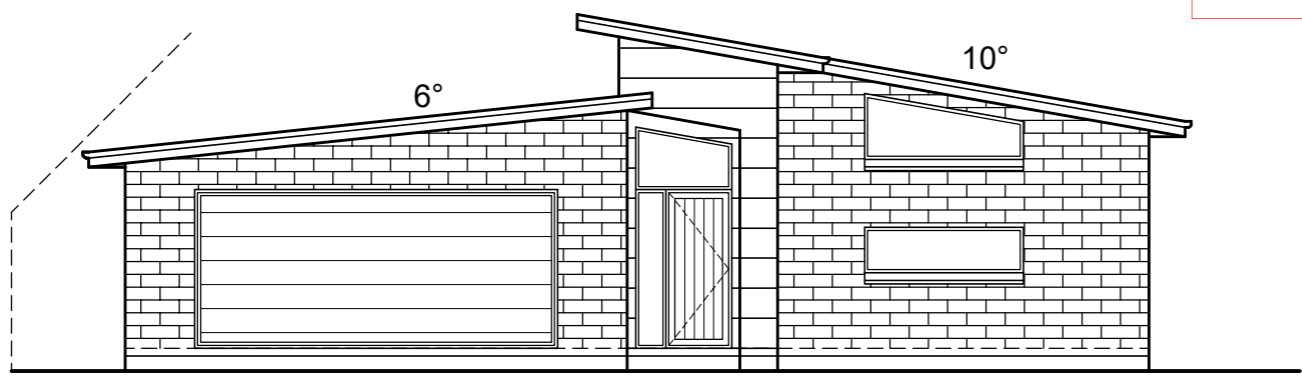
ROOF PLAN SCALE 1:100

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BC210486
 Further Information Received
 18/06/21

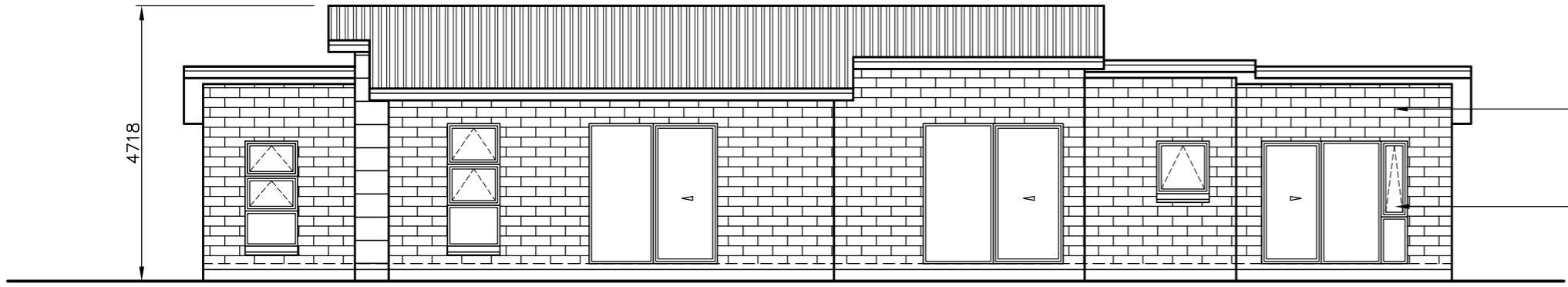
Revisions:
 APRIL 2021 rev A
 JUNE 2021 rev B



NORTH ELEVATION 1
 SCALE 1:100

NOTE:
 ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS TO BE MAINTAINED BY OWNER IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS & WARRANTEE REQUIREMENTS

CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING & GROUND CLEARANCE.
 ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE FOR CLARITY



WEST ELEVATION 2
 SCALE 1:100

OAMARU STONE 650x290x90 SERIES EXTERIOR CLADDING

POWDER COATED ALUMINIUM JOINERY WITH SUITABLE HEAD FLASHINGS

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAЕ
 Client:
 FLETCHER

Drawing Title:
ELEVATIONS

Designer:

COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

JAMES HARDIE STRIA WEATHERBOARD FIXED HORIZONTALLY ON CAVITY SYSTEM

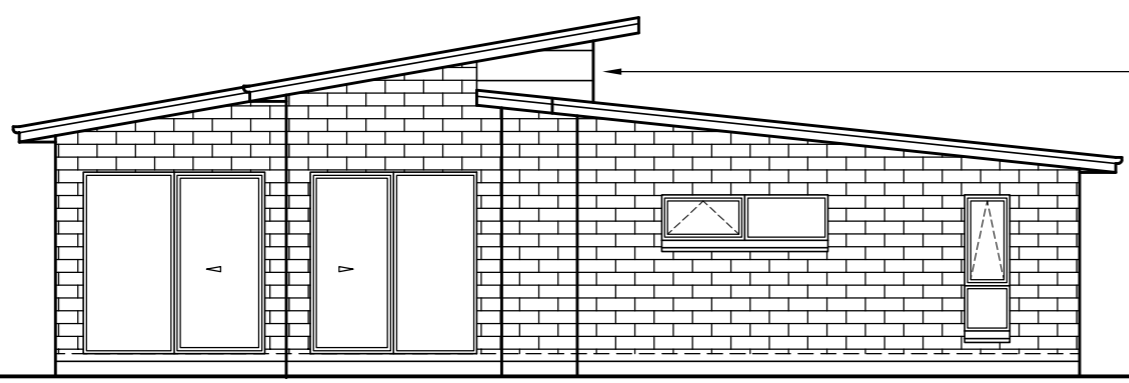
COLOURSTEEL MAXX EXTERNAL SPOUTING & FASCIA SYSTEM

BUILDING WRAP - TEKTON
 ROOFING UNDERLAY - COVERTEK 407

INSULATION (Excluding Garage):
 R3.6 BATTS TO CEILINGS
 R2.4 BATTS TO EXTERIOR WALLS

Design:	Drawn:
BF	BF
Scale:	Scale:
	as shown

Job:	Page of:	Rev:
280	6	B

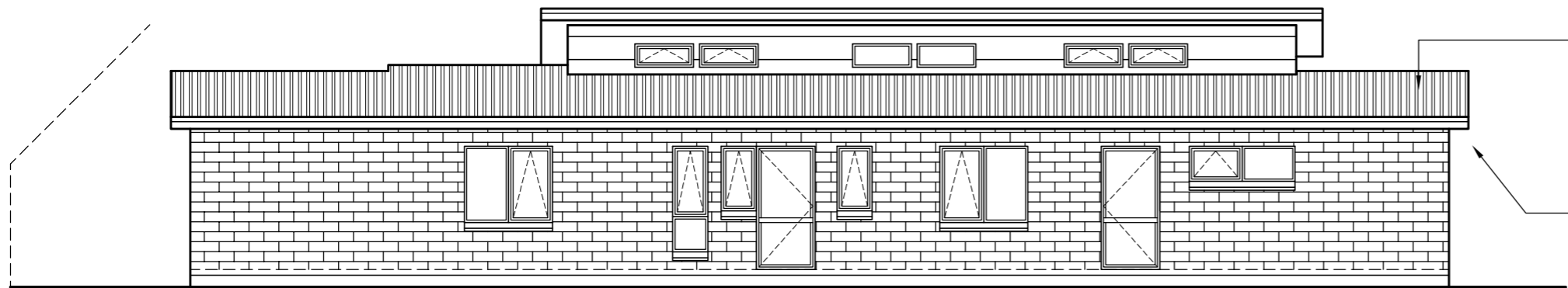


SOUTH ELEVATION 3
 SCALE 1:100

TRIMDEK 0.4mm MAXX LONGRUN ROOFING OVER 70x45 SG8 PURLINS @ 900mm CRS

600mm SOFFIT OVERHANG LINED WITH 4.5mm HARDIFLEX & PVC JOINTERS. 450mm OVERHANG TO GABLE ENDS & TOP BARGES

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EAST ELEVATION 4
 SCALE 1:100

Revisions:
 APRIL 2021 rev A

GANGNAIL TRUSSES @ 900mm CRS FIXED EACH END TO PRE-NAIL MANUFACTURERS SPECIFICATION ALL ROOF FRAMING TO BE H1.2

TRIMDEK COLOURSTEEL ENDURA 0.4mm LONGRUN ROOFING OVER 70x45 SG8 PURLINS @ 900mm CRS FIX WITH 1 / 10G SELF DRILLING SCREW 80mm LONG

TOP & BOTTOM PURLINS TO BE AT 600mm CRS

COLOURSTEEL EXTERNAL SPOUTING & FASCIA SYSTEM

POWDER COATED ALUMINIUM JOINERY

OAMARU STONE 650x290x90 SERIES EXTERIOR CLADDING

JAMES HARDIE STRIA WEATHERBOARD FIXED HORIZONTALLY ON CAVITY SYSTEM

300x63 HyJOIST RAFTERS @ 600mm CRS FORMING RAKING CEILING OVER KITCHEN, FAMILY & LOUNGE

600mm SOFFIT OVERHANG LINED WITH 4.5mm HARDIFLEX & PVC JOINTERS. 450mm OVERHANG TO GABLE ENDS & TOP BARGES

13mm CEILING LINING ON GIB RONDO CEILING BATTENS

INTERNAL LININGS

WALLS:

- GENERALLY - 10mm STANDARD GIB BOARD
- BATHROOMS - 10mm GIB AQUALINE

CEILINGS:

- GENERALLY - 13mm STANDARD GIB
- BATHROOMS - 13mm GIB AQUALINE
- BACK BLOCK SHEET JOINTS AND ALLOW FOR CONTROL JOINTS AS REQUIRED BY MANUFACTURER

FRAMING

Exterior Walls & Internal Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 400 crs H1.2
- Up to 2.7m - 90x45 SG8 at 300 crs H1.2
- Up to 4.2m - 140x45 SG8 at 400 crs H1.2

Interior Non Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

BUILDING WRAP - TEKTON ROOFING UNDERLAY - COVERTEK 407

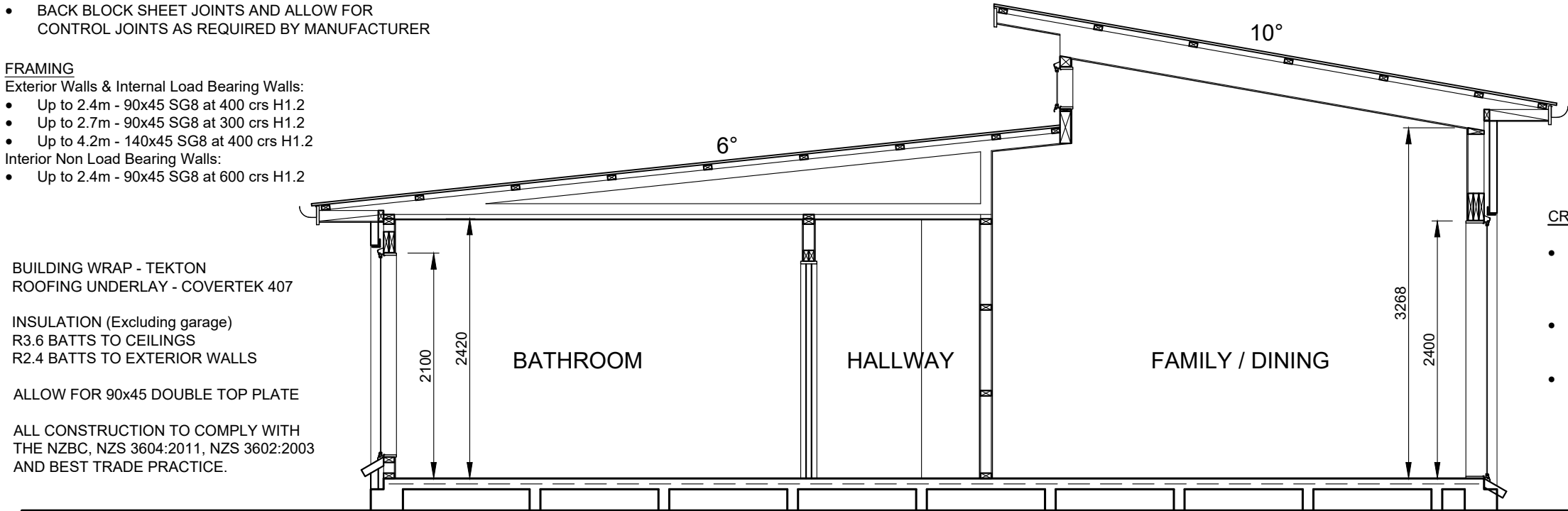
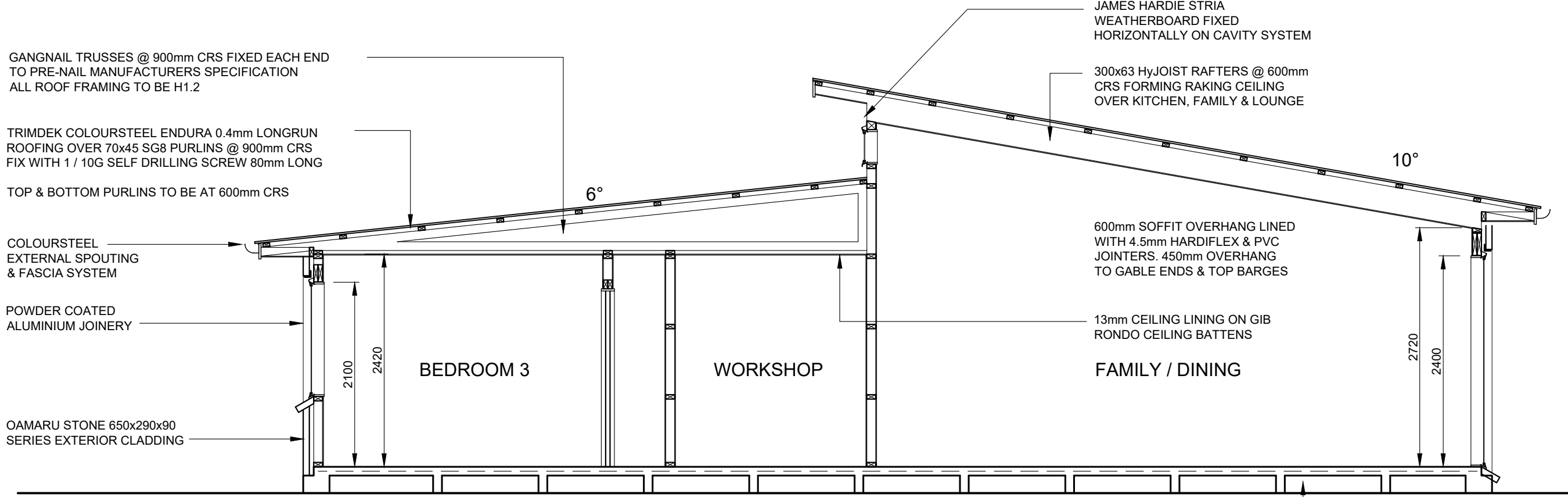
INSULATION (Excluding garage)
 R3.6 BATTS TO CEILINGS
 R2.4 BATTS TO EXTERIOR WALLS

ALLOW FOR 90x45 DOUBLE TOP PLATE

ALL CONSTRUCTION TO COMPLY WITH THE NZBC, NZS 3604:2011, NZS 3602:2003 AND BEST TRADE PRACTICE.

RIBRAFT FOUNDATION DESIGNED BY ENGINEER

SECTION AA SCALE 1:50



SECTION BB SCALE 1:50

CROSS SECTION NOTES

- CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING AND GROUND CLEARANCE
- ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE: THIRD EDITION FOR CLARITY
- ALL JUNCTIONS TO CLADDINGS AND OTHER EXTERNAL MOISTURE PROTECTION AREAS, TO HAVE CAPILLARY GAPS/BREAKS AND INSEAL WHERE RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

Project:
PROPOSED DWELLING
 LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
SECTION AA & BB

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF
 Drawn: BF
 Scale: as shown

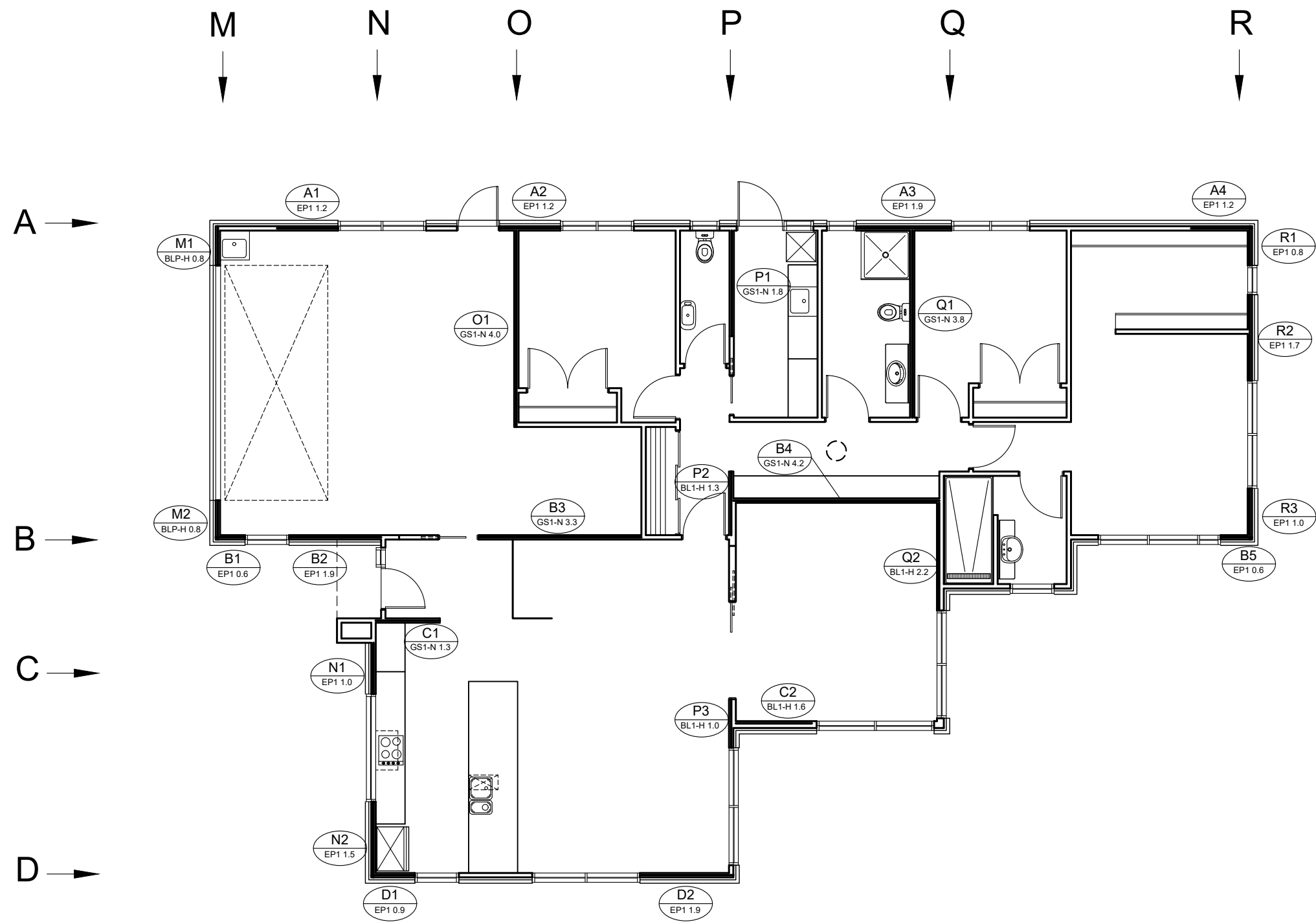
Job: 280
 Page of: 7
 Rev: A

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BC210486
Received by
Kapiti Coast District Council
01/06/21

Revisions:
APRIL 2021 rev A



Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
BRACING PLAN

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: BF
Drawn: BF
Scale: as shown

Job: 280
Page of: 8
Rev: A

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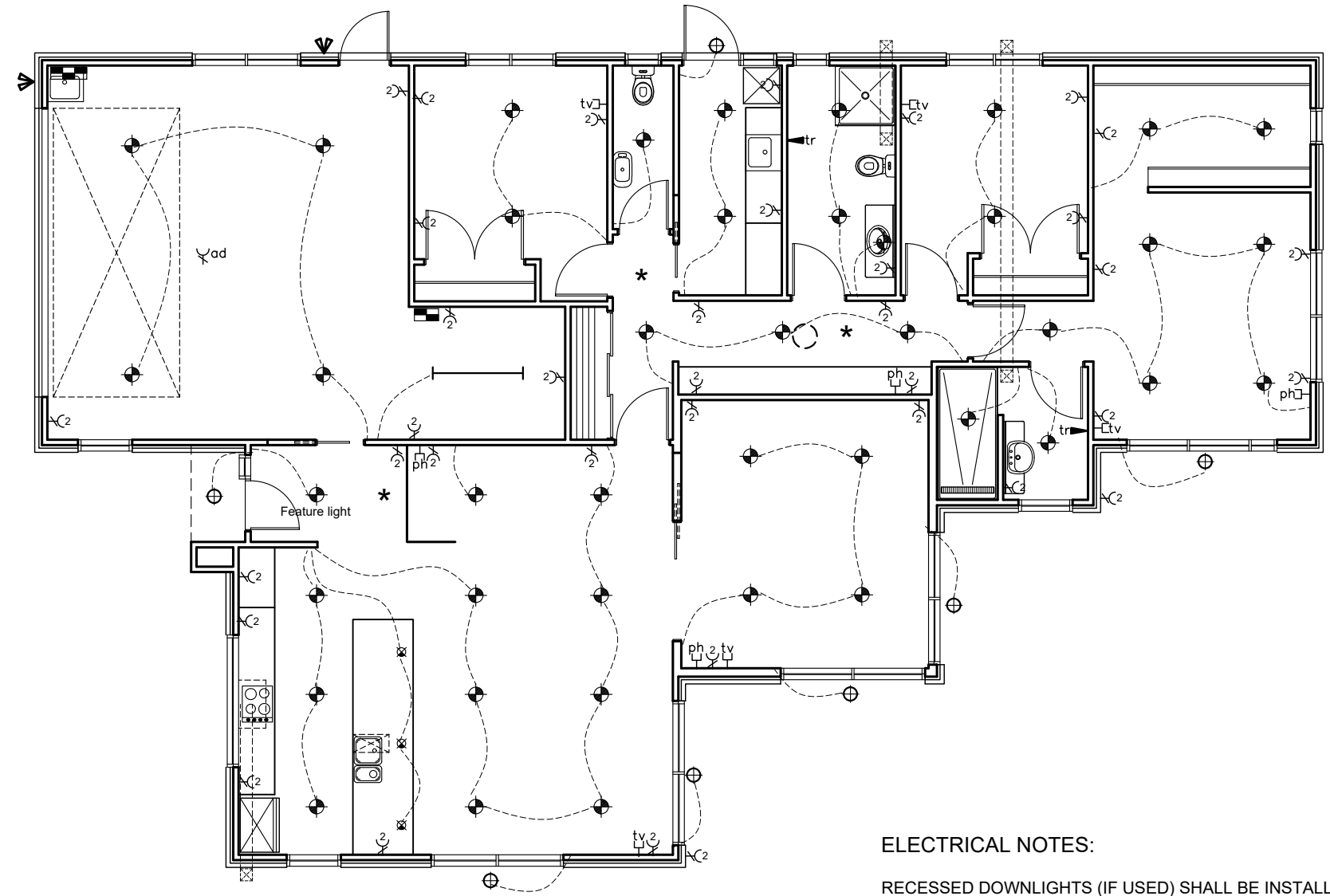
NOTES:

- THIS SITE IS A VERY HIGH WIND ZONE
- BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS - WINSTONES GIB EZYBRACE SYSTEMS 2016
- BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.5.3

BRACING PLAN SCALE 1:100



Revisions:
 APRIL 2021 rev A



ELECTRICAL LEGEND			
	Recessed Downlight		Hard wired Smoke detector
	External lighting point		Power Point (2 denotes double)
	Feature Halogen		Television Point
	Meter Board		Phone Point
	Switch Board		Heated Towel Rail
	Extractor Fan		Auto Garage Door Opener
	Spotlight with sensor		Fluorescent tube

ELECTRICAL NOTES:

RECESSED DOWNLIGHTS (IF USED) SHALL BE INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE & MAINTAIN MIN CLEARANCE FROM INSULATION AS REQUIRED BY NZECP 54:2001

PROVIDE ELECTRICAL CERTIFICATE AFTER COMPLETION & PRIOR TO CODE COMPLIANCE CERTIFICATE BEING ISSUED

ALLOW FOR LIGHTING UNDER TOP CUPBOARDS IN KITCHEN

ALLOW FOR POWER FOR BLINDS TO CLEARSTOREY WINDOWS

ALLOW FOR POWER TO SPEAKERS, POSITION WITH OWNER

NOTE: ALLOW FOR POWER SUPPLY TO KITCHEN APPLIANCES
 - DISHWASHER
 - RANGEHOOD
 - MICROWAVE
 - WASTEMASTER

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
ELECTRICAL PLAN

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

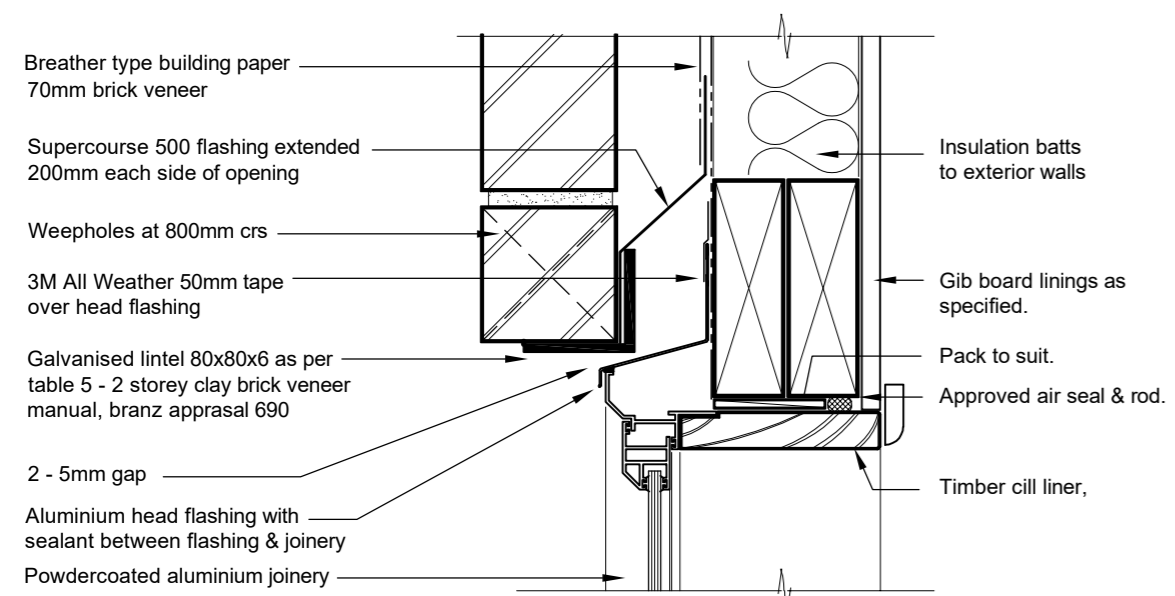
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 Scale:
 as shown

Job: Page of: Rev:
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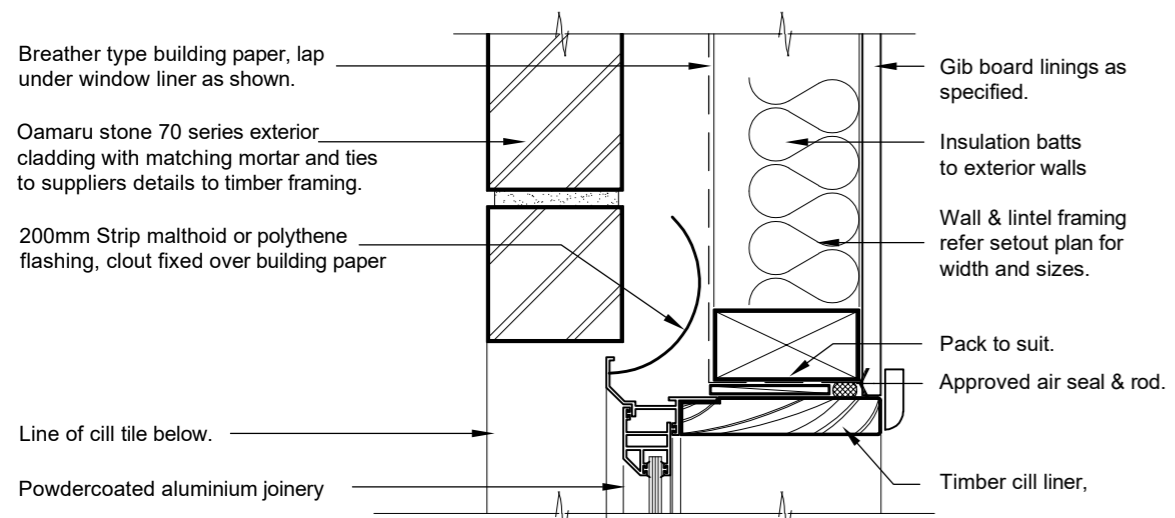
All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



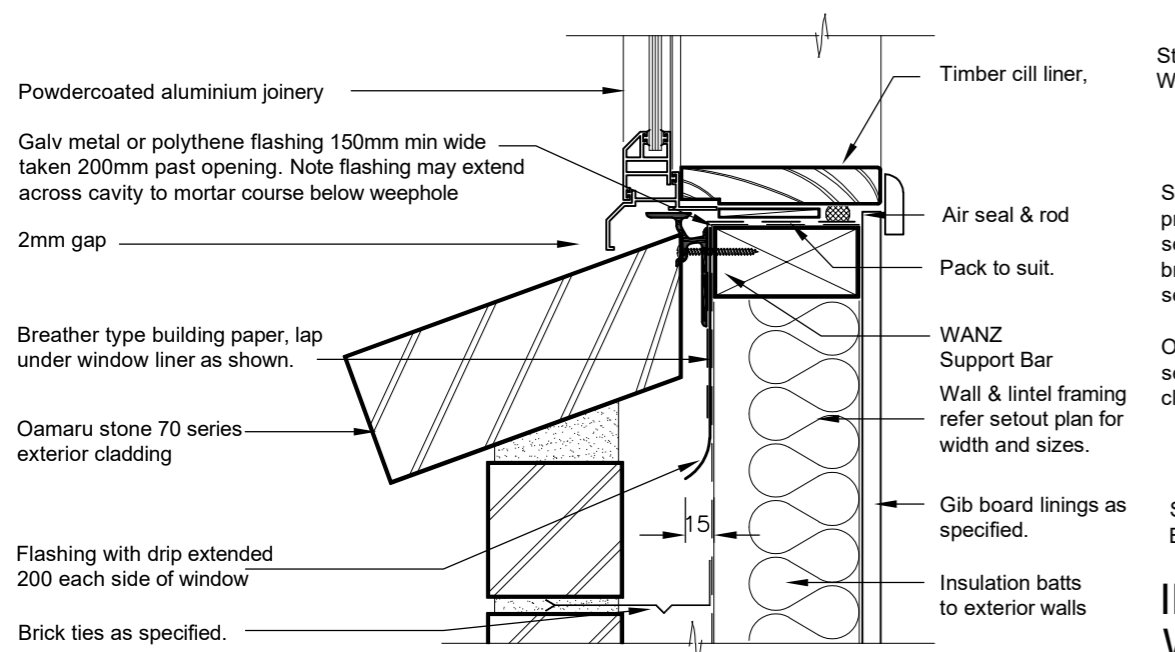
BC210486
Further Information Received
16/06/21



BRICK WINDOW HEAD DETAIL
SCALE 1:5



BRICK WINDOW JAMB DETAIL
SCALE 1:5

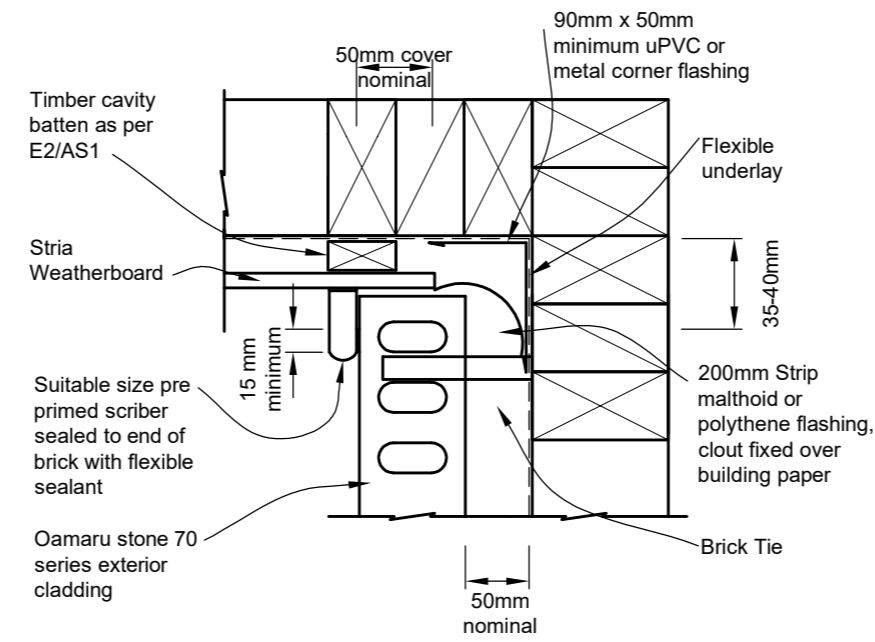
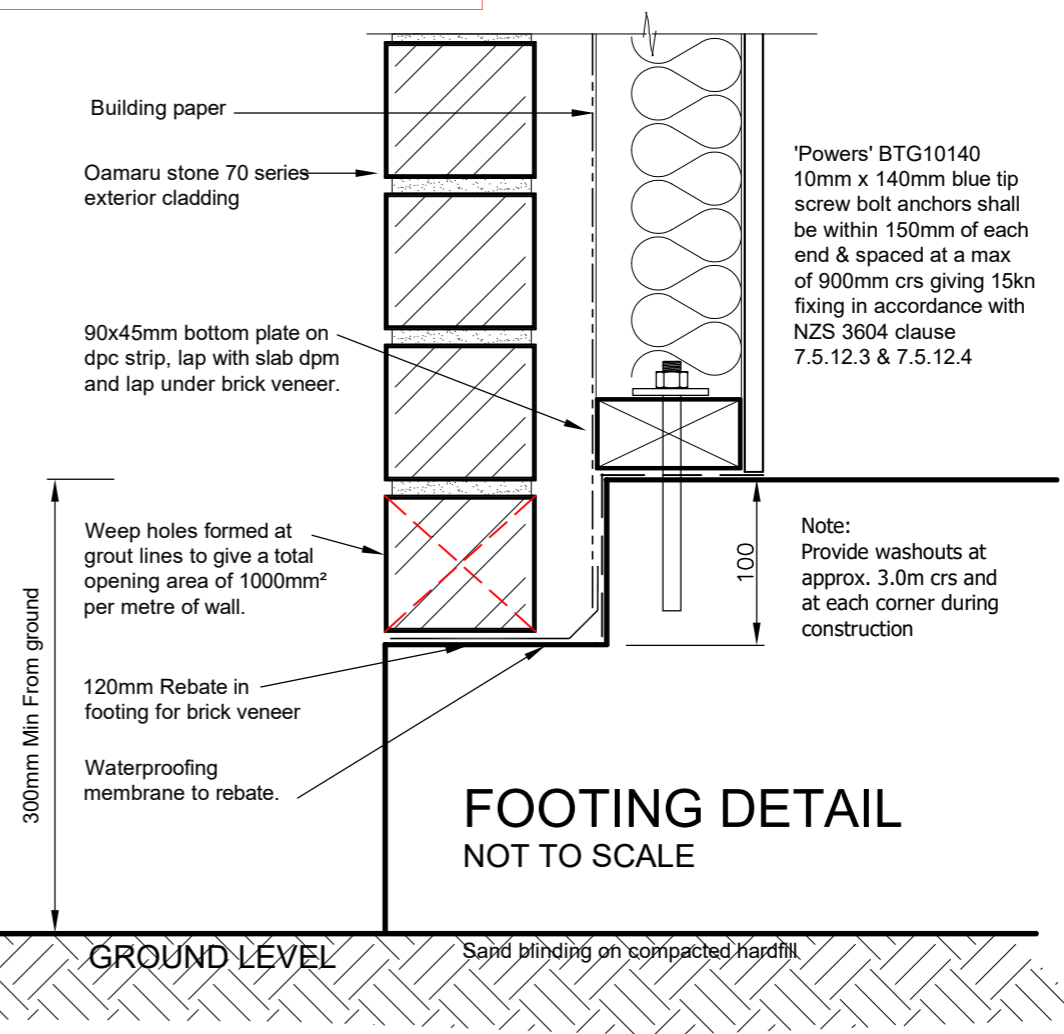


BRICK WINDOW SILL DETAIL
SCALE 1:5

MASONRY NOTES:
THE CAVITY BETWEEN THE
MASONRY VENEER & THE
EXTERIOR FACE OF TIMBER STUD
WALL SHALL BE NOT LESS THAN
40mm NOR MORE THAN 75mm.
PIPES & SERVICES SHALL NOT BE
PLACED IN THE CAVITY.

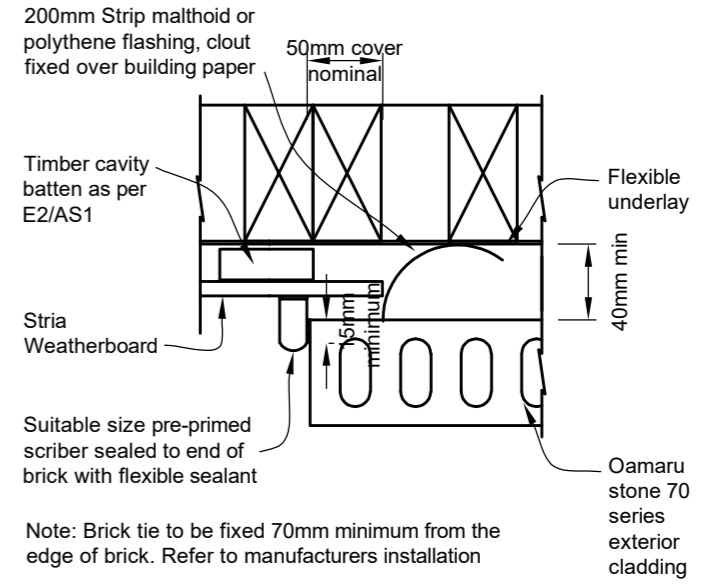
THE BRICK VENEER CAVITY
SHALL BE VENTILATED TO THE
OUTSIDE AIR WITH TOP &
BOTTOM OPENINGS. THE BOTTOM
OPENINGS SHALL SERVE AS
WEEP HOLES TO DRAIN
MOISTURE TO THE OUTSIDE
THE CAVITY SHALL BE VENTED
UNDER OPENINGS EXCEEDING
2.4m WIDE THROUGH GAPS IN
PERPENDS POSITIONED AT 1/3
POINTS ALONG THE OPENING -
SEE FIG 73C E2/AS1

85mm OR 110mm GALVANISED
BRICK TIES POSITIONED 600mm
HORIZONTALLY & 400mm
VERTICALLY, WITHIN 300mm
AROUND OPENINGS, WITHIN THE
TOP 2 MORTAR COURSES, WITHIN
THE BOTTOM 400mm OF VENEER
& IN THE 2 COURSES WHERE A
BOND BREAKER HAS BEEN USED



STRIA TO BE INSTALLED & NAILED OFF COMPLETELY PRIOR TO
BRICK LAYING TO ENSURE BRICK TIES ARE NOT VIBRATED LOSE

**INTERNAL BRICK TO
WEATHERBOARD DETAIL**



Note: Brick tie to be fixed 70mm minimum from the
edge of brick. Refer to manufacturers installation

**VERTICAL BRICK TO
WEATHERBOARD DETAIL**

Revisions:	
APRIL 2021	rev A
JUNE 2021	rev B

Project:
**PROPOSED
DWELLING**

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
DETAILS

Designer:
**COASTAL
ARCHITECTURE LTD.**
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

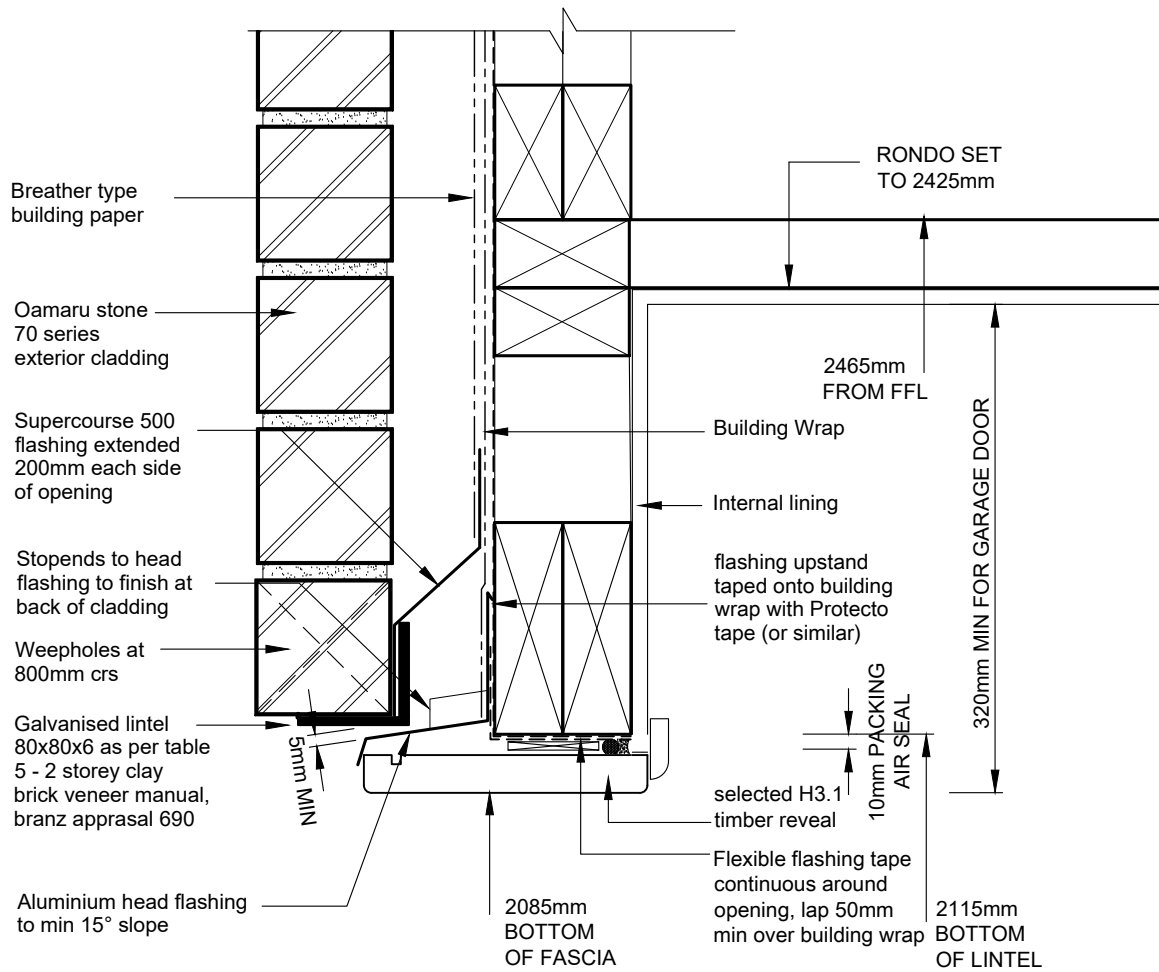
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BF	BF
	Scale:
	as shown

Job:	Page of:	Rev:
280	10	B

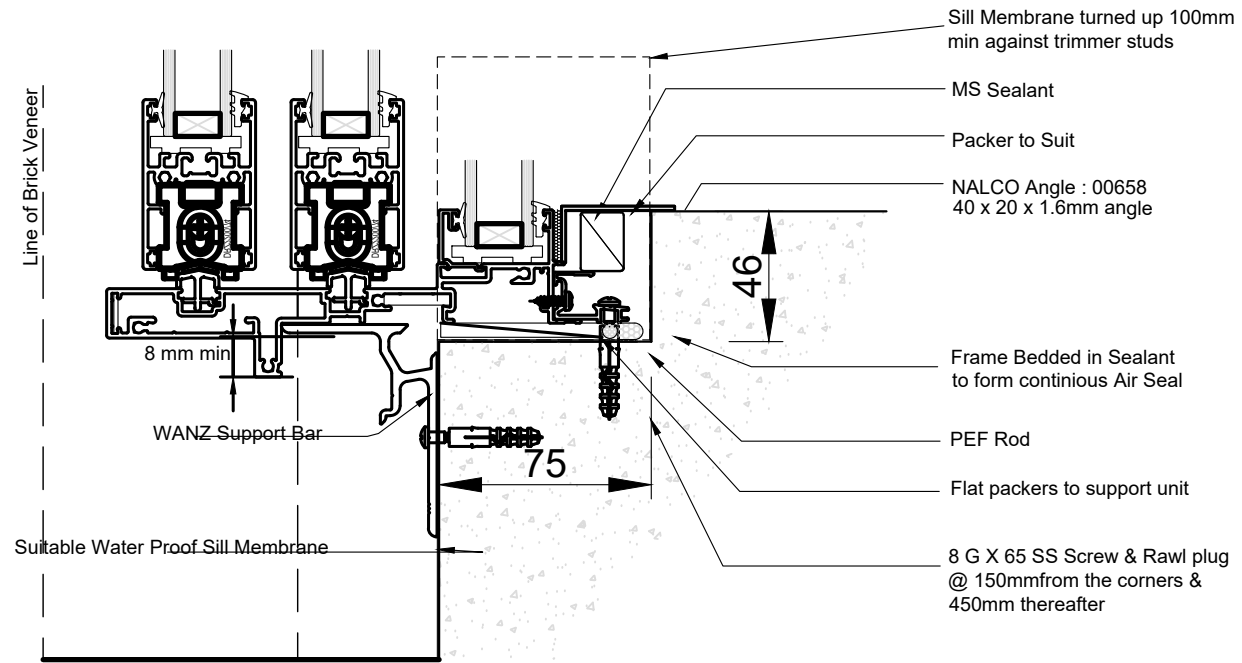
All work shall be in accordance with the
NZBC. If in doubt ASK
The Contractor must verify all dimensions on
the job before commencing any work or shop
drawings. Figured dimensions are to be used,
scaled dimensions must be verified.
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Coastal Architecture Ltd. The recipient of this
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written consent of Coastal Architecture Ltd



Revisions:
 APRIL 2021 rev A

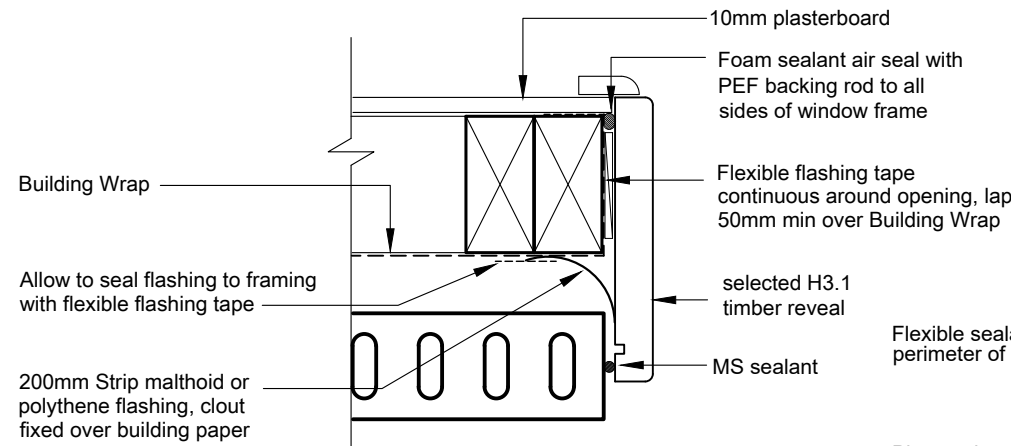


GARAGE DOOR HEAD DETAIL SCALE 1:5

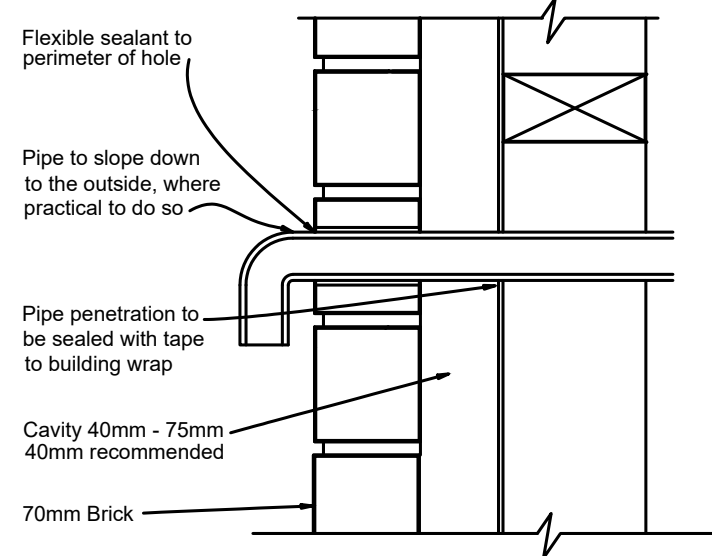


SILL DETAIL - REBATED CONCRETE

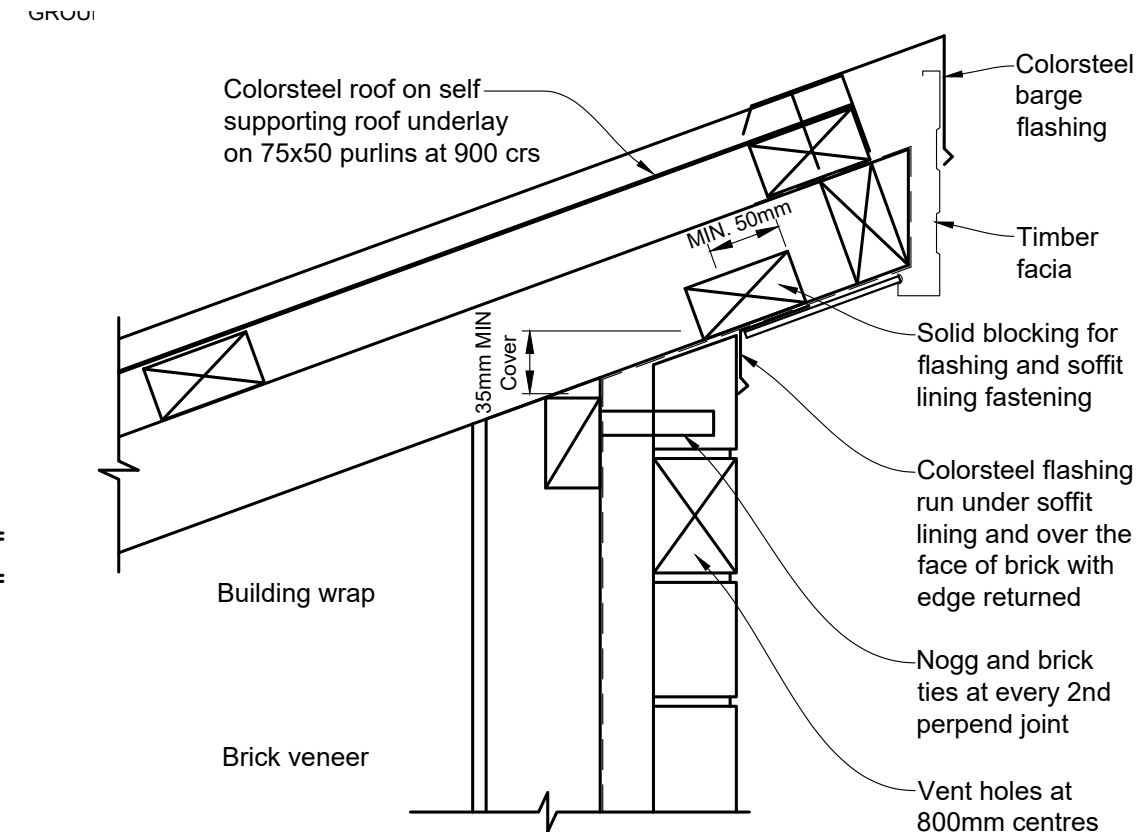
NOTE : Detail is for Sliding Door Panels up to 75 kgs .Heavier doors will require additional support to outside of frame or 2 Piece Frame . Please contact NALCO Technical Team for options
 Tech Support No: 0800 685665



GARAGE DOOR JAMB DETAIL SCALE 1:5



PIPE PENETRATION
 Scale 1:5



BRICK VENEER SLOPING SOFFIT AND WALL JUNCTION

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:

FLETCHER

Drawing Title:
DETAILS

Designer:

COASTAL ARCHITECTURE LTD.

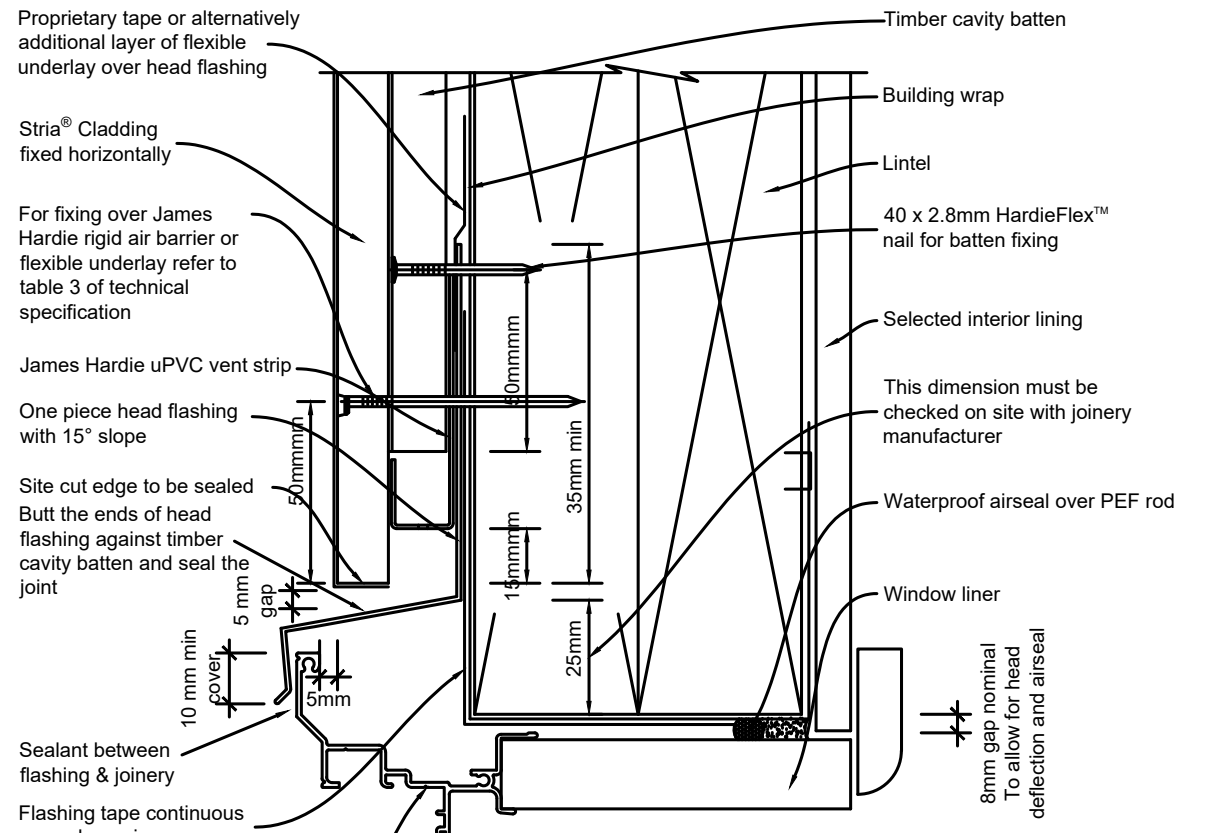
11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF
 Drawn: BF
 Scale: as shown

Job: 280
 Page of: 11
 Rev: A

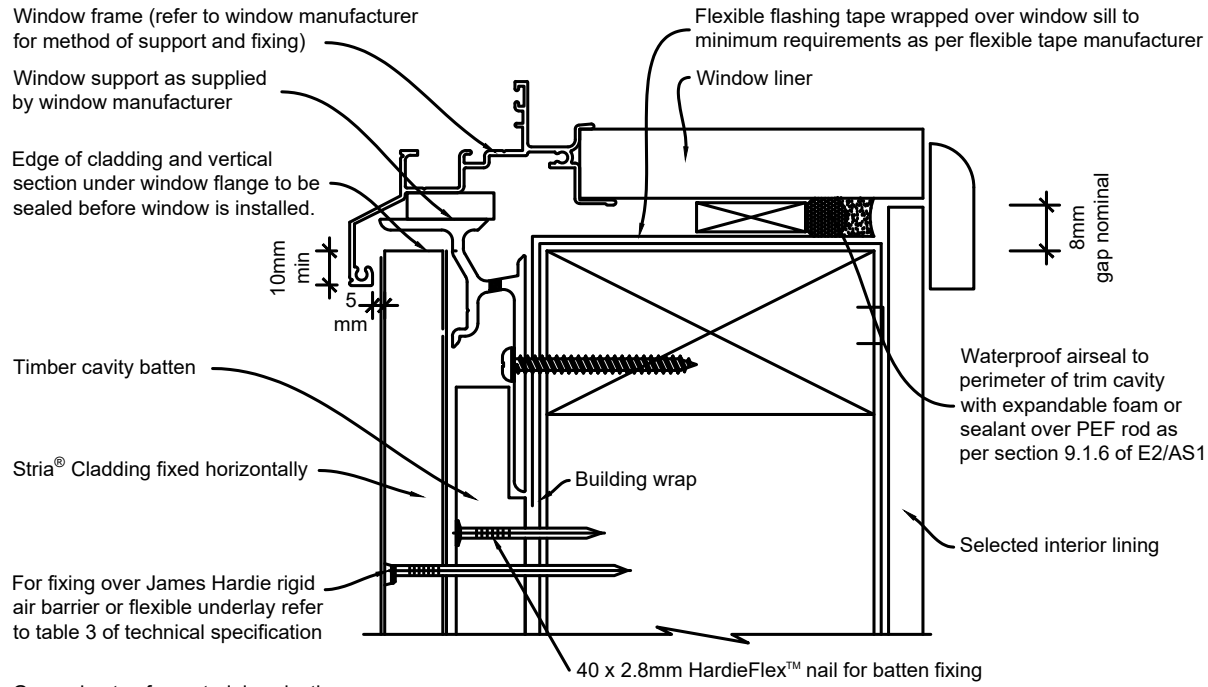
All work shall be in accordance with the NZBC. If in doubt ASK
 The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.
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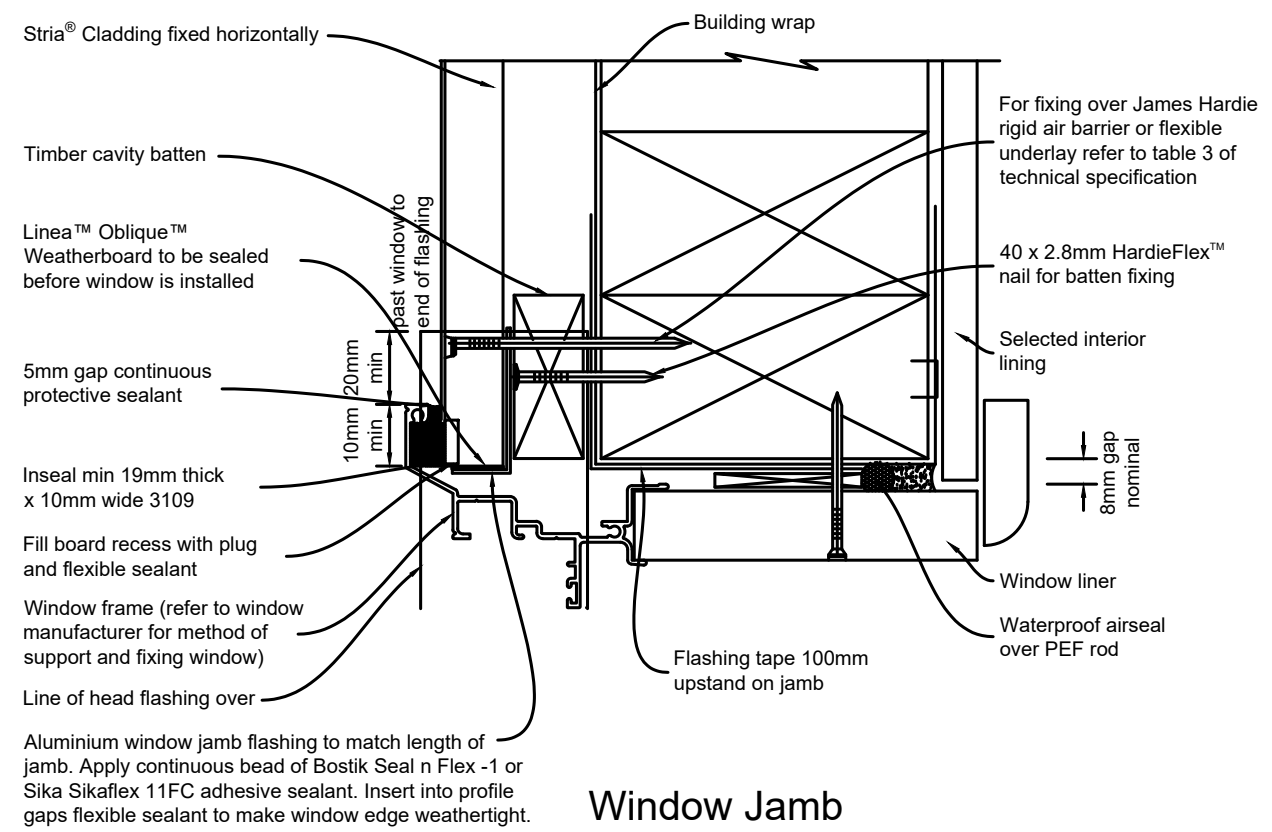
- Note:
- When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening.
 - Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED projects.
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1

Window Head

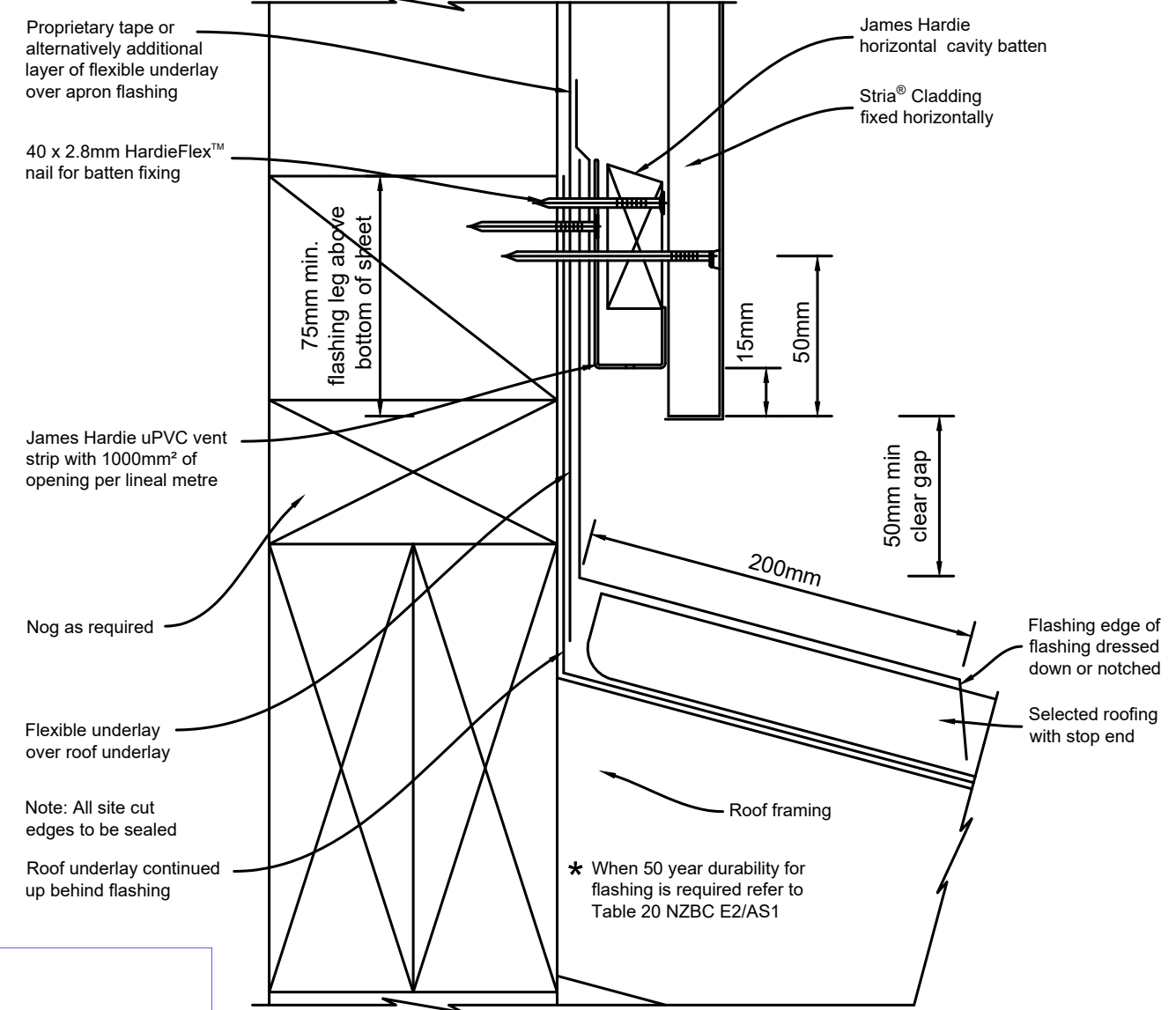


Window Sill

- General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.
 2. Flexible underlay must comply with acceptable solution E2/AS1.
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.
 4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening.



