



SPJ Homes Limited

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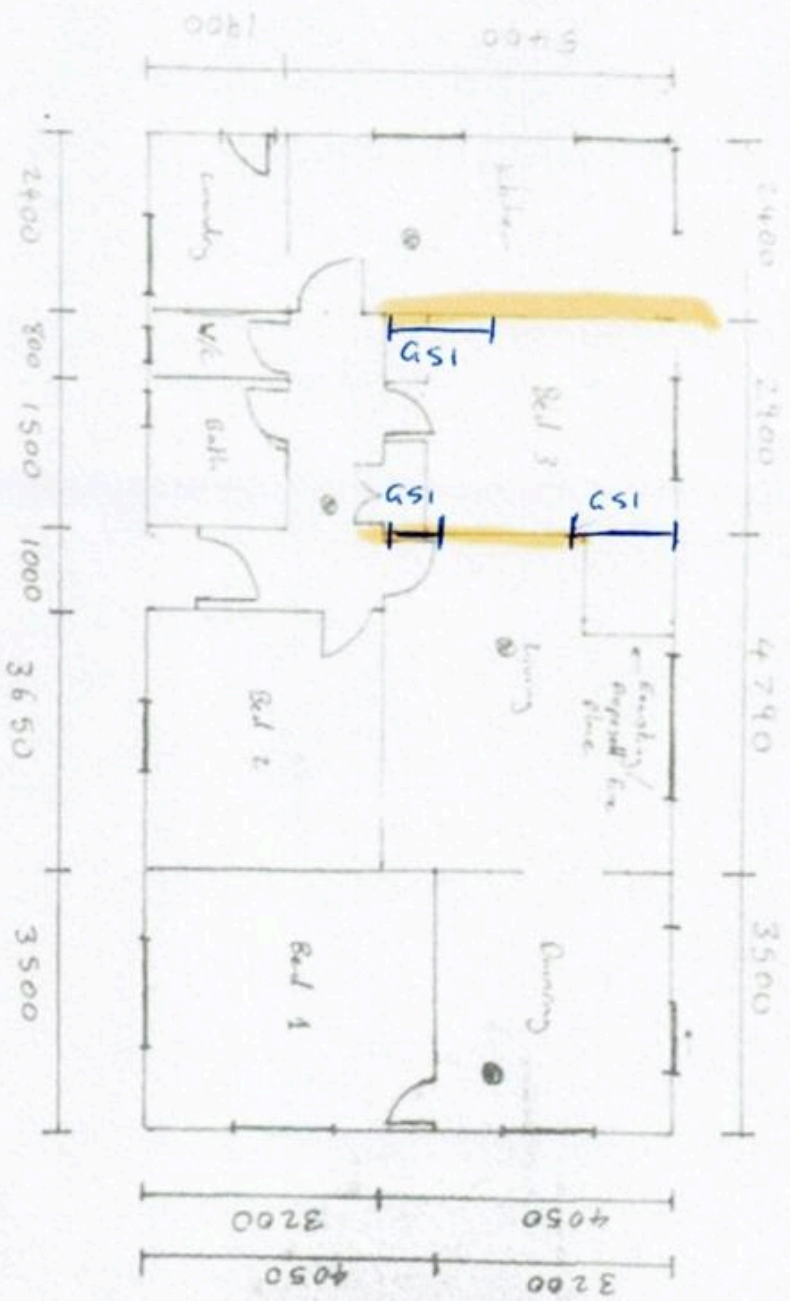
To Ben and Ashleigh,

I am writing in response to your query about the work I did at 20 Robin Street when I owned it prior to selling it to yourselves.

Yes I removed two walls as highlighted in the plans you sent me, both of these walls were deemed to be non load bearing or have any bracing elements. However in doing so I have still installed beams to support the ceiling joist and to keep the connection between interior walls and exterior. The beams were sized accordingly as if they were load bearing and from memory were LVL or at the least SG8 timber. After the removal of the walls I reinstated new Gib board and fixed off in accordance to the Gib manual to create GS1 bracing, the actual sizes of the bracing elements are no longer known to myself but were completed to the full length of the walls that have been highlighted in the plan below.

As these walls were non load bearing and not bracing elements I have removed them under Schedule 1 of the Building Act.

Apologies as I do not have any photos of the work done as we completed this stage in 2016.



Ⓢ - Smoke detector


Christchurch City Council
 Page 1 of 31
 BCN/2016/4333
 Approved Building Consent Document
 21/06/2016
 Kelvin Lim

Summarise this file X