Window Jamb



Apron Flashing Detail

Revisions:
APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
DETAILS

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: BF
Drawn: BF
Scale: as shown

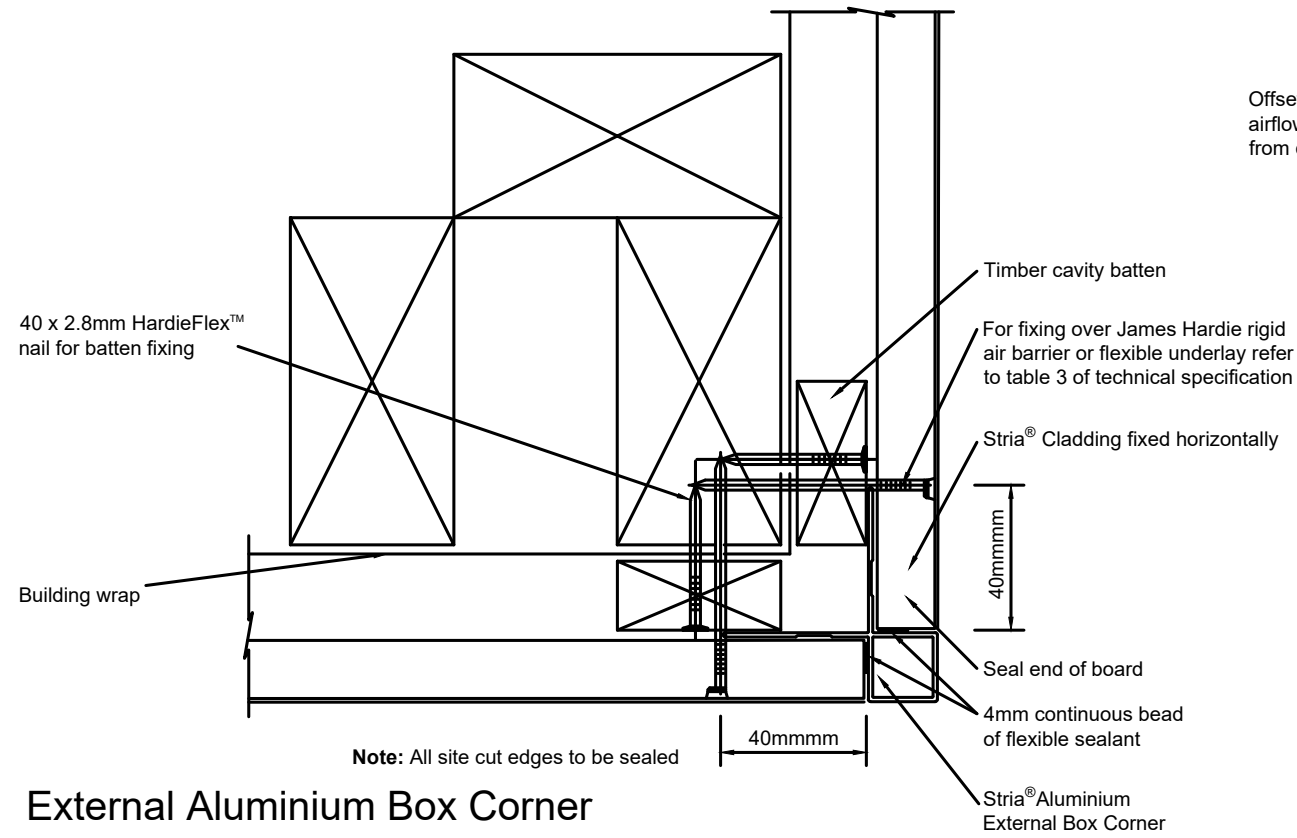
Job: 280
Page of: 12
Rev: A

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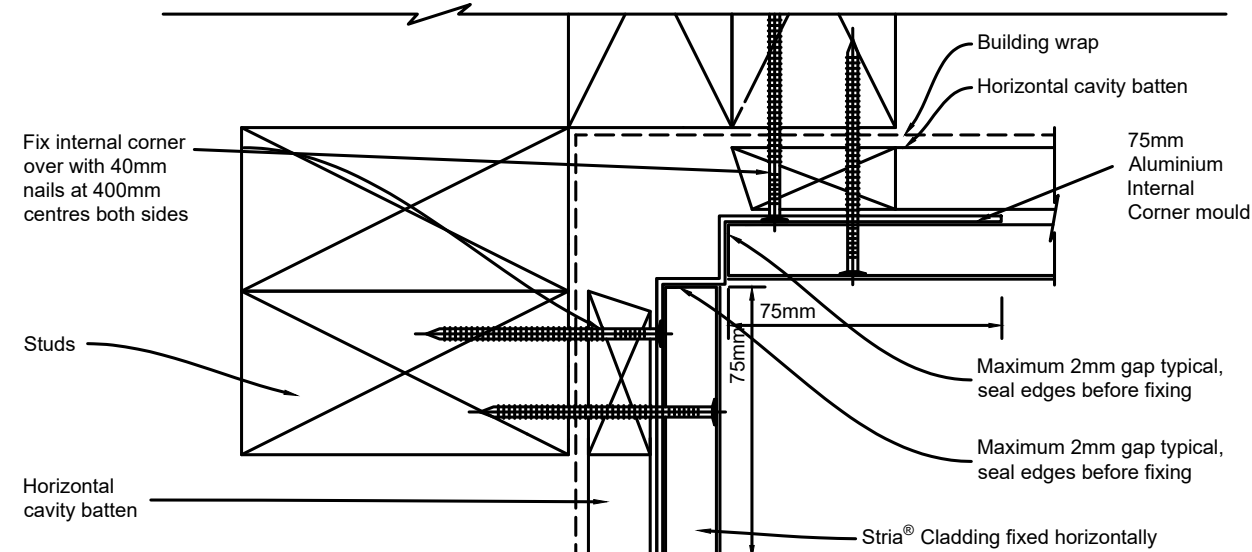
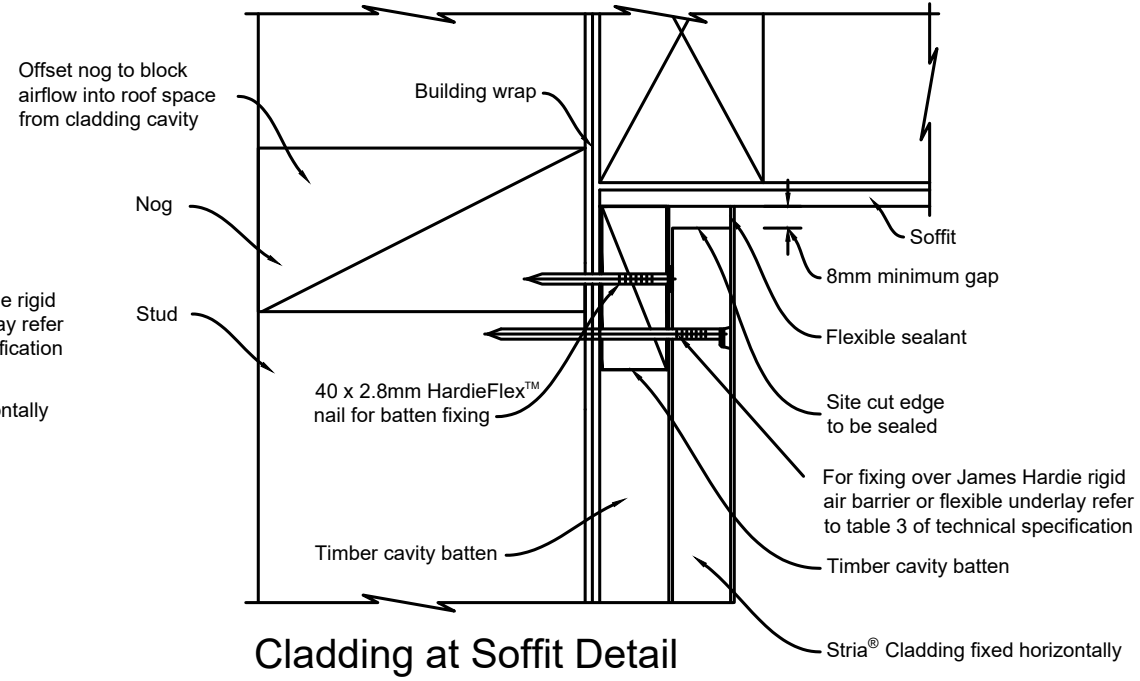


BC210486
Received by
Kapiti Coast District Council
01/06/21

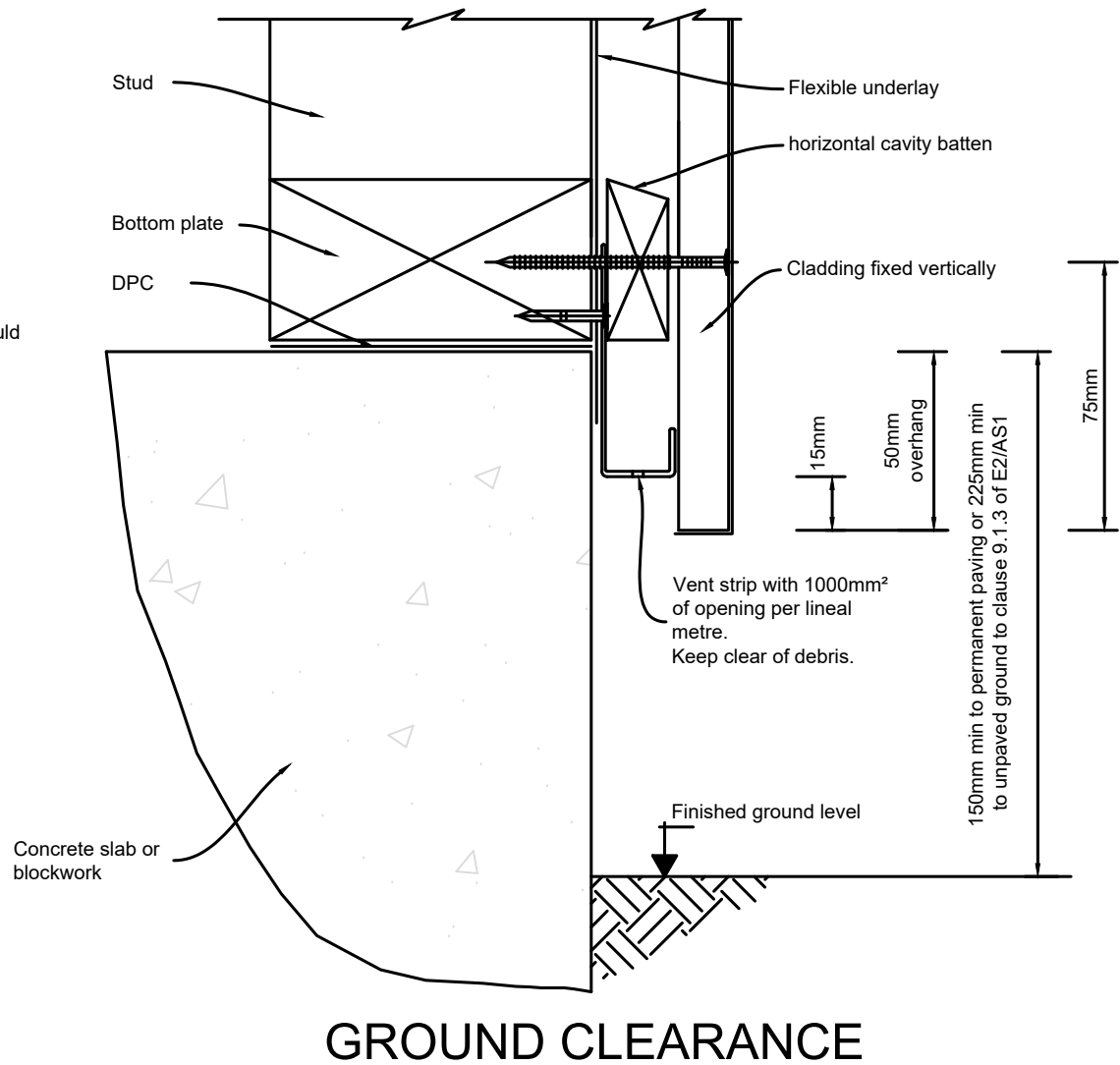
Revisions:
 APRIL 2021 rev A



External Aluminium Box Corner



Internal Corner



Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
DETAILS

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF
 Drawn: BF
 Scale: as shown

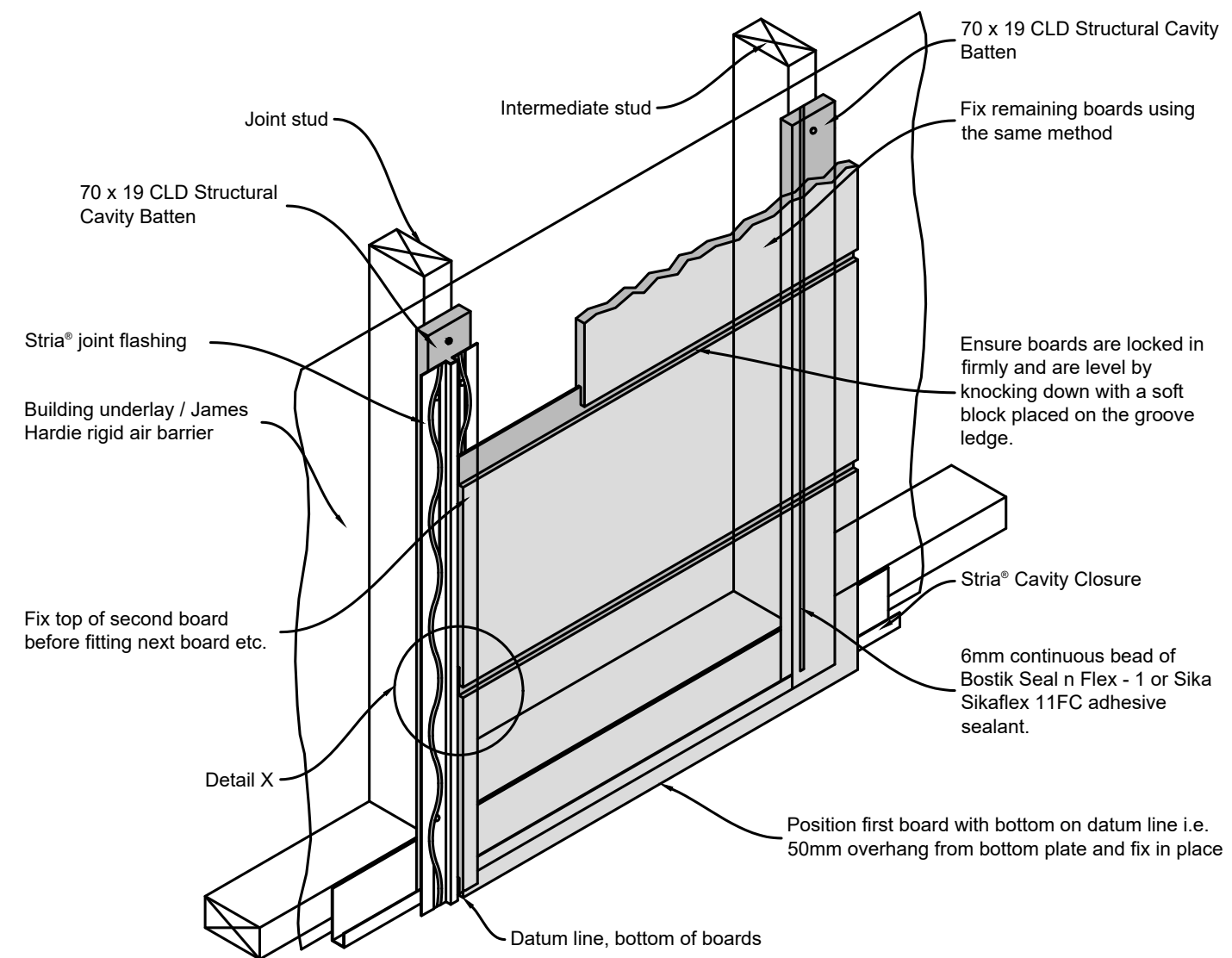
Job: 280
 Page of: 13
 Rev: A

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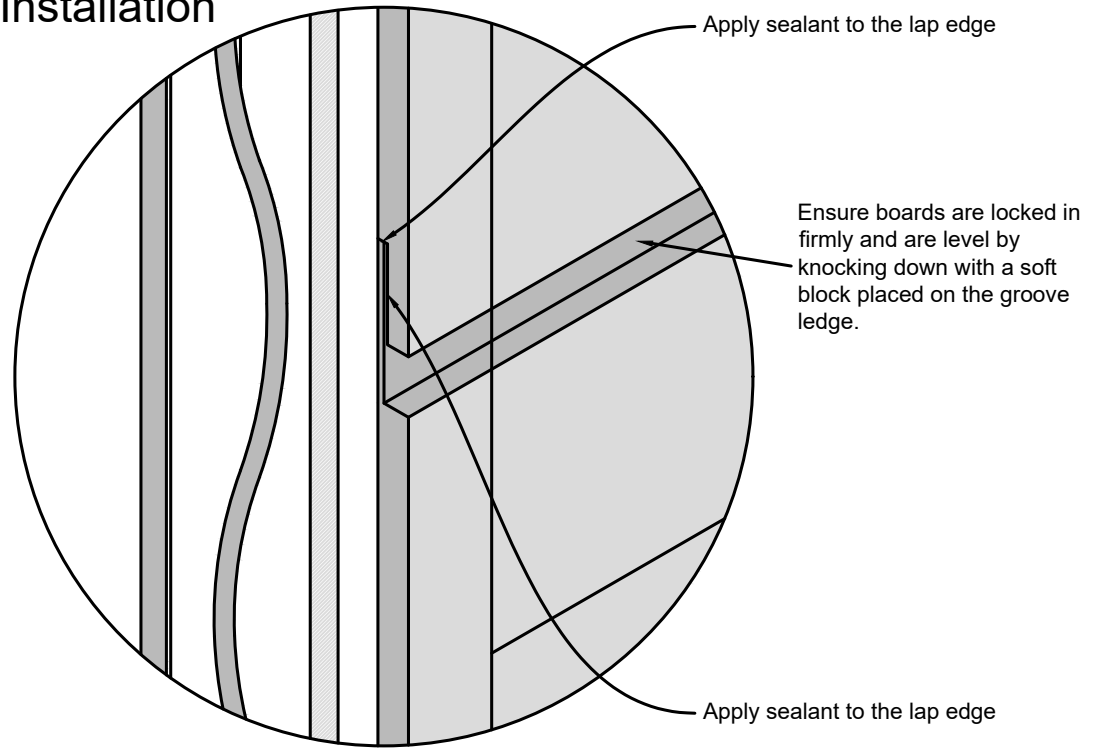


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 Received by
 Kapiti Coast District Council
 01/06/21

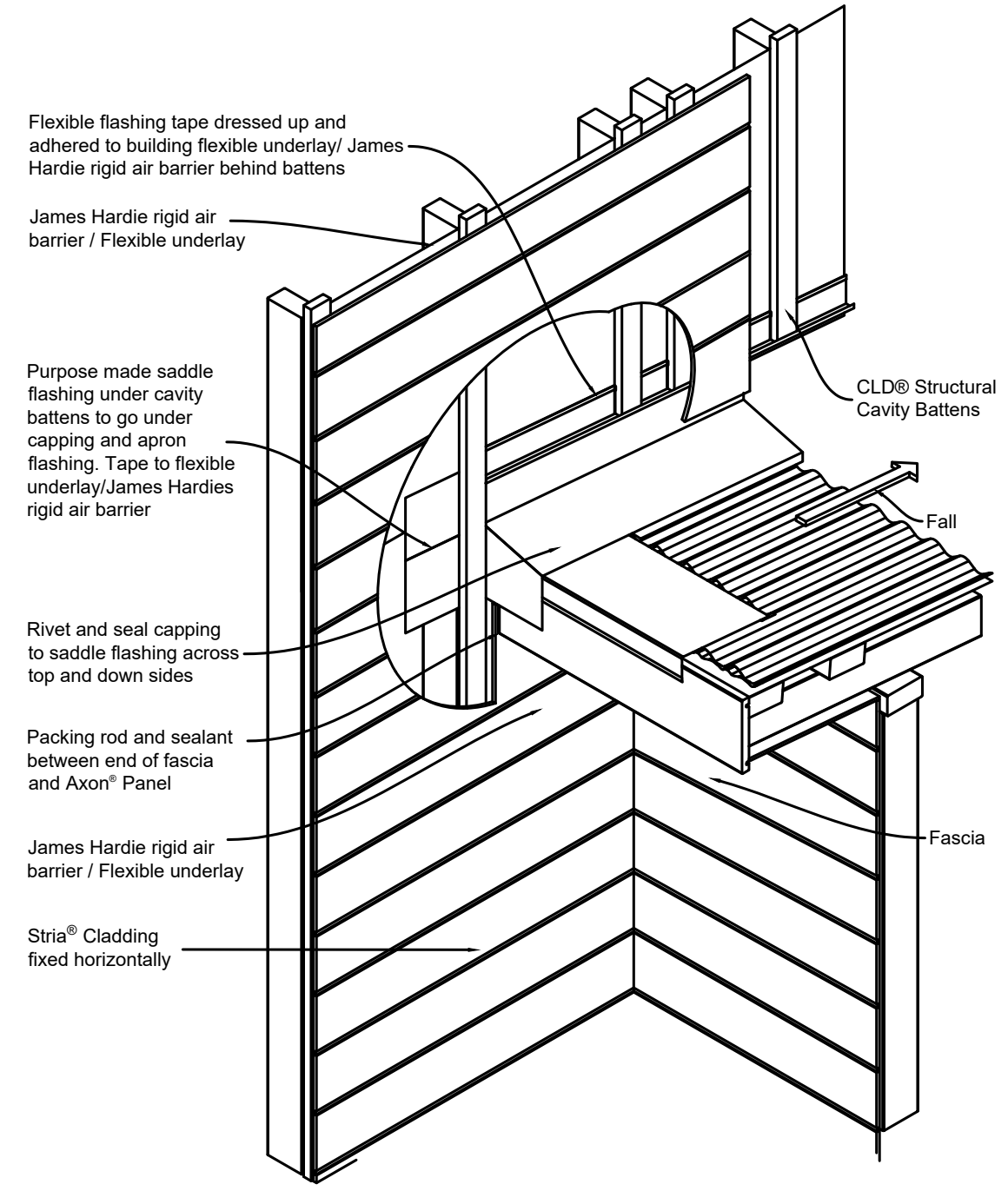
Revisions:		
APRIL 2021		rev A
Project:		
PROPOSED DWELLING		
LOT 16, 4 KAIWARU PLACE, ANDERSON PARK, WAIKANAE Client:		
FLETCHER		
Drawing Title:		
DETAILS		
Designer:		
COASTAL ARCHITECTURE LTD.		
11 Kodex Place Paraparaumu New Zealand		
Tel: 04 296 1248 e-mail : coastarchdesign@gmail.com		
Design:	Drawn:	
BF	BF	
	Scale:	
	as shown	
Job:	Page of:	Rev:
280	14	A



Stria Cladding Installation



Enlarged Detail X
 Note: All site cut edges to be sealed

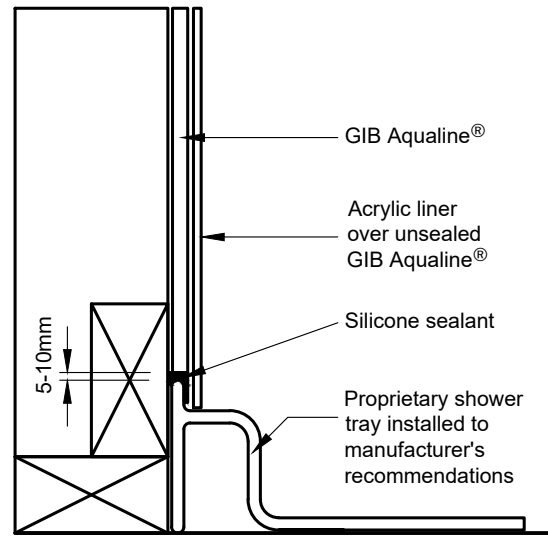


ENCLOSED ROOF TO WALL INTERSECTION

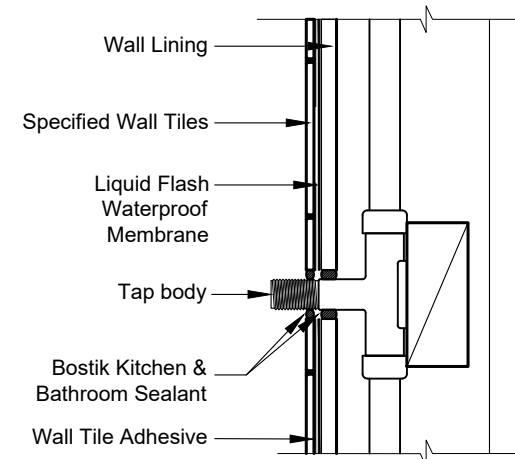
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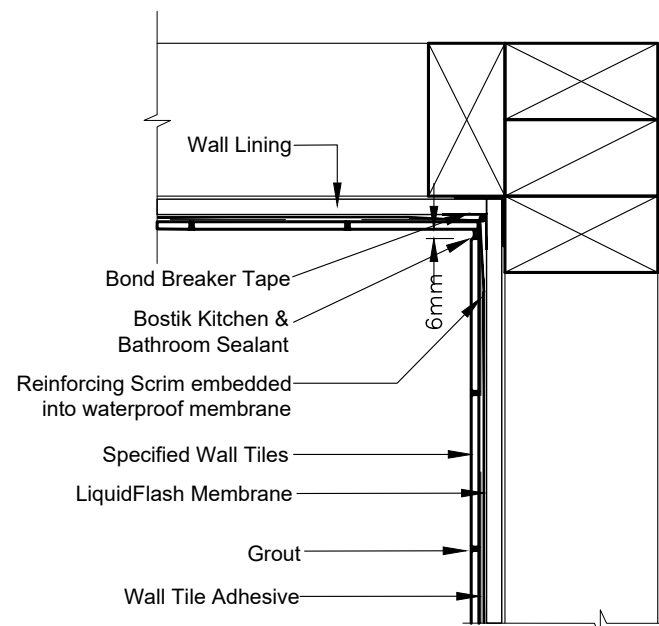
Revisions:
 APRIL 2021 rev A



**Bathroom Shower
 - Acrylic Liner and Base**

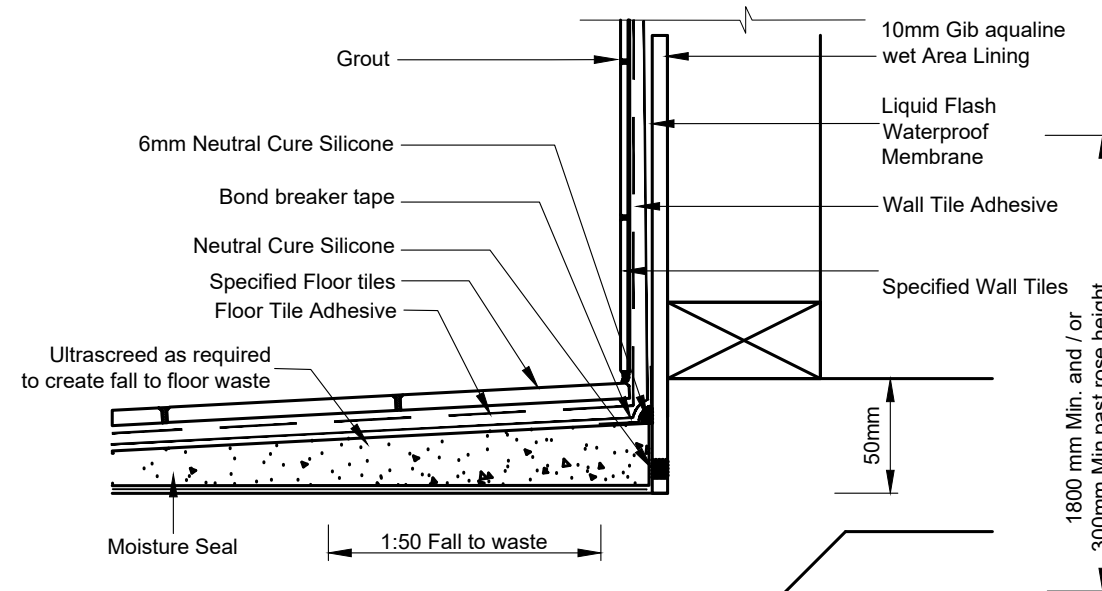


PENETRATION DETAIL

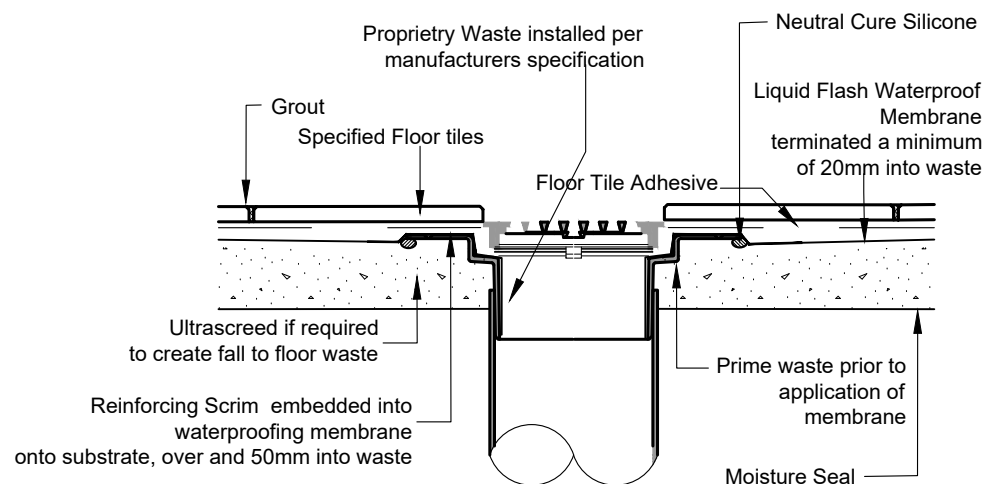


BATHROOM CORNER DETAIL

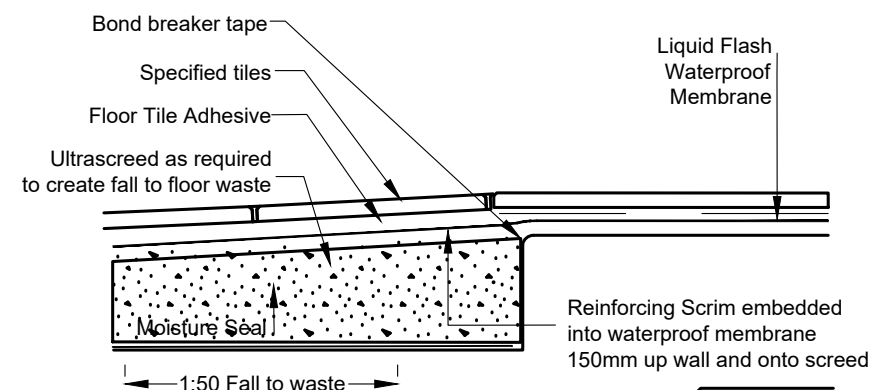
Plan View



ENSUITE SHOWER - TILED WALLS AND BASE DETAIL



DRAINAGE WASTE DETAIL



FLUSH ENSUITE SHOWER ENTRY DETAIL

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
DETAILS

Designer:

COASTAL ARCHITECTURE LTD.

11 Kodex Place
 Paraparaumu
 New Zealand

Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF	Drawn: BF
Scale: as shown	

Job: 280	Page of: 15	Rev: A
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Revisions:
 APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

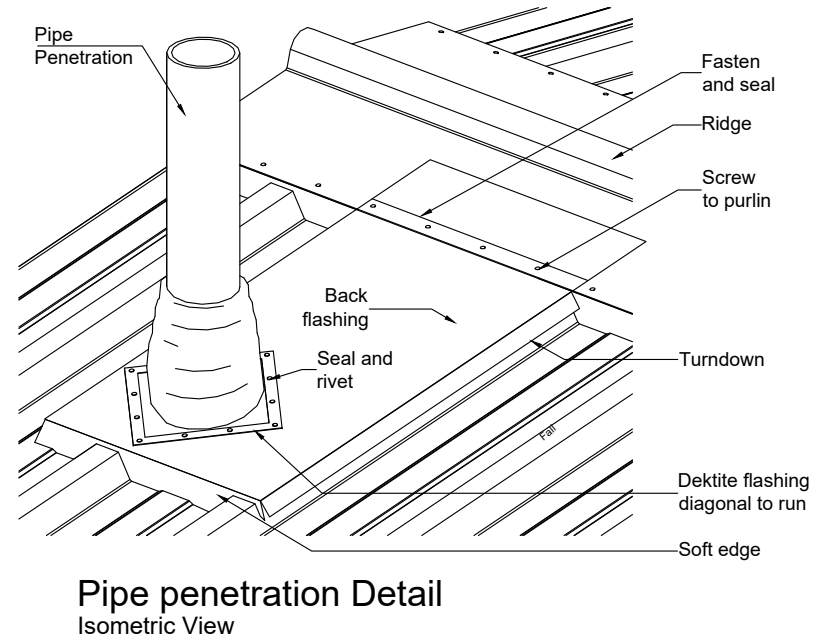
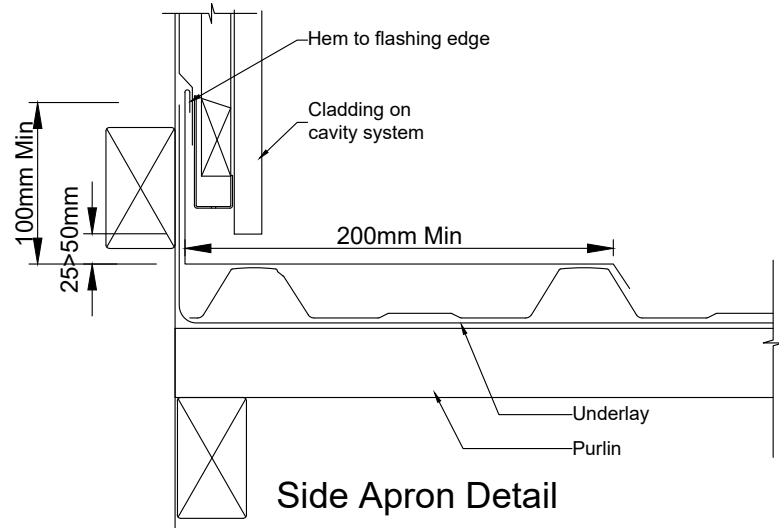
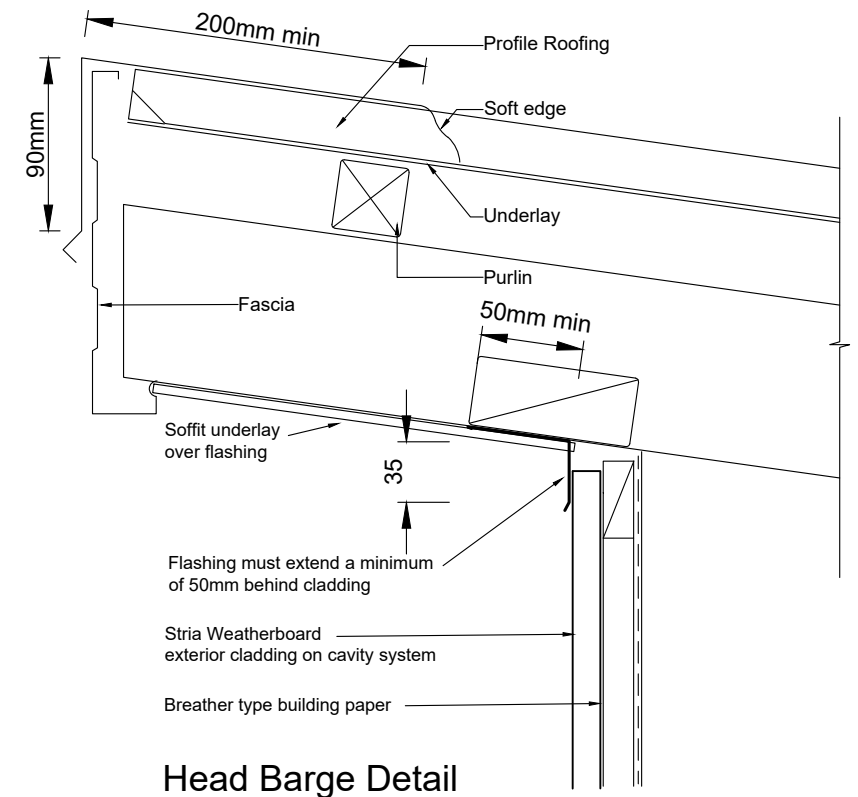
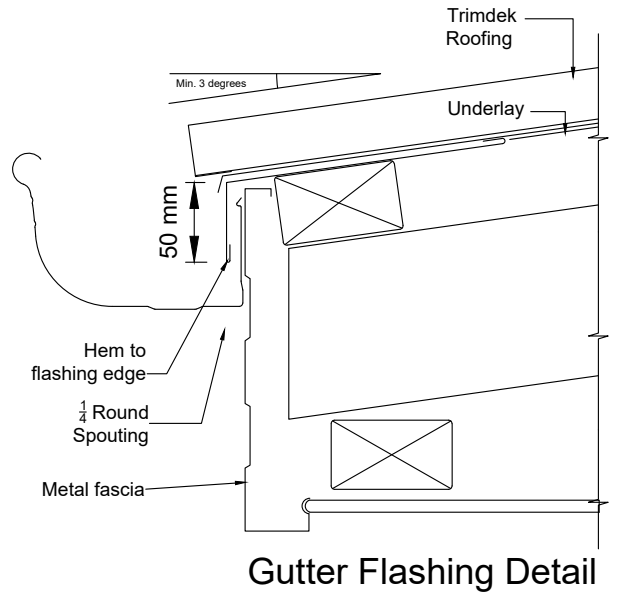
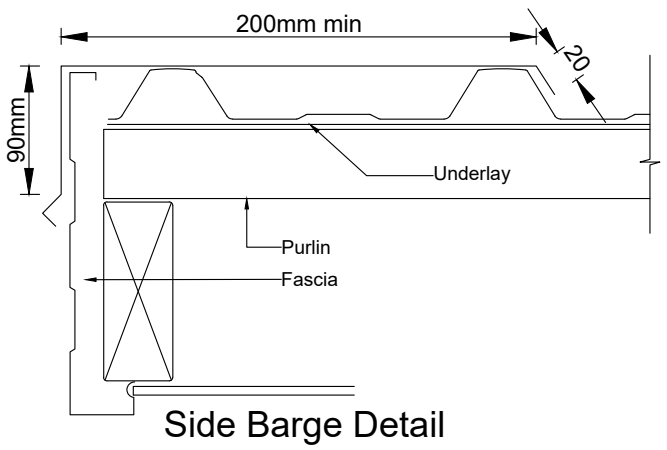
Drawing Title:
DETAILS

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparamu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

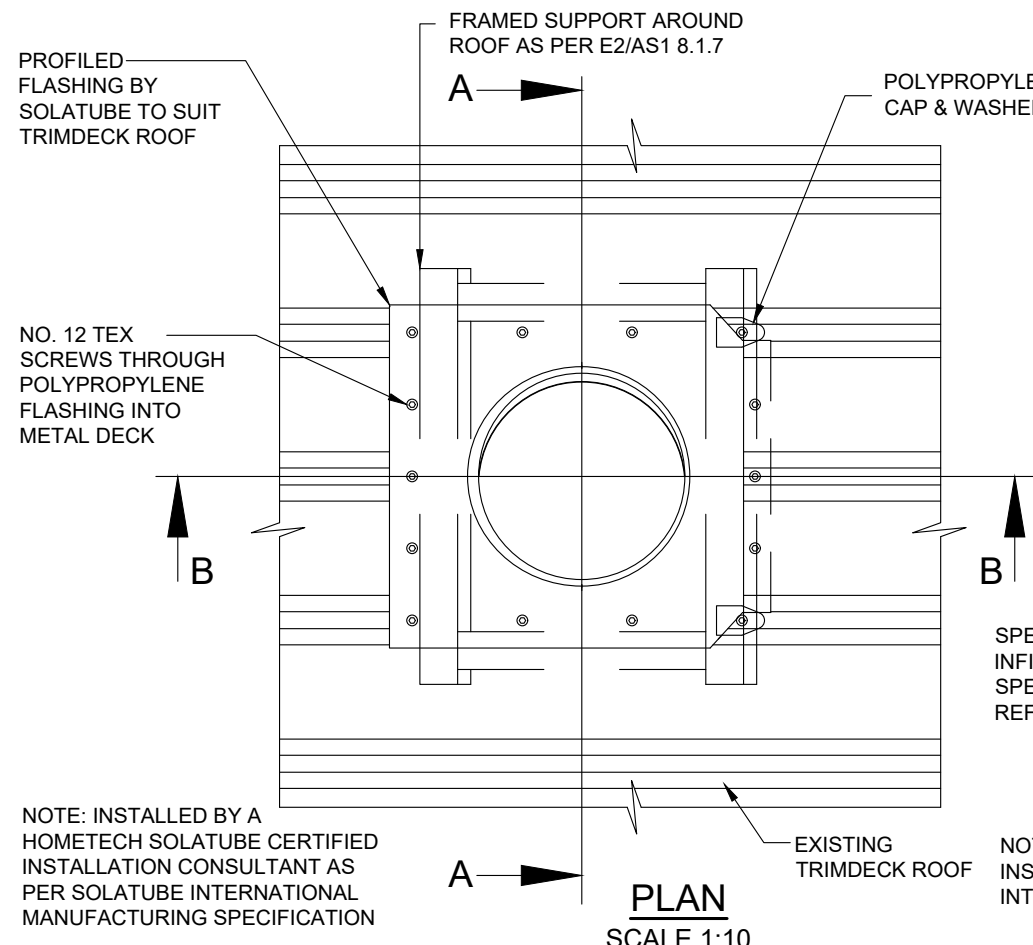
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 Drawn: BF
 Scale: as shown

Job: 280
 Page of: 16
 Rev: A

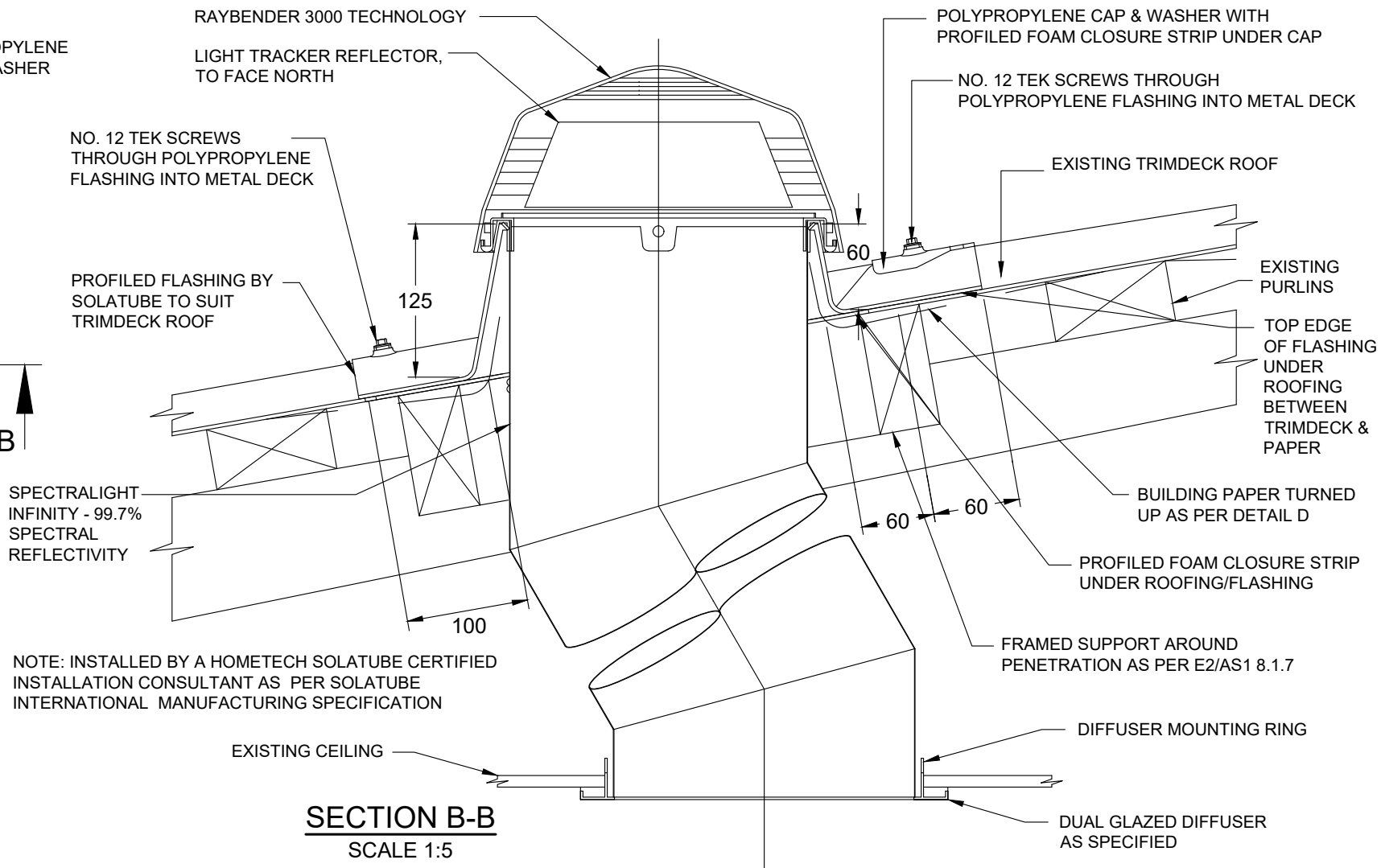
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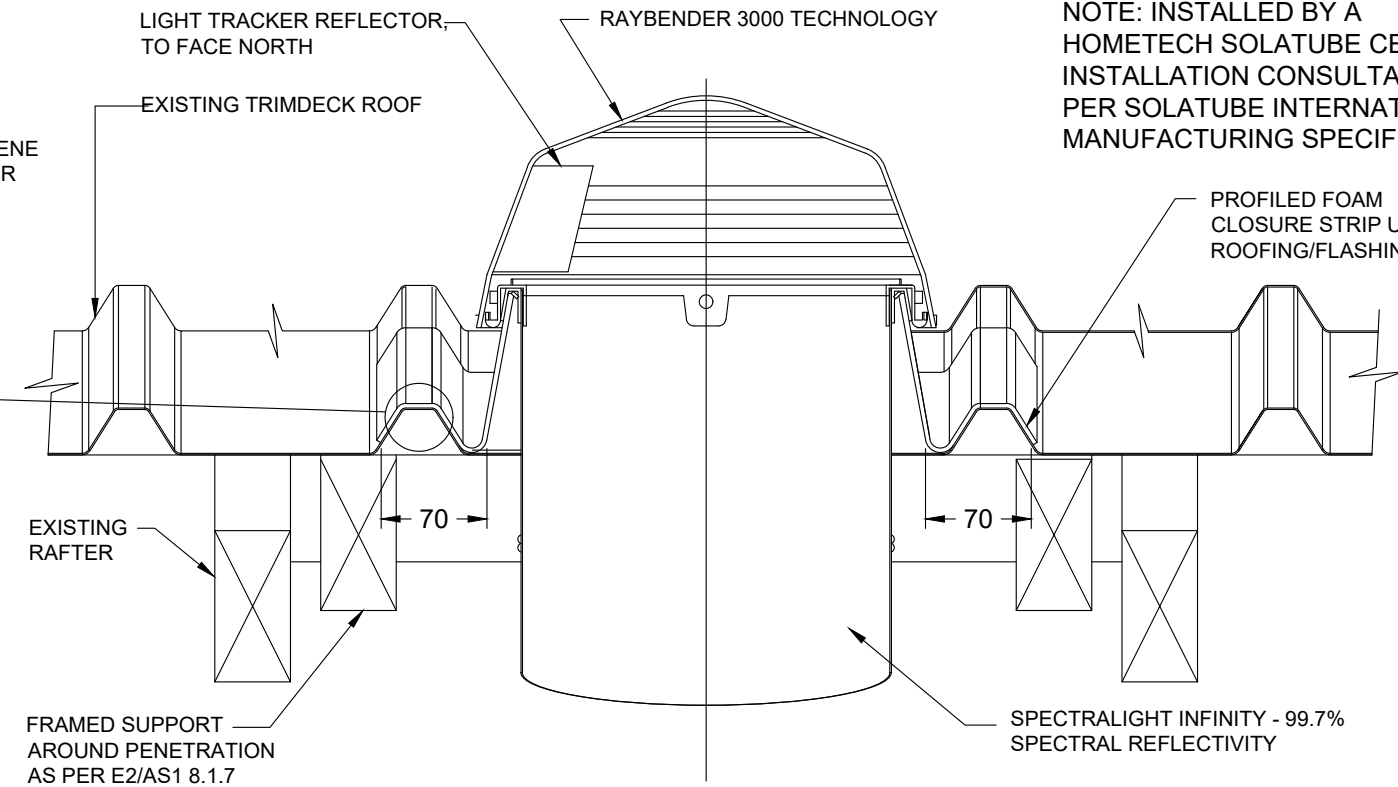
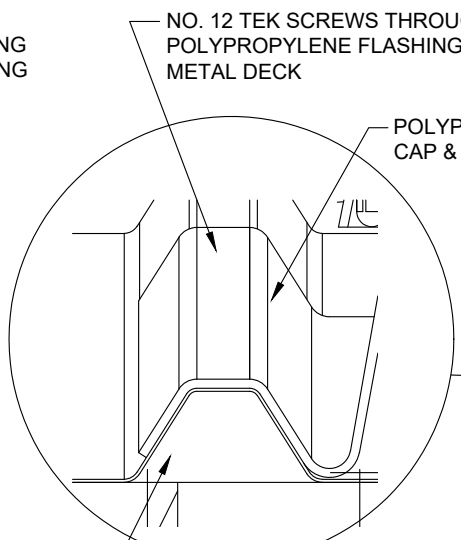
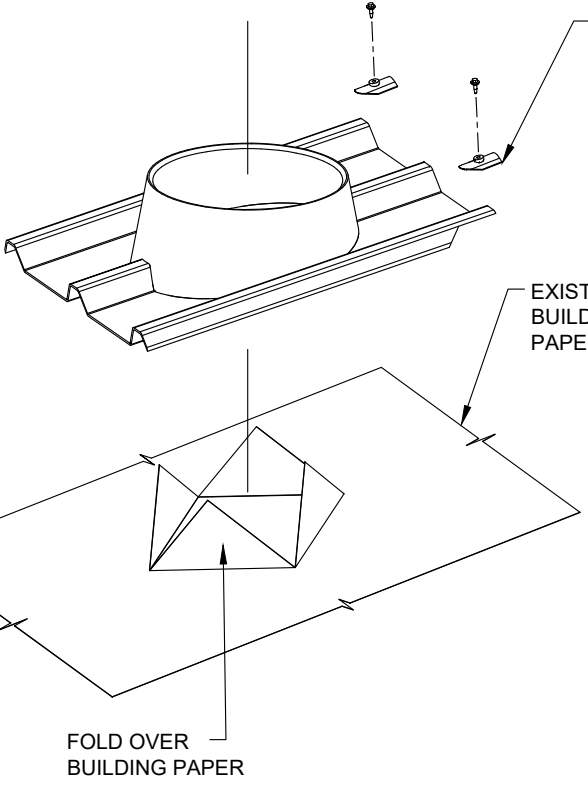
Pipe penetration Detail
 Isometric View



NOTE: INSTALLED BY A HOMETECH SOLATUBE CERTIFIED INSTALLATION CONSULTANT AS PER SOLATUBE INTERNATIONAL MANUFACTURING SPECIFICATION



NOTE: INSTALLED BY A HOMETECH SOLATUBE CERTIFIED INSTALLATION CONSULTANT AS PER SOLATUBE INTERNATIONAL MANUFACTURING SPECIFICATION



NOTE: INSTALLED BY A HOMETECH SOLATUBE CERTIFIED INSTALLATION CONSULTANT AS PER SOLATUBE INTERNATIONAL MANUFACTURING SPECIFICATION

Revisions:
APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
DETAILS

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

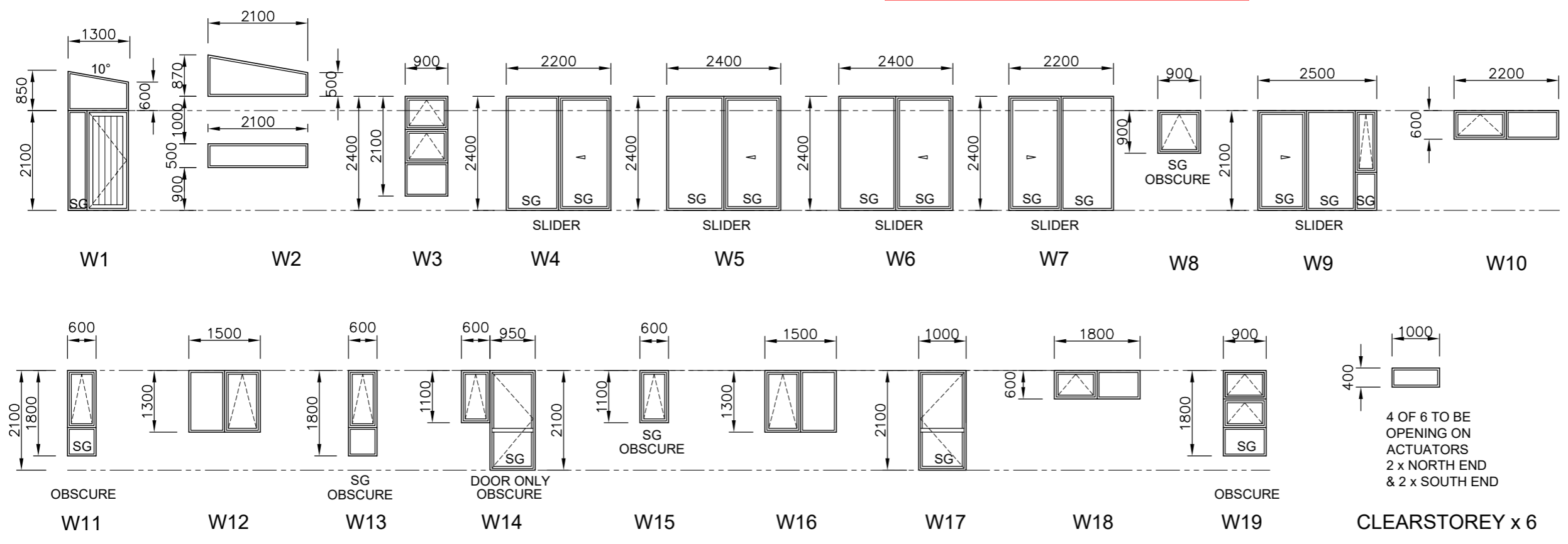
Design: BF	Drawn: BF	Scale: as shown
Job: 280	Page of: 17	Rev: A

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BC210486
Received by
Kapiti Coast District Council
01/06/21

BC210486
Further Information Received
16/06/21



Revisions:
APRIL 2021 rev A
JUNE 2021 rev B

Project:
PROPOSED DWELLING

LOT 16,
4 KAIWARU PLACE,
ANDERSON PARK,
WAIKANAE
Client:
FLETCHER

Drawing Title:
JOINERY SCHEDULE

Designer:
COASTAL ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design: BF
Drawn: BF
Scale: as shown

Job: 280
Page of: 18
Rev: B

WINDOW SCHEDULE

SCALE 1:100
ALL WINDOWS HAVE DOUBLE GLAZING

RESTRICTOR STAYS TO LIMIT SASH OPENING TO MAX 100mm MUST BE FITTED WHERE EVER SILL HEIGHT IS LESS THAN 760mm & THE DIFFERENCE IN LEVELS ARE 1m OR GREATER. REFER F4 NZBC

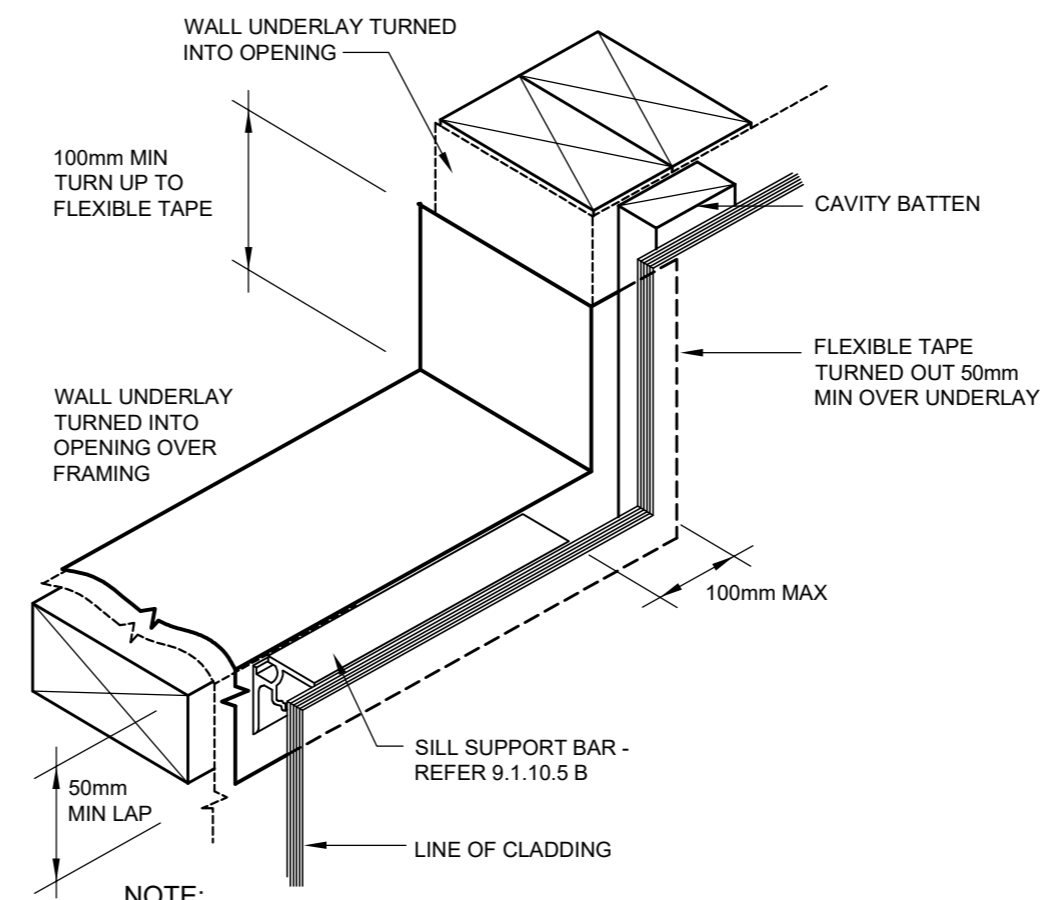
SAFETY GLASS AS REQUIRED BY NZS 4223.3 PT 3 2016 VERSION TO BE PROVIDED TO ALL WET AREA JOINERY, GLAZED DOORS, SIDE PANELS, FULL HEIGHT WINDOWS & WINDOWS WITH SILLS LESS THAN 500mm FROM FFL & BATHROOMS.

SILL SUPPORTS TO MANUFACTURERS SPECIFICATIONS & DETAILS

THE SUPPLIER AND THE MAIN CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM PRIOR TO MANUFACTURE.

EXTERIOR JOINERY TO COMPLY WITH NZS 4211, DESIGN TO VERY HIGH WIND PRESSURE AND SUITABLE HEAD FLASHINGS TO BE FITTED TO ALL UNITS.

GLAZING TO CONFORM NZS 4223 PT 1, 2 & 3 2016 VERSION
HIGH WIND 1100pa DWP



- NOTE:
- 1 DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
 - 2 HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
 - 3 REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS

BUILDING WRAP OPENING DETAIL

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Revisions:
 APRIL 2021 rev A

Project:
PROPOSED DWELLING

LOT 16,
 4 KAIWARU PLACE,
 ANDERSON PARK,
 WAIKANAE
 Client:
 FLETCHER

Drawing Title:
E2 MATRIX

Designer:
COASTAL ARCHITECTURE LTD.
 11 Kodex Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail : coastarchdesign@gmail.com

Design: BF
 Drawn: BF
 Scale: as shown

Job: 280 Page of: 19 Rev: A

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd

E2/AS1 : Building Envelope Risk Matrix.

Project Details.

Name NAME FLETCHER
 Street/No. STREET 4 KAIWARU PLACE, ANDERSON PARK
 Lot/DP/No. LOT LOT 16
 City/Town/District. CITY WAIKANAE

Definition of Risk [table 1 from E2/AS1]

Factor	Risk	Detail
A Wind Zone	LOW	LOW wind zone as described by NZS 3604
	MEDIUM	MEDIUM wind zone as described by NZS 3604
	HIGH	HIGH wind zone as described by NZS 3604
	V.HIGH	VERY HIGH wind zone as described by NZS 3604
B No. of storeys	LOW	One storey
	MEDIUM	Two storey in part
	HIGH	Two storey's
	V.HIGH	More than two storey's
C Roof / Wall intersection Design.	LOW	Roof / wall intersection - Fully protected. [eg. hip / gable roof with eaves.]
	MEDIUM	Roof / wall intersection - Partly exposed. [eg. hip / gable roof with NO eaves.]
	HIGH	Roof / wall intersection - Fully exposed. [eg. Parapets or eaves greater than 90° vertical with soffit linings.]
	V.HIGH	Roof elements finished within the boundaries formed by exterior walls [eg. lower ends of aprons, chimney's etc.]
D Eaves width (1.)	LOW	Greater than 600mm at first floor level.
	MEDIUM	450 - 600mm at first floor level, or 600mm at second floor level
	HIGH	100-450mm at first floor level, or 450-600mm at second floor level
	V.HIGH	0 -100mm at first floor level, or 100-450mm at second floor level or 450 - 600mm at third floor level
E Envelope Complexity	LOW	Simple rectangular, L, T, or boomerang shape with single cladding type
	MEDIUM	Complex angular or curved shape [eg. Y or arrow head] with single cladding type.
	HIGH	More complex angular or curved shape [eg. Y or arrow head] with multiple cladding type.
	V.HIGH	As for high risk, but with junctions not covered in C or F on this Table [eg. box windows, pergola's, multi storey re - entrant shapes etc.]
F Deck design.	LOW	None or timber slat deck or porch at ground level
	MEDIUM	Fully covered in plan by roof, or timber slat deck attached at first or second floor level.
	HIGH	Enclosed deck exposed in plan or cantilevered at first floor level
	V.HIGH	Enclosed deck exposed in plan or cantilevered at second floor level or above.

NOTES
 1. Eaves width measured from external face of the wall cladding to outer edge of overhang including gutters and fascias
 2. Balustrades and parapets count as 0 mm eaves.

Risk Severity by Face

North Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									7

South Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									7

East Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0		1		3		5	✓	5
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									12

West Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor.
Wind Zone as NZS 3604	0		0		1		2	✓	2
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1	✓	2		5		1
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									6

Selected Cladding Resulting from Risk Assessment

	Risk score from tables above.	Cladding Selected from table 3 [from tables on page 30 E2/AS1]	TICK SELECTED OPTION	
			DIRECT FIXED	DRAINED CAVITY
North Elevation.	7	Brick Veneer / Horizontal Stria weatherboard		✓
South Elevation.	7	Brick Veneer / Horizontal Stria weatherboard		✓
East Elevation.	12	Brick Veneer / Horizontal Stria weatherboard		✓
West Elevation.	6	Brick Veneer / Horizontal Stria weatherboard		✓



Angie Mazur

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Friday, 18 June 2021 3:22 pm
To: Mailbox - Building Approvals
Subject: Re: Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae
Attachments: Stria Branz appraisal.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi John,

The elevation clearly shows stria cladding note pointing to the clearstory. There is brick above windows which is detailed. There is NO brick to the clearstorey.

The Branz appraisal was attached to previous RFI. I have attached again for your info.

Please call me if this is unclear 0272499519

Regards

Bill

On Fri, Jun 18, 2021 at 1:58 PM Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz> wrote:

Please find attached Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae - New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing.

We have suspended your application pending receipt of the above information. Please send it to us by 16 July 2021. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact John via John.Peterson@kapiticoast.govt.nz referencing Building Consent No 210486.

Yours sincerely

Angie Mazur

Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki



www.kapiticoast.govt.nz



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FC12172-001 Technical Opinion Summary



This is to certify that the specimen described below has been examined by BRANZ on behalf of the sponsor.

Sponsor

James Hardie NZ Ltd
50 O' Rorke Road
Penrose
Auckland 1642
New Zealand

Reference BRANZ Reports FC12172-001

Referenced Standard NFPA 285

Specimen Name: James Hardie External Wall System

Specimen Description:

1. James Hardie external cladding system, as described in Section 3 of FC12172-001, with CLD structural cavity battens or timber cavity battens over RAB Board on timber or steel framing, and the following external cladding:

1. Axon Panel – 9 mm thick
2. Linea Weatherboard - 16 mm thick
3. Linea Oblique Weatherboard - 16 mm thick
4. Stria Cladding - 14 mm thick
5. Monotek Sheet - 9 mm thick
6. Titan Panel – 9 mm thick
7. ExoTec Panel (compressed) – 9 mm

2. An external cladding system as described in in Section 3 of FC12172-001 with timber or steel framing, RAB Board and CLD structural cavity battens and any non-combustible cladding.

Timber cavity battens are 20 mm x 45 mm and CLD structural cavity battens are 19 mm x 70 mm.

Super Stick Building tape 75 mm wide, or equivalent, may be used.

Orientation: Fire Exposure from external face.

The assessed results were as follows

Complies with NFPA 285 and the New Zealand Building Code Acceptable Solution C/AS2, External Walls, clause 5.8.2(b).

Issued by

E. Soja
Senior Fire Safety Engineer
BRANZ

Reviewed by

P. N. Whiting
Senior Fire Testing
Engineer/Team Leader
BRANZ

*Regulatory authorities are advised to examine
test reports before approving any product.*

Issue Date

1/11/2019

Expiry Date

1/11/2024

Angie Mazur

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Wednesday, 16 June 2021 1:52 pm
To: Mailbox - Building Approvals
Subject: Re: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae
Attachments: Liquifaction assessment.pdf; 0820 Layout.pdf; 0820 Lintel Fix.pdf; 0820 Stud To Top Plate.pdf; 280 Fletcher Bracing.pdf; Stria Branz appraisal.pdf; 280 Fletcher Pg 10.pdf; EP1.pdf; 280 Fletcher Pg 1.pdf; Solatube Branz appraisal.pdf; 43374_Consent Documents - Rev B.pdf; 280 Fletcher Pg 18.pdf; 280 Fletcher Pg 2.pdf; Form 164.pdf; Concrete Water Tank PS1.pdf; 280 Fletcher Pg 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Requested info.....

- 1 - was attached in Simpli, I have attached again for you.
 - 2 - Attached
 - 3 - Gib Bracing calcs attached
 - 4 - Stria is over the windows as per elevations
 - 5 - Pg 14 detail is required
 - 6 - Branz appraisal attached
 - 7 - Pg 10 detail attached
 - 8 - Ply brace info attached
 - 9 - Decking to be built under schedule 1 & noted as such on sheet 1
 - 10 - Braze appraisal for solatube attached
- plumbing
- 1 - Gas supply from street
 - 2 - Revised engineering attached
 - 3 - proprietary niche used for tiled recess in shower
 - 4 - Pg 18 revised & attached
 - 5 - Pipe to kitchen already noted on Pg 2 - now highlighted
 - 6 - Form 164 attached
 - 7 - tank info attached on simpli - attached again
 - 8 - Cirtex info in revised engineering
 - 9 - Drive sump removed & side path reduced away from boundary
 - 10 - Drainage plan revised

Regards

Bill

On Wed, Jun 16, 2021 at 10:47 AM Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz> wrote:

Good morning

Please find attached: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae. New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

We have suspended your application pending receipt of the above information. Please send it to us by 14 July 2021. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact Melissa Gibson on (04) 296 4700 or Melissa.Gibson@kapiticoast.govt.nz referencing Building Consent No 210486.

Kind Regards

Anna Smith

Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki

Tel 04 296 5476



www.kapiticoast.govt.nz



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Building Code Clause(s) B1(Structure)

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: IAN B PEARSON CONSULTING ENGINEERS,
(Design Firm)

TO: LARSENS CONCRETE and DRAINAGE, WANGANUI
(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)

IN RESPECT OF: 10,000 LITRE UNDERGROUND WATER TANK
(Description of Building Work)

AT: KAPITI COAST
(Address)

Town/City: KAPITI COAST LOT _____ DP _____ SO _____
(Address)

We have been engaged by the owner/developer referred to above to provide:
ENGINEERING DESIGN TO COMPLY WITH NZS 3106:2009 and NZS 1546.1:2008

(Extent of Engagement)
services in respect of the requirements of Clause(s) B1(Structure) of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/MM1 of
(verification method/acceptable solution)

Alternative solution as per the attached schedule

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

10,000 Litre Underground Water Tank and numbered S-01, 02 and 03
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions maximum 300 mm Topsoil on top of tank
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or as per agreement with owner/developer (Architectural)

I, DAVID JOHN MULHOLLAND am: CPEng 41430 # Reg Arch _____ #
(Name of Design Professional)

I am a Member of: IPENZ NZIA and hold the following qualifications: BE(Hons), MIPENZ, CPEng, PEInt(NZ)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ:

SIGNED BY: DAVID JOHN MULHOLLAND (Signature) 
(Name of Design Professional)

ON BEHALF OF IAN B PEARSON CONSULTING ENGINEERS, Date 16/12/2016
(Design Firm)

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

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

WATER DEMAND MANAGEMENT DECLARATION OF COMPLIANCE



In 2009 Council required all new homes built in urban areas to provide an alternative source of water for flushing toilets and outdoor irrigation. This form is to be submitted with all applications for a Project Information Memorandum/Building Consent for new or relocated dwellings on land zoned residential.

Address of Project:	4 KAIWARU PLACE, WAIKANAE
Number of Dwellings:	1
Building Consent Number:	(Office Use Only)

1. Water Demand Management Solution	
All dwellings subject to this development (new or relocated) will use one of the following water demand management solutions in accordance with the District Plan (please tick one box):	
<input checked="" type="checkbox"/>	Rainwater storage tanks with a total volume of not less than 10,000 litres, for each house in the development.
<input type="checkbox"/>	Rainwater storage tanks with a total volume of not less than 4,000 litres, for each house in the development, and a complying greywater diversion device.
<input type="checkbox"/>	The application is made with an alternative solution (note that a discretionary resource consent will be required).
<input type="checkbox"/>	The application is made without provision for water demand management (note that a notified resource consent will be required).

2. For All Applications where Water Demand Management Will be Provided	
Volume of rainwater storage tanks:	
I confirm all the following:	
<input checked="" type="checkbox"/>	That the rainwater tank volume complies with selected water demand management option and have provided a certificate from the manufacturer demonstrating the tank volume.
<input checked="" type="checkbox"/>	That there will be no direct connection from the reticulated water supply to any outside taps.
<input checked="" type="checkbox"/>	That there will be a direct connection from the rainwater storage tanks to all internal toilet cisterns and any external taps.
<input checked="" type="checkbox"/>	That there will be no direct connection from the reticulated water supply to any toilet cistern.
<input checked="" type="checkbox"/>	I understand that the toby or manifold may have to be replaced with a dual feed manifold at my expense. <i>A dual feed manifold has one supply for the house and a separate restricted supply to connect to the rainwater tank.</i>
<input checked="" type="checkbox"/>	I have completed Kāpiti Coast District Council Form 159: "Water Supply Connection / Alteration Application Form". <i>An applicant is required to submit this form to Kāpiti Coast District Council Water and Wastewater Team if a new water connection or alteration of existing connection is required.</i>

3. For Applications Where a Greywater Diversion Device is to be Installed

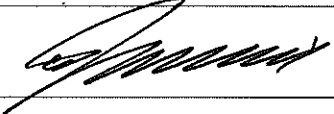
Size of Disposal Field:

(Note that this needs to be marked on the site plan or the plumbing and drainage plan submitted to Council).

I confirm all the following:

- | | |
|--------------------------|---|
| <input type="checkbox"/> | That greywater will be collected from all laundry and bathroom drains (excluding toilets) and channelled to a greywater diversion device for use in outdoor irrigation. |
| <input type="checkbox"/> | The greywater worksheet is attached and confirms that greywater diversion is suitable on the lot. |
| <input type="checkbox"/> | That the device will be installed by an approved installer and that a certificate demonstrating this will be available to Council on request after installation. |

4. Signatures

Name:	BILL FRANCIS (AGENT)
Signed:	
Date:	16/6/2021.

BC210486
Further Information Received
21/06/21

Stria™ | JH™
CLADDING



Timber Cavity Batten Technical Specification

MARCH 2017 | NEW ZEALAND

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WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including your name, contact details, and relevant sketches to:

Ask James Hardie™
literaturefeedback@jameshardie.co.nz

1 Application and scope

1.1 APPLICATION

Stria™ Cladding installed as per this specification gives a panelised plastered masonry appearance on building facades. Stria Cladding can be fixed to either timber or lightweight steel-framed external walls. A wide range of colours can be used varying from light to dark. Stria Cladding is available in 405mm wide x 4200mm lengths and is 14mm thick.

If you are a specifier

Or other responsible party for a project ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

If you are an installer

Ensure that you follow the design, moisture management principles, associated figures and material selection provided by the designer and this James Hardie Technical Specification. All the details provided in this document must be read in conjunction with the project specification.

Make sure your information is up to date

When specifying or installing James Hardie products, ensure that you have the current manual. Additional installation information, warranties and warnings are available at www.jameshardie.co.nz or Ask James Hardie™ on 0800 808 868.

1.2 SCOPE

This specification covers the installation of Stria Cladding fixed over timber cavity battens on buildings that fall within the scope limitation of NZS 3604 and E2/AS1 of the New Zealand Building Code (NZBC).

This specification also covers the installation of Stria Cladding on projects, which are subject to specific engineering design (SED) up to a wind pressure of 2.5kPa (ULS).

Note: Refer to Stria Cladding CLD Structural Cavity Batten technical specification when fixing to CLD Structural Cavity Battens.

1.3 DETAILS

Various typical Stria Cladding construction details are provided in the Details section of this document. These details are available in dwg, dxf, jpg and pdf file format and can be downloaded from our website at www.jameshardie.co.nz.

All dimensions shown are in millimetres unless noted otherwise.

1.4 SPECIFIC DESIGN

For use of the Stria Cladding on specific design projects, the designer, architect or engineer must ensure that all clauses of NZBC have been considered and a specific design has been undertaken for the areas which fall outside the scope of this literature.

2 Design

2.1 COMPLIANCE

Stria Cladding installed in accordance with this specification has been tested as per E2/VM1 and complies with External Moisture - E2 Clause of the NZBC. The cladding has also been tested and complies with the requirements of Structure - B1, Durability - B2, Energy Efficiency - H1 and Hazardous Building Material - F2 Clauses of the NZBC.

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must ensure that the information and details in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this technical specification. For applications outside the scope of this literature and details, which are not provided herein, the architect, designer or engineer must undertake specific design and it should be ensured that the intent of their design meets the requirements of the NZBC.

All New Zealand Standards referenced in this manual are current editions and must be complied with.

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE AND FOUNDATION

The site on which the building is situated must comply with E1/AS1 Surface Water Clause of NZBC.

Foundations design must comply with relevant regulations, standards and meet the requirements of NZBC.

The grade of adjacent finished ground must slope away from the building to avoid any possibility of water accumulation.

2.4 SURFACE CLEARANCES

The clearance between the bottom edge and paved/unpaved ground of cladding must comply with section 9.1.3 of E2/AS1. The finished floor must also comply with these requirements. These clearances must be maintained throughout the life of the building.

Stria Cladding must overhang the bottom plate by a minimum of 50mm as required by E2/AS1.

Stria Cladding must maintain a minimum clearance of 100mm from paved ground, and 175mm from unpaved ground. On roofs and decks, the minimum clearance must be 50mm.

Do not install external cladding such that it may remain in contact with water or ground. Refer Figures 4 and 5.

2.5 MOISTURE MANAGEMENT

It is the responsibility of the specifier to identify moisture related risks associated with any particular building design.

Wall construction design must effectively manage moisture, considering both interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration. The buildings should also be ventilated sufficiently to control moisture accumulation due to condensation especially in artificially cooled/heated buildings.

Walls shall include those provisions as required by External Moisture Clause E2/AS1 of NZBC. In addition, all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashings for waterproofing. The other materials, components and installation methods used to manage moisture in external walls, must comply with the requirements of relevant standards and the NZBC. For further guidance on designing for weather tightness, refer to BRANZ Ltd. and the Department of Building and Housing updates on the following websites respectively, www.branz.co.nz and www.dbh.govt.nz.

In addition, the following issues must also be considered:

- Sealant must be installed where detailed in this literature.
- Where the walls are higher than two storeys, it is necessary to provide a horizontal flashing at the second floor level to drain the cavity.
- The installation of smoke chimneys, pipe penetrations and other fixtures etc. must not track moisture into the wall or restrict the drainage of moisture to the exterior.

2.6 STRUCTURE

2.6.1 Timber Framing

Timber-framed buildings must either be in accordance with NZS 3604 (Timber Framed Buildings) or designed as per specific engineering design. For a building requiring a specific engineering design, the framing stiffness must be equivalent to or more than the stiffness requirements of NZS 3604.

For specific design projects, the timber framing must be designed in accordance with the requirements of NZS 3603 and AS/NZS 1170.

For timber frame walls longer than 12m, it is best practice to allow for construction joints to accommodate movements generated due to timber shrinkage or deflections etc.

2.6.2 Steel Framing

Steel-framed buildings must comply with the requirements of AS/NZS 3404 'Steel Structures Standard' or specific engineering design requirements. Also refer to NASH 3405 steel framed buildings guidance document published by 'National Association of Steel Housing' (NASH).

2.6.3 Wind Pressures

Stria Cladding is suitable for use in all wind zones in New Zealand up to and including EH as defined in NZS 3604.

Stria Cladding is also suitable in specific design projects up to wind pressures of 2.5kPa ULS.

2.7 FIRE RATED WALLS

Stria Cladding when fixed over timber cavity battens to external walls can achieve fire ratings up to 60/60/60 to comply with Clause C/AS1 of the NZBC when the walls are constructed in accordance with the current James Hardie 'Fire and Acoustic' Design Manual.

Stria Cladding is classified as a 'non-combustible' material suitable for use on walls close to a boundary.

2.8 STRUCTURAL BRACING

Stria Cladding installed as per this specification cannot be used to achieve any structural bracing. However, bracing can be achieved by using James Hardie rigid air barrier installed direct to framing instead of a building underlay or by using Villaboard™ Lining bracing system on the internal face.

2.9 ENERGY EFFICIENCY

External walls constructed as per this technical specification using Stria Cladding and bulk insulation, where the area of glazing is 30% or less of the total wall area, complies with the insulation requirements for walls in NZBC Acceptable Solution H1/AS1 (Energy Efficiency Clause H1), Replacement Table 1. To meet thermal insulation requirements for the construction, the bulk insulation as specified in Table 1 must be used. This insulation may be substituted with insulations having higher R-values. The thermal insulation of a wall changes when the size or spacing of timber framing is increased or decreased. The calculation used in Table 1 is based on a timber framing size 90 x 45mm and using an internal lining material such as James Hardie Villaboard Lining or a 10mm plasterboard.

Table 1

Insulation capability		
Climate Zone*	R-Value Requirement*	Cavity Insulation Infill Requirement
1 and 2	1.9 m ² °C/W	#R2.0
3	2.0 m ² °C/W	#R2.2
<p>Total construction R-Value depends on the insulation material used and the framing ratio. The insulation material R-Values specified in this table are for studs spaced at 600mm c/c and nogs spaced at 800mm c/c.</p> <p># To achieve higher R-Values of construction the wall insulation material must be replaced with an insulation material having higher R-Values to suit the requirements.</p> <p>For further guidance on insulation requirement refer to the current edition of 'House Insulation Guide' published by BRANZ.</p>		

3 Framing

3.1 GENERAL

Stria Cladding can be fixed either to a timber-frame or steel-frame.

For fixing into steel frame Ask James Hardie on 0800 808 868 for specific requirements.

- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 800mm centres maximum.

Note: For fixing Stria Cladding, fastener spacing is provided in Section 5.

3.2 TIMBER FRAMING

3.2.1 Dimensions

A 45 x 90mm minimum framing size is required.

A minimum 70mm wide stud is required at vertical joint flashing joints.

3.2.2 Structural Grade

Timber grade used must be in accordance with timber grades specified in NZS 3604.

3.2.3 Durability

The external framing timber must be treated to a minimum H1.2 treatment. Higher treatment levels may be used but check for the compatibility of treatment chemicals with other materials. Refer to NZBC Acceptable Solution B2/AS1 Durability for further information about the durability requirements.

For timber treatment and allowable moisture content information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round Sawn Timber) for minimum timber treatment selection and treatment requirements.

Also refer to framing manufacturer's literature for further guidance on timber selection. Framing must be protected from moisture at sites in accordance with the framing manufacturer recommendations.

Note: Refer to NZS 3602 for information about the allowable moisture content in timber framing.

3.2.4 Frame Construction

Use of timber framing must be in accordance with NZS 3604 and the framing manufacturer's specifications. The framing must be rigid and not rely on the cladding for stability. Timber framing sizes and its set-out must comply with NZS 3604 and as specified in this technical specification.

The following framing is required:

- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 800mm centres maximum.
- When studs are spaced at 400mm centres then the nogs / dwangs may be provided at 1200mm centres
- An extra stud is required in internal corners
- For specific design projects exposed to wind speeds higher than 50m/sec, the stud spacing must be closed to 400mm c/c.

In case of gable and trusses sitting on top plates of external wall frame, the frame size must comply with the minimum timber sizes stipulated for wall frames in section 8 of the NZS 3604.

3.3 STEEL FRAMING

Refer to James Hardie Steel Frame technical specification about the installation of Stria Cladding to steel frame.

3.4 SPECIAL FRAMING REQUIREMENTS

The following are special framing requirements for both timber and steel framing:

- Double studs are required at internal corners, refer Figure 15.
- Extra packers maybe required at external corners.

3.5 TOLERANCES

In order to achieve the required performance and an acceptable wall finish, it is imperative that framing is straight and true. Framing tolerances shall comply with Table 2.1 of NZS 3604 and the manufacturer's specifications. All framing shall be made flush.

4 Preparation

4.1 FLEXIBLE UNDERLAY / HOMERAB PRE-CLADDING

Flexible underlay / HomeRAB™ Pre-Cladding must be provided as per the requirements of External Moisture Clause E2 of NZBC. The flexible underlay selected for use must comply with Table 23 of E2/AS1.

The flexible underlay must be fixed in accordance with section 9.1.7 E2/AS1 and underlay manufacturer's recommendations.

Walls which are not lined on the inside face e.g. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding which complies with Table 23 of E2/AS1. HomeRAB Pre-Cladding complies with these requirements and is suitable for use in this situation. It must be installed in accordance with James Hardie Rigid Air Barriers installation manual.

4.2 RAB BOARD

General building underlay or HomeRAB Pre-Cladding is suitable for use up to very high wind speed zone (50m/sec).

When an EH windzone or for specific design projects where the wind pressure is higher than 1.5kPa, RAB™ Board must be used instead of building underlay.

To achieve the temporary weathertightness using James Hardie rigid air barriers, windows/doors need to be temporarily installed. Refer to James Hardie Rigid Air Barriers installation manual for information regarding its installation.

4.3 CAVITY CLOSURE / VENT STRIP

The James Hardie Stria Aluminium Cavity Closure or uPVC cavity vent strip must be installed at the bottom of all walls and above all openings constructed using the drained and ventilated cavity construction method. It is important that the openings in the cavity closure/vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities. James Hardie cavity closure / vent strip has an opening area of 1000mm²/m length.

4.4 CAVITY BATTENS

Stria Cladding to be installed on a cavity. The battens provide ventilation and drainage between the frame and the panel and are considered a "packer" only in this specification.

The timber cavity battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical preservation of rough and sawn timber) to comply with the durability requirements of B2/AS1.

Cavity battens must comply with E2/AS1 and:

- be minimum 18mm thick
- be as wide as the width of studs
- fixed vertically to studs
- must be fixed by the cladding fixings to the main framing over the building underlay. Therefore until claddings are fixed the battens only need to be tacked to framing by 40 x 2.8mm or longer nails at 800mm c/c.

4.5 INTERMEDIATE SUPPORT

Where studs are at 600mm centres an intermediate means of restraining the building underlay and insulation from bulging into the cavity shall be installed. An acceptable method to achieve this is using one of the following options:

- intermediate cavity batten between the studs; or
- 75mm galvanised mesh; or
- polypropylene tape at 300mm centres fixed horizontally and drawn taut

No intermediate supports are required:

- when studs are spaced at 400mm centres; or
- when rigid air barriers instead of building underlays are used.

4.6 FLASHINGS

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to Stria Cladding installation. Refer to moisture management requirements in Clause 2.5. The building underlay/rigid air barrier must be appropriately incorporated with penetration and junction flashings using flashing tapes. Materials must be lapped in such a way that water tracks down to the exterior on the face of building underlay or rigid air barrier. James Hardie will assume no responsibility for water infiltration within the wall due to poor installation of flashings or building underlay.

The selected flashing materials must comply with the durability

requirements of NZBC. For information refer to Table 20 of E2/AS1.

When using James Hardie rigid air barriers the entire framing around openings must be sealed with a flashing tape. The tape must be finished over the face of the rigid air barrier. Refer to James Hardie Rigid Air Barriers installation manual for further information.

4.7 JUNCTIONS AND PENETRATIONS

Refer to Clause 2.5 of this specification for moisture management requirements. All windows and doors must be detailed as per the requirements of this specification. James Hardie has developed the window details for Stria Cladding which meet the requirements of E2 External Moisture, an approved document of the NZBC. Refer to Figures 17 to 19.

5 Stria Cladding installation

5.1 GENERAL

Stria Cladding is installed horizontally using the cavity construction method as per the details and information published in this document. Stria Cladding panels are 405mm wide and are installed with a 25mm nominal lap over the next panel. Considering the installation and machining variations, the effective cover for Stria Cladding can vary between 380-382mm.

Stria Cladding must be kept under cover whilst in storage or at sites and they must be dry at the time of their installation. All site cut panel edges must be sealed with Dulux 1 Step, Resene Quick Dry, Taubmans Underproof Acrylic Primer Undercoat or similar sealer compatible with the finish coat before installation.

Stria Cladding must be fully supported and fixed through timber cavity battens. Ensure that cladding is hard against the battens to avoid drumminess before fixing.

To achieve best aesthetic results it is recommended to position vertical jointer by the corner of openings or coinciding with the centre line of openings. Refer to Figure 3

This technical specification only covers the horizontal installation of Stria Cladding. For vertical installation refer to the Stria Cladding vertical installation technical specification.

5.2 FASTENER DURABILITY

Fasteners must meet the minimum durability requirements of the NZBC. NZS 3604 specifies the requirements for fixing material to be used in relation to exposure conditions and are summarised in Table 2.

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Table 2

Exposure conditions and nail selection prescribed by NZS 3604		
NAIL MATERIAL		
Zone D	Zone C outside sea spray zone and Zone B and geothermal hot spots	Bracing - all zones
Grade 316 Stainless	Hot-dipped galvanised or 316 Stainless	Grade 316 Stainless

*(Zone C areas where local knowledge dictates that increased durability is required, appropriate selection shall be made). Microclimate conditions as detailed in NZS 3604, Paragraph 4.2.4 require SED.

Also refer to the NZBC Acceptable Solution E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 FASTENER – SIZE AND LAYOUT

Stria Cladding must be fixed to framing using the fixings as specified in Table 3 below and follow the edge distance required for nails as shown in the details. Refer to Figure 7.

When using rigid air barrier like HomeRAB Pre-Cladding or RAB Board, the cladding fixing nails must be increased in length equal to the thickness of the rigid air barrier.

Table 3

Panel fixing up to and including VH wind zone	
Cavity construction over flexible underlay	
65x2.87mm D head or 60x2.87mm RounDrive nails	Fix nails at 100mm from top edge and 100mm from bottom edge/per board/per stud. Refer to Figure 12
Panel fixing up to and including VH wind zone cavity construction over HomeRAB Pre-Cladding / RAB Board	
75x3.06mm D head or 75x3.15mm RounDrive nails	Fix nails at 100mm from top edge and 100mm from bottom edge/per board/per stud. Refer to Figure 12
Panel fixing EH wind zone and SED projects cavity construction over RAB Board	
75x3.06mm D head or 75x3.15mm RounDrive nails	Fix nails at 100mm from top edge and 100mm from bottom edge/per board/per stud. Refer to Figure 12

For other fixing options Ask James Hardie on 0800 808 868.

- When fixing the panels using nail guns, refer to the nail gun manufacturer for information about nails and the type of nail gun to be used.
- Stud width of 70mm min required when using a vertical joint flashing. Refer Figure 9.
- D head nails - finish nails 2mm below panel surface.
- RounDrive nails - finish nails flush with panel surface.

6 Joints

6.1 VERTICAL JOINT

Stria Cladding can be jointed using vertical joint flashing, trimline joint flashing or a butt joint. Refer to Figures 7 to 11.

A single stud is required when using trimline joint flashing. Refer to Figure 7. Double studs are required when using vertical joint flashing. Refer Figure 9.

6.2 HORIZONTAL JOINT

Stria Cladding panels are lapped over each other as per Figure 12. There is a minimum 25mm lap between the two panels. Ensure that Stria Cladding panels are securely interlocked before nailing. Stria Cladding can run continuous over floor joists without any horizontal joint when LVL timber floor joists are used. Refer to Figure 28.

When an engineered joist or LVL joist is not used, a horizontal joint or a movement joint must be formed at floor joist, refer to Figures 25 and 26.

6.3 DRAINAGE JOINT

After every two floors a horizontal drainage joint flashing is required, refer to Figure 26.

6.4 EXTERNAL CORNER JOINT

An external box corner flashing is used to fix the external corners, refer to Figure 13 and 14.

6.5 INTERNAL CORNER JOINT

An internal corner flashing is to be used to form an internal corner joint, refer to Figure 15. Alternatively an internal mitre corner, refer to Figure 16.

An extra stud is required in internal corners.

Note: All joint mouldings to be fixed at 400mm centres both sides.

7 Finishes

7.1 PREPARATION

The D head nail heads must be finished 2mm below the panel surface. The nail holes must be filled with an exterior grade two part builders fill, ie. CRC Builders Fill or similar two part external grade filler. The RounDrive nail heads must finish flush with panel surface.

7.2 PAINTING

Stria Cladding is pre-primed and is suitable for site applied acrylic paints.

In order to seal cut edges or sanded patches, Dulux 1 Step, Resene Quick Dry, Taubmans Underproof Acrylic Primer Undercoat or a similar product should be applied. The primer should be compatible with the paint to be used.

Painting of Stria Cladding is mandatory to meet the durability requirements of NZBC and 15 year James Hardie product warranty. Stria Cladding must be dry and free of any dust or grime before painting. The panels must be painted within 90 days of their installation. There is no restriction on the LRV of paint to be applied on the Stria Cladding.

10 Product information

James Hardie recommends a minimum of two coats of exterior grade acrylic paint. Follow the paint manufacturer's recommendations to prepare the surface and to adequately cover and conceal the panel fixings.

7.3 FLEXIBLE SEALANT

Sealant used must comply with the relevant requirements of the NZBC. Their application and usage must be in accordance with the manufacturer's instructions. Check with the sealant manufacturer prior to coating over sealant. Some sealant manufacturers do not recommend coating over their product.

8 Storage and handling

Stria Cladding must be laid flat on a smooth level surface. Edges and corners must be protected from chipping.

To ensure optimum performance, store panels under cover and keep dry prior to fixing. If the panels become wet, allow them to dry thoroughly before fixing.

Do not carry panels on the flat, carry in the vertical position to avoid excessive bending.

9 Maintenance

The extent and nature of maintenance required will depend on the geographical location and exposure of the building. It is the responsibility of the specifier to determine normal maintenance requirements to maintain the effectiveness of the cladding.

As a guide, it is recommended that the basic normal maintenance tasks shall include, but not be limited to:

- Washing down exterior surfaces every 6-12 months*
- Re-coating exterior protective finishes**
- Regular inspection and repair if necessary of the cladding, sealants, etc.
- Cleaning out gutters, down pipes and overflow pipes as required.
- Pruning back vegetation which is close to or touching the building as well as ensuring the NZBC ground clearance requirements are maintained especially where gardens are concerned.
- The clearance between the bottom edge of the Stria Cladding and the finished/unfinished ground must always be maintained.

**Do not use a water blaster to wash down the cladding.*

**In extreme coastal conditions or sea spray zones, wash every 3-4 months.*

***Refer to your paint manufacturer for washing down and recoating requirements related to paint performance.*

10.1 MANUFACTURING AND CLASSIFICATION

Stria Cladding is an advanced lightweight cement composite cladding manufactured using James Hardie formulation. Basic composition is Portland cement, ground sand, cellulose fibre and water.

Stria Cladding is manufactured to Australian / New Zealand Standard AS/NZS 2908.2 'Cellulose-Cement Products' (ISO 8336 'Fibre-Cement Flat Sheet').

Stria Cladding is classified Type A, Category 2 in accordance with AS/NZS 2908.2 "Cellulose-Cement Products".

For Safety Data Sheets (SDS) visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

10.2 PRODUCT MASS

Stria Cladding is manufactured in 14.0mm thickness and has a mass of 13.8kg/m² at EMC.

Stria Cladding is defined as a Light Weight Wall Cladding (not exceeding 30kg/m²) as per NZS 3604.

10.3 DURABILITY

Stria Cladding and James Hardie rigid air barrier installed and maintained as per this technical specification will meet the durability requirement for cladding as per Durability B2 clause of the NZBC.

10.3.1 Resistance to Moisture/Rotting

Stria Cladding has tested to check its resistance to permanent moisture induced deterioration (rotting) by passing the following tests in accordance with AS/NZS 2908.2:

- Heat Rain (Clause 6.5).
- Water Permeability (Clause 8.2.2).
- Warm Water (Clause 8.2.4).
- Soak Dry (Clause 8.2.5).

10.3.2 Resistance to fire

Stria Cladding is classified as 'Non-Combustible Material' which is suitable for use as external wall cladding and complies with Performance C3.7 of the NZBC Clause C3 Fire Affecting Areas Beyond the Fire Source.

10.3.3 Alpine Regions

In regions subject to freeze/thaw conditions, Stria Cladding and James Hardie rigid air barrier must not be in direct contact with snow or ice build up for extended periods, e.g. external walls in alpine regions must be protected where snowdrifts over winter are expected.

These products have been tested in accordance with AS/NZS 2908.2 Clause 8.2.3.

11 Safe working practices

STAY HEALTHY WHEN WORKING WITH BUILDING PRODUCTS CONTAINING CRYSTALLINE SILICA

Crystalline Silica

What is it? Why and when is it a health hazard?

Crystalline Silica is

- Commonly known as sand or quartz
- Found in many building products e.g. concrete, bricks, grout, wallboard, ceramic tiles, and all fibre cement materials

Why is Crystalline Silica a health hazard?

- Silica can be breathed deep into the lungs when present in the air as a very fine (respirable) dust
- Exposure to silica dust without taking the appropriate safety measures to minimise the amount being breathed in, can lead to a potentially fatal lung disease – silicosis – and has also been linked with other diseases including cancer. Some studies suggest that smoking may increase these risks.
- The most hazardous dust is the dust you cannot see!

When is Crystalline Silica a health hazard?

- It's dangerous to health if safety protocols to control dust are not followed when cutting, drilling or rebating a product containing crystalline silica.
- Products containing silica are harmless if intact (e.g. an un-cut sheet of wall board).

FAILURE TO ADHERE TO OUR WARNINGS, SAFETY DATA SHEETS AND INSTALLATION INSTRUCTIONS WHEN WORKING WITH JAMES HARDIE PRODUCTS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

AVOID BREATHING IN CRYSTALLINE SILICA DUST!

Safe working practices

- 👎 NEVER use a power saw indoors or in a poorly ventilated area
- 👎 NEVER dry sweep
- 👍 ALWAYS use M Class extractor unit as a minimum and always hose down with water/wet wipe for clean up
- 👎 NEVER use grinders
- 👍 ALWAYS use a circular sawblade specifically designed to minimise dust creation when cutting fibre cement – preferably a sawblade that carries the HardieBlade™ logo or one with at least equivalent performance.
- 👍 ALWAYS follow tool manufacturers' safety recommendations
- 👍 ALWAYS expose only the minimum required depth of blade for the thickness of fibre cement to be cut
- 👍 ALWAYS wear an approved properly-fitted, approved dust mask (P1 or P2) or respirator

Use one of the following methods based on the required cutting rate:

BEST

- Score and snap knife
- Hand guillotine
- Fibreshear

BETTER

- Dust reducing circular saw equipped with HardieBlade™ Saw Blade and M Class extractor unit.

GOOD

- Dust reducing circular saw with HardieBlade™ Saw Blade

Working outdoors

- 👍 Make sure you work in a well ventilated area
- 👍 Position cutting station so wind will blow dust away from yourself and others in the working area
- 👍 Cut products with either a 'Score or snap' knife or fibre cement shears or, when not feasible, use a HardieBlade™ Saw Blade (or equivalent) and a dust-reducing circular saw attached to a M Class extractor unit
- 👍 When sawing, sanding, rebating, drilling or machining fibre cement products, always:
 - Wear your P1 or P2 mask (correctly fitted in accordance with manufacturers' instructions) and when others are close by, ask them to do the same
 - If you are not clean shaven, then use a powered air respirator with a loose fitting head top.
 - Wear safety glasses
 - Wear hearing protection
 - When others are close by, ask them to do the same.

Working indoors

- 👎 Never cut using a circular saw indoors
- 👍 Position cutting station in a well ventilated area
- 👍 Cut ONLY using a score and snap knife, hand guillotine or fibreshears (manual, electric or pneumatic)
- 👍 Make sure you clean up BUT never dry sweep. Always hose down with water/wet wipe or use an M Class extractor unit

IF CONCERN STILL EXISTS ABOUT EXPOSURE LEVELS OR YOU DO NOT COMPLY WITH THE ABOVE PRACTICES, YOU SHOULD ALWAYS CONSULT A QUALIFIED INDUSTRIAL HYGIENIST.

Working Instructions

- Refer to Recommended Safe Working Practices before starting any cutting or machining of product.



HardieBlade™ Saw Blade

The HardieBlade™ Saw Blade used with a dust-reducing saw is ideal for fast, clean cutting of James Hardie fibre cement products. A dust-reducing saw uses a dust deflector or a dust collector connected to a vacuum system. When sawing, clamp a straight-edge to the sheet as a guide and run the saw base plate along the straight edge when making the cut.

Hole-Forming

For smooth clean cut circular holes:

- Mark the centre of the hole on the sheet.
- Pre-drill a 'pilot' hole.
- Using the pilot hole as a guide, cut the hole to the appropriate diameter with a hole saw fitted to a heavy duty electric drill.



For irregular holes:

- Small rectangular or circular holes can be cut by drilling a series of small holes around the perimeter of the hole then tapping out the waste piece from the sheet face.
- Tap carefully to avoid damage to sheets, ensuring that the sheet edges are properly supported.

STORAGE & DELIVERY

Keeping products and people safe

Off loading

- 👍 James Hardie products should be off-loaded carefully by hand or by forklift.
- 👍 James Hardie products should not be rolled or dumped off a truck during the delivery to the jobsite.

Storage

James Hardie products should be stored:

- 👍 in their original packaging
- 👍 under cover where possible or otherwise protected with a waterproof covering to keep products dry
- 👍 off the ground – either on a pallet or adequately supported on timber or other spacers
- 👍 flat so as to minimise bending

James Hardie products must not be stored:

- 👎 directly on the ground
- 👎 in the open air exposed to the elements

JAMES HARDIE IS NOT RESPONSIBLE FOR DAMAGE DUE TO IMPROPER STORAGE AND HANDLING.

TIPS FOR SAFE AND EASY HANDLING

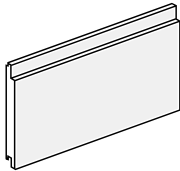


Weatherboard products

- 👍 Do not lift planked products flat and in the middle
- 👍 Carry the products on the edge
- 👍 If only one person is carrying the product, hold it in the middle and spread arms apart to better support the product
- 👍 If two people are carrying the plank, hold it near each end and on edge
- 👍 Exercise care when handling weatherboard products to avoid damaging the edges/corners












Sheet products

- 👍 Carry with two people
- 👍 Hold near each end and on edge
- 👍 Exercise care when handling sheet products to avoid damaging the edges/corners

12 Product and accessories





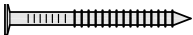


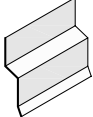
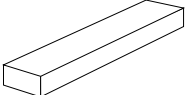
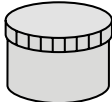
Stria Cladding information					
Product	Description	Size (mm)			Code
		Thickness	Length	Width	
	Stria Cladding A 14mm profiled panel for expressed jointed residential facades. Factory sealed on all six sides. Each panel has a manila white colour primer applied on its face, which accepts a wide range of paint finishes.	14	4200	405	404263
	James Hardie rigid air barrier Used as a rigid air barrier. It has green colour sealer applied over one face. Installed with green side facing out.	6	2450	1200	402980
		6	3000	1200	402981
	HomeRAB Pre-Cladding Used as a rigid air barrier. It has green colour sealer applied over one face. Installed with green side facing out.	4.5	2450	1200	404766
		4.5	2750	1200	404768

Note: All dimensions and masses provided are approximate only and subject to manufacturing tolerances.

Accessories/tools supplied by James Hardie			
Accessories	Description	Size/Quantity	Code
	Vertical Joint Flashing Aluminium extrusion used behind cladding at vertical joints.	3000mm long	305507
	Stria Trimline Joint Flashing Aluminium extrusion used behind cladding at vertical joints.	3000mm long	305827
	Internal Corner Flashing Anodised aluminium extrusion used to create internal corners.	3000mm long	304871
	Stria External Box Corner Anodised aluminium extrusion used to create external corners.	2700mm long 4000mm long	305824 305823
	Aluminium Window Jamb Flashing Aluminium moulding used beside window opening to end butt the Stria Cladding.	3000mm long	305430
	Stria Aluminium Cavity Closure Aluminium moulding used as vermin proofing.	3000mm long	305431
	JH 9mm Panel Aluminium External Box Corner A box corner mould to form the external joints. 9mm etch primed.	2450mm long 2750mm long 3000mm long 4000mm long	304509 304510 305150 305808
	uPVC Vent Strip PVC moulding used as vermin proofing.	3000mm long	302490
Tools			
	HardieBlade™ Saw Blade Diamond tip 184mm diameter fibre cement circular saw blade. Spacers not included.	Each	300660
	HardieFlex™ Stainless Steel 316 Nails For fixing panels through cavity battens. 60 x 3.15mm	5kg box	302782
	HardieFlex™ Hot Dip Galv. Nails For fixing panels through cavity battens. 60 x 3.15mm	5kg box	302784

Accessories/tools not supplied by James Hardie

James Hardie recommends the following products for use in conjunction with Stria Cladding and James Hardie rigid air barrier. James Hardie does not supply these products and does not provide a warranty for their use. Please contact component manufacturer for information on their warranties and further information on their products.

Product	Description
	<p>Building underlay Must comply with Table 23 of E2/AS1.</p>
	<p>Flexible Window Opening Flashing Tape A flexible self-adhesive tape used in preparation of a window. Refer to the window installation section in this manual for more information. e.g. Protecto or Super Stick by Protecto Wrap or 3M™ All Weather Flashing Tape 8067 by 3M™ Protecto: 0800 776 9727 3M™ 0800 474 787</p>
	<p>James Hardie rigid air barrier Vertical Joint Sealing Tape The tape to be used to seal James Hardie rigid air barrier vertical joints. Super Stick by Protecto Wrap or 3M™ All Weather Flashing Tape 8067 by 3M™ Protecto: 0800 776 9727 3M™ 0800 474 787</p>
	<p>Flexible Sealant Required to seal the vertical joints. Bostik Seal N Flex-1, Sikaflex AT Facade, Sikaflex MS or similar.</p>
	<p>65 x 2.87mm 'D' head nail or 60 x 2.87 RounDrive nail (hot dipped galvanised/stainless steel) For fixing Stria Cladding.</p>
	<p>40 x 2.8mm or longer HardieFlex™ nail. For fixing timber cavity battens and aluminium flashings.</p>
	<p>Meter Box Refer Electrical Suppliers.</p>
	<p>Head flashing Required over window heads to be supplied by window installer. Material must comply with Table 20 and 21 of E2/AS1.</p>
	<p>Timber cavity batten H3.1 minimum treated Timber cavity batten the cladding is fixed over.</p>
	<p>Exterior grade filler CRC Builders Fill or similar two part filler to fill over nail holes</p>

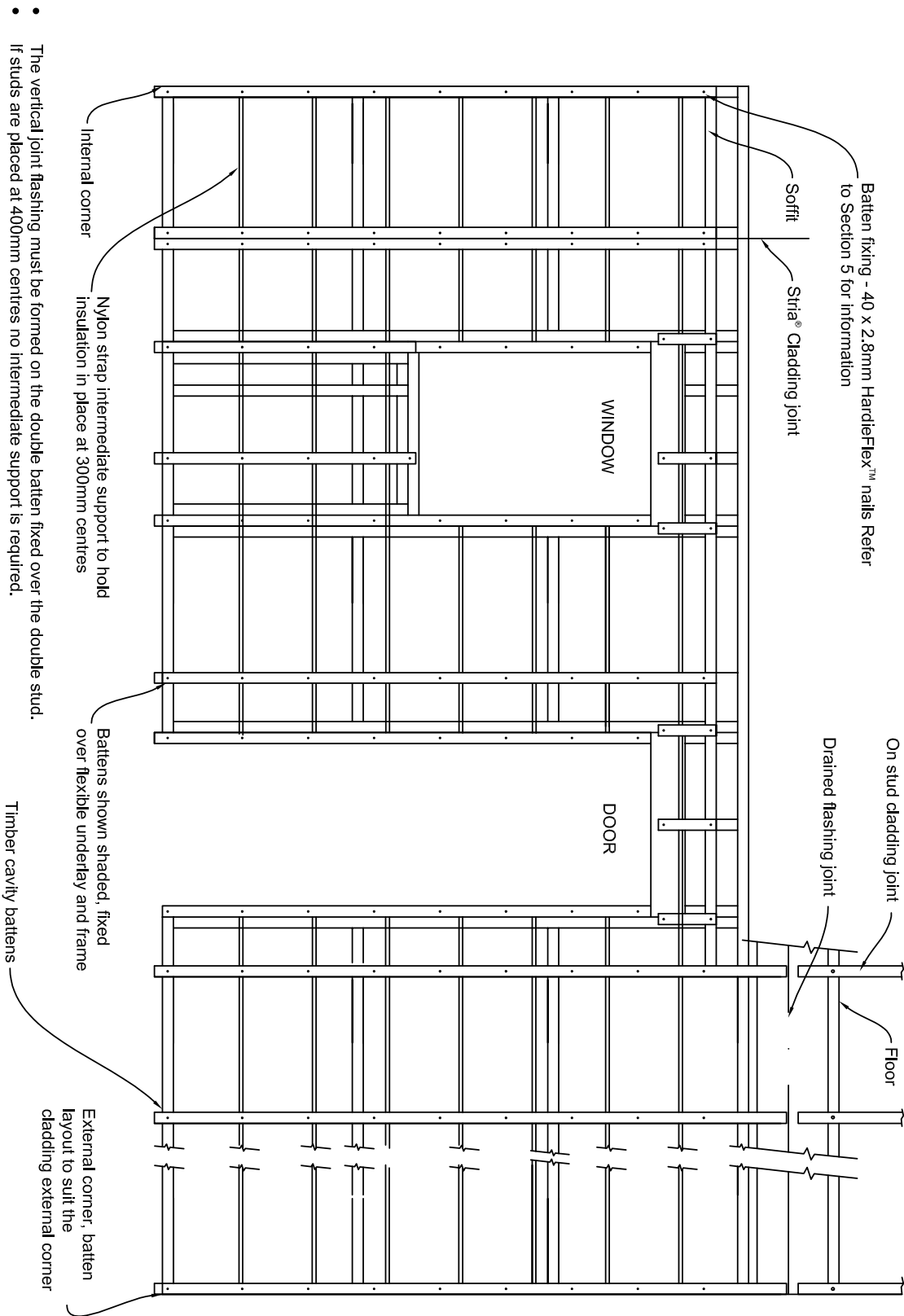
13 Details

The following generic details have been provided in this document for cavity construction methods.

Table 5

Details		
Description	Cavity Construction	
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Vertical joint flashing option	Figure 9	19
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Garage door head	Figure 39	40
Garage door jamb	Figure 40	40

Figure 1: Framing set out



- The vertical joint flashing must be formed on the double batten fixed over the double stud.
- If studs are placed at 400mm centres no intermediate support is required.

Figure 2: Batten fixing set out

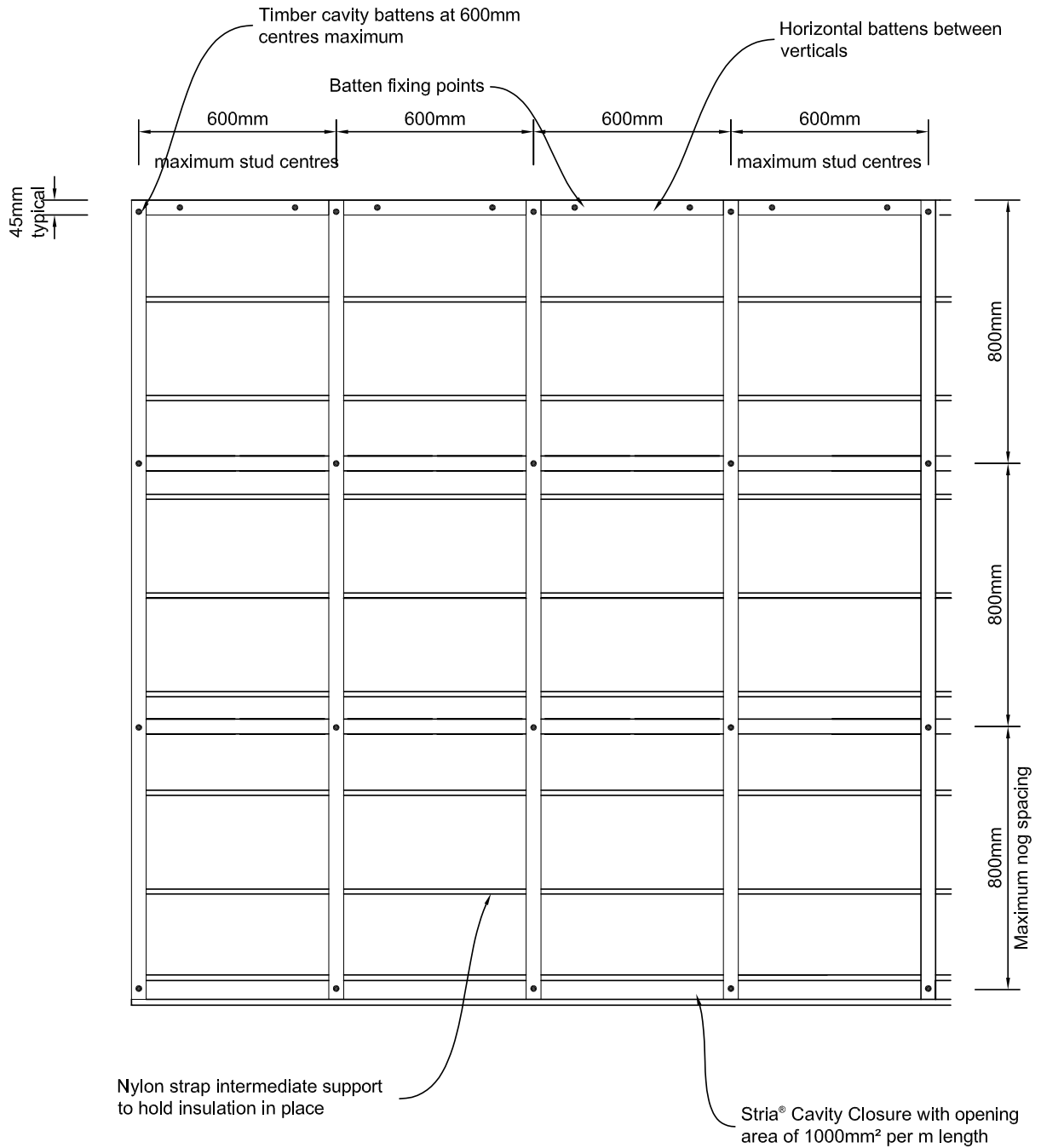
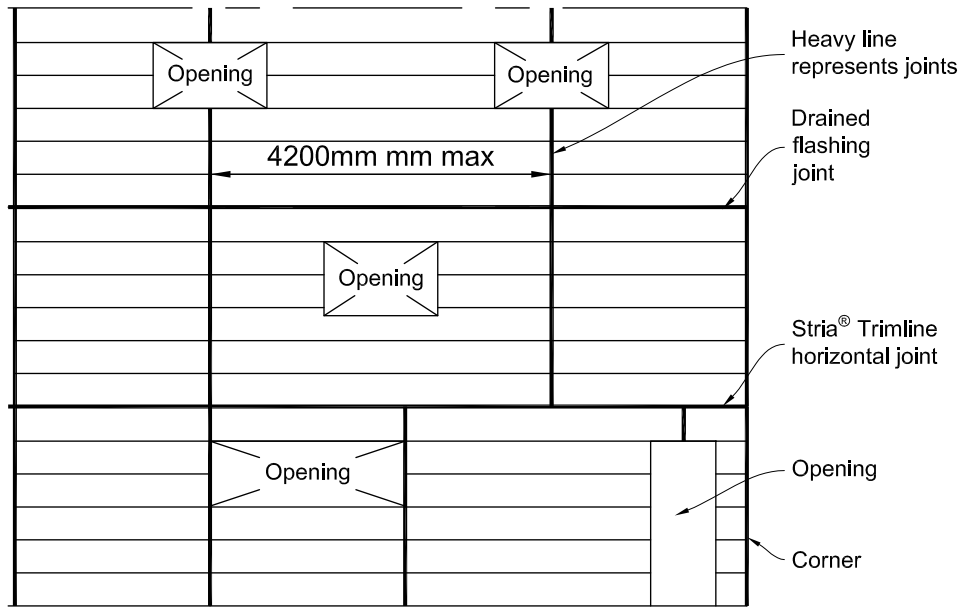


Figure 3: Stria Cladding layout



Typical Storey Layout

Figure 4: Foundation detail – option 1

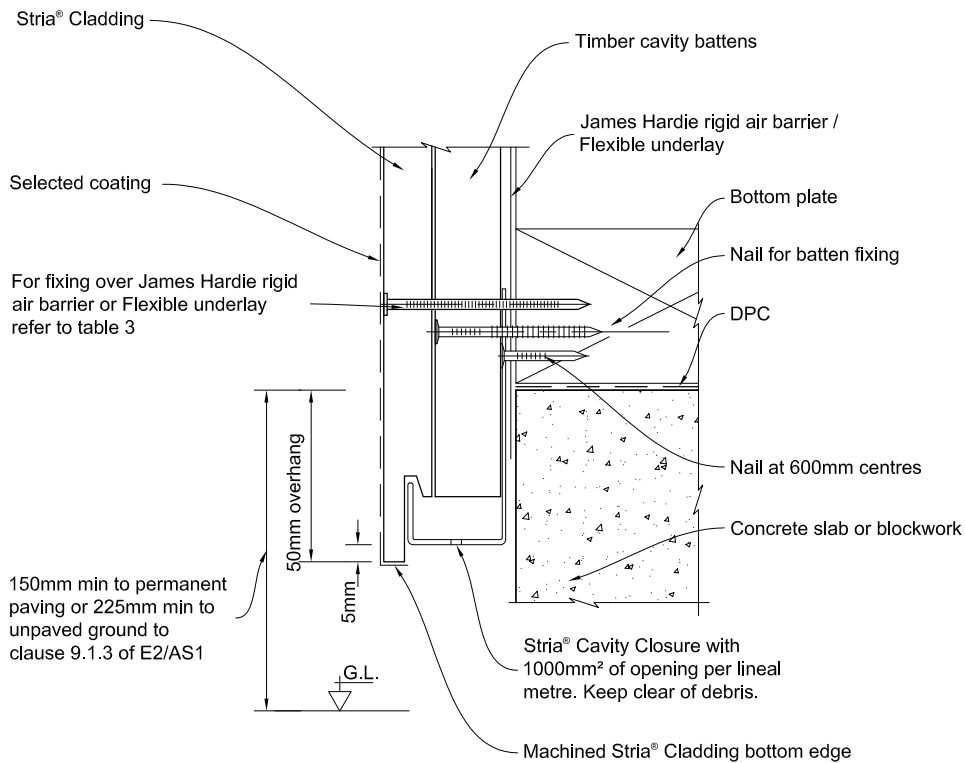


Figure 5: Foundation detail – option 2

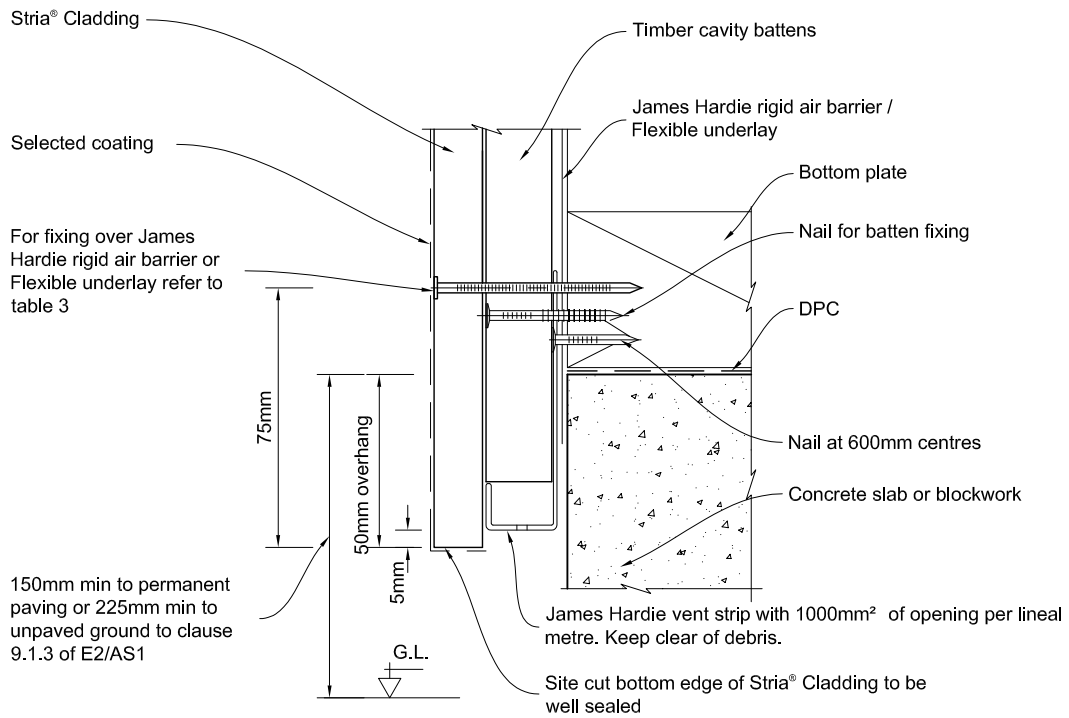


Figure 6: Soffit detail

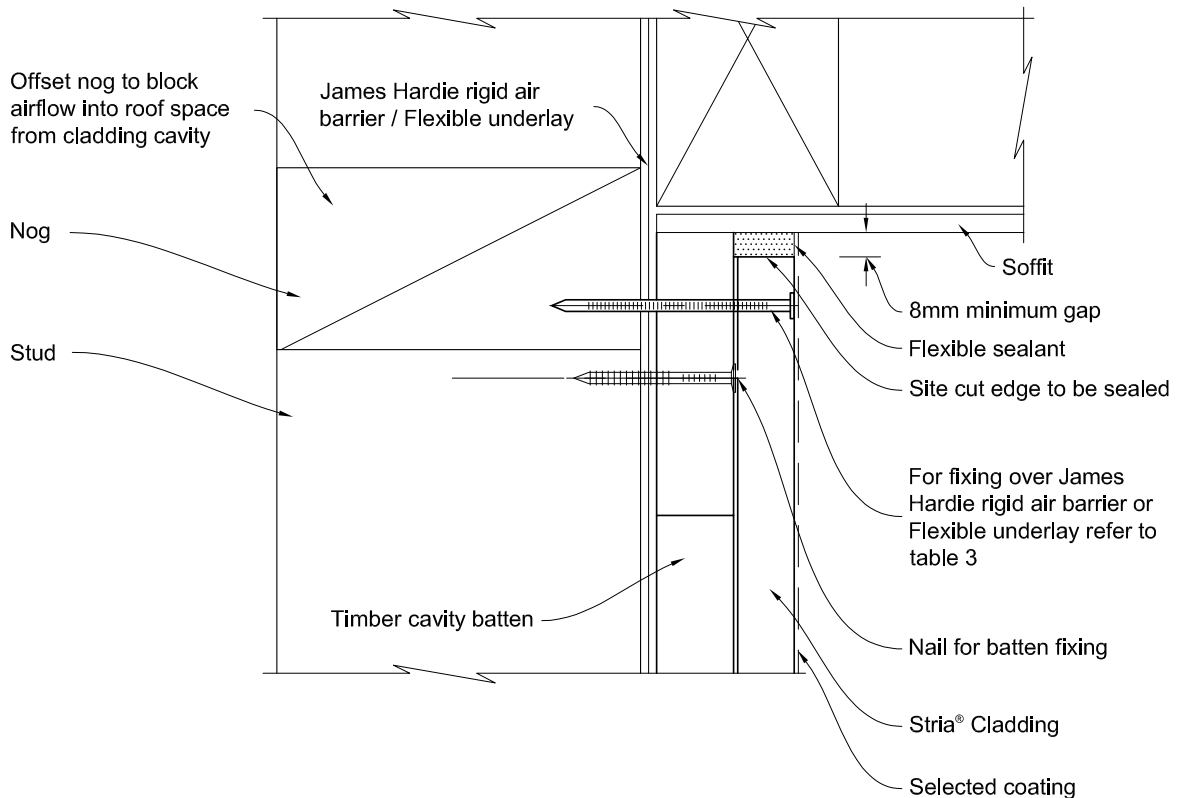
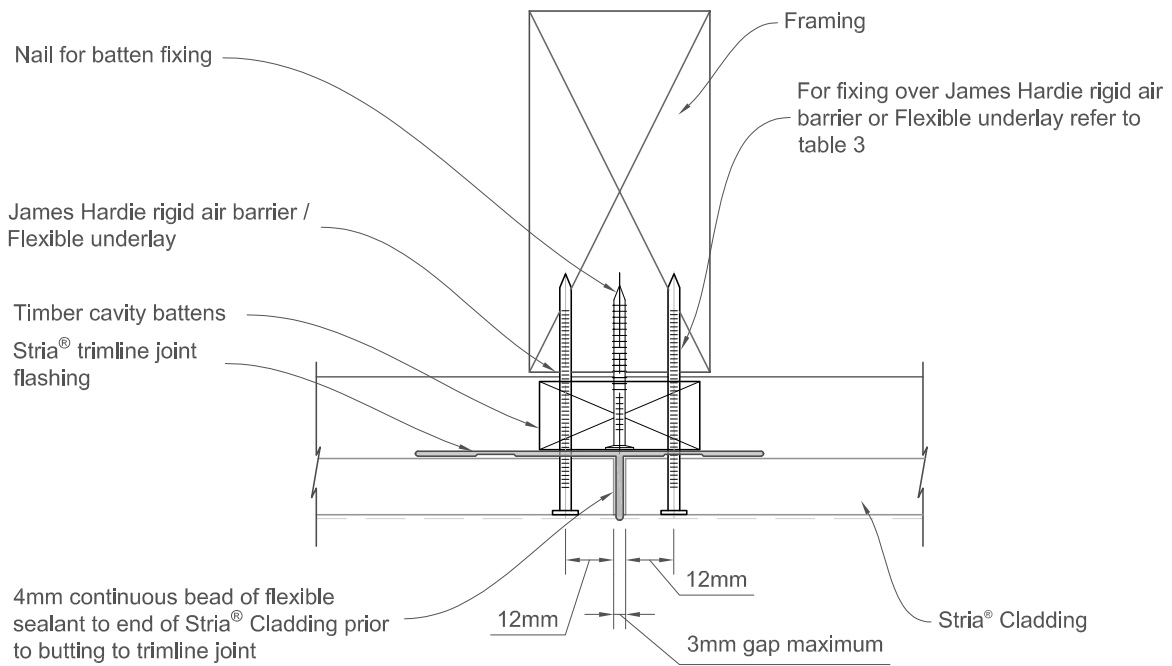


Figure 7: Vertical trimline joint flashing option



Note: All site cut edges to be sealed

Figure 8: Vertical trimline joint flashing option

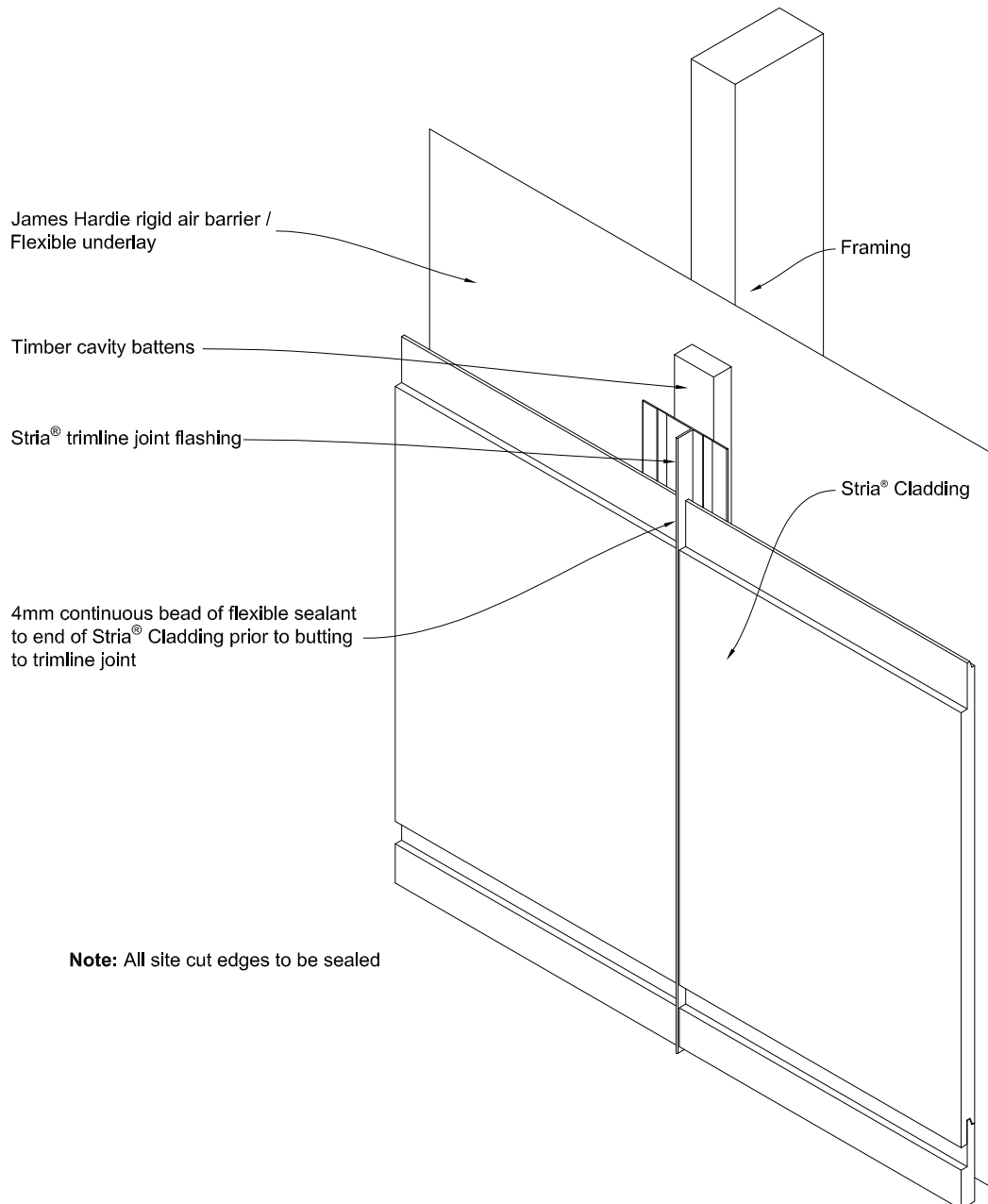


Figure 9: Vertical joint flashing option

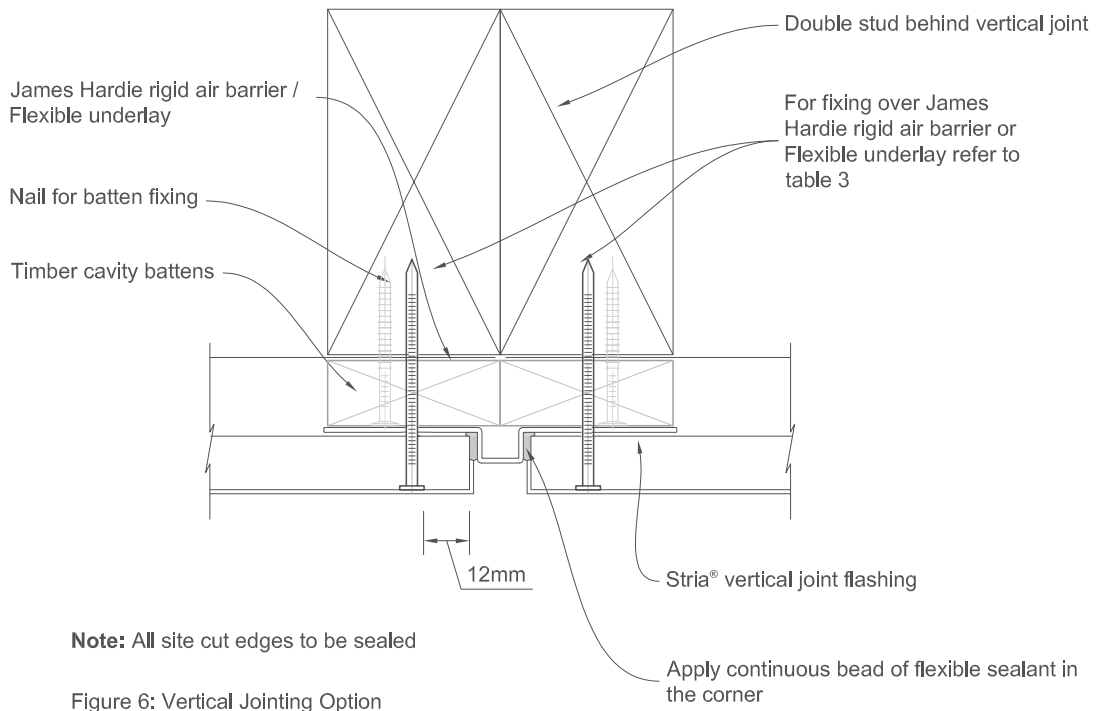
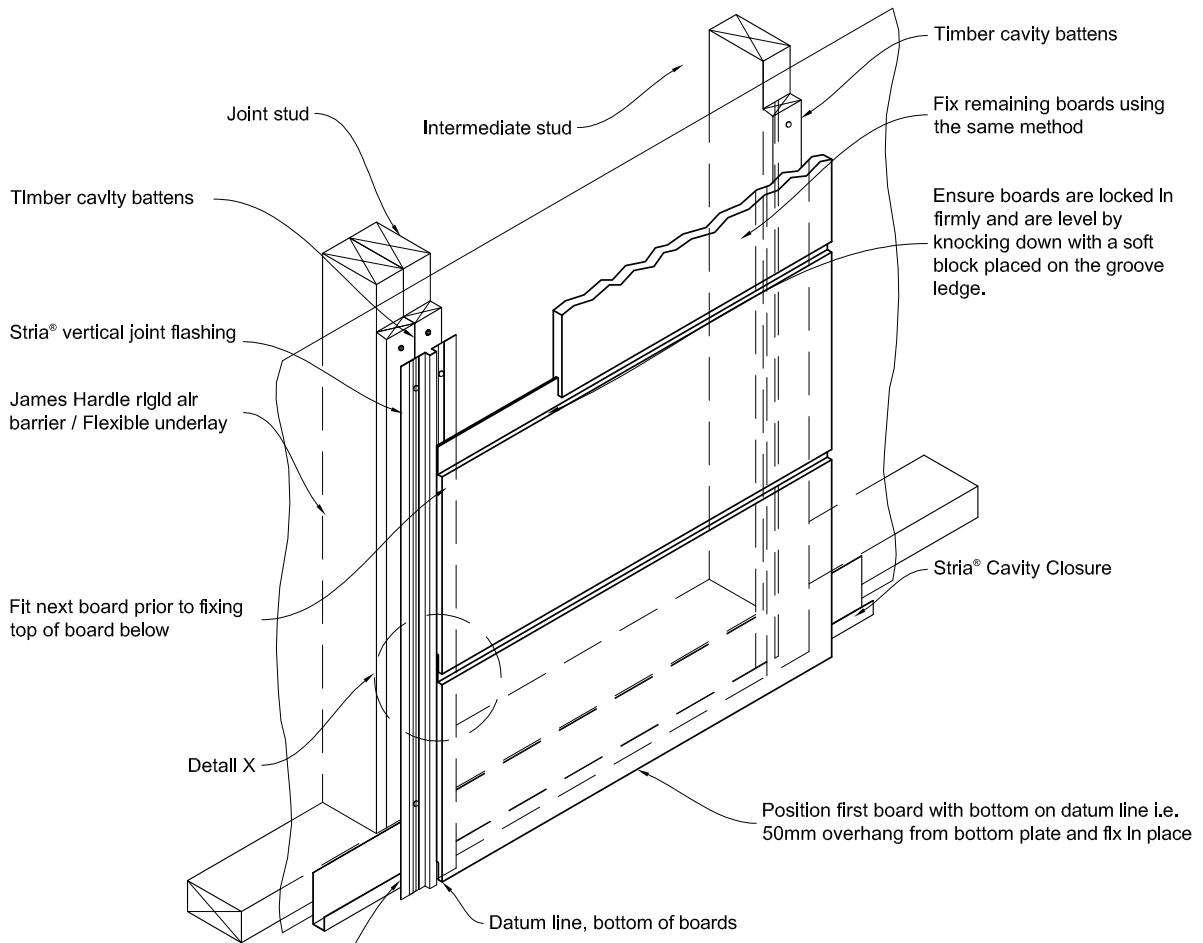
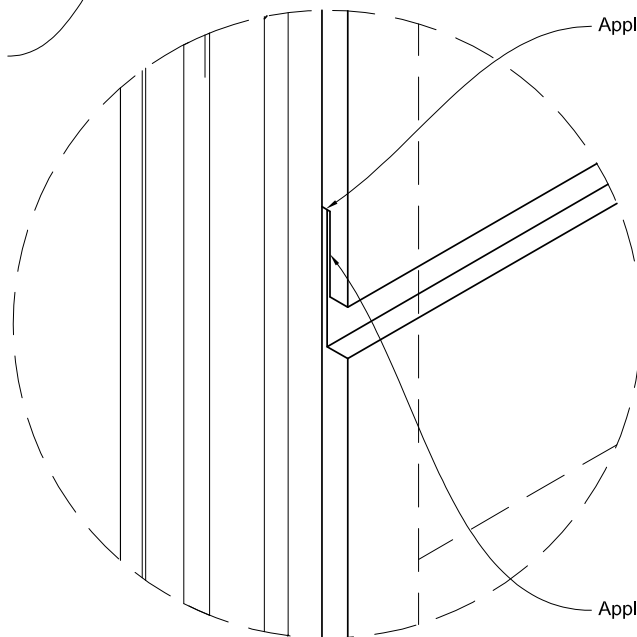


Figure 10: Vertical joint flashing option



Remove face of cavity closure only behind Stria vertical joint flashing

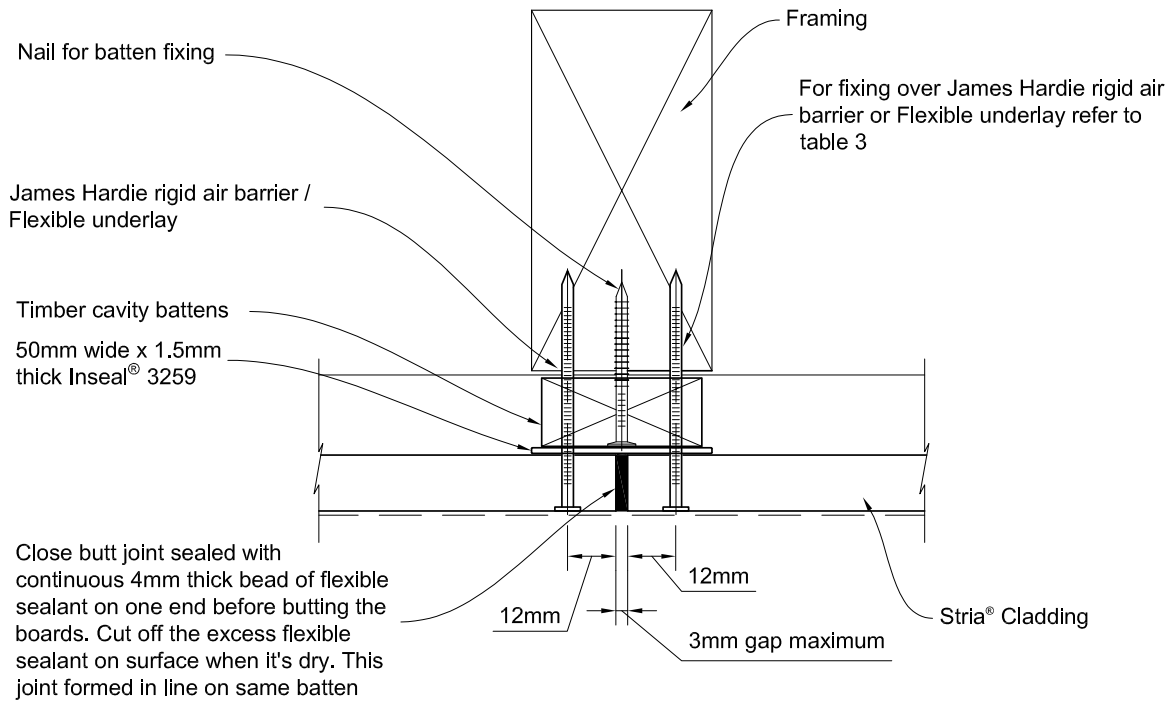


Apply sealant to the lap edge

Apply sealant to the lap edge

Enlarged Detail X
 Note: All site cut edges to be sealed

Figure 11: Vertical butt joint option



Note: All site cut edges to be sealed

Figure 12: Fixing detail

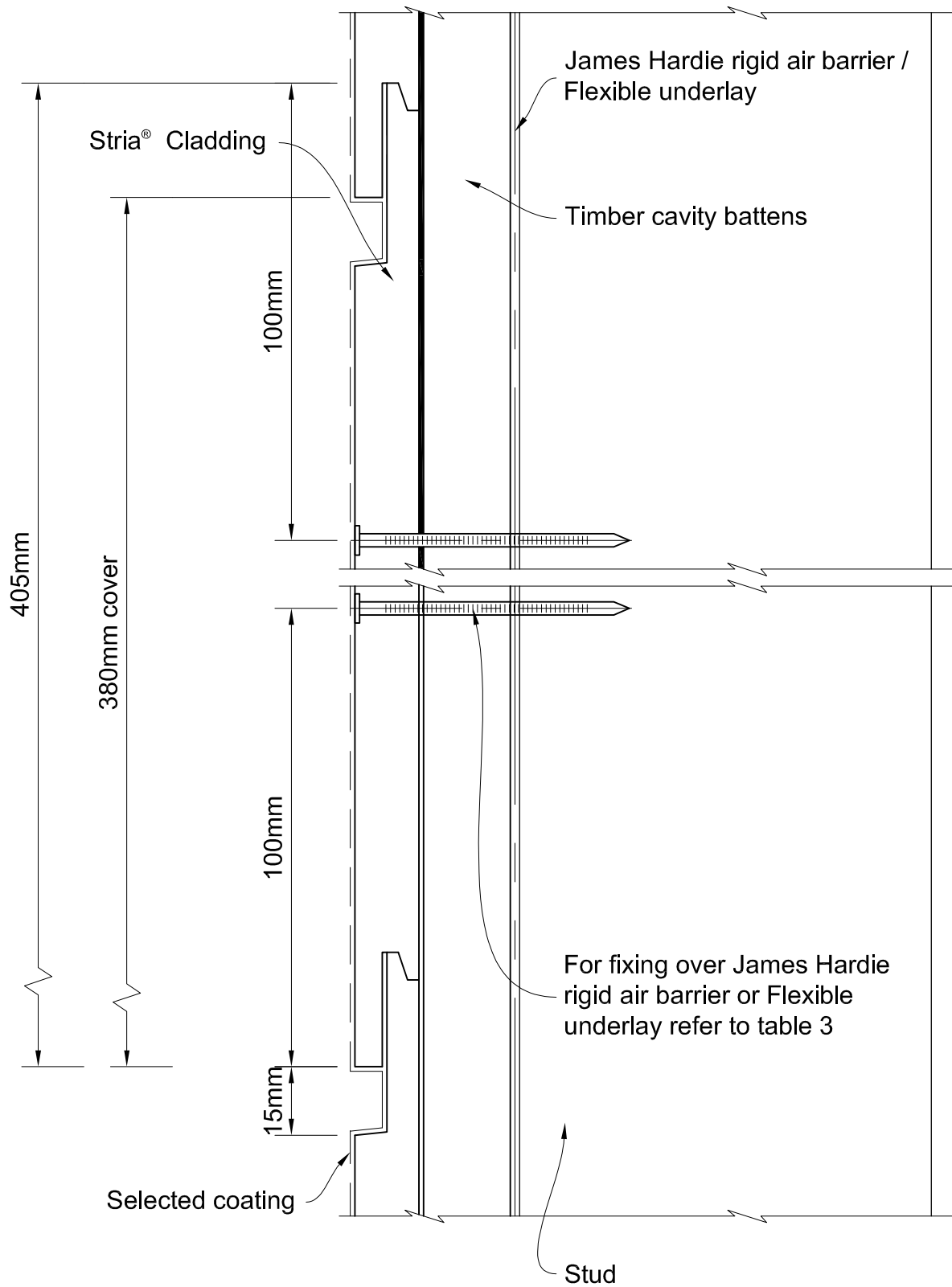


Figure 13: External aluminium box corner

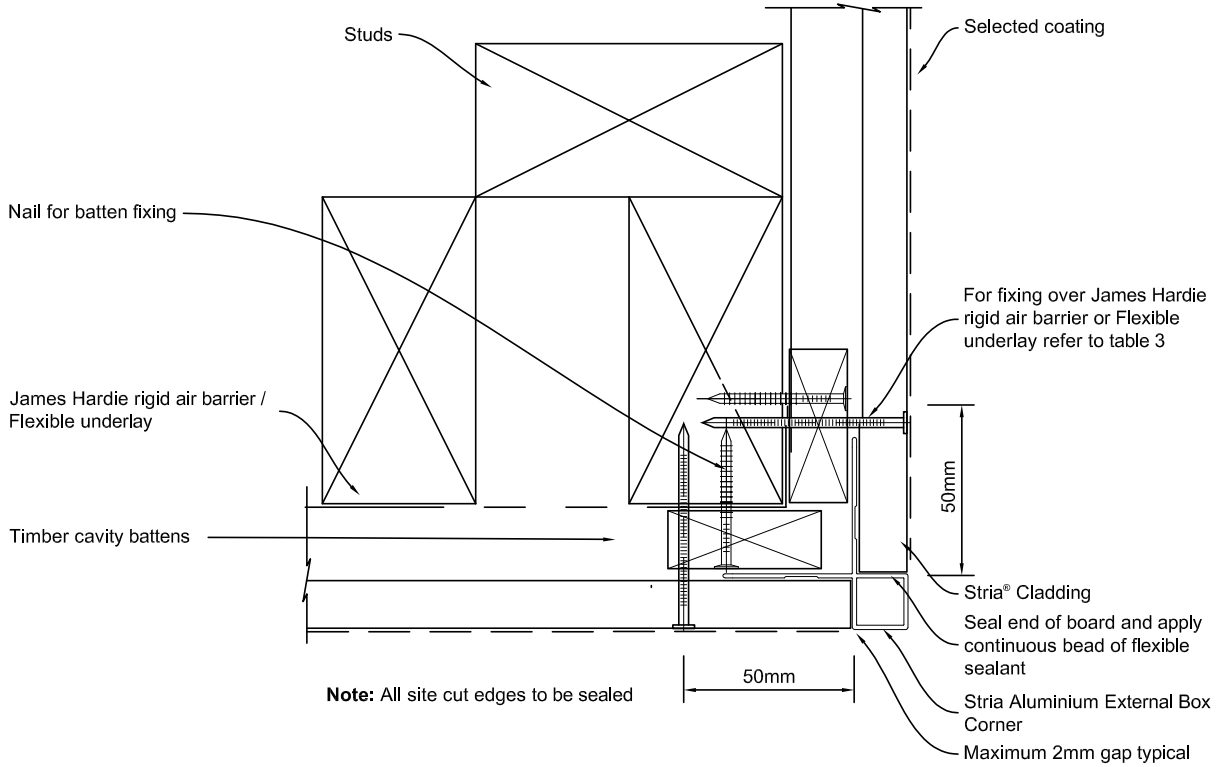


Figure 14: External aluminium box corner (Alternative)

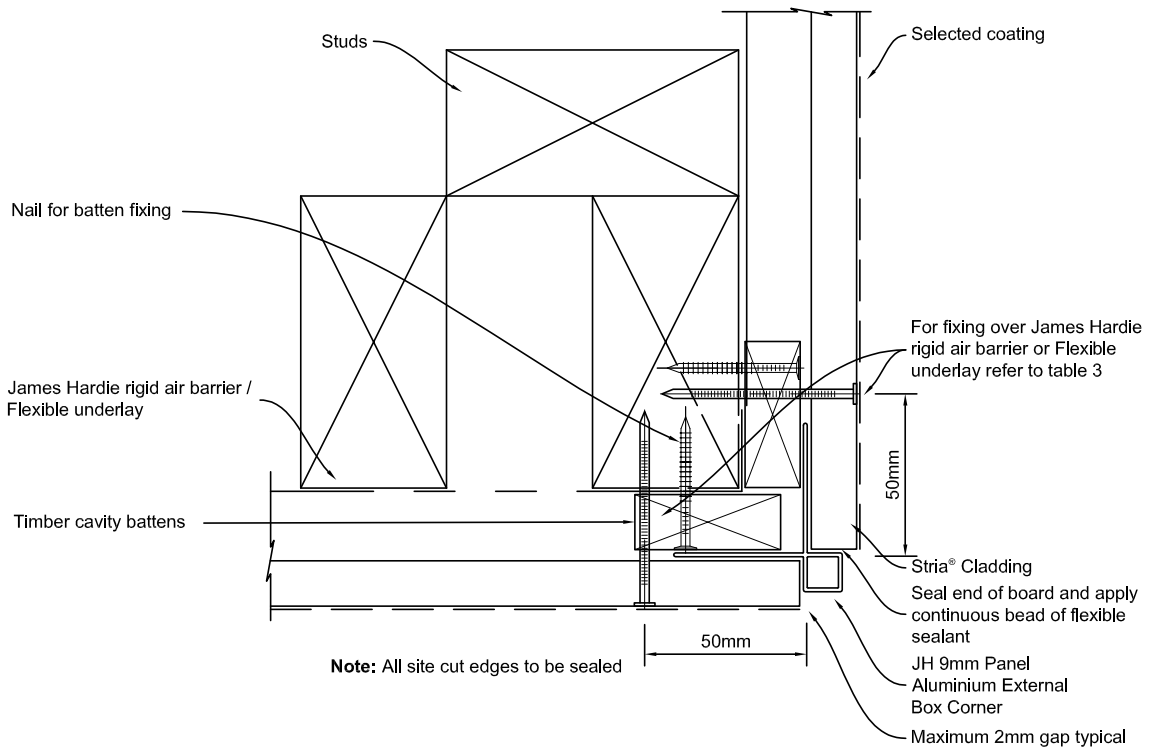


Figure 15: Internal aluminium corner

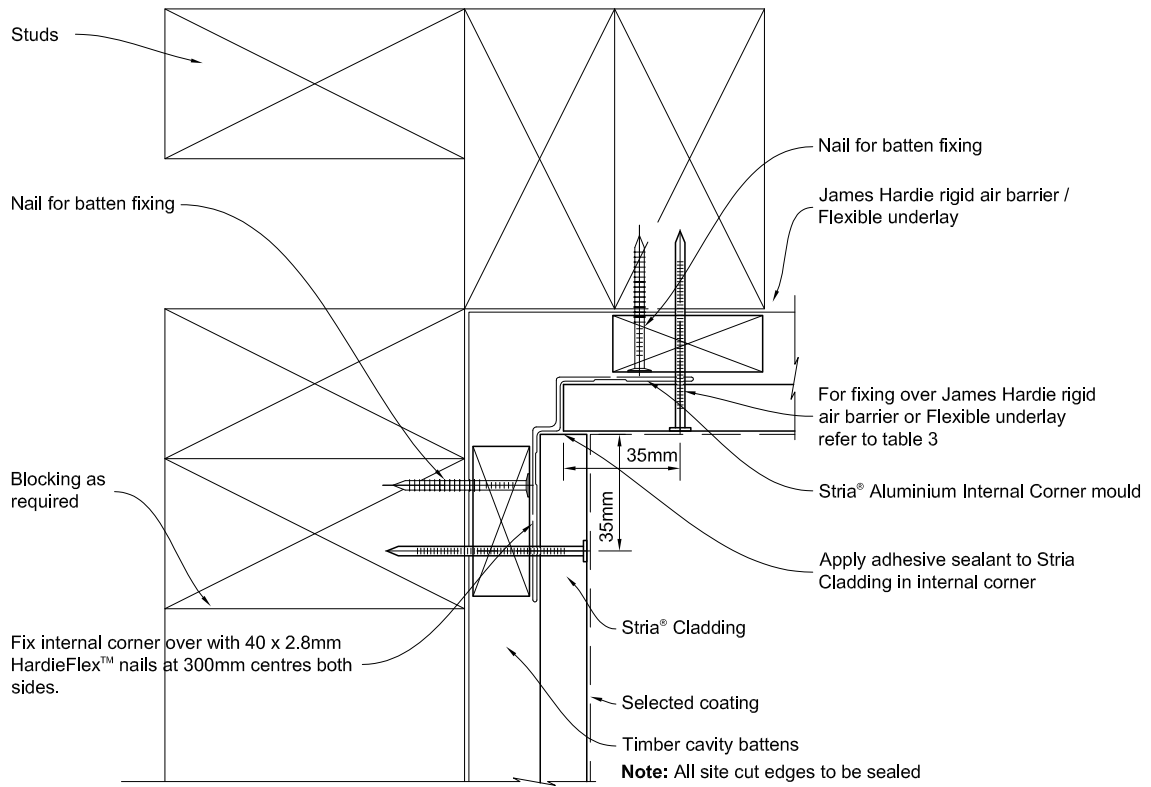


Figure 16: Internal mitred corner

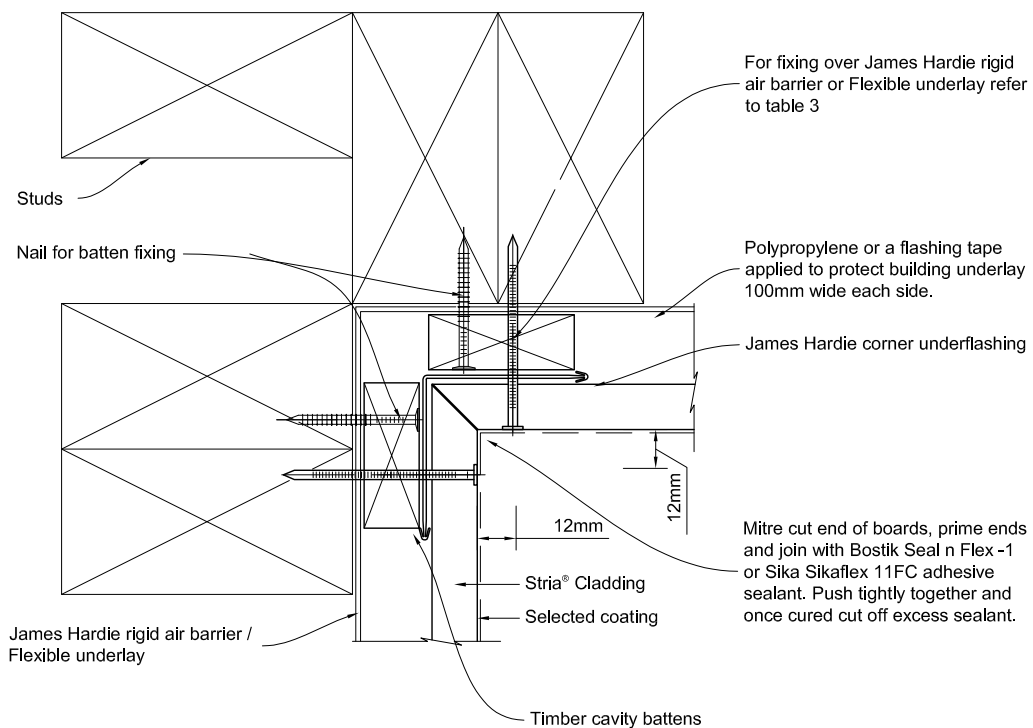
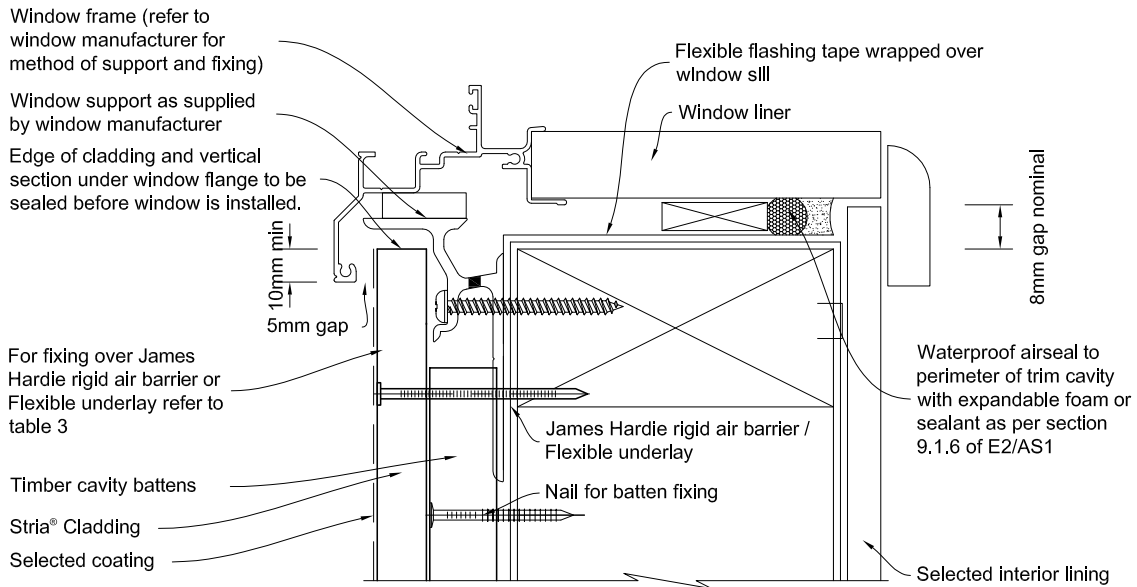


Figure 17: Window sill



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.
 2. Flexible underlay must comply with acceptable solution E2/AS1.
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.
 4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening.
- Refer to the manufacturer or supplier for technical information for these materials.

Figure 18: Window jamb

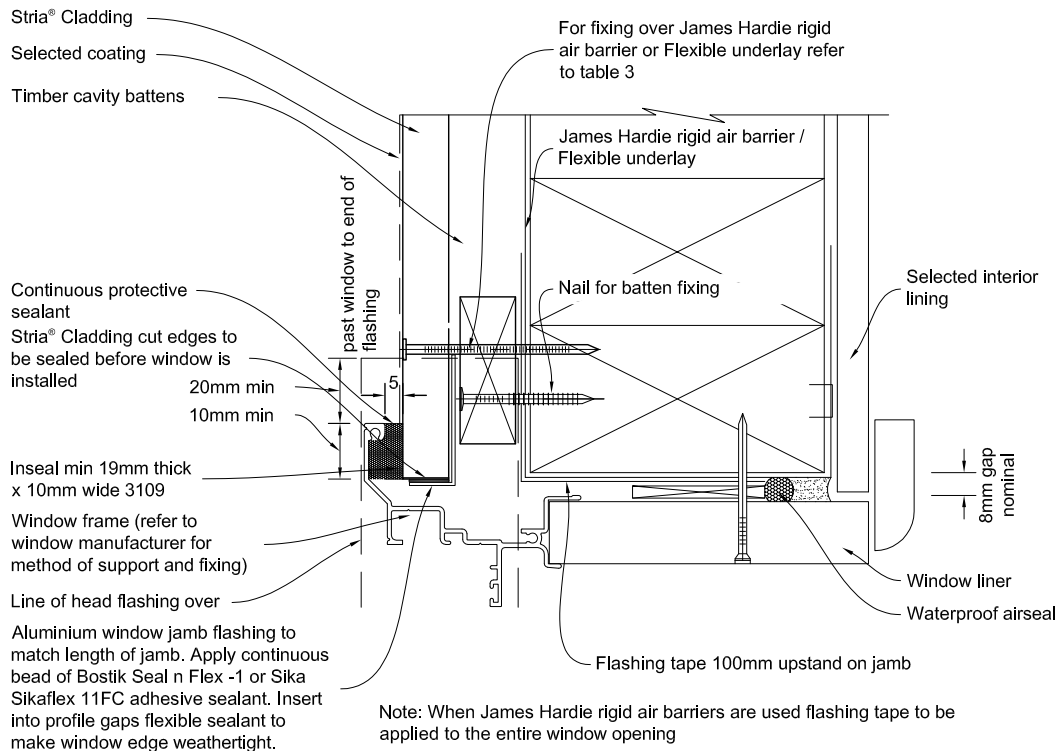


Figure 19: Window head

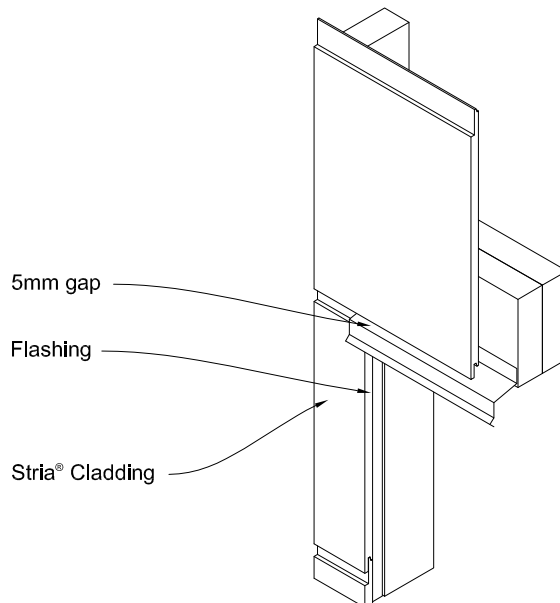
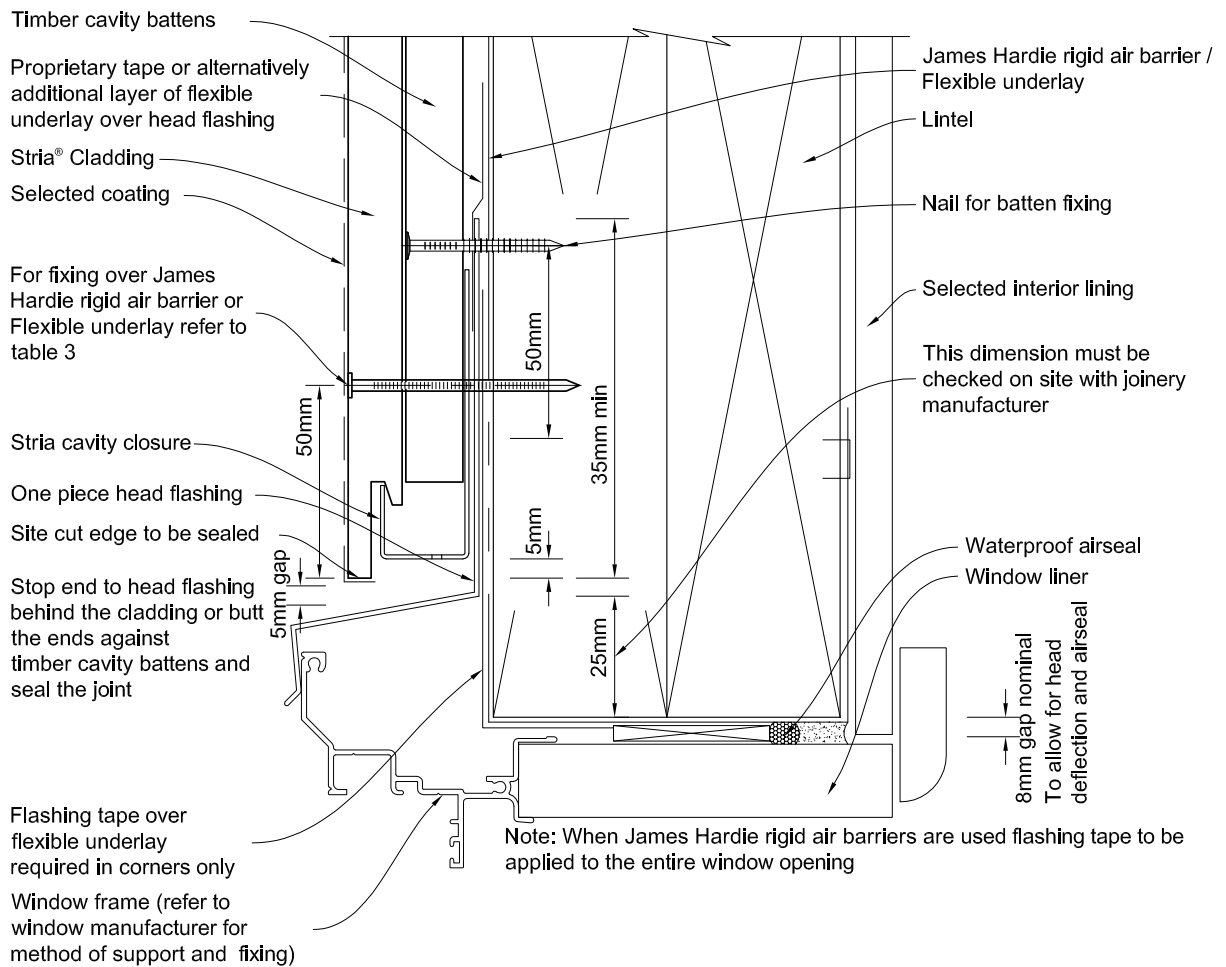


Figure 20: Stria cutting around sill

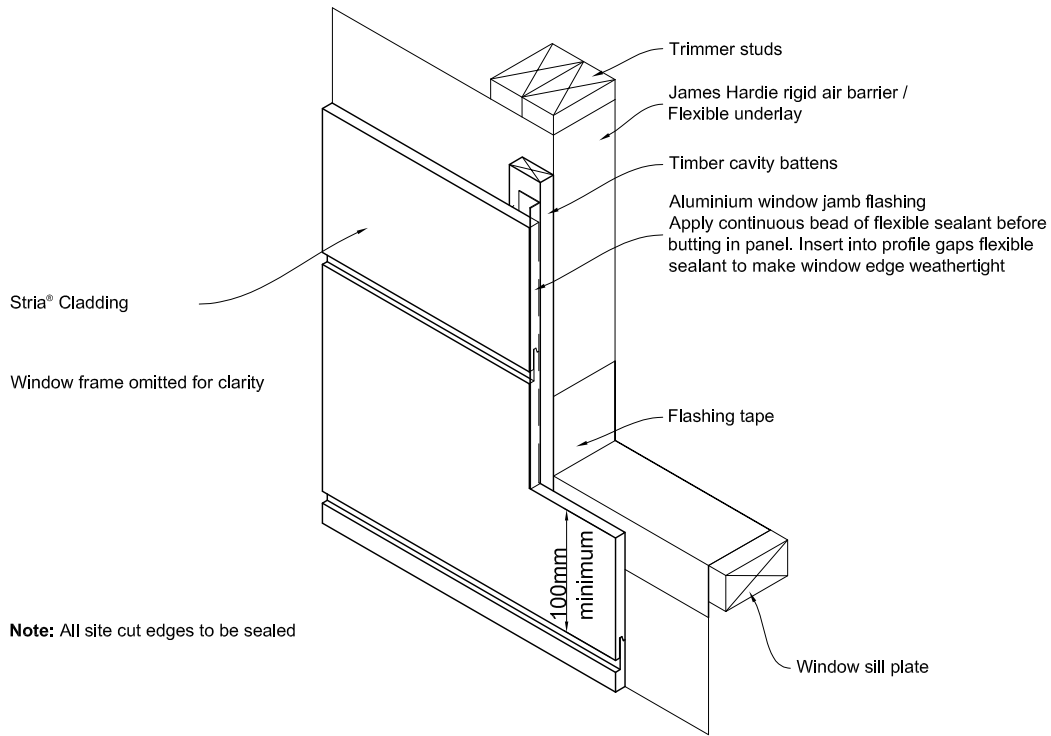


Figure 21: Stria cutting around head

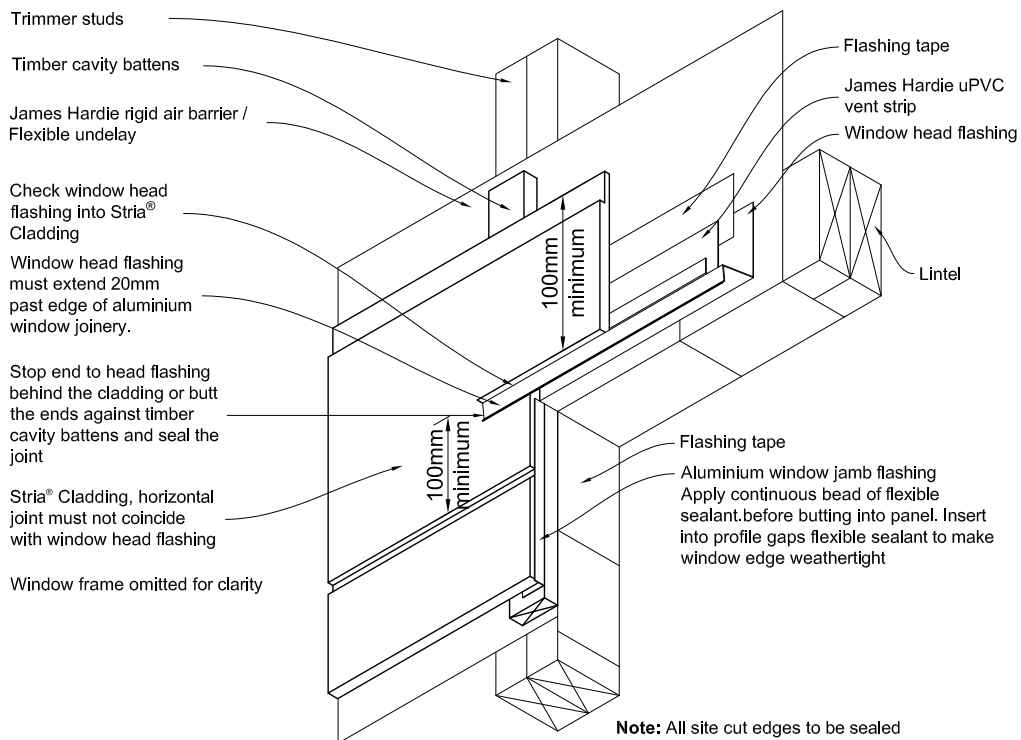


Figure 22: Window head

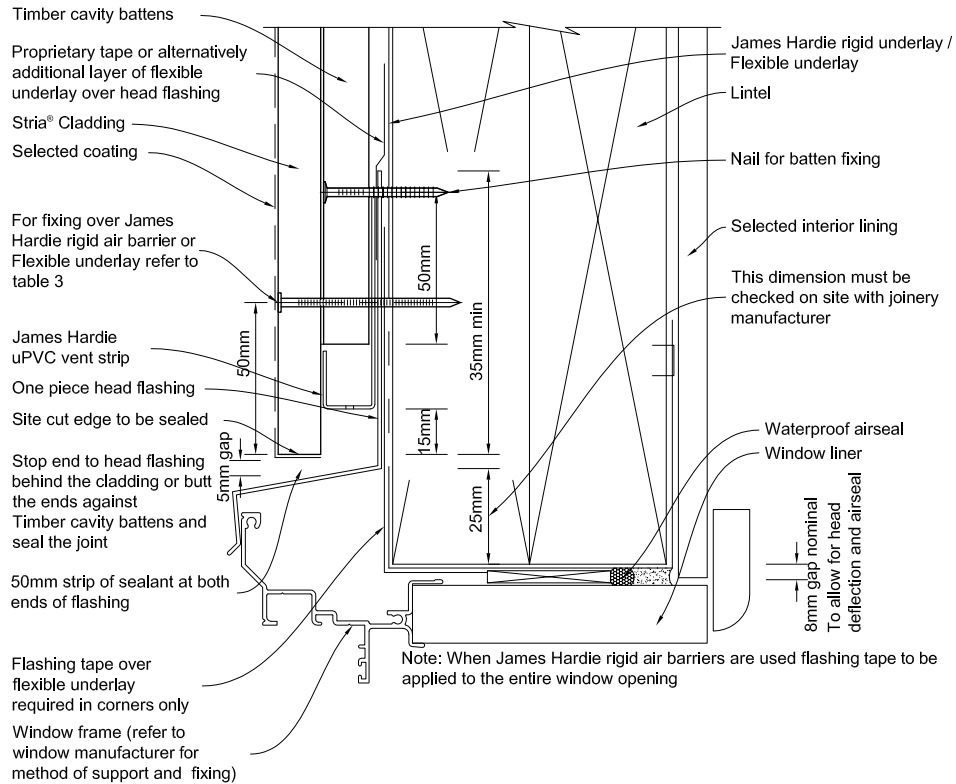


Figure 23: Window head to Stria Cladding cut board

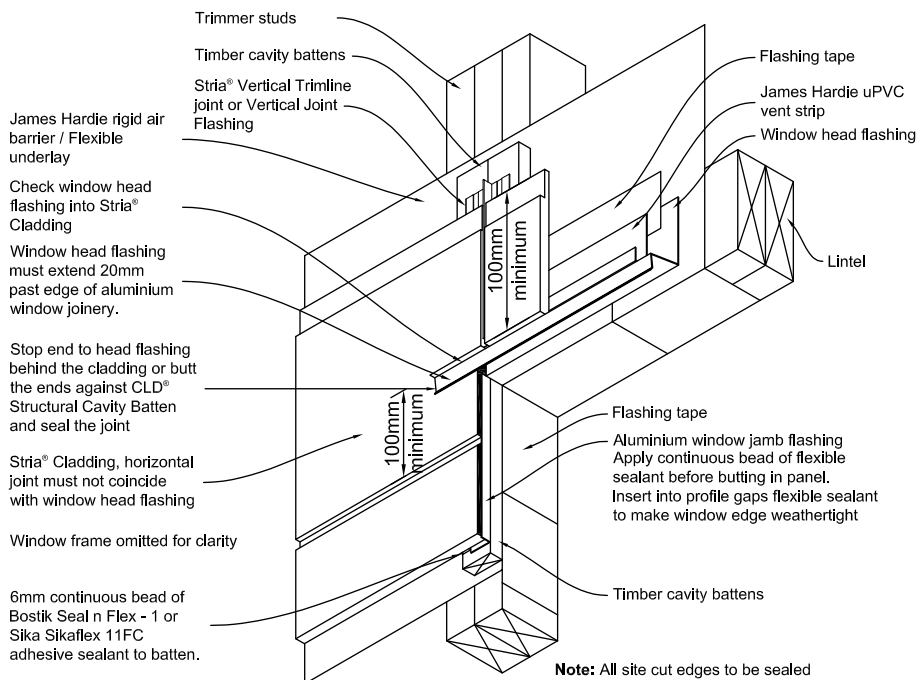


Figure 24: Window head

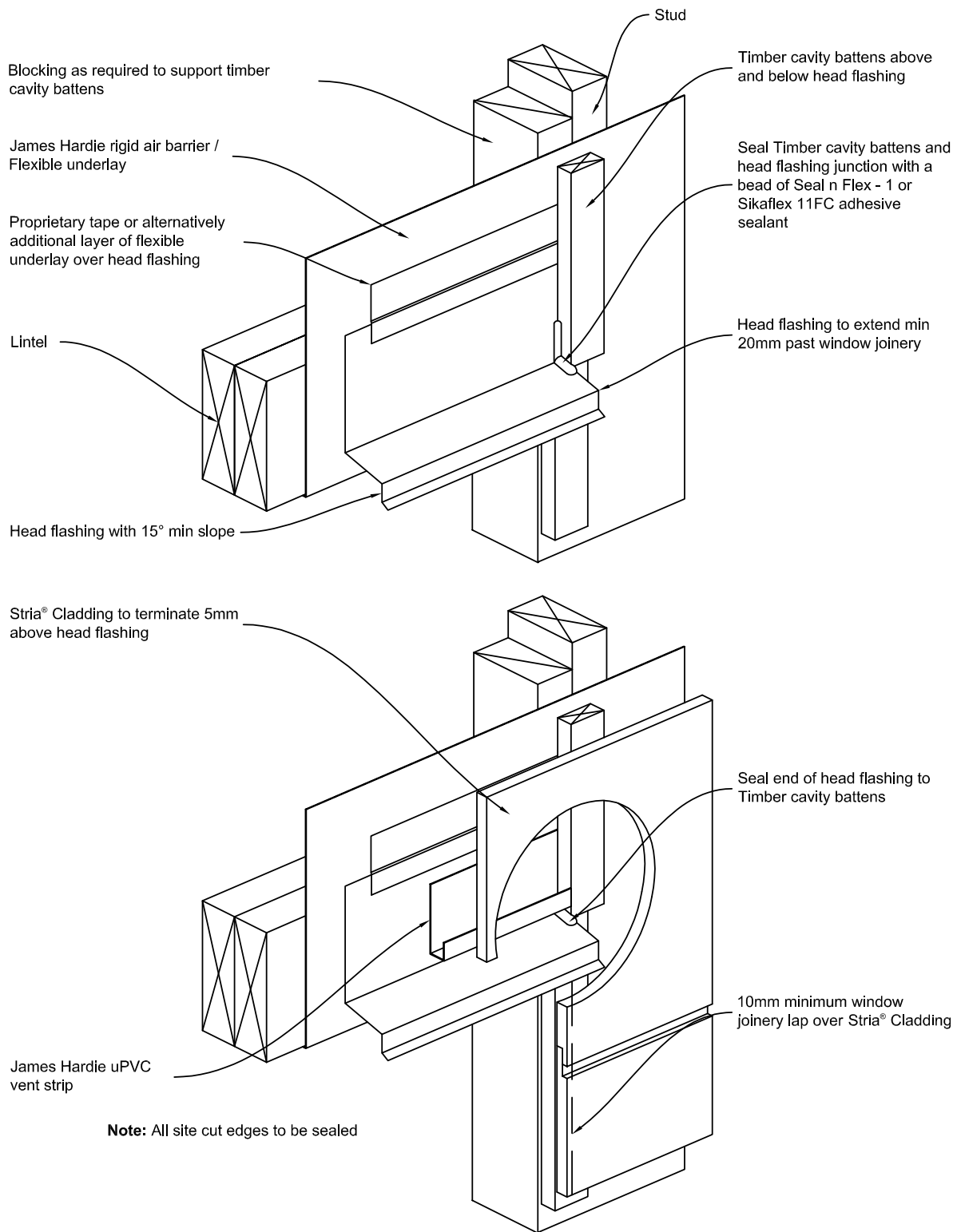
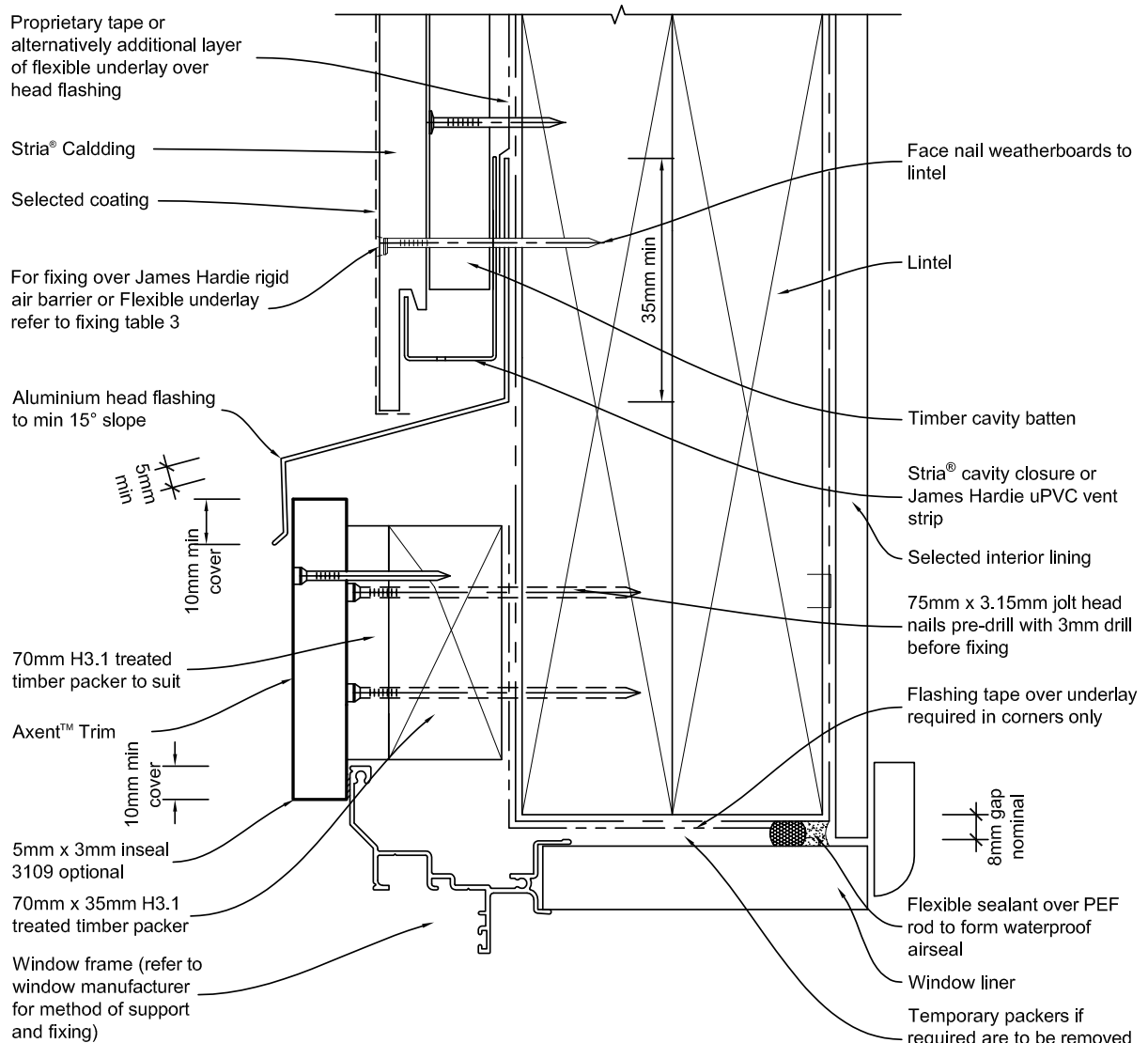


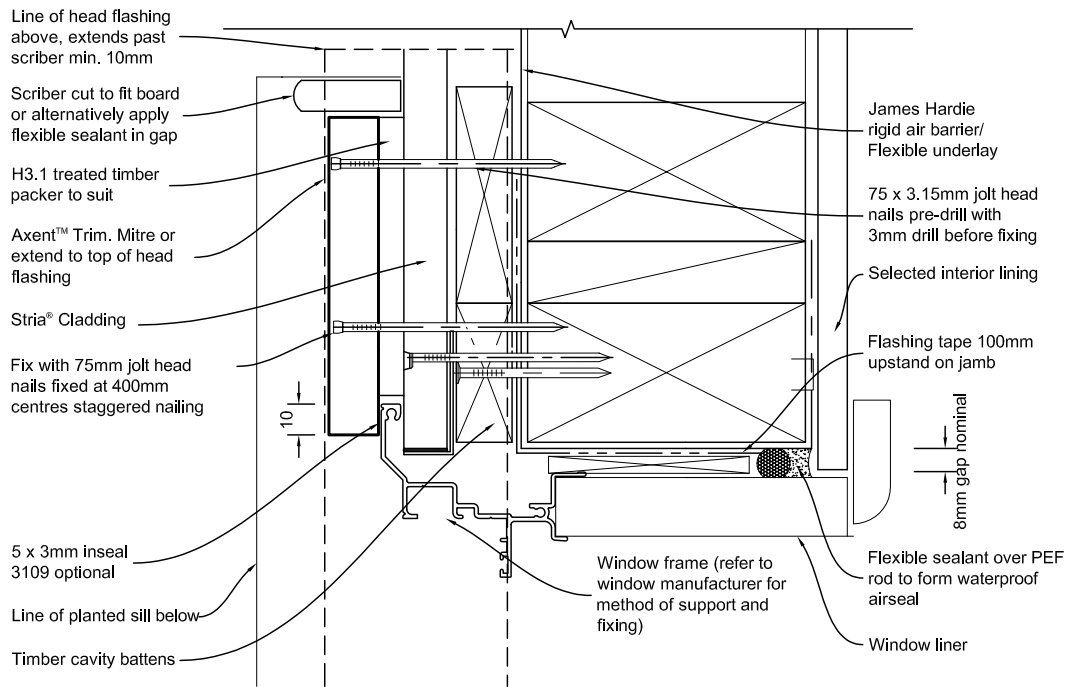
Figure 25: Window Head with facings



Note:

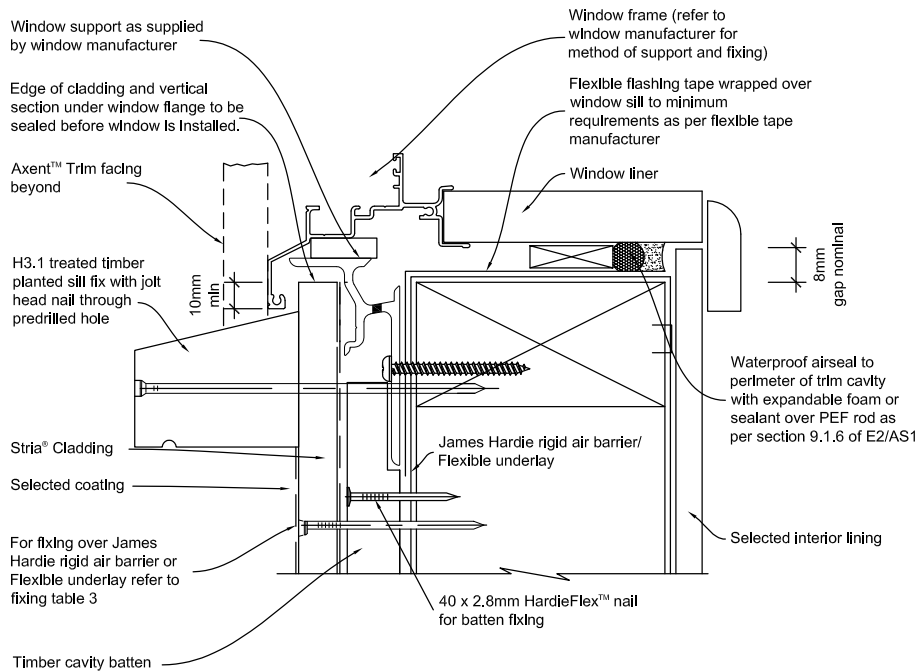
- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
- Sealant must be installed between head flashing and Axent™ Trim and Axent™ Trim and window flange in VH and EH wind zones and SED pressures.
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1.

Figure 26: Window jamb with facings



Note: When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

Figure 27: Window sill with planted sill

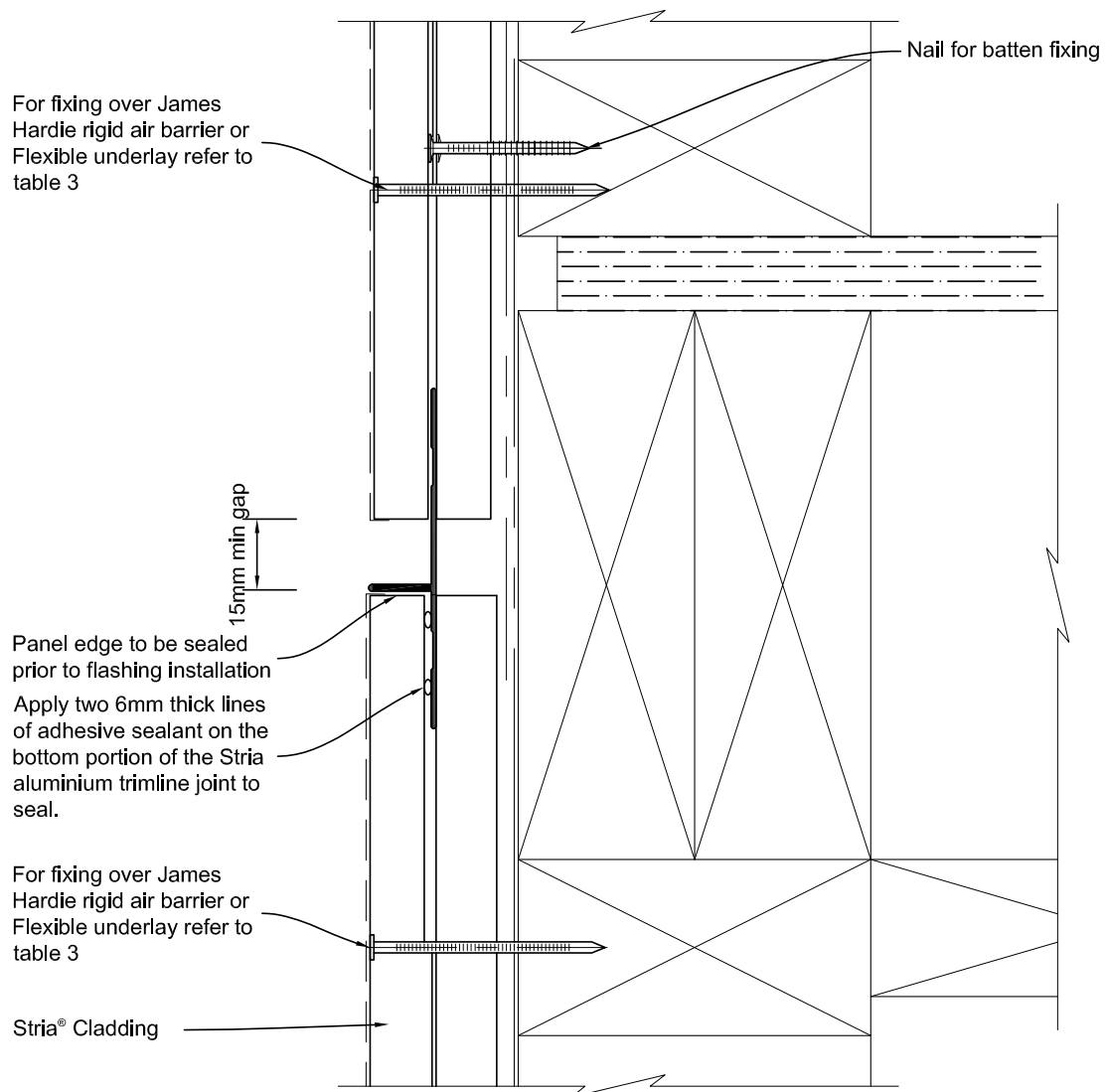


General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.
2. Flexible underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.
4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening.

Refer to the manufacturer or supplier for technical information for these materials.

Figure 28: Trimline horizontal joint at floor joists

**STEP 1**

- Check architects plans for the type of flashing to be used.

STEP 2

- Check fixing centres and edge distances.

STEP 3

- When 50 year durability is required refer Table 20 E2/AS1.

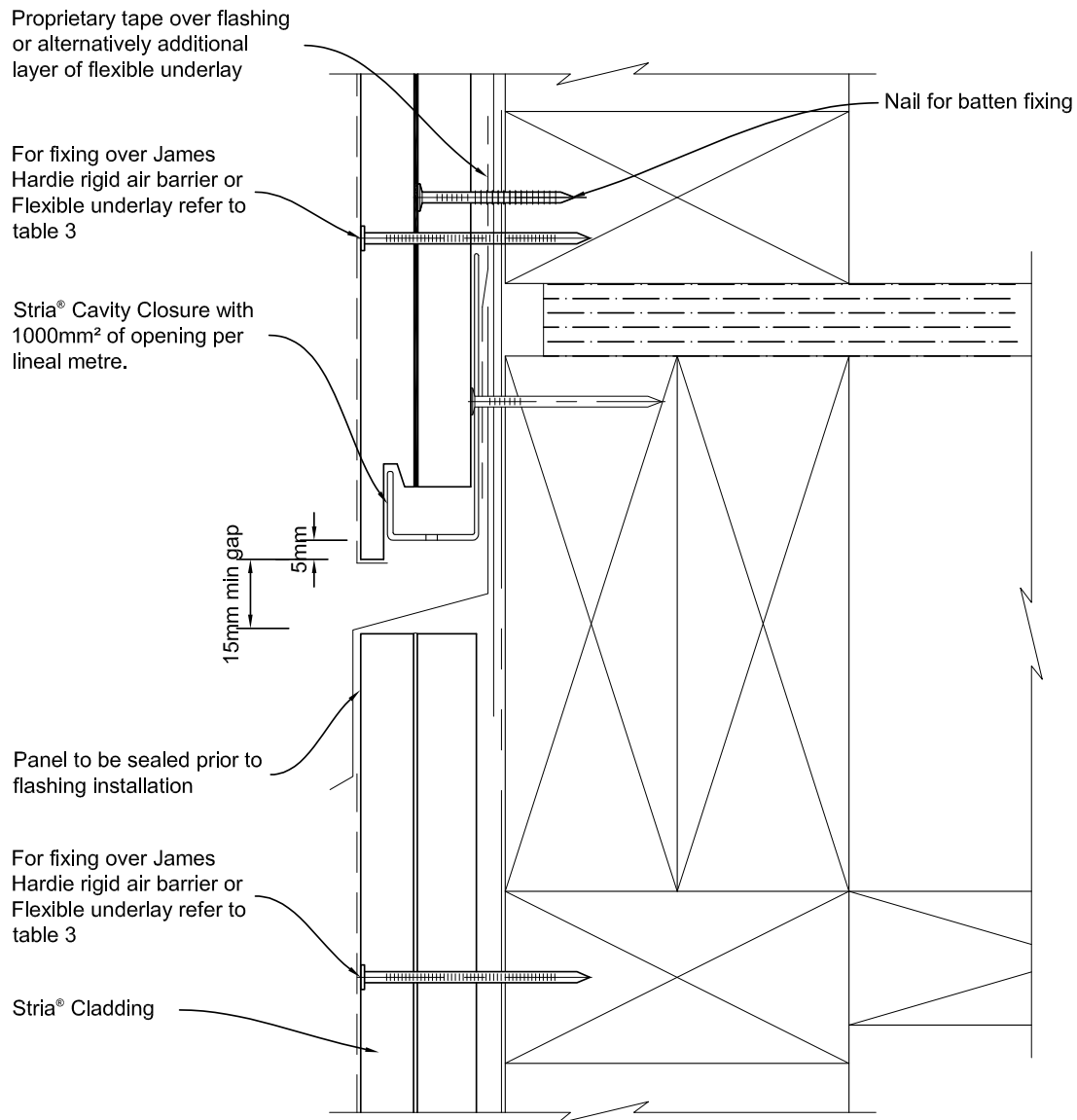
STEP 4

- The flashing to be placed in the centre of the floor joists. Do not fix timber cavity battens or cladding into floor joists.

Notes:

- Stria aluminium trimline joint, take care to ensure continuous seal is formed between panel and the trimline joint.
- A purpose made 100mm long x 16mm deep x 0.7mm thick 'L' shaped flashing will be required over the butt joint of the Stria aluminium trimline joint.

Figure 29: Drained flashing joint at floor level



STEP 1

- Check architects plans for the type of flashing to be used.

STEP 2

- Check fixing centres and edge distances.
- If top fixings are to be hidden by the Z flashing they will need to be fixed and sealed before the Z flashing is installed.

STEP 3

- When 50 year durability is required refer Table 20 E2/AS1.

STEP 4

- The flashing to be placed in the centre of the floor joists. Do not fix timber cavity battens or cladding into floor joists.

Note: This detail is required to limit cavities to a maximum of 2 stories or 7 metres. Refer to E2/AS1 clause 9.1.9.4

Figure 30: Drained flashing joint at floor joist

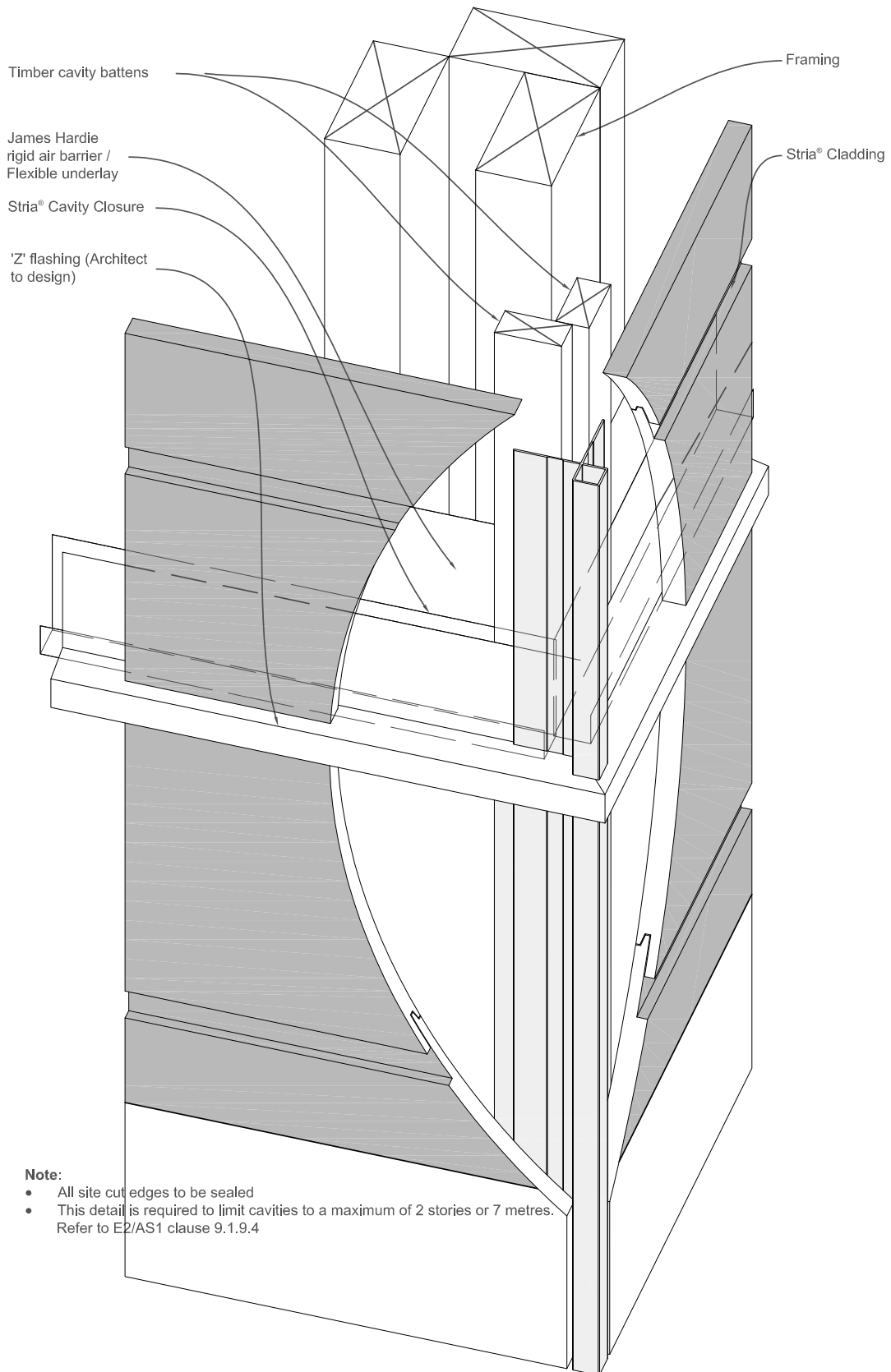


Figure 31: Engineered floor joist

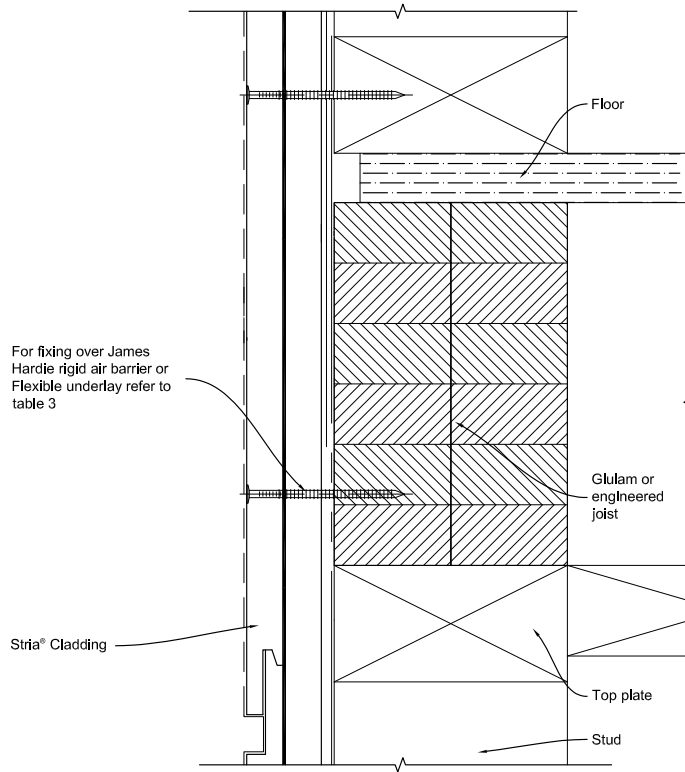


Figure 32: Apron flashing detail

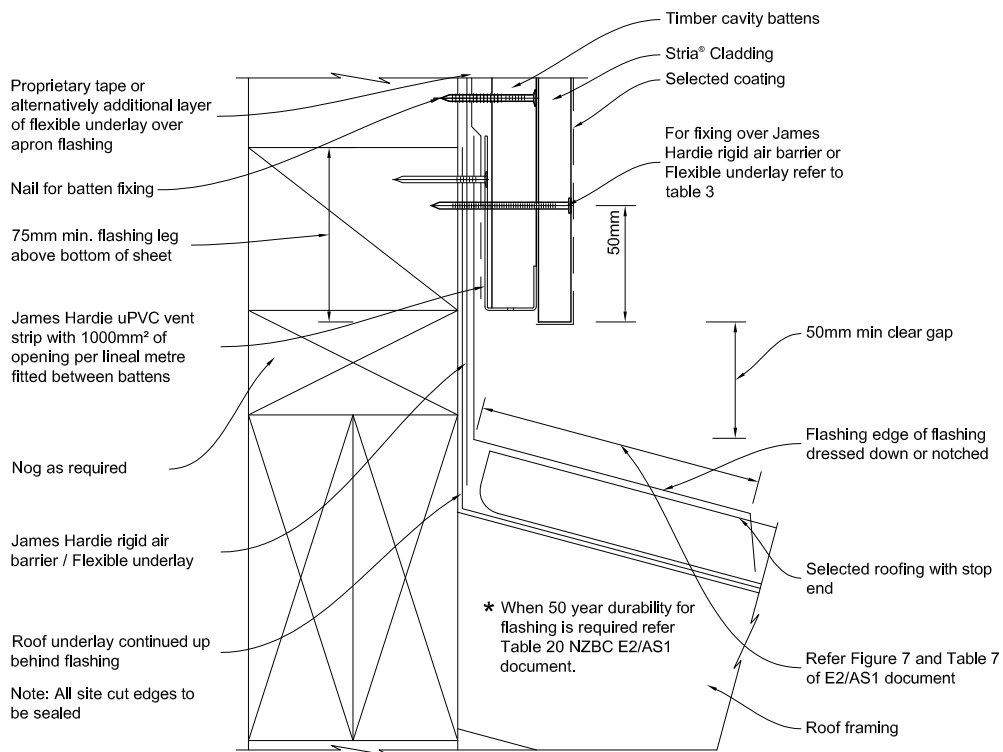


Figure 33: Parapet flashing

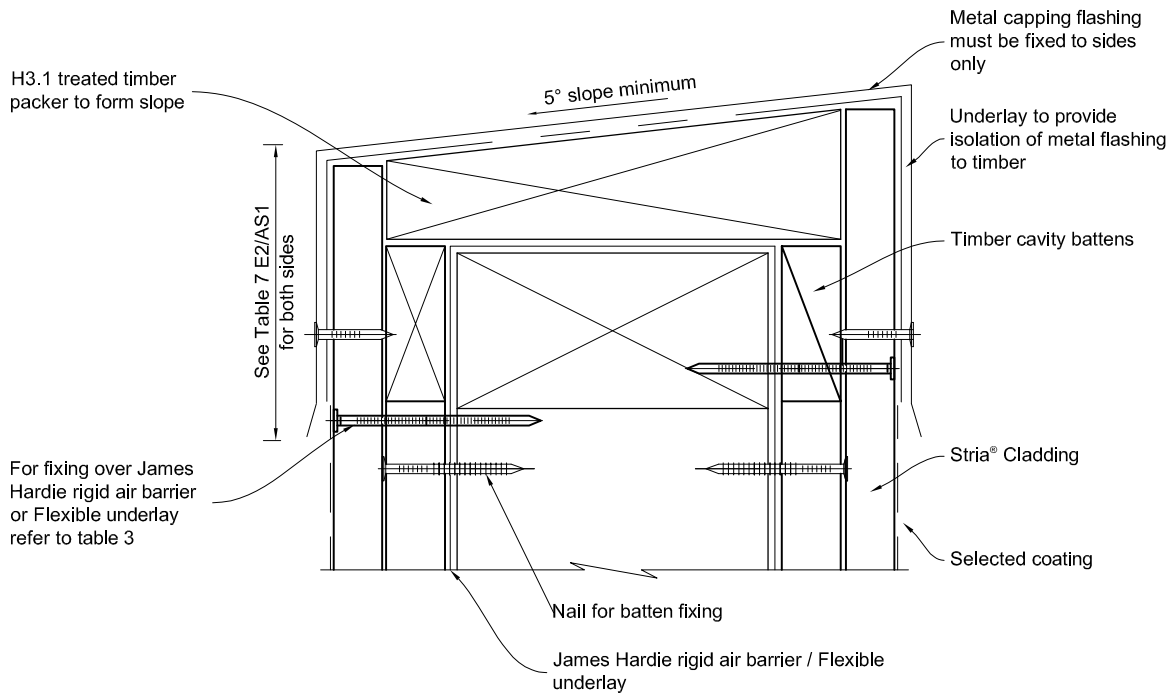


Figure 34: Roof to wall junction detail

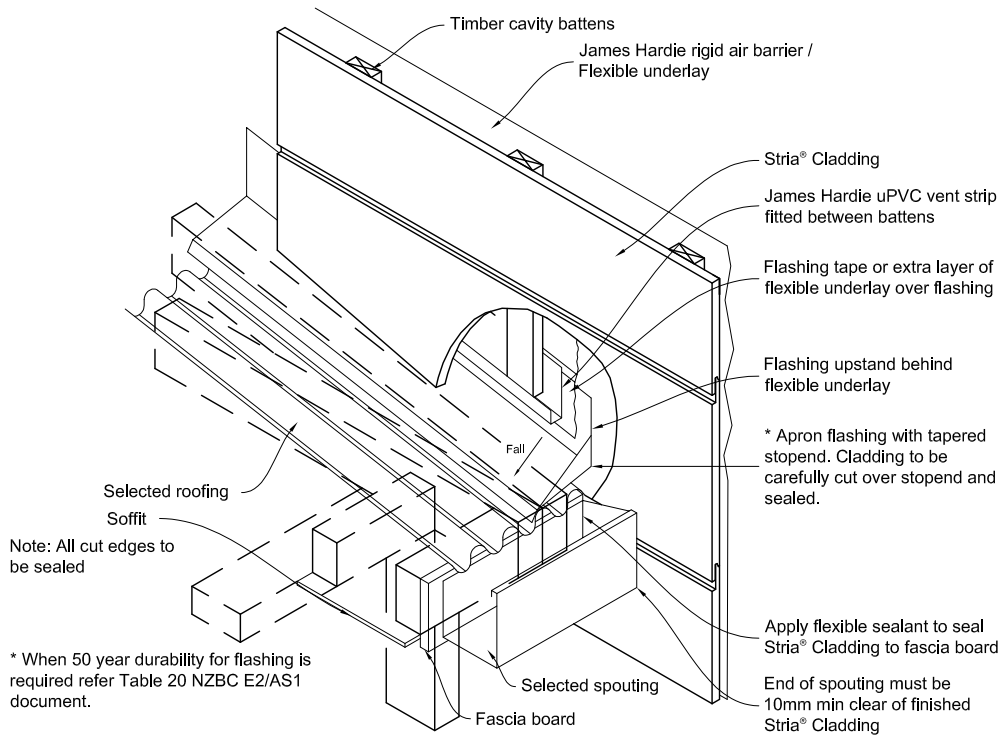


Figure 35: Meter box at sill

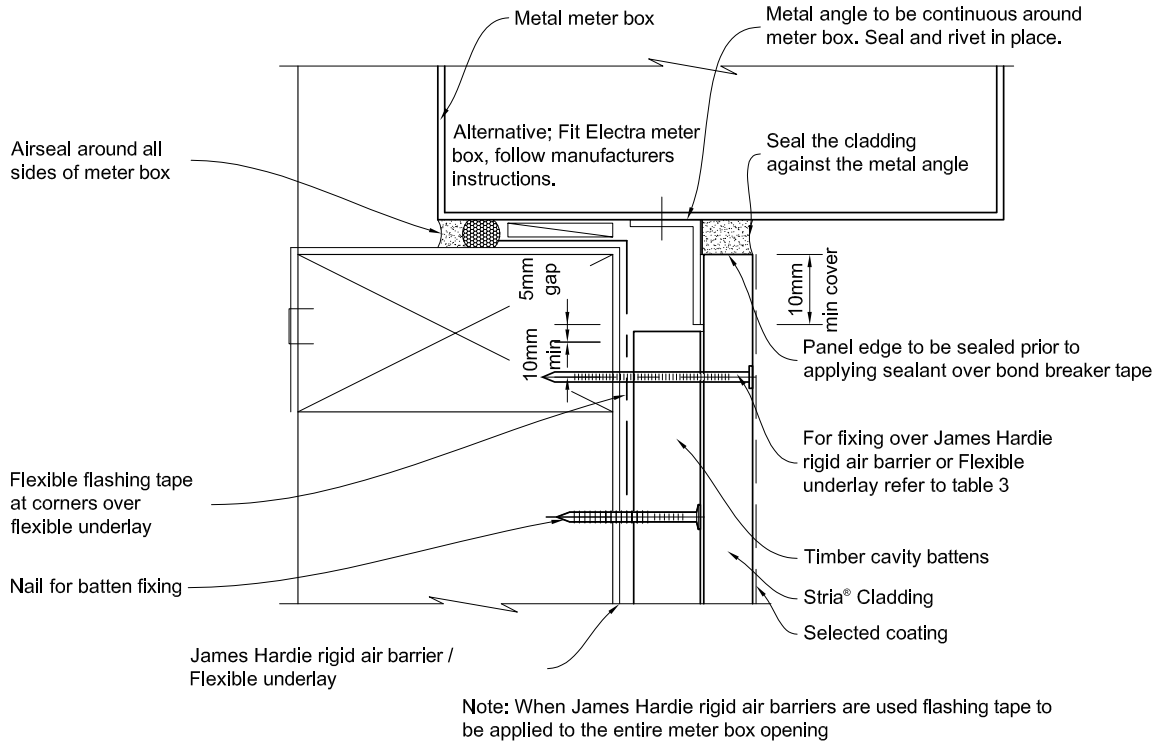


Figure 36: Meter box at jamb

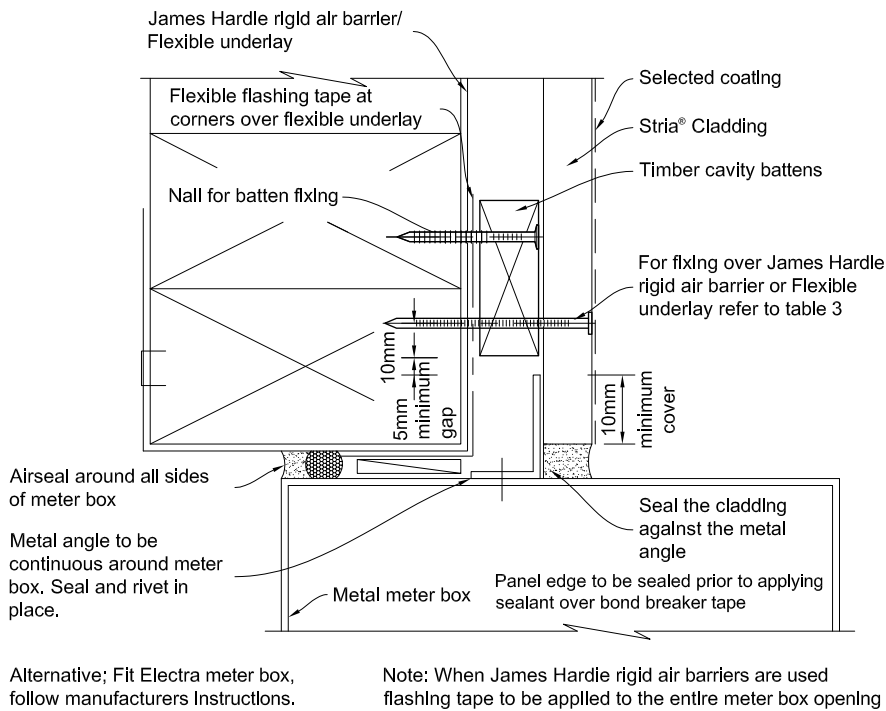


Figure 37: Meter box at head

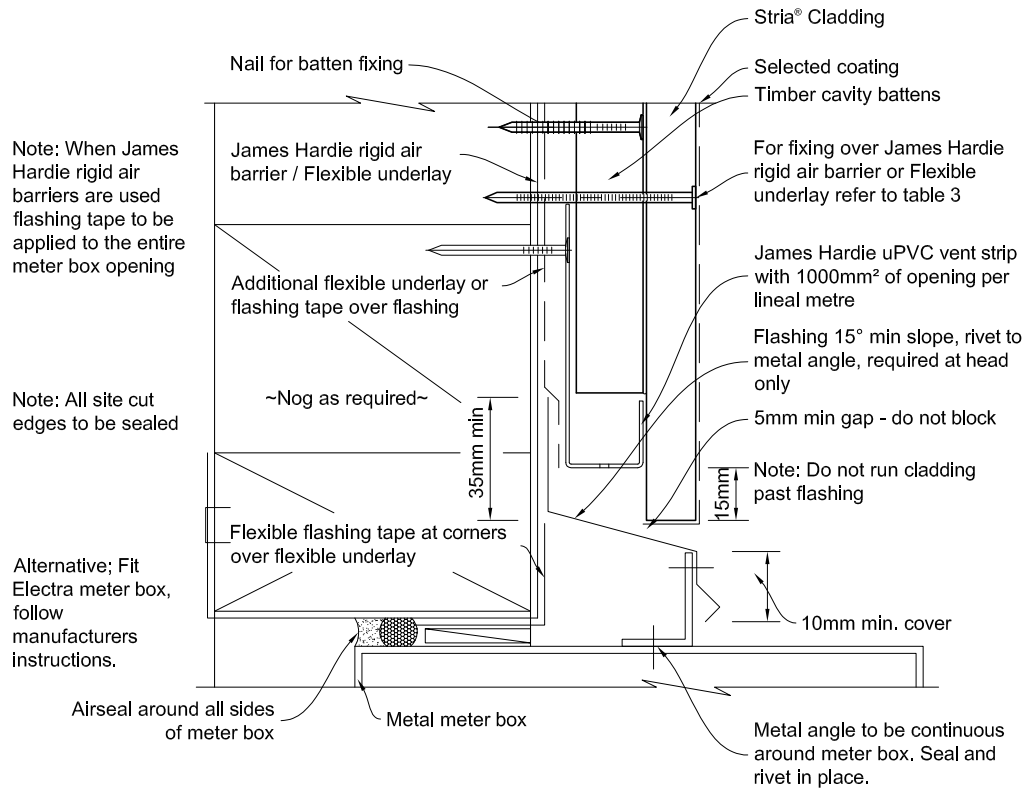


Figure 38: Enclosed deck

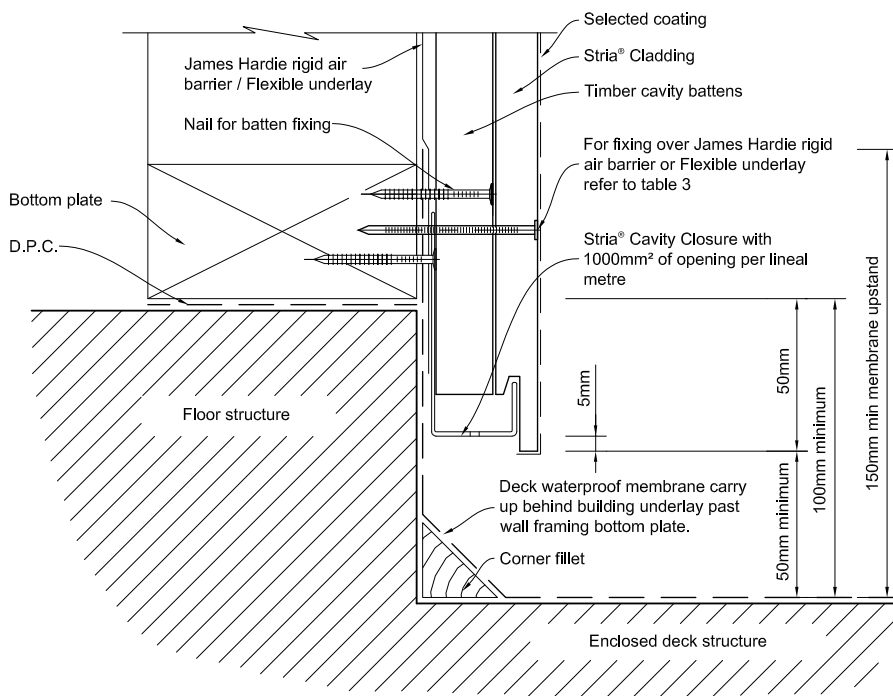
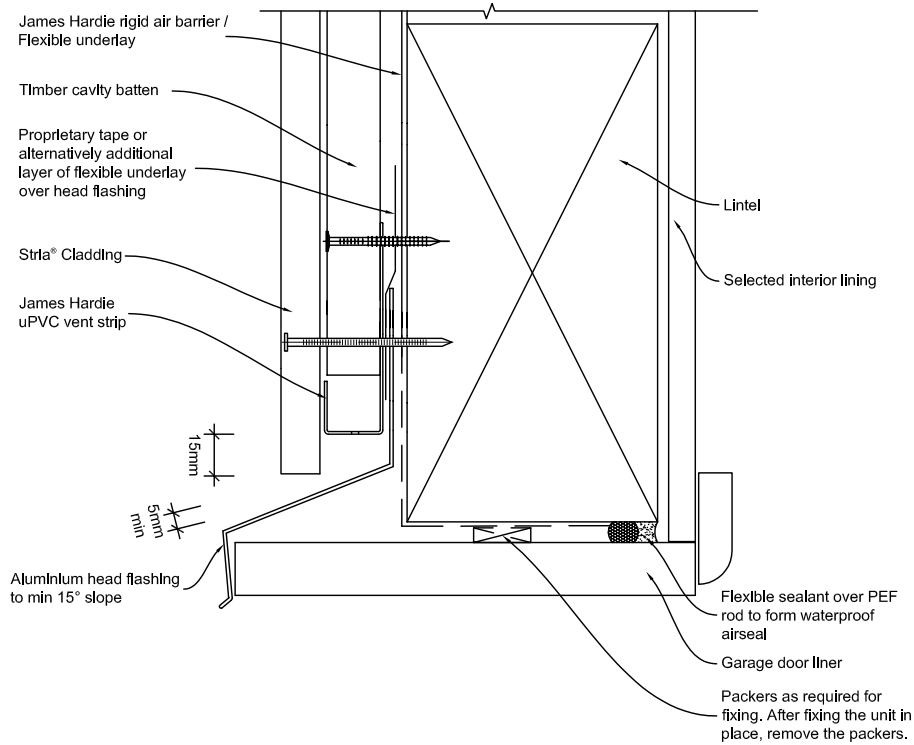
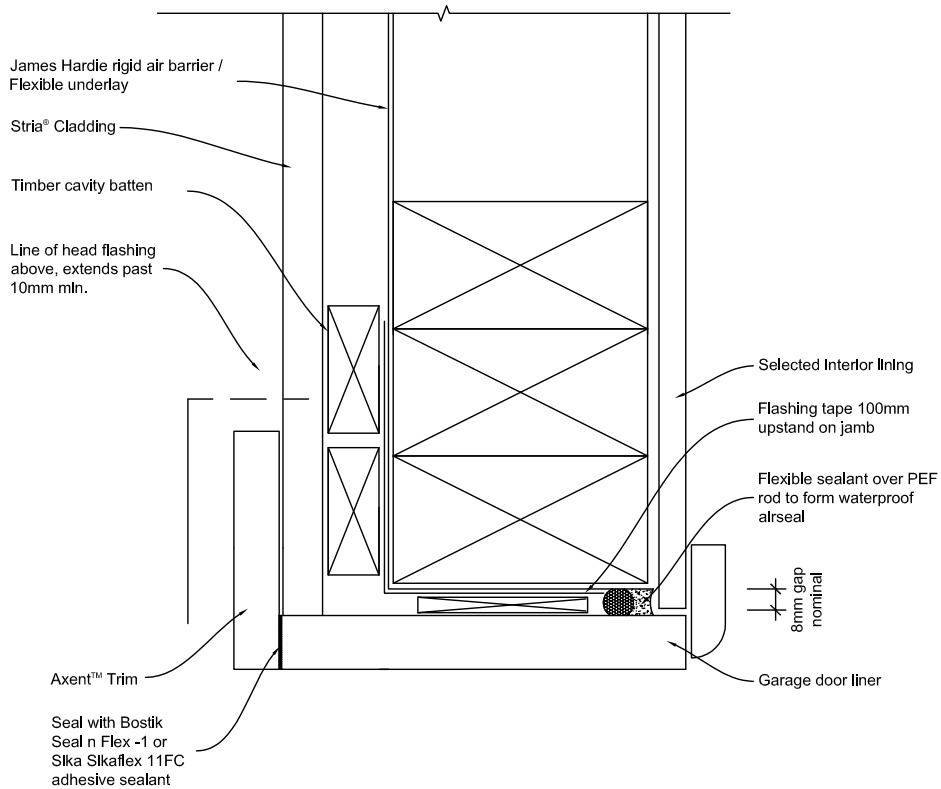


Figure 39: Garage door jamb



Sealant must be applied between head flashing and trim in VH and EH wind zones and SED wind pressures.

Figure 40: Garage door head



Product Warranty



James Hardie New Zealand Limited ("James Hardie") warrants for a period of 15 years from the date of purchase that the Stria® Cladding (the "Product"), will be free from defects due to defective factory workmanship or materials and, subject to compliance with the conditions below, will be resistant to cracking, rotting, fire and damage from termite attacks to the extent set out in James Hardie's relevant published literature current at the time of installation. James Hardie warrants for a period of 15 years from the date of purchase that the accessories supplied by James Hardie will be free from defects due to defective factory workmanship or materials.

Nothing in this document shall exclude or modify any legal rights a customer may have under the Consumer Guarantees Act or otherwise which cannot be excluded or modified at law.

CONDITIONS OF WARRANTY:

The warranty is strictly subject to the following conditions:

- a) James Hardie will not be liable for breach of warranty unless the claimant provides proof of purchase and makes a written claim either within 30 days after the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation;
- b) this warranty is not transferable;
- c) the Product must be installed and maintained strictly in accordance with the relevant James Hardie literature current at the time of installation and must be installed in conjunction with the components or products specified in the literature. Further, all other products, including coating and jointing systems, applied to or used in conjunction with the Product must be applied or installed and maintained strictly in accordance with the relevant manufacturer's instructions and good trade practice;
- d) the project must be designed and constructed in strict compliance with all relevant provisions of the current New Zealand Building Code ("NZBC"), regulations and standards;
- e) the claimant's sole remedy for breach of warranty is (at James Hardie's option) that James Hardie will either supply replacement product, rectify the affected product or pay for the cost of the replacement or rectification of the affected product;
- f) James Hardie will not be liable for any losses or damages (whether direct or indirect) including property damage or personal injury, consequential loss, economic loss or loss of profits, arising in contract or negligence or howsoever arising. Without limiting the foregoing James Hardie will not be liable for any claims, damages or defects arising from or in any way attributable to poor workmanship, poor design or detailing, settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions, efflorescence or performance of paint/coatings applied to the Product, normal wear and tear, growth of mould, mildew, fungi, bacteria, or any organism on any Product surface or Product (whether on the exposed or unexposed surfaces);
- g) all warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law;
- h) if meeting a claim under this warranty involves re-coating of Products, there may be slight colour differences between the original and replacement Products due to the effects of weathering and variations in materials over time.

Disclaimer: The recommendations in James Hardie's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to conditions (c), (d), (f) and (g) above. James Hardie has tested / assessed the performance of the Stria™ Cladding when installed in accordance with the Stria™ Cladding Timber Cavity Batten technical specification, in accordance with the standards and verification methods required by the NZBC and those test results demonstrate the product complies with the performance criteria established by the NZBC. However, as the successful performance of the relevant system depends on numerous factors outside the control of James Hardie (e.g. quality of workmanship and design) James Hardie shall not be liable for the recommendations made in its literature and the performance of the relevant system, including its suitability for any purpose or ability to satisfy the relevant provisions of the NZBC, regulations and standards, as it is the responsibility of the building designer to ensure that the details and recommendations provided in the relevant James Hardie installation manual are suitable for the intended project and that specific design is conducted where appropriate.

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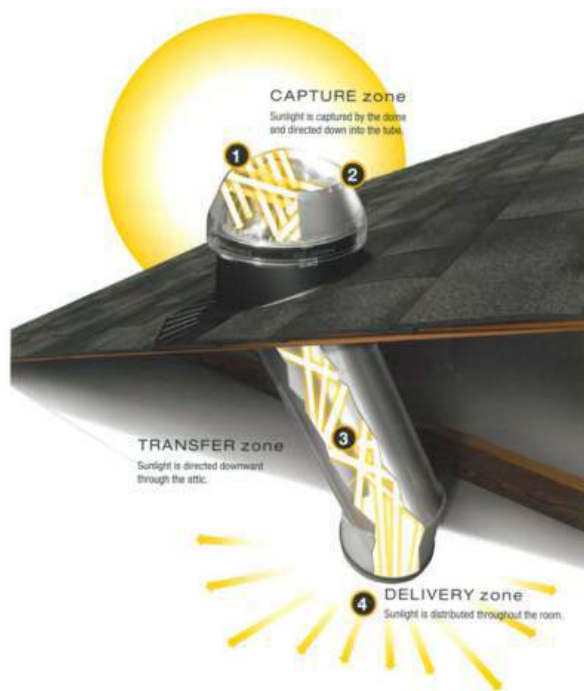


BRANZ Appraised
Appraisal No. 665 [2017]

SOLATUBE DAYLIGHT SYSTEMS AND ROOF PENETRATIONS

Appraisal No. 665 [2017]

This Appraisal replaces BRANZ
Appraisal No. 665 [2009]



BRANZ Appraisals

Technical Assessments of
products for building and
construction.



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New Zealand
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Product

- 1.1 Solatube Daylight Systems and Roof Penetrations are for use on domestic and commercial buildings providing a roof penetration system allowing natural light or ventilation to the interior. The system is supplied as a kit providing a tubular roof to ceiling light channel or ventilation duct and a roof flashing system matching the roof type.

Scope

- 2.1 Solatube Daylight Systems and Roof Penetrations have been appraised as a skylight and roof penetration system on domestic and commercial buildings within the following scope:
 - the scope limitations of NZBC Acceptable solution E2/AS1, Paragraph 1.1 with respect to building height and maximum floor plan areas; and,
 - with building structures designed and constructed to meet the requirements of the NZBC; and,
 - situated in NZS 3604 Wind Zones, up to and including Very High; and,
 - with roof cladding types and profiles specified in E2/AS1; and,
 - for use on flat or nominally flat roofs making use of membrane roof systems.
- 2.2 Installation of Solatube Daylight Systems and Roof Penetrations must only be carried out by installers registered by HomeTech Ltd.

Building Regulations

New Zealand Building Code (NZBC)

- 3.1 In the opinion of BRANZ, Solatube Daylight Systems and Roof Penetrations, if designed, used, installed, and maintained in accordance with the statements and conditions of this Appraisal, will meet or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 [b], 15 years. Solatube Daylight Systems and Roof Penetrations meet this requirement. See Paragraph 8.1.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.1 and E2.3.2. Solatube Daylight Systems and Roof Penetrations meet these requirements. See Paragraph 11.1.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Solatube Daylight Systems and Roof Penetrations meet this requirement and will not present a health hazard to people.

Clause G4 VENTILATION: Performance G4.3.3 [a], G4.3.3 [b], and G4.3.3 [c]. Solatube Daylight Systems and Roof Penetrations when installed as a ventilation duct will contribute to meeting these requirements. See Paragraph 13.1.

Clause G7 NATURAL LIGHT: Performance G7.3.1 and G7.3.2. Solatube Daylight Systems and Roof Penetrations will contribute to meeting these requirements. See Paragraph 15.1.

Clause H1 ENERGY EFFICIENCY: Performance H1.3.1 [a]. Solatube Daylight Systems and Roof Penetrations will contribute to meeting this requirement. See Paragraph 16.1.

Technical Specification

- 4.1 Solatube Daylight Systems and Roof Penetrations are a complete roof to ceiling skylight system. The system incorporates a light-capture dome above roof level attached to a highly reflective aluminium light transmission tube providing light to the interior via a diffuser unit mounted in the ceiling below. The rigid aluminium 'light-tube' is made up of straight and adjustable-angle tube sections to allow passage through the roof-space. The systems are supplied as a kit complete with the required flashing components to allow for penetration through various roof cladding types.
- 4.2 The system is available in a range of diameter options – 250 mm, 350 mm and 400mm. A 350 mm tube can also be compatible with a 400 mm diameter flashing, by making use of a reducer made from the same material as the flashing, and can be supplied as a component of the installation kit to create a match between a tube penetration size and flashing size.
- 4.3 Components and accessories supplied by HomeTech Ltd include:
- Capture Dome – manufactured from impact modified acrylic, mounted above the roof level. This dome incorporates light capture and tracking technology designed to optimise the level of captured light.
 - Transfer Zone – tubes formed from rolled aluminium sheet with a very high-polish finish, and a proprietary multi-layer polymer coating on the inside of the tube to optimise light-volume transmitted through the tube from the Capture Dome. Tubes are formed either as straight sections, or sections with adjustable incorporated angles allowing for different roof pitches or angled travel through the roof space to avoid obstacles.
 - Light Diffuser – these are fitted to the end of the transfer tubing where it exits the roof-space through the ceiling. They are flush-mounted and optically designed to disperse light to as much of the interior space as possible. The polycarbonate diffusers are double-glazed to reduce heat loss into the tubing and roof-space above.
 - Flashing elements – the system includes a series of pre-manufactured proprietary flashing elements to accommodate both the alternative sizes of the Solatube Daylight Systems, and the different types of roof claddings. Flashing elements are manufactured in black injection moulded Polypropylene, or gel-coated reinforced polyester depending on the roof type. Also supplied as parts of the installation kit are foam sealing tape and appropriate galvanised Class 4 roof fixing screws.
- 4.4 The Solatube Daylight System can be adapted and installed as a ventilation system. A powered fan can be installed in the roof vent unit that replaces the light capture dome. Vents are also tubular and interchangeable with domes and use the same flashing component sizes. Ducting for ventilation can be completed with flexible ventilation tube. This allows air extraction via a ventilation grill or ceiling-light to a water-tight roof-vent.
- 4.5 Solatube Daylight Systems and Roof Penetrations are delivered to site as a complete kit containing all of the components required to complete a particular installation type, including relevant installation instructions.

Handling and Storage

- 5.1 Handling and storage of all components of Solatube Daylight Systems and Roof Penetrations, is under the control of HomeTech Ltd, and its registered installers. Components must be kept dry and under cover at all times. Care must be taken to avoid surface damage to Solatube components and flashings during the installation process.

Technical Literature

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

Design Information

General

- 7.1 Solatube Daylight Systems and Roof Penetrations are a means of transferring natural daylight to the interior of both new and existing buildings. The flashings are manufactured in a variety of formats and shapes to accommodate differing of profiles and materials used in both commercial and domestic roofing. The range of flashings is also designed to accommodate a range of penetration sizes. The tubular penetration and flashing system through the roof may also be adapted for use as a ventilation system making use of a fan mounted within the vent.
- 7.2 When installed into a new roof, if possible the installation should be completed at the same time as the roof making installation easier and quicker to complete.
- 7.3 When installed as a mechanical ventilation system incorporating a fan within the tubing, installation must satisfy the mechanical ventilation requirements of G4/AS1 Paragraph 1.5.1c. The fan, it's control, and the electrical installation requirements are outside the scope of this Appraisal.

Impact Resistance

- 7.4 Solatube Daylight Systems and Roof Penetrations light capture domes have been tested to AS 4285 and have demonstrated adequate resistance to concentrated loads. Examination for impact damage on the domes of older installations in both Australia and New Zealand proved satisfactory. The likelihood of any impact damage to internal light diffusers mounted in ceilings, when installed in commercial situations, should be considered at the design stage.

Durability

Serviceable Life

- 8.1 Solatube Daylight Systems and Roof Penetrations installations will remain effective with a serviceable life in excess of 15 years, provided they are installed following the instructions of HomeTech Ltd and this Appraisal.

Maintenance

- 9.1 Solatube Daylight Systems and Roof penetrations do not require any maintenance, however the light capture domes should be kept clean for optimum effectiveness and should be periodically inspected as part of normal roof cladding inspection.

Prevention of Fire Occurring

- 10.1 Separation or protection must be provided to Solatube Daylight Systems and Roof Penetrations from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

External Moisture

- 11.1 The Solatube Daylight Systems and Roof Penetrations when installed in accordance with this Appraisal and the Technical Literature will prevent the penetration of moisture that could cause undue dampness or damage to building elements.
- 11.2 Installation and weathertightness details must accurately follow the installation instructions provided by HomeTech Ltd for each flashing detail type.



Internal Moisture

- 12.1 Adequate thermal resistance is provided by the Solatube Daylight Systems and Roof Penetrations interior diffuser to resist condensation forming in areas where moisture may be generated.

Ventilation

- 13.1 When a Solatube Daylight System and Roof Penetration is installed and used as a ventilation duct, incorporating a fan, the ventilation system must satisfy the mechanical ventilation requirements of NZBC Acceptable Solution G4/AS1.

Electricity

- 14.1 When the Solatube system is installed for the purposes of ventilation, and a fan is installed as a component of the system, the electrical installation must comply with requirements of NZBC Acceptable Solution G9/AS1 and installation of the electrical wiring must be in accordance with AS/NZS 3000.

Natural Light

- 15.1 The Solatube Daylight Systems and Roof Penetrations can assist in meeting the NZBC requirements for provision of sufficient natural light to building interiors.

Energy Efficiency

- 16.1 The polycarbonate light diffusion units mounted on the ceiling inside the building are constructed as double glazed units giving an R value of 0.41 m²K/W, thus satisfying the higher skylight R value requirement of 0.34 m²K/W.

Installation Information

Installation Skill Level Requirements

- 17.1 Installation of Solatube Daylight Systems and Roof Penetrations and associated components supplied by HomeTech Ltd must be installed by installers registered with HomeTech Ltd.

System Installation

- 18.1 Installation of Solatube Daylight Systems and Roof Penetrations must be completed in accordance with the instructions of HomeTech Ltd.
- 18.2 Particular attention must be paid to the sizing and creation of apertures in the roofing material and associated placing and installation of the flashing elements supplied as part of the kit.
- 18.3 Care must be taken during transportation and installation to avoid damage to the Solatube elements and associated flashing components.

Health and Safety

- 19.1 There are no special Health and Safety issues relating to the installation or the use of Solatube Daylight Systems and Roof Penetrations. Installers must however observe safe working practices for working on roofs.

Basis of Appraisal

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

Investigations

- 20.1 BRANZ has assessed Solatube Daylight Systems and Roof Penetrations for function, fitness for purpose and resistance to impact, based on in-service performance.
- 20.2 An assessment was made of the durability of the components of Solatube Daylight Systems and Roof Penetrations by BRANZ technical experts.
- 20.3 The double glazed light diffusion units have been assessed for thermal resistance by BRANZ experts and were found to be satisfactory.
- 20.4 Site visits have been carried out by BRANZ staff to assess fitness for purpose and the practicability of installation, and to assess in-service performance.
- 20.5 Weathertightness installation detailing of the Solatube Daylight Systems and Roof penetrations has been assessed by BRANZ and found to be satisfactory. Instructions for the installation of units and associated flashing components for different roof types have also been reviewed and found to be satisfactory.
- 20.6 The Technical Literature for Solatube Daylight Systems and Roof Penetrations has been examined by BRANZ and found to be satisfactory.
- 20.7 Solatube Daylight Systems and Roof Penetrations Capture Domes have been tested in Australia to AS 4285 for resistance to concentrated loads, resistance to wind pressures (non cyclonic regions), and water-tightness. The results of these tests were examined by BRANZ and found to be satisfactory.

Quality

- 21.1 Components of the Solatube Daylight Systems and Roof Penetrations have been examined by BRANZ and details of the quality and composition of the materials used were obtained and found to be satisfactory.
- 21.2 The manufacturing quality system of Solatube Inc. has been assessed by BRANZ and found to be satisfactory.
- 21.3 The quality management system of the manufacturer of the Polypropylene flashing units has been assessed and registered as meeting the requirements of ISO 9001:2000 by Bureau Veritas.
- 21.4 The quality of materials, components and accessories supplied to the market is the responsibility of HomeTech Ltd.
- 21.5 Quality of installation on site of components and accessories is the responsibility of installers registered with HomeTech Ltd.
- 21.6 Designers are responsible for the building design, and specification of natural lighting and ventilation systems.
- 21.7 Building owners are responsible for any required maintenance of Solatube Daylight Systems and Roof Penetrations in accordance with the instructions of HomeTech Ltd.

Sources of Information

- AS 4285: 1995 Skylights.
- AS/NZS 3000: 2007 Australia/New Zealand Wiring Rules.
- NZS 3604: 2011 Timber-framed buildings.
- Acceptable Solutions and Verification Methods for New Zealand Building Code, External Moisture Clause E2, Ministry of Business, Innovation and Employment, Third Edition July 2005 (Amendment 7, 01 January 2017).
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.



BRANZ Appraised
Appraisal No. 665 [2017]

BRANZ Appraisal
Appraisal No. 665 [2017]
20 December 2017

SOLATUBE DAYLIGHT SYSTEMS
AND ROOF PENETRATIONS



In the opinion of BRANZ, **Solatube Daylight Systems and Roof Penetrations** are fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided they are used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **HomeTech Ltd**, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

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

For BRANZ

Chelydra Percy

Chief Executive

Date of Issue:

20 December 2017

Ecoply® Bracing Specification – EP1

April 2009

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1	0.6 m	7mm Ecoply® or 12mm Shadowclad® one side	130	130

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:1999.

Lining

One layer 7mm Ecoply structural ply wood or 12mm Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply®

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix or 60 x 2.8mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Where fasteners are in contact with CCA treated timber or plywood, or the bracing panel forms part of an exterior envelope, fasteners must be stainless steel. Stainless steel fasteners must be annular grooved.

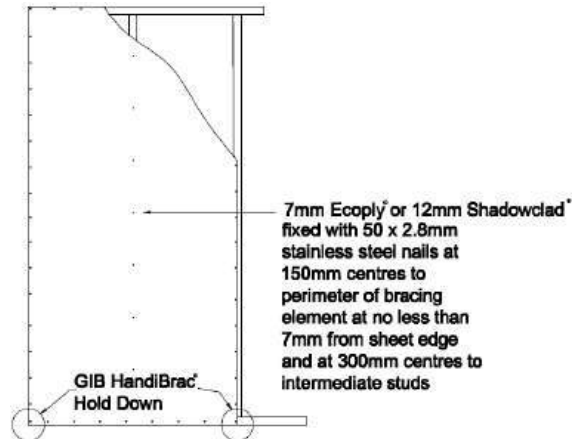
Fastening Centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20mm nailed staggered formation at 150mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300mm centres, with 50mm x 2.8mm flat head galvanised or annular grooved stainless steel nails.



Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS3604:1999 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe MSG8 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. **Substituting materials may compromise performance of the system.** GIB® and GIB Handibrac® are registered trade marks of Fletcher Building Holdings Ltd.

OUR REF 12016

February 03, 2021

Certa Engineering
Box 30 535
LOWER HUTT

ATTENTION: Shannon O'Leary

EMAIL: shannon@certa.nz by email only

Dear Sir

**PROPOSED DWELLING
ANDERSON PARK SUBDIVISION
104-110 NGARARA ROAD, WAIKANAЕ, KAPITI COAST**

This letter is in response to an RFI from Council requesting confirmation of the liquefaction/lateral spread risk for several residential sites in the subdivision.

The geotechnical report for the subdivision, reference 12016 dated September 2019 for the Stage 1B subdivision clearly assesses the liquefaction and lateral spreading risks/effects for the subdivision. The report was provided as part of the original subdivision consent and is in the Council files.

This letter is in response to Lot 2, but is relevant to all lots in this stage of the subdivision.

The report assessment indicated the following:

- Under an SLS (serviceability) event the site is considered resistant to liquefaction.
- Under a ULS (ultimate) event some liquefaction may occur at depth (9.5 to 14.6 metres) but is expected to be largely rafted by the overlying soils with minimal effects (settlement possibly up to 50 mm) possible.
- Lateral spreading is not considered a risk.

We trust this allows the consent process to continue.

Yours faithfully
ABUILD™ Consulting Engineers Limited



Richard Skilton
BE(Hons) CEngNZ CPEng
Chartered Professional Engineer
Director

FC12172-001 Technical Opinion Summary



This is to certify that the specimen described below has been examined by BRANZ on behalf of the sponsor.

Sponsor

James Hardie NZ Ltd
50 O' Rorke Road
Penrose
Auckland 1642
New Zealand

Reference BRANZ Reports FC12172-001

Referenced Standard NFPA 285

Specimen Name: James Hardie External Wall System

Specimen Description:

1. James Hardie external cladding system, as described in Section 3 of FC12172-001, with CLD structural cavity battens or timber cavity battens over RAB Board on timber or steel framing, and the following external cladding:

1. Axon Panel – 9 mm thick
2. Linea Weatherboard - 16 mm thick
3. Linea Oblique Weatherboard - 16 mm thick
4. Stria Cladding - 14 mm thick
5. Monotek Sheet - 9 mm thick
6. Titan Panel – 9 mm thick
7. ExoTec Panel (compressed) – 9 mm

2. An external cladding system as described in in Section 3 of FC12172-001 with timber or steel framing, RAB Board and CLD structural cavity battens and any non-combustible cladding.

Timber cavity battens are 20 mm x 45 mm and CLD structural cavity battens are 19 mm x 70 mm.

Super Stick Building tape 75 mm wide, or equivalent, may be used.

Orientation: Fire Exposure from external face.

The assessed results were as follows

Complies with NFPA 285 and the New Zealand Building Code Acceptable Solution C/AS2, External Walls, clause 5.8.2(b).

Issued by

E. Soja
Senior Fire Safety Engineer
BRANZ

Reviewed by

P. N. Whiting
Senior Fire Testing
Engineer/Team Leader
BRANZ

Regulatory authorities are advised to examine test reports before approving any product.

Issue Date

1/11/2019

Expiry Date

1/11/2024

Demand Calculation Sheet

Job Details

Name: Fletcher
 Street and Number: Anderson Park
 Lot and DP Number: Lot 16
 City/Town/District: Waikanae
 Designer: BF
 Company: Coastal Architecture Ltd
 Date: Thursday, 25 February 2021

BC210486
 Further Information Received
 16/06/21

Building Specification

Number of Storeys 1
 Floor Loading 2 kPa
 Foundation Type Slab

Single

Cladding Weight Heavy
 Roof Weight Light
 Room in Roof Space No
 Roof Pitch (degrees) 10
 Roof Height above Eaves (m) 1.6
 Building Height to Apex (m) 4.7
 Ground to Lower Floor (m) 0.3

Average Stud Height (m) 2.4
 Building Length (m) 21.2
 Building Width (m) 13.3
 Building Plan Area (m²) 206

Building Location

Wind Zone = Very High

Earthquake Zone 3

Soil Type D & E (Deep to Very Soft)
 Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	815	1128

Bracing Units required for Earthquake

	Along & Across
Single Level	1878

Single Level Along Resistance Sheet

Job Name: Fletcher

									Wind	EQ
									Demand	
									815	1878
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	2022 248%	2018 107%
A	1	1.20		2.4	EP1 1.2	Ecoply	144	162		
	2	1.20		2.4	EP1 1.2	Ecoply	144	162		
	3	1.90		2.4	EP1 1.2	Ecoply	228	257		
	4	1.20		2.4	EP1 1.2	Ecoply	144	162		
									660 OK	743 OK
B	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.90		2.4	GS1-N	GIB®	131	114		
	3	3.30		2.4	GS1-N	GIB®	228	198		
	4	4.20		2.4	GS1-N	GIB®	290	252		
	5	0.60		2.4	EP1 0.6	Ecoply	57	63		
									740 OK	662 OK
C	1	1.30		2.7	GS1-N	GIB®	80	69		
	2	1.60		2.4	BL1-H	GIB®	205	166		
									285 OK	236 OK
D	1	0.90		2.4	EP1 0.6	Ecoply	86	95		
	2	2.10		2.4	EP1 1.2	Ecoply	252	284		
									338 OK	378 OK

Single Level Across Resistance Sheet

Job Name: Fletcher

									Wind	EQ
									Demand	
									1128	1878
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	2036 180%	1929 103%
M	1	0.80		2.4	BLP-H	GIB®	117	120		
	2	0.80		2.4	BLP-H	GIB®	117	120		
									234 OK	240 OK
N	1	1.00		2.4	EP1 0.6	Ecoply	95	105		
	2	1.50		2.4	EP1 1.2	Ecoply	180	203		
									275 OK	308 OK
O	1	4.00		2.4	GS1-N	GIB®	276	240		
										276 OK
P	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.30		2.4	BL1-H	GIB®	166	135		
	3	1.00		3.2	BL1-H	GIB®	89	77		
									379 OK	320 OK
Q	1	3.80		2.4	GS1-N	GIB®	262	228		
	2	2.50		4.2	BL1-H	GIB®	183	149		
									445 OK	377 OK
R	1	0.80		2.4	EP1 0.6	Ecoply	76	84		
	2	1.70		2.4	EPG 1.2	Ecoply	255	255		
	3	1.00		2.4	EP1 0.6	Ecoply	95	105		
									426 OK	444 OK

Custom Wall Elements

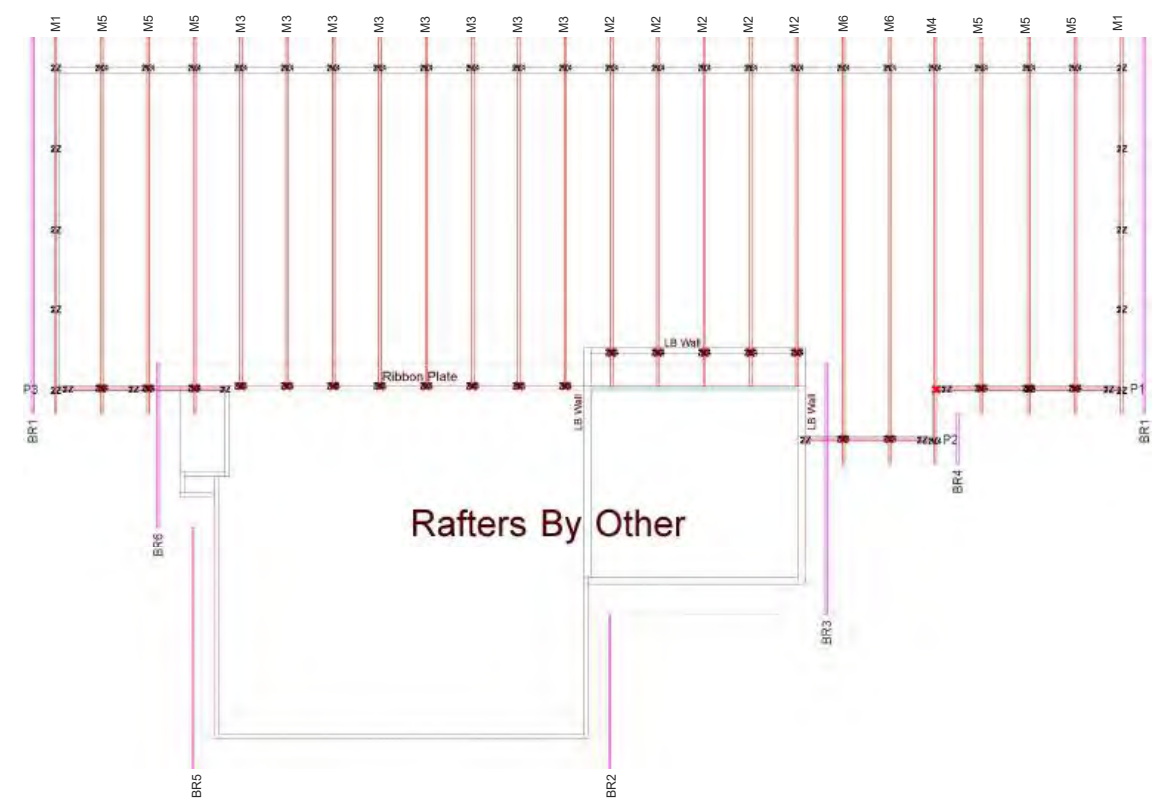
Supplier	System	Min. Length m	Wind BUs/m	EQ BUs/m
Ecoply	EP1 0.4	0.4	80	95
Ecoply	EP1 0.6	0.6	95	105
Ecoply	EP1 1.2	1.2	120	135
Ecoply	EPG 0.4	0.4	100	115
Ecoply	EPG 1.2	1.2	150	150
RAB Board	JHD 0.4	0.4	83	107
RAB Board	JHD 0.6	0.6	99	107
RAB Board	JHD 1.2	1.2	154	140
RAB Board	JHD 2.4	2.4	135	150
IBS RAB	OSB 0.6	0.6	90	101
IBS RAB	OSB 1.2	1.2	131	107
IBS RAB	OSB 2.4	2.4	101	79
HomeRab	HPg 0.4	0.4	90	98
HomeRab	HPg 0.6	0.6	127	136
HomeRab	HPg 1.2	1.2	164	138

Truss Connections

- Trusses need to be fixed at each timber support with
2/90x3.15 dia Skew Nails unless otherwise noted.

- 2G 44 x 2/NPPC4 Purlin cleat
- 2Z 18 x 2/Z Z nail

Outriggers omitted for clarity
90x45 @ 600mm centres



Slab Thickening Not Required
For Internal LB Walls

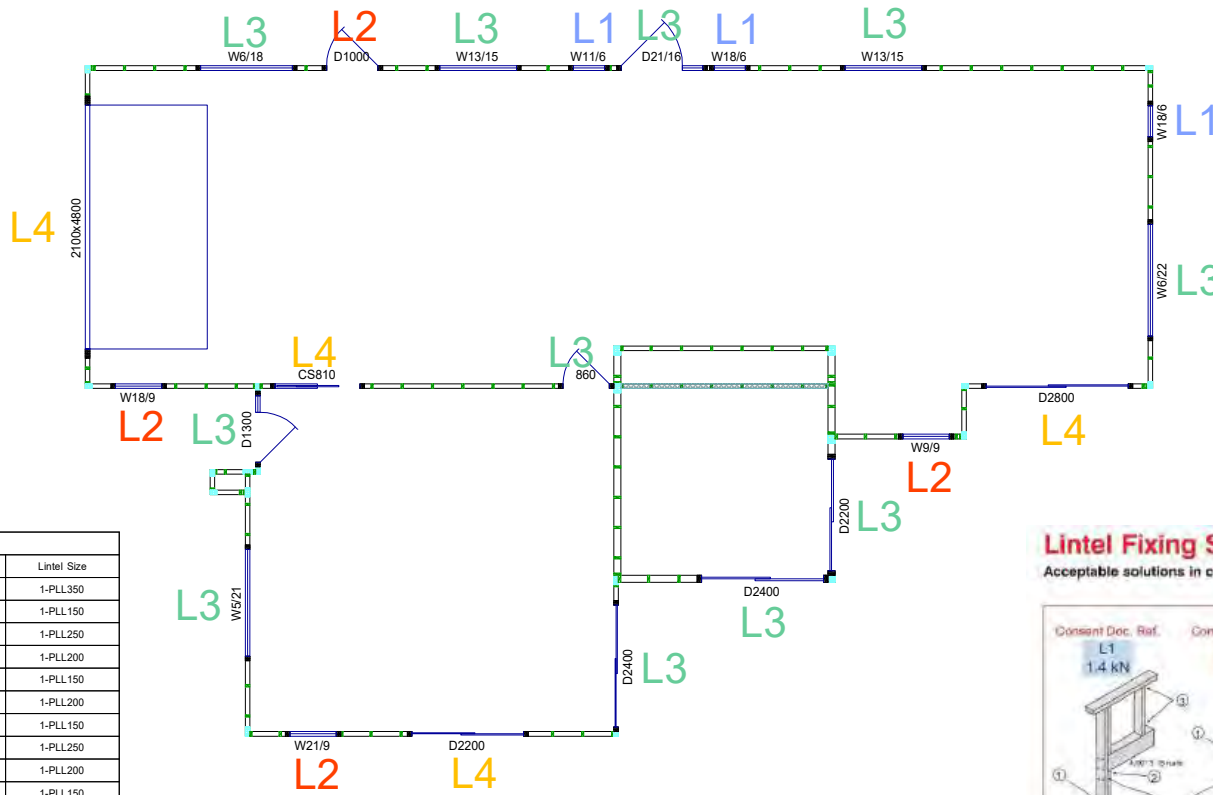
M3 Trusses:
RIBBON PLATE FIXING:
 Requires 2 / 14g x 100mm hex head galv screws
 to each stud, when studs are spaced @ 400mm centres.



Customer : Placemakers Kapiti
 Site Address : Fletcher
 : Lot 16, Anderson Park, Waikanae

Roofing : Longrun
 Pitch : 6.00 Deg.
 Spacing : 900
 Design Wind Velocity : 50.00 m/s (Ult.)
 Detailer : <None>

Job Ref 0820
 Scale
 Level

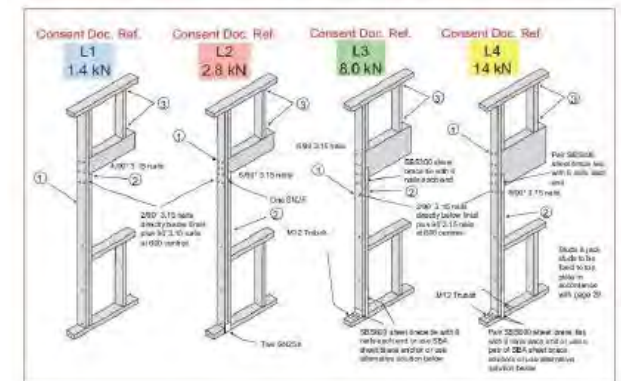


Rough Opening Schedule - Level 1

Qty	Description	Height x Width	Fin. Height	Lintel Size
1	2100x4800	2105 x 4840	2105	1-PLL350
1	D1300	2870 x 1320	2870	1-PLL150
2	D2400	2420 x 2420	2420	1-PLL250
2	D2200	2420 x 2220	2420	1-PLL200
1	W21/9	2120 x 920	2420	1-PLL150
1	W5/21	520 x 2120	1420	1-PLL200
1	W9/9	920 x 920	2120	1-PLL150
1	D2800	2120 x 2820	2120	1-PLL250
1	W6/22	620 x 2220	2120	1-PLL200
2	W18/6	1820 x 620	2120	1-PLL150
2	W13/15	1320 x 1520	2120	1-PLL150
1	D21/16	2120 x 1620	2120	1-PLL150
1	W11/6	1120 x 620	2120	1-PLL150
1	D1000	2120 x 1020	2120	1-PLL150
1	W6/18	620 x 1820	2120	1-PLL200
1	W18/9	1820 x 920	2120	1-PLL150
1	860	2040 x 920	2040	1-PLL150
1	CS810	2075 x 1680	2075	1-PLL200

Lintel Fixing Schedule

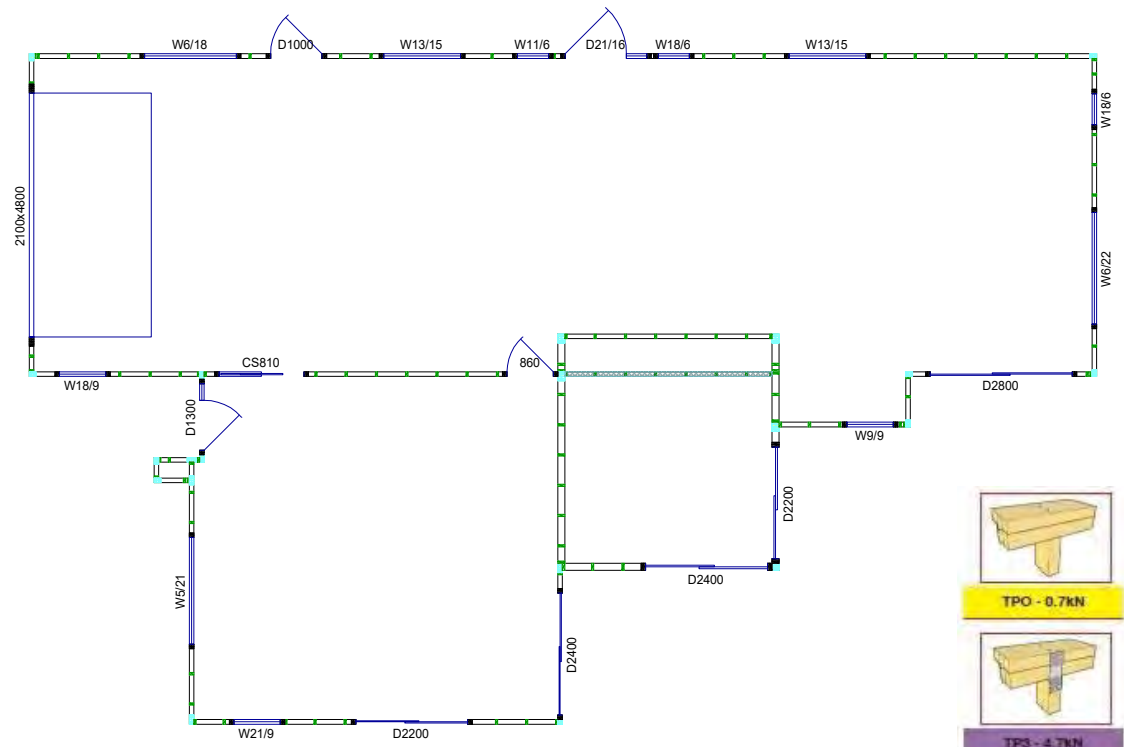
Acceptable solutions in conjunction with tables 8.14 & Fig 8.12 of NZS3604:2011



Customer : Placemakers Kapiti
Site Address : Fletcher
: Lot 16, Anderson Park, Waikanae

Roofing : Longrun
Std. Stud Centres : External: 600 Internal: 600
Design Wind Velocity : 50.00 m/s (U/L)
Detailer : <None>

Job Ref 0820
Scale
Level



Minimum Top Plate to Stud Joint Fixing Table for roof member 600, 900 & 1200 Centres

Loaded Dimension (m)	Light Weight Roof Wind Zone					Heavy Weight Roof Wind Zones				
	L	M	H	W1	CH	L	M	H	W1	CH
2.0	TP0	TP0	TP1	TP2	TP3	TP0	TP0	TP0	TP1	TP2
3.0	TP0	TP1	TP2	TP3	TP3	TP0	TP0	TP1	TP2	TP3
4.0	TP0	TP2	TP3	TP3	TP3	TP0	TP0	TP2	TP3	TP3
5.0	TP1	TP2	TP3	TP3	TP3	TP0	TP0	TP2	TP3	TP3
6.0	TP2	TP3	TP3	TP3	TP3	TP0	TP0	TP3	TP3	TP3

All Stud To Top Plate Connections = TP3



Customer : Placemakers Kapiti
Site Address : Fletcher
: Lot 16, Anderson Park, Waikanae

Roofing : Longrun
Std. Stud Centres : External: 600 Internal: 600
Design Wind Velocity : 50.00 m/s (Ult)
Detailer : <None>

Job Ref 0820
Scale
Level

Structural Calculations For Proposed Dwelling Lot 16, Anderson Park Waikanae



These calculations are in accordance with:

AS/NZS 1170:2004 Structural Design Actions
NZS 3101:2006 Concrete Structures Standard
NZS 3603:1993 Timber Structures Standard
NZS 3604:2011 Timber Framed Buildings

Engineer:
Stuart Preston
Hugh Falkner
Jarrad Jack

Initials:
SRNP
HAF
JJ

Preamble:

The project comprises a single storey timber framed dwelling, with lightweight roof and heavy (brick) cladding.

These calculations pertain to the design of:

- Foundations,
- Soak-pit

Scala penetrometer soil tests indicate that an ultimate bearing capacity of 300kPa is achieved at an approximate depth of 0.2 metres below existing ground level. Therefore this meets the definition of Good Ground in NZS, and consequently a Waffle slab on grade foundation has been specified. The bearing capacities of the foundation are to be confirmed on site by the Engineer.

A letter in reference to a geotechnical report undertaken by 'ABuild Consulting Engineers LTD' (amended), notes no risk to liquefaction potential for lots within Stage 1 of the 'Anderson Park Subdivision.

Date:
17/05/2021

Job No.
43374

Schedule of Inspections For Lot 16, Anderson Park Waikanae



We confirm that CERTA Engineering Ltd have been engaged to undertake construction monitoring of the specific engineering design items to an IPENZ /ACENZ CM3 level and propose to undertake the following site inspections:

No.	Item of inspection	Timeframe
1	Foundation beams, pads and slabs	Pre-pour
2	Soak-pit	Pre enclose/backfill

Notes:

- a) The above items of inspections are the minimum required to enable CERTA Engineering Ltd to issue a PS4 – Producer Statement Construction Review for the specific engineering design items.
- b) The above items of inspection do not cover work constructed in accordance with NZS 3604:2011, for which inspections are to be undertaken by the Building Consent Authority.
- c) The Contractor/Builder is to provide CERTA Engineering Ltd at least 24 hours' notice of the requirement for an inspection. The above timeframes are indicative, the Engineer and Contractor are to agree the timing of inspection prior to work commencing on site.
- d) The Contractor /Builder is to provide reasonable and safe access to enable works to be inspected.
- e) The above schedule does not necessarily represent the actual number of inspections to be undertaken. The number of inspections will depend on the construction method, sequence of the works and whether or not unforeseen conditions or difficulties are encountered on site.

Date:
17/05/2021

Job No.
43374



Building Code Clause(s) B1

J43374

**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance notes on the use of this form are printed on page 2)

ISSUED: CERTA Engineering Ltd
TO: **Graeme Fletcher**
(Owner / Developer)
TO BE SUPPLIED TO: Kapiti Coast District Council
(Building Consent Authority)
IN RESPECT OF: **Proposed New Dwelling**
(Description of Building Work)
AT: **Lot 16 Anderson Park, Waikanae**
(Address)
LOT 16 of Lot 2 DP 544253

We have been engaged by the owner/developer referred to above to provide **structural design services and construction monitoring of specifically designed elements** in respect of the requirements of Clause B1 (B2 of specifically designed elements) of the building code for

All **Part only as specified of building work:**
 - Specifically designed foundations outside the scope of NZS3604:2011 only

The design carried out by us has been prepared in accordance with Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/ VM1 & VM4 and B2/AS1

The proposed building work covered by this producer statement is described on the drawings titled **Lot 16, Anderson Park, Waikanae** and numbered **S0 to S3** and dated **April 2021**.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: Bearing capacity of excavated foundations to satisfy the requirements of NZS3604:2011 and to be confirmed on site by the Engineer;
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the Building Code and b), the persons who have undertaken this design work have the necessary competency to do so. I also recommend the following level of construction monitoring:

CM1 CM2 CM3 CM4 CM5 observation services.
(Engineering Categories)

I, Stuart Preston am CPEng # 138744

I am a member of: Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ

SIGNED BY Stuart Preston ON BEHALF OF CERTA Engineering Ltd

Date 17/05/2021

(Signature).....

Note: this statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provide to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.
 This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Engineering New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- PS1 Design** Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
- PS2 Design Review** Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
- PS3 Construction** Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013; or Schedules E1/E2 of NZIA's SCC 2007 2
- PS4 Construction Review** Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, EngNZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Engineering New Zealand (EngNZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Attached Particulars

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

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ, 2004)

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



**Memorandum from licensed building practitioner:
Certificate of design work
Section 45 and Section 30C, Building Act 2004**

J43374

THE BUILDING

Street address: Lot 16, Anderson Park

Suburb: Waikanae

Town/City: Kapiti Coast

Postcode: 5036

THE OWNER

Name(s): Graeme Fletcher

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the **Specialist** designer who supervised specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work.

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

I, Stuart Preston, supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description (as required)
Foundations (✓)	SED ⁽¹⁾ Waffle slab (RibRaft), on grade.
Retaining Walls (✗)	
Beams (✗)	
Portal (✗)	
Bracing (✗)	
Other (primary) (✗)	

WAIVERS AND MODIFICATIONS

No waivers or modifications of the building code are required.

ISSUED BY

Name: **Stuart Preston**

CPEng number: **138744**

Design Entity/Company: Certa Engineering Limited

DECLARATION

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

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

Signature:

Date: 17/05/2021

(1) SED = Elements subject to **Specific Engineering Design** outside of the scope of NZS 3604:2011, unless noted otherwise.



Building Code Clause(s) E1

J43374

**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance notes on the use of this form are printed on page 2)

ISSUED: CERTA Engineering Ltd

TO: **Graeme Fletcher**
(Owner / Developer)

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

IN RESPECT OF: **Proposed New Dwelling**
(Description of Building Work)

AT: **Lot 16 Anderson Park, Waikanae**
(Address)
LOT 16 of Lot 2 DP 544253

We have been engaged by the owner/developer referred to above to provide **civil engineering design services** in respect of the requirements of Clause E1 of the building code for

All **Part only as specified of building work:**
- Soakpit/detention tank and dispersal trench

The design carried out by us has been prepared in accordance with Compliance Documents issued by the Ministry of Business, Innovation & Employment E1/VM1

The design calculations covered by this producer statement is described on the drawings titled:
Lot 16, Anderson Park, Waikanae and numbered **S0** to **S3**, and dated **April 2021**.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: Ground conditions and layout as per the design, to be confirmed on site by Engineer;
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the system, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the Building Code and b), the persons who have undertaken this design work have the necessary competency to do so. I also recommend the following level of construction monitoring:

CM1 CM2 CM3 CM4 CM5 observation services.

I, Stuart Preston am CPEng # 138744.

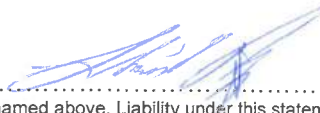
I am a member of: Engineering New Zealand and hold the following qualifications: BE(Civil), CMEngNZ, CPEng.

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ

SIGNED BY Stuart Preston ON BEHALF OF CERTA Engineering Ltd

Date: 17/05/2021

(Signature).....

Note: this statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provide to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.
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Membership of a professional body, such as the Engineering New Zealand (EngNZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

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The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Attached Particulars

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

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ, 2004)

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www.engineeringnz.org
www.nzia.co.nz

GENERAL:

- REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO STEEL FABRICATION. DO NOT SCALE OFF THIS DRAWING.
- IF MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN
- STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL, CIVIL AND ENGINEERING SERVICES DOCUMENTS.
- UNLESS OTHERWISE NOTED ALL LEVELS ARE IN METERS, AND ALL DIMENSIONS ARE IN MILLIMETERS, AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- DIMENSION SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS.
- ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIAL AND WORKMANSHIP SHALL BE ON ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS.
- WHERE PROPRIETY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT FOR APPROVAL.
- ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY INSPECTION (REFER TO STRUCTURAL CALCULATIONS FOR SCHEDULE OF INSPECTIONS).

FILL SPECIFICATION:

- SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES.
- ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT.
- FILL MATERIAL TO BE CRUSHED ROCK TOPCOURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS1377 TEST 9.
- COMPACT IN MAXIMUM LAYERS OF 150mm THICK WITH A 2 TONNE ROLLER - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE
- ENGINEER TO INSPECT AND TEST EVERY 2nd LAYER PLACED (300mm INTERVALS)

PILING:

- PILE DEPTH ESTIMATIONS ARE HIGHLY APPROXIMATE AND MAY BE SUBJECT TO SIGNIFICANT VARIATION ON SITE. IF GREATER CONFIDENCE IS REQUIRED WE RECOMMEND INSTALLATION OF TEST PILES.
- DRIVEN TIMBER PILES TO HAVE A DEPENDABLE ULTIMATE CAPACITY OF 65kN U.N.O. (REFER DRAWING FOR ESTIMATED LENGTH)
- PILING CONTRACTOR TO PROVIDE RECORD OF PILE SETS AND PILE DRIVING EQUIPMENT DETAILS. TOP OF PILES TO BE PAINTED WITH METALEX AND HAVE A GAP BETWEEN PILE AND FOOTING STEEL OR A LAYER OF DPM
- FOR LARGE POLE HOLES IT IS RECOMMENDED TO DRILL & POUR INTERMEDIATE HOLES, THEN COMPLETE REMAINDER IN A SEPARATE POUR TO MINIMISE HOLE COLLAPSE.
- ENSURE BOTTOM OF PILE HOLES ARE FREE OF WATER AND LOOSE MATERIAL. TAMP AS NECESSARY

WAFFLE SLAB NOTES:

- SLAB AND FOOTINGS - USE 25MPa CONCRETE, 100mm SLUMP
- REFER POD SUPPLIER SPECIFICATIONS AND DRAWINGS FOR SAWCUTS AND SHRINKAGE CONTROL JOINTS
- BASECOURSE AS REQUIRED TO BRING SITE LEVEL. ANY SOFT SPOTS ARE TO BE EXCAVATED AND REPLACED WITH BASECOURSE.
- IF HEATING COILS ARE TO BE INSTALLED, INCREASE SLAB TO 125mm THICK AND ADD 2nd LAYER OF SE62 MESH OVER COILS. REFER TO ENGINEER FOR DETAILS.
- POLISHED FLOOR - USE 30MPa CONCRETE WITH 13mm AGGREGATE (DO NOT USE A PUMP MIX), 100mm SLUMP, ENSURE WET CURING FOR AT LEAST 7 DAYS. 2 LAYERS OF DPC ON 20mm SAND BLINDING. ENSURE SAWCUTS ARE MADE AT THE EARLIEST POSSIBLE TIME (WITHIN 48 HRS)

STRUCTURAL MAINTENANCE SCHEDULE:

- YEARLY:** WASH DOWN ALL EXPOSED STEELWORK THAT IS NOT IN A FULLY INTERIOR ENVIRONMENT.
- 10 YEARLY:** INSPECT AND REPAIR SEALANT THAT ENCLOSES STRUCTURAL MILD-STEEL COMPONENTS AND/OR TIMBER WITH MILD-STEEL FIXINGS.
CHECK EXPOSED TIMBER FIXINGS FOR CORROSION, REPAIR AS REQUIRED.
- 25 YEARLY:** INSPECT SAMPLES OF STRUCTURAL STEEL THAT IS HIDDEN FROM VIEW BUT NOT ENCLOSED WITHIN A VAPOUR BARRIER, AND REPAIR PROTECTIVE COATINGS AS NECESSARY. INSPECTION MAY TYPICALLY REQUIRE REMOVAL OF CLADDING AND/OR THE DRILLING OF HOLES FOR BORESCOPE ACCESS. REPAIR AS REQUIRED.
INSPECT ALL EXPOSED, EXTERNAL TIMBER. REPAIR AS REQUIRED
INSPECT ALL EXPOSED, EXTERNAL REINFORCED CONCRETE FOR SIGNS OF SPALLING OR CRACKING. REPAIR AS REQUIRED.

STEEL:

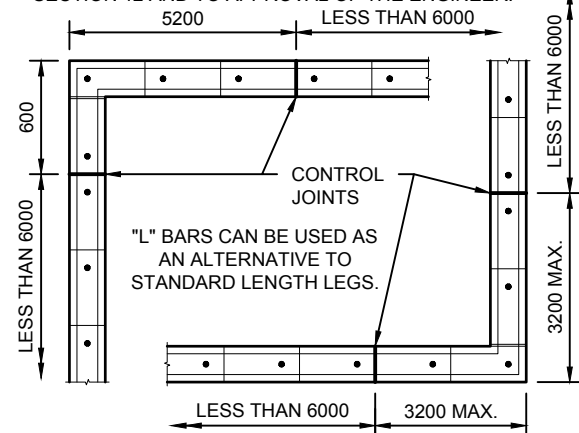
- ALL STEEL WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3404:2009
- ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE.
- ALL M12 BOLTS TO BE GRADE 4.6. ALL M16 BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE.
- ALL PLATES TO BE 10 THICK UNLESS NOTED OTHERWISE.
- STEEL GRADES:
- PLATES 250MPa
- HOT ROLLED SECTIONS 300MPa
- HOLLOW SECTIONS 350MPa
- ALL WELD ELECTRODES ARE E48XX OR W50X.
- ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION AS/NZS2312/AKL1 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.
- ALL EXTERNAL STRUCTURAL STEEL TREATMENT SHALL BE ONE OF THE FOLLOWING: (NZS TS 3404-2018)
 - TSZ150S - 150µm THERMAL SPRAY ZINC + 75µm ACRYLIC PAINT (EXTERIOR OVER 1KM FROM COAST).
 - HDG900 - 900gm/m² GALVANISED COATING.

CONCRETE:

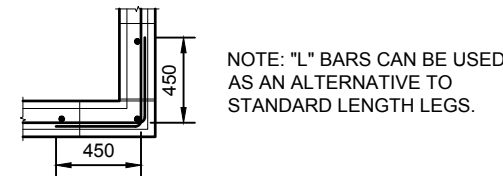
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3109:1997
- CONCRETE SHALL HAVE A 28 DAY STRENGTH OF:
 - SLABS & FOOTINGS 25MPa
 - PILES 17.5MPa
 - TIDY SLABS 10MPa
- MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE
- CONCRETE FINISHES SHALL BE:
 - SLABS U3
 - EXPOSED FOOTINGS F4
- ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS4671:2001 (HD BARS SHALL NOT BE REBENT)
- THE CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR A PERIOD OF A LEAST 4 DAYS. FROM 4-10 DAYS AFTER POURING IT SHALL BE KEPT DAMP BY OCCASIONAL HOSING..
- ALL CHEMICAL ANCHOR HOLES TO BE CLEANED OUT AND EMBEDDED TO DEPTHS IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

MASONRY:

- ALL MASONRY IS LAID IN RUNNING BOND CONFIGURATION UNLESS NOTED OTHERWISE.
- ALL MASONRY WITHIN THE BUILDING STRUCTURE IS GRADE B AS DEFINED IN NZS 4230.
- ALL CONCRETE MASONRY BLOCKS SHALL CONFORM TO NZS 3102 UNLESS NOTED OTHERWISE. DENSITY SHALL BE > 1750 kg/m³.
- ALL MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS4210:2001 & NZS4229:2013. LINTELS WHERE NOT SPECIFICALLY DETAILED SHALL COMPLY WITH THE PROVISIONS OF NZS4229:2013. USE 800g/m³ OF SIKA 'CAVEX' EXPANSION AGENT, OR APPROVED ALTERNATIVE, FOR MASONRY BLOCK INFILL.
- VERTICAL CONTROL JOINTS IN MASONRY TO BE PROVIDED AT 6m MAX. CENTRES. WHERE NOT SHOWN ON DRAWINGS THE JOINTS SHOULD BE LOCATED IN ACCORDANCE WITH NZS4229:2013 SECTION 12 AND TO APPROVAL OF THE ENGINEER.



- BLOCK WORK CONTROL JOINTS:
R16-600 800 LONG DEBONDED ONE END
10 GAP WITH POLYSTYRENE STRIP CENTRAL & SEALED BOTH FACES WITH URAFLEX



- ALL BLOCK WORK HORIZONTAL REINFORCING MUST LAP ADEQUATELY AT CORNERS AND JUNCTIONS AS INDICATED BELOW:
- CONCRETE SHALL BE:
 - B1
 - BLOCK FILL 17.5MPa
- ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS4671:2001 AND SHALL BE PLACED CENTRAL IN MASONRY BLOCK U.N.O. (HD BARS SHALL NOT BE REBENT)
- CHASING OF LOAD BEARING MASONRY UNITS IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

REINFORCING LAP LENGTHS				
	MASONRY(17.5MPa)		CONCRETE (25MPa)	
BAR SIZE	300	500	300	500
10	400	700	-	-
12	480	840	360	600
16	640	1120	480	800
20	800	1400	600	1000
25	-	-	750	1250

REINFORCEMENT COVER		MASONRY	CONCRETE
EXPOSURE CLASSIFICATION		17.5MPa	25MPa
INTERIOR	A1	35	25
EXTERIOR - MOD	B1	50	40
AGAINST GROUND		-	75

TIMBER:

- ALL TIMBER WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3602:2003
- ALL BOLTED TIMBER CONNECTIONS TO HAVE 50x50x3 WASHERS.
- ALL TIMBER TO BE MSG8 UNLESS SPECIFIED OTHERWISE.
- TIMBER CONNECTIONS NOT SHOWN TO BE IN ACCORDANCE WITH NZS3604. TIMBER SIZES NOT SHOWN REFER ARCHITECT.
- EXTERNAL BOLTS, WASHERS & BRACKETS TO BE STAINLESS STEEL.

TIMBER HAZARD CLASSIFICATIONS		
HAZARD CLASS	SERVICE CONDITIONS	TYPICAL USES
H1.2	PROTECTED FROM WEATHER, BUT WITH A RISK OF MOISTURE CONTENT CONDUCTIVE TO DECAY	WALL FRAMING - SEE NZS3604
H3.2	PERIODIC WETTING, NOT IN CONTACT WITH THE GROUND, MORE CRITICAL END USES	DECKS, PERGOLAS, EXTERNAL BEAMS, POST NOT IN GROUND
H4	GROUND CONTACT, OR CONDITIONS OF SEVERE OR CONTINUOUS WETTING	FENCE POSTS, LANDSCAPING TIMBER NOT REQUIRING A BUILDING CONSENT
H5	GROUND CONTACT, OR CONDITIONS OF SEVERE OF CONTINUOUS WETTING, WHERE USES ARE CRITICAL AND WHERE A HIGHER LEVEL OF PROTECTION THAN H4 IS REQUIRED	HOUSE PILES AND POLES, CRIB WALLING, POSTS IN GROUND FOR DECKS, VERANDAS, PERGOLAS

SAFETY STATEMENT:

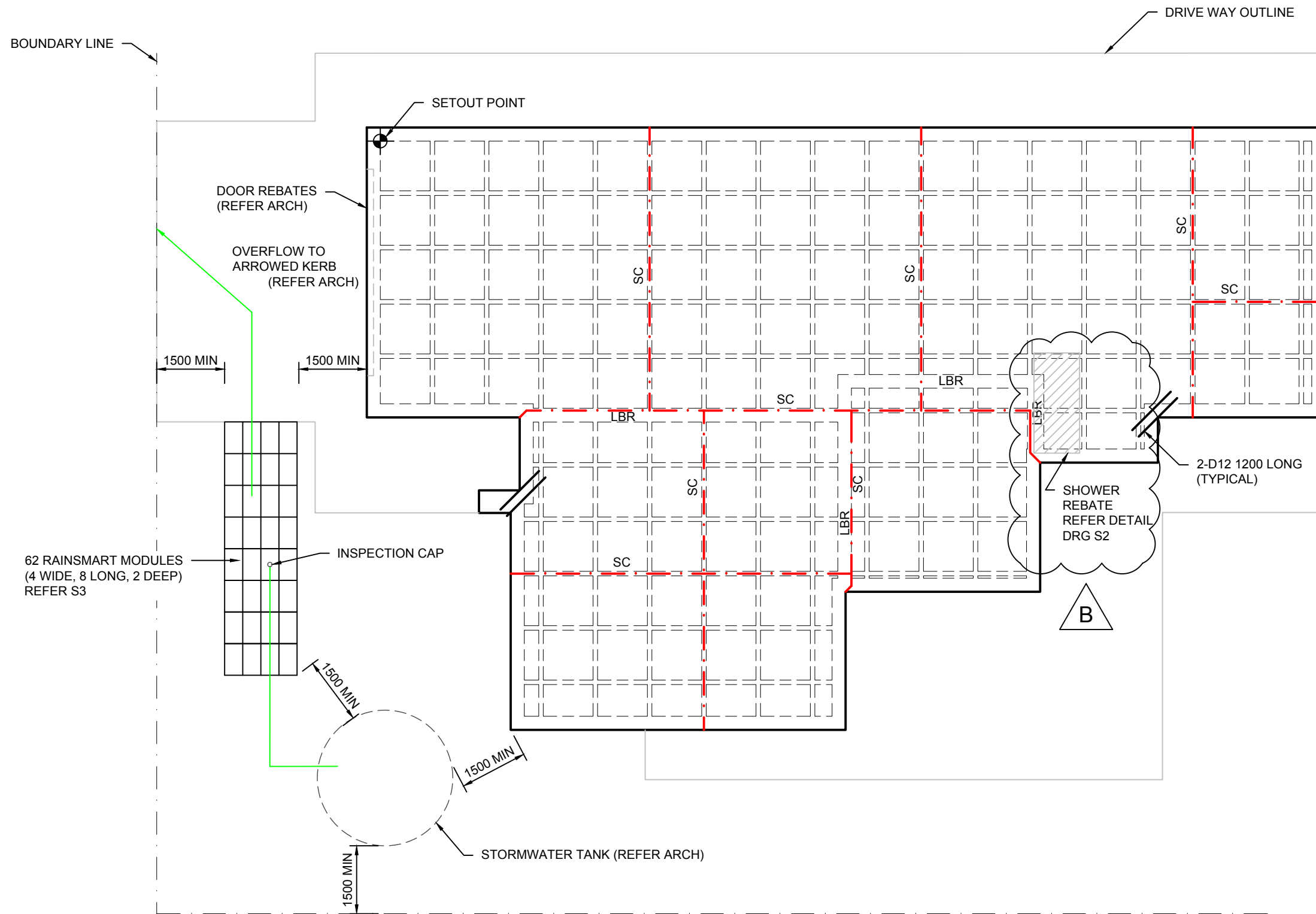
- PROPPING:
EXISTING LOAD BEARING STRUCTURAL ELEMENTS SHALL BE ADEQUATELY PROPPED PRIOR TO REMOVING ANY SUPPORTING STRUCTURE. PROPPING SHALL REMAIN UNTIL NEW SUPPORTING STRUCTURE IS INSTALLED AS PER THE ENGINEER'S DRAWINGS AND REQUIREMENTS.
THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER.
TEMPORARY WORK AND PROPPING IS THE RESPONSIBILITY OF THE BUILDER.
- PRECAST WALL
THE PRE-CAST PANEL MANUFACTURER AND BUILDER SHALL FOLLOW THE: *Approved Code of Practice for The Safe Handling, Transportation and Erection of Precast Concrete*, AND
ANY REQUIREMENTS SPECIFIED BY THE HEALTH AND SAFETY AT WORK REGULATIONS.
REFER TO www.business.govt.nz/worksafe/information_guidance/all_guidance_items/scaffolding_best_practice_guideline_for_scaffolding_in_new_zealand/section_6_particular_scaffolds_and_scaffolding_structures/6.13_falsework_or_propping

PROJECT
PROPOSED NEW RESIDENCE

ADDRESS
**LOT 16, ANDERSON PARK
WAIKANAЕ**

CERTA ENGINEERING
Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: April 2021 DESIGNED: JJ
DRAWN: TS APPROVED: SRNP
JOB No: **43374** SHT No: **S0** REV: **A**



REFER STRUCTURAL CALCULATIONS FOR INSPECTION SCHEDULE

TRUSS MANUFACTURER TO ENSURE ALL TRUSS LOADS ARE TO INTERNAL THICKENINGS OR EXTERNAL PERIMETER

PROJECT
PROPOSED NEW RESIDENCE

ADDRESS
**LOT 16, ANDERSON PARK
WAIKANAЕ**

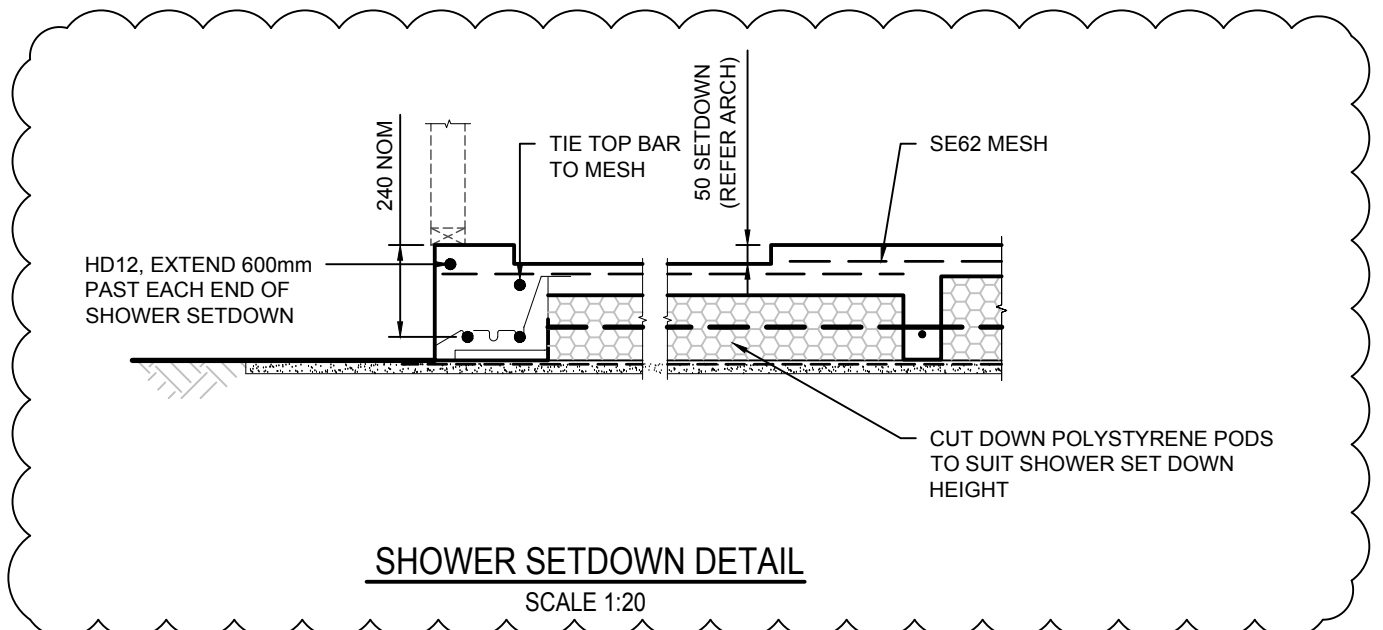
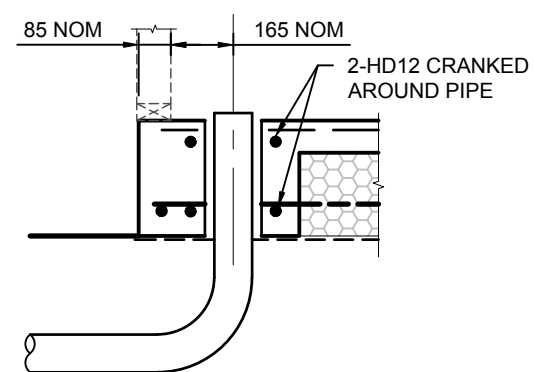
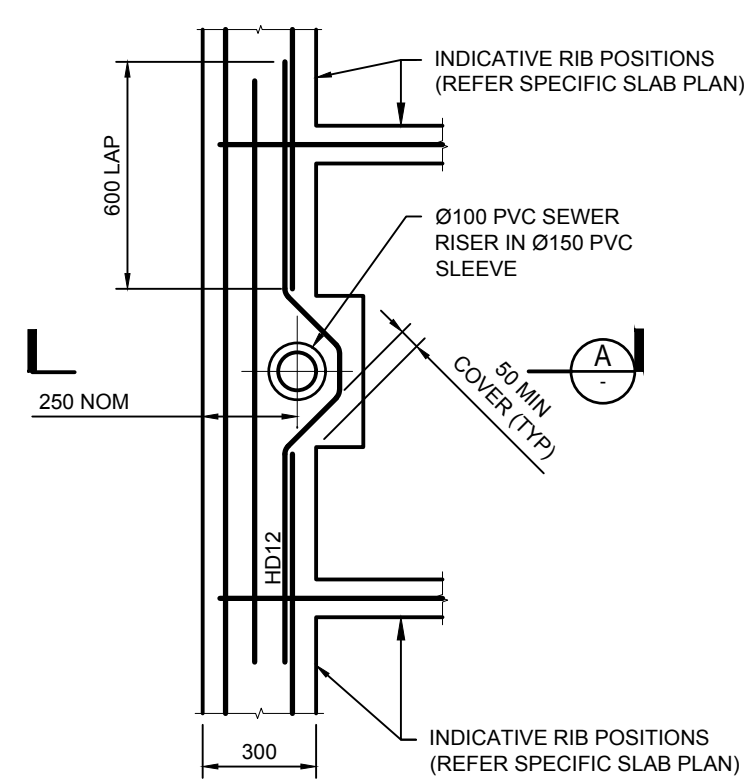
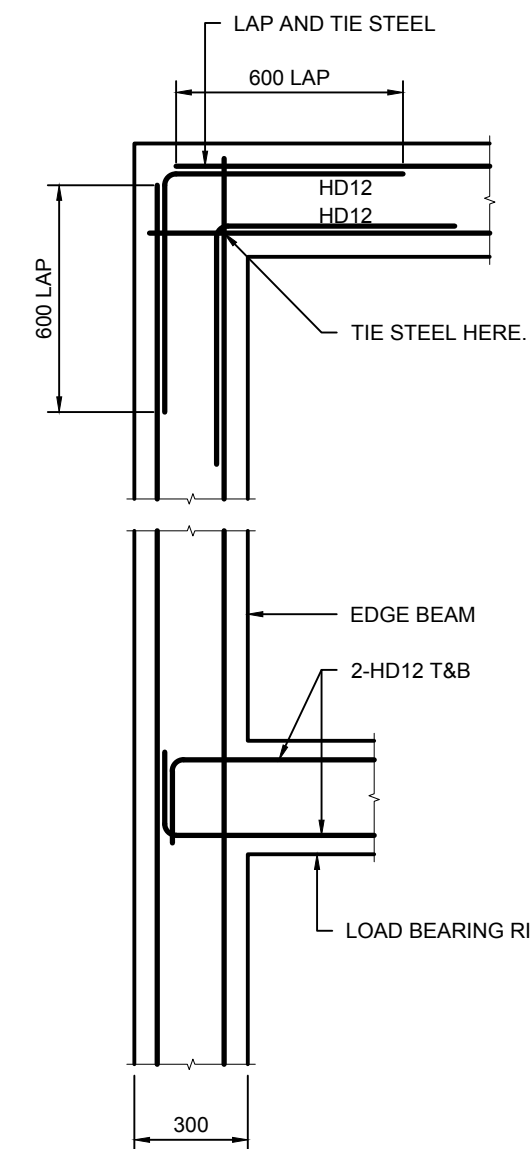
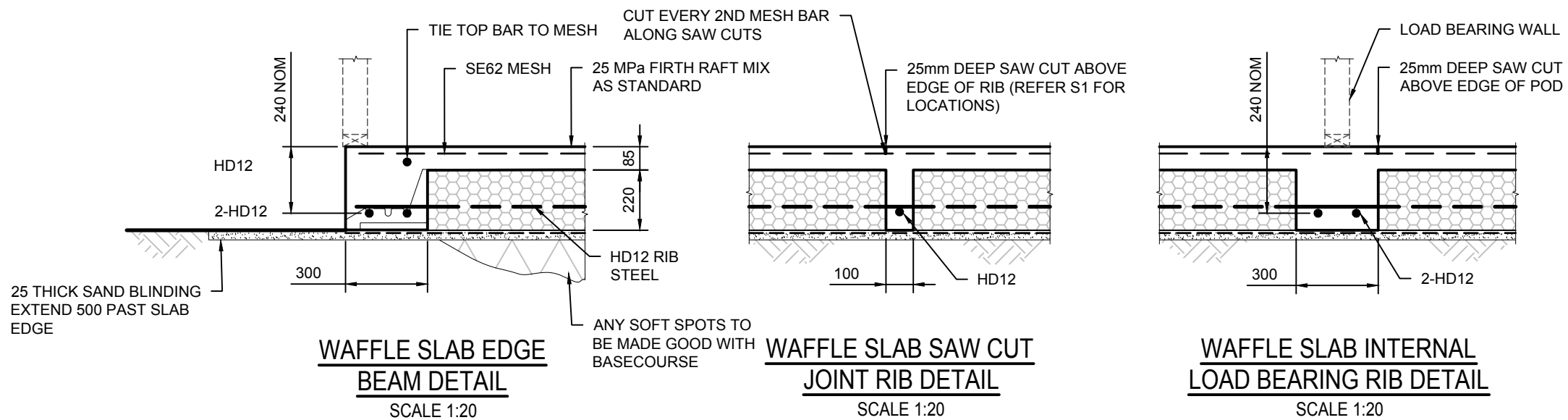
CERTA ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: April 2021	DESIGNED: JJ
DRAWN: TS	APPROVED: SRNP
JOB No: 43374	SHT No: S1 REV: B

WAFFLE SLAB FOUNDATION PLAN
SCALE 1:100

- . . SC . . . SAWCUT (REFER S2)
- LBR LOAD BEARING RIB - 300x305dp TYPICAL (REFER S2)



NOTE: IF HEATING COILS ARE TO BE INSTALLED, INCREASE SLAB TO 125mm THICK AND ADD 2nd LAYER OF SE62 MESH OVER COILS. REFER TO ENGINEER FOR DETAILS.

PROJECT
PROPOSED NEW RESIDENCE

ADDRESS
**LOT 16, ANDERSON PARK
WAIKANAЕ**

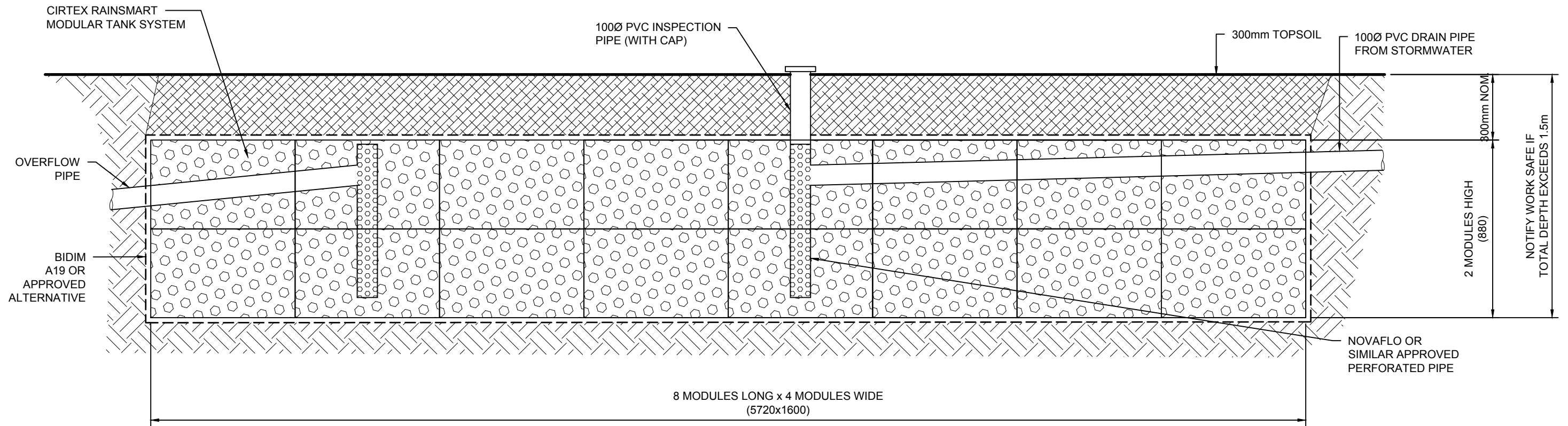
CERTA ENGINEERING

Lower Hutt Office
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P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: April 2021	DESIGNED: JJ
DRAWN: TS	APPROVED: SRNP
JOB No: 43374	SHT No: S2 REV: B

SECTION **A**
SCALE 1:20

B



SOAK PIT DETAIL
SCALE 1:20

PROJECT
PROPOSED NEW RESIDENCE

ADDRESS
**LOT 16, ANDERSON PARK
WAIKANAЕ**



CERTA ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 70 Bloomfield Tce
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: April 2021	DESIGNED: JJ
DRAWN: TS	APPROVED: SRNP
JOB No: 43374	SHT No: S3 REV: A

Date 15/5/21

Eng. JJ

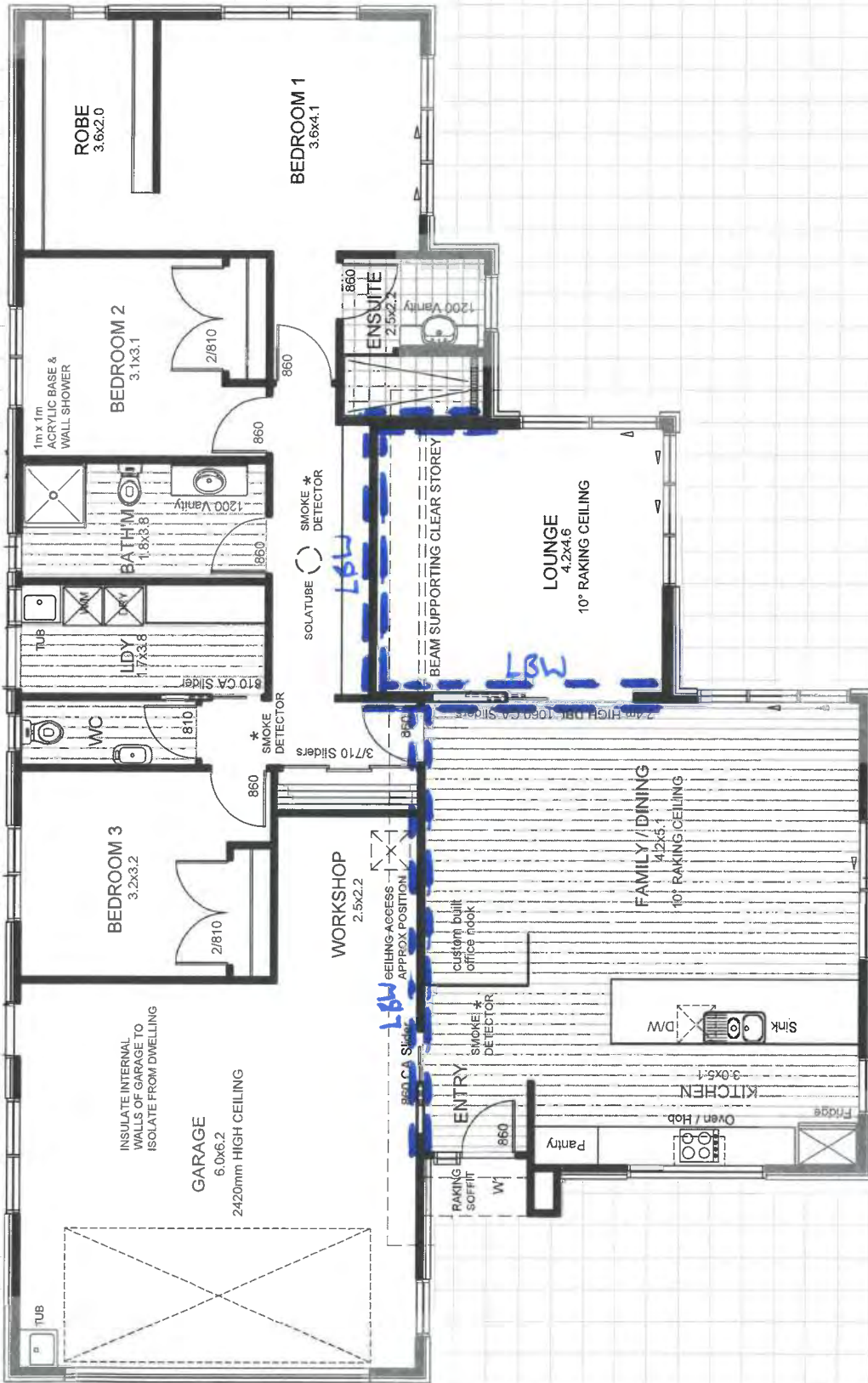
Job No. 13374

Sheet No.

Project



CALCULATIONS

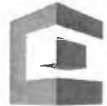


Waffle Slab Foundation
1:100

Project: Lot 16, Anderson Park, Waikanae
 Location:

Date: 17-May-21
 Engineer: JJ
 Job No. 423374

RIB-RAFT SLAB SLIDING RESISTANCE DESIGN



Sliding Force $F_H = C(0) \cdot W_t$

Determine Site $C(0) = Ch(0) \cdot R \cdot Z$

Location = Kapiti R = 1.0 Site Subsoil Category = Deep or Soft Soil

Z = 0.40 Ch(0) = 1.12

Allowable sliding = 30mm

$C(0) = 0.45$ modified R = 0.74 Reduced C(0) = 0.33

R > 0.25 to avoid sliding at servability limit state

Determine Building Weight

Building Width = 13.5 m Building Area = 215.0 m²

Building Length = 21.4 m Building Perimeter Length = 70.0 m

Building Height = 5.0 m Upper Floor Area = 0.0 m²

Upper floor perimeter length = 0.0 m

Assumed VH wind Zone to NZS3604

Roof Cladding Type Light Roof Roof Weight = 86.3 kN

Upper Wall Weight = 0.0 kN

Upper Floor Weight = 0.0 kN

Lower Wall Cladding Type Heavy Lower Wall Weight = 225.4 kN

Foundation/Slab Weight = 706.8 kN

Live Load Weight = 48.8 kN

Total Weight = 1067.3 kN

$\psi_a = 0.3 + (3/\sqrt{A})$ where $1 > \psi_a > 0.5$ 1.00

$\psi_a = 0.3 + (3/\sqrt{A})$ where $1 > \psi_a > 0.5$ 0.50

Determine static earthquake sliding force

$F_{eq \text{ static}} = W_t \times \text{reduced } C(0)$ Static Earthquake Sliding Force = 353.8 kN

No movement sliding force 478.2 kN

Determine wind sliding force

$F_w = q(1.5 \text{ kPa}) \times \text{Wall Area} \times C_{fig} (1.2)$ Wind Sliding Force = 192.6 kN

Determine dynamic earthquake sliding force

$\mu = 1$ Cd = 1.20 Ch(T) = 3.00

Dynamic Building Weight = 199.0 kN Dynamic Sliding Force = 238.8 kN

Maximum Sliding Force

Allowable sliding = 353.8 kN

$\mu = 0.29 + 0.0306 Q_b = 0.44$

$\phi \cdot \mu \cdot \text{Weight} =$

Slab Sliding Resistance = 424.3 kN

PILES NOT REQUIRED

Number of Piles 0

Pile Sliding Resistance = 0.0 kN

Total Sliding Resistance = 424.3 kN

Determine Lateral Capacity of Bored Piles

(Restrained Head Piles)

$\phi \cdot H_u = 3/2 \cdot K_p \cdot D_s \cdot L^2 \cdot \gamma$

$\phi = 0.6$ $K_p = 3$ $D_s = 0.3 \text{ m}$ $\gamma = 18 \text{ kN/m}^3$

Design depth L = 0.80 m

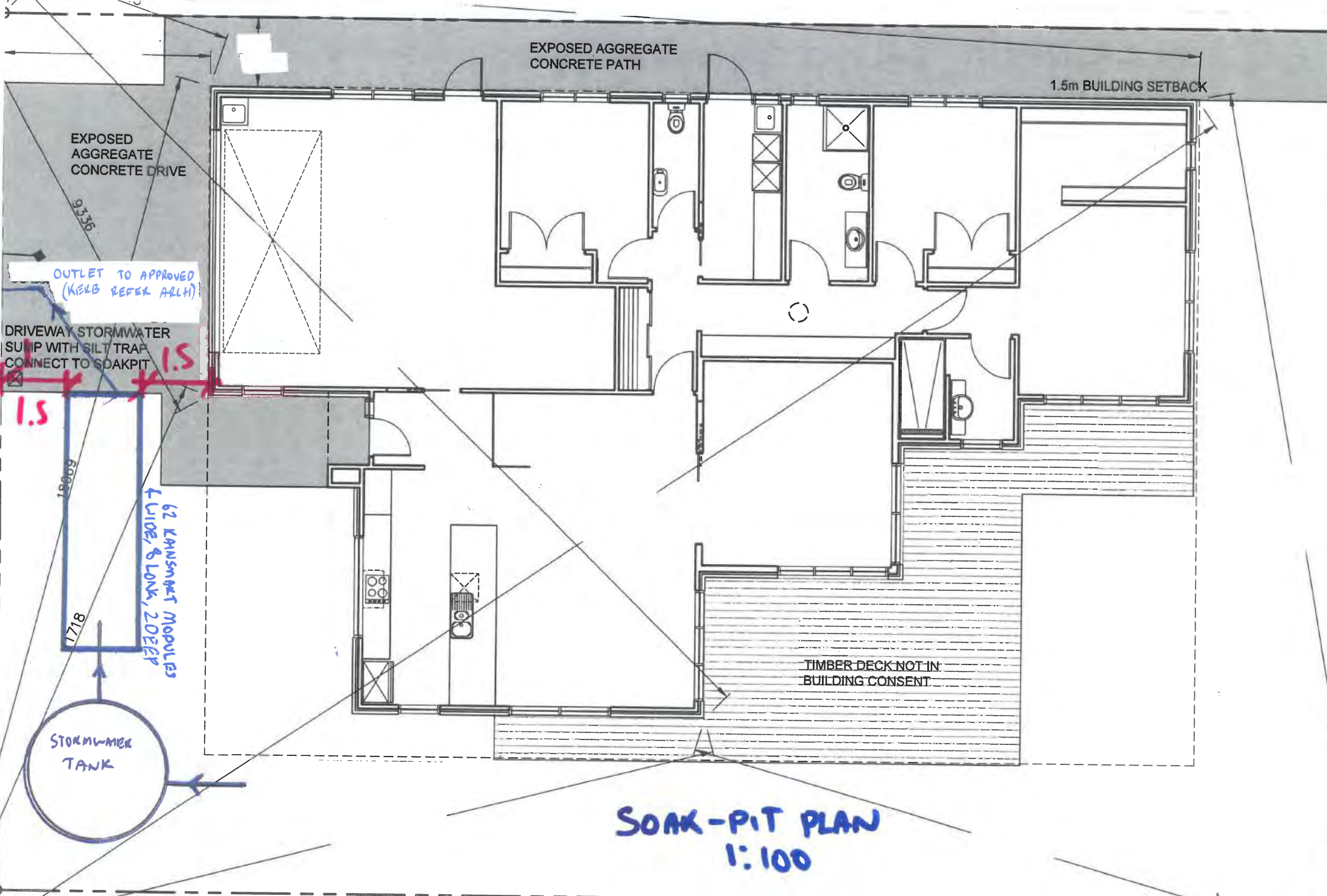
$\phi \cdot H_u = 3/2 \cdot K_p \cdot D_s \cdot L^2 \cdot \gamma = 9.3 \text{ kN}$

Note: If actual pile depth exceeds design depth yielding may occur at the top of the pile

Check bending in pile Actual Ultimate $H_u = 8.81 \text{ kN}$ $M_{\text{max}} = H_u (2/3 L) = 7.87 \text{ kNm}$

HD12 Central in 300dia Pile

$\phi M_u = 8.5 \text{ kNm}$ **OKAY**



EXPOSED AGGREGATE
CONCRETE PATH

1.5m BUILDING SETBACK

EXPOSED
AGGREGATE
CONCRETE DRIVE

9336

OUTLET TO APPROVED
(KELB REFER ALLH)

DRIVEWAY STORMWATER
SUMP WITH SILT TRAP
CONNECT TO SOAKPIT

1.5

1.5

18009

62 KANSMARKT MODULES
1 WIDE, 8 LONG, 2 DEEP

1718

STORMWATER
TANK

TIMBER DECK NOT IN
BUILDING CONSENT

SOAK-PIT PLAN
1:100

High Intensity Rainfall Design System V4 (/)

Location

Address search


Ngarara Road



ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	45.0	30.5	24.3	16.5	11.2	5.84	3.79	2.40	1.47	1.08	0.865	0.723
2	0.500	49.3	33.3	26.6	18.0	12.2	6.36	4.12	2.60	1.59	1.17	0.936	0.782
5	0.200	64.4	43.4	34.5	23.3	15.6	8.12	5.24	3.29	2.00	1.47	1.17	0.980
10	0.100	75.9	50.9	40.4	27.2	18.2	9.43	6.07	3.80	2.31	1.69	1.35	1.12
20	0.050	87.9	58.9	46.7	31.4	20.9	10.8	6.91	4.32	2.62	1.92	1.52	1.27
30	0.033	95.3	63.7	50.5	33.8	22.6	11.6	7.42	4.63	2.80	2.05	1.63	1.36
40	0.025	101	67.3	53.2	35.7	23.8	12.2	7.79	4.86	2.93	2.14	1.70	1.42
50	0.020	105	70.1	55.4	37.1	24.7	12.6	8.08	5.03	3.03	2.22	1.76	1.47
60	0.017	109	72.4	57.2	38.3	25.5	13.0	8.31	5.17	3.12	2.28	1.81	1.51
80	0.012	114	76.1	60.1	40.2	26.7	13.6	8.69	5.40	3.25	2.38	1.89	1.57
100	0.010	119	79.0	62.4	41.6	27.7	14.1	8.98	5.58	3.36	2.45	1.94	1.62
250	0.004	138	91.3	71.9	47.8	31.7	16.0	10.2	6.31	3.78	2.76	2.18	1.81

Intensity standard error (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	5.9	3.8	2.6	2.0	1.4	0.84	0.62	0.49	0.30	0.22	0.19	0.16
2	0.500	6.4	4.1	2.8	2.2	1.5	0.92	0.67	0.54	0.33	0.24	0.21	0.17
5	0.200	9.1	5.7	4.1	3.0	2.0	1.2	0.88	0.69	0.43	0.31	0.27	0.22
10	0.100	12	7.5	5.5	3.8	2.5	1.5	1.0	0.81	0.50	0.37	0.31	0.26
20	0.050	15	9.9	7.4	4.8	3.1	1.7	1.2	0.93	0.58	0.42	0.36	0.30


Project: Location:	Lot 16 Anderson Park	Job No:	43374	
		Date:	13-May-21	
		Engineer:	JJ	
		Sheet No:		

Diameter of hole = 0.10 m
 Depth of borehole = 1.00 m
 Area of hole = 0.008 m²
 Circumference = 0.314 m
 Volume of borehole = 0.0079 m³

Water depth (m)	time from start (s)	time between readings (s)	Volume soaked in between readings (litres)	Surface Soakage Area (m ²)	Soakage Rate (litres/min/m ²)
1.00	0				
0.72	600	600	2.199	0.322	0.68
0.60	1200	600	0.942	0.234	0.40
0.54	1800	600	0.471	0.196	0.24
0.50	2700	900	0.314	0.177	0.12
0.47	3600	900	0.236	0.165	0.10

Average soakage rate : 0.308
(litres/min/m²)

Average soakage rate : 0.018
(m/hour)

Project: Location:	Lot 16 Anderson Park 0	Job No:	43374	
		Date:	13-May-21	
		Engineer:	JJ	
		Sheet No:		

Increase Flow Rate Demand

Basic Water Flow rate

ARI ⁽¹⁾ (Year)	60m Duration (mm/hr)
100	41.6

*Obtained from HIRDSV4
Historic data

	Site Cover Type	Collect area (m ²)	Runoff Coefficient (C) ⁽²⁾	10 year flow rate (m ³ /hr)
Before	Natural area	551.0	0.3	6.8765
	RESULT			6.8765
After	Natural area	260.0	0.3	3.2448
	House	215	0.9	8.0496
	Driveway	76	0.9	2.8454
	RESULT			14.1398
INCREASE VOLUME				7.2634

Soak-Pit Design

	100 Year Flow Rate (m ³ /hour)	ΦPercolation Rate ⁽³⁾ (m/hour)
V increase	7.26	0.01
	(R _c)	(S _r)

Note:

⁽¹⁾ARI = Average Recurrence Interval. Based on Building code E1/VM1 9.0.3, use **60 mins 100 ARI**

⁽²⁾Runoff coefficient obtained from Building Code Clause E1/VM1.

⁽³⁾ Value from percolation test, Φ= 0.5

Using Rainsmart Modular Tank System (95% void ratio)

$$1. V_{\text{soak}} = A_{\text{sp}} S_r \quad \text{where } A_{\text{sp}} \text{ is determined from } 0.715\text{m} \times 0.4\text{m} \text{ modules (0.44m high)}$$

$$A_{\text{sp}} = 0.286\text{m}^2/\text{module}$$

$$2. V_{\text{stor}} = (R_c - V_{\text{soak}})/\text{Void Ratio}$$

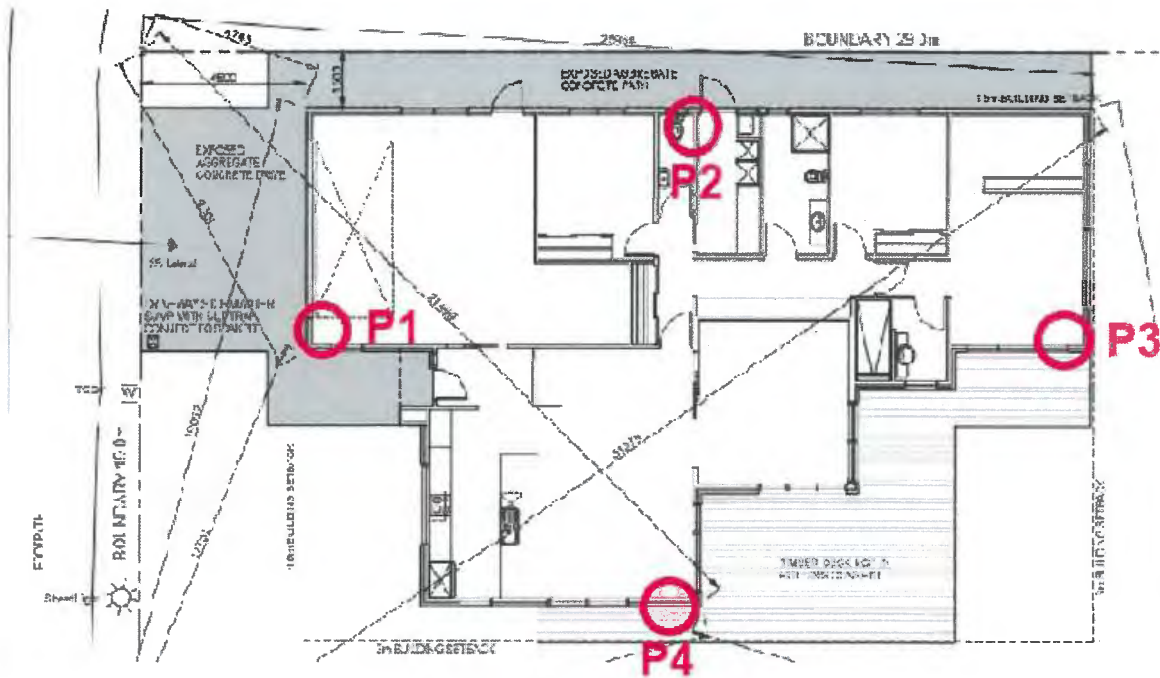
$$\text{Plan area for } \mathbf{32} \text{ modules, } A_{\text{sp}} = 9.152 \text{ m}^2$$

$$\text{Hence, } V_{\text{soak}} = 0.085 \text{ m}^3/\text{hour}$$

$$\text{And, } V_{\text{stor}} = 7.557 \text{ m}^3$$

$$\text{Finally, } \frac{7.557 \text{ m}^3}{9.152 \text{ m}^2}$$

$$\text{Required Height} = 0.826 \text{ m} \equiv \mathbf{2 \text{ modules high}}$$



SCALA PENETROMETER TEST LOCATION PLAN

CLIENT
Graeme Fletcher

PROJECT
Lot 16 Anderson Park, Waikanae



CERTA
ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
info@certa.nz

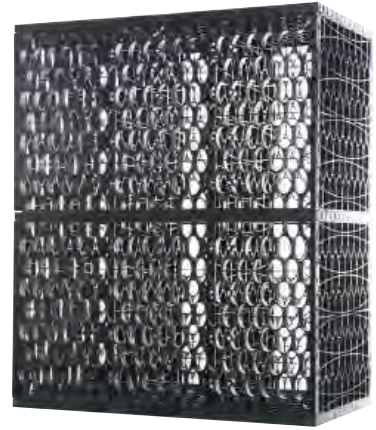
DATE: 7/4/2021	DESIGNED:
DRAWN: MG	APPROVED:
JOB No: 43374	SHEET No: REV:

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2300	0		2300	0
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2400	0		2400	0
2450	0		2450	0
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2900	0		2900	0
2950	0		2950	0
3000	0		3000	0
3050	0		3050	0
3100	0		3100	0
3150	0		3150	0
3200	0		3200	0
3250	0		3250	0
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3400	0		3400	0
3450	0		3450	0
3500	0		3500	0

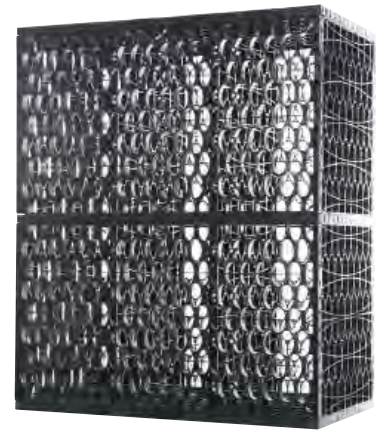
RainSmart[®]

Underground Stormwater
Management System



CIRTEX
GAIN MORE *GROUND*

Modular Tank System



RainSmart® modular tank system are suited for subsurface, infiltration, retention and detention stormwater applications.

Manufactured using recycled materials, the tank modules are a lightweight, engineered design, structural component developed through research & development. It is ideally used for the construction of underground Infiltration, retention, detention tanks, grass swale, subsurface interception channels, septic leach drains and light weight void fillers for roof gardens and planter boxes applications.

The RainSmart tank module system supersedes traditional gravel and pipe based systems by far. The system provides a void space ratio of over 95% compared to 30 - 40% in typical gravel and pipe based systems. Consequently, the RainSmart system offers a smaller footprint for the same storage volume, significantly saving the amount of excavation, soil transport, importing clean aggregate and thus reducing earthworks related installation costs, and causes minimum site disruption.

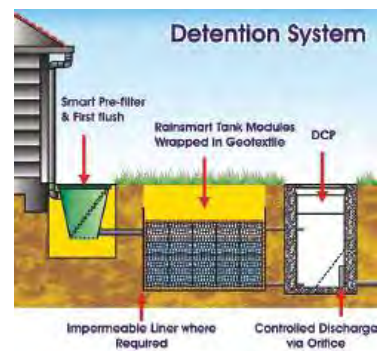
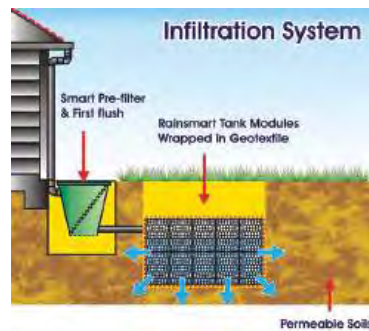
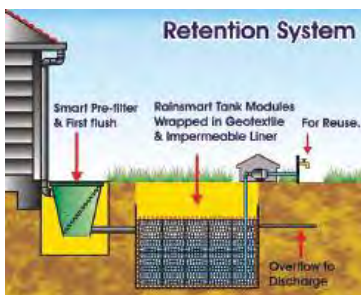
The RainSmart tank modules are available in kit form making it economical and easy to transport and handle. The lightweight nature of the tank modules also eliminates the use of heavy machinery, and makes installation quick and easy.

The modular design and stackable structural capabilities of the tank modules distribute the loads evenly and allows it to be used in both traffic and landscaped areas with a high safety factor. The modular design also means that you can create any shape and size of the underground stormwater structure on site without disturbing the surrounding site conditions and maximize land use.

RainSmart tank modules have a unique low flow design to provide a total linear access, for inspection and maintenance purpose. This system allows the designer to effectively control the buildup of sediments in the tank, and allows for flushing of the system if ever required.

FEATURES AND BENEFITS

- Onsite stormwater management
- Environmentally friendly made from selected recycled polypropylene
- Recharges groundwater table through principle of infiltration.
- Mitigation of downstream flooding
- Site space utilization and minimum site disruption.
- Economical and low maintenance system
- Modular structure for design flexibility
- Heavy load carrying capacity
- Supplied in kit form for ease in transportation
- High void surface ratio for quicker infiltration
- Lightweight



RAINSMART® TANK

Code	Product	Tank Size	Modules/m ³
76034	RainSmart 4 Plate Tank Single	0.715 x 0.4 x 0.44	8
76350	RainSmart 4 Plate Tank Double Layer	0.715 x 0.4 x 0.86	4
76353	RainSmart 4 Plate Tank Triple Layer	0.715 x 0.4 x 1.28	2.73
76352	RainSmart 4 Plate Tank Quad Layer	0.715 x 0.4 x 1.7	2.04
76351	RainSmart 4 Plate Tank Penta Layer	0.715 x 0.4 x 2.12	1.64

RainSmart

Modular Tank System

TECHNICAL DATA SHEET	TDS G 001 019
ISSUE NUMBER	05
DATE	OCTOBER 2016

DESCRIPTION

Modular tank systems designed for inground water storage and or water detention for peak flow events. Ellipse modular tanks can be designed to conform to most shapes and sizes to suit site conditions, and are simply stacked into a matrix of cells to create the desired storage volume.

APPLICATION

Application includes inground water storage and water flow detention.

TYPICAL PROPERTIES – TANK DIMENSIONS

MODULE (UNITS)	WIDTH (MM)	LENGTH (MM)	HEIGHT (MM)	TYPICAL TANK VOLUME (LITRES)	TYPICAL WATER STORAGE VOLUME (LITRES)
Single (1)	400	715	440	125.77	119.47
Double (2)	400	715	860	245.94	233.64
Triple (3)	400	715	1280	366.08	347.77
Quad (4)	400	715	1700	486.29	461.97
Pent (5)	400	715	2120	606.32	576.00
INTERNAL VOID RATIO			95% void		
MATERIAL			85% Recycled Polypropylene + 15% Proprietary Mix		
BIOLOGICAL & CHEMICAL RESISTANCE			Unaffected by moulds and algae, soil borne chemicals, bacteria and bitumen.		
SERVICE TEMPERATURE			-10°C to 75°C		
FLOW RATE			0.040 m ³ /sec		
Ultimate Load / Unconfined Crush Testing:				Crush Load – 4 Plate Module : > 22.88 t/m ²	
<i>(Results for standard units with 4 Large & 4 Small plate tanks, also 4 large & 5 small plate tanks)</i>				Crush Load – 5 Plate Module: > 26.16 t/m ²	
				Temperature: 21–27°C	

- RainSmart Modular Tank is a design registered or design registered pending system of RainSmart Ply Ltd.
- Suitably qualified designers should apply the appropriate reduction factors for load based on the application.

DISCLAIMER: All information provided in this publication is correct to the best knowledge of the company and is given out in good faith. The information presented herein is intended only as a general guide to the use of such products and no liability is accepted by Cirtex Industries Ltd for any loss or damage however arising, which results either directly or indirectly from the use of such information. Cirtex Industries Ltd have a policy of continuous development so information and product specifications may change without notice.

Percolation Test Result

Job Number: 43374

Date: 23/4/21

Location: Lot 16 Anderson Park, Waikanae

Client: Graeme Fletcher

Time(mins)	Drop(mm)
0	0
10	280
20	400
30	460
45	500
60	530

Diameter 100mm Depth: 1000mm, 20 Liter pre-soaking

DIVERTRON

6" ELECTRONIC MULTISTAGE SUBMERSIBLE PUMPS

DOMESTIC WATER SUPPLY



DIVERTRON



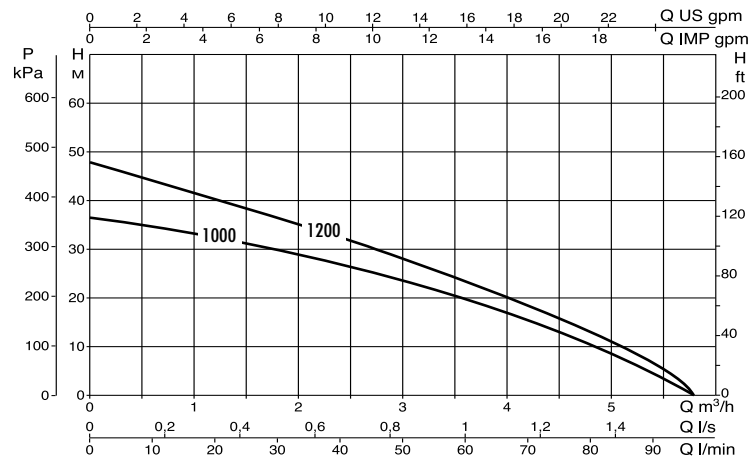
DIVERTRON X

Submersible pressure pumps with built-in integrated electronics, designed to automatically start and stop the pump. Built-in electronic board, pressure switch and flow sensor. Equipped with dry-run protection. Built-in non return valve. Easy to use.

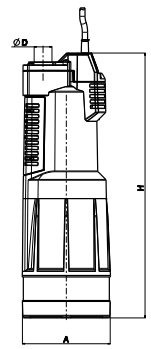
High reliability. Available with 3 or 4 impellers. Supplied with 15 m power cord. Available with screen filter or stainless steel ring for use of suction kit.

TECHNICAL DATA

MODEL	CODE	VOLTAGE 50 Hz	P2 NOMINAL		CABLE LENGTH m.
			KW	HP	
DIVERTRON 1000 M	60122623	1 x 230 V	0,65	0,88	15
DIVERTRON X 1000 M	60122625	1 x 230 V	0,65	0,88	15
DIVERTRON 1200 M	60122626	1 x 230 V	0,75	1	15
DIVERTRON X 1200 M	60122627	1 x 230 V	0,75	1	15



DIMENSIONS AND WEIGHTS



MODEL	A	ØD	H	DNM	GROSS WEIGHT Kg
DIVERTRON 1000	150	30	450	1"	11
DIVERTRON X 1000	150	30	450	1"	11
DIVERTRON 1200	150	30	450	1"	11
DIVERTRON X 1200	150	30	480	1"	11

SUBMERSIBLE PUMPS AND
SUBMERSIBLE MOTORS

Fletcher - Lot 16 Anderson Park, Waikanae

Insulation Calculations

Calculation Method -
 Zone 2

Reference Building Heat Loss

Building Thermal Envelope	Area (m2)	R-value	Heat Loss (Area/R-value)
Roof	161	2.9	55.5
Walls (excluding garage)	179	1.9	94.2
Floor (excluding garage)	206	1.3	158.5
Glazing ≤ 30%	51	0.26	196.2
Glazing > 30%	0	0.31	0.0

Total Heat Loss of Reference Building 504.3

Proposed Building Heat Loss

Building Thermal Envelope	Area (m2)	R-value	Heat Loss (Area/R-value)
Roof - flat ceiling	93	3.37	27.6
Roof - raking ceiling	68	3.89	17.5
Walls - Brick (excluding garage)	161	2.11	76.3
Walls - Stria (excluding garage)	18	2.12	8.5
Floor - Ribraft slab	206	2.28	90.4
Glazing ≤ 30%	51	0.26	196.2

Total Heat Loss of Proposed Building 388.9

Summary

Calculations based on lower R value of garage

Roof	R3.6 Batts to dwelling	10.4
Walls	R2.4 Batts to dwelling	9.4
Floor	Ribraft slab	68.1
Glazing	Double glazing	0

Total Heat Gain 87.9



Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel [\[i\]](#).

Floors

Walls

Roofs

Date: 18/05/2021

Element Name (optional)	2.11	m ² C/W
Type: Wall: Timber Frame with vented Cavity		
Timber Frame with vented Cavity	view detail	
external surface 0.03		
Cladding : 90mm brick		R-value: 0.08
Air Barrier : Building paper		R-value: 0.01
Timber Frame & Cavity : 90mm, studs @ 400mm, dwangs @ 800mm		
Wall Frame Area: 17.9%		Cavity Area: 82.1%
15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08	15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08	
Framing : R-value: 0.75	Pink@Batts@ R2.4 Wall 2.4	
	still Airgap: 20-90mm airgap (non-reflective) R-value: 0.16	
Wall Lining : Gypsum plasterboard 10mm		R-value: 0.04
internal surface 0.09		

[Print Page](#)

Current NZS4218:2009 Schedule Method minimum R-value Targets (non-solid construction) [\[i\]](#):

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets [\[i\]](#):

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8



Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

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If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel [\[1\]](#).

- Floors
- Walls
- Roofs

Date: 18/05/2021

Element Name (optional)	2.12	m ² C/W
Type: Wall: Timber Frame with vented Cavity	▼	
Timber Frame with vented Cavity	view detail	
external surface 0.03		
Cladding : James Hardie Stria Cladding 14mm	▼	
<i>R-value: 0.10</i>		
Air Barrier : Building paper	▼	
<i>R-value: 0.01</i>		
Timber Frame & Cavity : 90mm, studs @ 400mm, dwangs @ 800mm		
<i>Wall Frame Area: 17.9%</i>		<i>Cavity Area: 82.1%</i>
15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08	15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08	
Framing : <i>R-value: 0.75</i>	Pink®Batts® R2.4 Wall 2.4	
	still Airgap: 20-90mm airgap (non-reflective) ▼	
	<i>R-value: 0.16</i>	
Wall Lining : Gypsum plasterboard 10mm	▼	
<i>R-value: 0.04</i>		
internal surface 0.09		

[Print Page](#)

Current NZS4218:2009 Schedule Method minimum R-value Targets (non-solid construction) [\[1\]](#):

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets [\[1\]](#):

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8





Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel [\[i\]](#).

- Floors
 Walls
 Roofs

Date: 18/05/2021

Element Name (optional)	3.37	m ² C/W
Type: Roof: Timber framed truss Roof, direct fixed or battened flat Ceiling	▼	
Timber framed Roof, direct fixed or battened flat Ceiling	view detail	
external surface 0.03		
Roofing : Corrugate iron with building paper	▼	
<i>R-value: 0.01</i>		
Insulation :		
Timber Frame & Cavity :		
90mm rafters or joists @ 900mm, battens covered with insulation ▼		
<i>Roof Frame Area: 5.0% Cavity Area: 95.0%</i>		
Roof space (still air) 0.11	Roof space (still air) 0.11	
Framing : <i>R-value: 0.75</i>	Pink@Batts@ R3.6 Ceiling 3.6	
Roof Lining : Gypsum plasterboard 13mm ▼		
<i>R-value: 0.06</i>		
internal surface 0.09		
Non-IC-rated recessed downlights		
Ceiling Area [m ²]:	Number of downlights:	Clearance from lamp holder side [m]: [i]

[Print Page](#)

Current NZS4218:2009 Schedule Method minimum R-value Targets (non-solid construction) [\[i\]](#):

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets [\[i\]](#):

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8



Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel [\[i\]](#).

- Floors
 Walls
 Roofs

Date: 18/05/2021

Element Name (optional)	3.89	m ² C/W
Type: Roof: Timber framed skillion or flat Roof		
Timber framed skillion or flat Roof	view detail	
external surface 0.03		
Roofing : Corrugate iron with building paper		
R-value: 0.01		
Timber Frame & Cavity :		
Hyjoist 300/63 @ 600mm, battens covered with insulation		
Roof Frame Area: 1.5%		Cavity Area: 98.5%
Framing : R-value: 2.49	still Airgap : 10-30mm airgap (non-reflective)	
		R-value: 0.13
Thermal Break : none	Pink@Batts@ R3.6 Ceiling 3.6	
		R-value: 0.00
Roof Lining : Gypsum plasterboard 13mm		
R-value: 0.06		
internal surface 0.09		
Non-IC-rated recessed downlights		
Ceiling Area [m ²]:	Number of downlights:	Clearance from lamp holder side [m]: [i]

[Print Page](#)

Current NZS4218:2009 Schedule Method minimum R-value Targets (non-solid construction) [\[i\]](#):

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets [\[i\]](#):

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8

PARAPARAUMU PRENAIL LTD

37 Ihakara Street, Paraparaumu 5032

Tel: 04 902 5618 Fax: 04 902 5619

Producer Statement for Manufactured Frames

Paraparaumu Prenail Ltd will at the time of supply, produce Wall Frames including all Timber Lintels and Beams, manufactured to the following criteria:

Job Name Proposed Dwelling
 Site Address Lot 16, Anderson Park
 Waikanae
 Client Fletcher
 Architect/Draughtsman Coastal Architecture Ltd
 Engineer

Wind Zone **Very High**
 Snow Load Region
 Earthquake Region

Roof Material **Light**

Wall Framing as Specified	Timber Size	Stud Spacing	Treatment	Bottom Plate Treatment	Grade
Ext Walls & Int LB 2.4	90x45	400	H1.2	H3.2	MSG8
LB Walls up to 2.7	90x45	300	H1.2	H3.2	MSG8
LB Walls up to 4.2	140x45	400	H1.2	H3.2	MSG8
Internal Walls Non LB	90x45	600	H1.2	H3.2	MSG8
Beam 1	-	-	-	-	-
Beam 2	-	-	-	-	-
Beam 3	-	-	-	-	-
Beam 4	-	-	-	-	-

All timber members and components in this design have been determined to comply with The New Zealand Building Code (Section B1). They have been designed in accordance with sound and widely accepted engineering principles to comply with the following New Zealand Standards:

NZS 1170: 2002 General Structural Design and Design Loadings for Buildings.

NZS 3603: 1993 Timber Design

NZS 3604: 2011 Timber Framed Buildings

Any design that falls outside of these New Zealand Standards that requires specific design will have all Loading and Design Tables and Charts attached.

Designed by **Brett Giles**

Signed : Bwgiles

Date 6 April 2021

Fabricator / Designer Statement

Job Ref: 0820

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using the Pryda Build software.

CLIENT Name: *Placemakers Kapiti*

SITE Details:

Address : *Fletcher*
Lot 16, Anderson Park, Waikanae
City:
Post Code:

Nominal Design Criteria:

Design working life: 50 years
Building importance: Residential (Importance Level 2)
Roofing: Longrun (6.0 kg/sq.m)
Ceiling: 13mm Gib-board (8.5 kg/sq.m)
Top chord purlins: 900 mm
BC restraints: Lateral tie restraints at 1800 mm crs
Standard truss spacing: 900 mm
Standard roof pitch: 6.00 deg.
Ult. design wind speed: 50 m/s (wind classification = Very high)

Design roof snow load: 0 Pa
(incl. probability factor)
Ground snow load: 0 Pa
Location: Region N1 - lower Nth Island
Altitude above sea level: 100 m

Max. eaves height: 3 m
Max. ridge height: 6 m

Int pressure coeff. up: 0.2
Overhang Condition: Metal fascia

The correctness of the Design Criteria used by the Pryda Build truss design software is the responsibility of the fabricator.

Note : Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004

Note: This statement must be read in conjunction with the truss layout and detail sheets.

Note: The Structural Timber products supplied in this building stores approximately '500' kg of carbon.

All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

All trusses have been manufactured in accordance with the fabrication specifications provided by Pryda, and shall be installed, connected and braced in accordance with the recommendations given in - AS4440:2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided, such as the Pryda Installation Guides.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand.

Name: David Bright

Position: Estimator

Signed: 

Date: 31-03-2021

Fabricator / Designer Statement
--

Job Ref: 0820

Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank.
 Use specified fixings with Pryda connectors as noted.

Note 2: The following trusses have not yet fully passed all of the design criteria, eg:-

<i>Truss Mark</i>	<i>Status</i>
BR1	Fixings and connections have not been designed.
BR3	Fixings and connections have not been designed.
BR5	Fixings and connections have not been designed.
BR6	Fixings and connections have not been designed.
BR2	Fixings and connections have not been designed.
BR4	Fixings and connections have not been designed.

Tie-downs to walls/beams:

Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails.

All additional tie-downs are as follows:

<i>Truss Mark</i>	<i>Sup No.</i>	<i>Distance</i>	<i>Fixing</i>	<i>Support Jt Grp</i>	<i>Width</i>	<i>Truss Jt Grp</i>	<i>Uplift (kN)</i>	<i>Fixing Details</i>
M1	1	-	2/Z	JD5	90	JD5	-1.10	
	2	1600	2/Z	JD5	70	JD5	-1.08	
	3	3200	2/Z	JD5	70	JD5	-0.88	
	4	4800	2/Z	JD5	70	JD5	-1.02	
	5	6400	2/Z	JD5	90	JD5	-0.99	
M2	1	-	2/NPPC4	JD5	90	JD5	-4.72	2/12g-11x35 screws, 6/30x3.15d nails
	5	5650	2/NPPC4	JD5	90	JD5	-4.64	2/12g-11x35 screws, 6/30x3.15d nails
M3	1	-	2/NPPC4	JD5	90	JD4	-5.01	2/12g-11x35 screws, 6/30x3.15d nails
	5	6310	2/NPPC4	JD5	45	JD4	-4.20	2/12g-11x35 screws, 6/30x3.15d nails
M4	1	-	2/NPPC4	JD5	90	JD4	-5.14	2/12g-11x35 screws, 6/30x3.15d nails
	5	7400	2/NPPC4	JD5	90	JD4	-4.94	2/12g-11x35 screws, 6/30x3.15d nails
M5	1	-	2/NPPC4	JD5	90	JD4	-5.08	2/12g-11x35 screws, 6/30x3.15d nails
	5	6355	2/NPPC4	JD5	45	JD4	-4.95	2/12g-11x35 screws, 6/30x3.15d nails
M6	1	-	2/NPPC4	JD5	90	JD4	-5.23	2/12g-11x35 screws, 6/30x3.15d nails
	5	7355	2/NPPC4	JD5	45	JD4	-5.11	2/12g-11x35 screws, 6/30x3.15d nails
P1	1	-	2/Z	JD5	45	JD5	-1.78	
	5	1812	2/Z	JD5	90	JD5	-2.38	
	9	3655	2/Z	JD5	90	JD5	-1.78	
P2	1	-	2/Z	JD5	45	JD5	-2.06	
	6	2555	2/Z	JD5	90	JD5	-2.06	
P3	1	-	2/Z	JD5	90	JD5	-1.65	
	4	1867	2/Z	JD5	90	JD5	-2.09	
	7	3334	2/Z	JD5	90	JD5	-1.65	

Secondary fixings (hip & gable ends, valleys):

All trusses are to be fixed at each support with the following:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

Fixing Summary:

Paraparaumu Prenail 2016 Ltd.
 37 Ihakara St. PARAPARAUMU Ph (04) 902 5618 Fax (04) 902 5619

Page 3 of 3
 Date: 31-03-2021
 Ver 4.5.5

Fabricator / Designer Statement
--

Job Ref: 0820

<i>Connector</i>	<i>Description</i>	<i>Total</i>	<i>Fixing Method (per connector)</i>	
<i>Tiedown</i>			<i>Support</i>	<i>Truss</i>
NPPC4	Purlin cleat	88	2/12g-11x35 screws	6/30x3.15d nails
Z	Z nail	36		

Producer Statement - PS1 - Design

Job Ref: 0820

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to
Paraparaumu Prenail 2016 Ltd.

These truss designs are in accordance with sound and widely accepted engineering principles. I believe on reasonable grounds that if constructed in accordance with the design, the trusses will comply with relevant requirements of the New Zealand Building Code, Clause B1 and Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for building importance level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:


ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The truss designs require that the supporting structure is stable in its own right, and that the trusses will be braced in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, including but not limited to Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ\$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)



André van Blerk
Chartered Professional Engineer
BSc (Eng) CMEngNZ (214689), CPEng, IntPE

Design Deflection Limits:

D.L. L.L.
SPAN/300 SPAN/250
OR 20 mm OR 20 mm

TABLE 21A: RAFTERS – HIGH AND VERY HIGH WIND EXPOSURE

Section D x B (mm)	Product	Cross Section	Single Span								Continuous Span								
			450		600		900		1200		450		600		900		1200		
			Maximum Rafter Span and Overhang 'O/H' (m) for Light Roofs and Ceilings = 40 kg/m ²																
Span		O/H		Span		O/H		Span		O/H		Span		O/H		Span		O/H	
90 x 45	hyCHORD®	■	2.7	0.7	2.4	0.7	2.2	0.6	2.0	0.6	3.1	0.7	3.0	0.6	2.8	0.6	2.6	0.6	
140 x 45	hyCHORD	■	4.0	1.1	3.7	1.0	3.3	1.0	3.0	1.0	-	-	-	-	4.4	0.9	4.1	0.9	
150 x 45	hySPAN®	■	4.6	1.3	4.2	1.2	3.8	1.1	3.4	1.2	6.1	1.1	5.7	1.0	5.0	1.0	4.6	1.0	
150 x 63	hySPAN	■	5.0	1.5	4.6	1.4	4.2	1.3	3.8	1.3	6.5	1.3	6.2	1.2	5.6	1.1	5.1	1.1	
170 x 45	hySPAN	■	5.2	1.5	4.8	1.3	4.2	1.3	3.9	1.2	6.7	1.3	6.3	1.2	5.7	1.1	5.2	1.2	
190 x 45	hyCHORD	■	5.4	1.5	5.0	1.4	4.4	1.4	4.1	1.3	-	-	-	-	-	-	-	-	
HJ200 45	hyJOIST®	I	5.6	1.4	5.1	1.4	4.4	1.3	4.0	1.3	7.0	1.3	6.5	1.2	5.8	1.2	4.8	1.2	
200 x 45	hySPAN	■	6.0	1.7	5.6	1.6	5.0	1.5	4.6	1.4	7.5	1.6	7.1	1.4	6.5	1.3	6.1	1.4	
200 x 63	hySPAN	■	6.4	2.0	6.0	1.8	5.5	1.7	5.0	1.7	7.9	1.8	7.5	1.6	7.0	1.5	6.5	1.6	
240 x 45	hySPAN	■	6.8	2.1	6.4	1.9	5.9	1.8	5.4	1.7	8.5	1.9	8.0	1.8	7.4	1.7	6.9	1.6	
HJ240 63	hyJOIST	I	6.8	1.9	6.3	1.8	5.7	1.7	5.2	1.7	8.3	1.8	7.8	1.7	7.0	1.6	6.2	1.6	
240 x 63	hySPAN	■	7.2	2.4	6.9	2.2	6.3	2.1	6.0	2.0	-	-	8.5	2.0	7.9	1.9	7.5	1.8	
HJ240 90	hyJOIST	I	7.3	2.3	6.9	2.1	6.3	2.0	5.9	1.9	-	-	8.5	1.9	7.7	1.8	7.2	1.8	
HJ300 63	hyJOIST	I	7.7	2.4	7.2	2.2	6.6	2.1	6.1	2.0	-	-	-	-	8.0	1.9	7.4	1.9	
300 x 45	hySPAN	■	7.9	2.8	7.5	2.5	6.9	2.3	6.5	2.0	-	-	-	-	8.6	2.1	8.1	2.0	
300 x 63	hySPAN	■	8.3	3.2	8.0	2.9	7.4	2.7	7.0	2.5	-	-	-	-	-	-	8.7	2.4	
HJ300 90	hyJOIST	I	8.3	2.8	7.8	2.6	7.2	2.4	6.7	2.3	-	-	-	-	-	-	8.2	2.2	

TABLE 21B: RAFTERS – HIGH AND VERY HIGH WIND EXPOSURE

Section D x B (mm)	Product	Cross Section	Single Span								Continuous Span								
			450		600		900		1200		450		600		900		1200		
			Maximum Rafter Span and Overhang 'O/H' (m) for Heavy Roofs and Ceilings = 90 kg/m ²																
Span		O/H		Span		O/H		Span		O/H		Span		O/H		Span		O/H	
90 x 45	hyCHORD®	■	2.1	0.8	1.9	0.8	1.7	0.7	1.5	0.7	2.8	0.7	2.5	0.7	2.2	0.6	2.0	0.6	
140 x 45	hyCHORD	■	3.2	1.3	2.9	1.2	2.6	1.1	2.3	1.1	4.3	1.1	3.9	1.0	3.5	1.0	3.1	1.0	
150 x 45	hySPAN®	■	3.6	1.4	3.3	1.3	2.9	1.3	2.7	1.2	4.9	1.3	4.5	1.2	3.9	1.1	3.6	1.1	
150 x 63	hySPAN	■	4.0	1.6	3.7	1.5	3.3	1.4	3.0	1.4	5.4	1.4	4.9	1.3	4.4	1.3	4.0	1.2	
170 x 45	hySPAN	■	4.1	1.6	3.8	1.5	3.3	1.4	3.0	1.4	5.5	1.4	5.0	1.3	4.4	1.3	4.1	1.2	
190 x 45	hyCHORD	■	4.3	1.7	3.9	1.6	3.5	1.5	3.2	1.5	-	-	-	-	4.7	1.3	4.3	1.3	
HJ200 45	hyJOIST®	I	4.3	1.6	3.8	1.5	3.3	1.4	3.0	1.4	5.6	1.4	5.0	1.4	4.2	1.3	3.2	1.4	
200 x 45	hySPAN	■	4.8	1.9	4.4	1.8	3.9	1.7	3.5	1.6	6.3	1.7	5.9	1.6	5.2	1.5	4.8	1.5	
200 x 63	hySPAN	■	5.3	2.2	4.9	2.0	4.3	1.9	3.9	1.8	6.8	1.9	6.4	1.8	5.8	1.7	5.3	1.6	
HJ240 63	hyJOIST	I	5.5	2.1	4.9	2.0	4.3	1.9	3.8	1.8	6.8	1.9	6.3	1.8	5.5	1.7	4.2	1.7	
240 x 45	hySPAN	■	5.7	2.3	5.2	2.1	4.6	2.0	4.2	1.9	7.2	2.1	6.8	1.9	6.2	1.8	5.7	1.7	
HJ240 90	hyJOIST	I	6.1	2.4	5.6	2.3	4.9	2.2	4.4	2.0	7.5	2.2	7.0	2.1	6.3	2.0	5.5	2.0	
240 x 63	hySPAN	■	6.2	2.6	5.8	2.4	5.1	2.3	4.7	2.2	7.7	2.4	7.3	2.2	6.7	2.0	6.2	2.1	
HJ300 63	hyJOIST	I	6.4	2.6	5.9	2.4	5.1	2.3	4.6	2.1	7.8	2.4	7.2	2.2	6.4	2.1	5.6	2.0	
300 x 45	hySPAN	■	6.8	2.9	6.4	2.7	5.8	2.5	5.3	2.3	8.4	2.7	7.9	2.4	7.3	2.3	6.8	2.2	
HJ300 90	hyJOIST	I	7.0	3.0	6.5	2.8	5.9	2.6	5.3	2.3	8.5	2.8	7.9	2.6	7.1	2.4	6.4	2.3	
300 x 63	hySPAN	■	7.2	3.3	6.8	3.1	6.3	2.8	5.8	2.6	-	-	8.5	2.8	7.8	2.6	7.3	2.5	

The following notes relate to TABLE 21A and TABLE 21B.

- Maximum overhangs (O/H) have been determined for the support conditions and a minimum backspan of twice O/H
- Bottom edge to be restrained by ceiling or ceiling battens at maximum 600 c/c

CONSTRUCTION
CHEMICALS

Liquid Flash 1

Packaging



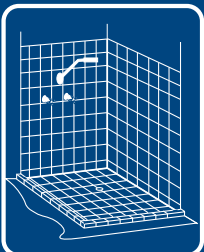
Mixing



Application



Uses



Substrates

PIPES
Metal, Plastic
ROOFS
Metal, Concrete,
Brick, Block,
Cement render

Microfibre reinforced waterproofing membrane

Description

Liquid Flash 1 is a premixed one-pack, grey, water based, microfibre reinforced acrylic flexible waterproofing membrane that is easily applied with a brush to form a resilient waterproof/ flashing membrane between different building surfaces. **Liquid Flash 1** will remain pliable and elastic and will bridge cracks and smooth irregular surfaces. The cured membrane is resistant to UV and mild chemical attack.

Liquid Flash 1 conforms to AS/NZS 4858. Class 3 membrane for use in internal wet areas. Internal wet areas must be waterproofed in accordance with AS3740 and local regulations.

Uses

A waterproof membrane for roofs, balconies, retaining walls, planter boxes, internal wet areas (e.g. bathrooms, kitchens, laundries and toilets). A flashing material for roof vent pipes, parapet walls and roof sheeting/tiles. For use on cement render, concrete, brick, block and building boards such as gypsum and cement sheeting on walls and compressed cement sheeting on floors, roof and gutter repairs.

Features

- Easy to apply - apply straight from the bucket
- Permanently flexible microfibre reinforced membrane
- Excellent UV Light resistance
- Excellent adhesion to correctly prepared surfaces
- Bridges cracks
- Colour - grey and can be overpainted with water based acrylic paints to colour match surroundings

Coverage (Approximate)

Two coats give a final coverage of 2L/m² (dry film thickness of 1.5mm).

Performance Data

Conforms to AS/NZS 4858 Class 3 membrane

Weather Resistance Slight chalking after over 5000 hours QUV

Moisture Vapour Transmission 0.001 perms-cm when tested in accordance with ASTM: E96-66

Tensile Strength (AS/NZS 4858) 1.5MPa

Elongation (AS/NZS 4858) 420%

Adhesion to Substrates (AS1526J)
Aluminium 4.75N/mm²
Mortar 0.57N/mm²
Glass 0.69N/mm²

Exceeds SISIR (Singapore) requirements for rooftop waterproofing

Specification

The waterproof flashing shall be a microfibre reinforced water based acrylic membrane and have a tensile strength 1.5MPa and 420% elongation such as **Liquid Flash 1** manufactured by **Construction Chemicals** and shall be applied in accordance with the manufacturer's instruction.

Surface Preparation

The surface to be waterproofed must be structurally sound and free from dirt, dust, grease, paint, wax, laitance and all other contaminants. Treat surfaces as follows before applying **Liquid Flash 1**.

Galvanised iron (new) - degrease with xylene or similar and wash clean with water and allow to dry.

Rusty surfaces - wire brush to remove flaky rust and treat with a rust inhibitor.

Timber - prime with a timber primer.

Plastic pipes - roughen area to be coated with sand paper.

Painted surfaces - abrade with a wire brush or sand down to obtain a good mechanical key. Scrub thoroughly with detergent and water and allow to dry.

Cement sheet / plaster board and porous surfaces - prime with **Primebond**.

Masonry - render must be at least 7 days old, concrete 28 days old and a minimum 25MPa. Smooth surfaces (concrete, compressed cement sheet) must be washed thoroughly and allowed to dry. Prime with **Primax**. Abrade or sand contaminated surfaces to provide a totally clean surface.

Bond Breaker and Reomat

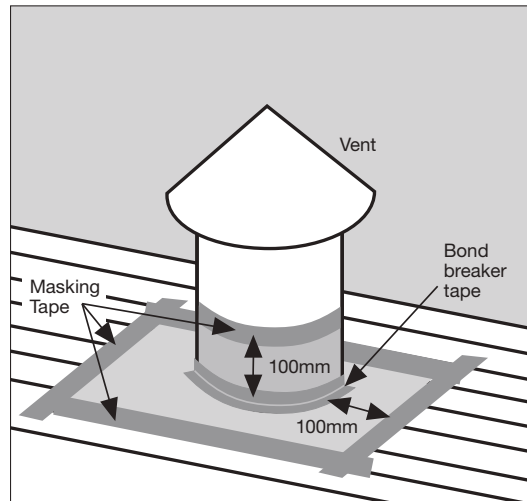
At the junction/joints in building surfaces i.e., floors/walls/walls, wastes etc., apply centrally over the junction, bond breaker tape or a 13mm bead of neutral cure silicone (allow to become touch dry). Apply a 150mm wide thick coat of **Liquid Flash 1** and bed the 140mm wide Reomat into the first wet coat of membrane.

Membrane Application

Application to be applied in accordance with AS3740 and AS4654.2. Apply two coats of membrane to the area to be waterproofed, which must be graded to a waste, and 100mm up the surrounding walls and down waste and drip mould on balconies. Apply the second coat at 90° to the first as soon as it is dry (recoat time is approximately 2 hours @ 23°C @ 50% relative humidity). Apply each coat thickly (approximately 1.5mm wet) allowing it to flow rather than being brushed on. Use a soft brush for best results. Clean wet brushes in water. A final thickness of 1.5mm is required.

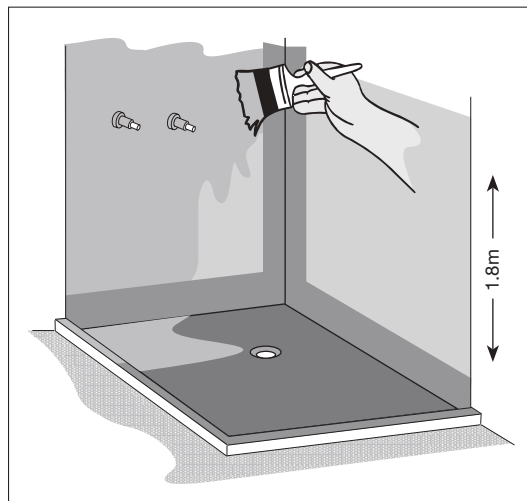
Flashing Application

At the junction of two surfaces apply bond breaker tape equally to both surfaces. This will eliminate wastage of material dropping through the hole and allow for extremes of movement. On round pipes use 50mm square pieces of masking tape around the circumference of the pipe. To make a clean line at the edge of the flashing, apply masking tape to the outside of the area to be coated. Apply two coats 100mm or more to each surface. Can be painted to colour match surroundings.



Shower Alcoves

If pond testing is required, ensure the membrane is allowed to cure for a minimum of 7 days before testing.



Curing

7 days @ 23°C @ 50% relative humidity.
Protect from rain for the first 24 hours.
Cold damp conditions – increase curing time.
Hot dry conditions – reduces curing time.

Immersed applications must be allowed to cure for 28 days before being put into use.

Precautions

- Apply at temperatures between 10°-35°C.
- At above 30°C temperatures the membrane exhibits thermoplastic characteristics
- Do not thin material or add filler
- Do not use over surfaces where continuous rising damp is a problem or hydrostatic pressure is present
- Shower alcoves should be allowed 3 days to cure before tiling. Allow to cure 7 days before use
- Seal damp substrates with one coat of **Epecrete**
- **Liquid Flash 1** will resist light/maintenance foot traffic. Protect the surface with paint/screed/tiling/**Deckgrip** if traffic is more regular.
- Waterproofed areas must be sloped to a drain and water must not pond

Cleaning

Equipment may be cleaned with clean water, cured material with xylene or MEK.

Shelf Life

2 years

**CONSTRUCTION
CHEMICALS**

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Melbourne Phone (03) 9761 4711

Sydney Phone (02) 9756 3533

Kuala Lumpur Phone (603) 5122 2522

OUR REF 12016

February 03, 2021

Certa Engineering
Box 30 535
LOWER HUTT

ATTENTION: Shannon O'Leary

EMAIL: shannon@certa.nz by email only

Dear Sir

**PROPOSED DWELLING
ANDERSON PARK SUBDIVISION
104-110 NGARARA ROAD, WAIKANAЕ, KAPITI COAST**

This letter is in response to an RFI from Council requesting confirmation of the liquefaction/lateral spread risk for several residential sites in the subdivision.

The geotechnical report for the subdivision, reference 12016 dated September 2019 for the Stage 1B subdivision clearly assesses the liquefaction and lateral spreading risks/effects for the subdivision. The report was provided as part of the original subdivision consent and is in the Council files.

This letter is in response to Lot 2, but is relevant to all lots in this stage of the subdivision.

The report assessment indicated the following:

- Under an SLS (serviceability) event the site is considered resistant to liquefaction.
- Under a ULS (ultimate) event some liquefaction may occur at depth (9.5 to 14.6 metres) but is expected to be largely rafted by the overlying soils with minimal effects (settlement possibly up to 50 mm) possible.
- Lateral spreading is not considered a risk.

We trust this allows the consent process to continue.

Yours faithfully
ABUILD™ Consulting Engineers Limited



Richard Skilton
BE(Hons) CEngNZ CPEng
Chartered Professional Engineer
Director

Owner's Guide and Installation Instructions



Gas Continuous Flow Water Heater 27L Gas Water Heater — 874 & 872 Series, 627 Models

This water heater must be installed and serviced by an authorised person.
Please leave this guide with the householder.



HOT WATER DELIVERY

This water heater can deliver water at temperatures which can cause scalding.

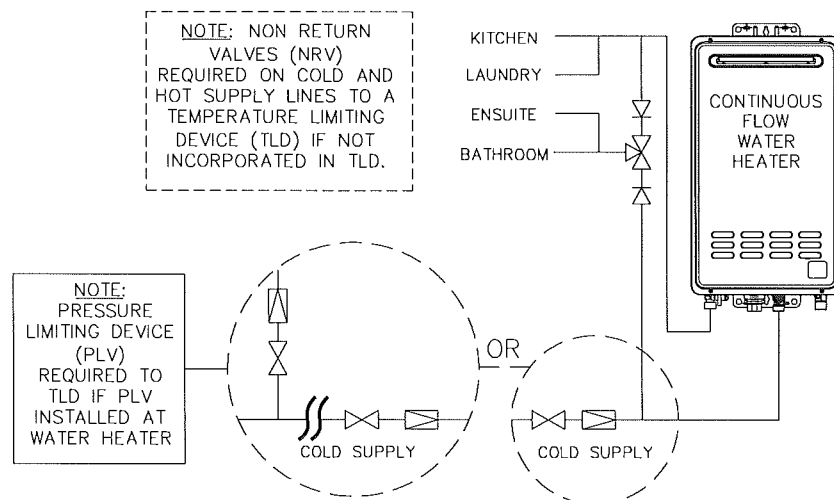
It is necessary and we recommend that a temperature limiting device be fitted between an 874 or 872 series water heater and the hot water outlets in any ablution and public areas such as a bathroom, ensuite or public amenities, to reduce the risk of scalding. The installing plumber may have a legal obligation to ensure the installation of this water heater meets the delivery water temperature requirements of AS/NZS 3500.4 so that scalding water temperatures are not delivered to a bathroom, ensuite or other ablution or public area.

The temperature limiting device used with an electronic continuous flow gas water heater should have:

- a specified minimum temperature differential between the hot water inlet and the tempered water outlet of no greater than 10°C, and
- a specified maximum permitted pressure variation in the supply between the hot water inlet and the cold water inlet of no less than 15%.

Where a temperature limiting device is installed adjacent to the water heater, the cold water line to the temperature limiting device can be branched off the cold water line either before or after the isolation valve and pressure limiting valve to the water heater.

If a pressure limiting valve is installed on the cold water line to the water heater and the cold water line to a temperature limiting device branches off before this valve or from another cold water line in the premises, then a pressure limiting valve of an equal pressure setting may be required prior to the temperature limiting device.



Two Temperature Zones Using a Temperature Limiting Device

An 874 series water heater will not deliver temperatures exceeding 55°C in accordance with AS 3498. There is no statutory requirement in AS/NZS 3500.4 to fit a temperature limiting device if this water heater is installed in other than an early childhood centre, school, nursing home or a facility for young, aged, sick or disabled people. Refer to "Water Temperature Diagrams" on page 48.

Gas Booster for a Solar Water Heater

The temperature limiting device used with an 874 series gas booster water heater as part of a solar water heater installation must have the additional capability of receiving a hot water supply temperature of up to 99°C if the solar preheat water heater does not have an over temperature protection system to limit the water to no greater than 90°C.

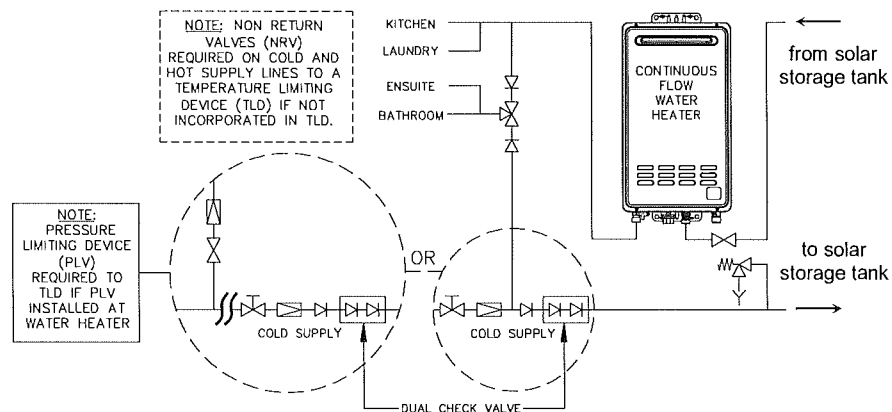
⚠ Warning: Temperature controllers **must not** be fitted to this water heater as part of a solar water heater system (874 series) because water at a temperature much higher than the controller setting can be delivered. If a solar preheater has been installed to an existing water heater installation, then all controllers **must be** disconnected and removed.

Where a temperature limiting device is installed adjacent to the gas booster water heater, the cold water line to the temperature limiting device can be branched off the cold water line either before or after the isolation valve and pressure limiting valve to the solar storage tank, but it **MUST BE** before the non return valve prior to an open circuit direct system. The cold water line to the temperature limiting device can be branched off the cold water line either before or after the non return valve prior to a closed circuit indirect system. If an expansion control valve is required, it must always be installed after the non return valve and be the last valve prior to the solar storage tank.

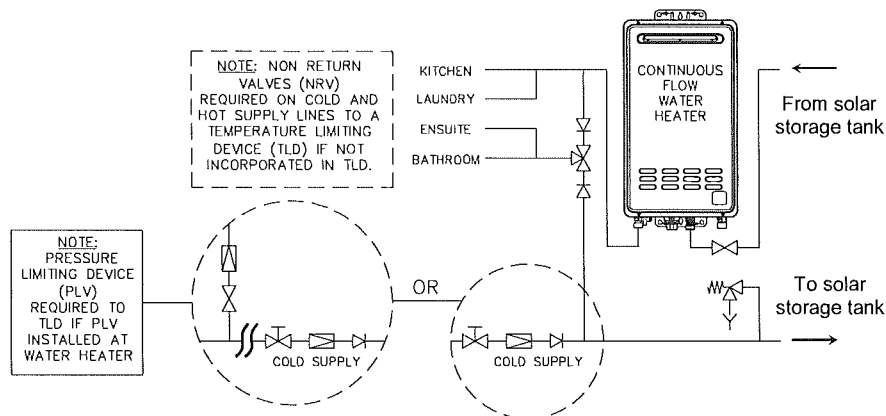
Warning: A non return valve **MUST BE** installed on the cold water line to the solar storage tank **AFTER** the cold water branch to a temperature limiting device prior to an open circuit direct system. Due to the higher water temperatures generated under certain conditions in the solar collectors of an open circuit direct solar water heater, an additional effective back-flow prevention device also should be used as an extra safeguard. Valve manufacturer RMC recommends Dual Check Valve model N7150, as being suitable for this application.

If a combination isolation valve and non return valve (duo or trio valve) is installed on the cold water line to an open circuit direct solar water heater and the cold water line to the temperature limiting device branches off after this valve, then a second non return valve must be installed between the cold water branch and the solar storage tank. Due to the higher water temperatures generated under certain conditions in the solar collectors of an open circuit direct pumped solar water heater, an effective back-flow prevention device should be used as the second non return valve as an extra safeguard. Valve manufacturer RMC recommends Dual Check Valve model N7150, as being suitable for this application.

If a pressure limiting valve is installed on the cold water line to the solar water heater and the cold water line to a temperature limiting device branches off before this valve or from another cold water line in the premises, then a pressure limiting valve of an equal pressure setting may be required prior to the temperature limiting device.



**Gas Booster for Open Circuit Direct Solar Preheater Installation
Two Temperature Zones Using a Temperature Limiting Device**



**Gas Booster for Closed Circuit Solar Preheater Installation
Two Temperature Zones Using a Temperature Limiting Device**

CIRCULATED HOT WATER FLOW AND RETURN SYSTEM

The Rheem 874 and 872 series continuous flow water heaters can be installed as part of a circulated hot water flow and return system in a building.

Notes:

- the preset outlet temperature setting of the water heater must be set to at least 60°C.
- temperature controllers can not be installed with a water heater as part of a circulated hot water flow and return system.

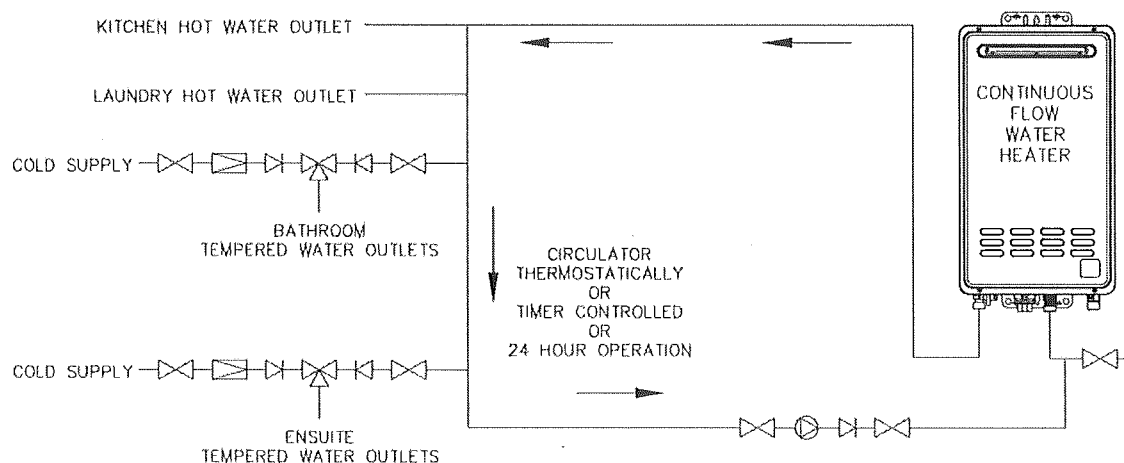
Temperature Limiting Device

A temperature limiting device cannot be installed in circulated hot water flow and return pipe work. The tempered water from a temperature limiting device cannot be circulated. Where a circulated hot water flow and return system is required in a building, a temperature limiting device can only be installed on a dead leg, branching off the circulated hot water flow and return pipe.

If circulated tempered water were to be returned back to the water heater, depending on the location of the return line connection on the water supply line to the water heater, then either:

- water will be supplied to the cold water inlet of the temperature limiting device at a temperature exceeding the maximum recommended water supply temperature, or
- when the hot taps are closed no water will be supplied to the cold water inlet of the temperature limiting device whilst hot water will continue to be supplied to the hot water inlet of the temperature limiting device.

These conditions may result in either water at a temperature exceeding the requirements of AS/NZS 3500.4 being delivered to the hot water outlets in the ablution areas, or the device closing completely and not delivering water at all, or the device failing. Under either condition, the operation and performance of the device cannot be guaranteed.

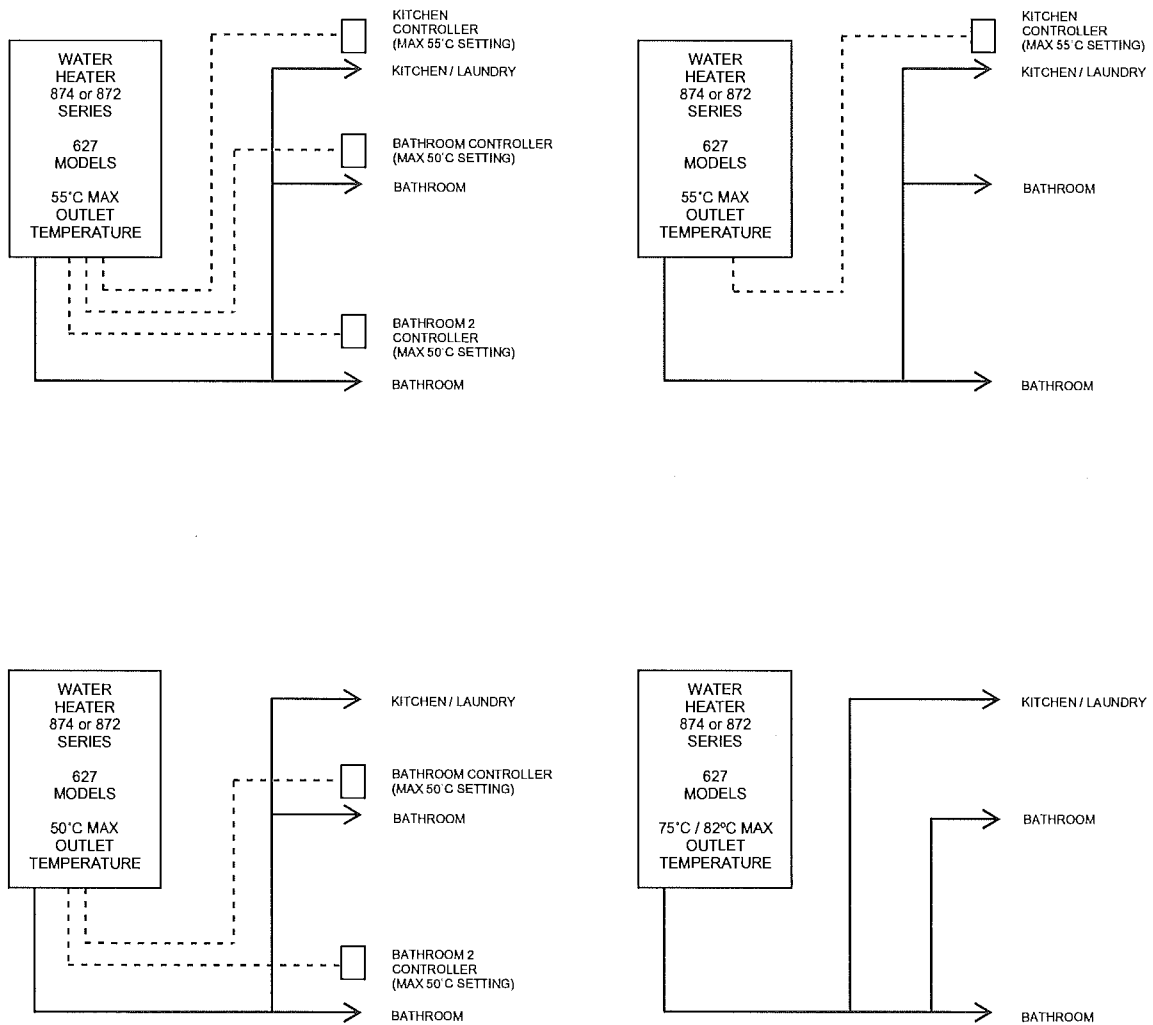


Recirculated Hot Water Flow and Return - Continuous flow Gas Water Heater

REDUCING HEAT LOSSES

The hot water line from the water heater and the pipe work between the solar storage tank, if one is installed, and the gas booster water heater must be insulated in accordance with the requirements of AS/NZS 3500.4. The insulation must be weatherproof and UV resistant if exposed. The insulation must be fitted up to the connections on the both the underside of the water heater and the solar storage tank.

WATER TEMPERATURE DIAGRAMS

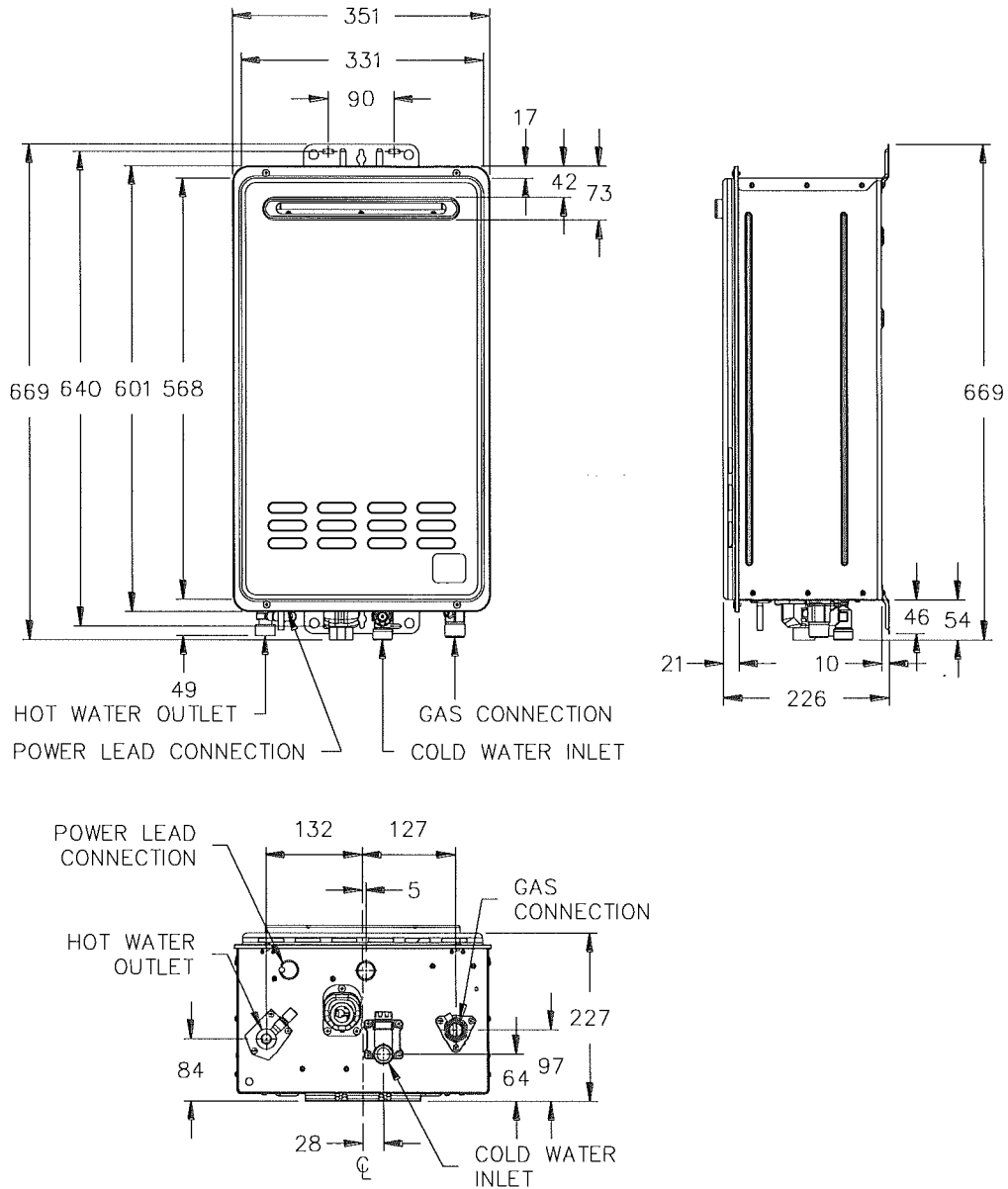


874 and 872 Series - No Controllers

Notes:

- Temperature Limiting Devices – refer to “Hot Water Delivery” on page 45.
- Factory preset outlet temperature setting is:
 - 874 series 55°C
 - 872 series 55°C

Dimensions And Technical Data



Model		874627	872627
Rated delivery (@ 40°C rise)	litres / min	16.9	16.9
Recovery (@ 25°C rise)	litres / min	27	27
Weight (Empty)	kg	24	24

Gas Details	Hourly Gas Consumption (MJ)	Min Gas Pressure (kPa)	Test Point Gas Pressure (kPa)		Max Gas Pressure (kPa)
			minimum	maximum	
Model	627	627	627	627	627
Natural	205	1.13	0.193	0.905	3.50
LPG	205	2.75	0.277	1.340	3.50

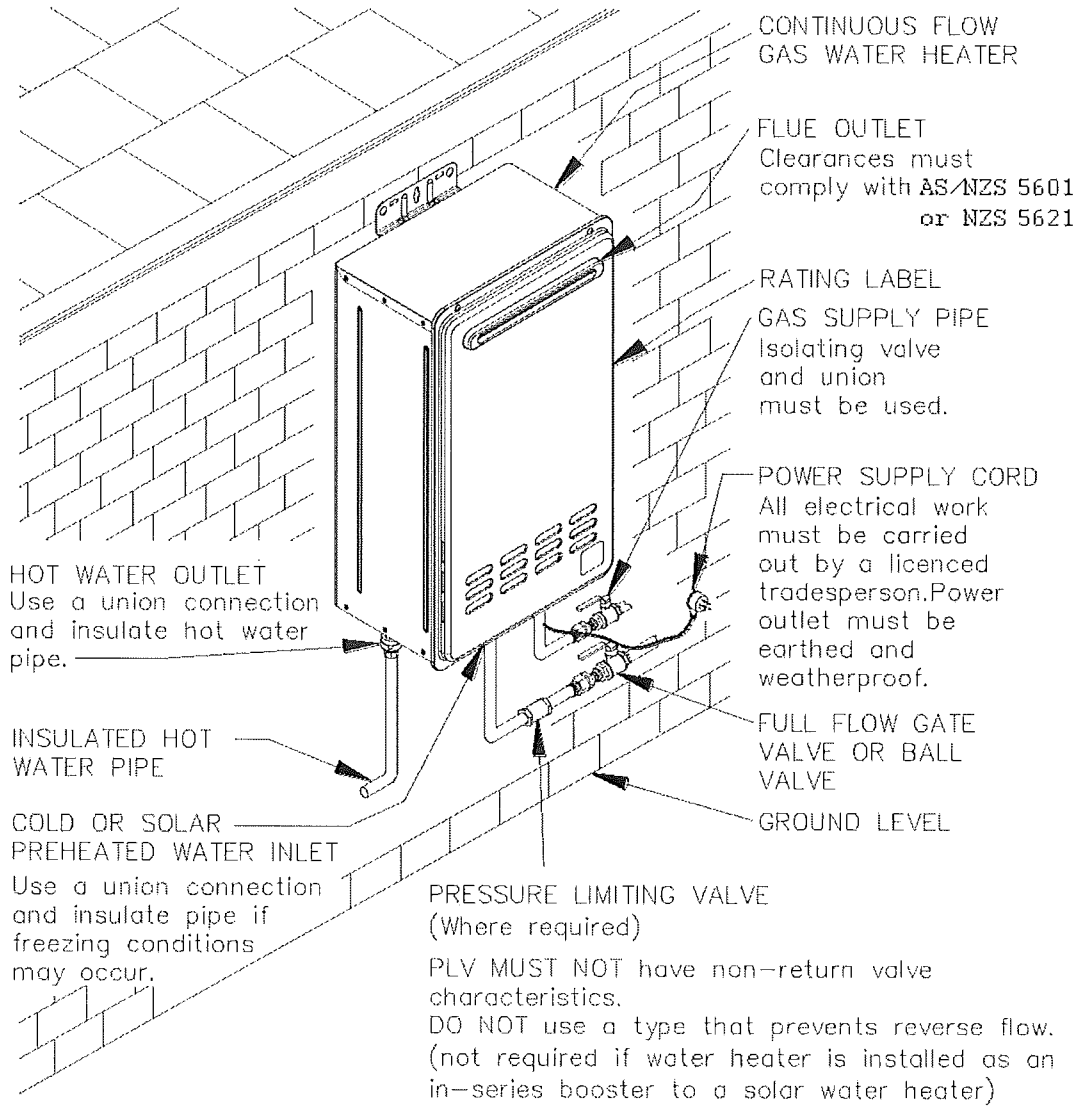
Model numbers: N = Natural, L = LPG

Letter N or L is included in the model number, eg 874627NFZ, to denote gas type.

F = Frost protection.

Specifications are subject to change with ongoing product improvements.

TYPICAL INSTALLATION – OUTDOOR LOCATION



BRANZ Appraised
Appraisal No. 548 [2019]

**TEKTON® BUILDING
WRAP**

Appraisal No. 548 [2019]

This Appraisal replaces BRANZ
Appraisal No. 548 [2013]



BRANZ Appraisals

Technical Assessments of
products for building and
construction.



Marshall Innovations Limited

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BRANZ

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RD1, Porirua 5381
Private Bag 50 908
Porirua 5240,
New Zealand
Tel: 04 237 1170
branz.co.nz



Product

- 1.1 Tekton® Building Wrap is a synthetic breather-type flexible wall underlay and air barrier for use under direct and non-direct fixed wall cladding on timber and steel framed buildings. The product is manufactured of a coated spun-bonded polypropylene.

Scope

- 2.1 Tekton® Building Wrap has been appraised for use as a flexible wall underlay on timber framed buildings within the following scope:
 - the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
 - with absorbent wall claddings directly fixed to framing; and,
 - with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
 - with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1; and,
 - situated in NZS 3604 Wind Zones up to, and including Very High.
- 2.2 Tekton® Building Wrap has been appraised for use as a flexible wall underlay on steel framed buildings within the following scope:
 - the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
 - with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
 - with masonry veneer subject to specific design; and,
 - situated in NZS 3604 Wind Zones up to, and including Very High.
- 2.3 Tekton® Building Wrap has been appraised for use as a flexible wall underlay over rigid wall underlays on timber and steel framed buildings within the following scope:
 - the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
 - with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
 - with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1 for timber framed buildings or specific design for steel framed buildings; and,
 - situated in NZS 3604 Wind Zones up to and including Extra High.
- 2.4 Tekton® Building Wrap has also been appraised for use on buildings subject to specific weathertightness design. Building designers are responsible for the building design and for the incorporation of Tekton® Building Wrap into their design in accordance with the declared properties and the instructions of Marshall Innovations Limited.

Building Regulations

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Tekton® Building Wrap, if used, designed, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet, or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 (a), not less than 50 years, B2.3.1 (b), 15 years and B2.3.2. Tekton® Building Wrap meets these requirements. See Paragraphs 9.1 and 9.2.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.2. When used as part of the cladding system, Tekton® Building Wrap will contribute to meeting this requirement. See Paragraphs 12.1 – 12.3.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Tekton® Building Wrap meets this requirement and will not present a health hazard to people.

Technical Specification

4.1 Tekton® Building Wrap is a 100 g/m² light grey sheet polypropylene membrane material approximately 0.6 mm thick.

4.2 The product is supplied in rolls 1.370 m x 37 m and 2.743 m x 37 m. The product is printed with the Tekton® logo repeated along the length of the roll. The rolls are wrapped with an instruction sticker.

Accessories

4.3 Accessories used with Tekton® Building Wrap which are supplied by the installer are:

- Fixings – staples, clouts, screws or proprietary wrap fixings, or other temporary fixings to attach the wall wrap to the framing.
- Wall underlay support – polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to support the wall wrap in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Handling and Storage

5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

Technical Literature

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

Design Information

Timber and Steel Framing

7.1 Studs must be provided at maximum 600 mm centres. Dwargs must be fitted flush between the studs at maximum 1200 mm centres.

General

7.2 Tekton® Building Wrap is intended for use as an alternative to conventional building papers which are fixed over timber and steel framed walls in order to limit the entry of wind into building cavities, and to act as a secondary barrier to wind-driven rain.

7.3 The material also provides a degree of temporary weather protection during early construction. However, the product will not make the building weathertight and some wetting of the underlying structure is always possible before the building is closed in. Hence, the building must be closed-in and made weatherproof before moisture sensitive materials such as wall or ceiling linings and insulation materials are installed.

- 7.4 Tekton® Building Wrap must not be exposed to the weather or ultra violet light for a total of more than 60 days before being covered by the wall cladding.
- 7.5 Tekton® Building Wrap is suitable for use under wall claddings as a wall underlay as called up in NZBC Acceptable Solution E2/AS1, Table 23, except that it must not be used with non-absorbent wall claddings such as vinyl or metal based sidings or weatherboards in direct fixed installations. Tekton® is suitable for use under cavity based wall claddings as a non-absorbent synthetic wall underlay as called up in NZS 2295, Table 2.4 on steel framed buildings. Refer to Table 1.
- 7.6 Tekton® Building Wrap is also suitable for use as an air barrier to walls that are not lined, such as attic spaces at gable ends, as called up in NZBC Acceptable Solution E2/AS1, Paragraph 9.1.4 [c]. Refer to Table 1.

Table 1: NZBC E2/AS1 Table 23 Requirements

NZBC E2/AS1 Table 23 Wall Wrap Properties	Property Performance Requirement	Actual Property Performance
Absorbency	$\geq 100 \text{ g/m}^2$	Classified as non-absorbent [see paragraph 7.5]
Vapour Resistance	$\leq 7 \text{ MN s/g}$	Pass
Water Resistance	$\geq 20 \text{ mm}$	Pass
pH of Extract	≥ 5.5 and ≤ 8	9.78 [Note 1]
Shrinkage	$\leq 0.5\%$	Pass
Mechanical	Edge tear and tensile strength	Edge tear: Machine direction = 228 N Cross direction = 186 N Tensile strength: Machine direction = 4.4 kN/m Cross direction = 3.9 kN/m
Air Barrier	Air resistance: $\geq 0.1 \text{ MN s/m}^3$	Pass

Note 1: Further testing of Tekton® Building Wrap was completed to determine the effect of the high pH level on the wall underlay and materials it is likely to come into contact with during its serviceable life. The testing confirmed that the high pH had no adverse effects on the wall underlay performance, or the performance of other materials.

- 7.7 In cavity installations where the cavity battens are installed at greater than 450 mm centres, the wall underlay must be supported between the battens to prevent the wall underlay bulging into the cavity space when bulk insulation is installed in the wall frame cavity in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Stucco Plaster

- 7.8 Tekton® Building Wrap is suitable for use as a non-rigid backing material for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.5.1. The wall underlay must be supported with 75 mm galvanised mesh or plastic tape or wire at 150 mm centres run across the cavity battens to limit deflection to a maximum of 5 mm.
- 7.9 Tekton® Building Wrap may also be used as a slip layer over rigid backings for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.3.1 [b].



Structure

- 8.1 Tekton® Building Wrap is suitable for use in all Wind Zones of NZS 3604 up to, and including, Very High when used as a flexible building underlay, and all Wind Zones of NZS 3604 up to, and including, Extra High when used as an overlay for rigid building underlays.

Durability

- 9.1 Tekton® Building Wrap meets code compliance with NZBC Clause B2.3.1 (a), not less than 50 years for building wraps used where the cladding durability requirement or expected serviceable life is not less than 50 years, and code compliance with NZBC Clause B2.3.1 (b), 15 years for building wraps used where the cladding durability requirement is 15 years.

Serviceable Life

- 9.2 Provided it is not exposed to the weather or ultra-violet light for a total of more than 60 days, and provided the exterior cladding is maintained in accordance with the cladding manufacturer's instructions and the cladding remains weather resistant, Tekton® Building Wrap is expected to have a serviceable life equal to that of the cladding.

Control of Internal Fire and Smoke Spread

- 10.1 Tekton® Building Wrap has an AS 1530 Part 2 flammability index of not greater than 5 and therefore meets the requirements of NZBC Acceptable Solutions C/AS2 to C/AS6, Paragraph 4.17.8 b), for the surface finish requirements of suspended flexible fabric used as an underlay to exterior cladding that is exposed to view in occupied spaces. It may therefore be used with no restrictions in all buildings.

Prevention of Fire Occurring

- 11.1 Separation or protection must be provided to Tekton® Building Wrap from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

External Moisture

- 12.1 Tekton® Building Wrap must be used behind claddings that meet the requirements of the NZBC, e.g. such as those covered by NZBC Acceptable Solution E2/AS1, or claddings covered by a valid BRANZ Appraisal.
- 12.2 Tekton® Building Wrap, when installed in accordance with the Technical Literature and this Appraisal, will assist in the total cladding systems compliance with NZBC Clause E2.
- 12.3 When used as an air barrier, particular care must be taken to ensure an air tight barrier is achieved, and weather sealing at all openings and penetrations through the cladding meets the requirements of the NZBC.

Installation Information

Installation Skill Level Requirements

- 13.1 Installation must always be carried out in accordance with the Tekton® Building Wrap Technical Literature and this Appraisal by, or under the supervision of, a Licensed Building Practitioner (LBP) with the relevant Licence Class.

Wrap Installation

- 14.1 Tekton® Building Wrap must be fixed to all framing members at maximum 300 mm centres with hot-dip galvanised, large-head clouts 20 mm long, zinc plated 6-8 mm staples, self-drilling screws, or proprietary wrap fixings. The membrane must be pulled taut over the framing before fixing.
- 14.2 Tekton® Building Wrap must be run horizontally and must extend from the upper-side of the top plate to the under-side of the bearers or wall plates supporting ground floor joists, or below bottom plates on concrete slabs. Horizontal laps must be no less than 75 mm wide, with the direction of the lap ensuring that water is shed to the outer face of the membrane. End laps must be made over framing and be no less than 150 mm wide.
- 14.3 The wall underlay should be run over openings and these left covered until windows and doors are ready to be installed. Openings are formed in the membrane by cutting on a 45 degree diagonal from each corner of the penetration. The flaps of the cut membrane must be folded inside the opening and stapled to the penetration framing. Excess wall underlay may be cut off flush with the internal face of the wall frame.
- 14.4 Tekton® Building Wrap can be added as a second layer over head flashings in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.10.3.
- 14.5 When fixing the product in windy conditions, care must be taken due to the large sail area created by wide roll widths.
- 14.6 Any damaged areas of Tekton® Building Wrap, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

Inspections

- 14.7 The Technical Literature must be referred to during the inspection of Tekton® Building Wrap installations.

Basis of Appraisal

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

Tests

- 15.1 The following tests have been carried out on Tekton® Building Wrap by Scion: Folding strength of paper in accordance with AS/NZS 1301.423; edge tear resistance and tensile strength in accordance with AS/NZS 4200.1 and air resistance in accordance with BS 6538-3.
- 15.2 The following tests have been carried out on Tekton® Building Wrap by BRANZ: Absorbency in accordance with AS/NZS 4201.6, Vapour transmission in accordance with ASTM E 96B, Shrinkage in accordance with AS/NZS 4201.3, Water barrier in accordance with AS/NZS 4201.4 and pH of extract in accordance with AS/NZS 1301.421. A range of these tests were completed before and after Tekton® Building Wrap was exposed to ultra-violet light.
- 15.3 The Flammability Index of Tekton® Building Wrap has been evaluated in accordance with AS 1530.2.

Other Investigations

- 16.1 A durability opinion was given by BRANZ technical experts.
- 16.2 Site inspections were carried out by BRANZ to assess methods used for the installation of Tekton® Building Wrap, and to examine completed installations.
- 16.3 The marketer's Technical Literature, including installation instructions, have been examined by BRANZ and found to be satisfactory.



Quality

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

Sources of Information

- AS 1530.2 – 1993 Test for flammability of materials.
- AS/NZS 1301.421s: 1998 Determination of the pH value of aqueous extracts of paper, board and pulp – cold extraction method.
- AS/NZS 4200.1: 1994 Pliable building membranes and underlays – materials.
- AS/NZS 4201.1: 1994 Pliable building membranes and underlays – Methods of test – Resistance to dry delamination.
- AS/NZS 4201.2: 1994 Pliable building membranes and underlays – Methods of test – Resistance to wet delamination.
- AS/NZS 4201.3: 1994 Pliable building membranes and underlays – Methods of test – Shrinkage.
- AS/NZS 4201.4: 1994 Pliable building membranes and underlays – Methods of test – Resistance to water penetration.
- AS/NZS 4201.6: 1994 Pliable building membranes and underlays – Methods of test – Surface water absorbency.
- BS 6538.3: 1987 Method for determination of air permeance using the Garley apparatus.
- NZS 2295: 2006 Pliable, Permeable Building Underlays.
- NZS 3604: 2011 Timber-framed buildings.
- Acceptable Solutions and Verification Methods for New Zealand Building Code External Moisture Clause E2, Ministry of Business, Innovation and Employment, Third Edition July 2005 [Amendment 8, 30 November 2018].
- Ministry of Business, Innovation and Employment Record of amendments - Acceptable Solutions, Verification Methods and handbooks.
- The Building Regulations 1992.



BRANZ Appraised
Appraisal No. 548 [2019]

BRANZ Appraisal
Appraisal No. 548 [2019]
14 June 2019

TEKTON® BUILDING WRAP



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

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

Conditions of Appraisal

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

For BRANZ

Chelydra Percy

Chief Executive

Date of Issue:

14 June 2019



Marshall
Waterproofing
Professional Solutions

**SPECIFICATION
FOR
TEKTON
BUILDING WRAP**

BRANZ Appraisal Certificate # 548 (2007)

www.mwnz.com



TEKTON SPECIFICATION

PRODUCT DESCRIPTION

Tekton Building Wrap is a synthetic breather-type building wrap for use as a wall wrap and air barrier under direct and non-direct fixed wall cladding on timber and steel framed buildings. The product is a coated spun-bonded polypropylene, and is approximately 0.6mm thick. Tekton Building Wrap is supplied in rolls 2740mm x 37m and 1370mm x 74m.

FEATURES /BENEFITS

- Tekton Building wrap can be used in all wind zones up to and including very high.
- Tekton Building Wrap is fire retardant with a zero flammability index and can be used without restriction on all buildings, however must be separated from fireplaces, heating appliances, flues and chimneys in accordance with the NZ Building Code.
- Tekton Building Wrap can be installed as an air barrier to walls that are not lined, such as gable ends.
- Tekton Building Wrap has superior water hold out - keeping framing drier while permanent cladding is installed.
- Tekton Building Wrap has 50 year durability.
- Tekton Building Wrap can be left exposed for up to 60 days.
- Tekton Building Wrap has optimal surfactant resistance (will not lose integrity if exposed to soaps, detergents and cleaning chemicals).
- Tekton Building Wrap is Branz appraised # 548 (2007)
- Tekton Building Wrap can be used as a non rigid backing material for stucco plaster and as a slip layer over rigid backing for stucco plaster.
- Tekton Building Wrap is compatible with metal cavity battens.

APPLICATION RANGE

TIMBER FRAMED BUILDINGS

- With absorbent wall claddings directly fixed to the framing.
- With absorbent and non-absorbent wall claddings installed over an 18mm minimum drained cavity.
- With masonry veneer.
- In building wind zones up to and including very high.

STEEL FRAMED BUILDINGS

- With absorbent and non-absorbent wall claddings installed over an 18mm minimum drained cavity.
- With masonry veneer.
- In building wind zones up to and including very high.

Tekton Building Wrap can also be used on buildings subject to specific weathertightness design.

STORAGE

Tekton Building Wrap must be stored on its end in a clean and dry environment. It is the responsibility of the installer to protect the roll from damage and weather.

SURFACE PREPARATION

Studs must be provided at a maximum of 600mm centres. Nogs must be fitted flush between the studs at a maximum of 1200mm centres. The framing must be free from any sharp protrusions that may damage the wrap.

TEKTON



INSTALLATION

PLACEMENT

- The branded side of the wrap must face away from the framing.
- The wrap must run horizontally.
- The wrap must extend from the upper side of the top plate to the underside of the bearers or wall plates supporting ground floor joists, or below bottom plates on concrete slabs.
- Horizontal laps must be no less than 75mm with the direction of the lap ensuring that water is shed to the outside.
- End laps must be made over framing and be no less than 150mm wide.

It is preferable to tape all joins.

APPLICATION

- Position the roll of Tekton Building Wrap against the framing with a short length of wrap free of the roll.
- Align the guide marks printed on the Tekton Building Wrap with visible studs and nail /staple to the framing

Fix the wrap into place using 6-8mm zinc plated staples, hot dip galvanised large head clouts or proprietary wrap fixings.

- Unroll the wrap across the framing and fix to all framing members at a maximum of 300mm centres.
- Keep the wrap straight and taut over the framing.
- The wrap should be run over any openings and these should be left covered until the windows and doors are ready to be installed. To form the openings cut the wrap at a 45 degree diagonal in from each corner. Fold and staple the wrap to the inside of the framed opening. Excess wrap can be trimmed to finish flush with the internal face of the framing.

- All openings must be detailed using a Branz appraised flexible flashing system like Protecto Wrap One Piece Sill Tape or the Protecto Wrap Sill System.
- Where cavity battens are installed at greater than 450 mm centres, the wrap must be supported between the battens to prevent the wrap bulging into the cavity space when insulation is installed.
- Tekton Building Wrap can be added as a second layer over head flashings as per E2/AS1 or the headflashing can be sealed to the wrap using Protecto Wrap Head Flashing Tape.
- Any damaged areas of the wrap must be repaired by overlapping with new material and taping, or by taping small tears .

When fixing wrap in windy conditions, care must be taken due to the large sail area created by the roll widths.

WARRANTY

Tekton Building Wrap meets the durability requirements of NZBC B2.3.1(a), 50 years and B2.3.1(b), 15 years. Tekton Building Wrap is warranted to be free of defect in manufacture. This warranty is limited to replacement of the Tekton Building Wrap material. Marshall Waterproofing NZ/AUS Ltd (the distributor) is not liable for incorrect installation or any accidental or wilful damage to the product.

TEKTON Specification

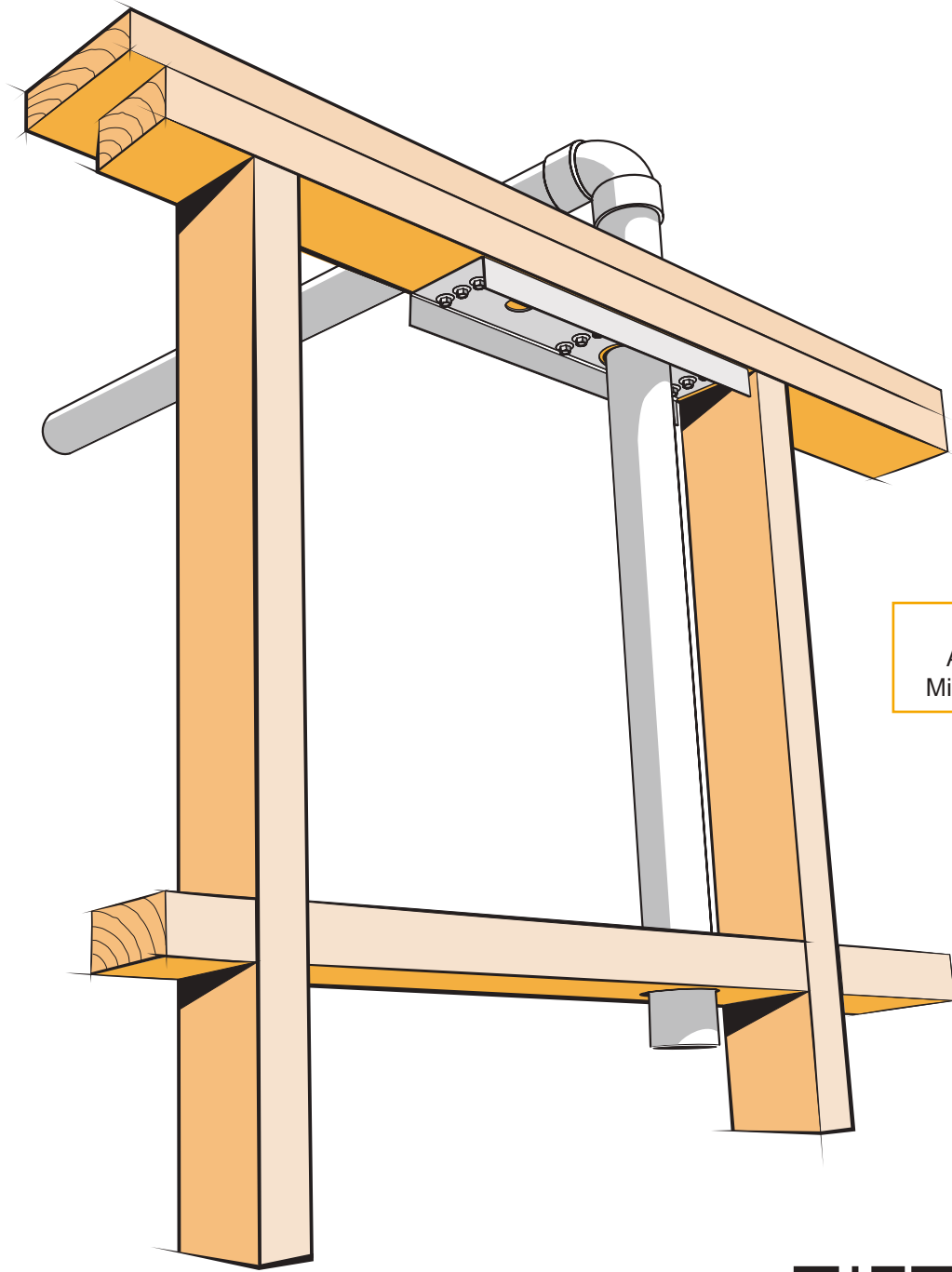


LUMBERLOK®

TOP PLATE STIFFENER

BC210486
Received by
Kapiti Coast District Council
01/06/21

- ★ For plumbing or vacuum system ducting through top plates
- ★ Reinforces the top plate back to FULL STRENGTH!
- ★ Alternative solution to Figure 8.20 NZS 3604:2011

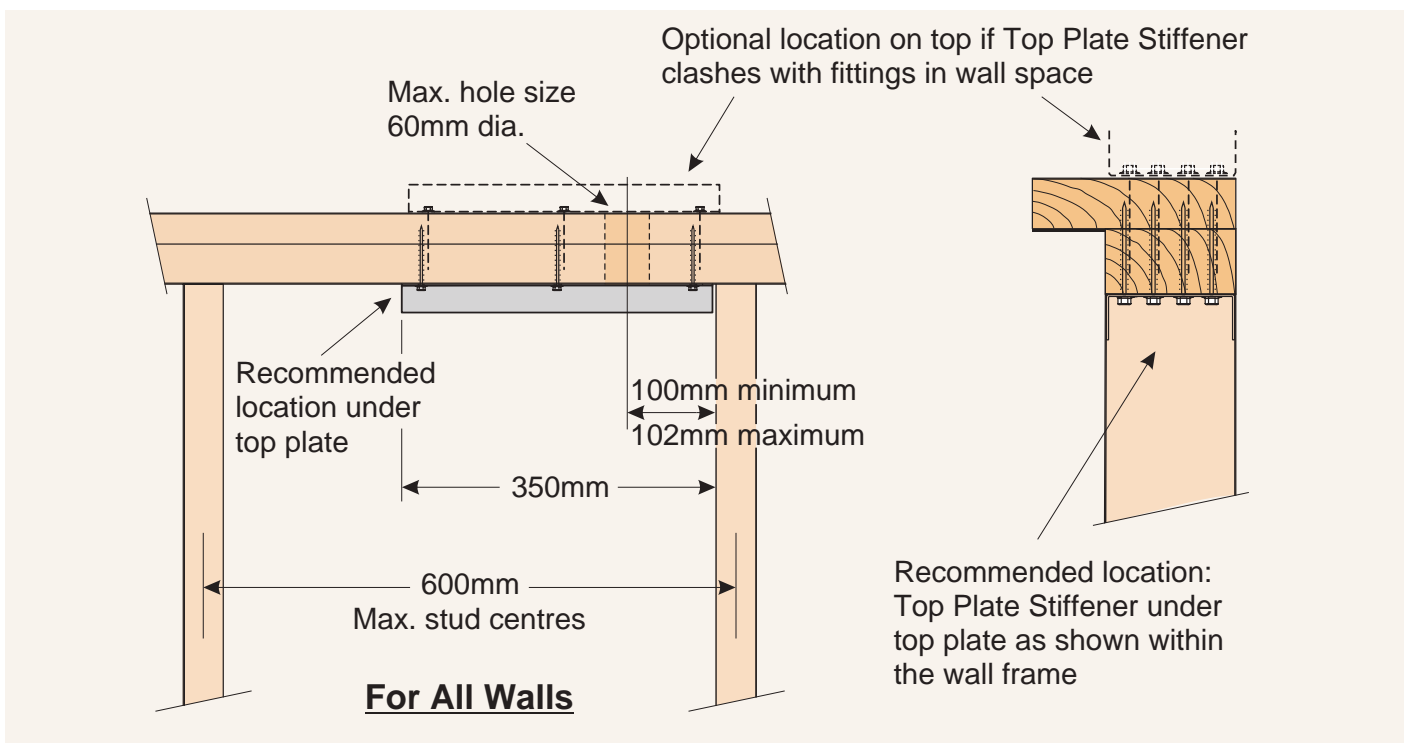
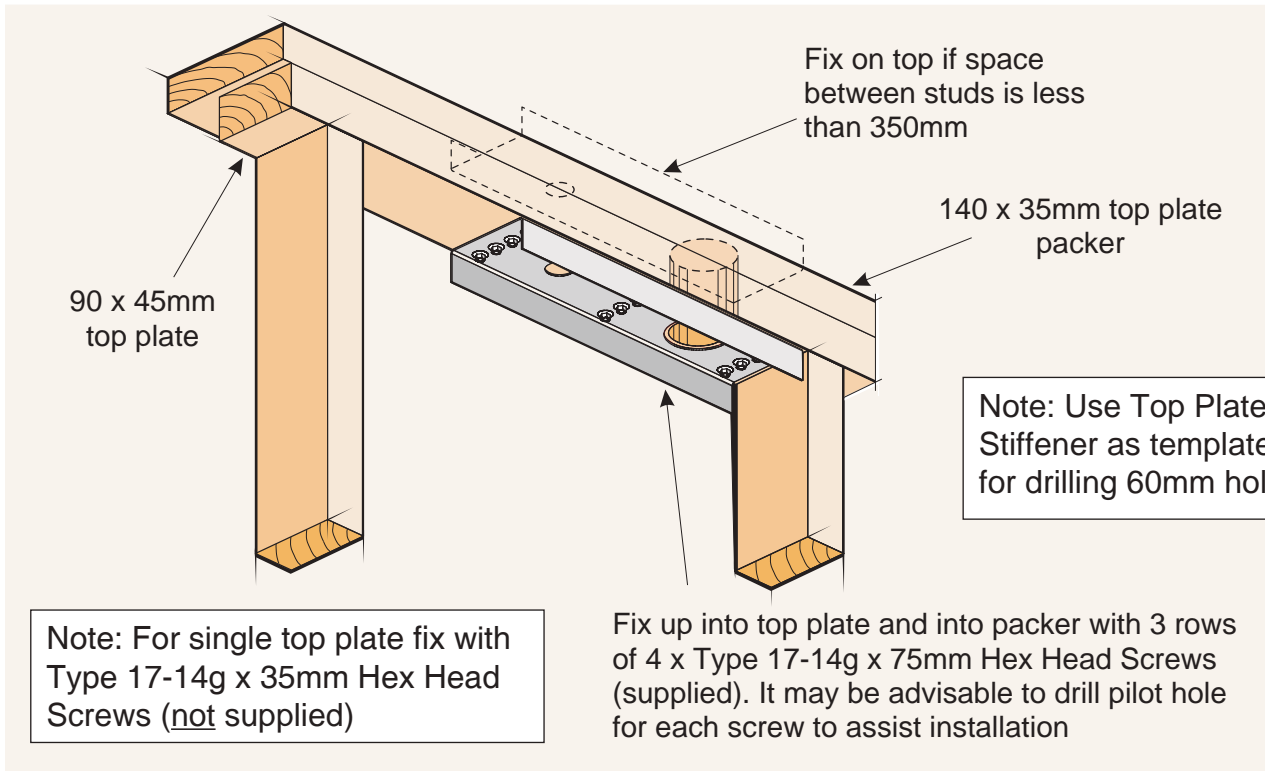


NZ Reg. Design
App. 408133 © 2006
MiTek New Zealand Ltd.



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353342>



Code: TPS

Material: 1.55mm G300 Z275 Galvanised Steel

Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

Specification Data Sheet

AUGUST 2016

**DESCRIPTION**

Prepainted ZINCALUME® steel

STANDARD

Substrate manufactured to AS1397:2011

SUBSTRATE COATING CLASS

AZ200

TYPICAL APPLICATIONS

Very severe environments, industrial roofing, wall cladding

STANDARD COLOURS

20 colours

STRIPPABLE FILM

Available on request

BACKING COAT

Perpetual Grey®

MAXX® PHYSICAL PROPERTIES

Pencil hardness

F minimum

Reverse impact resistance (10 joules)

Pass

T-bend test

No tape off

4T minimum

Top coat specular gloss (60° head)

Nominal Range	Tolerance
0-15	± 3
16-80	± 10
80+	Nominal -10

Chalk rating (AS1580: 481.1.11, 1998)

≤4 (10 years exposure)

Colour retention (CIE Lab units, Delta E)

8 units (maximum) – 10 years exposure

10 units (maximum) – 15 years exposure

**DESCRIPTION**

Prepainted ZINCALUME® steel

STANDARD

Substrate manufactured to AS1397:2011

SUBSTRATE COATING CLASS

AZ150

TYPICAL APPLICATIONS

Roofing, cladding, rainwater goods, garage doors, fence panels

STANDARD COLOURS

20 colours

STRIPPABLE FILM

Available on request

BACKING COAT

Perpetual Grey®

ENDURA® PHYSICAL PROPERTIES

Pencil hardness

F minimum

Reverse impact resistance (10 joules)

Pass

T-bend test

No tape off

4T minimum

Top coat specular gloss (60° head)

Nominal Range	Tolerance
0-15	± 3
16-80	± 10
80+	Nominal -10

Chalk rating (AS1580: 481.1.11, 1998)

≤4 (10 years exposure)

Colour retention (CIE Lab units, Delta E)

8 units (maximum) – 10 years exposure

10 units (maximum) – 15 years exposure

Zincalume®

Description

Steel base hot dip coated with a 45% zinc, 55% aluminium alloy coating

Standard

Manufactured to AS1397:2011

Typical applications

Roofing, cladding rainwater goods, air conditioning, garage doors

ZINCALUME® AVAILABILITY

Grades

G300, G550

Thickness (BMT)

0.33 – 1.15mm

Width

70 – 1230mm

ZINCALUME® COATING

Coating type

AZ (naturally small spangle)

Coating mass – standard (g/m²)

150

GALVSTEEL®

Description

Steel base hot dip coated with a zinc coating

Standard

Manufactured to AS1397:2011

Typical applications

Roofing, cladding, drums and tubes, purlins, air conditioning, culverts, sheet metal work, concrete form work

GALVSTEEL® AVAILABILITY

Grades

G1, G250, G300, G450, G500, G550

Thickness (BMT)

G1, G250: 0.30 – 2.00mm

G300, G550: 0.30 – 1.00mm

G500: 1.01 – 1.49mm

G450: 1.50 – 2.00mm

Width

70 – 1230mm

GALVSTEEL® COATING

Coating type

Z (regular spangle)

Coating mass – standard (g/m²)

100, 200, 275, 450, 600

FABRICATION PERFORMANCE FOR ZINCALUME® AND GALVSTEEL®

PROCESS	GRADE G1/G250/G300	GRADE G450/G500/G550
Bending	Excellent	Limited
Drawing	Fair	Not recommended
Pressing	Limited	Not recommended
Roll-Forming	Excellent	Excellent
Painting	Excellent	Excellent

NOTE: Not all combinations of grade, thickness and width are readily available. Please discuss your specific requirements with your steel supplier or New Zealand Steel.

For more information about NEW ZEALAND STEEL products call **0800 100 523** or visit nzsteel.co.nz



NOTE: Buyers and users of New Zealand Steel products and services must make their own assessment of the products for their own conditions. All queries regarding product specification, purpose or application should be directed to New Zealand Steel, phone 0800 100 523. New Zealand Steel reserves the right to modify products, techniques, equipment and statements to reflect improvements in the manufacture and application of its products. The information contained in this brochure is supplied without prejudice to New Zealand Steel's standard terms and conditions of sale. In the event of conflict between this information and the standard terms and conditions, the standard terms and conditions prevail. COLORSTEEL® and GALVSTEEL® are registered trademarks of New Zealand Steel Limited. ZINCALUME® is a registered trademark of BlueScope Steel Limited.

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Building Code Clause(s) B1(Structure)

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: IAN B PEARSON CONSULTING ENGINEERS,
 (Design Firm)

TO: LARSENS CONCRETE and DRAINAGE, WANGANUI
 (Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
 (Building Consent Authority)

IN RESPECT OF: 10,000 LITRE UNDERGROUND WATER TANK
 (Description of Building Work)

AT: KAPITI COAST
 (Address)

Town/City: KAPITI COAST LOT DP SO
 (Address)

We have been engaged by the owner/developer referred to above to provide:

ENGINEERING DESIGN TO COMPLY WITH NZS 3106:2009 and NZS 1546.1:2008

(Extent of Engagement)
 services in respect of the requirements of Clause(s) B1(Structure) of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/MM1 or
 (verification method/acceptable solution)

Alternative solution as per the attached schedule

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

10,000 Litre Underground Water Tank and numbered S-01, 02 and 03
 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions maximum 300 mm Topsoil on top of tank
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

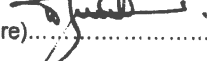
CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or as per agreement with owner/developer (Architectural)

I, DAVID JOHN MULHOLLAND am: CPEng 41430 # Reg Arch #
 (Name of Design Professional)

I am a Member of: IPENZ NZIA and hold the following qualifications: BE(Hons), MIPENZ, CPEng, PEInt(NZ)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ:

SIGNED BY: DAVID JOHN MULHOLLAND (Signature) 
 (Name of Design Professional)

ON BEHALF OF IAN B PEARSON CONSULTING ENGINEERS, Date 16/12/2016
 (Design Firm)

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

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
 THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

Thermakraft Covertex 407



Page 1 of 4



Product Description

Thermakraft Covertex 407 Fire Retardant Self-Supporting Roof Underlay (Covertex 407) is a synthetic building underlay for use under roof claddings. The product consists of a micro-porous water resistant film laminated to two layers of non woven spun-bonded polyolefin. Covertex 407 is coloured white on the top bottom faces.

Product purpose and use

Covertex 407 has been assessed for use as a self-supporting roof underlay on buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1 (Amendment 8, 30 November 2018), Paragraph 1.1 with regards to building height and floor plan area; and,
- with masonry tile roof cladding; and,
- with metal tile and profiled metal roof cladding; and,
- situated in NZS 3604-2011 Wind Zones up to, and including Extra High.

Covertex 407 is supplied in rolls 1.250 m wide x 20 m and 40 m long or 2.550 m wide x 29.5 m long. The product is printed with the Covertex 407 logo repeated along the length of the roll as well as lap lines. A customer specific version without the Covertex 407 print is also available. The rolls are wrapped in clear polythene film.

Accessories used with Covertex 407 which are supplied by the installer are:

- Fixings - stainless steel staples, clouts, screws or proprietary underlay fixings, or other temporary fixings to attach the roof underlay to the framing.

For use as an alternative to kraft paper roofing underlays: fixed over timber or steel framed roofs in order to limit the entry of wind into the roof cavity and to assist in the moisture management of the cladding system.

Certificate holder

Thermakraft Limited

11 Turin Place, East Tamaki Auckland, New Zealand

Tel: +64 9 2733727

www.thermakraft.co.nz

CodeMark Certification Body		11/3/2013	1/7/2019	1/7/2022	GM-CM30028-RevF
Global-Mark Pty Ltd, Suite 4.07, 32 Delhi Road, North Ryde NSW 2113, Australia Tel: +61 (0)2 9886 0222 www.Global-Mark.com.au	Herve Michoux Managing Director	Date of issue	Last update	Date of next re-certification	Certificate Number

The purpose of construction site audits is to confirm the practicability of installing the product; and to confirm the appropriateness and accuracy of installation instructions. In issuing this certificate, Global-Mark has relied on the independent expert and/or laboratory advise or reports.

This certificate is issued by Global-Mark Pty Limited, an independent certification body accredited by the product certification accreditation body (JAS-ANZ) appointed by the Chief Executive of the Ministry of Business Innovation and Employment under the Building Act 2004. The Ministry of Business Innovation and Employment does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry of Business Innovation and Employment disclaims, to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate. This Certificate may only be reproduced in its entirety.

It is advised to check that this Certificate of Conformity is currently valid and not withdrawn, suspended or superseded by a later issue by referring to the Ministry of Business Innovation and Employment website, <http://www.mbie.govt.nz/>

New Zealand Building Code (NZBC) references the Building Code in force at the time of issuing the product certificate.

Certificate holder will notify Global-Mark Pty Ltd in accordance with Regulation 15 of the Building (Product Certification) Regulations 2008

CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

Thermakraft Covertex 407

Page 2 of 4



Compliance with the New Zealand Building Code (NZBC):

- **Clause B2 DURABILITY:** Performance B2.3.1(a), not less than 50 years, B2.3.1(b), 15 years and B2.3.2. Covertex 407 meets these requirements.
- **Clause C3 FIRE AFFECTING AREAS BEYOND THE FIRE SOURCE:** Performance C3.4 (c) Covertex 407 meets this requirement.
- **Clause E2 EXTERNAL MOISTURE:** Performance E2.3.2. When used as part of the roof cladding system, Covertex 407 will contribute to meeting this requirement.
- **Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Covertex 407 meets this requirement and will not present a health hazard to people.

Subject to the following conditions and limitations:

- Maintaining the validity of BRANZ Appraisal No. 651 (2019) Thermakraft Covertex 407 Fire Retardant Self Supporting Roof Underlay. (The Appraisal) (refer to www.branz.co.nz)

Design and Installation Conditions:

- **Timber and Steel Framing**

Timber and steel roof framing must be provided in accordance with the requirements of the NZBC and the roof cladding manufacturer.

- **General**

Table 1: NZBC E2/AS1 (Amendment 8, 30 November 2018) Table 23 Requirements

Roof Underlay Properties	Property Performance Requirement	Results
Absorbency	$\geq 150 \text{ g/m}^2$	Pass > 150 g/m ²
Vapour Resistance	$\leq 7 \text{ MN s/g}$	Pass
Water Resistance	$\geq 100 \text{ mm}$	Pass
pH of Extract	≥ 6 and ≤ 9	Pass
Shrinkage	$\leq 0.5\%$	Pass
Mechanical	Edge tear and tensile strength	Edge tear (Average): <ul style="list-style-type: none"> • Machine direction = 320 N • Cross direction = 289 N Tensile strength (Average): <ul style="list-style-type: none"> • Machine direction = 6.0 kN/m • Cross direction = 5.8 kN/m

CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

Thermakraft Covertek 407



Page 3 of 4



Covertek 407 is intended for use as an alternative to conventional kraft paper roof underlays, which are fixed over timber or steel framed roofs in order to limit the entry of wind into the roof cavity, and to assist in the moisture management of the roof cladding system.

The material also provides a degree of temporary weather protection during early construction. However, the product will not make the roof weathertight and some wetting of the underlying structure is always possible before the roof cladding is installed. Hence, the entire building must be closed-in and made weatherproof before moisture sensitive materials such as ceiling linings and insulation materials are installed.

Covertek 407 is suitable for use under roof claddings on buildings as a roof underlay as called up in NZBC Acceptable Solution E2/AS1 (Amendment 8, 30 November 2018), Table 23. Refer to Table 1 for the material properties of Thermakraft Covertek 407 Fire Retardant Self-Supporting Roof Underlay.

Covertek 407 is suitable for use in residential and commercial roofs with roof pitches of minimum 3°. The product must not span unsupported more than 1200 mm in one direction. Spans greater than 1200 mm require additional support such as galvanised wire mesh or safety mesh.

- At roof pitches of 10° or more, Covertek 407 may be run horizontally or vertically.
- At roof pitches less than 10° (minimum 3°), Covertek 407 may be run
 - horizontally, or
 - vertically if installed over a roof underlay support.

Refer to Table 2 for a summary of the roof underlay support requirements.

Table 2: Roof Underlay Support Requirements

Roof Pitch	Span	Roof Underlay Support Required?	
		Horizontally Installed	Vertically Installed
10° or more	Greater than 1200 mm	Yes	Yes
	1200 mm or less	No	No
Less than 10° (minimum 3°)	Greater than 1200 mm	Yes	Yes
	1200 mm or less	No	Yes

• Structure

Covertek 407 is suitable for use in all Wind Zones of NZS 3604-2011 up to, and including, Extra High.

• Durability

Covertek 407 meets code compliance with NZBC Clause B2.3.1 (a), not less than 50 years for roof underlays used where the roof cladding durability requirement or expected serviceable life is not less than 50 years, e.g. behind masonry roof tile cladding, and code compliance with NZBC Clause B2.3.1 (b), 15 years for roof underlays used where the roof cladding durability requirement is 15 years.

• Serviceable Life

Provided it is not exposed to the weather or ultra-violet light for a total of more than 7 days, and provided the roof cladding is maintained in accordance with the cladding manufacturer's instructions and the roof cladding remains weather resistant, Covertek 407 is expected to have a serviceable life equal to that of the roof cladding.

• Control of Internal Fire and Smoke Spread

Covertek 407 has an AS 1530 Part 2 – 1993 (including Amendment 1) flammability index of not greater than 5 and therefore meets the requirements of NZBC Acceptable Solutions C/AS2 to C/AS6 Amendment 4 (1 January 2017), Paragraph 4.17.8 (b), for the surface finish requirements of suspended flexible fabric used as an underlay to exterior cladding that is exposed to view in occupied spaces. It may therefore be used with no restrictions in all buildings.

• Prevention of Fire Occurring

Separation or protection must be provided to Covertek 407 from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 Amendment 4 (1 January 2017), and NZBC Verification Method C/VM1 Amendment 4 (1 January 2017) provide methods for separation and protection of combustible materials from heat sources.

CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

Thermakraft Covertek 407



Page 4 of 4



- **External Moisture**

Covertek 407 must only be used under roof claddings that meet the requirements of the NZBC, such as those covered by NZBC Acceptable Solution E2/AS1 (Amendment 8, 30 November 2018).

Thermakraft Covertek 407 Fire Retardant Self-Supporting Roof Underlay, when installed in accordance with Thermakraft Covertek 407 Synthetic Roof Underlay (J2902-05/17), will assist in the total cladding system's compliance with NZBC Clause E2.

- **Underlay Installation**

Covertek 407 must be fixed at maximum 300 mm centres to all framing members with large-head clouts 20 mm long, 6-8 mm stainless steel staples, self drilling screws or proprietary underlay fixings. The membrane must be pulled taut over the framing before fixing.

Covertek 407 may be run vertically or horizontally. Refer to Table 2 for a summary of roof underlay support requirements. The roof underlay must extend from the ridge and overhang the fascia board by 20-25 mm.

Vertical laps must be no less than 150 mm wide. Horizontal laps must also be no less than 150 mm, with the direction of the lap ensuring that water is shed to the outer face of the underlay. End laps must be made over framing and be no less than 150 mm wide. To assist with achieving the correct lap dimension, Covertek 407 has a 150 mm lap line printed continuously along the top face.

When fixing the product in windy conditions, care must be taken due to the large sail area created.

Any damaged areas of Covertek 407, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

- **Installation Conditions**

Shall be carried out by:

- A Licensed Building Practitioner with experience in roof cladding installation; or,
- By competent tradespersons with an understanding of roof underlay installation.

The installer shall also:

Comply with all relevant technical information relating to the products use, including information contained within the Thermakraft Covertek 407 Synthetic Roof Underlay (J2902-05/17) and the Appraisal.

End of record



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




R.W. Muir
Registrar-General
of Land

Identifier 934898
Land Registration District Wellington
Date Issued 02 November 2020

Prior References
921362

Estate Fee Simple
Area 550 square metres more or less
Legal Description Lot 16 Deposited Plan 547543

Registered Owners
Lisa Joy Fletcher and Graeme Noel Fletcher

Interests

Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Covenant 11673511.5 - 3.3.2020 at 8:58 am
11909719.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2020 at 12:16 pm
Land Covenant in Covenant Instrument 11909719.10 - 2.11.2020 at 12:16 pm



- Lot 101 to vest as road in the Kapiti Coast District Council
 - Lot 102 to vest as Accessway in the Kapiti Coast District Council

T 1/3

Land District: Wellington	Lots 1-17 and 101-102 being a subdivision of Lot 1 DP 544253	Surveyor: Samuel David Poole	Title Plan LT 547543
Digitally Generated Plan Generated on: 23/10/2020 3:38pm Page 5 of 7		Firm: Leith Consulting Limited	Approved on: 23/10/2020

Statement of Compliance with the NZ Building Code

Consent No: 210486

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 4 Kaiwaru Place, Waikanae
 Legal Description: Lot 16 DP 547543
 Work Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing
 Building Category: R2

OWNER

Name(s): Graeme & Lisa Fletcher
 Address: 4A Trinity Place, Paraparaumu Beach, Paraparaumu

- [P] Application for CCC received and accepted
- [P] Consent description accurate and reflects amendments (if relevant).
- [P] Confirm owner named on Building Consent application is current owner
- [P] Confirm new owner details and evidence of ownership are correctly documented
- [P] Confirm all required inspections completed and documented in GoGet
- [NA] If inspection(s) have been missed, have they been compensated for?
- [NA] If supervision was required for any inspection - did it occur?
- [P] Work in accordance with approved consent and approved amendments
- [NA] Have any notices to fix been uplifted?
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [P] Restricted building work
- [NA] Owner Builder declaration supplied
- [NA] Additional information required and received
- [NA] Earthquake prone building
- [NA] Swimming Pool details updated
- [NA] Warnings and Bans
- [NA] Supervision review
- [P] Code Compliance Certificate Sign Off
- [P] All Amendments have been approved & issued
- [NA] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
- [P] Approve to issue Code Compliance Certificate if all fees paid
- [NA] Approve to issue Certificate of Acceptance if all fees paid
- [NA] Approve to issue Certificate of Public Use if all fees paid

NOTES:

Inspections Prepaid: 13

Inspections Done: 11

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP111338	Bill Francis
Designer 2	CPENG138744	Stuart Preston
Carpentry 1	BP106221	
Foundations 1	BP106221	
Bricklaying and Blocklaying 1	BP118383	
Roofing 1	BP112371	

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

Signed:
Name: Alan Tinney
Position: Building Officer



Date: 6 July 2022

PLANNING PROCESSING CHECKSHEET


Building Consent Number: BC210486



Property Information			
Property Address:	4 Kaiwaru Place, Waikanae		
Legal Description:	Lot 16 DP 547543		
Planning Zone:	Residential		
Building Project:	New single level 3 bedroom dwelling with Oamaru stone veneer and stria weatherboard cladding, Ribraft foundation and long run roofing		
	Yes	No	Action Required
Record of Title	✓		
Easements		✓	
Section 221	✓		Include copy

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register		✓		10A.1
Eco-site/Native Veg		✓	Check PDP tree list	3A.1
Flood Hazards		✓		9A.1
Min Floor Level			Check Latest Flood Extent layer	
Coastal B.L.R.		✓		D1 - 31
Relocatable / No build		✓		D1 - 32
EQ Hazard		✓		9B.1
Airport Zones		✓		
	Complies?		Action Required	Page
Yards	✓			5A.1.6.11 & 7A.1.3.5
HIRB	✓			5A.1.6.8 & 7A.1.3.6
Site Coverage – 40% / 35%	✓			5A.1.6.5
Max Height	✓			5A.1.6.7 & 7A.1.3.2
Permeable Surface - 30%	✓			5A.1.1.2
Accessory Buildings <60m ²			Max height 4.5m	5A.1.6.6 & 7A.1.3.2
Earthworks	✓			3A.1.6&8, 4A.1.1.2 & 9A.1.4
Water Tank	✓			11B.1.2.1 & 11B.1.3
Stormwater system	✓			11B.1.2
Parking x2 per dwelling	✓			11E.1 & 11P.1
Minor flat – 54m ² / 60m ²				5A.1.6.3 & 7A.1.3.1
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m ²	✓			5A.1.6.10
Noise Corridor				12D.1.14
National Grid Yard (HVT lines)				11C.1

Building Consent Number: BC210486

Other Provisions					
	Yes	No	Action required	Page	
Designations		✓			
Outstanding natural landscape and feature		✓	Buildings must be no greater than 60m ² and 6m in height	3A.1.7	
Paraparaumu North Rural Precinct		✓	All buildings in this precinct are Controlled Activity	7A.2.3	
Rural Eco-Hamlet Zone		✓	Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7A.1.8	
Does the building straddle Title/crosslease boundary		✓	Section 77 required		
Waikanae North (All need RC)					
	5B.1	<u>OR</u>	Ferndale	Appendix	Yes No
Yards	5B.1.3		Minor Flat	5.3.ii	
Insulation	5B.1.5.1b		Yards	5.3.iii	
Solar Panels 2m ²	5B.1.5.1a		Max Height	5.3.iv	
Design Certificate	5B.1.5.1c		Site Coverage – 30% / 35%	5.3.v	
			Permeable Surface	5.3.vi	
			Solar Hot Water & Grey Water Recycling	5.3.vii	
Boundary Activity					
Type		✓			
Application forms sent			Apply Section 37 and advise Plan Vetting Team		
Existing Resource Consent					
Existing Resource Consent		✓	RM		
Resource Consent required		✓	Apply Section 37 and advise Plan Vetting Team		
Marginal / Temporary					
DIF Required?		✓	http://ed.otcs/llisapi.dll/Overview/1275242		
Calculate DIF Fees			USE CALCULATOR SHEET , print and attach	Amount	
Send DIF letter out			Date sent		
Additional Comments					
Decision: (tick item which applies)					
<input checked="" type="checkbox"/> Application complies with District Plan requirements					
<input type="checkbox"/> Application does not comply with District Plan – BC to be issued subject to s37					
Officers Name: Sophas Uch			Officers Signature: 		Date: 18.06.2021

GoGet Inspection Audit Report

Consent No: **210486**
Applicant: **Bill Francis**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Brick Veneer**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **11 March 2022 12:02 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
half hight brick	
Min/max cavity achieved	Pass
40mm	
Brick tie fixings	Pass
Galv	
Washouts	N/A
Weep holes	Pass
every second block	
Mortar strength	Pass
4to 1 mix white sand and white cement	
Mortar bedding	Pass
9mm	
Flashings	N/A
Brick tie durability	Pass
galv	
Building wrap	Pass
tecton	
Under window vents	N/A
Rebate	Pass
in place and molesealed	
Veneer overhang	Pass
2mm	
Brick tie spacing	Pass
brick tie at 400centers on every brick	
Head lintels	Fail
window lintals still to be inspected	
Control joints	N/A
LBP number	Pass
Dan 118383	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
spoke with tony re lintal inspection	
Next Inspection required	Pass
Block lintal inspection	
Other	Pass



Taken at 11:52 AM on Friday 11/03/2022



Taken at 11:52 AM on Friday 11/03/2022



Taken at 11:53 AM on Friday 11/03/2022



Taken at 11:53 AM on Friday 11/03/2022



Taken at 11:53 AM on Friday 11/03/2022



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Taken at 11:54 AM on Friday 11/03/2022



Taken at 11:54 AM on Friday 11/03/2022



Taken at 11:55 AM on Friday 11/03/2022



Taken at 11:56 AM on Friday 11/03/2022

SITE NOTICE

Consent No: **210486**
 Applicant: **Graeme & Lisa Fletcher**
 Site Address: **4 Kaiwaru Place, Waikanae**
 Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
 Building Category: **R2**

Inspection Type: **Brick Veneer**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **11 March 2022**

Failed Items

General	half hight brick
Head lintels	window lintals still to be inspected

Passed Items

General	half hight brick
Min/max cavity achieved	40mm
Brick tie fixings	Galv
Weep holes	every second block
Mortar strength	4to 1 mix white sand and white cement
Mortar bedding	9mm
Brick tie durability	galv
Building wrap	tecton
Rebate	in place and molesealed
Veneer overhang	2mm
Brick tie spacing	brick tie at 400centers on every brick
LBP number	Dan 118383
Next Inspection required	Block lintal inspection
Other	

GoGet Inspection Audit Report

Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **2 November 2021 1:26 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Pipe diameter 100mm pvc glued	Pass
Bedding material Sand	Pass
Gully trap X1	Pass
Connections/angles	Pass
Branch length	Pass
Direction/fall	Pass
Holding water	Pass
Terminal vent	Fail
Registration number 12724	Pass
Stormwater sumps	Fail
Elevated drainage	N/A
Soak pit	Fail
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A



Taken at 1:22 PM on Tuesday 2/11/2021



Taken at 1:22 PM on Tuesday 2/11/2021



Taken at 1:23 PM on Tuesday 2/11/2021



Taken at 1:23 PM on Tuesday 2/11/2021



Taken at 1:23 PM on Tuesday 2/11/2021



Taken at 1:23 PM on Tuesday 2/11/2021



Taken at 1:25 PM on Tuesday 2/11/2021



Taken at 1:25 PM on Tuesday 2/11/2021

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Drainage**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **2 November 2021**

Failed Items

General

Terminal vent
Stormwater sumps
Soak pit

Passed Items

General

Pipe diameter	100mm pvc glued
Bedding material	Sand
Gully trap	X1
Connections/angles	
Branch length	
Direction/fall	
Holding water	
Registration number	12724

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **7 April 2022**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Sheet bracing	as per consent
Sheet fixings	As required
Wet area substrate system	9mm villa fixed 150/screws
LBP number	

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **6 July 2022 8:17 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Fire Separations	N/A
Building wrap type Tekton	Pass
Flexible sealing tape superstick	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings DPC to side of windows	Pass
Capillary clearances	Pass
Flashing penetrations	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment	N/A
Cavity closers	N/A
Battens in place	N/A
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **6 July 2022**

Passed Items

General

Inspection notes

Drawings

Additional information/plan

Building wrap type

Flexible sealing tape

Jamb flashings

Capillary clearances

Flashing penetrations

Ground/Deck Cladding Clearance

LBP number

Tekton

superstick

DPC to side of windows

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Consent No: **210486**
Applicant: **Bill Francis**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre Wrap (House)**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **10 December 2021 8:56 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General (House)	Pass
inspection of walls only	
Inspection notes (House)	Pass
sighted previous inspection notes	
Drawings (House)	Pass
on site	
Additional information/plan (House)	N/A
Fire Separations (House)	N/A
Cladding type identified (House)	Pass
brick veneer and Syria on cavity	
Framing moisture meets cladding requirements (House)	N/A
Stud spacing appropriate for cladding (House)	Pass
400mm	
Exterior sheet bracing and angle brace fixing (House)	Pass
7.5mm ply bracing nailed off as required	
Bottom plate connections (House)	Pass
Handi brackets and concrete bolts	
All bottom plate connections fixed in compliance with the building consent documentation	
Building wrap type (House)	Pass
Tecton building wrap	
Roof Cross Bracing (House)	N/A
Purlin fixing (House)	N/A
Not assessed at this inspection	
Decking substrate (House)	N/A
Top Plate Connection (House)	Pass
stud loc screws	
Lintel Connections (House)	Pass
gang nail plates as required	
Truss connections (House)	N/A
Not assessed at this inspection	
Column posts (House)	N/A
LBP number (House)	Pass
Carl van der meer	
Agent/owner written approval (House)	N/A
non compliance discussed onsite (House)	N/A
Next Inspection required (House)	Pass
truss connections	
Other (House)	Pass
All aspects relating to this inspection have been assessed and checked against the	

consented documentation and deemed to comply.



Taken at 8:57 AM on Friday 10/12/2021



Taken at 8:57 AM on Friday 10/12/2021



Taken at 8:57 AM on Friday 10/12/2021



Taken at 8:57 AM on Friday 10/12/2021



Taken at 8:57 AM on Friday 10/12/2021



Taken at 8:58 AM on Friday 10/12/2021



Taken at 8:58 AM on Friday 10/12/2021



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Taken at 8:58 AM on Friday 10/12/2021



Taken at 8:58 AM on Friday 10/12/2021



Taken at 8:59 AM on Friday 10/12/2021



Taken at 9:00 AM on Friday 10/12/2021



Taken at 9:00 AM on Friday 10/12/2021



Taken at 9:00 AM on Friday 10/12/2021



Taken at 9:01 AM on Friday 10/12/2021



Taken at 9:01 AM on Friday 10/12/2021



Taken at 9:02 AM on Friday 10/12/2021



Taken at 9:02 AM on Friday 10/12/2021



Taken at 9:03 AM on Friday 10/12/2021



Taken at 9:03 AM on Friday 10/12/2021



Taken at 9:03 AM on Friday 10/12/2021



Taken at 9:04 AM on Friday 10/12/2021



Taken at 9:04 AM on Friday 10/12/2021



Taken at 9:05 AM on Friday 10/12/2021



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Taken at 9:06 AM on Friday 10/12/2021



Taken at 9:08 AM on Friday 10/12/2021



Taken at 9:08 AM on Friday 10/12/2021



Taken at 9:08 AM on Friday 10/12/2021



Taken at 9:09 AM on Friday 10/12/2021

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre Wrap (Trusses)**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **14 December 2021 10:17 a.m.**

Duration: **45 minutes**

Inspection Element	Status
General (Trusses)	Pass
Inspection notes (Trusses)	Pass
Drawings (Trusses)	Pass
Additional information/plan (Trusses)	N/A
Fire Separations (Trusses)	N/A
Cladding type identified (Trusses)	N/A
Framing moisture meets cladding requirements (Trusses)	N/A
Stud spacing appropriate for cladding (Trusses)	N/A
Exterior sheet bracing and angle brace fixing (Trusses)	N/A
Bottom plate connections (Trusses)	N/A
Building wrap type (Trusses)	N/A
Roof Cross Bracing (Trusses)	Pass
Purlin fixing (Trusses)	Pass
Purlins fixed and screw in accordance with the building consent documentation	
Decking substrate (Trusses)	N/A
Top Plate Connection (Trusses)	N/A
Lintel Connections (Trusses)	N/A
Truss connections (Trusses)	N/A
Column posts (Trusses)	N/A
LBP number (Trusses)	Pass
Carl VDM	
Agent/owner written approval (Trusses)	N/A
non compliance discussed onsite (Trusses)	N/A
Next Inspection required (Trusses)	N/A
Other (Trusses)	Pass
OK to proceed, remaining purlins being completed at time of inspection.	

SITE NOTICE

Consent No: **210486**
 Applicant: **Graeme & Lisa Fletcher**
 Site Address: **4 Kaiwaru Place, Waikanae**
 Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
 Building Category: **R2**

Inspection Type: **Pre Wrap (House)**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **10 December 2021**

Passed Items

General

Inspection notes	inspection of walls only
Drawings	sighted previous inspection notes on site
Cladding type identified	brick veneer and Syria on cavity
Stud spacing appropriate for cladding	400mm
Exterior sheet bracing and angle brace fixing	7.5mm ply bracing nailed off as required
Bottom plate connections	Handi brackets and concrete bolts All bottom plate connections fixed in compliance with the building consent documentation
Building wrap type	Tecton building wrap
Top Plate Connection	stud loc screws
Lintel Connections	gang nail plates as required
LBP number	Carl van der meer
Next Inspection required	truss connections
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Pre Wrap (Trusses)**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **14 December 2021**

Passed Items

General

Inspection notes

Drawings

Roof Cross Bracing

Purlin fixing

LBP number

Other

Purlins fixed and screw in accordance with the building consent documentation

Carl VDM

OK to proceed, remaining purlins being completed at time of inspection.

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

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

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **26 May 2022 10:19 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Reviewed inspections	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Penetrations sleeved	N/A
Base/Tray	Pass
Level entry concrete floor, fall to drain channel	
Wet area membrane	Pass
Ardex superflex wpm 001	
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 10:16 AM on Thursday 26/05/2022



Taken at 10:17 AM on Thursday 26/05/2022



Taken at 10:17 AM on Thursday 26/05/2022



Taken at 10:17 AM on Thursday 26/05/2022



Taken at 10:17 AM on Thursday 26/05/2022



Taken at 10:17 AM on Thursday 26/05/2022

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **26 May 2022 10:20 a.m.**

Duration: **0 minutes**

Inspection Element	Status
General	Pass
Building closed in	Pass
Building closed in adequately to allow lining	
wet area substrate	Pass

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **26 May 2022**

Passed Items

General

Building closed in
wet area substrate

Building closed in adequately to allow lining

Inspection Type: **Wet Area Post-application**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **26 May 2022**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings
Base/Tray
Wet area membrane
Other

Reviewed inspections

**Level entry concrete floor, fall to drain channel
Ardex superflex wpm 001**

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

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Consent No: **210486**
Applicant: **Bill Francis**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 February 2022 9:27 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 12724	Pass
Soil pipe size and test Not part of this consent	N/A
Pipes fixed/supported All clipped and secured	Pass
System used AS3500 also non potable in for toilets and hosedaps	Pass
TPR line Not part of this consent	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated Two 50mm completed	Pass
Pressure test all 20-15 and 10mm dux segura in place	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves Both in garage	Pass
Fire wraps and collars	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:23 AM on Monday 21/02/2022



Taken at 9:24 AM on Monday 21/02/2022



Taken at 9:24 AM on Monday 21/02/2022



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Taken at 9:24 AM on Monday 21/02/2022



Taken at 9:24 AM on Monday 21/02/2022



Taken at 9:24 AM on Monday 21/02/2022



Taken at 9:25 AM on Monday 21/02/2022

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 February 2022**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings

Plumber

12724

Pipes fixed/supported

All clipped and secured

System used

AS3500

also non potable in for toilets and hosetaps

Vents terminated

Two 50mm completed

Pressure test

all 20-15 and 10mm dux segura in place

Waste pipe size and test

Shut off valves

Both in garage

Other

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

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **22 October 2021 9:04 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Engineers details required Certa	Pass
Rebate for brick veneer	Pass
Ground clearance 300mm	Pass
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings 100mm	Pass
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing as per consent	Pass
Bar chairs Bar chairs placed as required	Pass
DPC penetrations taped All penetrations taped as required	Pass
Minimum floor level	Pass
Registration numbers	N/A
Siting checked from pegs	Pass
Sub slab insulation 220	Pass
In-slab heating	N/A
LBP number	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other Ok to pour after engineer has passed	Fail



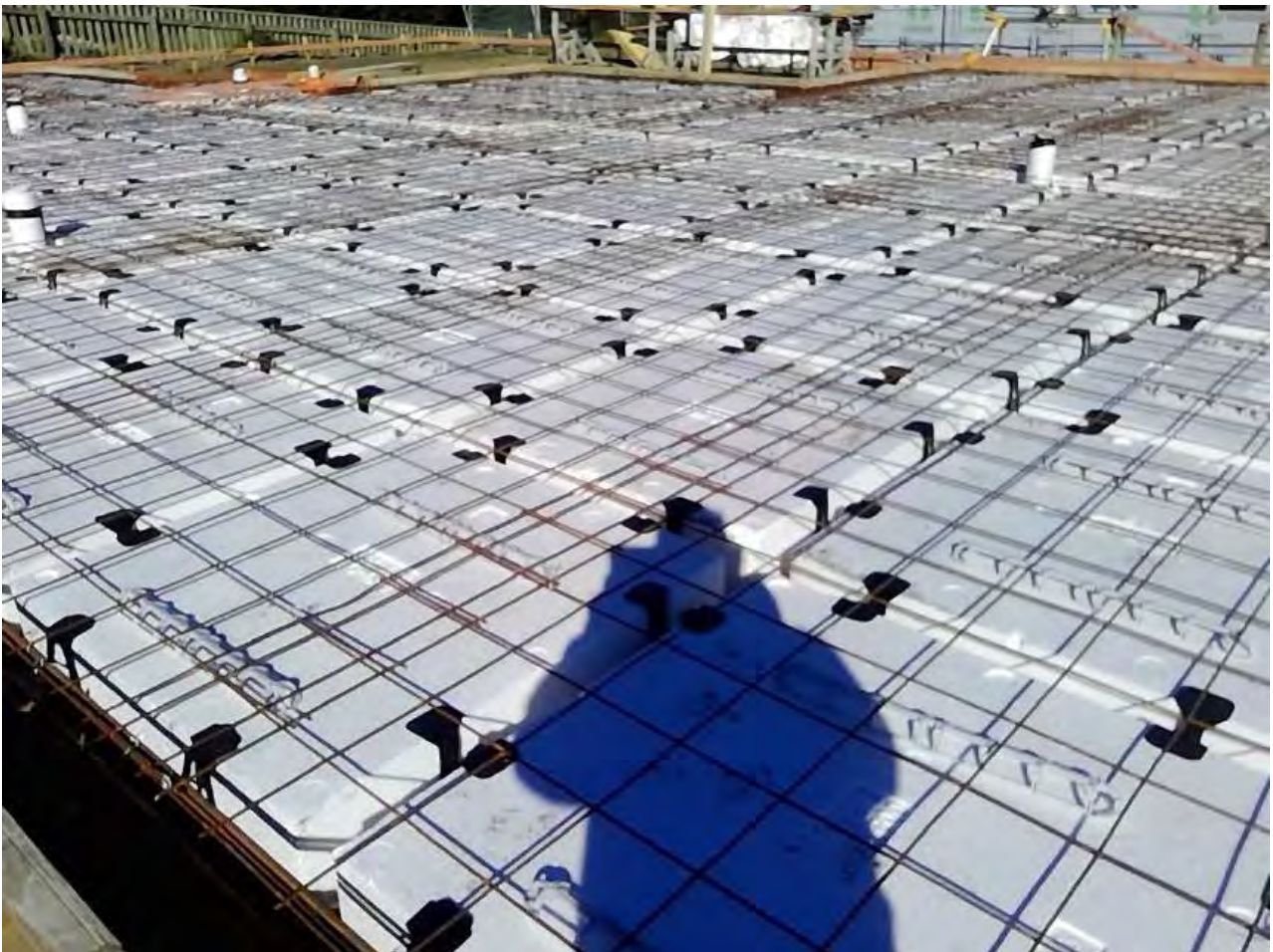
Taken at 9:01 AM on Friday 22/10/2021



Taken at 9:02 AM on Friday 22/10/2021



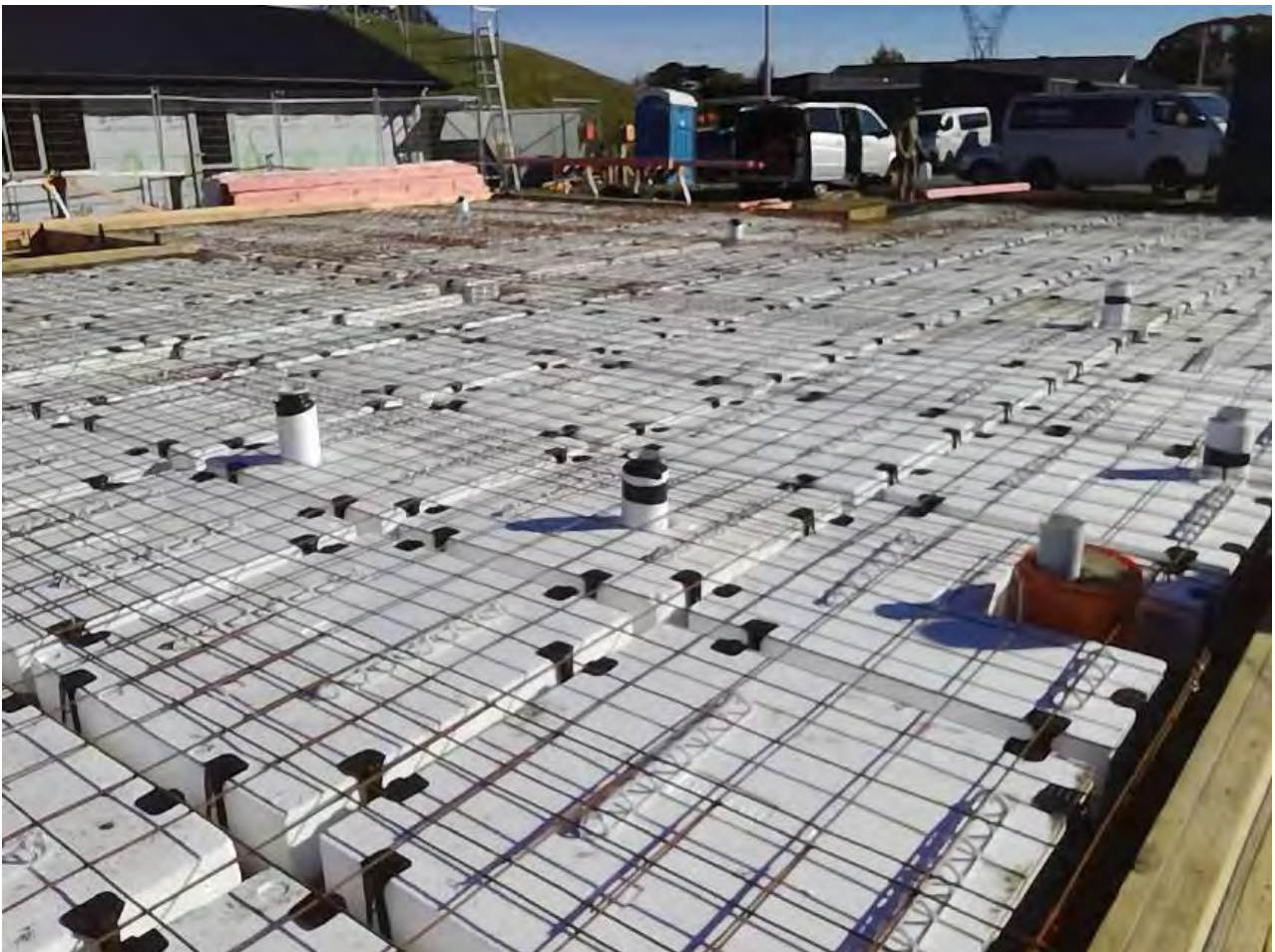
Taken at 9:02 AM on Friday 22/10/2021



Taken at 9:02 AM on Friday 22/10/2021



Taken at 9:03 AM on Friday 22/10/2021



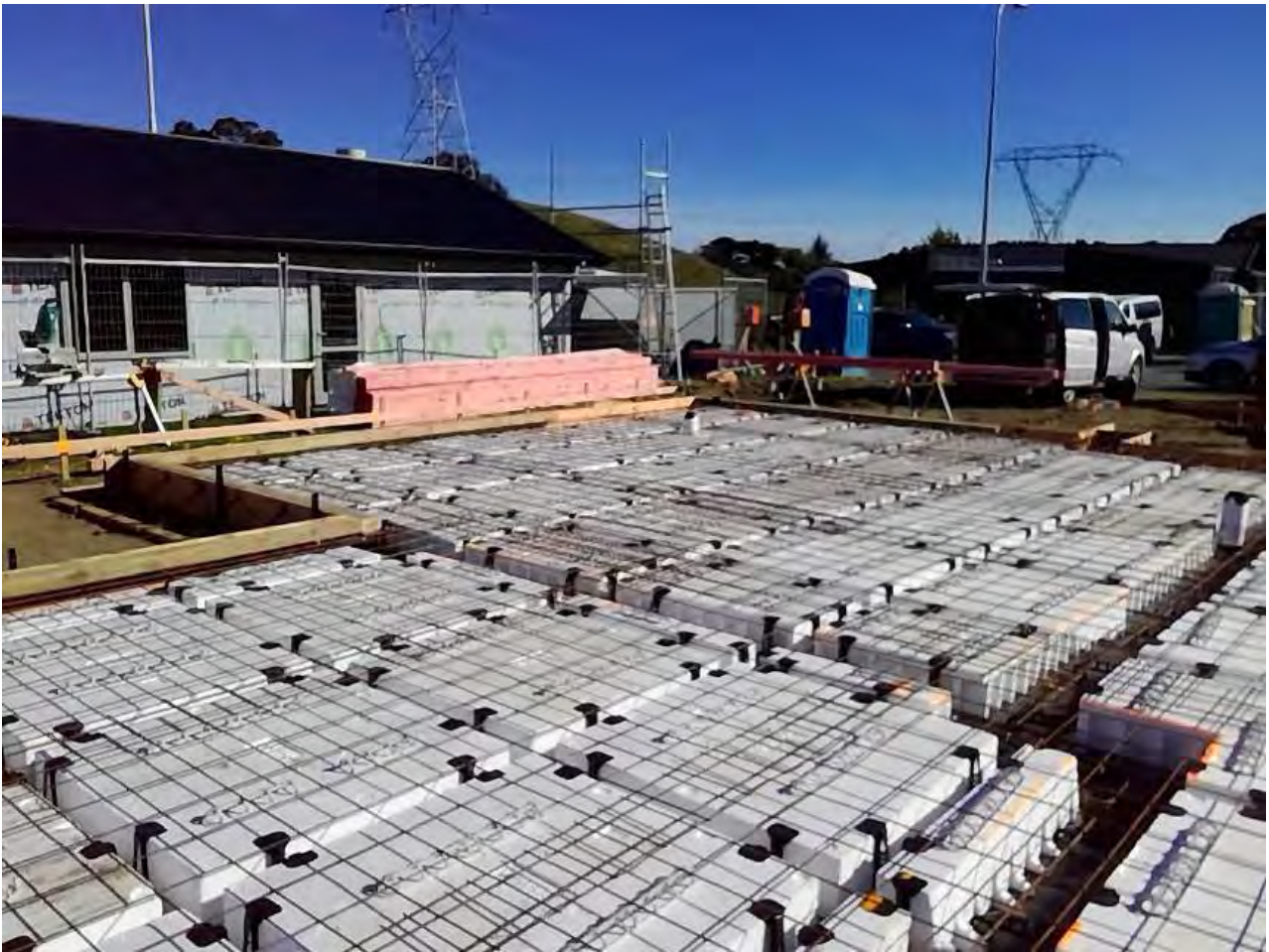
Taken at 9:03 AM on Friday 22/10/2021



Taken at 9:03 AM on Friday 22/10/2021



Taken at 9:03 AM on Friday 22/10/2021



Taken at 9:04 AM on Friday 22/10/2021

SITE NOTICE

Consent No: **210486**
 Applicant: **Graeme & Lisa Fletcher**
 Site Address: **4 Kaiwaru Place, Waikanae**
 Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
 Building Category: **R2**

Inspection Type: **Pre-Slab Building**
 Inspection Outcome: **Fail**
 Inspected By: **Alan Tinney**
 Inspection Date: **22 October 2021**

Failed Items

General

Other **Ok to pour after engineer has passed**

Passed Items

General

Engineers details required	Certa
Rebate for brick veneer	
Ground clearance	300mm
Concrete cover	
Sand blinding	
Slab thickenings	100mm
Vapour barrier	
Steel reinforcing	as per consent
Bar chairs	Bar chairs placed as required
DPC penetrations taped	All penetrations taped as required
Minimum floor level	
Siting	checked from pegs
Sub slab insulation	220
LBP number	

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Consent No: **210486**
Applicant: **Bill Francis**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **5 July 2022 9:51 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Terminal vent	Pass
Roof	
Stormwater sumps	Pass
Soak pit	Pass

Documentation

Application for CCC	Received
Electrical safety certificate - Electrician	Received
Electrical safety certificate - Inspector	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater & private Sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Construction review PS4 statement for geo-technical engineering	Received
Soakpit	
Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Record of Work	Received

Building Practitioners

Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received
Plumber	Clear
Drainlayer	Clear
Gasfitter	Clear
Electrician	Clear



Taken at 9:49 AM on Tuesday 5/07/2022



Taken at 9:50 AM on Tuesday 5/07/2022

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Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Brick Veneer**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **5 July 2022 9:54 a.m.**

Duration: **0 minutes**

Inspection Element	Status
General	Pass
half hight brick	
Head lintels	Pass

Documentation

Application for CCC	Received
Electrical safety certificate - Electrician	Received
Electrical safety certificate - Inspector	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater & private Sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Construction review PS4 statement for geo-technical engineering	Received
Soakpit	
Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Record of Work	Received

Building Practitioners

Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received
Plumber	Clear
Drainlayer	Clear
Gasfitter	Clear
Electrician	Clear

GoGet Inspection Audit Report

Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **5 July 2022 10:09 a.m.**

Duration: **45 minutes**

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

Laundering	Pass
Cooking facilities	Pass
Smoke detectors	Pass
As required	
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues	N/A
infinity	
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	N/A
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	Pass
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
non compliance discussed onsite	N/A
Final check complete	Pass
Other	N/A
Intertenancy/commercial	N/A
Other	N/A

Documentation

Application for CCC	Received
Electrical safety certificate - Electrician	Received
Electrical safety certificate - Inspector	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater & private Sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Construction review PS4 statement for geo-technical engineering	Received

Soakpit

Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Record of Work	Received

Building Practitioners

Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received
Plumber	Clear
Drainlayer	Clear
Gasfitter	Clear



Taken at 9:55 AM on Tuesday 5/07/2022



Taken at 9:55 AM on Tuesday 5/07/2022



Taken at 9:56 AM on Tuesday 5/07/2022



Taken at 9:56 AM on Tuesday 5/07/2022



Taken at 9:56 AM on Tuesday 5/07/2022



Taken at 9:56 AM on Tuesday 5/07/2022



Taken at 9:57 AM on Tuesday 5/07/2022



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Taken at 9:58 AM on Tuesday 5/07/2022



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Taken at 9:58 AM on Tuesday 5/07/2022



Taken at 9:59 AM on Tuesday 5/07/2022



Taken at 10:00 AM on Tuesday 5/07/2022



Taken at 10:00 AM on Tuesday 5/07/2022



Taken at 10:01 AM on Tuesday 5/07/2022



Taken at 10:02 AM on Tuesday 5/07/2022



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Taken at 10:02 AM on Tuesday 5/07/2022



Taken at 10:03 AM on Tuesday 5/07/2022



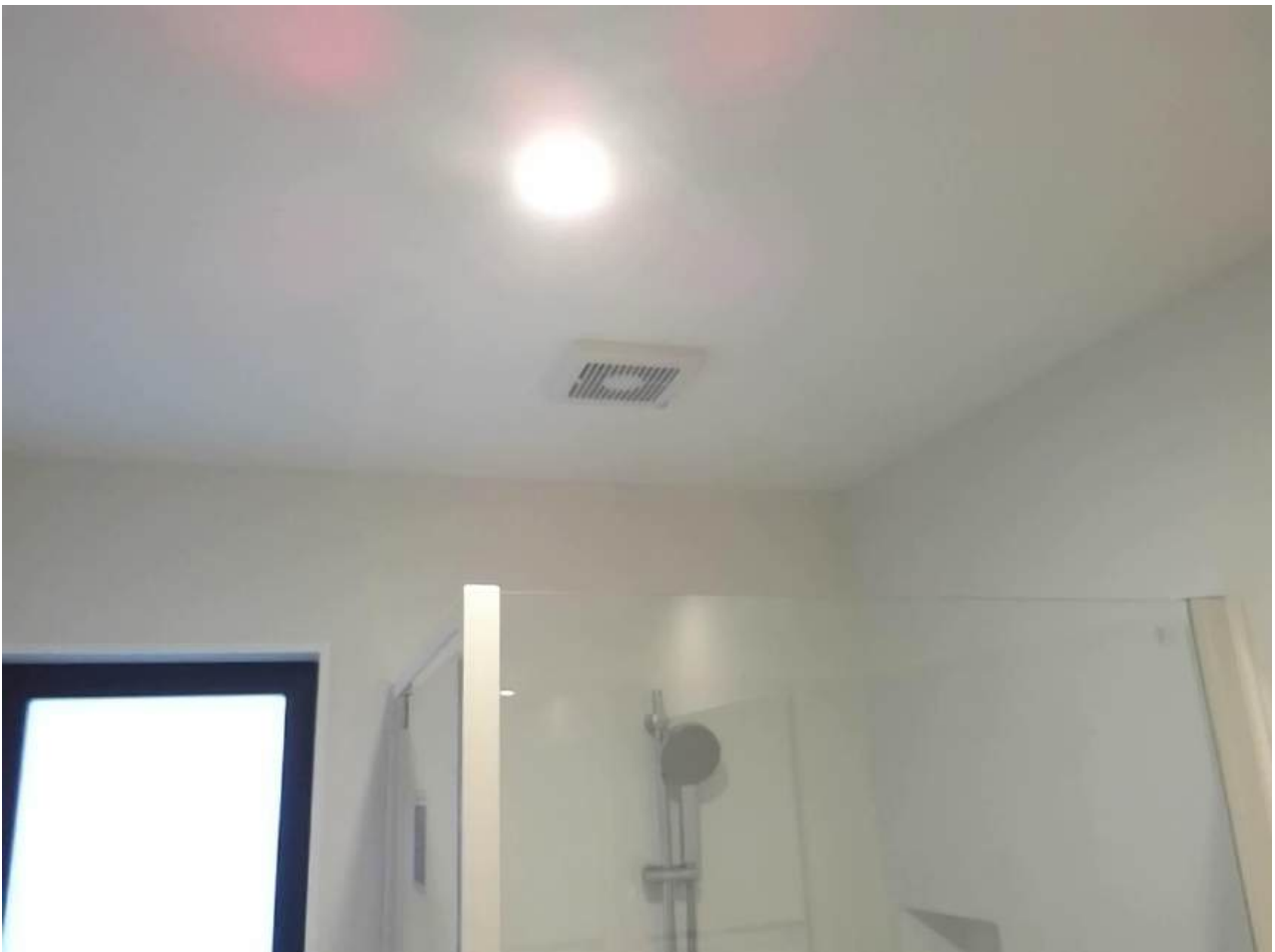
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Taken at 10:04 AM on Tuesday 5/07/2022



Taken at 10:04 AM on Tuesday 5/07/2022



Taken at 10:04 AM on Tuesday 5/07/2022



Taken at 10:05 AM on Tuesday 5/07/2022



Taken at 10:05 AM on Tuesday 5/07/2022



Taken at 10:07 AM on Tuesday 5/07/2022



Taken at 10:07 AM on Tuesday 5/07/2022

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Consent No: **210486**
Applicant: **Bill Francis**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **5 July 2022 10:15 a.m.**
Duration: **0 minutes**

Inspection Element	Status
General	Pass
Other	Pass
Ok to pour after engineer has passed	

Documentation

Application for CCC	Received
Electrical safety certificate - Electrician	Received
Electrical safety certificate - Inspector	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater & private Sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Construction review PS4 statement for geo-technical engineering	Received
Soakpit	
Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Record of Work	Received

Building Practitioners

Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received
Plumber	Clear
Drainlayer	Clear
Gasfitter	Clear
Electrician	Clear

SITE NOTICE

Consent No: **210486**
 Applicant: **Graeme & Lisa Fletcher**
 Site Address: **4 Kaiwaru Place, Waikanae**
 Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
 Building Category: **R2**

Inspection Type: **Pre-Slab Building**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **5 July 2022**

Passed Items

General

Other **Ok to pour after engineer has passed**

Inspection Type: **Drainage**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **5 July 2022**

Passed Items

General

Terminal vent **Roof**
 Stormwater sumps
 Soak pit

Inspection Type: **Brick Veneer**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **5 July 2022**

Passed Items

General

Head lintels **half hight brick**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **5 July 2022**

Passed Items

Exterior

All previous inspections/notes passed **All passed items on this inspection have been**

assessed against the consented documentation.

Drawings
Additional information/plan
Roof fixings
Spouting and down-pipes
Flashings - roof
Penetrations - flashings
Gully dishes
Stormwater and site drainage
Wastes to gully
Fixings - durability
Terminal vents/AAVs
Cladding painted/sealed
Flashings - windows/doors
Cladding ground clearance
Final check complete

Interior

All previous inspections/notes passed
Drawings
Additional information/plan
Service areas-floors/walls
Lightings
Laundering
Cooking facilities
Smoke detectors
Food storage/preparation
Ventilation
Insulation and clearance
Water supply tank
Trap seals and AAVS
Cistern flushing
WC pan connection
Window labels
Final check complete

As required

Documentation

Status

Application for CCC	Received
Electrical safety certificate - Electrician	Received
Electrical safety certificate - Inspector	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater & private Sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Construction review PS4 statement for geo-technical engineering	Received

Soakpit

Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Record of Work	Received

Building Practitioners**Status**

Designer 2 Stuart Preston	Accepted
Designer 1 Bill Francis	Accepted
Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received

GoGet Inspection Audit Report

Consent No: **210486**

Applicant: **Bill Francis**

Site Address: **4 Kaiwaru Place, Waikanae**

Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **15 October 2021 1:36 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Secondary flow path	N/A
Pipe material Pvc primed and glued	Pass
Pipe protection Using 25mm poly	Pass
TPR line Not part of this consent	N/A
Plumbing layout As per plan	Pass
Pipes supported	Pass
Wastes and drains sized correctly	Pass
Water/air Water tested and holding	Pass
Leak check	Pass
Registration numbers 12724	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass
Site Inspection	N/A



Taken at 1:31 PM on Friday 15/10/2021



Taken at 1:31 PM on Friday 15/10/2021



Taken at 1:32 PM on Friday 15/10/2021



Taken at 1:32 PM on Friday 15/10/2021



Taken at 1:32 PM on Friday 15/10/2021



Taken at 1:32 PM on Friday 15/10/2021



Taken at 1:33 PM on Friday 15/10/2021

SITE NOTICE

Consent No: **210486**
Applicant: **Graeme & Lisa Fletcher**
Site Address: **4 Kaiwaru Place, Waikanae**
Work Type: **New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing**
Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **15 October 2021**

Passed Items

General

Pipe material	Pvc primed and glued
Pipe protection	Using 25mm poly
Plumbing layout	As per plan
Pipes supported	
Wastes and drains	sized correctly
Water/air	Water tested and holding
Leak check	
Registration numbers	12724
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Processing Summary Report

Consent No: 210486

Site Address: 4 Kaiwaru Place, Waikanae

Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Melissa Gibson
<u>Vetting</u>	Pass		Anna Smith, Heather Wright, Melissa Gibson
Application documentation	Pass		HEW
Application type	Pass	The application is for a building consent.	HEW
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	HEW
Proof of ownership	Pass	A certificate of title dated within the last three months.	HEW
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	HEW
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	HEW
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	HEW
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng <insert number>.	HEW
Heritage Building	N/A		HEW
Any outstanding CCC's	N/A		HEW
Building act	Pass		HEW
S71 Natural Hazard	N/A		HEW
S71-72 assessment	N/A		HEW
S71-72 Recommendation	N/A		HEW
S 84 - Restricted building work	Pass		HEW
S 112 or 133AT - Alterations to existing buildings	N/A		HEW
S 115 - Change of use	N/A		HEW
S 118 - Access and facilities for persons with disabilities	N/A		HEW
S 363 - Public use prior to issuing CCC	N/A		HEW
Decision- s71-74	N/A		MGI
Waivers and Modifications	N/A		HEW
Multi Use	N/A		HEW
Payment	Pass		ANS,HEW
Payment requested	Pass		HEW
Payment received	Pass		ANS,HEW
<u>CCC and Category</u>	N/A		Melissa Gibson

Checklist/Elements	Status	Notes	Processed By
<u>Planning</u>	Pass		Melissa Gibson,Sophas Uch
District Plan	Pass		SOU
District Plan Items Checked	Yes		SOU
Section 221 checked	Yes		SOU
Resource Consent granted	N/A		SOU
Building Act	N/A		SOU
Sec 37 required	N/A		SOU
<u>Specified Systems Compliance</u>	N/A		Melissa Gibson
<u>Environmental Health</u>	N/A		Melissa Gibson
<u>Quick Consent</u>	N/A		Melissa Gibson
<u>B1 - Structure</u>	Pass		John Peterson,Melissa Gibson
Verification method	Pass		MGI
Structural review	N/A		MGI
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	MGI
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is:138744	MGI
Scope	Pass	The scope of the engineering is: SED foundations, soakpit/detention tank and dispersal trench	MGI
Monitoring requirements	Pass	Construction monitoring to: CM3	MGI
Structural proprietary systems	Pass	Other: soak pit details and SED foundation details	MGI
NZS 3604	Pass		JOH,MGI
Scope	Pass	The building is within the scope and limitation of NZS 3604.	MGI
Good ground	Pass	The building site is assumed to meet the requirements for foundations, and good ground has been determined with regards to the PIM. CPT tests provided by Certa Engineering	MGI
Site requirements	Pass	The requirements for site have been considered.	MGI
Risk of liquefaction/ lateral spread	Pass	Provide Abuild's geotechnical report for the subdivision as noted in Richard Skilton's letter Richard Skilton's letter, (CPENG 186048), lateral spreading not considered to be a risk, this site is considered resistant to liquefaction --- Response - JOH 18 Jun 2021 8:41am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide Abuild's geotechnical report for the subdivision as noted in Richard Skilton's letter	MGI
Response:		received	MGI
Deck structure	Pass		JOH,MGI
Deck piles	Pass	Confirm if the decking is being constructed under Schedule 1 on the plans or remove from the consent --- Response - JOH 18 Jun 2021 8:34am --- Decking to be built under schedule 1 & noted as such on sheet 1	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Confirm if the decking is being constructed under Schedule 1 on the plans or remove from the consent	MGI
Response:		Decking to be built under schedule 1 & noted as such on sheet 1	MGI
Deck bearers	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
Deck stringers	N/A		JOH
Deck bracing	N/A		JOH
Deck joists	N/A		JOH
Decking	N/A		JOH
Balustrade support	N/A		JOH
Foundations and sub-floor framing	N/A		MGI
Floors	Pass		MGI
Suspended timber floors (ground)	N/A		MGI
Suspended timber floors (first floor and above)	N/A		MGI
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	MGI
Concrete slab	Pass	Engineered by Certa - details provided (Sheets S0-S2) There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings to the bottom plate.	MGI
Walls	Pass		JOH,MGI
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing.	MGI
Lintels	Pass	Provide a colour copy of the Pryda prenil information --- Response - JOH 18 Jun 2021 9:02am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide a colour copy of the Pryda prenil truss design and lintel information	MGI
Response:		received	MGI
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	MGI
Bracing	Pass	Provide the bracing calculations --- Response - JOH 18 Jun 2021 8:42am --- received - t- VH	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide the GIB ezybrace calculations	MGI
Response:		received - t- VH	MGI
Posts	N/A		MGI
Roof structure	Pass		JOH,MGI
Framed roof	Pass	Provide information on the beam supporting clear storey windows Rafters, including valley and hip rafters, are adequately sized with appropriate fixings given the wind zone, their span, and spacing - hyspan table provided. --- Response - JOH 21 Jun 2021 9:28am ---	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
		Confirmed Brick is intended	
<u>Request for Further Information:</u>			
Request:		Is the intent to brick above the clear storey windows, if so provide information on how this will be undertaken	MGI
		RFI 2 - The North elevation on page 6 notes brick above the raking head of W2 note Stira as stated in the response.	
Response:		Confirmed Brick is intended	MGI
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3 - Pryda pre nail, PS1 provided	MGI
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	MGI
Purlins / tile battens	Pass	The purlins are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	MGI
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	MGI
Ceilings	Pass	Ceilings are supported by allowed members, with rondo battens sized appropriately given their span and spacing.	MGI
Verandah beams	N/A		MGI
Snow loading	N/A		MGI
External stairs	N/A		MGI
Internal Barriers	N/A		MGI
3kPa floor loads	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>B2 - Durability</u>	Pass		Melissa Gibson
B2 prompts	Pass		MGI
Material compatibility	Pass	Adjoining materials are compatible.	MGI
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone - 25 MPa	MGI
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	MGI
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	MGI
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	MGI
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	MGI
Limited life consent	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
<u>C1-C2 - Protection From Fire</u>	Pass		Melissa Gibson
C/AS1 - Residential and outbuildings	Pass		MGI
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1 - page 3	MGI
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	MGI
Control of internal fire and smoke spread	N/A		MGI
Control of external fire spread	N/A		MGI
Firefighting	N/A		MGI
Prevention of fire occurring	N/A		MGI
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>D1 - Access Routes</u>	Pass		Melissa Gibson
Access routes	Pass		MGI
Safety	Pass	Access routes have adequate activity space, visibility, are free from dangerous obstructions, and have safe cross fall and slope in the direction of travel.	MGI
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces - exposed aggregate, page 1	MGI
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge.	MGI
Ramps	N/A		MGI
Stairs	N/A		MGI
Handrails	N/A		MGI
Accessible car parks	N/A		MGI
Accessible building entries	N/A		MGI
Accessible places of assembly	N/A		MGI
Accessible accommodation units	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>D2 - Mechanical Installations For Access</u>	N/A		Melissa Gibson
<u>E1 - Surface Water</u>	Pass		Jon Moser, Melissa Gibson
Drainage design	Pass		MGI
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	MGI
Verification method	Pass		MGI
Hydraulic design	Pass	The design of the surface water drainage system has been carried out by a suitably qualified hydraulic engineer - Certa - Stuart Preston, CPEng 138744, PS1 provided	MGI
Surface water run off	N/A		MGI
Field drains	N/A		MGI
Secondary flow	N/A		MGI
Soak pits	Pass		JMO, MGI
Field testing	Pass	The surrounding ground is suitable to receive and dispose of the water from the soak pit.	MGI
Soak pit design	Pass	Provide the Cirtex installation documentation --- Response - JMO 18 Jun 2021 9:12am ---	JMO, MGI

Checklist/Elements	Status	Notes	Processed By
		Engineer has supplied Cirtex installation guide.	
<u>Request for Further Information:</u>			
Request:		Provide the Cirtex installation documentation	MGI
Response:		Engineer has supplied Cirtex installation guide.	MGI
Acceptable solution	N/A		MGI
Floor level	Pass		MGI
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and;	MGI
Stormwater drainage	Pass		JMO,MGI
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	MGI
Sumps	Pass	Provide details of the driveway sump to be installed, i.e Type 1, Type 2 etc --- Response - JMO 18 Jun 2021 9:01 am --- Side boundary path now to fall to gravel bed. Refer Site Plan.	JMO,MGI
<u>Request for Further Information:</u>			
Request:		Why does the driveway require a sump. It is under 30 sq/m and the entry path can be graded to disperse over land. However the 30 sq/m of pathway along the adjacent property boundary needs to be collected and conveyed to the SW system via a sump.	MGI
Response:		Side boundary path now to fall to gravel bed. Refer Site Plan.	MGI
Roof catchment	Pass		JMO,MGI
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area - 80dia	MGI
Gutters	Pass	Coloursteel spouting 1/4 round specified. 6300 sq/mm	JMO,MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>E2 - External moisture</u>	Fail		John Peterson,Melissa Gibson
Acceptable solution	N/A		MGI
Risk matrix	Pass		MGI
Score	Pass	A risk matrix score of 12 has been calculated for the worst case elevation.	MGI
Wall cladding	Pass	Given the risk matrix score it is appropriate to use brick veneer and horizontal stria weatherboard	MGI
Roof cladding	Pass		JOH,MGI
General	Pass	An appropriate roofing underlay is used given the type roofing - Covertex 407	MGI
		Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work.	
Cladding junctions	Pass	The detail 'enclosed roof to wall intersection' on page 14 shows axon panel, please revise Roof to wall junctions show adequately sized flashings, with appropriate clearances between the wall and roof cladding. --- Response - JOH 18 Jun 2021 10:27am --- Received	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request: The detail 'enclosed roof to wall intersection' on page 14 shows axon panel, please revise			MGI
Response: Received			MGI
Masonry tiles	N/A		MGI
Pressed metal tiles	N/A		MGI
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile - 10° and 6°, trapezoidal Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. An eave flashing is shown given the low pitch of the profiled metal roof, the shallow soffit depth, and that the building is in a very high wind zone or higher. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	MGI
Membrane roofs	N/A		MGI
Wall cladding	Fail		JOH,MGI
General	Pass	It has been indicated this site is in a very high wind zone, show sealant to the window head detail Provide the current ecoply installation guide An appropriate wall underlay is shown - Tekton The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. --- Response - JOH 18 Jun 2021 12:07pm --- The relevant page for the EP1's has been provided	JOH,MGI
<u>Request for Further Information:</u>			
Request: It has been indicated this site is in a very high wind zone, show sealant to the window head detail			MGI
Response: now detailed/annotated for both situations			MGI
<u>Request for Further Information:</u>			
Request: Provide the current ecoply installation guide			MGI
Response: The relevant page for the EP1's has been provided			MGI
Threshold junctions	N/A		MGI
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	MGI
Masonry veneer	Fail	Provide the Oamuru Stone installation manual	MGI
Stucco	N/A		MGI
Timber weatherboards	N/A		MGI
Fibre cement weatherboards	Pass	Provide the current BRANZ appraisal and Stria cladding installation technical manual --- Response - JOH 21 Jun 2021 9:28am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request: Provide the current BRANZ appraisal and Stria cladding installation technical manual			MGI
RFI 2 - The requested documentation has not been provided			

Checklist/Elements	Status	Notes	Processed By
Response: received			MGI
Profile metal wall cladding	N/A		MGI
Fibre cement sheet	N/A		MGI
Plywood sheet	N/A		MGI
EIFS	N/A		MGI
Wall tanking	N/A		MGI
Parapets	N/A		MGI
Decks	N/A		MGI
Manufacturer's details	Fail		MGI
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Penetrations through the roof cladding are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	MGI
Wall claddings	Fail	See RFIs regarding Oamaru Stone and Stria Cladding	MGI
Re-cladding	N/A		MGI
Timber joinery	N/A		MGI
Skylights	Pass		JOH,MGI
Skylight junctions	Pass	Provide the current BRANZ appraisal for the solartube and installation details --- Response - JOH 18 Jun 2021 12:05pm --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide the current BRANZ appraisal for the solartube and installation details	MGI
Response: received			MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>E3 - Internal Moisture</u>	Pass		Jon Moser, Melissa Gibson
E3 prompts	Pass		JMO,MGI
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control.	MGI
Overflow	N/A		MGI
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed.	MGI
Proprietary shower tray/walls	Pass	A proprietary shower tray and/or walls is proposed with sufficient details to show impervious and easily cleaned surfaces.	MGI
Tiled shower	Pass	Provide a detail of the tiled niche or confirm if an insert will be installed A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet	JMO,MGI

Checklist/Elements	Status	Notes	Processed By
		area. No cavity slider is located within the tiled wall area --- Response - JMO 18 Jun 2021 8:58am --- Prep niche to be installed.	
<u>Request for Further Information:</u>			
Request:		Provide a detail of the tiled niche or confirm if an insert will be installed in tiled shower walls.	MGI
Response:		Prep niche to be installed.	MGI
Level access shower	Pass	The Engineer's documentation does not appear to allow for the rebate in the slab for the wet area shower, please revise .	JMO,MGI
Wet area membrane	Pass	18/06/21 . Engineers plans and PS1 revised. The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. Liquid flash waterproof membrane	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F1 - Hazardous Agents On Site</u>	N/A		Melissa Gibson
<u>F2 - Hazardous Building Materials</u>	Pass		Jon Moser,Melissa Gibson
Asbestos	N/A		MGI
Glazing	Pass		JMO,MGI
Manifestation	N/A		MGI
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	MGI
Bathrooms	Pass	Confirm on plans glazing in bathrooms will comply with NZS4223.3 --- Response - JMO 18 Jun 2021 9:14am --- Updated window schedule Sheet 18 supplied.	JMO,MGI
<u>Request for Further Information:</u>			
Request:		Confirm on plans glazing in bathrooms will comply with NZS4223.3	MGI
Response:		Updated window schedule Sheet 18 supplied.	MGI
Balustrades	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F3 - Hazardous Substances And Processes</u>	N/A		Melissa Gibson
<u>F4 - Safety From Falling</u>	Pass		Melissa Gibson
F4 prompts	Pass		MGI
Barrier design	N/A		MGI
Window openings	Pass	Stays and barriers are provided for windows where section 2 of F4/AS1 is applicable.	MGI
Swimming pools / spas	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F5 - Construction and Demolition Hazards</u>	Pass		Melissa Gibson
F5 prompts	Pass		MGI
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
<u>F6 - Visibility In Escape Routes</u>	N/A		Melissa Gibson
<u>F7 - Warning Systems</u>	Pass		Melissa Gibson
F7 prompts	Pass		MGI
System type (excluding simple residential situations)	N/A		MGI
Domestic alarms	Pass	Alarms are located: within 3.0m of each sleeping space;	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F8 - Signs</u>	N/A		Melissa Gibson
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Melissa Gibson
<u>G1 - Personal hygiene</u>	Pass		Melissa Gibson
Provision of sanitary fixtures	Pass		MGI
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	MGI
Privacy	Pass		MGI
Location	Pass	The ensuite does not appear to have a toilet, is this correct	MGI
Line of sight	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas. There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	MGI
Lobbies	N/A		MGI
Accessible toilets	N/A		MGI
Accessible showers	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G2 - Laundering</u>	Pass		Melissa Gibson
G2 prompts	Pass		MGI
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	MGI
Accessible laundries	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Melissa Gibson
Domestic kitchen facilities	Pass		MGI
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	MGI
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition - page 3	MGI
Commercial facilities	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
Accessible kitchen facilities	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G4 - Ventilation</u>	Pass		Jon Moser, Melissa Gibson
G4 prompts	Pass		JMO, MGI
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area. Contaminated air is disposed of in a way which avoids nuisance to people and other property.	MGI
Mechanical ventilation	Pass	Detail on the plans how the door will be stayed to meet G4 ventilation for the laundry Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces. --- Response - JMO 18 Jun 2021 9:12am --- Amended PS1 and drawings now provided by engineer.	JMO, MGI
<u>Request for Further Information:</u>			
Request:		The engineer needs to detail the tiled shower recess in his foundation plan which will be subject to his inspection at construction stage.	MGI
Response:		Amended PS1 and drawings now provided by engineer.	MGI
Gas fuelled appliances	Pass	Additional ventilation is provided, where required, to gas fuelled appliances.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G5 - Interior Environment</u>	N/A		Melissa Gibson
<u>G6 - Airborne And Impact Sound</u>	N/A		Melissa Gibson
<u>G7 - Natural Light</u>	Pass		Melissa Gibson
G7 prompts	Pass		MGI
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	MGI
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G8 - Artificial Light</u>	Pass		Melissa Gibson
G8 prompts	Pass		MGI
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways. Page 9	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G9 - Electricity</u>	Pass		Melissa Gibson
G9 prompts	Pass		MGI
Energy works certificate	Pass	An energy works certificate will be required upon completion.	MGI
Electrical switches and outlets	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G10 - Piped Services</u>	Pass		Melissa Gibson
G10 prompts	Pass		MGI

Checklist/Elements	Status	Notes	Processed By
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G11 - Gas As An Energy Source</u>	Pass		Jon Moser, Melissa Gibson
G11 prompts	Pass		JMO, MGI
Energy works certificate	Pass	Show location of gas bottles or confirm if reticulated gas supply The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. --- Response - JMO 18 Jun 2021 8:56am --- Reticulated supply confirmed by designer.	JMO, MGI
<u>Request for Further Information:</u>			
Request: Show location of gas bottles or confirm if reticulated gas supply			MGI
Response: Reticulated supply confirmed by designer.			MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G12 - Water Supplies</u>	Pass		Jon Moser, Melissa Gibson
Water supply	Pass		JMO, MGI
Potable water	Pass	Provide form 164 The water supply is from a potable source. Pipe materials used for the water supply system will not contaminate the potable water supply. --- Response - JMO 18 Jun 2021 9:04am --- Form provided.	JMO, MGI
<u>Request for Further Information:</u>			
Request: Provide form 164			MGI
Response: Form provided.			MGI
Backflow prevention	Pass	Backflow prevention devices are being used to prevent contamination of water supply. The device is an appropriate type given the cross connection hazard, is testable, and has been added to the draft compliance schedule.	MGI
Non-potable supply	Pass	Non-potable supply appropriately protected from cross connection hazards and is identified by appropriate signage - page 2	MGI
Freezing zones	N/A		MGI
Water tanks	Pass		JMO, MGI
Rural water supply	Pass	Provide manufacturer and installation details of the 10,000L water tank to be installed --- Response - JMO 18 Jun 2021 9:05am --- PS1 provided. Larsens concrete tank	JMO, MGI
<u>Request for Further Information:</u>			
Request: Provide manufacturer and installation details of the 10,000L water tank to be installed			MGI
Response: PS1 provided. Larsens concrete tank			MGI
Community care water supply	N/A		MGI
Overflow	Pass	See RFI	JMO, MGI
Structural support	Pass	See RFI	JMO, MGI
Hot water	Pass		MGI

Checklist/Elements	Status	Notes	Processed By
Water heater type	Pass	Hot water is supplied via a(n): gas instantaneous water heater - Rinnai	MGI
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	MGI
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	MGI
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	MGI
Solar hot water	N/A		MGI
Wetback hot water	N/A		MGI
Accessible water supply	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G13 - Foul Water</u>	Pass		Jon Moser, Melissa Gibson
Drainage design	Pass		MGI
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	MGI
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	MGI
Acceptable solution	N/A		MGI
AS/NZS 3500.2	Pass		MGI
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture and branch vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	MGI
Elevated drainage principles	N/A		MGI
Single stack	N/A		MGI
Single stack variations	N/A		MGI
Fully vented	N/A		MGI
Fully vented modified	N/A		MGI
Pumping systems	N/A		MGI
AS/NZS 3500.5	Pass		MGI
Residential	Pass	Refer to 3500.2 compliance assessment.	MGI
Hydraulic design	N/A		MGI
Other compliance paths	Pass		JMO, MGI
Other G13 compliance paths	Pass	The 100mm branch drain to the sink is to be run in 65mm. The vent can also be reduced to 40mm if required. This is because the kitchen sink can have a waste master fitted which will deposit organic matter into the larger pipe restricting flow whereas a reduced size of 65mm will promote a self cleansing action. --- Response - JMO 18 Jun 2021 9:03am --- Changes made as required . Refer amended Sheet 2.	JMO

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request:		The 100mm branch drain to the sink is to be run in 65mm. The vent can also be reduced to 40mm if required. This is because the kitchen sink can have a waste master fitted which will deposit organic matter into the larger pipe restricting flow whereas a reduced size of 65mm will promote a self cleansing action.	JMO
		The 100mm waste pipe to the ORG is also to be reduced to 65mm to comply with G13/AS3 as the pipe loading is only 3 discharge units.	
Response:		Changes made as required . Refer amended Sheet 2.	JMO
Alternative solution	N/A		MGI
<u>G14 - Industrial Liquid Waste</u>	N/A		Melissa Gibson
<u>G15 - Solid Waste</u>	N/A		Melissa Gibson
<u>H1 - Energy Efficiency</u>	Pass		Jon Moser, Melissa Gibson
H1 prompts	Pass		JMO, MGI
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	MGI
Large building envelope performance	N/A		MGI
Hot water system efficiency	Pass	Confirm the length of the pipe run from the kitchen sink to the hot water supply There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits. Page 2 --- Response - JMO 18 Jun 2021 9:07am --- Refer Note Sheet 2.	JMO, MGI
<u>Request for Further Information:</u>			
Request:		The length of the hot water pipe to the kitchen sink is excessive so a dedicated insulated pipe of no more than 10mm in diameter is required. Detail on plans.	MGI
Response:		Refer Note Sheet 2.	MGI
Artificial lighting	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>S67 - Waivers And Modifications</u>	N/A		Melissa Gibson
<u>S75 - Build over 2 allotments</u>	N/A		Melissa Gibson
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A		Melissa Gibson
<u>S115 and S133 AN- Change Of Use</u>	N/A		Melissa Gibson
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Melissa Gibson
<u>S363 - Certificate For Public Use</u>	N/A		Melissa Gibson
<u>Restricted Building Work</u>	Pass		Melissa Gibson
Primary structure	Pass		MGI
Foundations and sub-floor framing	Pass	Bill Francis - BP111338	MGI
Walls	Pass	Bill Francis - BP111338	MGI
Roof	Pass	Bill Francis - BP111338	MGI
Columns and beams	N/A		MGI
Bracing	Pass	Bill Francis - BP111338	MGI
Other	N/A		MGI
External moisture	Pass		MGI
Damp proofing	Pass	Bill Francis - BP111338	MGI
Roof cladding	Pass	Bill Francis - BP111338	MGI
Ventilation system	Pass	Bill Francis - BP111338	MGI

Checklist/Elements	Status	Notes	Processed By
Wall cladding	Pass	Bill Francis - BP111338	MGI
Waterproofing	Pass	Bill Francis - BP111338	MGI
Other	N/A		MGI
Fire safety	Pass		MGI
Emergency warning systems	Pass	Bill Francis - BP111338	MGI
Evacuation and fire service operation systems	N/A		MGI
Suppression or control systems	N/A		MGI
Other	N/A		MGI
<u>Reviews</u>	Fail		Jon Moser
Consent Approval	Fail		JMO
Can this building consent be approved?	No		JMO
Supervision review	Pass		JMO
Signing officer (building)	N/A		JMO
Signing officer (plumbing)	Pass	Have agreed RFI's with Melissa and discussed SW and drainage details as the designer had oversized pipes. Will await RFI responses.	JMO
		RFI's received 18/06/21. Plumbing now completed.	
Quick Consent	N/A		JMO
Alternative solution	N/A		JMO
S67 - Waivers or modifications	N/A		JMO
S71 - Natural hazard assessment	N/A		JMO
S112 - Alterations to existing buildings	N/A		JMO
S115 - Change of use	N/A		JMO

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

Signed: _____ Date: 21 June 2021 9:41 am
Melissa Gibson

GoGet Processing Summary Report

Consent No: 210486

Site Address: 4 Kaiwaru Place, Waikanae

Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Melissa Gibson
<u>Vetting</u>	Pass		Anna Smith, Heather Wright, Melissa Gibson
Application documentation	Pass		HEW
Application type	Pass	The application is for a building consent.	HEW
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	HEW
Proof of ownership	Pass	A certificate of title dated within the last three months.	HEW
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	HEW
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	HEW
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	HEW
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng <insert number>.	HEW
Heritage Building	N/A		HEW
Any outstanding CCC's	N/A		HEW
Building act	Pass		HEW
S71 Natural Hazard	N/A		HEW
S71-72 assessment	N/A		HEW
S71-72 Recommendation	N/A		HEW
S 84 - Restricted building work	Pass		HEW
S 112 or 133AT - Alterations to existing buildings	N/A		HEW
S 115 - Change of use	N/A		HEW
S 118 - Access and facilities for persons with disabilities	N/A		HEW
S 363 - Public use prior to issuing CCC	N/A		HEW
Decision- s71-74	N/A		MGI
Waivers and Modifications	N/A		HEW
Multi Use	N/A		HEW
Payment	Pass		ANS, HEW
Payment requested	Pass		HEW
Payment received	Pass		ANS, HEW
<u>CCC and Category</u>	N/A		Melissa Gibson

Checklist/Elements	Status	Notes	Processed By
<u>Planning</u>	Pass		Melissa Gibson,Sophas Uch
District Plan	Pass		SOU
District Plan Items Checked	Yes		SOU
Section 221 checked	Yes		SOU
Resource Consent granted	N/A		SOU
Building Act	N/A		SOU
Sec 37 required	N/A		SOU
<u>Specified Systems Compliance</u>	N/A		Melissa Gibson
<u>Environmental Health</u>	N/A		Melissa Gibson
<u>Quick Consent</u>	N/A		Melissa Gibson
<u>B1 - Structure</u>	Pass		John Peterson,Melissa Gibson
Verification method	Pass		MGI
Structural review	N/A		MGI
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	MGI
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is:138744	MGI
Scope	Pass	The scope of the engineering is: SED foundations, soakpit/detention tank and dispersal trench	MGI
Monitoring requirements	Pass	Construction monitoring to: CM3	MGI
Structural proprietary systems	Pass	Other: soak pit details and SED foundation details	MGI
NZS 3604	Pass		JOH,MGI
Scope	Pass	The building is within the scope and limitation of NZS 3604.	MGI
Good ground	Pass	The building site is assumed to meet the requirements for foundations, and good ground has been determined with regards to the PIM . CPT tests provided by Certa Engineering	MGI
Site requirements	Pass	The requirements for site have been considered.	MGI
Risk of liquefaction/ lateral spread	Pass	Provide Abuild's geotechnical report for the subdivision as noted in Richard Skilton's letter Richard Skilton's letter, (CPENG 186048), lateral spreading not considered to be a risk, this site is considered resistant to liquefaction --- Response - JOH 18 Jun 2021 8:41am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide Abuild's geotechnical report for the subdivision as noted in Richard Skilton's letter	MGI
Response:		received	MGI
Deck structure	Pass		JOH,MGI
Deck piles	Pass	Confirm if the decking is being constructed under Schedule 1 on the plans or remove from the consent --- Response - JOH 18 Jun 2021 8:34am --- Decking to be built under schedule 1 & noted as such on sheet 1	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Confirm if the decking is being constructed under Schedule 1 on the plans or remove from the consent	MGI
Response:		Decking to be built under schedule 1 & noted as such on sheet 1	MGI
Deck bearers	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
Deck stringers	N/A		JOH
Deck bracing	N/A		JOH
Deck joists	N/A		JOH
Decking	N/A		JOH
Balustrade support	N/A		JOH
Foundations and sub-floor framing	N/A		MGI
Floors	Pass		MGI
Suspended timber floors (ground)	N/A		MGI
Suspended timber floors (first floor and above)	N/A		MGI
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	MGI
Concrete slab	Pass	Engineered by Certa - details provided (Sheets S0-S2) There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings to the bottom plate.	MGI
Walls	Pass		JOH,MGI
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing.	MGI
Lintels	Pass	Provide a colour copy of the Pryda prenil information --- Response - JOH 18 Jun 2021 9:02am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide a colour copy of the Pryda prenil truss design and lintel information	MGI
Response:		received	MGI
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	MGI
Bracing	Pass	Provide the bracing calculations --- Response - JOH 18 Jun 2021 8:42am --- received - t- VH	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide the GIB ezybrace calculations	MGI
Response:		received - t- VH	MGI
Posts	N/A		MGI
Roof structure	Pass		JOH,MGI
Framed roof	Pass	Provide information on the beam supporting clear storey windows Rafters, including valley and hip rafters, are adequately sized with appropriate fixings given the wind zone, their span, and spacing - hyspan table provided. --- Response - JOH 21 Jun 2021 9:28am ---	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
		Confirmed Brick is intended	
<u>Request for Further Information:</u>			
Request:		Is the intent to brick above the clear storey windows, if so provide information on how this will be undertaken	MGI
		RFI 2 - The North elevation on page 6 notes brick above the raking head of W2 note Stira as stated in the response.	
Response:		Confirmed Brick is intended	MGI
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3 - Pryda pre nail, PS1 provided	MGI
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	MGI
Purlins / tile battens	Pass	The purlins are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	MGI
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	MGI
Ceilings	Pass	Ceilings are supported by allowed members, with rondo battens sized appropriately given their span and spacing.	MGI
Verandah beams	N/A		MGI
Snow loading	N/A		MGI
External stairs	N/A		MGI
Internal Barriers	N/A		MGI
3kPa floor loads	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>B2 - Durability</u>	Pass		Melissa Gibson
B2 prompts	Pass		MGI
Material compatibility	Pass	Adjoining materials are compatible.	MGI
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone - 25 MPa	MGI
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	MGI
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	MGI
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	MGI
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	MGI
Limited life consent	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
<u>C1-C2 - Protection From Fire</u>	Pass		Melissa Gibson
C/AS1 - Residential and outbuildings	Pass		MGI
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1 - page 3	MGI
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	MGI
Control of internal fire and smoke spread	N/A		MGI
Control of external fire spread	N/A		MGI
Firefighting	N/A		MGI
Prevention of fire occurring	N/A		MGI
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>D1 - Access Routes</u>	Pass		Melissa Gibson
Access routes	Pass		MGI
Safety	Pass	Access routes have adequate activity space, visibility, are free from dangerous obstructions, and have safe cross fall and slope in the direction of travel.	MGI
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces - exposed aggregate, page 1	MGI
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge.	MGI
Ramps	N/A		MGI
Stairs	N/A		MGI
Handrails	N/A		MGI
Accessible car parks	N/A		MGI
Accessible building entries	N/A		MGI
Accessible places of assembly	N/A		MGI
Accessible accommodation units	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>D2 - Mechanical Installations For Access</u>	N/A		Melissa Gibson
<u>E1 - Surface Water</u>	Pass		Jon Moser, Melissa Gibson
Drainage design	Pass		MGI
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	MGI
Verification method	Pass		MGI
Hydraulic design	Pass	The design of the surface water drainage system has been carried out by a suitably qualified hydraulic engineer - Certa - Stuart Preston, CPEng 138744, PS1 provided	MGI
Surface water run off	N/A		MGI
Field drains	N/A		MGI
Secondary flow	N/A		MGI
Soak pits	Pass		JMO, MGI
Field testing	Pass	The surrounding ground is suitable to receive and dispose of the water from the soak pit.	MGI
Soak pit design	Pass	Provide the Cirtex installation documentation --- Response - JMO 18 Jun 2021 9:12am ---	JMO, MGI

Checklist/Elements	Status	Notes	Processed By
		Engineer has supplied Cirtex installation guide.	
<u>Request for Further Information:</u>			
Request:		Provide the Cirtex installation documentation	MGI
Response:		Engineer has supplied Cirtex installation guide.	MGI
Acceptable solution	N/A		MGI
Floor level	Pass		MGI
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and;	MGI
Stormwater drainage	Pass		JMO,MGI
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	MGI
Sumps	Pass	Provide details of the driveway sump to be installed, i.e Type 1, Type 2 etc --- Response - JMO 18 Jun 2021 9:01 am --- Side boundary path now to fall to gravel bed. Refer Site Plan.	JMO,MGI
<u>Request for Further Information:</u>			
Request:		Why does the driveway require a sump. It is under 30 sq/m and the entry path can be graded to disperse over land. However the 30 sq/m of pathway along the adjacent property boundary needs to be collected and conveyed to the SW system via a sump.	MGI
Response:		Side boundary path now to fall to gravel bed. Refer Site Plan.	MGI
Roof catchment	Pass		JMO,MGI
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area - 80dia	MGI
Gutters	Pass	Coloursteel spouting 1/4 round specified. 6300 sq/mm	JMO,MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>E2 - External moisture</u>	Pass		John Peterson,Melissa Gibson
Acceptable solution	N/A		MGI
Risk matrix	Pass		MGI
Score	Pass	A risk matrix score of 12 has been calculated for the worst case elevation.	MGI
Wall cladding	Pass	Given the risk matrix score it is appropriate to use brick veneer and horizontal stria weatherboard	MGI
Roof cladding	Pass		JOH,MGI
General	Pass	An appropriate roofing underlay is used given the type roofing - Covertex 407	MGI
		Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work.	
Cladding junctions	Pass	The detail 'enclosed roof to wall intersection' on page 14 shows axon panel, please revise Roof to wall junctions show adequately sized flashings, with appropriate clearances between the wall and roof cladding. --- Response - JOH 18 Jun 2021 10:27am --- Received	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request: The detail 'enclosed roof to wall intersection' on page 14 shows axon panel, please revise			MGI
Response: Received			MGI
Masonry tiles	N/A		MGI
Pressed metal tiles	N/A		MGI
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile - 10° and 6°, trapezoidal Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. An eave flashing is shown given the low pitch of the profiled metal roof, the shallow soffit depth, and that the building is in a very high wind zone or higher. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	MGI
Membrane roofs	N/A		MGI
Wall cladding	Pass		JOH,MGI
General	Pass	It has been indicated this site is in a very high wind zone, show sealant to the window head detail Provide the current ecoply installation guide An appropriate wall underlay is shown - Tekton The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. --- Response - JOH 18 Jun 2021 12:07pm --- The relevant page for the EP1's has been provided	JOH,MGI
<u>Request for Further Information:</u>			
Request: It has been indicated this site is in a very high wind zone, show sealant to the window head detail			MGI
Response: now detailed/annotated for both situations			MGI
<u>Request for Further Information:</u>			
Request: Provide the current ecoply installation guide			MGI
Response: The relevant page for the EP1's has been provided			MGI
Threshold junctions	N/A		MGI
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	MGI
Masonry veneer	Pass	The bottom of the masonry veneer cladding has adequate clearance to paved and unpaved surfaces. Details are shown for the relevant base of cladding detail to the ground or foundation walls. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure.	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
		Lintels of adequate strength are shown to the window / door head given the span of the lintel, thickness of the masonry veneer, and the height of cladding supported above. Appropriate wall ties are specified given the type of the tie, seismic zone, and the weight of the cladding.	
Stucco	N/A		MGI
Timber weatherboards	N/A		MGI
Fibre cement weatherboards	Pass	Provide the current BRANZ appraisal and Stria cladding installation technical manual --- Response - JOH 21 Jun 2021 9:28am --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide the current BRANZ appraisal and Stria cladding installation technical manual	MGI
		RFI 2 - The requested documentation has not been provided	
Response:		received	MGI
Profile metal wall cladding	N/A		MGI
Fibre cement sheet	N/A		MGI
Plywood sheet	N/A		MGI
EIFS	N/A		MGI
Wall tanking	N/A		MGI
Parapets	N/A		MGI
Decks	N/A		MGI
Manufacturer's details	Pass		JOH,MGI
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Penetrations through the roof cladding are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	MGI
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.	JOH,MGI

Checklist/Elements	Status	Notes	Processed By
		Soffit junctions are shown, with the correct flashing where the soffit is exposed.	
Re-cladding	N/A		MGI
Timber joinery	N/A		MGI
Skylights	Pass		JOH,MGI
Skylight junctions	Pass	Provide the current BRANZ appraisal for the solartube and installation details --- Response - JOH 18 Jun 2021 12:05pm --- received	JOH,MGI
<u>Request for Further Information:</u>			
Request:		Provide the current BRANZ appraisal for the solartube and installation details	MGI
Response:		received	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>E3 - Internal Moisture</u>	Pass		Jon Moser, Melissa Gibson
E3 prompts	Pass		JMO, MGI
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control.	MGI
Overflow	N/A		MGI
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed.	MGI
Proprietary shower tray/walls	Pass	A proprietary shower tray and/or walls is proposed with sufficient details to show impervious and easily cleaned surfaces.	MGI
Tiled shower	Pass	Provide a detail of the tiled niche or confirm if an insert will be installed A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area. No cavity slider is located within the tiled wall area --- Response - JMO 18 Jun 2021 8:58am --- Prep niche to be installed.	JMO, MGI
<u>Request for Further Information:</u>			
Request:		Provide a detail of the tiled niche or confirm if an insert will be installed in tiled shower walls.	MGI
Response:		Prep niche to be installed.	MGI
Level access shower	Pass	The Engineer's documentation does not appear to allow for the rebate in the slab for the wet area shower, please revise .	JMO, MGI
Wet area membrane	Pass	18/06/21 . Engineers plans and PS1 revised. The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. Liquid flash waterproof membrane	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F1 - Hazardous Agents On Site</u>	N/A		Melissa Gibson
<u>F2 - Hazardous Building Materials</u>	Pass		Jon Moser, Melissa Gibson
Asbestos	N/A		MGI

Checklist/Elements	Status	Notes	Processed By
Glazing	Pass		JMO,MGI
Manifestation	N/A		MGI
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	MGI
Bathrooms	Pass	Confirm on plans glazing in bathrooms will comply with NZS4223.3 --- Response - JMO 18 Jun 2021 9:14am --- Updated window schedule Sheet 18 supplied.	JMO,MGI
<u>Request for Further Information:</u>			
Request: Confirm on plans glazing in bathrooms will comply with NZS4223.3			MGI
Response: Updated window schedule Sheet 18 supplied.			MGI
Balustrades	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F3 - Hazardous Substances And Processes</u>	N/A		Melissa Gibson
<u>F4 - Safety From Falling</u>	Pass		Melissa Gibson
F4 prompts	Pass		MGI
Barrier design	N/A		MGI
Window openings	Pass	Stays and barriers are provided for windows where section 2 of F4/AS1 is applicable.	MGI
Swimming pools / spas	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F5 - Construction and Demolition Hazards</u>	Pass		Melissa Gibson
F5 prompts	Pass		MGI
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F6 - Visibility In Escape Routes</u>	N/A		Melissa Gibson
<u>F7 - Warning Systems</u>	Pass		Melissa Gibson
F7 prompts	Pass		MGI
System type (excluding simple residential situations)	N/A		MGI
Domestic alarms	Pass	Alarms are located: within 3.0m of each sleeping space;	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>F8 - Signs</u>	N/A		Melissa Gibson
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Melissa Gibson
<u>G1 - Personal hygiene</u>	Pass		Melissa Gibson
Provision of sanitary fixtures	Pass		MGI
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	MGI
Privacy	Pass		MGI
Location	Pass	The ensuite does not appear to have a toilet, is this correct	MGI

Checklist/Elements	Status	Notes	Processed By
		As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal, bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	MGI
Lobbies	N/A		MGI
Accessible toilets	N/A		MGI
Accessible showers	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G2 - Laundering</u>	Pass		Melissa Gibson
G2 prompts	Pass		MGI
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	MGI
Accessible laundries	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Melissa Gibson
Domestic kitchen facilities	Pass		MGI
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	MGI
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition - page 3	MGI
Commercial facilities	N/A		MGI
Accessible kitchen facilities	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G4 - Ventilation</u>	Pass		Jon Moser, Melissa Gibson
G4 prompts	Pass		JMO, MGI
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area. Contaminated air is disposed of in a way which avoids nuisance to people and other property.	MGI
Mechanical ventilation	Pass	Detail on the plans how the door will be stayed to meet G4 ventilation for the laundry Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces. --- Response - JMO 18 Jun 2021 9:12am --- Amended PS1 and drawings now provided by engineer.	JMO, MGI
<u>Request for Further Information:</u>			
Request:		The engineer needs to detail the tiled shower recess in his foundation plan which will be subject to his inspection at construction stage.	MGI
Response:		Amended PS1 and drawings now provided by engineer.	MGI
Gas fuelled appliances	Pass	Additional ventilation is provided, where required,	MGI

Checklist/Elements	Status	Notes	Processed By
		to gas fuelled appliances.	
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G5 - Interior Environment</u>	N/A		Melissa Gibson
<u>G6 - Airborne And Impact Sound</u>	N/A		Melissa Gibson
<u>G7 - Natural Light</u>	Pass		Melissa Gibson
G7 prompts	Pass		MGI
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	MGI
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G8 - Artificial Light</u>	Pass		Melissa Gibson
G8 prompts	Pass		MGI
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways. Page 9	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G9 - Electricity</u>	Pass		Melissa Gibson
G9 prompts	Pass		MGI
Energy works certificate	Pass	An energy works certificate will be required upon completion.	MGI
Electrical switches and outlets	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G10 - Piped Services</u>	Pass		Melissa Gibson
G10 prompts	Pass		MGI
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G11 - Gas As An Energy Source</u>	Pass		Jon Moser, Melissa Gibson
G11 prompts	Pass		JMO, MGI
Energy works certificate	Pass	Show location of gas bottles or confirm if reticulated gas supply	JMO, MGI
		The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. --- Response - JMO 18 Jun 2021 8:56am --- Reticulated supply confirmed by designer.	
<u>Request for Further Information:</u>			
Request: Show location of gas bottles or confirm if reticulated gas supply			MGI
Response: Reticulated supply confirmed by designer.			MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G12 - Water Supplies</u>	Pass		Jon Moser, Melissa Gibson

Checklist/Elements	Status	Notes	Processed By
Water supply	Pass		JMO,MGI
Potable water	Pass	Provide form 164	JMO,MGI
		The water supply is from a potable source. Pipe materials used for the water supply system will not contaminate the potable water supply. --- Response - JMO 18 Jun 2021 9:04am --- Form provided.	
<u>Request for Further Information:</u>			
Request: Provide form 164			MGI
Response: Form provided.			MGI
Backflow prevention	Pass	Backflow prevention devices are being used to prevent contamination of water supply. The device is an appropriate type given the cross connection hazard, is testable, and has been added to the draft compliance schedule.	MGI
Non-potable supply	Pass	Non-potable supply appropriately protected from cross connection hazards and is identified by appropriate signage - page 2	MGI
Freezing zones	N/A		MGI
Water tanks	Pass		JMO,MGI
Rural water supply	Pass	Provide manufacturer and installation details of the 10,000L water tank to be installed --- Response - JMO 18 Jun 2021 9:05am --- PS1 provided. Larsens concrete tank	JMO,MGI
<u>Request for Further Information:</u>			
Request: Provide manufacturer and installation details of the 10,000L water tank to be installed			MGI
Response: PS1 provided. Larsens concrete tank			MGI
Community care water supply	N/A		MGI
Overflow	Pass	See RFI	JMO,MGI
Structural support	Pass	See RFI	JMO,MGI
Hot water	Pass		MGI
Water heater type	Pass	Hot water is supplied via a(n): gas instantaneous water heater - Rinnai	MGI
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	MGI
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	MGI
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	MGI
Solar hot water	N/A		MGI
Wetback hot water	N/A		MGI
Accessible water supply	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>G13 - Foul Water</u>	Pass		Jon Moser,Melissa Gibson
Drainage design	Pass		MGI
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	MGI
Connections	Pass	Existing drainage plans have been checked to ensure	MGI

Checklist/Elements	Status	Notes	Processed By
		the feasibility of the connections proposed.	
Acceptable solution	N/A		MGI
AS/NZS 3500.2	Pass		MGI
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture and branch vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	MGI
Elevated drainage principles	N/A		MGI
Single stack	N/A		MGI
Single stack variations	N/A		MGI
Fully vented	N/A		MGI
Fully vented modified	N/A		MGI
Pumping systems	N/A		MGI
AS/NZS 3500.5	Pass		MGI
Residential	Pass	Refer to 3500.2 compliance assessment.	MGI
Hydraulic design	N/A		MGI
Other compliance paths	Pass		JMO,MGI
Other G13 compliance paths	Pass	The 100mm branch drain to the sink is to be run in 65mm. The vent can also be reduced to 40mm if required. This is because the kitchen sink can have a waste master fitted which will deposit organic matter into the larger pipe restricting flow whereas a reduced size of 65mm will promote a self cleansing action. --- Response - JMO 18 Jun 2021 9:03am --- Changes made as required . Refer amended Sheet 2.	JMO
<u>Request for Further Information:</u>			
Request:		The 100mm branch drain to the sink is to be run in 65mm. The vent can also be reduced to 40mm if required. This is because the kitchen sink can have a waste master fitted which will deposit organic matter into the larger pipe restricting flow whereas a reduced size of 65mm will promote a self cleansing action.	JMO
		The 100mm waste pipe to the ORG is also to be reduced to 65mm to comply with G13/AS3 as the pipe loading is only 3 discharge units.	
Response:		Changes made as required . Refer amended Sheet 2.	JMO
Alternative solution	N/A		MGI
<u>G14 - Industrial Liquid Waste</u>	N/A		Melissa Gibson
<u>G15 - Solid Waste</u>	N/A		Melissa Gibson
<u>H1 - Energy Efficiency</u>	Pass		Jon Moser,Melissa Gibson
H1 prompts	Pass		JMO,MGI
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	MGI
Large building envelope performance	N/A		MGI
Hot water system efficiency	Pass	Confirm the length of the pipe run from the kitchen sink to the hot water supply There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits. Page 2 --- Response - JMO 18 Jun 2021 9:07am ---	JMO,MGI

Checklist/Elements	Status	Notes	Processed By
		Refer Note Sheet 2.	
<u>Request for Further Information:</u>			
Request:		The length of the hot water pipe to the kitchen sink is excessive so a dedicated insulated pipe of no more than 10mm in diameter is required. Detail on plans.	MGI
Response:		Refer Note Sheet 2.	MGI
Artificial lighting	N/A		MGI
Other compliance paths	N/A		MGI
Alternative solution	N/A		MGI
<u>S67 - Waivers And Modifications</u>	N/A		Melissa Gibson
<u>S75 - Build over 2 allotments</u>	N/A		Melissa Gibson
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	N/A		Melissa Gibson
<u>S115 and S133 AN- Change Of Use</u>	N/A		Melissa Gibson
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Melissa Gibson
<u>S363 - Certificate For Public Use</u>	N/A		Melissa Gibson
<u>Restricted Building Work</u>	Pass		Melissa Gibson
Primary structure	Pass		MGI
Foundations and sub-floor framing	Pass	Bill Francis - BP111338	MGI
Walls	Pass	Bill Francis - BP111338	MGI
Roof	Pass	Bill Francis - BP111338	MGI
Columns and beams	N/A		MGI
Bracing	Pass	Bill Francis - BP111338	MGI
Other	N/A		MGI
External moisture	Pass		MGI
Damp proofing	Pass	Bill Francis - BP111338	MGI
Roof cladding	Pass	Bill Francis - BP111338	MGI
Ventilation system	Pass	Bill Francis - BP111338	MGI
Wall cladding	Pass	Bill Francis - BP111338	MGI
Waterproofing	Pass	Bill Francis - BP111338	MGI
Other	N/A		MGI
Fire safety	Pass		MGI
Emergency warning systems	Pass	Bill Francis - BP111338	MGI
Evacuation and fire service operation systems	N/A		MGI
Suppression or control systems	N/A		MGI
Other	N/A		MGI
<u>Reviews</u>	Pass		John Peterson, Jon Moser
Consent Approval	Pass		JMO, JOH
Can this building consent be approved?	Yes		JMO, JOH
Supervision review	Pass		JMO
Signing officer (building)	N/A		JMO
Signing officer (plumbing)	Pass	Have agreed RFI's with Melissa and discussed SW and drainage details as the designer had oversized pipes. Will await RFI responses.	JMO
		RFI's received 18/06/21. Plumbing now completed.	
Quick Consent	N/A		JMO
Alternative solution	N/A		JMO
S67 - Waivers or modifications	N/A		JMO
S71 - Natural hazard assessment	N/A		JMO

Checklist/Elements	Status	Notes	Processed By
S112 - Alterations to existing buildings	N/A		JMO
S115 - Change of use	N/A		JMO

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

Signed: _____ Date: 21 June 2021 10:37 am
Melissa Gibson

Consent No: 210486

Building Category: R2

Site Address: 4 Kaiwaru Place, Waikanae

Owner/Agent: Bill Francis

Inspections

The following inspections are required:

- 1 Pre-Slab Building
- 1 Pre-Slab Plumbing
- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Brick Veneer
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 11 Total Inspections

Documentation

The following documentation is required:

- 1 Application for CCC
- 1 Electrical safety certificate - Electrician
- 1 Gas safety certificate
- 1 As-built drainage plan
- 1 Drainage (Form 126) for stormwater & private Sewer installation
- 1 Plumbing (Form 125) for pressure test and installation piped services
- 1 Construction review PS4 statement for structural engineering
- 1 Construction review PS4 statement for geo-technical engineering Soakpit
- 1 Membrane applicator certificates - internal wet area
- 1 Timber framing and truss certification
- 1 Record of Work

Building Practitioners

- 1 Designer 1 Bill Francis
- 1 Designer 2 Stuart Preston
- 1 Carpentry 1
- 1 Foundations 1
- 1 Bricklaying and Blocklaying 1
- 1 Roofing 1

- 1 Plumber
- 1 Drainlayer
- 1 Gasfitter
- 1 Electrician

Jeffrey Clement

From: John Peterson
Sent: Thursday, January 20, 2022 1:54 PM
To: coastarchdesign@gmail.com
Cc: Leon Smith; Mailbox - Building Approvals; Alan Tinney
Subject: BC210486, 4 Kaiwaru Place, Anderson Park Waikanae - accepted brick veneer head detail change - 20 January 2022

Follow Up Flag: Follow up
Flag Status: Completed

Hi Bill,

The change is acceptable as what is detailed as per E2/AS1 for the units with horizontal heads.

The unit with the raking head although an alternative is acceptable due to the 450mm soffit cover and 100mm+- of catchment above.

Regards

John

John Peterson
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 296 5473

www.kapiticoast.govt.nz

From: Angie Mazur <angie.mazur@kapiticoast.govt.nz> **On Behalf Of** Mailbox - Building Approvals
Sent: Thursday, 20 January 2022 9:51 am
To: John Peterson <John.Peterson@kapiticoast.govt.nz>
Cc: Leon Smith <leon.smith@kapiticoast.govt.nz>
Subject: FW: Building Consent - BC210486

Hi JP

Could you look into the below email please? Does this need to be an amendment?

Thanks

Angie Mazur
Customer Administration Officer
Te Āpiha Whakahaere Maihi Kiritaki

Kāpiti Coast District Council
Tel 04 296 4835

www.kapiticoast.govt.nz

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Thursday, 20 January 2022 9:42 am

To: Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz>

Subject: Building Consent - BC210486

Hi Anna,

My client has requested a change to a detail on his plans, the building inspector (Allan Timmy) has asked it to be approved before he will sign it off.

Attached is the revised detail which complies with E2 & building code.

Regards

Bill Francis
Coastal Architecture Ltd
0272499519

Jeffrey Clement

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Friday, June 18, 2021 3:22 PM
To: Mailbox - Building Approvals
Subject: Re: Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae
Attachments: Stria Branz appraisal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi John,

The elevation clearly shows stria cladding note pointing to the clearstorey. There is brick above windows which is detailed. There is NO brick to the clearstorey.

The Branz appraisal was attached to previous RFI. I have attached again for your info.

Please call me if this is unclear 0272499519

Regards

Bill

On Fri, Jun 18, 2021 at 1:58 PM Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz> wrote:

Please find attached Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae - New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing.

We have suspended your application pending receipt of the above information. Please send it to us by 16 July 2021. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact John via John.Peterson@kapiticoast.govt.nz referencing Building Consent No 210486.

Yours sincerely

Angie Mazur

Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki



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Jeffrey Clement

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Wednesday, June 16, 2021 1:52 PM
To: Mailbox - Building Approvals
Subject: Re: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae
Attachments: Liquifaction assessment.pdf; 0820 Layout.pdf; 0820 Lintel Fix.pdf; 0820 Stud To Top Plate.pdf; 280 Fletcher Bracing.pdf; Stria Branz appraisal.pdf; 280 Fletcher Pg 10.pdf; EP1.pdf; 280 Fletcher Pg 1.pdf; Solatube Branz appraisal.pdf; 43374_Consent Documents - Rev B.pdf; 280 Fletcher Pg 18.pdf; 280 Fletcher Pg 2.pdf; Form 164.pdf; Concrete Water Tank PS1.pdf; 280 Fletcher Pg 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Requested info.....

- 1 - was attached in Simpli, I have attached again for you.
 - 2 - Attached
 - 3 - Gib Bracing calcs attached
 - 4 - Stria is over the windows as per elevations
 - 5 - Pg 14 detail is required
 - 6 - Branz appraisal attached
 - 7 - Pg 10 detail attached
 - 8 - Ply brace info attached
 - 9 - Decking to be built under schedule 1 & noted as such on sheet 1
 - 10 - Braze appraisal for solatube attached
- plumbing
- 1 - Gas supply from street
 - 2 - Revised engineering attached
 - 3 - proprietary niche used for tiled recess in shower
 - 4 - Pg 18 revised & attached
 - 5 - Pipe to kitchen already noted on Pg 2 - now highlighted
 - 6 - Form 164 attached
 - 7 - tank info attached on simpli - attached again
 - 8 - Cirtex info in revised engineering
 - 9 - Drive sump removed & side path reduced away from boundary
 - 10 - Drainage plan revised

Regards

Bill

On Wed, Jun 16, 2021 at 10:47 AM Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz> wrote:

Good morning

Please find attached: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae. New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

We have suspended your application pending receipt of the above information. Please send it to us by 14 July 2021. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact Melissa Gibson on (04) 296 4700 or Melissa.Gibson@kapiticoast.govt.nz referencing Building Consent No 210486.

Kind Regards

Anna Smith

Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki

Tel 04 296 5476



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Jeffrey Clement

From: Angie Mazur on behalf of Mailbox - Building Approvals
Sent: Friday, June 18, 2021 1:58 PM
To: 'coastarchdesign@gmail.com'
Cc: fletcherwest23@gmail.com
Subject: Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae
Attachments: BC210486 - Request for Further Information.pdf

Please find attached Request for Further Information – Building Consent: 210486 (2) 4 Kaiwaru Place, Waikanae - New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing.

We have suspended your application pending receipt of the above information. Please send it to us by 16 July 2021. We are unable to issue your Building Consent until these matters are resolved.

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If you need more time, have any questions or you would like to discuss this matter, please contact John via John.Peterson@kapiticoast.govt.nz referencing Building Consent No 210486.

Yours sincerely

Angie Mazur
Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki



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Jeffrey Clement

From: Anna Smith on behalf of Mailbox - Building Approvals
Sent: Wednesday, June 16, 2021 10:48 AM
To: 'coastarchdesign@gmail.com'; 'fletcherwest23@gmail.com'
Subject: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae
Attachments: Request for Further Information – Building Consent 210486, 4 Kaiwaru Place, Waikanae.pdf

Good morning

Please find attached: Request for Further Information – Building Consent: 210486, 4 Kaiwaru Place, Waikanae. New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

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If you need more time, have any questions or you would like to discuss this matter, please contact Melissa Gibson on (04) 296 4700 or Melissa.Gibson@kapiticoast.govt.nz referencing Building Consent No 210486.

Kind Regards

Anna Smith
Customer Administration Officer
Te Apiha Whakahaere Maihi Kiritaki

Tel 04 296 5476



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Jeffrey Clement

From: John Peterson
Sent: Monday, June 21, 2021 10:07 AM
To: John Peterson
Subject: B210486, 4 Kaiwaru Place, Waikanae - Stria manual - 21 July 2021
Attachments: Stria-Cladding-Timber-Cavity-Batten-Horizontal-Technical-Specification.pdf

John Peterson
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 296 5473

www.kapiticoast.govt.nz

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Monday, 21 June 2021 9:22 am
To: John Peterson <John.Peterson@kapiticoast.govt.nz>
Subject: Stria manual

Jeffrey Clement

From: Bill Francis <coastarchdesign@gmail.com>
Sent: Friday, June 18, 2021 12:18 PM
To: Sophas Uch
Subject: Re: BC210486 - Asking for further information (Planning) - 4 Kaiwaru Place, Waikanae
Attachments: 280 Fletcher Pg 6.pdf; 280 Fletcher Pg 1.pdf

Hi Sophas,

Requested info attached

Regards

Bill

On Fri, Jun 18, 2021 at 12:08 PM Sophas Uch <Sophas.Uch@kapiticoast.govt.nz> wrote:

Good afternoon Bill,

RE: BC210486 – 4 Kaiwaru Place, Waikanae

I am currently processing the planning check of the above building consent. The following information is required in order to confirm compliancy with Proposed District Plan:

- Please indicate the height envelope on Elevation Plans;
- Please indicate the proposed Outdoor Living area on the plans and confirm compliance against below standards:

Table 5A.1. Permitted Activities

The following activities are permitted activities, provided that they comply with all co rules and permitted activity standards in other Chapters (unless otherwise specified)

Permitted Activities	Standards
----------------------	-----------

6. New *buildings*, and any minor works, *additions* or *alterations* to any *building* (excluding any listed *historic heritage building*).

Outdoor living areas

10. The *primary residential building* must have an *outdoor living court*. *Outdoor living courts*
- a. have a minimum area of 40m² except in any focused infill precinct where
 - b. contain no dimension less than 4 metres, except in any focused infill precinct
 - i. the minimum dimension shall be 2.5 metres; and
 - ii. the court shall be capable of accommodating a circle of not less than 2.5 metres in diameter;
 - c. be located to the north, west or east of any *primary residential building*;
 - d. be screened by a fence or vegetation to provide privacy from the ground level of other *primary residential buildings*; and
 - e. have direct access to an internal *habitable room* in the *primary residential building*.

Please respond with this information within 2 working days (by 22 June 2021) for assessment, or a section 37 of Building Act 2004 would be issued on the building consent restricting any building work until the information is received or a resource consent is obtained as stated below:

37 Territorial authority must issue certificate if resource consent required

- (1) This section applies if a territorial authority considers that—
 - (a) a resource consent under the Resource Management Act 1991 has not yet been obtained; and
 - (b) the resource consent will or may materially affect building work to which a project information memorandum or an application for a building consent relates.
- (2) The territorial authority must issue a certificate, in the prescribed form, to the effect that until the resource consent has been obtained—
 - (a) no building work may proceed; or
 - (b) building work may only proceed to the extent stated in the certificate.
- (3) The certificate must be—
 - (a) attached to the project information memorandum; or
 - (b) if no project information memorandum has been applied for, provided to the building consent authority.

If you have any further inquiry, please do not hesitate to get in touch.

Warm regards,

Sophas Uch

Resource Consents Planner

Tel 04 2964 885



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Statement of Compliance with the NZ Building Code

Consent No: 210486

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 4 Kaiwaru Place, Waikanae
Legal Description: Lot 16 DP 547543
Work Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing
Building Category: R2

OWNER

Name(s): Graeme & Lisa Fletcher
Address: 4A Trinity Place, Paraparaumu Beach, Paraparaumu

-
- [P] Application for CCC received and accepted
 - [P] Consent description accurate and reflects amendments (if relevant).
 - [P] Confirm owner named on Building Consent application is current owner
 - [P] Confirm new owner details and evidence of ownership are correctly documented
 - [P] Confirm all required inspections completed and documented in GoGet
 - [NA] If inspection(s) have been missed, have they been compensated for?
 - [NA] If supervision was required for any inspection - did it occur?
 - [P] Work in accordance with approved consent and approved amendments
 - [NA] Have any notices to fix been uplifted?
 - [P] Supporting documentation required in building consent addenda received
 - [P] Quality assurance documentation
 - [P] Restricted building work
 - [NA] Owner Builder declaration supplied
 - [NA] Additional information required and received
 - [NA] Earthquake prone building
 - [NA] Swimming Pool details updated
 - [NA] Warnings and Bans
 - [NA] Supervision review
 - [P] Code Compliance Certificate Sign Off
 - [P] All Amendments have been approved & issued
 - [NA] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
 - [P] Approve to issue Code Compliance Certificate if all fees paid
 - [NA] Approve to issue Certificate of Acceptance if all fees paid
 - [NA] Approve to issue Certificate of Public Use if all fees paid

NOTES:

Inspections Prepaid:

Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP111338	Bill Francis
Designer 2	CPENG138744	Stuart Preston
Carpentry 1	BP106221	
Foundations 1	BP106221	
Bricklaying and Blocklaying 1	BP118383	
Roofing 1	BP112371	

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

Signed:

Name: Alan Tinney

Position: Building Officer

Date: 6 July 2022

Building Consent Addendum to 210486

Application	Building Consent No. 210486
Bill Francis PO Box 65 Paraparaumu 5254	

Project	
Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Detached dwelling
Estimated Value:	\$500,000
Location:	4 Kaiwaru Place, Waikanae
Legal Description:	Lot 16 DP 547543
Valuation No:	1494126618

Designer: Bill Francis 11 Kodex Place, Paraparaumu : 04 296 1248

Specific requirements

1. Names and registration numbers of the plumber and drainlayer are required before work commences.
2. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat `as built` drainage plan showing sewer, stormwater and water.
3. The inspection of all specific design components covered by a producer statement design (PS1), where the designer has recommended construction monitoring, is the responsibility of the Design Engineer who is also required to supply a written report (PS4) to the Council. It is the Design engineer's responsibility to confirm design assumptions.

Bill Francis
PO Box 65
Paraparaumu 5254

23 June 2021

Dear Building Consent Applicant / Building Owner

Approval of Building Consent – Detached Residential / Outbuilding: 210486

Location: 4 Kaiwaru Place, Waikanae

Legal Description: Lot 16 DP 547543

Description: New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

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

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

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

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

Please note that this building consent includes restricted building work, the details of this are included in this letter.

Owner responsibilities

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing

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

General requirements

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

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.

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

Restricted Building Work

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
<i>Primary structure</i>
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
<i>External moisture management systems</i>
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as

must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

Other reference material

- Guide for completing an application for code compliance,
<https://www.kapiticoast.govt.nz/your-council/planning/building/code-compliance-certificate/>
- A guide to the inspection process
<https://www.kapiticoast.govt.nz/your-council/planning/building/building-services-inspections/>

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

Building Consent

[Form 5, Building (Forms) Regulations 2004]

210486

Section 51, Building Act 2004

The building

Street address of building: 4 Kaiwaru Place, Waikanae

Legal description of land where

building is located: Lot 16 DP 547543

Valuation number: 1494126618

Building name: N/A

Location of building within site/

block number:

Level/unit number:

The owner

Name of owner: Graeme & Lisa Fletcher

Contact person: as above

Mailing address: 4A Trinity Place, Paraparaumu Beach, Paraparaumu
5032

Street address/registered office: -

Phone numbers:

Landline: - *Mobile:* 027 880 3570

After hours: - *Fax number:* -

Email address: fletcherwest23@gmail.com

Website: -

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

Full Name: Bill Francis

Mailing Address: PO Box 65, Paraparaumu 5254

Phones: 027 249 9519: 04 296 1248

Email: coastarchdesign@gmail.com

Building work

The following building work is authorised by this building consent:

New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing

Detached dwelling

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

Conditions of building consent

This building consent is subject to the following conditions:

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Advice of licensed building practitioners

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

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 21/06/21

Relevant Information

Issued in accordance with Building Consent No. 210486

1. Both hot and cold water pipes are to be tested to 1500kPa pressure.
2. Earthworks (used regardless as to whether it complies with the District Plan or not): Should a waahi tapu or other cultural site be unearthed during earthworks, the operator and/or owner shall: 1) Cease operations; 2) Inform local Iwi; 3) Inform Heritage New Zealand (HNZ) and apply for an appropriate authority; and 4) Take appropriate action, after discussion with HNZ, Council and Tangata Whenua, to remedy damage and/or restore the site. NB: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), authority from HNZ is required if the site is to be modified in any way.
3. Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you.
4. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
5. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the boundary.
6. Plan notes take precedence over general specifications.

Choose an item.

Issued in accordance with Building Consent No. 210486

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 attached.

No relevant information has been located for this property.

1. Both hot and cold water pipes are to be tested to 1500kPa pressure.
2. Earthworks (used regardless as to whether it complies with the District Plan or not): Should a waahi tapu or other cultural site be unearthed during earthworks, the operator and/or owner shall: 1) Cease operations; 2) Inform local Iwi; 3) Inform Heritage New Zealand (HNZ) and apply for an appropriate authority; and 4) Take appropriate action, after discussion with HNZ, Council and Tangata Whenua, to remedy damage and/or restore the site. NB: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), authority from HNZ is required if the site is to be modified in any way.
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6. Plan notes take precedence over general specifications.

PLANNING PROCESSING CHECKSHEET

Building Consent Number: BC210486



Property Information			
Property Address:	4 Kaiwaru Place, Waikanae		
Legal Description:	Lot 16 DP 547543		
Planning Zone:	Residential		
Building Project:	New single level, 3 bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing		
	Yes	No	Action Required
Record of Title			
Easements			
Section 221			Include copy

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register				10-9
Eco-site/Native Veg			Check PDP tree list	3-12 & 3-13
Flood Hazards				9-9
Min Floor Level			Check Latest Flood Extent layer	
Coastal B.L.R.				D1 - 31
Relocatable / No build				D1 - 32
EQ Hazard				9-21
Airport Zones				
	Complies?		Action Required	Page
Yards				5-19 & 7-13
HIRB				5-18 & 7-14
Site Coverage – 40% / 35%				5-18
Max Height				5-18 & 7-13
Permeable Surface - 30%				5-15
Accessory Buildings <60m ²			Max height 4.5m	5-18 & 7-13
Earthworks				3-15, 4-7 & 9-9
Water Tank				11-32 & 11-34
Stormwater system				11-32
Parking x2 per dwelling				11-87
Minor flat - 54m ² / 60m ²				5-18 & 7-13
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m ²				5-19
Noise Corridor				12-53
National Grid Yard (HVT lines)				11-43
Separation from waterbodies				9-8

Building Consent Number: BC210486

Other Provisions				
	Yes	No	Action required	Page
Designations				
Outstanding natural landscape and feature			Buildings must be no greater than 60m ² and 6m in height	3-17
Paraparaumu North Rural Precinct			All buildings in this precinct are Controlled Activity	7-20
Rural Eco-Hamlet Zone			Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7-16
Does the building straddle Title/crosslease boundary			Section 77 required	
Waikanae North				
Yards				5-47 to 5-49
Insulation				5-48
Solar Panels 2m ²				5-48
Design Certificate				5-48
Boundary Activity				
Type				
Application forms sent			Apply Section 37 and advise Plan Vetting Team	
Existing Resource Consent				
Existing Resource Consent			RM	
Resource Consent required			Apply Section 37 and advise Plan Vetting Team	
Marginal / Temporary				
DIF Required?				
Calculate DIF Fees			USE CALCULATOR SHEET , print and attach	Amount
Send DIF letter out			Date sent	
Additional Comments				
<p>Decision: <i>(tick item which applies)</i></p> <p><input type="checkbox"/> Application complies with District Plan requirements</p> <p><input type="checkbox"/> Application does not comply with District Plan – BC to be issued subject to s37</p>				
Officers Name:			Officers Signature:	Date: