

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 150804



The Building		
Street address of building:	11 Matuhi Street, Waikanae	Building name:
Current, Lawfully established, use:	New dwelling	Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 20 DP 413488 CT 700573	Year first constructed: 2016
The Owner		
Name of owner:	Dent Shaun Mitchell & Lott Alexandra Maree Elizabeth	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	C/- A1 Homes 2 Hemi Street Waikanae	Landline:
Email address:	shaun@secl.co.nz	Mobile: 027 448 7055
Website:		Daytime:
		After hours:
		Facsimile number:
First point of contact for communications with the Kapiti Coast District Council:		
Full Name: A1 Homes Lower North Mailing Address: PO Box 30389, Lower Hutt Phones: 021 752857; 04 9773501 Email: alan.wood@a1homes.co.nz		
Building Work		
Building Consent No:	150804	Issued by: Kapiti Coast District Council
Project Description:	New single level dwelling, linea weatherboard cladding.	

Code Compliance

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

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

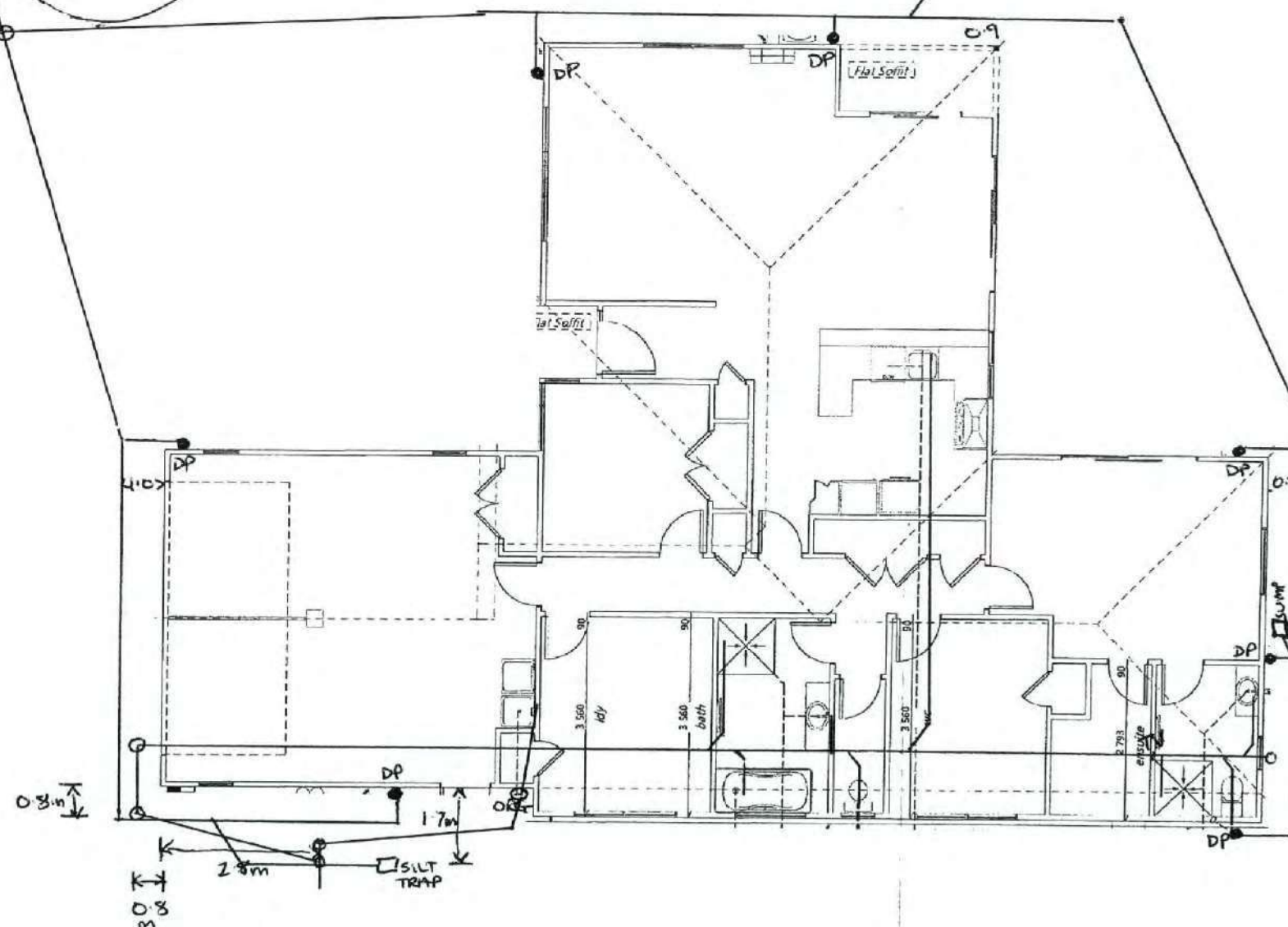
Russell Brook – Team Leader – Site Inspections

On behalf of **Kapiti Coast District Council**

Date: 15 June 2016

BED DRAINS ARE TO BE LAID IN PEA METAL

BC 150804
SILT TRAP



- S/S
- S/WATER

I | DESIGN | ARCHITECTURE

1 CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED
2 PRODUCER STATEMENT FORMS AND RETURN TO
3 COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE
4 PLAN SHOWING SEWER STORMWATER AND WATER.

UBAW461

EH174

Drainage Plan

Scale:	Date: 8/10/2015	Sheet no : 3
1:100	Rev:	

Drawn: PM	Check: N.Davis	Call 0800 A1homes 214663 www.A1homes.co.uk
Wind: <i>High</i>	Exposure: <i>C</i>	
Earthq: <i>3</i>	Snow: <i>N1</i>	

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are not to commence until Building Consent becomes unconditional.

COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes Limited.

PRODUCER STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

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

TO BE COMPLETED BY THE INSTALLER

Issued by: **CHARLES JOHN LOTT**

Registration number: **18849**

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: **11 MATUHI STREET, WAIKANAIE**

Building Consent No: **150804**

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: **C. J. LOTT**

Signature:

Address: **23 Pine Ridge ter, Waikanae** Date: **6-6-16**

Phone:

Fax:

Mobile: **021 0275 8598**

Email: **Charles@CLPlumbing.co.nz**

Kāpiti Coast District Council Office Use Only

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

Validly authenticated

Date:

Name:

Signature:

7 JUN 2016

Signature:

PRODUCER STATEMENT PRIVATE SEWER DRAINS



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: BRUCE BRYANT

Registration number: 12511

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: 11 Matkui Street, Waikanae

Building Consent No: 150804

As a certified drainlayer, 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.

Name: B. Bryant

Signature: [Signature]

Address: PO Box 309, WAIKANAE

Date: 05/06/2016

Phone: 04 2932651

Fax:

Mobile: 027 4475037

Email: bryant.plumbing@xtra.co.nz

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

Kāpiti Coast District Council Office Use Only

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

Date:

Name:

Signature:

Validity authenticated

- 7 JUN 2016

Signature: [Signature]

PRODUCER STATEMENT STORMWATER DRAINS



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: BRUCE BRYANT

Registration number: 12511

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

Installed at: 11 Mathui Street, Waikanae

Building Consent No: 150804

As a certified drainlayer, 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.

Name: B. BRYANT

Signature: B. Bryant

Address: PO Box 309 WAIKANAe

Date: 05/06/2016

Phone: 04 293 2651

Fax:

Mobil: 0274 475037

Email: bryant.plumbing@xtra.co.nz

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

Kāpiti Coast District Council Office Use Only

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

Validity authenticated

Date:

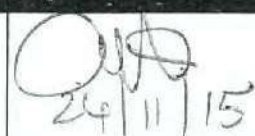
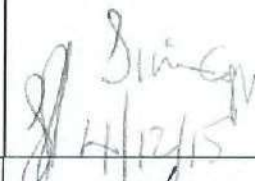
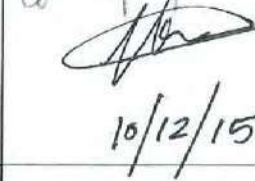
Name:

Signature:

- 7 JUN 2016

Signature: [Signature]

APPLICATION WORKFLOW COVERSHEET (Blue Folder)

Department	✓ For Referral	Comments	Approving Officer / Date
Site Inspection	✓	Refer to Form 241 for completion of Site Inspection & sign off this form when completed.	 24/11/15
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		 4/12/15
Building	✓		 10/12/15
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
Attachments: ☐ PIM ☐ DIF ☐ CS ☐ Sec 37/ Building work related to this consent may not yet commence because you need to obtain resource consent/s under the Resource Management Act 1991 or the proposal must be amended to comply with the requirements of the District Plan. Other: ☐ ☐		NOTES:	

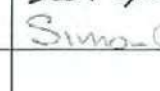
Building Consent No.	BC150804
Building Project	new single level dwelling, lined weatherboard cladding
Location (Site Address)	11 motuhi Street, Waikanae
Building Category	Circle appropriate category 0 R1 R2 R3 C1 C2 C3

Received:

20 NOV 2015



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

	Name and signature	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1		20/11/15
Payment taken and receipted (details entered inside this cover sheet) by CSO BC1		
Data entered and invoiced by CSO BC1	Jo Craft	20/11/15
Pages numbered by CSO BC1		20/11/15
BC Application and documentation scanned, checked & status update by CSO BC1	Jo Craft	20/11/15
BC Application signed over to BC BC1	Jo Craft	20/11/15
Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5	Scott Kyle  Simon Capp 	10/12/15 4/12/2015
Once Technical review complete, passed to CS for Plan Production and Invoicing BC3		
CSO checks data entry input, including required inspections BC3		
BC, plans and other appropriate paperwork produced by CSO BC3		10/12/15
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3		

CONSENT DATA INPUT REQUIREMENTS

✓	Required Inspections	✓	Required Inspections	✓	Required Inspections	✓	Required Inspections
	Foundation/Piles	✓	Drainage	✓	Pre-lining (Plumbing)	✓	Final (Dwelling)
	Block	✓	Pre-Wrap	✓	Wet Areas – Membrane		Final (Commercial)
✓	Pre-Slab (Plumbing)	✓	Pre-Clad	✓	Post Lining		Chimney (Inbuilt Fire)
✓	Pre-Slab (Building)	✓	Weathertightness		Brick Veneer		
	Sub-Floor	✓	Pre-lining (Building)		Retaining Wall		

Office use	✓	Office use	✓
32	✓	23A	
2		25	✓
3		30	
4		31	
6		33	
9	✓	34	
10	✓	38	
11	✓	39	
12	✓	40	
13		43	
15	✓	44	✓
21			
23			

Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72 - 73		Land subject to natural hazard	
75-80		Construction on two or more allotments	

Non-Standard Addenda

Yes/No	NO	Compliance Schedule
Yes/No	NO	Office - please see additional consent data comments on next page

✓		Attach Receipt	
This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.		Attach receipt	
The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details that are not necessarily indicated on the architectural drawings. It is the responsibility of the owner and contractor to ensure the full fire precautions, systems and construction are incorporated in the building.			
Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring engineer specific design.			
Other:			
Office Use Only: Fees			
Building Consent Fee	\$1561-00		
Inspection Fee	\$1213-00		
Sewer Connection	\$	Application Fee	\$3991-42
Water Connection	\$	Invoice No: 6343	Date: 20/11/15
Building Research Levy	\$242-00	Receipt No:	Date:
Vehicle Crossing Damage Deposit	\$	Fees Paid By:	
Certificate of Title Charge	\$32-00	Building Consent Number: BC 150804	
MBIE Building Levy	\$1236-00	Date Issued:	
Compliance Schedule	\$	AUTHORISATION FOR REFUND OF DEPOSITS	
Code Compliance Certificate	\$72-00	Deposit Held	\$
Accreditation Levy	\$242-00	Cost to Repair Damage Caused During Construction	\$
Photocopying D1 Plan	\$143-00	Total Balance to be Refunded	\$
SUBTOTAL	\$	Authority Number:	
Less Fee Paid	\$	Authorised:	Date:
Total	\$3991-42	Deposit Held	\$

A1 Homes Lower North
PO Box 30389
Lower Hutt

10 December 2015

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 150804

Location: 11 Matuhi Street, Waikanae
Legal Description: LOT 20 DP 413488 CT 700573
Description: New single level dwelling, linea weatherboard cladding.

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

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

As the owner you are also responsible for the following:

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

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 296 4700.

Building Consent
150804
Section 51, Building Act 2004

The building

Street address of building: 11 Matuhi Street, Waikanae
Legal description of land where building is located: LOT 20 DP 413488 CT 700573
Valuation number: 1496020020
Building name:
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Shaun Dent & Alex Lott
Contact person:
Mailing address: 44 Donovan Road, Paraparaumu
Street address/registered office:
Email address: shaun@secl.co.nz
Website:
Phone numbers:
Landline: *Mobile:* 027 448 7055
After hours: *Fax number:*
First point of contact for communications with the council/building consent authority:
Full Name: A1 Homes Lower North
Mailing Address: PO Box 30389, Lower Hutt
Phones: 021 752857: 04 9773501
Email: alan.wood@a1homes.co.nz

Building work

The following building work is authorised by this building consent:
New single level dwelling, linea weatherboard cladding.

Residential dwelling

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

Build conditions

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

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


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 10/12/15

Addenda to Application

Application

A1 Homes Lower North PO Box 30389 Lower Hutt	No.	150804
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Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New single level dwelling, linea weatherboard cladding.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential dwelling
Estimated Value	\$242,000
Location	11 Matuhi Street, Waikanae
Legal Description	LOT 20 DP 413488 CT 700573
Valuation No.	1496020020

Designer: I Design Architecture NZ Ltd 24 Park Street, Tauranga : 027
5231310 / 07 5787345

Contractor: Hamish Wells 202 Otaki Gorge Rd, Otaki : 0274 459759

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Site
 2. Pre-slab - Plumbing
 3. Pre-slab - Building
 4. Drainage
 5. Pre Wrap
 6. Pre Clad
 7. Weathertightness
 8. Preline - Building
 9. Preline - Plumbing
 10. Wet Area - pre Application
 11. Wet Area - post application
 12. Postline
 13. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Note and comply with endorsements on approved plans.
3. Names and registration numbers of plumber and drainlayer are required before work commences.
4. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
5. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
6. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
7. Contractor to leave site clear of all demolition materials and in a tidy state.
8. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
9. All work to be in accordance with RM050319 and Section 221 Consent Notice

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

OWNER/BUILDER/
AUTHORISED PERSON

Date:

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE



Client Name: S Dent and A Lott

Reference / Job #: 11MATUHI ICP (if known):

Address of work: 11 Matuhi Street

Suburb: Town / City: Waikanae

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

Rinnai Infinity VT26 and capped isolation valve for future hob in kitchen. New Ginde proprietary pipework, 8kg Automatic Changeover regulator bottle setup.

Gas supply pressure 2.8 kPa Risk classification (tick one) ☐ Low-Risk ☐ General ☒ High-risk

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

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

☐ Copy of certified design attached. (Or provide reference to readily accessible format, eg Internet link.)

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

☐ Copy of manufacturer's instructions attached. (Or provide reference to readily accessible format, eg Internet link.)

www.rinnai.co.nz

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(s) on which the work was done (if different from date of certifying gasfitting): 02-06-2016

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:

C J Lott

Registration number:

18849

Certifier Signature:

Date: 07-06-2016

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

Name of person authorised to certify the connection:

C J Lott

Registration number:

18849

Date of completion or connection (if different from date of issuing GSC):

02-06-2016

Certifier Signature:

Date: 07-06-2016

This certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: Hamish Wells Consulting Civil Engineer

(Construction Review Firm)

TO:

A1 HOMES

(Owner/Developer)

TO BE SUPPLIED TO:

KIDE

(Building Consent Authority)

IN RESPECT OF:

S&B RIBBART (PART OF MAIN SLAB) ON PILE.

(Description of Building Work)

AT:

11 MATTHEW STREET WAIKANA E.

(Address)

LOT

DP

SO

has been engaged by

A1 HOMES.

(Construction Review Firm)

To provide ☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developeror ☐ other services

(Extent of Engagement)

in respect of clause(s) B1 & 2 of the Building Code for the building work described in

documents relating to Building Consent No. 150 804 and those relating to

Building Consent Amendment(s) Nos. S&B ATTACHED DESIGN & NOTES issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.On by the basis of ☐ this ☒ these review(s) and information supplied by the contractor during the course of the worksand on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that ☐ All ☒ Part

only of the building works have been completed in accordance with the relevant requirements of the Building Consent

and Building Consent Amendments identified above, with respect to Clause(s) B1 & 2 of the Building Code.

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

I, Hamish Tennent Wells am:

(Name of Construction Review Professional)

☒ CPEng No. 186323

- 7 JUN 2016

☐ Reg Arch No.I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: NZCE Civil REA

Signature:

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 Hamish Tennent Wells

ON BEHALF OF Hamish Tennent Wells

Date:

15/3/16

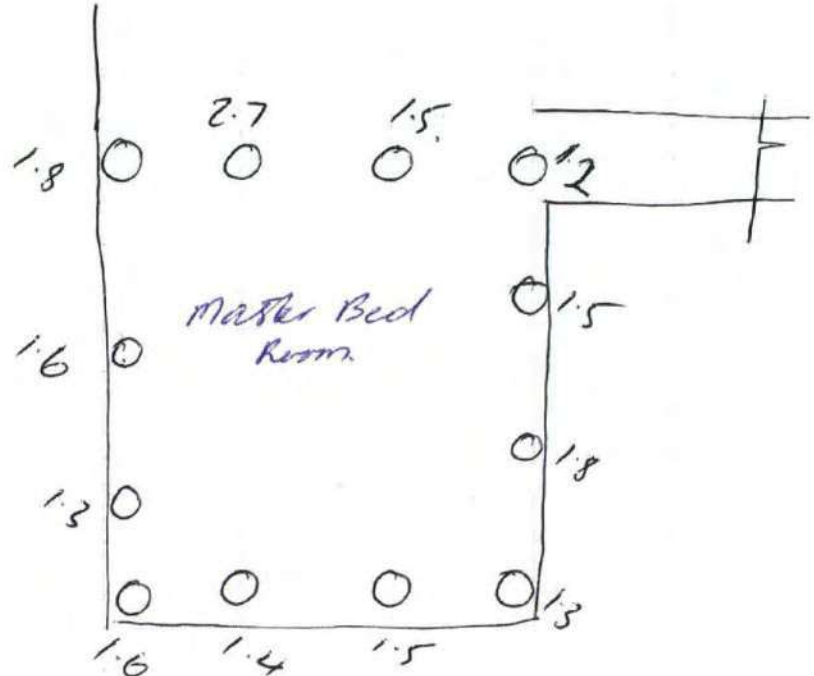
Signature:

H. S. Wells.

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

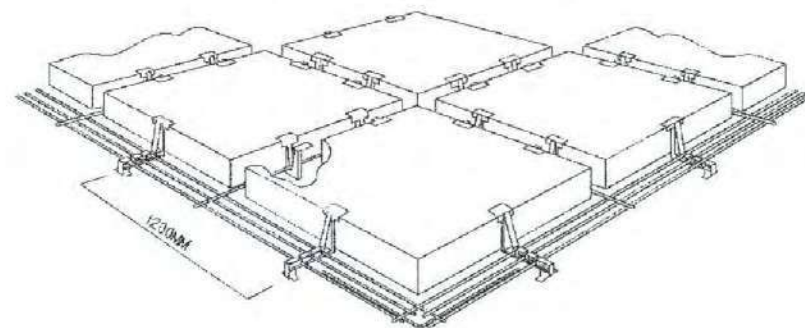
Hamish Wells Consulting Civil Engineer CPEng # 186323 MIPENZ		SITE INSPECTION REPORT FORM		Hamish: 0274 459 757 James : 0274 454 9009 engnr@xtra.co.nz 202 Otaki Gorge Road RD 2 Otaki 5582	
Controlling Authority	KCDC	Date	9.2	20	16.
BC/RC reference #	150804	Other Ref #			
Site location details (add UTM co - ords for rural sites)	11 Makuhi Street Warkarua				
Client & designer details	A/HOMES. alan WOOD.				
phone # details					
email details	alan.wood@a/homes.co.nz				
Contractor details	Shaun Callaghan.				
phone # details	021-670 423.				
email details	shaun@shabuilding.co.nz				
Description of construction work being inspected :					
Pre slabs complete at the time of inspection Satisfactory.					
Signature 		Page	1	of	1

Hamish Wells Consulting Civil Engineer CPEng # 186323 MIPENZ		SITE INSPECTION REPORT FORM		Hamish: 0274 459 757 James : 0274 454 9009 engenr@xtra.co.nz 202 Otaki Gorge Road RD 2 Otaki 5582	
Controlling Authority	KDOC	Date	4.2	20	16
BC/RC reference #	156804	Other Ref #			
Site location details (add UTM co - ords for rural sites)	11 Matuhi street, Waikanae				
Client & designer details phone # details email details	Alhomes				
Contractor details phone # details email details	Shawn Callaghan 021 670423				
Description of construction work being inspected : Drilled Piles to Solid material Satisfactory. depths vary from 1.3 to 2.4 meter below egl 					
Signed: 		Page /	of	/	



AIHONES PILED FOUNDATION DESIGN
AT 11 MATUHI STREET - WAIKANAЕ

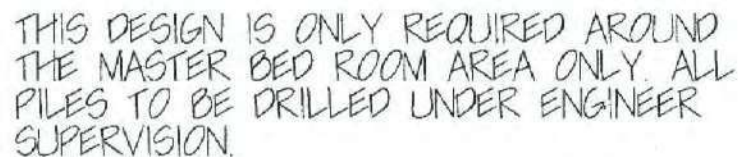
DATE	7-1-20	TIME	11:15
BY	W		
NO			
CENT & LOTT			
WEIGHT IN	100M		
WEIGHT OUT	110M		
WEIGHT IN/OUT			
W 25			
SPECIFIC PLED FOUNDATION			
Sheet 1 of 3			



HAMISH WELLS
CONSULTING CIVIL ENGINEER
202 OTAWA GORGE
ROAD RD 2 OTAWA
5552 N7
0274 459 757
06 36 46 725
enr@extra.co.nz
NAPENZ CPENG # 186323

AIHOMES PILED FOUNDATION DESIGN
AT 11 MATUHI STREET - WAIKANAЕ

[illegible]



STANDARD WALL - LIGHT CLADDING

HAMISH WELLS
CONSULTING CIVIL ENGINEER
202 DIXIE AVE. GORGE
ROAD #202 GORGE
5592 NZ
0274 459 757
06 36 46 728
HONEYCOT TO CO LTD
HONEYCOT CO LTD

AIHOMES PILED FOUNDATION DESIGN
AT 11 MATUHI STREET - WAIKANAЕ

DATE	10/10/2010	TIME	10:00
NAME	J. J. J. J.		
ADDRESS	1234567890		
CITY	1234567890		
STATE	1234567890		
ZIP	1234567890		
PHONE	1234567890		
EMAIL	1234567890		
WEBSITE	1234567890		
DETAILS	1234567890		
DATE	10/10/2010		
TIME	10:00		



Combined Certificate of Compliance and Electrical Safety Certificate



Electrical Contractors Limited



Job Number:

67636

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

11 MATUHI ST, Waikanae 5036

Contact Details:
(Name and address)

Shaun Dent, 11 MATUHI ST 5036

Name of
Electrical worker:

Shaun Dent

Registration/Practising
licence number:

E249378

Organisation/company:

Stones Electrical CONTRACTOR LTD.

Phone and email:

Shaun @ SECL.CO.NZ.

Name of person(s)
supervised:

Coc

Type of work:

☐ Additions ☐ Alterations ☒ New work

The prescribed electrical work is:

☐ Low risk ☒ General ☐ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000 ☒ Part 2 of AS/NZS 3000
☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

72 x Light Fixings 38 x Power outlet 4 x RCOS
1 x oven 1 x HOB 1 x infriky hot water 1 x water pump 1 x A/C unit
Main cable & MEN ON separate COC.
Installation carried out as per ATTACH POWER & Light fittings.

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

SEE 4x Attachment
Plans & POC & COC & SOCS

Certifier's signature:

PSC 1.1K

Test Results	
Polarity (Independent earth):	P, N, E
Insulation resistance:	1.200MΩ
Earth Continuity:	0.02Ω
Bonding:	1
Fault Loop impedance:	0.23Ω
Other (specify):	2+3V

Date:

21/6/16.

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

This part to be completed by person connecting.

Name:

Shaun Dent

Registration Number:

E249378

Signed:

Date:

21/6/16.

If person connecting is under supervision.
This part to be completed by supervisor.

Name:

Registration Number:

Signed:

Date:

-7 JUN 2016

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



Electrical Contractors Limited



P.O. Box 175 | Paraparaumu 5254

Phone (04) 296 1727
Fax (04) 296 1714
Email enquiries@secl.co.nz
Website www.stoneselectrical.co.nz

SUPPLIERS DECLARATION OF CONFORMITY - SDOC

SITE ADDRESS		
GENERAL		
Schneider Products	www.schneider-conformity.co.nz	✓
HPM Products	www.hpm.co.nz/SDOCs.aspx?pid=435	✓
Manrose Products	www.simx.co.nz/compliance	✓
Vynco Products	www.vynco.co.nz	
CABLE		
General Cable	www.generalcable.co.nz/home/our-company/accreditations/supplier-declaration-of-conformity-(sdoc).aspx	✓
Olex/Nexan Cable	www.nexans.co.nz	✓
Firstflex Cable	www.firstflex.co.nz/supplier-declaration-conformity-sdoc	
Triangle Cable	Available on request	
LIGHTING		
Thorn Lighting	www.thornlighting.co.nz/en-nz/services/compliance-documents	
Phillips Lighting	www.lighting.phillips.co.nz/connect/sdocs.wpd	✓
Ambius lighting	http://www.ambiuslighting.co.nz/media/97530/sdoc_adled_rav_-_ambius.pdf	✓
Superlux Lighting	www.superlux.co.nz/standards	
Gerard Lighting	www.gerardlighting.co.nz	
Halcyon Lighting	www.halcyonlights.co.nz/resources/sdocs/	✓
Eurotech Lighting	www.eurotechlighting.co.nz	
NVC Lighting	www.nvcnz.co.nz - Available on request	✓
Trade Tech	http://www.lpled.co.nz/wp-content/uploads/2015/09/ARTE.pdf	✓
OTHER		
Devi Undertile heating	http://www.devi.co.nz/	✓
Newtech single rail Towel warmer	www.newtech.co.nz	✓
Lighting Plus Lusto Pendant	http://www.lightingplus.co.nz/lighting/pendants/contemporary/lustro-23-chrome-1lt-pendant.html	✓
Lighting Plus Lumi 60w LED lamp	http://www.lightingplus.co.nz/lighting/earth-lighting/lumi-45-rattan-shade-white.html	✓

"Serious Electrical Contractors"



Record of Inspection

In accordance with regulations 70,71 and 72
of the Electricity (Safety) Regulations 2010



Customer Name: S. Dent
Location of Installation: 11 Matuhi street
Waiheke
Date of Inspection: 29/4/16 Time of Inspection: 11-30

R 09020

Description of Work Inspected

Mains + Main Earth

Not live when Tested.

Reference / Job / ID

36255

ICP Number (if known)

Installation of Mains

- ☒ Entire
☐ Partial
☐ Revenue Meters

Main Earthing System

- ☒ At Main Switchboard
☐ At Out-building

Alteration of Mains

- ☐ Alteration of Point of Supply
☐ Alteration of Point of Entry
☐ Relocation of Main Switch
☐ Relocation of Mains Termination
☐ Relocation of Metering / Load Control

M.E.S. Link

Earth Electrode

- ☒ Installation
☐ Alteration

Main Earthing Conductor

- ☒ Installation
☐ Alteration

Certificates of Compliance

Reference: _____ Issued By: S. Dent Reg Number: E249378 Dated: 36255
Reference: _____ Issued By: _____ Reg Number: _____ Dated: _____
Number of CoC's attached: _____ CoC Details held on MMS: ☐

Testing Undertaken

Mains

- ☒ Polarity

- ☒ Continuity (trailing lead / jumper)

- ☐ Phase Rotation ☐ RWB ☐ BWR ☐ n/a

Method Used: IE

- ☐ Identification of N by low resistance to Earth

- ☐ Submain PEN not dependent on intermediate connections

- ☐ Live test

- ☐ Metering in place at time of inspection?

- ☒ Integrity of Supply Neutral

- ☒ N not interrupted at metering point

- ☐ Mains connected to Network at time of inspection?

- ☐ Insulation Resistance: All Live Conductors to Earth

MΩ

Main Earthing System

- ☐ Earth Fault Loop Impedance _____ Ω

PSSC _____ KA

Continuity of MEC 02 Ω

I have inspected the High Risk prescribed electrical work described above, and am satisfied that the work:

The specified installation or part installation this work relates to:

- ☒ Has been done in accordance with the Electricity (Safety) Regulations 2010

- ☒ Is, and will be, electrically safe when powered.

- ☐ Has NOT been done in accordance with the

- ☐ Is NOT and/or, will NOT be, electrically safe when powered.

Safe to connect to a supply

NOT Safe to connect to a supply

- 7 JUN 2016

- ☒ Inspection carried out in accordance with Part 2 of AS NZS 3000
Other Standards relied on for this work: _____

- ☐ Inspection carried out in accordance with a Certified Design

Certified Design details: _____

Name: N. WHISTAKE
Signature: Ways
Contact Number: 0272771387
Date entered into database: _____

Registration Number: E241952
Date: 29/4/16
Company Name: Stones

Combined Certificate of Compliance and Electrical Safety Certificate



Customer Name:

Shawn Dent

Location of Installation:

11 Matariki St. Waikanae.

CE 036255

Description of work: (or see attached)

Installation of 16mm² main cable. Installation of MEN system. Installation of meter board & main switch.

Reference / Job / ID

ICP Number (if known)



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

Certified Design Attached ☐

Name of Issuer of Certified Design:

Supplier Declaration of Conformity Attached:

☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work:

☐ (please attach or list web address below)

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



This work is:

- Low Risk ☐
(Certificate of Compliance not required)
- General ☐
- High Risk ☒
(Record of Inspection required)

This work has been done in accordance with:

Part 2 of AS/NZS 3000 ☒

Part 1 of AS/NZS 3000 ☐

Supply system this work is suitable for:

230/400V MEN system ☒

Other (Please specify) ☐

Other Standards this work complies with:

Record of Inspection (if Required)

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

- ☒ Work on Mains
- ☒ Work on Main Earthing System
- ☐ Electromedical
- ☐ Hazardous Area

- ☐ Mains Parallel Generation
- ☐ Mines
- ☐ Photovoltaic

- ☐ Animal Stunning
- ☐ Work to Part 1 of AS/NZS 3000 *
- ☐ High Voltage *

* Certified Design Required

Date on, or period in, which the work was done:

1/2/16 to 15/5/16

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

This certificate is issued by:

Shawn Dent

Registration No:

E249378

Signature:

[Signature]

Date:

29/4/16

Name and Registration Numbers of Workers Under Supervision Attached ☐

- 7 JUN 2016

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

Date the connection was done:

Signature:

[Signature]

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

The work described above was connected by:

Shawn Dent

Registration No:

E249378

Signature:

[Signature]

Date:

29/4/16

Stones

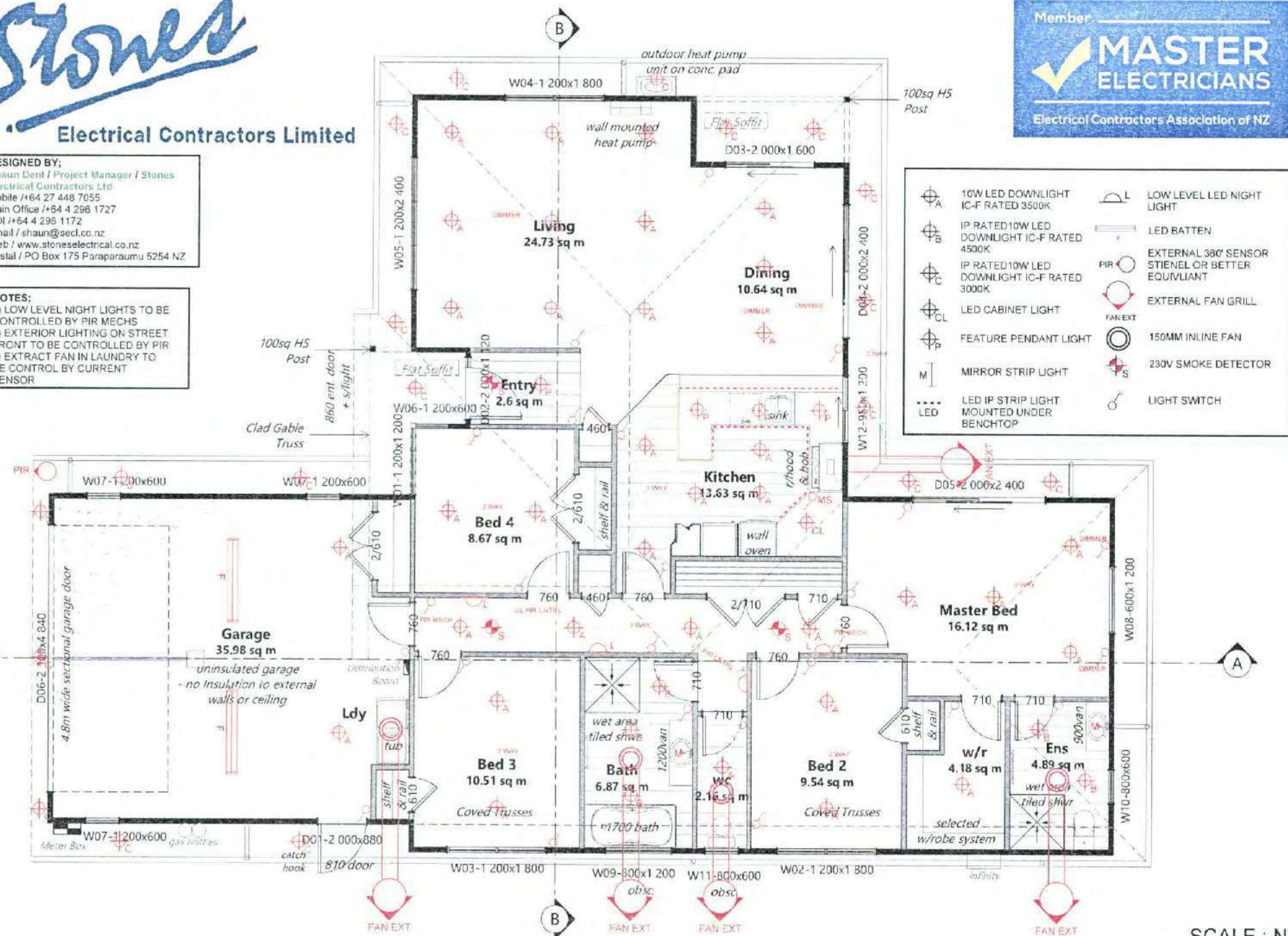
Electrical Contractors Limited

DESIGNED BY:

Shaun Dent / Project Manager / Stones
Electrical Contractors Ltd
Mobile /+64 27 448 7055
Main Office /+64 4 296 1727
DDI /+64 4 296 1172
Email / shaun@secl.co.nz
Web / www.stoneselectrical.co.nz
Postal / PO Box 175 Paraparaumu 5254 NZ

NOTES:

- 1) LOW LEVEL NIGHT LIGHTS TO BE CONTROLLED BY PIR MECHS
- 2) EXTERIOR LIGHTING ON STREET FRONT TO BE CONTROLLED BY PIR
- 3) EXTRACT FAN IN LAUNDRY TO BE CONTROL BY CURRENT SENSOR



Member

MASTER ELECTRICIANS

Electrical Contractors Association of NZ

SCALE : NTS

Electrical Contractors Limited

Shaun Dent / Project Manager / Stones
Electrical Contractors Ltd
Mobile /+64 27 448 7055
Main Office /+64 4 296 1727
DDI /+64 4 296 1172
Email / shaun@secl.co.nz
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Postal / PO Box 175 Paraparaumu 5254 NZ

NOTES:

Member


**MASTER
ELECTRICIANS**

Electrical Contractors Association of NZ





RESIDENTIAL WARRANTY & MAINTENANCE REQUIREMENTS

COLORSTEEL® Endura™

PROPERTY OWNER: Dent

SITE ADDRESS: 11 Matuhi St. Waikanae

DATE OF SUPPLY TO SITE: Feb 2016

INSTALLATION DATE: Supply Only

SITE ENVIRONMENT

Moderate ISO3

Severe _____

PHONE NO:

You have chosen high quality COLORSTEEL® Endura™ pre-painted steel products, which are designed to give you protection well into the future. The terms and conditions of this warranty are detailed below. To ensure you gain maximum value from your investment over time, the maintenance program under Maintenance specified below **MUST BE STRICTLY ADHERED TO:**

This warrants the following material:

Lift No: T43075

	Roofing	Cladding	Fascia/Gutter
Will not perforate through corrosion:	30 Years	XX Years	XX Years
Will not flake, peel or excessively fade:	18 Years	XX Years	XX Years

The product manufactured from COLORSTEEL® Endura™ is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of COLORSTEEL® Endura™ and does not constitute a failure of the coating system.

Please note this warranty is subject to the following terms and conditions:

➤ That the COLORSTEEL® Endura™ pre-painted steel is processed, installed and maintained in accordance with the New Zealand Steel published literature, roofing manufacturers literature and accepted good trade practices.

➤ The product must be manufactured from prime COLORSTEEL® Endura™ pre painted steel.

➤ Garage Doors are not included in the warranty.

➤ Damage or corrosion resulting from the following circumstances is not covered by the warranty:

a) Mechanical, chemical or other damage sustained during handling, storage, processing or installation.

b) Mechanical, chemical or other damage after installation.

c) Installations in very severe environments or special conditions as defined in the New Zealand Steel literature

d) Ponding in gutters due to build up of debris or due to inadequate fall.

e) Storm, tempest or other causes beyond the control of the roofing manufacturer.

If COLORSTEEL® Endura™ pre-painted steel has failed to perform as warranted, the roofing manufacturer will at its sole option repair or replace (including labour) the affected material. A new warranty shall be issued to cover the balance of the original offer for both the paint coating and perforation protection. The roofing manufacturer shall not be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. This warranty does not in any way affect the rights of the consumer under the Consumer Guarantees Act.

MAINTENANCE

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT

	Moderate ISO Category 3	Severe ISO Category 4	Very Severe ISO Category 5
Roof	Rain washing	Rain washing	Not recommended
Wall Cladding	Rain washing plus manual washing every year	Rain washing plus manual washing every 6 months	Not recommended
Unwashed and high risk areas	Manual washing every 6 months	Manual washing every 3 months	Not recommended

Regular washing of COLORSTEEL® Endura™ products increases the durability by reducing attack from airborne salts and pollutants. COLORSTEEL® Endura™ surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 Mpa.

Note:

1. Recommendations provided in this table are contained in the standard provisions of the New Zealand Building Code, Section B2 Durability.

2. High Risk areas include around flues and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris.

This roof was installed by: Supply Only*****

Signature of Installer

And carries a workmanship warranty for: XXXXXXXX Years

A copy of the current COLORSTEEL® Endura™ colour chart has been provided

Signature of property owner or agent:

DATE:

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER

This Warranty is issued by (the roofing manufacturer):

Signed: V Redshaw

Position: Sales

Date May 2016

COLORSTEEL® is a registered trademark of New Zealand Steel Limited
Endura™ is a trademark of New Zealand Steel.



Metalcraft

Care and Maintenance

• Just as washing your car is important for removing dirt and grime your powder coating needs to be given a regular wash to keep it in great shape. The effects of ultra violet light, atmospheric pollution, general dirt and grime and airborne salt deposits can all accumulate over time and for this reason it is a condition of this warranty that accumulated deposits must be removed at regular intervals. As a general rule cleaning must take place every six months. In areas where pollutants are more prevalent such as beach front houses and industrial or geothermal areas then a cleaning programme must be carried out on a more frequent basis i.e. every three months.

Step (1) Remove loose deposits with a wet sponge rather than risk micro scratching the surface by dry dusting.

Step (2) Using a soft brush and mild detergent in warm water clean the powder coating to remove any dust, salt or other deposits. Pay particular attention to areas that would not normally be exposed to rain water.

Step (3) Always rinse after cleaning with fresh water to remove any remaining detergent.

Warning: In some cases strong solvents contained in household cleaners and those recommended for thinning various types of paints and for cleaning up mastics and sealants are harmful to the powder coated surface. These must not be used for cleaning purposes. If paint splashes or sealants or mastics need to be removed then the following are some products that can be used safely: Methylated Spirits, White Spirits, Ethyl Alcohol, Propanol.

Warranty conditions and exclusions

• The warranty shall not apply if the failure of the DURALLOY coating is caused by a failure resulting from external influences including, but not limited to, mechanical abrasion, falling objects, damage occurring during transportation, fabrication, storage, corrosion, fire, floods, acts of war, or exposure to radiation, harmful gases, sprays or fumes, water, chemicals, foreign substances, salt atmospheres, and any other occurrence beyond Orica's control.

• For a claim to be made under this Performance Warranty the claimant shall establish to Orica's satisfaction that 5% or more to the total coated area to which the product has been applied failed to meet the performance criteria as specified in this warranty as a result of an error or defect in the formulation or manufacture of the Product.

Liability

• Orica's liability shall be limited to the actual cost of repairing ie: replacing or recoating insitu the defectively coated metal or replacing the Product which shall constitute Orica's sole liability and the claimants sole remedy (whether by law or in equity or otherwise and including for negligence). In no event shall Orica be liable for any further direct, incidental, special, or consequential damages.

• The cost of the repair or replacement shall be determined by Orica using contractors, materials and practices selected by Orica. Orica will determine at its reasonable discretion the most appropriate materials and practices for remedying the failure.

• Subject only to any overriding law (statutory or otherwise) to the contrary, Orica shall not be liable for any representation or statement made by or on behalf of Orica whether made prior to or after the giving of this Performance Warranty. Orica's liability is solely derived from the terms of this Warranty Card.

Important: Please keep this card in a safe place as in the unlikely event of a claim the reference number on this Warranty card must be referred directly to your joinery supplier.

To receive your Warranty and confirm that you have read and understood the terms and conditions please return this card to your joinery supplier.



Dulux

POWDER
COATINGS

DURALLOY

GENERATION 2

Performance Warranty for Residential and Light Commercial Joinery

Owners Name

A1 Homes - UBAW416 - Dent

Address

11 Matuhi Street

Waikanae

Date of fabrication

17 March 2016

Joinery Supplier

Wellington Windows & Doors Ltd

PO Box 56087, Tawa 5249

Ref No.

30488

Dulux and Duralloy are registered trade marks of Orica Australia Pty Ltd. The word Orica, the Wing Device and the Orica mark are trademarks of Orica Group Companies.

Dulux

POWDER
COATINGS

DURALLOY

GENERATION 2

Performance Warranty for Residential and Light Commercial Joinery

Owners Name

A1 Homes - UBAW416 - Dent

Address

11 Matuhi Street

Waikanae

Date of fabrication

17 March 2016

Joinery Supplier

Wellington Windows & Doors Ltd

PO Box 56087, Tawa 5249

Ref No.

30488

Fabricators COPY

To register your Warranty and confirm that you have read and understood the terms and conditions please return this card to your joinery supplier.



FIRST
WINDOWS & DOORS

To validate this Performance Warranty

Please complete this portion (your name as the actual owner may not yet be on our records) and return to:

Owner **A1 Homes - UBAW416 - Dent**
Site address **11 Matuhi Street, Waikanae**
Manufacturer **Wellington Windows & Doors Ltd**
Date installation completed **17 March 2016**
Warranty No. **30488**

Our windows comply with the building code

We hereby certify that all products supplied by our company meet or exceed the requirements of the New Zealand Building Code Means of Compliance, NZS 4211:2008 Performance of Windows and NZS 4223, Glazing in Buildings Parts 1,2 and 3.

This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand.
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage.
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all FIRST products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of practical completion.

DURABILITY. FIRST WINDOWS & DOORS products can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In the course of normal use decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

The decorative coating on the joinery is covered by a separate warranty.

A window and door hardware warranty covers manufacturing defects, functionality and surface finish for 5 years, assuming that the care and maintenance guidelines are followed. Plated (soft) finishes are excluded from this warranty as deterioration is possible under some environmental conditions.

Please Note: This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture.

Please read reverse for guidance on care and maintenance of your FIRST Windows & Doors

Purchaser **A1 Homes - UBAW416 - Dent**
Address
Site address **11 Matuhi Street, Waikanae**
Manufacturer **Wellington Windows & Doors Ltd**
Address **PO Box 56087, Tawa 5249**
Date installation completed **17 March 2016**
Signature 
Warranty No. **30488**



**PRODUCER STATEMENT
- SUPPLY -**

Issued By: Larsens Concrete & Drainage

To: Mr S Dent

In Respect of: Ele10 Plus – 10,000 L Underground Tank & Pump System

Larsens Concrete & Drainage Ltd were engaged to supply the above item to KCDC Plan Change 75 specification and AS/NZS1546 and AS/NZS1547 Standards; at

11 Matuhi St, Waikanae.

The article has been built and installed in accordance with the above standards and as described in our technical descriptions and drawings as issued by Larsens Concrete & Drainage and Septech Australia Pty Ltd.

I believe on reasonable grounds that subject to;

- (i) all proprietary products meeting the performance specification requirements that this item is constructed and installed in accordance with the New Zealand Standards as listed above.

Signed

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Dated: 14/01/2016

Note: This producer statement covers only these sections of the work specifically referred to in the details above.

Some items of installation are required to be performed by others and we are not qualified to inspect these or these have not yet been performed.

- Electrical Connection
- House Plumbing Connection

437 Heads Road
WANGANUI
Phone: (06) 344 5911 Fax: (06) 344 8189



Producer Statement

Producer statement issued by & work completed by: Prestige Tile & Stone Ltd
0210360595 - 9054595

Client:

Sean Dent & Alex Lott

To be supplied to (Territorial authority):

Kapiti Coast District Council

In respect of (system being installed):

ASA Dampfix Gold - (internal wet area waterproof membrane)
Branz No. 744 – 745 (2011)

Applicator License #:

1112141

Builder:

A1 Homes Kapiti

Site Address:

1112141

BCN :

Date of work completion:

23/05/2016

Prestige Tile & Stone Ltd certifies that all work has been completed with materials that meet (Australian Structural Adhesives) product specifications and that all work has been carried out in accordance with the installation instructions related to that product. All data and installation instructions are freely available on the website. www.bostik.co.nz

As such, the product is stated to be in compliance with NZBC clauses:
(Select as appropriate)

- B2 - Durability
- E2 - External Moisture
- E3 - Internal moisture

This statement does not cover materials other than those supplied by Prestige Tile & Stone Ltd.
This Statement does not imply any warranty or otherwise by ASA on behalf of the product installation.

Regards

D Copeland

Doug Copeland
Prestige Tile & Stone Ltd
prestigetileandstone@gmail.com



Material Durability Statement

TIMESTAMP: 01/6/2016 12:56:07
ADDRESS: 11 Matuhi Street, Waikanae, 5036 Kapiti Coast, Wellington
CLIENT NAME: Sean Dent & Alex Lott
TILER NAME: Prestige Tile & Stone Ltd
WATERPROOFER NAME: Doug Copeland
ASA REGISTRATION NO: 1112141
E-MAIL ADDRESS : prestigetileandstone@gmail.com
SUBSTRATE: All substrates checked prior to waterproofing
PRIMING AND BOND BREAKER: The correct primers have been used and applied in accordance with its TDS, The correct bond breaker have been used and applied in accordance with its TDS
MEMBRANE USED: Dampfix Gold
DATE OF COMPLETION: 23/05/2016
FLOOD TEST DATE: N/A
COUNCIL INSPECTION: PASSED
APPLICATORS DECLARATION: I the applicator confirm that the above information is correct, that the products used have been applied in accordance with their TDS and we are satisfied that the work done meets the relevant building code standards
AREAS WATERPROOFED: Bathrooms - Floors and 75mm up the wall, Showers - Floors and 1800mm up the wall and/or 300mm past the rose,

Terms & Conditions:

The waterproofing materials listed above have a current BRANZ appraisal and meets the requirements of the AS/NZS4858-2004 standards. The waterproofing membrane has a minimum durability of 15 years as required by the New Zealand Building Code. Material Durability Statement is given subject to the products listed being applied and installed according to the ASA System Specification. Substitution of any product or component will be a breach of the specification and may render the guarantee null and void.

This is not a workmanship warranty. Any defects, leaks, or damage of any nature, caused by Applicator, and the costs associated with rectification of these defects etc. shall be the Applicator's sole responsibility. It is the Applicator's responsibility to ensure all work is done to the relevant standards.

ASA, or its appointed agents, reserves the right to inspect any alleged failure and must be given reasonable time to investigate claims of product failure. The Company must accept the claim of product failure in writing and agree to costs BEFORE the commencement of remedial work.

The company will not be liable for any costs unless and until such liability is accepted in writing.





Statement of Compliance with the NZ Building Code

Consent No: 150804

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 11 Matuhi Street, Waikanae
Legal Description: LOT 20 DP 413488 CT 700573
Work Description: New single level dwelling, linea weatherboard cladding.
Building Category: R1

OWNER

Name(s): Shaun Dent & Alex Lott
Address: 44 Donovan Road, Paraparaumu

- [P] Application for CCC received and accepted
- [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] Additional information required and received
- [NA] Compliance schedule issued
- [NA] Earthquake prone building
- [NA] Swimming Pool details updated
- [P] Approve to issue Code Compliance Certificate if all fees paid
- [NA] Approve to issue Certificate for Public Use if all fees paid
- [NA] Approve to issue Certificate of Acceptance if all fees paid
- [NA] Supervision review

NOTES:

Inspections Prepaid:

Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Carpentry 1 BP106222
Roofing 1 BP127133

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: Russell Brook

Position: Building Officer

Date: 15 June 2016

Consent No: **150804**Applicant: **A1 Homes Lower North**Site Address: **11 Matuhi Street, Waikanae**Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Final Inspection**Inspection Outcome: **Pass**Inspected By: **Andrew Hawea**Inspection Date: **7 June 2016 2:55 p.m.**Duration: **60 minutes**

Inspection Element	Status
Exterior	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
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	Pass
Terminal vents/AAVs	Pass
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
Road crossing complete	N/A
Final check complete	Pass
Interior	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
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
Food storage/preparation	Pass

Ventilation	Pass
Insulation and clearance	Pass
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Hot water temp	Pass
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
Road crossing complete	N/A
Final check complete	Pass
Intertenancy/commercial	N/A
Other	N/A

Support Documentation

Application for CCC	Accepted
Electrical safety certificate	Accepted
Gas safety certificate	Accepted
As-built drainage plan	Accepted
Drainage (Form 126) for stormwater installation	Accepted
Drainage (Form 127) for private sewer installation	Accepted
Plumbing (Form 125) for pressure test and installation piped services	Accepted
Construction review PS4 statement for structural engineering	Accepted
Membrane applicator certificates - internal wet area	Accepted
Roof product manufacturers warranty	Accepted
Record of Work	Accepted
Window manufacturers producer statement and for powder coating	Accepted
Water tank warranty certificate for size	Accepted



Taken at 2:24 PM on Tuesday 7/06/2016



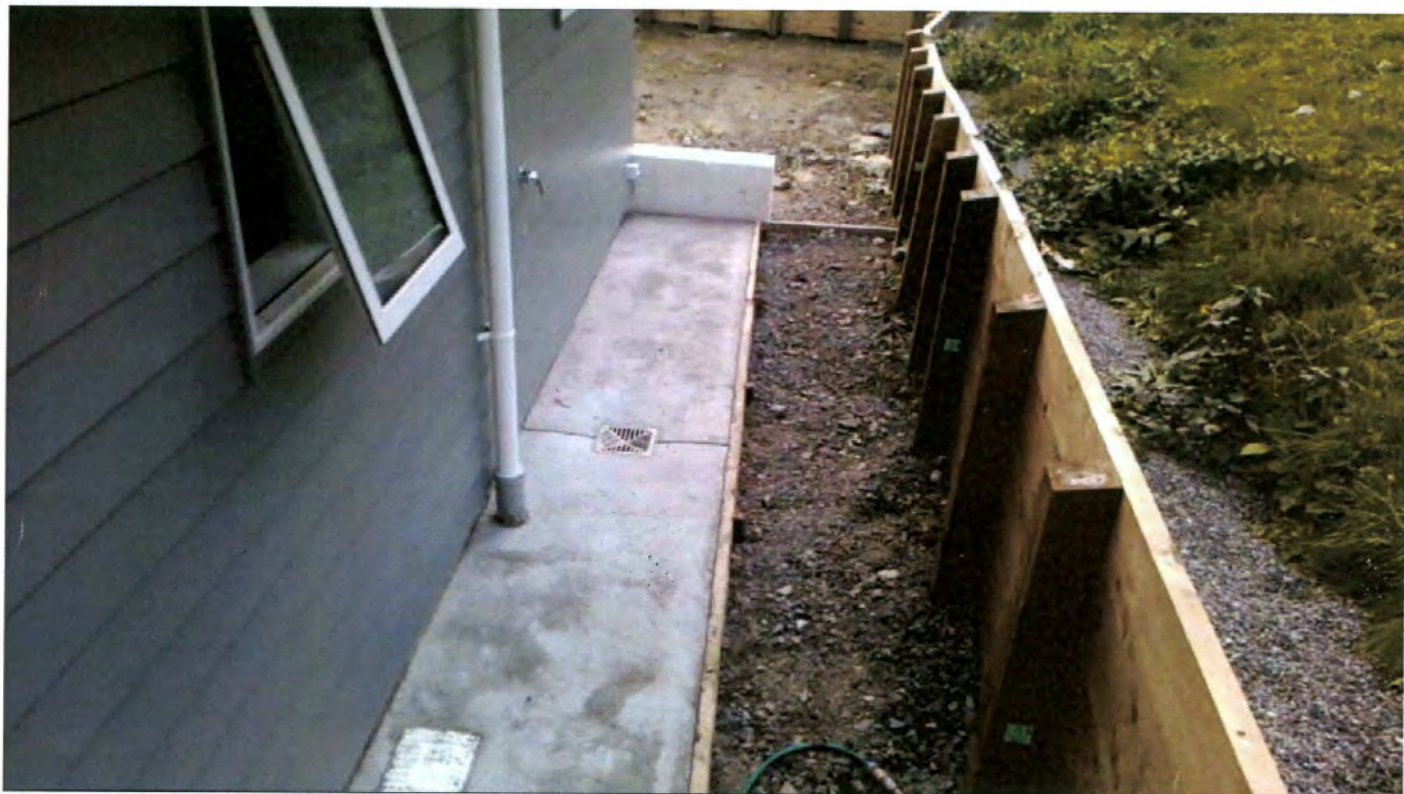
Taken at 2:25 PM on Tuesday 7/06/2016



Taken at 2:25 PM on Tuesday 7/06/2016



Taken at 2:26 PM on Tuesday 7/06/2016



Taken at 2:26 PM on Tuesday 7/06/2016



Taken at 2:26 PM on Tuesday 7/06/2016



Taken at 2:27 PM on Tuesday 7/06/2016



Taken at 2:28 PM on Tuesday 7/06/2016



Taken at 2:28 PM on Tuesday 7/06/2016



Taken at 2:29 PM on Tuesday 7/06/2016

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

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

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **18 May 2016 10:02 a.m.**

Duration: **30 minutes**

Inspection Element

Status

General

Pass

Bond breaker tape to corners and 3 coats damp fix gold

Sighted previous inspection notes

Pass

Conforms with approved drawings

Pass

Confirm additional information/amended plan

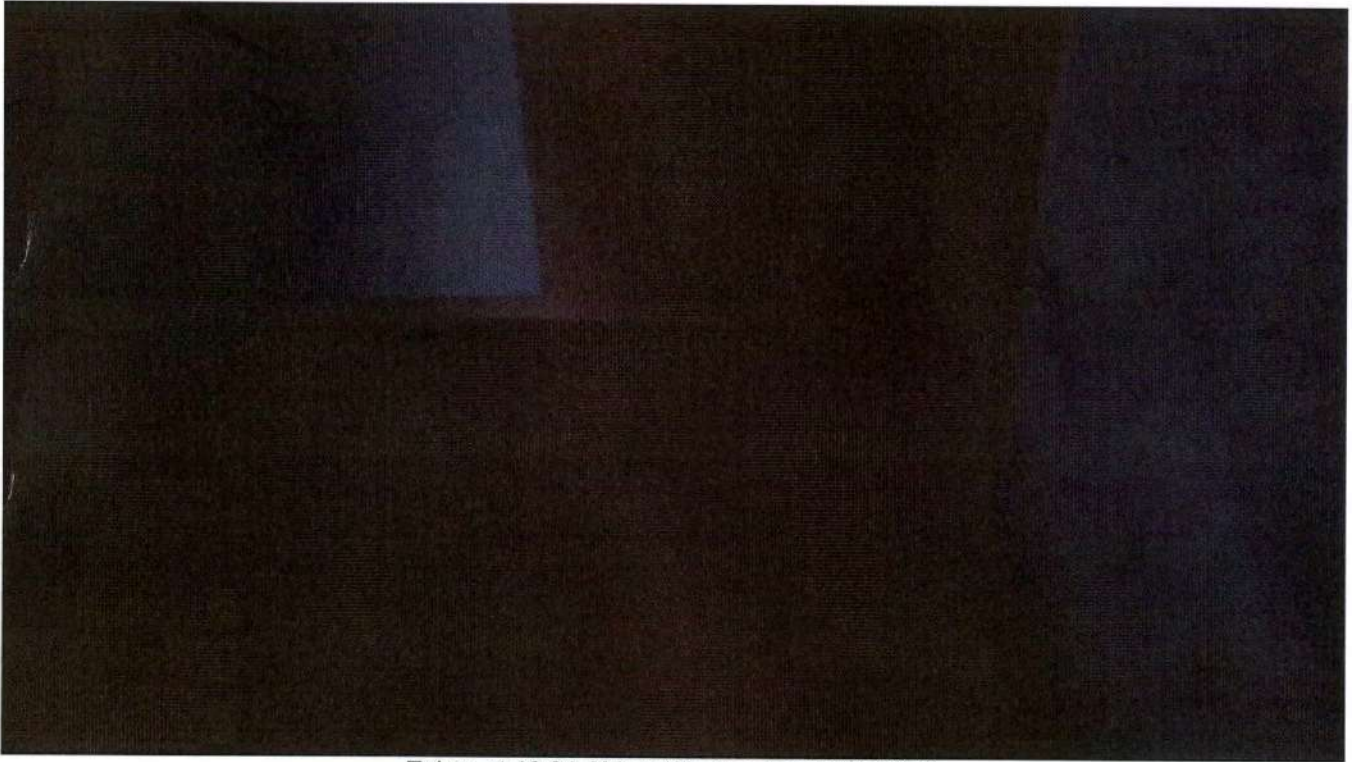
N/A

Penetrations sleeved

Pass

Other

N/A



Taken at 10:04 AM on Wednesday 18/05/2016

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Postline Building**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **12 April 2016 2:45 p.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
Sheet bracing	Pass
Sheet fixings	Pass
100 mm to Shower areas	
Fire/acoustic separation	N/A

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **4 April 2016 2:13 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Check metal angles to shower areas at postline	
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Max moisture content	Pass
16 - 18%	
Ventilation to rooms	Pass
Timber treatment	Pass
H1.2 SG8	
Lintel/beam size and fixing	Pass
Insulation	Pass
R2.2wall R3.2 ceilings	
Top plate connection	Pass
Ceiling batten spacing	Pass
rondo	
Stud spacing	Pass
Bracing connections	Pass
all completed	
Air seals	Pass
Bottom plate fixings	Pass
Weathertightness	N/A

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **4 April 2016 9:14 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 18849	Pass
Soil pipe size and test	N/A
Pipes fixed/supported all dux segura clipped and secure	Pass
System used AS3500 also non potable green pipe in for toilets and hoesetaps	Pass
TRP line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated completed	Pass
Pressure test under test and holding	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves two in garage	Pass
Fire wraps and collars	N/A

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **29 March 2016 10:21 a.m.**

Duration: **15 minutes**

Inspection Element

General

Status

Pass

Inspection notes

N/A

Drawings

N/A

Additional information/plan

N/A

Building wrap type

N/A

Flexible sealing tape

N/A

Deck membrane fixed in accordance with specification

N/A

Head flashings

Pass

All head flashings now complete

Sill flashings

N/A

Back flashings

Pass

Saddle flashings

Pass

Internal/external corner flashings

Pass

Jamb flashings

Pass

Capillary clearances

Pass

Flashing penetrations

Pass

Ground/deck cladding clearance

Pass

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **21 March 2016 9:24 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Building wrap type tekton	Pass
Flexible seling tape protecto	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings recheck	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/deck cladding clearance	N/A

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **1 March 2016 11:20 a.m.**

Duration: **30 minutes**

Inspection Element

General

Status

Inspection notes

Pass

Drawings

Pass

Additional information/plan

Pass

Cladding type identified

Pass

Framing moisture meets cladding requirements

Pass

Stud spacing appropriate for cladding

Pass

Exterior sheet bracing and angle brace fixing

Pass

Bottom plate connections

Pass

Building wrap type

Pass

tekton

Bracing requirements

Pass

check at preline

Purlin fixing

Pass

1 /90mm nail/1 blue screw

Decking substrate

Pass

N/A



Taken at 9:26 AM on Monday 21/03/2016

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Cavity System**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **21 March 2016 9:26 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Inspection notes

Pass

Drawings

Pass

Additional information/plan

Pass

Additional strapping to wrap

Pass

Batten timber treatment

Pass

H3.1

Cavity closers

Pass

Battens in place

Pass

Battens structural fixing

N/A

Cavity spacers

N/A

Cavity spacers size and slope

N/A

Reinforcing fixed in place (stucco)

N/A

Proprietary self spacing mesh

N/A

Mesh spacers (stucco)

N/A

Proprietary control joints (stucco)

N/A

Rigid backing type (stucco)

N/A

Fixings (galvanised or stainless) (stucco)

Pass

Waterproofing to slab-edge

N/A



Taken at 9:25 AM on Monday 21/03/2016



Taken at 9:25 AM on Monday 21/03/2016

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **15 February 2016 3:55 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter Sewer and stormwater 100 mm	Pass
Bedding material bedded in peametal	Pass
Gully trap in place and charged	Pass
Connections/angles inspection points in place	Pass
Branch length	Pass
Direction/fall good fall to lateral	Pass
Holding water water tested and holding	Pass
Terminal vent not yet	Pass
Registration number 18849	Pass

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Foundations**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **10 February 2016 9:29 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Footing depth	Pass
engineer ribraft with piles to back bedroom	
Engineers details required	Pass
need updated drawings	
Good bearing	Pass
Reinforcing	Pass
as per design	
Siting	Pass
as per consented	
Sub-floor vents	N/A

Consent No: **150804**Applicant: **A1 Homes Lower North**Site Address: **11 Matuhi Street, Waikanae**Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre-Slab Building**Inspection Outcome: **Pass**Inspected By: **Gareth McCullagh**Inspection Date: **10 February 2016 9:32 a.m.**Duration: **15 minutes****Inspection Element****Status****General**

Pass

Engineers details required

Pass

engineer has been and signed

Rebate for brick veneer

Pass

Ground clearance

Pass

Concrete cover

Pass

Driveway S/W control

Pass

Sand blinding

N/A

Slab thickenings

Pass

Vapour barrier

Pass

in place and taped

Bottom plate fixings

N/A

Steel reinforcing

Pass

all steel tied

Bar chairs

Pass

DPC penetrations taped

Pass

Minimum floor level

Pass

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **3 February 2016 9:18 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Secondary flow path	N/A
Pipe material all pvc and glued fittings	Pass
Pipe protection as per ribraft design	Pass
TRP line no tpr using gas	Pass
Plumbing layout not has per plan now running main through slab in for fixtures	Pass
Pipes supported	Pass
Wastes and drains all loomm apart from laundry 50mm to gully	Pass
Water/air water tested	Pass
Leak check	Pass

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Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre-site Inspection**

Inspection Outcome: **Pass**

Inspected By: **Russell Brook**

Inspection Date: **15 June 2016 3:53 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Datum point identified

Pass

Subsequently covered on foundation and pre slab building

Position of boundaries and datum height checked

Pass

Subsequently passed on foundation inspection

GoGet Inspection Audit Report

Consent No: **150804**

Applicant: **A1 Homes Lower North**

Site Address: **11 Matuhi Street, Waikanae**

Work Type: **New single level dwelling, linea weatherboard cladding.**

Inspection Type: **Pre-site Inspection**

Inspection Outcome: **Fail**

Inspected By: **Andrew Hawea**

Inspection Date: **24 November 2015 11:20 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
Contours match application	Pass
Datum point identified	Fail
Boundaries identified	Pass
X4 boundary pegs.	
Ground conditions checked	Pass
soil report by Hamish Wells	
Footpath checked	Pass
no damage.	
Kerb and channel checked	Pass
no damage.	
Grass berm checked	Pass
no damage	
Existence damage	N/A
Vehicle crossing installed	Pass
no	
Dogs	N/A
Further investigation	N/A
Conforms with approved drawings	N/A
Resource consent	N/A
Producer statement	N/A
Driveway checked	N/A
Position of boundaries and datum height checked	Fail
Surveyor	Pass
N/a	
Engineer supervision required	Pass
soil report attached	



Taken at 11:09 AM on Tuesday 24/11/2015



Taken at 11:10 AM on Tuesday 24/11/2015



Taken at 11:10 AM on Tuesday 24/11/2015



Taken at 11:11 AM on Tuesday 24/11/2015



Taken at 11:11 AM on Tuesday 24/11/2015



Taken at 11:12 AM on Tuesday 24/11/2015



Taken at 11:13 AM on Tuesday 24/11/2015

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: **11 Matuhi Street**

Suburb: **Waikanae**

Town/City:

Postcode:

THE PROJECT

Building consent number: **150804**

THE OWNER(S)

Name(s): **Dent**

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

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 ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☒	Installed corrugated iron roof as per consented plan and NZ Steel hand book	☒ Carried out ☒ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY

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

Name: **Aaron Arthur**

LBP number: **BP127133**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb: **Lower Hutt**

Town/City: **Wellington**

PO Box/Private Bag **30389**

Postcode:

Phone number: **977 3501**

Mobile: **027 527 8487**

After hours:

Fax:

Email address:

Website:

DECLARATION

I **Aaron Arthur** carried out or supervised the restricted building work recorded on this form.

Signature: *A. Arthur*

Date: *25/4/16*

Validity authc.

Signature: *CA*

Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004



THE BUILDING

Street address: 11 Matuhi st

Suburb: Warkanae

Town/City: Kapiti Coast

Postcode: 5036

THE PROJECT

Building consent number:

THE OWNER(S)

Name(s): Shaun Dent

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

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 ☒	If necessary, describe the restricted building work	Tick ☒ whether you carried out the work or supervised someone else.
Foundations and subfloor framing	☒ Boxed ribraff slab, set out off all boundary pegs, which were set to be accurate by Al Homes. Poured concrete piles as directed by the engineer Hamish Wells.	☒ Carried out ☐ Supervised
Walls	☒ Stood, plumbed and straighten precast frames to manufacturers requirements and fixed all hold downs, straps and gangnails as per plans.	☒ Carried out ☐ Supervised

PRIMARY STRUCTURE CONT'D

Roof	☒	Stood plumbed and straighten all preail trusses and fixed in place to manufactures requirements as per plan	☒ Carried out ☐ Supervised
Columns and beams	☐	N/A.	☐ Carried out ☐ Supervised
Bracing	☒	Installed all gibboard and ply bracing as per manufactures requirements and permit plan requirements	☒ Carried out ☐ Supervised
Other	☒	All building inspections were completed and passed by Kapiti Coast district council.	☒ Carried out ☐ Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	☐	N/A	☐ Carried out ☐ Supervised
Roof cladding or roof cladding system	☐	Carried out by Al Homes employed by Mike Friday owner of Al Homes Warkane	☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity)	☒	Installed 20mm timber cavity on building wrap and all window tapes and support bars as per plan.	☒ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONT'D

Wall cladding or wall cladding system	☒	Installed Linear weatherboard as per manufactures instructions and requirements.	☒ Carried out ☐ Supervised
Waterproofing	☐	N/A	☐ Carried out ☐ Supervised
Other	☐	N/A	☐ Carried out ☐ Supervised

ISSUED BY

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

Name: Shaun Callaghan	LBP number: BP 106222
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 85 Winara Avenue	
Suburb: Waikanae	Town/City: Kapiti Coast
PO Box/Private Bag:	Postcode: 5036
Phone number:	Mobile: 021-670423
After hours:	Fax: - 7 JUN 2016
Email address: shawn@sbcbuilding.co.nz	Website: Signature: [Signature]

DECLARATION

I Shaun Callaghan carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 20/5/16.

Entered in NCS
Saved in edocs
Angle 17/12/15



Kāpiti Coast
DISTRICT COUNCIL
Ma Huri Whakamuri, Ka Tūro Whakamuri

ADVICE OF LICENSED BUILDING PRACTITIONER(S)

Owner must notify names of licensed building practitioners before restricted building work commences

Building Act 2004, section 87

Send or deliver this form to: Kāpiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700

Council use only:
Application #
Property ID

THE BUILDING (project location)

Building name (if applicable)

11 Matuhi street

Building street address

THE PROJECT

Building consent number

150804

THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name)

Shaun Dent & Alex Lott

Address

Date

Landline

Mobile

After hours

Fax

Email

LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)
Both	Shaun Collaghan	Carpentry	106222
Both	Aaron Arthur	Roofing	127133

LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)

COUNCIL USE ONLY

LBP(s) checked	Y	All OK	Y	N
Comments				
Date issued				

BUILDING CONSENT PROCESSING CHECKLIST

Proposal: <i>new dwelling</i>	BC: <i>150804</i>
Address: <i>11 motuhi st waikanae</i>	Category: <i>1</i>
	Residential: ☒ Commercial: ☐

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

Site Plan (NZS 3604 Sec 3.4, 4, 5 Code clB1, B2, E1, E2, F1 & F2 Sect. 72, 75 BA04)			
N/A	No	Yes	Comments
☐	☐	☒	Wind zone High <i>W1 High Specific (GIS) Site specific (3604)</i>
☒	☐	☐	Flooding / ponding hazards (GIS)
☒	☐	☐	Slippage / fault line hazards (GIS)
☒	☐	☐	Erosion, river & coastal hazards (GIS)
☒	☐	☐	Subsidence / soft soil hazards (Site inspection notes)
☐	☐	☒	Corrosion zone Zone B <i>Zone C</i>
☒	☐	☐	Soil contamination (F1 GIS)
☐	☐	☒	Distances to boundaries / siting (District plan)
☐	☐	☒	Floor levels / contours (E2/AS1 & NZS 3604 E1)
☒	☐	☐	Two or More Allotments (Sec 75 – 83 Bld Act)
☒	☐	☐	Noise / sound insulation (airport & highway)
☐	☐	☒	CT/221 notice reviewed <i>Foundation design.</i>
Additional comments:			

Design Work			
N/A	No	Yes	Comments
Specific Design (Verified Online PS2, B1, B2, VM1)			
☐	☐	☒	PS1 Design Certificate (B1 B2 VM1) <i>Hannah Wells</i>
☒	☐	☐	PS2 Peer Review (B1 B2 VM1) <i>Mitek</i>
☐	☐	☒	Calculations (VM1)
☐	☐	☒	CPEng (Verified Online) <i>Site Testing to Test site compaction.</i>
Other Design			
☐	☐	☒	Certificates of Design work <i>Nicola Davis</i>
☒	☐	☐	Declaration of owner-builder
☐	☐	☒	LBP / Architect registration number <i>BP126092</i>
Additional comments:			

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

N/A No Yes Comments

Layout

☐	☐	☒	Layout dimensions (NZS 3604)
☐	☐	☒	Control joints (NZS 3604)
☐	☐	☒	Slab thickening (NZS 3604, cl 7.5)
☒	☐	☐	Alternative (specify reason)

Section

☐	☐	☒	Depth & width (NZS 3604)
☐	☐	☒	Reinforcement (NZS 3604:B2)
☐	☐	☒	Plate fixings (NZS 3604:B2 cl 7.5)
☐	☐	☒	DPM (NZS 3604:B2)
☒	☐	☐	Engineer design and Calcs (B1:B2)
☐	☐	☒	Concrete strength (B1:B2 cl 4.8.2)
☒	☐	☐	Foundation wall tanking (B2, E2)
☒	☐	☐	Alternative (specify reason)

RIB RAFT design by futh.

Additional comments:

All soft soil to be removed & compact fill site under slab.

Timber / Subfloor (NZS 3604, NZS 3602 & 3640, B1, B2)

N/A No Yes Comments

Layout

☒	☐	☐	Layout dimensions
☐	☐	☐	Bearers details (B1,B2)
☐	☐	☐	Joist details (B1:B2)
☒	☐	☐	Alternative (specify reason)

Section

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

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

Additional comments:

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

N/A No Yes Comments

☐	☐	☒	Room dimensions
☐	☐	☒	Sectional lines
☐	☐	☒	Location of partitions
☐	☐	☒	All designated spaces
☐	☐	☒	Lintels (NZS 3604:B2) <i>As per Mitre design</i>
☐	☐	☒	Beams (NZS 3604, B2 by engineer) <i>It design Beam</i>
☒	☐	☐	Point loads by engineer or preailer (B1 B2)
☐	☐	☒	Smoke detectors (F7) <i>location shown on plans</i>
☐	☐	☒	Wet areas / WCs (D1, Table 2; B2) <i>Tiled showers</i>
☐	☐	☒	Kitchen (G3) <i>finishes</i>
☒	☐	☐	Alternative (specify reason)

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

Additional comments:

Wall Framing (B1, B2, B3)

N/A No Yes Comments

☒	☐	☐	Identify engineering / Structural items/ portals (B1 B2)
☐	☐	☒	By preailer or to NZS 3604 (B1 B2)
☐	☐	☒	Fixing types (NZS 3604 B1 B2)
☐	☐	☒	Stud c/c as per wind zone (NZS 3604 B1 B2) <i>90x45 @ 600 c/c -</i>
☐	☐	☒	Wall Cladding section <i>linea w/bonds</i>
☐	☐	☒	Stud heights of rooms (NZS 3604 B1 B2) <i>2420</i>
☒	☐	☐	Alternative (specify reason)

Additional comments:

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

N/A No Yes Comments

Trussed / by preailer or Framed roof (NZS 3604)

☐	☐	☒	Fixing layout & details (B1 B2)
☒	☐	☐	Correct layout (B1)
☒	☐	☐	Max span (12m or Engineer) (B1)
☐	☐	☒	Purlin or battens c/c (B1 B2) <i>70x45 @ 900 c/c -</i>
☐	☐	☒	Rafters / Beams (B1 B2) <i>Venadale. It design Guide</i>
☐	☐	☒	Ceiling joists, ceiling battens
☒	☐	☐	Alternative (specify reason)

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

☐	☐	☐	Pitch / profile / grade (E2) <i>22.5°</i>
☐	☐	☐	Underlay (E2) <i>Thermakraft 215</i>
☐	☐	☒	Flashings (E3/E2, B1 B2)
☒	☐	☐	Parapets (B1 E2 B2)
☒	☐	☐	Membrane Roofs and substrate (Code E2/AS1 B2)
☐	☐	☒	Gutters, Barges & Fascias detail (Refer E2, section 8.3, cl 8.3.9)
☒	☐	☐	Alternative (specify reason)

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

Additional comments:

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

N/A No Yes Comments

☐	☐	☒	Risk matrix Cavity or direct (E2/AS1) 8
☐	☐	☒	Building wrap (E2/AS1) Tekton building wrap.
☒	☐	☐	Brick Veneer (E2/AS1; B2)
☒	☐	☐	Timber Weatherboard (E2 Branz Timber Guide Vol 1&2; B2)
☒	☐	☐	Stucco (B1 NZS 3604 Branz good practice guide; B2)
☒	☐	☐	Profiled Metal (E2 Metal Roofing Practice; B2)
☒	☐	☐	Plywood (E2; B2)
☐	☐	☒	Fibre Cement W/b (E2; B2)
☒	☐	☐	Board & Batten (Branz good practice guide; B2)
☒	☐	☐	Fibre Cement Sheet (E2; B2)
☐	☐	☒	Weathertightness details (E2; B2)
☒	☐	☐	Alternative (specify reason)

Additional comments:

Bracing (NZS 3604 B1, B2, E3)

N/A No Yes Comments

☒	☐	☐	Subfloor bracing (B1 & NZS 3604)
☐	☐	☒	Wall bracing (B1 & NZS 3604)
☐	☐	☒	Roof bracing (B1 & NZS 3604) lumberlock Strip bracing.
☐	☐	☒	Bracing calculations (B1 & NZS 3604)
☐	☐	☒	Provide bracing plan layout (B1 & NZS 3604)
☐	☐	☐	Double top plate (if > 5m) (B1 & NZS 3604. Required where ceiling lining density is less than 600kg per m3 e.g. pinex)
☐	☐	☒	Indicate dragon tie (if > 6m) (B1 & NZS 3604) Dragon ties used in Garage roof.
☒	☐	☐	Diaphragm ceilings (if > 7.5m) (B1 & NZS 3604)
☐	☐	☒	Check for distribution (B1 & NZS 3604)
☒	☐	☐	Alternative (specify reason)

Additional comments:

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

N/A No Yes Comments

General

☐	☐	☒	Vent 5% (G4)
☐	☐	☒	Light 10%. (G7)
☐	☐	☒	Electrical (G9) Cont @ CCC
☒	☐	☐	Mechanical ventilation (G4)
☒	☐	☐	Exterior space for awareness (G7)

Joinery & Glazing

☐	☐	☒	Safety glass (F2) Note on Consent & Statment from Window firm.
☐	☐	☒	Wind zone (B1. NZS 3604 NZS4223)
☒	☐	☐	Visual manifestation (NZS 4223)
☒	☐	☐	Joinery (NZS) 4211
☒	☐	☐	Alternative (specify reason)

Additional comments:

Insulation (BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918)

N/A	No	Yes	Comments
☐	☐	☒	Floor (H1)
☐	☐	☒	Wall (H1)
☐	☐	☒	Roof (H1)
☐	☐	☒	Windows / glazing (H1)
☒	☐	☐	Alternative (specify reason)
Additional comments:			

Rib RAFT
R 2.2 w
R 3.2 c
dble glazed

H1 Compliance
calculator.

Stairs / Landings / Handrails (D1, sec 4)

N/A	No	Yes	Comments
☒	☐	☐	Stair tread & risers (D1)
☒	☐	☐	Landing size (D1)
☒	☐	☐	Handrail (D1)
☒	☐	☐	Riser opening (min) where children (D1)
☒	☐	☐	Head Height (D1)
☒	☐	☐	Balustrading/guarding
☒	☐	☐	Alternative (specify reason)
Additional comments:			

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

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

N/A	No	Yes	Comments
☒	☐	☐	Barrier & deck fixing durability (D1 B1 B2 F4)
☐	☐	☐	Top rails, balusters, bottom rails, palings (D1 B1)
☐	☐	☐	If Engineer then calculations required (B1 B2)
☐	☐	☐	Max 3m height or Engineer (B1 B2)
☐	☐	☐	Deck joist sizes, grade, treatment, span & spacing (D1 B1 B2)
☐	☐	☐	Piles & bearers the correct grade, treatment, size, spacing & span (D1 B1 B2)
☐	☐	☐	Slip resistance (D1)
☐	☐	☐	Appropriate waterproofing membrane (B1 B2)
☐	☐	☐	Stringer size & connections (D1 B1 B2)
☐	☐	☐	Thresholds (D1 E2)
☐	☐	☐	Veranda posts (uplift, size, treatment, connections) (B1 B2)
☒	☐	☐	Beams (spans, size, treatment) (3604 B1 B2)
Additional comments:			

Fire (Residential) (NZBC F7; Cdoc)

N/A	No	Yes	Comments
☐	☐	☒	Travel distances max 25m (C/AS1 T3.2)
☐	☐	☒	Smoke detectors (F7)
☒	☐	☐	Wood burners (F7)
☒	☐	☐	Garage fire wall details (C7 (C7.10 C7.8)
☒	☐	☐	Alternative (specify reason)
Additional comments:			

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

N/A	No	Yes	Comments
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☒	☐	☐	Refer to Compliance for sign off
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☐	☐	☐	Specific Engineering Design
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☐	☐	☐	Proprietary system/design
--------------------------	--------------------------	--------------------------	---------------------------

☐	☐	☐	Section/construction
--------------------------	--------------------------	--------------------------	----------------------

☐	☐	☐	Pool backwash discharging the sewer
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☐	☐	☐	Fence height
--------------------------	--------------------------	--------------------------	--------------

☒	☐	☐	Gate(s) / door(s) open outward
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Additional comments:			
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Ambiguity / Contradictions

N/A	No	Yes	Comments
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☒	☐	☐	Manufacturers Specs
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☐	☐	☐	Engineer compared with Designer/Arch
--------------------------	--------------------------	--------------------------	--------------------------------------

☒	☐	☐	Any Other contradictions
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Additional comments:			
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Alternative Solutions

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

This Sheet relevant to plumbing & drainage only

N/A No Yes Comments

General

☐	☐	☒	Kitchen area (G3/AS1)
☐	☐	☒	Laundry in the Garage area
☐	☐	☒	Bathrooms
☐	☐	☒	Location of sanitary fixtures
☐	☐	☒	Plumbing layout

Plumber's Reg No: T.B.A

Drainlayer's Reg No: T.B.A

Additional Comments:

Effluent Disposal Systems

☐	☐	☐	Engineering Site Investigation
☐	☐	☐	Design Specification & Producer Statement

The design criteria should include: Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.

Additional Comments:

connecting to town sewer

Water Supplies

☐	☐	☒	G12 external gas infinity on gas bottles
☐	☐	☒	Town supply
☐	☐	☒	Private scheme Roof catchment to supply w.c's and external hose taps
☐	☐	☒	Type & location Council full metered supply to the balance of fixtures
☒	☐	☐	Alternative (specify reason)

Additional Comments:

P.O. 75 applies
Form 164 + 159 provided. 159 emailed to John Saxton + Aldin Albad 4.42 3/12/15

Sanitary Drainage

☐	☐	☒	G13 AS/NZ3500
☐	☐	☒	Layout 1 x ORG
☐	☐	☒	Council availability or 1 x Terminal vent
☐	☒	☐	Septic tank design & calcs
☒	☐	☐	Alternative (specify reason)

Additional Comments:

Stormwater Drainage

☐	☐	☒	E1 8 x Downpipes ✓
☐	☐	☒	Layout
☐	☐	☒	Council availability
☒	☐	☐	Alternative (specify reason)

Additional Comments:

Stormwater to run to 10,000 ltr water storage tank overflow to Run to s/w Kerb connection provided.

Sanitary Plumbing

☐	☐	☒	G13- AS/NZ3500
☐	☐	☒	Layout
☒	☐	☐	Alternative (specify reason)

Additional Comments:

65+100 mm pipes under the slabs

Revised forms ✓

221 Notice attached to B.C ✓

P+D Pack

Timesheet ✓

Gas checked no services running through the lot
service locations ✓

D.P checked

Accessibility (D1, G5, F8, NZS 4121)

N/A	No	Yes	Comments
☒	☐	☐	Car parks
☐	☐	☐	Projections
☐	☐	☐	Kerb ramps
☐	☐	☐	Footpaths / Ramps / Landings
☐	☐	☐	Entrances
☐	☐	☐	Public Facilities
☐	☐	☐	Lifts
☐	☐	☐	Stairs
☐	☐	☐	Stair / ramp / handrails
☐	☐	☐	Doorways / Doors / Corridors / Lobbies
☐	☐	☐	Controls
☐	☐	☐	Places of assembly / entertainment / recreation
☐	☐	☐	Warning Systems
☐	☐	☐	Toilet Facilities / Laundering
☐	☐	☐	Food preparation / accommodation
☐	☐	☐	Signs
☒	☐	☐	Residential Accessibility (D1)
Additional Comments:			

Hazardous Agents, Materials and substances (F1-F3)

N/A	No	Yes	Comments
☐	☐	☐	Waste bin
☐	☐	☐	Environmental health referral
Additional Comments:			

Work Sheet

E3 tiled showers. Membrane = Aqua Blok
Bratz app 724

General stamp prompts:

Wind Zone
Corrosion
Cladding
Electrical
Bracing Highlighted
Boundary setting out
Engineers design and addendum

Set Status
Complete checklist
Addendum and note re fire report
Section 72 / ponding
Set inspections

Inspections

No of inspections estimated on application	No of inspections estimated at processing	Additional fees actioned if required
10-1	10-1	—

List further information requested, info received, records / reference of communication etc.
via Phone / Email / letter / counter / fax

List further information requested, info received, records / reference of communication etc.
via Phone / Email / letter / counter / fax

[illegible]

Change of Use – Sec 114: (Record decisions and basis for decisions – confirm whether sec 115 applies)

Date:

Alteration to Existing Building - Sec 112 (Record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:

Date:

Hazards – Sec 71-74: (Record decisions and basis for decisions – see under "site plan above already done")

Date:

Compliance Schedule – Sec 100 - 107: (Record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).

Date:

Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision

Plan checked yet Unsatisfactory

Refer to the official request for further information correspondence (letter, email or phone call) for final list of required information. For acceptance of returned information refer to addendum to form 436.

Signature, name & date

Bldg:

Plumbing:

Fire:

I am satisfied on reasonable grounds that the provisions of the Building Code are met and the

Building consent may be granted (refer Bld Act Sec 49(1))

No Further Information Requests have been made.

Signature, name & date

Bldg:

(for all pages except those listed below)

Plumbing: Portion only (relevant NZBC clauses E1,G10,G11,G12,G13)

(For pages 7 of 11 unless otherwise listed)

Fire:

(As listed on page 8 of 11)

This page is to be read in conjunction with the Request for Further Information (RFI) letter, email or phone correspondence (refer to pages 9 & 10 for phone correspondence) associated with BC

RFI#	Reason for acceptance of returned / revised information or reference to location within revised information of item accepted as complying with the provisions of the Building Code	Date reviewed and Satisfied on reasonable ground as complying with the Building Code

Refusal of Consent

- ☐ Letter one sent
☐ Letter two sent

Consent Refused ☐

Signature:

Date:

I am satisfied on reasonable grounds that the provisions of the Building Code are met and **the Building consent may be granted (refer Building Act Sec 49(1)).** All previous Further Information Requests now satisfactory.

Signature, name and date

Building:

Plumbing:

Fire:

NOTE:
ONLY PAGE 1 OF
ADDENDUM WILL
BE SIGNED BY
THE AUTHORISED
BUILDING
CONTROL
OFFICER

Addenda to Form 436**Allocation of work to approvals officer outside current competency**

Building Category	Circle Appropriate Category	0	R1	C1	R2	C2	R3	C3	4

1) Authorised by Team Leader of delegate	Level of supervision required	Reason for decision
Name, Signature & date:	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date:		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))
Current competency level Category 0, R1, C1, R2, C2, R3, C3		
3) Coach / Mentor / Peer reviewer	Training needs identified	Comments
Name, Signature & date:		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))
Current competency level Category R1, C1, R2, C2, R3, C3, 4		

Allocation Notes

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

CHECKSHEET : SPECIFIED SYSTEMS

Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700



THE BUILDING

Building name:

Building street address:

SPECIFIED SYSTEMS

System		Applicable		Test Regime		Installed	
		No	Yes	New	Existing	Yes	No
SS1	Automatic systems for fire suppression (e.g. sprinkler systems)	☐	☐	☐	☐	☐	☐
Type:							
Interfaced?		☐	☐				
Notes:							
SS2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)	☐	☐	☐	☐	☐	☐
Type:							
Interfaced?		☐	☐				
Notes:							
SS3	Electromagnetic or automatic doors or windows (e.g. ones that close on fire alarm activation)						
SS3.1	Automatic doors/windows	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS3.2	Access controlled doors egress	☐	☐	☐	☐	☐	☐
Type:							
Interfaced?		☐	☐				
Notes:							
SS3.3	Interfaced fire or smoke doors	☐	☐	☐	☐	☐	☐
Type:							
Notes:							

System		Applicable		Test Regime		Installed	
		No	Yes	New	Existing	Yes	No
SS4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS6	Riser mains for use by Fire Service use	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐	☐
Type:							
Interfaced?	☐	☐					
Notes:							
SS10	Building maintenance units for providing access to the exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS12	Audio loops or other assistive listening systems	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS13	Smoke control systems	☐	☐	☐	☐	☐	☐
Type:							
Interfaced?	☐	☐					
Notes:							

System		Applicable		Test Regime		Installed	
		No	Yes	New	Existing	Yes	No
SS14	Emergency power systems for, or signs relating to, a system or feature specified in any clauses 1-13						
SS14.1	Emergency power systems	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS14.2	Signs	☐	☐	☐	☐	☐	☐
Correct type/location/legible						☐	☐
Notes:							
SS15	Any or all of the following systems and features, so long as they form part of a buildings means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9 and 13						
S15.1	Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS15.2	Final exits (as defined by clause A2 of the Building Code); and	☐	☐	☐	☐	☐	☐
Correct location:						☐	☐
Complying hardware:						☐	☐
Locked/Barred/Blocked:						☐	☐
Notes:							
SS15.3	Fire separations (as so defined); and	☐	☐	☐	☐	☐	☐
Type:							
Penetrations sealed/collared:						☐	☐
Notes:							
SS15.4	Signs for communicating information intended to facilitate evacuation; and	☐	☐	☐	☐	☐	☐
Type:							
Notes:							
SS15.5	Smoke separations (as so defined)	☐	☐	☐	☐	☐	☐
Type:							
Penetrations/Smoke Seals satisfactory:						☐	☐
Notes:							

CODE COMPLIANCE CERTIFICATE REVIEW CHECKSHEET

Criteria: All building work except for minor works or major projects.
Refer QAS: B14, B15, B16



Address of Project: 11 matuhi st, waikanae.

Date: 7/6/16

BC No: 150804

	N/A	Yes	No
Application for Code Compliance Certificate (Form 278) completed?		☒	☐
Confirm all required inspections and been completed and passed		☒	☐
If inspections have been missed, what supporting information and method of verification has been provided to compensate for missed inspections?			

For consents issued after change to inspection fees on 1 July 2015

Inspections estimated at time consent issued (number)	
Inspections undertaken (number)	
Number of extra inspections to be invoiced and paid before CCC issued	
☐ Invoice actioned Date:	

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

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

Supporting documentation required in Building Consent addenda. Form completed during BC Approval process

Tick indicates yes, N/A indicates considered – but not applicable

	Req'd	Supplied	Accept
Copy of electrical certificate	✓	✓	✓
Copy of gas certificate	✓	✓	✓
An "as-built" drainage plan	✓	✓	✓
Plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
Drainage (Form 126) for stormwater installation	✓	✓	✓
Drainage (Form 127) for private sewer installation	✓	✓	✓
A Construction Review (PS4) statement for structural engineering	✓	✓	✓
A Construction Review (PS4) statement for fire engineering	Na		
A Construction Review (PS4) statement for geo-technical engineering	Na		
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	✓		
Wall cladding/texture coating installation applicator warranty	Na		
A copy of the lift certificate	Na		
A certificate from the fire alarm installer	✓		
A certificate from the sprinkler certifier	✓		
A copy of wet-area membrane installers warranty	✓	✓	✓
A copy of deck membrane manufacturer's installers warranty/guarantee	Na		
FPIS (verifier) Fire Systems Certification	Na		
Specified Systems – Make - Model - Location	✓		
A copy of windows	✓	✓	✓
A copy of water tank warranty 10k Cert for tank installed	✓	✓	✓
A copy of septic tank warranty	Na	✓	✓
Record of work roofer ✓	✓	✓	✓
Owner Builder Statutory Declaration	Na		
Building Consent Amendment Documentation Filed	Na		

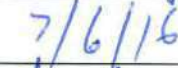
If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate? (Describe)

Compliance Schedule	Yes	No
Is a new or amended compliance schedule required?	☐	☒
If "Yes" Has it been issued? (Refer note below)	☐	☐
If the new/revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? (Outline)		

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

Building Consent Requirements	Yes	No
Are there any items specified in the Building Consent or PIM that have not been completed? (If yes, outline below)	☐	☒
Are there any development impact fees to be paid outstanding? (if Yes, CCC cannot be issued)	☐	☒
Are there any other outstanding fees? (if Yes, CCC cannot be issued)	☐	☐

Decision
Issue Code Compliance Certificate? ☐ or Refuse Code Compliance Certificate? ☐
Give reasons for decision:
☐ On review of the inspection notes and supporting documentation it can be considered on reasonable grounds that all work has been completed in compliance with the Building Consent. OR ☐ Other

Building officer: 	Co- reviewer:	
Signature: 	Signature:	
Date: 7/6/16	Date:	
Name: Andrew	Name:	
Copies	Yes	No
File: Compliance Schedule, Compliance Schedule Statement, and CCC placed on file.	☐	☐
Applicant: Copies of Compliance Schedule, Compliance Schedule Statement sent out with the CCC	☐	☐
Inspection Pack: Add copies of Compliance Schedule, Compliance Schedule Statement and CCC	☐	☐

VEHICLE CROSSING INSPECTION FORM

Building Consent: _____

Date: _____

To: Building Inspectors

Owner: _____

Address: _____

Can you please inspect the above Vehicle Crossing, footpath and berm and return the completed form to me signed.

Thank you

Inspected by:	_____
Date Inspected:	_____
Approved:	☐ YES ☐ NO

COMMENTS:

BUILDING CONSENT DOCUMENTATION FILED

Building Consent Number:

BC150804

Street Address:

11 matuhi st, waikeke

Tick indicates documents (s) included in this Building Consent

Tick indicates documents (s) included in this Building Consent							✓
Building Consent Documentation							✓
Application Workflow Coversheet							✓
Application for a Building Consent Form							✓
Application for a Building Consent Checksheet							✓
Proof of ownership							✓
Costing Schedule							✓
Building plans and specifications							✓
Processing Checklist							✓
Scope of Inspection Sheet and Inspection Checksheets							✓
1-33	40-51	92, 103	120, 132	136, 140			✓
Building consent and memorandum							✓
Inspection reports							✓
Application for CCC							✓
Site Plan							
PIM							
Certificate of Design Work							
Copy of electrical certificate							✓
Copy of gas certificate							✓
An "as-built" drainage plan							✓
Plumbing (Form 125) for pressure test and installation piped services							✓
Drainage (Form 126) for stormwater installation							✓
Drainage (Form 127) for private sewer installation							✓
A Construction Review (PS4) statement for structural engineering							✓
A Construction Review (PS4) statement for fire engineering							
A Construction Review (PS4) statement for geo-technical engineering							
Roof cladding warranty							✓
Solar water heating technical specifications							
Wall cladding/texture coating installation applicator warranty							
A copy of the lift certificate							
A certificate from the fire alarm installer							
A certificate from the sprinkler certifier							
A copy of wet-area membrane installers warranty							✓
A copy of deck membrane manufacturer's installers warranty/guarantee							
FPIS (verifier) Fire Systems Certification							

Specified Systems – Make - Model - Location	
A copy of windows	✓
A copy of water tank warranty	✓
A copy of septic tank warranty	
Record of work	✓
Owner Builder Statutory Declaration	
Extension of Completion Time for Building Consent letter	
Lapsed Building Consent letter	
Compliance Schedule	
Compliance Schedule Statement	
Building Consent Amendment Documentation Filed	
Peer review documents	
Fire design documents	
Requests for further information and other correspondence	
Amendments	
Supplementary information	
Notices to Fix	
Code of Compliance Certificate	✓
Refuse to Issue Code Compliance Certificate letter	

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File.



BC 150804

Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

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

**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 413488
AND RESOURCE CONSENT NO. RM 050319**

**(BEING THE SUBDIVISION OF PART LOTS 7 – 8 DP 59365 AND LOT 33 DP 17939),
AT KAKARIKI GROVE AND ELIZABETH STREET, WAIKANAE
FOR KAPITI VIEWS TRUST**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 23 and 24:** The following ongoing requirements arise from the presence of High Voltage Electricity lines which cross parts of the land:

- ♦ Buildings and structures or any part of a building or structure must not be located within 8.5 metres vertically and 12.5 metres horizontally of the conductors of the Mangahao-Paraparaumu A and B 110kV high voltage electricity transmission lines. Please note that the distances specified must include an allowance for climatic conditions (i.e. maximum conductor swing and sag).

Where any part of a building or structure needs to be constructed within this restricted area, the consent holder must submit to the Kapiti Coast District Council (and a copy to Transpower) a certificate from a suitably qualified electrical engineer to confirm that the buildings or structures comply with the minimum safe distances specified in Table 3 of the NZECP 34:2001.

- ♦ Excavated or other material shall not be stockpiled or deposited under or near the Mangahao-Paraparaumu A and B high voltage electricity transmission lines so as to reduce the distance from the ground to the conductors to a distance less than:
 - a. 6.5 metres vertically, across or along roads or driveways or on any other land traversable by vehicles;
 - b. 5.5 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
 - c. 3 metres in any direction other than vertical on all land.
- ♦ In the case of any pole supporting any conductor no person may excavate or otherwise interfere with any land:
 - a. At a depth greater than 300mm within 2.2 metres of the pole or stay wire of the line; or
 - b. At a depth greater than 750mm, between 2.2 metres and 5 metres of the pole or stay wire; or
 - c. In such a way as to create an unstable batter.

delivering on the community's plan

- ♦ All buildings and other structures constructed on site shall be located so as to not preclude existing 4-wheel drive access to any transmission line pole.
 - ♦ No fences of conductive material shall be located within 5 metres of any transmission line pole.
 - ♦ No buildings shall be located within 8 metres of any transmission line pole.
 - ♦ All mobile plant and machinery operated on the land must maintain a minimum clearance distance of 4 metres from the transmission line conductors at all times.
2. With respect to Lots 7, 8, 15, 16, 17 and 18: As a result of the earthquake fault (Gibbs Fault) running through parts of the sites no part of any habitable building or structure shall be located within the following areas within the respective allotments:
- Lot 7 Building excluded within areas J and QQ on DP 413488
 - Lot 8 Building excluded within areas KK and LL on DP 413488
 - Lot 15 Building excluded within area Q on DP 413488
 - Lot 16 Building excluded within area R on DP 413488
 - Lot 17 Building excluded within areas T, U and JJ on DP 413488
 - Lot 18 Building excluded within area V on DP 413488
- For clarity, subject to the obtaining of an necessary resource consent in terms of the District Plan applicable at that time, non-habitable accessory buildings located at least 1 metre from the primary dwelling house shall be able to be located within the above "Building Exclusion Zone(s)".
3. With respect to Lots 1 to 29: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Geotechnical Report prepared by Tonkin and Taylor Limited, titled "Kapiti Views Trust Earthworks and Building Site Certification Report Kakariki Grove Subdivision Stages 1 and 3, Waikanae, submitted to Council in relation to application No. RM050319. A copy of the report is available in Council's Office for inspection at any time the office is open to the public.
4. With respect to Lots 1 to 7: There shall be no buildings, structures or earthworks permitted within the swale area as defined below. The sole exception will be those earthworks necessary to plant and maintain vegetation to an appropriate standard.
- Lot 1 Swale area shown as area B on DP 413488
 - Lot 2 Swale area shown as area D on DP 413488
 - Lot 3 Swale area shown as area E on DP 413488
 - Lot 4 Swale area shown as area F on DP 413488
 - Lot 5 Swale area shown as area G on DP 413488
 - Lot 6 Swale area shown as area H on DP 413488
 - Lot 7 Swale area shown as areas I and QQ on DP 413488

Issued in respect of application No. RM 050319 on this 9th day of June, 2010.



David Wayne Gair
AUTHORISED OFFICER

Colin John Bridges
AUTHORISED OFFICER

CAUTION
Plans have been digitally
reproduced and may not
be to scale.

Noisy Equipment
It is the responsibility of the owner to ensure that no work with noisy equipment shall 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 or public Holidays.



00001
www.A1homes.co.nz
Call 0800 A1homes
2 1 4 6 6 3

Contents

1	Title Page
2	Site Plan
3	Drainage Plan
4	Bedding and Backfilling
5	Foundation Plan
6	Firth Ribraft Details
7	Framing Plan
8	Floor Plan
9	Elevations
10	Elevations
11	Cross Section & Plan Notes
12	Cross Section & Plan Notes
13	Roof Plan
14	Trimming Studs
15	Lintel Fixing Schedule
16	Top Plate Jointing
17	Roof Bracing
18	Bracing Plan
19	Top Plate Connections
20	Electrical Plan
21	Foundation Details
22	Cladding Details
23	Cladding Details
24	Roof Details
25	Roof Details
26	Roof Details
27	Roof Details
28	Roof Details
29	Joinery Details
30	Wet Area Details
31	Wet Area Details

Ensure that the lid of the tank/float valve is above the finished ground level.

Ensure the tank used has water storage capacity of no less than 10,000lt. A producer statement from the tank manufacturer confirming this will need to be provided before a CCC can be issued.

The plumber is to contact Aldrin Abad with the attached water connection form (159) when the toby is to be changed/modified 042964731. The cost of this toby modification and any reinstatement work will be paid by the owner/agent when the invoice is sent out.

The water tank is to be buried

No Hose Taps or WC's to be on the town water supply permitted.

Water pipes running to w.c's and all hose taps are to be marked non potable for the entire length.

I recommend that the lid be secured of the water storage tank to prevent unauthorised access.

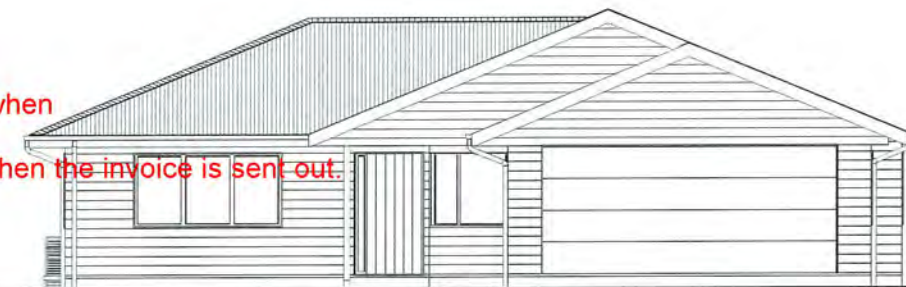
The water storage tank is to be topped up by a 600lt per day restricted supply from the second connection on the modified toby. No additional connections permitted. Two water mains required! one for house one for the tank.

Council's Manifold/meter box and base and lid are to be protected/reinstated if disturbed to original specification. The cost to reinstate any damage to Council's assets will be paid for by the contractor/property owner.

RBW

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
4/12/2015

APPROVED BY
BUILDING
scottk
OFFICER
10/12/2015



Proposed New Home For

Mr Dent & Ms Lott
11 Matuhi Street
Waikanae

A1homes

You're just a few steps away from home

All documentation copyright to A1 Homes NZ



A potable water supply system shall be—
(a) protected from contamination; and
(b) installed in a manner which avoids the likelihood of contamination within the system and the water main; and
(c) installed using components that will not contaminate the water.

Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.
Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

Sediment Control:

- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Lot: 20

DP: 413488

Site Area: 665m²Gross Plan Area: 183.9m²

(incl. cover Entry & Patio area)

Site Coverage: 27.7% (Max. 50%)

Maximum Building Ht: 8m

Territorial Authority: Kapiti Coast District Council

Planning Zone: Residential Zone

Client Details :

Mr Dent & Ms Lott

Address:11 Matuhi Street
Waikanae

UBAW461

EH174

Site PlanScale: 1:200
Date: 8/10/2015
Rev: 2
Sheet no: 2Drawn: PM
Wind: High
Earthq: 3
Check: N.Davis
Exposure: C
Snow: N1Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are not to commence until Building Consent becomes unconditional.
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11 Matuhi Street

Fire Hydrant
LL=99.55Peg - Found
reliable
99.62
° SW conn.10,000 ltr
water tank
below ground
(discharge to
SW conn.)

26.93m (bdy) 164° 12' 40"

proposed driveway &
path
approx. 48m² shown
(owners care)Dumpy 1
Site Datum
RL = 100.00
0.2m from wall

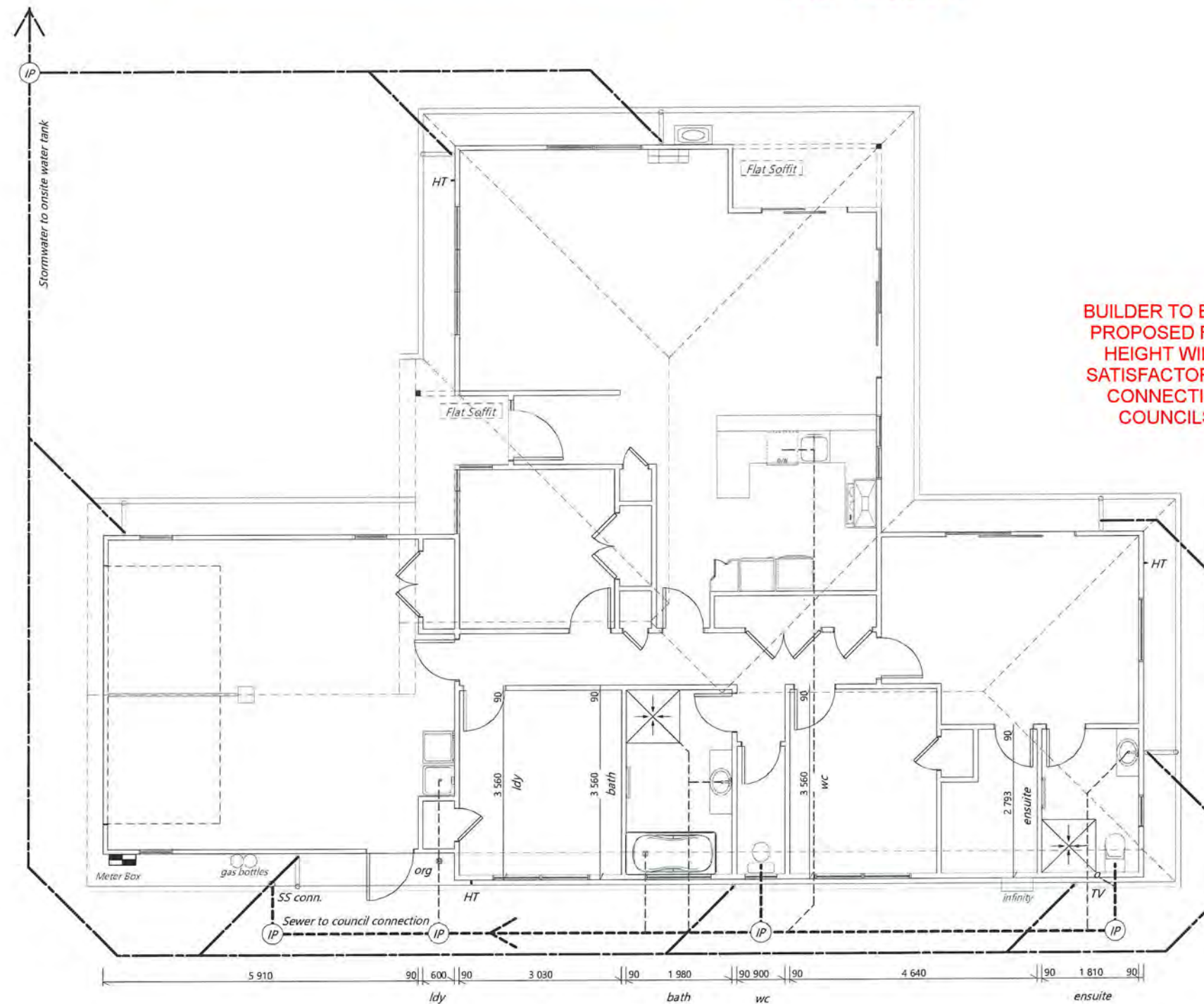
Proposed Residence

Cut area = 280m² approx.
Cut Volume = 150m³ approx.
Fill area = 100m² approx.
Fill Volume = 28m³ approx.

Slip resistance of trafficable surfaces
to conform to Table2 of D1.NZBC

Finished Floor Level (FFL) shall be:

- For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway
- For sites below the road, no less than 150 mm above the lowest point on the site boundary



BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.

Construction Notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman.
Contractor to locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Water Supply:

Internal water pipes to Polybutylene.
All pipework and pipes exposed to freezing to be lagged with closed cell foam
- Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

Fixture unit rating: 33 units

Water Closet - 6 (x2)
Shower - 2 (x2)
Basin - 1 (x2)
Bath - 4
Laundry tub - 5
Dishwasher - 3
Kitchen sink - 3

**TABLE 3.5
SIZE AND RATING OF VENTS**

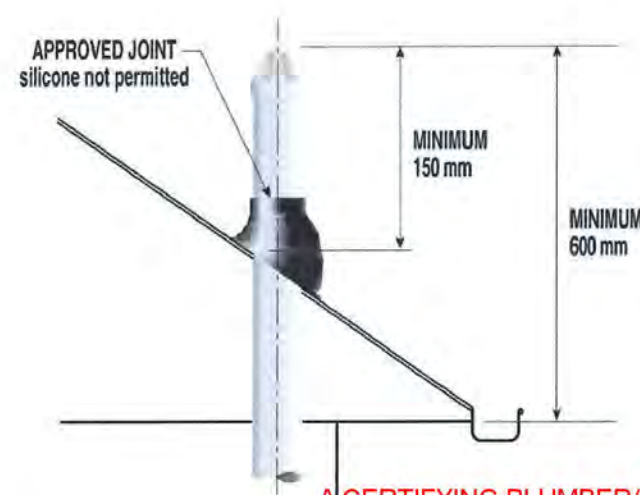
Size of vent pipe DN	Fixture units discharging to drain	Vent rating
40	>1	0.5
50	>10	1
65	>30	2
80	>175	3
100	>400	6

NB: DN80 minimum vent when connected to septic tank

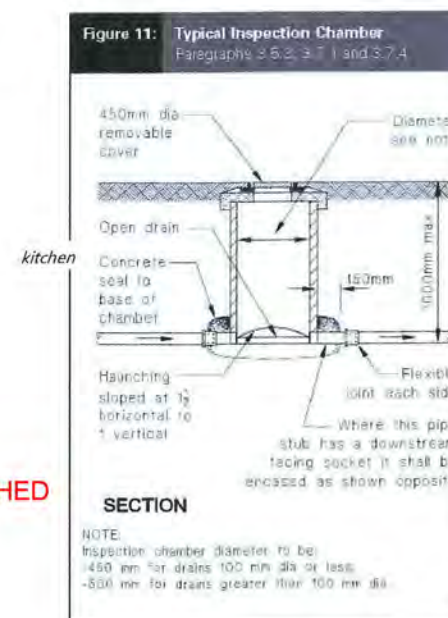
Plumbing Legend as per AS/NZS 3500

Symbol	Item	Symbol	Item
IP	Inspection point	---	DN100 PVC SS pipe, DN100 min water closets (ref specs) min 1:60 gradient
—	Downpipe	---	DN100 PVC SW pipe, min 1:120 gradient
HT	Hose Tap	---	min PVC fixture waste pipe sizes: DN40 basins, single head showers, baths, sinks, dishwasher & ldy tubs, DN50 multiple heads showers, DN65 unvented branch drains exceeding 2.5m long (max 5 fixture unit rating) DN65 to all wastes discharging directly into drain under slab min 1:40 gradient. 20mm HWC vent drain (copper)
org	Overflow relief gully		
oTV	Terminal vent		

Water supply pipe (from water tank or council mains) = DN20



A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER STORMWATER AND WATER.



NZBC: E1 Surface Water

3.7 Access for maintenance

3.7.1 Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying as appropriate with Figures 10, 11 or 12.

3.7.2 Points of access shall be spaced at no further than:
a) 50 m where rodding points are used.
b) 100 m where inspection points, inspection chambers or access chambers are used.

3.7.3 Points of access are required at:
a) Changes in direction of greater than 45°,
b) Changes in gradient of greater than 45°, and
c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 m long.

3.7.4 Inspection chambers or access chambers (see Figures 11 and 12) shall be provided where changes in both gradient and direction occur and where either is greater than 22.5°.

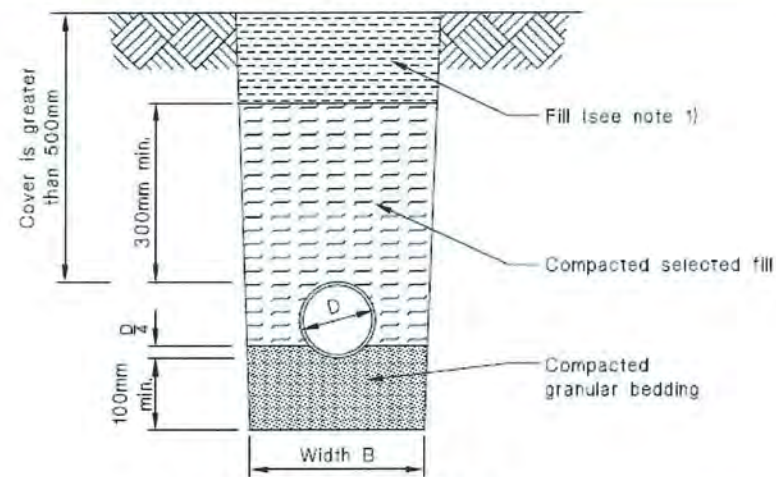
3.7.5 Where the depth to the invert of the drain exceeds 1.0 m, an inspection chamber is not acceptable and an access chamber shall be used.

Client Details :
UBAW461
Mr Dent & Ms Lott
Address:
11 Matuhi Street
Waikanae

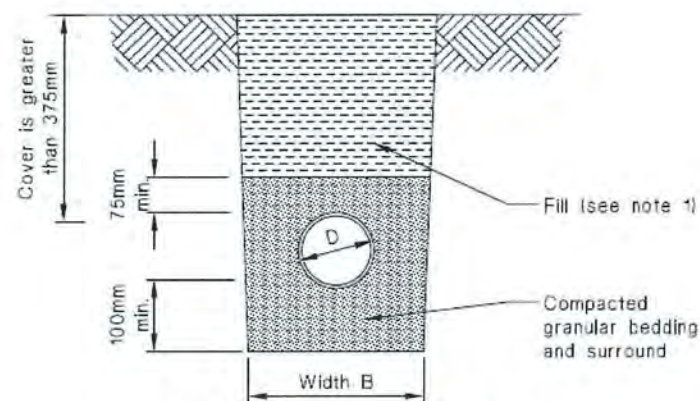
Drainage Plan
Scale: 1:100
Date: 8/10/2015
Sheet no: 3
Call 0800 A1homes 2 1 4 6 6 3
www.A1homes.co.nz

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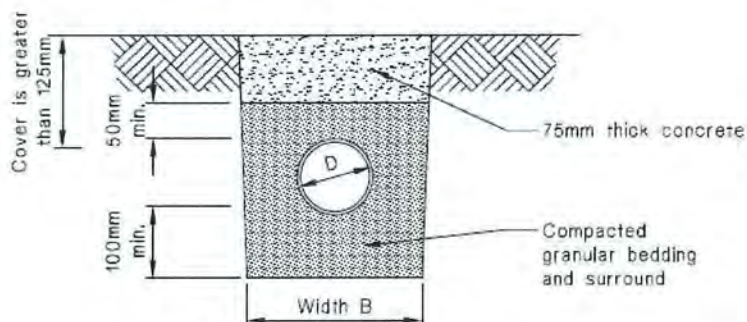
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

NOTE:

1. Fill shall be:

- Ordinary fill where drains are located below gardens and open country.

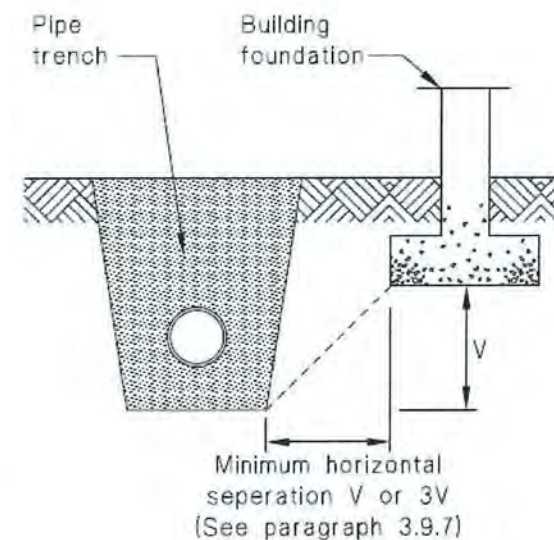
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

Proximity of trench to building:

3.9.7 Proximity of trench to building

For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.

Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



3.9 Bedding and backfilling

3.9.1 General

NZBC B1 requires all drains be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage, undue deflection or undue vibration.

In addition, adequate support needs to be provided to prevent gradients becoming less than those required as a result of:

- Differential settlement, or
- Deflection of an unsupported span.

3.9.2 Bedding and backfilling

Figure 13 gives acceptable solutions for the bedding and backfilling of the drainage pipes except where:

- The trench is located within or above peat, or
- Scouring of the trench is likely due to unstable soils, or
- The horizontal separation between any building foundation and the underside of the pipe trench is less than that required by Paragraph 3.9.7, or
- The cover H to the pipe is more than 2.5 m.

3.9.3 Trench slope

Where the slope of the trench is 1 in 8 or greater, anti-scour blocks shall be provided.

These anti-scour blocks shall be:

- Constructed from 150 mm thick concrete (17 MPa),
- Keyed into the sides and floor of the trench by 150 mm,
- Extended to 300 mm above the drain or to ground level where the drain cover is less than 300 mm, and
- Spaced at:
 - 7.5m centres for trench slopes between 1 in 8 and 1 in 5, or
 - 5.0m centres for trench slopes greater than 1 in 5.

3.9.4 Trench width

The width B of the trench shall be no less than the pipe diameter D plus 200 mm.

Trench width at the top of the pipe shall be no more than 600 mm unless the pipe(s)

in the trench are covered with concrete, as shown in Figure 13 (c).

3.9.5 Acceptable materials

Acceptable fill materials shown in Figure 13 are:

- Bedding material of clean granular noncohesive material with a maximum particle size of 20 mm, or
- Selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20 mm, or
- Ordinary fill which may comprise any fill or excavated material.

3.9.6 Placing and compacting

- Granular bedding and selected fill shall be placed in layers of no greater than 100 mm loose thickness and compacted.
- Up to 300 mm above the pipe, compaction shall be by tamping by hand using a rod with a pad foot (having an area of 75 ± 25 mm by 75 ± 25 mm) over the entire surface of each layer to produce a compact layer without obvious voids.
- More than 300 mm above the pipe, compaction shall be by at least four passes of a mechanical tamping foot compactor (whacker type) with a minimum weight of 75 kg.

Client Details :				UBAW461
Mr Dent & Ms Lott				
Address:				
11 Matuhi Street				
Waikanae				
				EH174
Bedding and Backfilling		Scale:	Date: 8/10/2015	Sheet no: 4
		N.T.S.	Rev:	
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
Wind: High	Earthq: 3			
	Exposure: C			
	Snow: N1			

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**Always cross reference the foundation plan with the floor plan prior to setting out.
In the case of ANY discrepancies, call designer for clarification (07) 578 7345**

Firth RibRaft Floor System laid in strict accordance with the latest FIRTH specification
Design not requiring specific engineering input for the Firth RibRaft Floor System.

**Firth RibRaft Floor System: reinforced concrete waffle raft floor slab-on-ground.
85mm thick slab supported by grid of ribs, 100mm wide at 1200crs each way. Overall depth 305mm.
300mm wide Edge beams under load bearing walls**

Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out

The contractor shall accurately locate the position of all public drains on site prior to starting work. If any discrepancies are found in these drawings then the contractor must contact A1 Homes before proceeding with any further works.

Construction Notes:

- The site requirements of NZS 3604: 2011 are concerned with soil conditions under or adjacent to the building.

If a site does not comply with the definition of good ground, the foundations shall be the subject of specific engineering design (SED) and investigation as appropriate.

- All foundations shall bear upon solid bottom in undisturbed good ground material or upon firm fill for which a certificate of suitability has been issued under NZS 4431

Where good ground is at a depth greater than 0.6 m, the excavation between the good ground and the foundation base may be filled with mass concrete having a minimum strength of 10 MPa at 28 days.

- Granular fill material complying with 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

Compact each layer until the material is tightly bound together and does not visibly deform under the weight of a pressed adult heel. SED is required if filling is in excess of 600 mm.

7.5.3.2

Granular fill material shall be composed of rounded gravel, crushed rock, scoria or approved material.

(a) Not more than 5 % shall pass through a 2.2 mm sieve with the exception of the conditions in 7.5.3.3;

(b) 100 % shall pass either:

(i) A 19 mm sieve for any fill thickness; or

(ii) A 37.5 mm sieve for a fill thickness exceeding 100 mm.

Where it can be demonstrated that site conditions ensure that capillary water is unlikely to reach the underside of the slab, then the requirements of 7.5.3.2(a) can be waived.

- Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions. Conc. floor to comply with NZS.3109, surface tolerances, & NZS.3114, maximum deviations of 3mm

Shrinkage control joints - 3mm wide x 25mm deep saw cuts to form bays
NZS3604:2011 - Section 7: floors 7.5.8.6.4

The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

Steel reinforcing within concrete floors and walls of rooms that contain a bath or shower must be bonded to the earth system as per AS/NZS 3000:2007

Electrical Installations. See clause 5.6.2.5

Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Client Details :
Mr Dent & Ms Lott
Address:
11 Matuhi Street
Waikanae

UBAW461

EH174

Foundation Plan

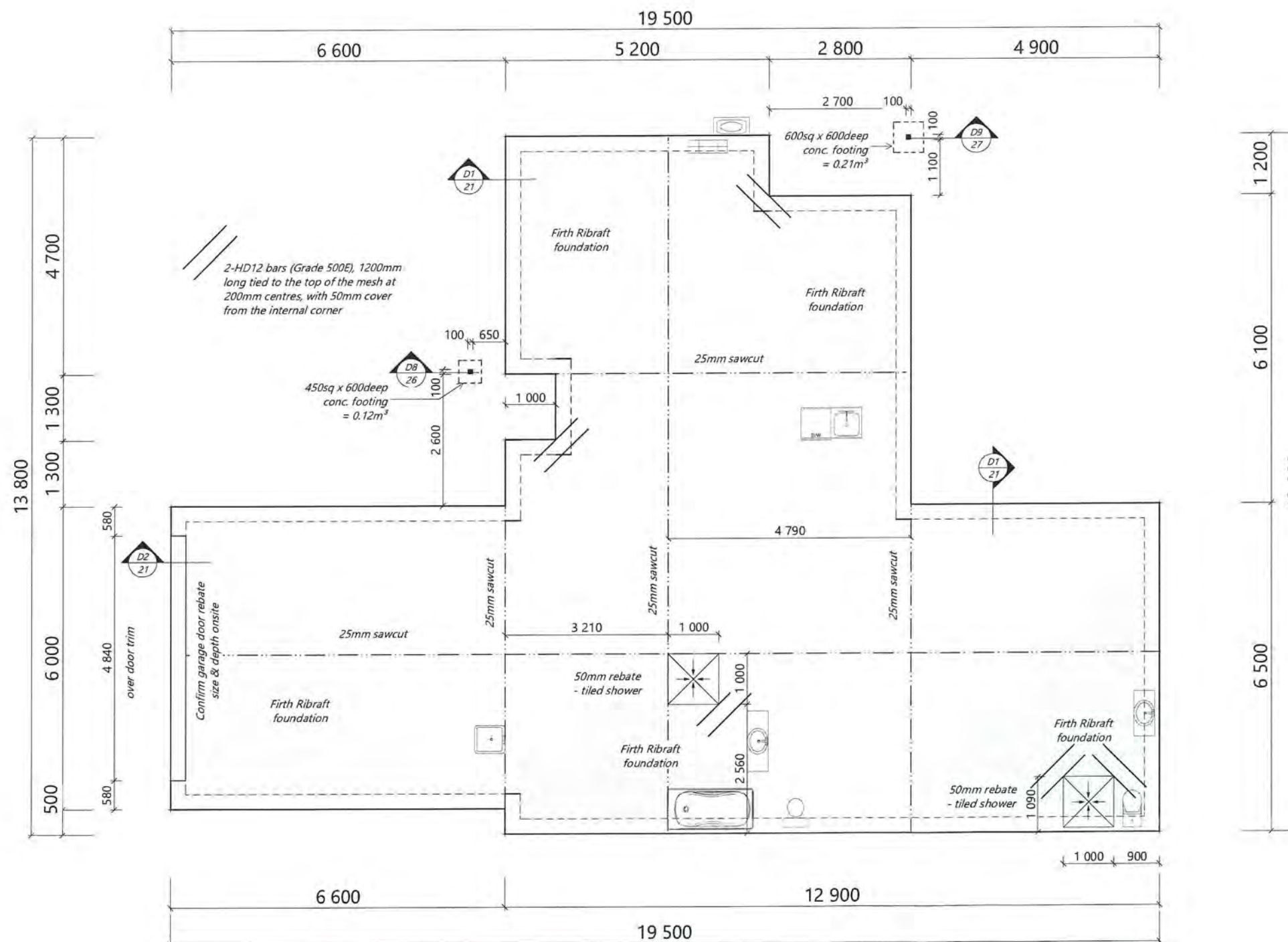
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Wind:	Earthq:	Exposure:	Snow:
High	3	C	N1

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ENGINEERs monitoring.

This site contains soft soil. The engineer needs to monitor and verify the compaction of the site and provide KCDC with written evidence of the inspection.

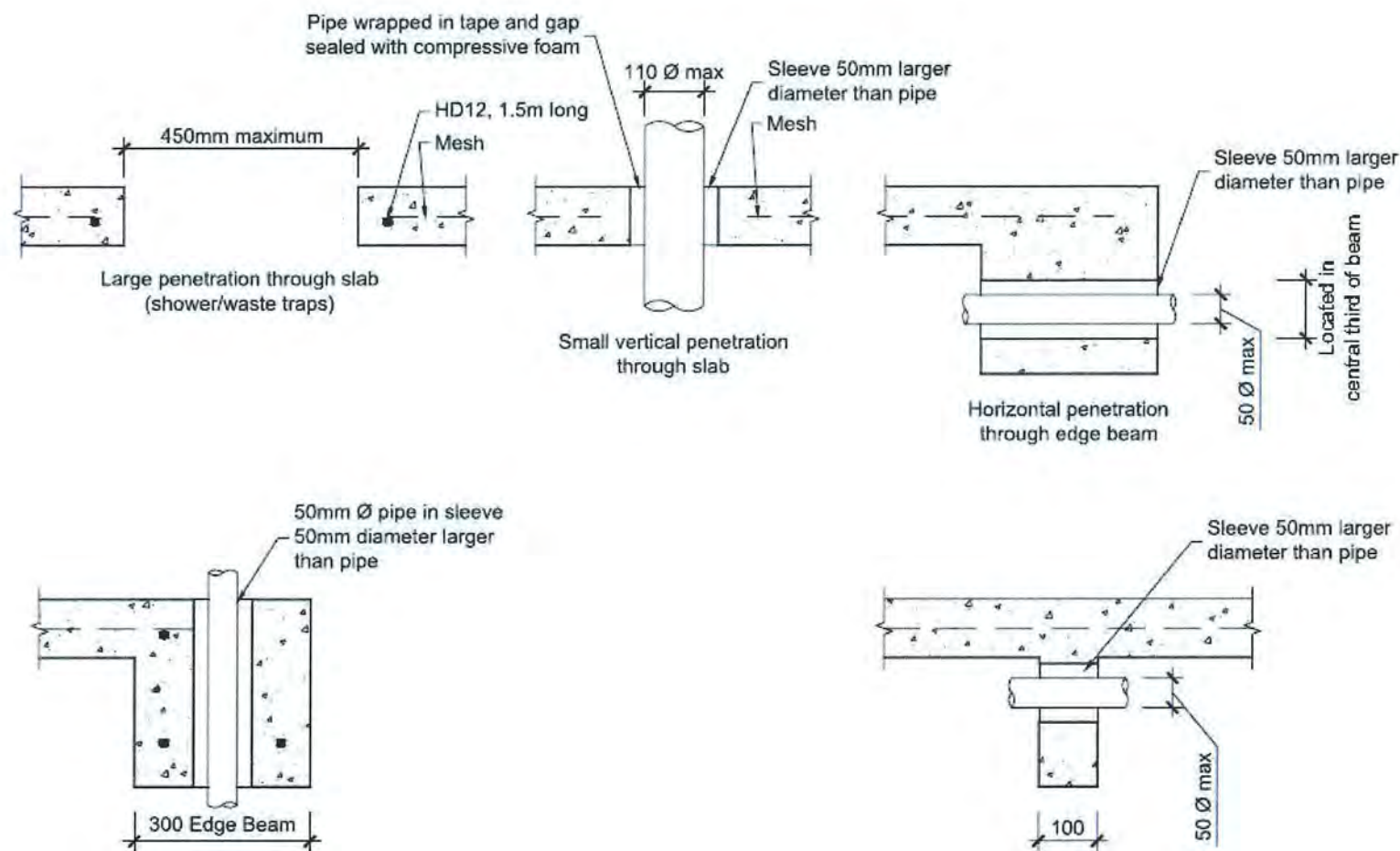
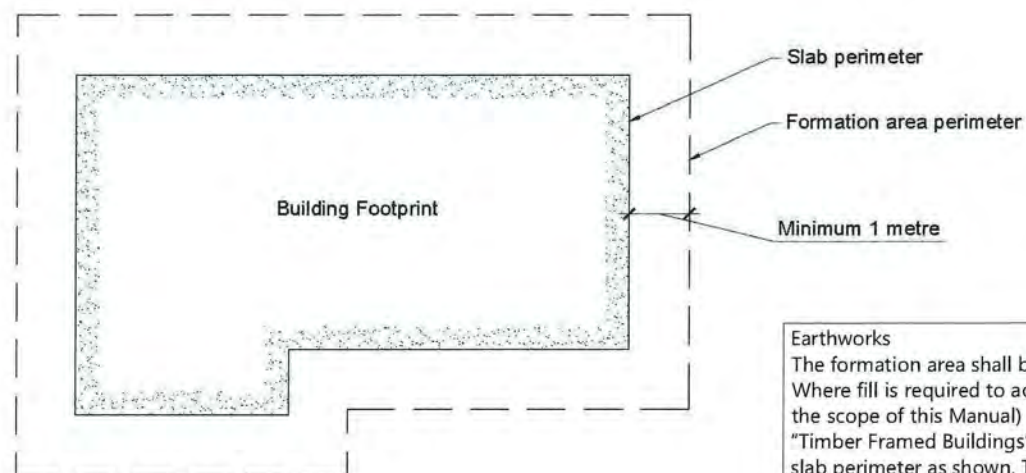
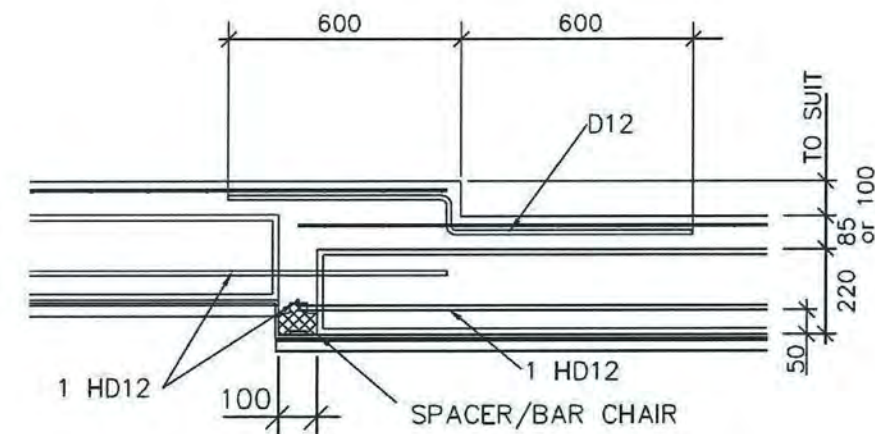
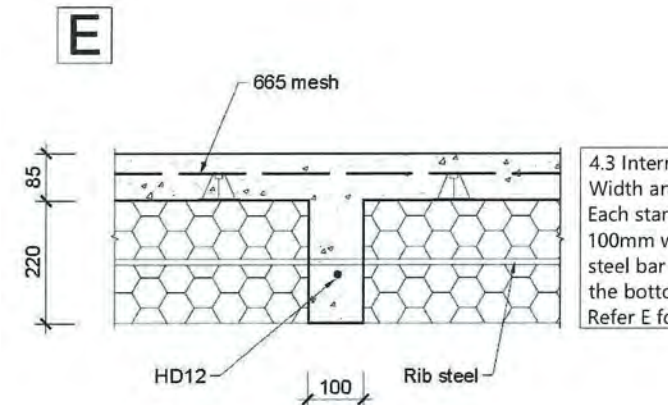
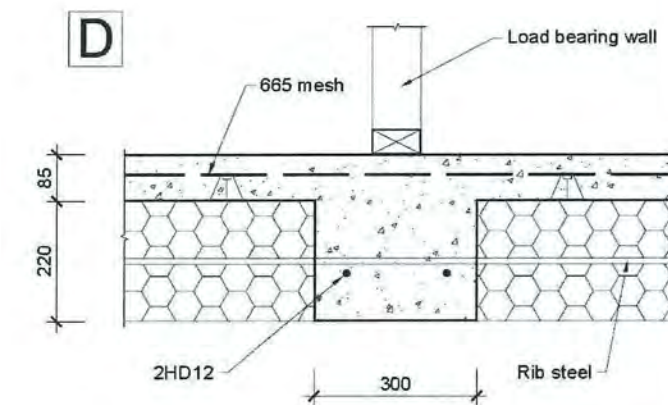


Figure 12 *Example of detailing requirements for services*



Earthworks

The formation area shall be cut or filled to a level approximately 330mm below finished floor level. Where fill is required to achieve this level, the fill shall be certified by a geotechnical engineer (outside the scope of this Manual) or shall be granular fill in accordance with Clause 7.5.3 of NZS 3604:2011 "Timber Framed Buildings". The formation area shall also extend a minimum of 1000mm beyond the slab perimeter as shown. The installer shall confirm the acceptability of the ground over the entire building platform before proceeding with the construction.



Tiled Shower Rebate

Client Details : Mr Dent & Ms Lott Address: 11 Matuhi Street Waikanae				UBAW461 EH174		
Firth Ribraft Details				Scale:	Date: 8/10/2015	Sheet no :
				N.T.S.	Rev:	6
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz				
Wind: <i>High</i>	Earthq: <i>3</i>					

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BC 150804

Always cross reference the foundation plan with the floor plan prior to setting out.
In the case of ANY discrepancies, call designer for clarification (07) 578 7345



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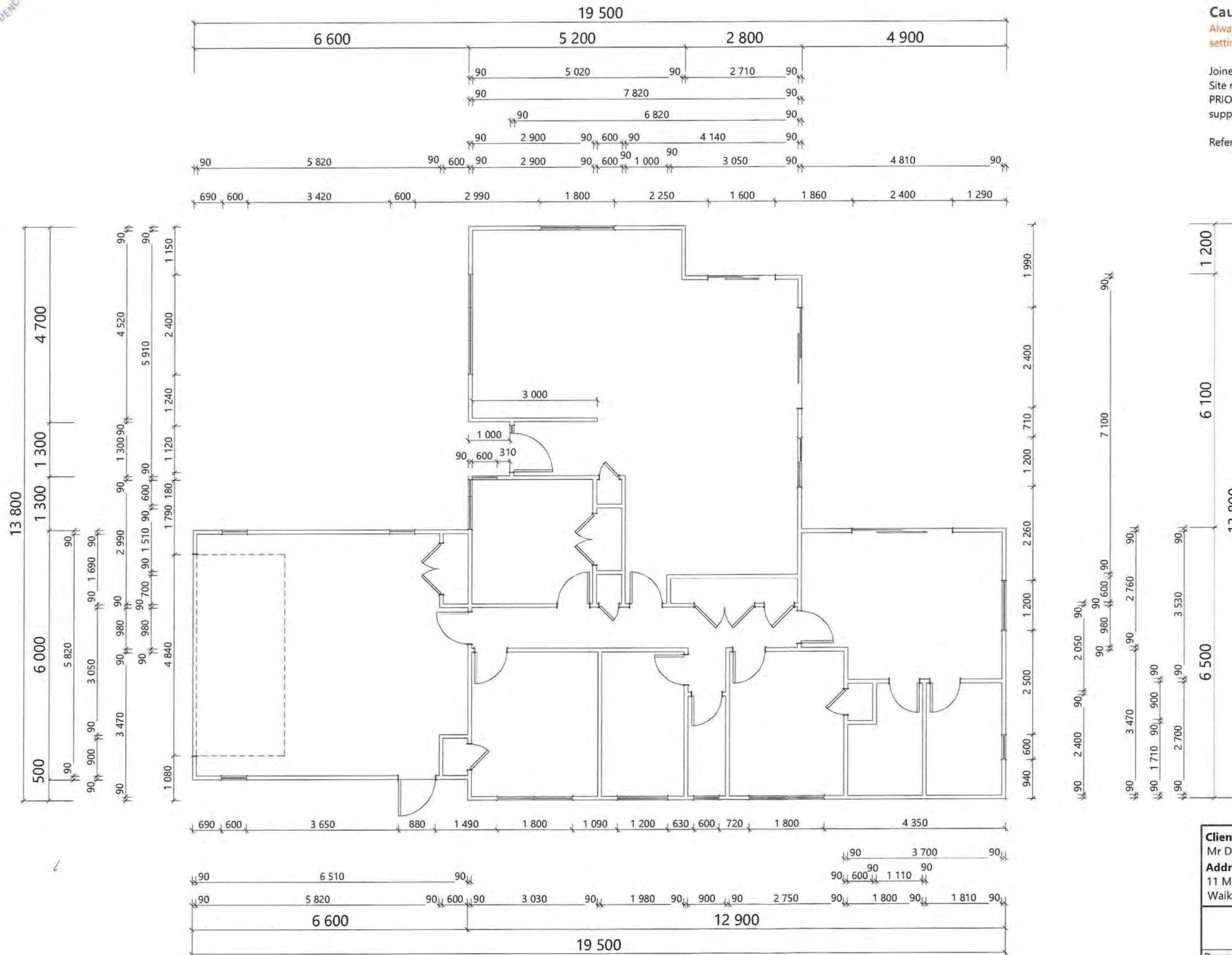


Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.



Client Details :				UBAW461	
Mr Dent & Ms Lott					
Address:					
11 Matuhi Street					
Waikanae				EH174	
Framing Plan			Scale: 1:100	Date: 8/10/2015	Sheet no: 7
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3			
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DESIGN ARCHITECTURE

All frost prone pipes are to be lagged with a suitable type of insulation

A certifying gas fitter is to provide a compliance certificate to council.



00008

20 NOV 2015

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Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out.

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:

Electric hobs with vented r/hood.
Gas hotwater.
Ensure gas appliance installation complies to NZS 5261: 2003.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

gas bottles: 2/1250high x 375ø bottles to be mounted on conc. base & secured with seismic restraints (chains or fixed brackets) 1000mm from door, drain or air vent, 1500mm from any point of ignition, min 150mm below an opening window.
(gas fitter to confirm)

gas water heater: 300mm from any opening door or window, 75mm from down pipes, 500mm fuse or electric box, 1000mm from gas bottles, 300mm from wall or corner, 1500mm from ground.
(gas fitter to confirm)

Tapered edge joints in ceilings
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.
• When timber battens have been used:
Any area containing 3 or more tapered joints
• When steel battens have been used:
Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Separation between electric hob and the Gib lined wall:
Cut out for hob: min. 55mm from back of bench top.
Overhead clearances: not less than 650mm from hob surface to range hood
Side clearances: Where dimension to any vertical combustible surface is less than 150 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area.
Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

Floor Area:

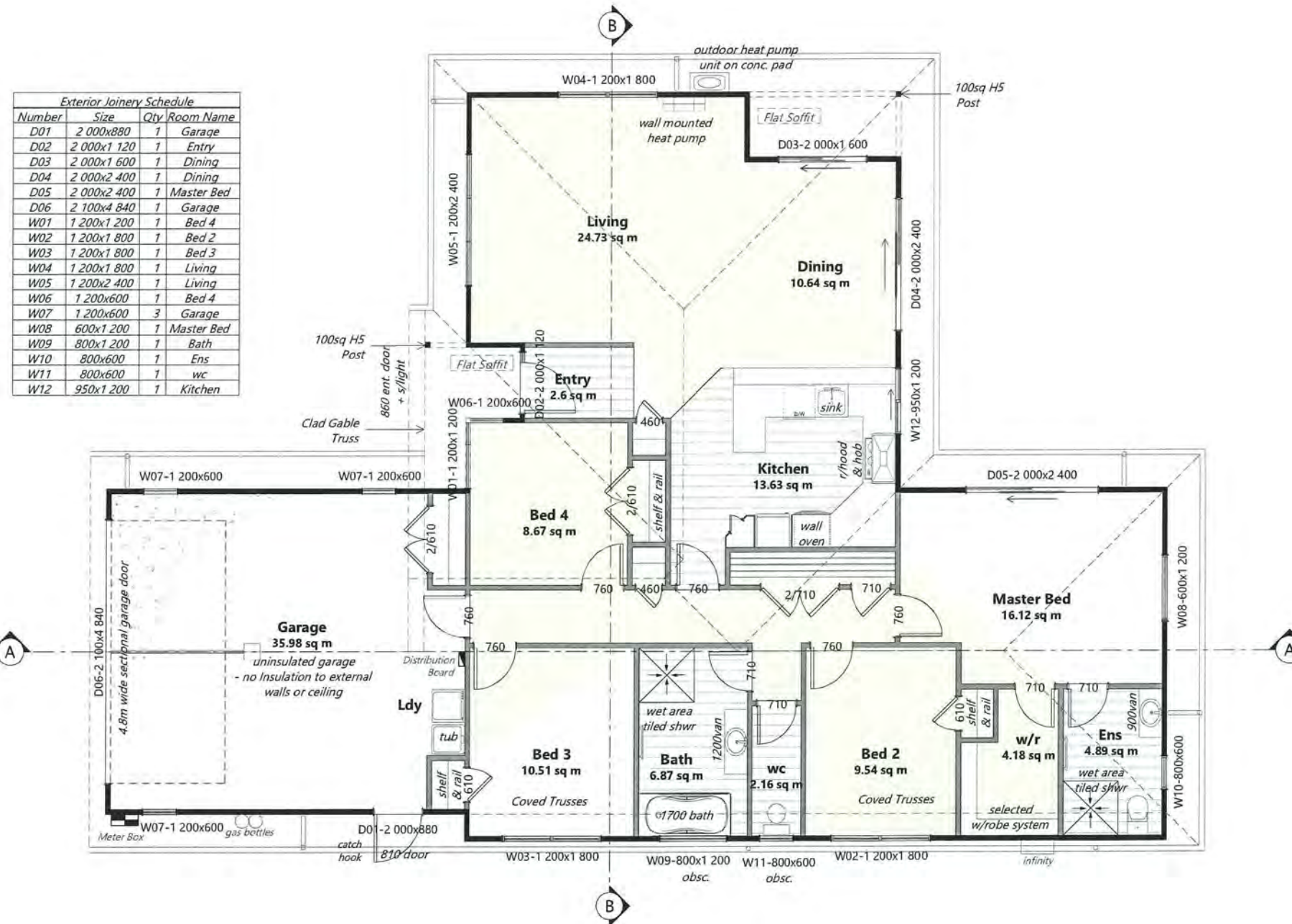
= 177.2sqm o/frame

Client Details : UBAW461
Mr Dent & Ms Lott
Address:
11 Matuhi Street
Waikanae

EH174

Floor Plan				Scale:	Date: 8/10/2015	Sheet no :
				1:100	Rev:	8
Drawn: PM	Check: N.Davis			Call 0800 A1homes		
Wind: High	Earthq: 3	Exposure: C	Snow: N1	2 1 4 6 6 3		
				www.A1homes.co.nz		

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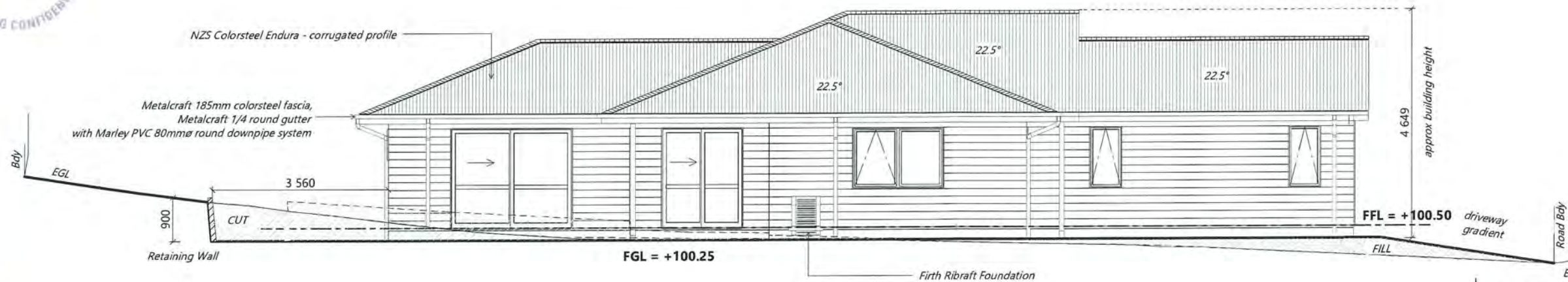
Exterior Joinery Schedule			
Number	Size	Qty	Room Name
D01	2 000x880	1	Garage
D02	2 000x1 120	1	Entry
D03	2 000x1 600	1	Dining
D04	2 000x2 400	1	Dining
D05	2 000x2 400	1	Master Bed
D06	2 100x4 840	1	Garage
W01	1 200x1 200	1	Bed 4
W02	1 200x1 800	1	Bed 2
W03	1 200x1 800	1	Bed 3
W04	1 200x1 800	1	Living
W05	1 200x2 400	1	Living
W06	1 200x600	1	Bed 4
W07	1 200x600	3	Garage
W08	600x1 200	1	Master Bed
W09	800x1 200	1	Bath
W10	800x600	1	Ens
W11	800x600	1	wc
W12	950x1 200	1	Kitchen

G3/AS1
1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

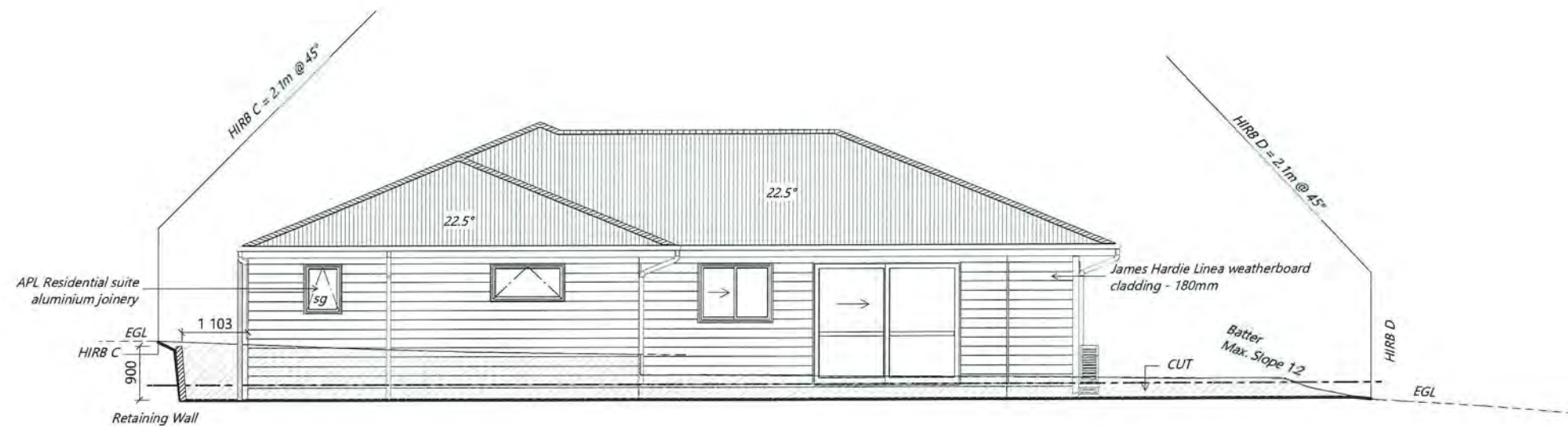
1.6 Wall linings
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

Floor Finishes:

Carpet = 100.08m²
Master Bed
Bed 2
Bed 3
Bed 4
Living
Dining
Hallways, cupd.s & wdrbs
Bathroom
Ensuite
wc
Kitchen
Entry
Wet Area = 30.15m²
Concrete = 37.14m²
Garage
Laundry



North



East

Safety glass to new sliding door to comply with NZS 4223: Part 3:1999 Glazing in Buildings Part 3 Human Impact Safety Requirements.

NZBC D1/AS1 Access Routes:

Concrete or H5 timber step to all access points (owners care)
- min 150mm below FFL

Acceptable Slip Resistance for Walking Surfaces:

- Portland cement concrete
- Broomed (Class 5 or 6) or wood float finish (Class U2)
- Concrete surface finishes complying with NZS 3114.
- Coated and sand/grit impregnated

The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.

- Exposed aggregate finish
- crushed aggregate
- Asphaltic concrete
- Concrete pavers
- Dry press concrete
- Interlocking concrete block paving to NZS 3116.
- Anti-slip tapes
- will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:

Glazing in accordance with NZS 4223 & 2008 plus amendments
All glazing clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery excluding garage
sg = Safety glass

Aluminium joinery head heights to be 2.0m (excludes entry box unit).
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

HIRB = Height in Relation to Boundary

Safety restrictor stays:

ss = safety stays
- a restrictor fitted to limit the maximum opening so that a 100mm sphere cannot pass through

Window restrictors are required to outward opening windows that may protrude into walk paths
- Refer to Site plan for 'walk paths'

Building Envelope Risk Matrix

All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very High risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score: 8		

Client Details:
Mr Dent & Ms Lott

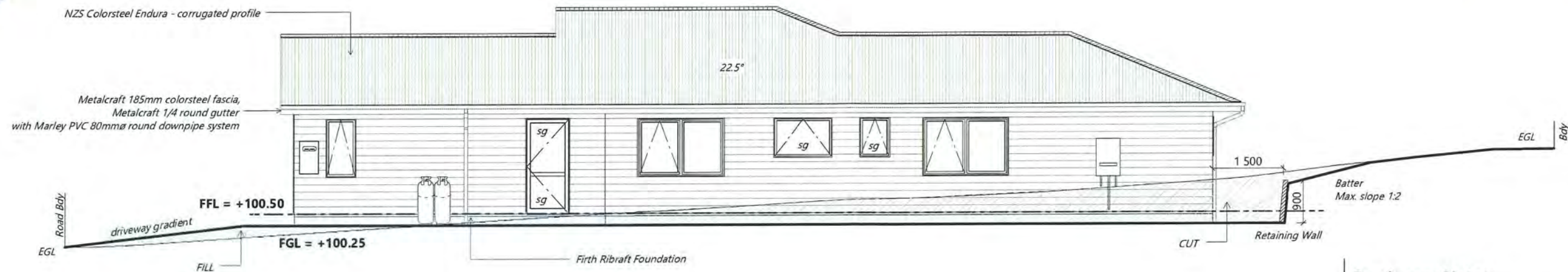
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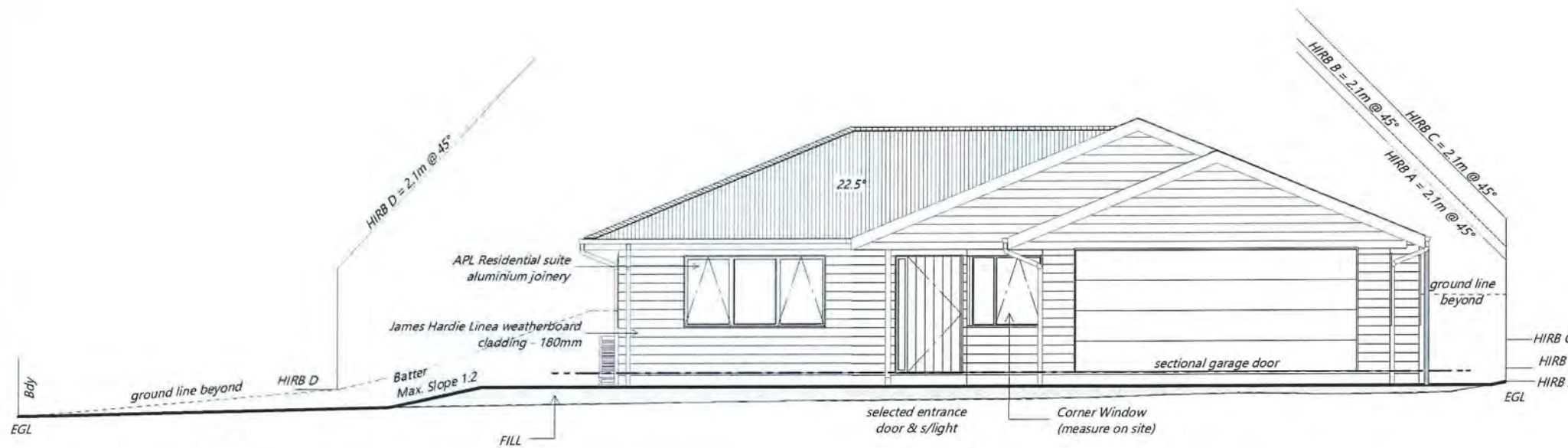
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Wind: High	Earthq: 3	Exposure: C	Snow: N1	
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South



West

NZBC D1/AS1 Access Routes:

Concrete or H5 timber step to all access points (owners care)
- min 150mm below FFL

Acceptable Slip Resistance for Walking Surfaces:

- Portland cement concrete
- Broomed (Class 5 or 6) or wood float finish (Class U2)

Concrete surface finishes complying with NZS 3114.

- Coated and sand/grit impregnated

The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.

- Exposed aggregate finish

crushed aggregate

- Asphaltic concrete
- Concrete pavers
- Dry press concrete
- Interlocking concrete block paving to NZS 3116.
- Anti-slip tapes
- will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:

Glazing in accordance with NZS 4223 & 2008 plus amendments
All glazing clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery excluding garage
sg = Safety glass

Aluminium joinery head heights to be 2.0m (excludes entry box unit).
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

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ss = safety stays

- a restrictor fitted to limit the maximum opening so that a 100mm sphere cannot pass through

Window restrictors are required to outward opening windows that may protrude into walk paths

- Refer to Site plan for 'walk paths'

Building Envelope Risk Matrix

All Elevations		
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Number of storeys	Low risk	0
Roof/wall intersection design	Very High risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score: 8		

Client Details :

Mr Dent & Ms Lott

Address:

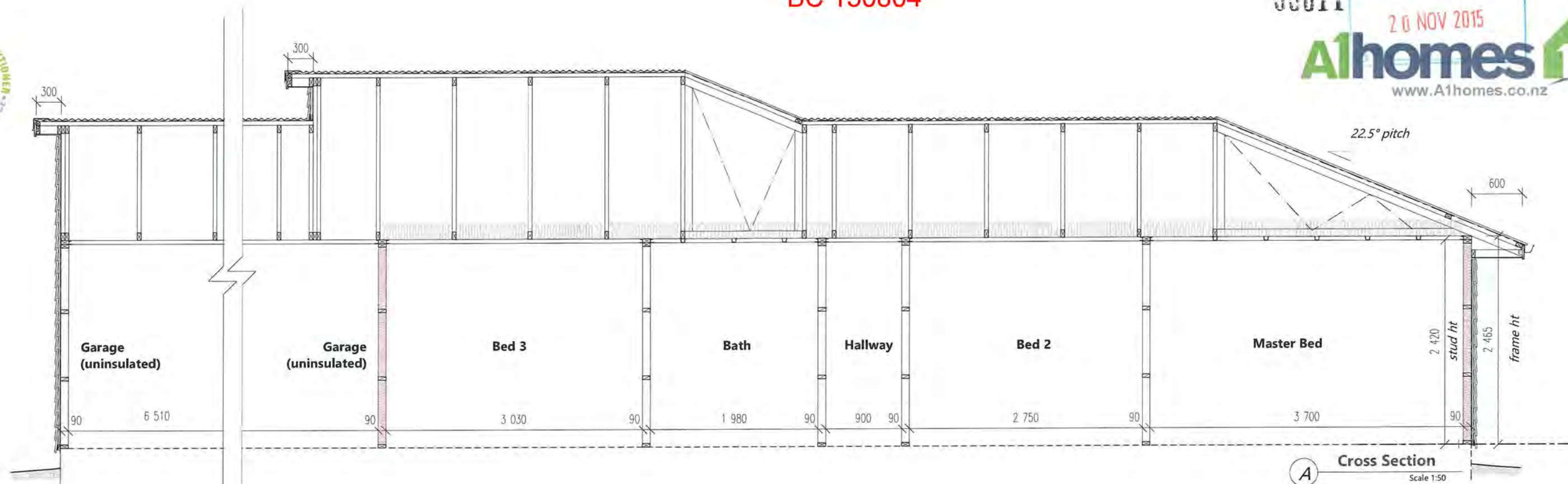
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Foundation

Firth RibRaft Floor System (Design not requiring specific engineering input for the Firth RibRaft Floor System): reinforced concrete waffle raft floor slab-on-ground. 85mm thick slab supported by grid of ribs, 100mm wide at 1200crs each way. Overall depth 305mm. 300mm wide Edge beams under load bearing walls laid in strict accordance with the latest FIRTH specification

Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions
Malthoid under all bottom plates, overlapping timber by min. 6mm.

External Walls (SG8)

90x45 H1.2 frame + 90x45 top plate, studs @ 600crs max, nogs @ 800crs.

James Hardie Scyon Linea Weatherboard:

The following framing must be provided for cavity construction method:

- When studs are at 600mm centres the nogs must be provided at 800mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

MARSHALL WATERPROOFING Tekton building wrap to all exterior frames, including gable ends.

Standard 10mm GIB linings throughout, except wet areas. Fixed to comply with the latest Winstones GIB Manual - level 4 paint finish

Wall framing behind cavities

Where stud spacing's are greater than 400 mm, and flexible wall underlay's only are used, an intermediate means of restraining the flexible wall underlay and insulation from bulging into the drained cavity shall be installed.

An acceptable method to achieve this is using one of the following:

- intermediate cavity batten between the studs,
- 75mm galvanised mesh.
- Polypropylene tape or galvanised wire at 300 mm centres fixed horizontally and drawn taut

Bottom plate fixing: Refer to Ramset table

Exterior Cladding

James Hardie 180 LINEA weatherboards installed, flashed and finished to the latest James Hardie specifications and in accordance with NZBC: E2/AS1 External Moisture. Merchant to include all flashings & fixings as required by cladding system.

Cavity battens (ex50x20 H3.1 timber cavity battens fixed to studs):

- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- be fixed by the cladding fixings to the main framing through the building underlay.
- until claddings are fixed the battens need only to be tacked to framing. (Batten fixing is required temporarily to keep them straight on the wall during construction.)

The cavity battens are installed as described below:

- Fix cavity battens to studs at maximum 600mm centres.
- Battens should be fixed with 40 x 2.8mm nails at 800mm centres maximum

External Joinery

Aluminium joinery installed to comply with NZBC: E2/AS1.

Pre-primed jambs, architraves.

Approved window sealing tape to all openings.

Protecto Tape flashing tape over flashing fixings. Do not fix cladding through flashings.

Glazing to comply with NZS:4223. & 2008 amendments.

Internal walls (SG8)

90x45 H1.2 frame + 90x45 top plate, studs @ 600crs max, nogs @ 800crs.

Standard 10mm gib linings throughout, except wet areas. Fixed to comply with the latest Winstones Gib Manual.

Bottom plate fixing: Ramset HD875 drive pin + washer (or equivalent) @ 600crs

Wet Areas

Floor finish: Refer to Floor Plan, 'Floor Finishes Key'

Non-slip tiles over waterproofed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.

Tiler to waterproof floor & wall to comply with NZBC: E3/AS1 Internal Moisture. Approved waterproofer (nominated by tiler) applied to manufacturers instructions, non-slip ceramic tiles laid over with even grout lines. Use flexible MS sealant to internal corners, wall & floor - tiler to supply producer statement for waterproofing & tiling (Contractor/Owner to confirm finish)

Wall & Ceiling finish: BATHROOM & ENSUITE

GIB Aqualine: 10mm to walls and 13mm to ceilings 1/coat GIB Sealer with 2/ coats semi-gloss or gloss, acrylic enamel paint

Ceilings (SG8)

Rondo battens fixed to trusses as per manufacturers specifications @ 600crs. Ensure battens are straight prior to lining. 13mm Gib linings with 32mm x 6g GIB® Grabber™Screws @ 600crs. Glue daubs to be minimum of 200mm from centre screw. Do not screw where you glue. 32mm x 6g GIB® Grabber™ Screws @ 200crs around the perimeter. Gib stopping to level 4 paint finish. 1/850sq ceiling access to roof space.

Roof (SG8)

Pre-fabricated GANGNAIL 22.5° pitch H1.2 trusses @ 900crs Thermakraft 215 self supporting underlay laid vertically with min 150mm lap.

70x45 H1.2 purlins, spanning 900mm.

Purlin spacings - End Span - 600mm, Intermediate Span - 900crs.

Fixing - Type T - 1/10g self-drilling screw, 80mm long purlin/truss connection (2.4KN fixing)

Colorsteel valley trays fixed to ex 25mm H3.2 valley boards (see detail)

Lumberlok strip brace & tensioners tightened firmly across roof planes.

Longrun colorsteel roofing as per elevations. Roofing fixed with compatible roofing nails or screws and sealing washers, by qualified persons with flashings as required to all junctions - flashings fixed with compatible roofing screws and sealing washers

Fixing pattern = C2 fixing pattern = Hit 1, miss 1, hit 1, miss 2

Note: every sheet of roof cladding to span at least 3 supports

8.4.8 Fixings: Corrugated

Fixings shall be as shown in Tables 11, 12, 14 and 15, and shall be a minimum 12-gauge screw, as shown in Figure 39, which complies with Class 4 of AS 3566: Part 2.

8.4.8.1 Fixing requirements

Fixings shall:

- Be fixed through crests,
- Penetrate purlins by a minimum of 40 mm for nail fixings and 30 mm for screw fixings,
- Include sealing washers of:
 - neoprene (having a carbon black content of 15% or less by weight),
 - profiled washer and EPDM washer where required to allow for expansion of the profiled metal roof cladding.

Firth RibRaft Floor System laid in strict accordance with the latest FIRTH specification
Design not requiring specific engineering input for the Firth RibRaft Floor System.

Insulation

R3.2C pink Batts insulation to all ceilings, except garage.

R3.2 (115mm thick) Skillion Batts to house exterior wall perimeters.

Maintain a 25mm gap clearance between the insulation and roof underlay
R2.2W pink Batts insulation to all exterior wall cavities excluding garage, however including walls between house & garage. Friction fitted.

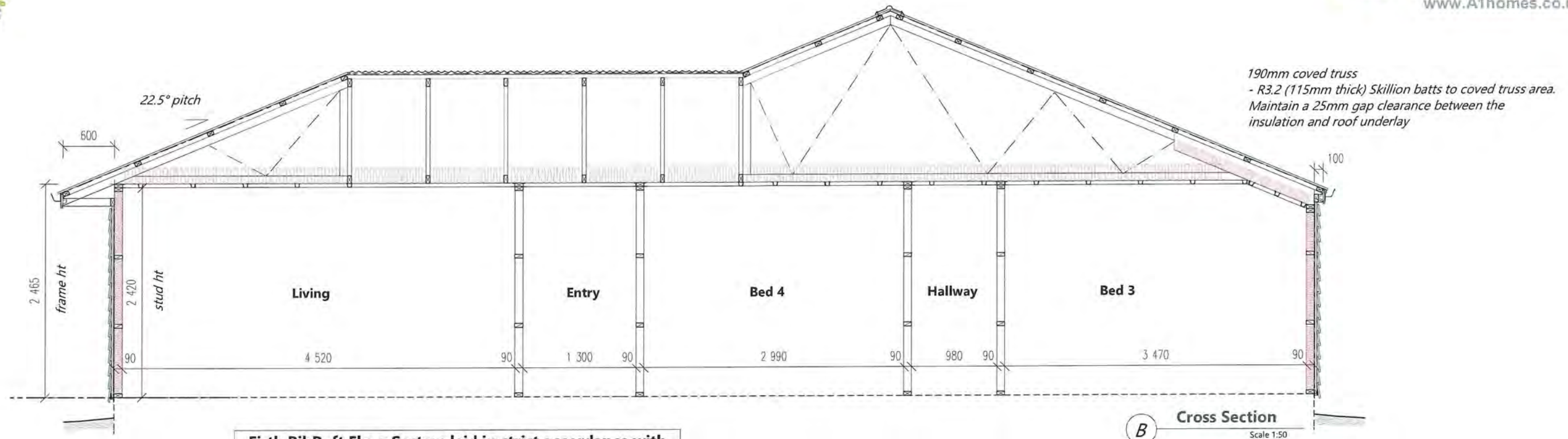
Soffit

4.5mm Hardiflex soffit lining fixed to 90x45 soffit bearers & 90x45 stringer at wall.

600 eaves all round, excluding gable ends (refer roof plan), 25x19pp soffit mould.

Colorsteel Fascia & spouting with Marley Downpipe system.

Client Details :				UBAW461	
Mr Dent & Ms Lott					
Address:					
11 Matuhi Street					
Waikanae				EH174	
Cross Section & Plan Notes			Scale: 1:50	Date: 8/10/2015	Sheet no: 11
Drawn: PM	Check: N.Davis				
Wind: High	Earthq: 3	Exposure: C	Snow: N1	Call 0800 A1homes 2 1 4 6 6 3	
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Firth RibRaft Floor System laid in strict accordance with the latest FIRTH specification
Design not requiring specific engineering input for the Firth RibRaft Floor System.

Timber Moisture Content:

Table 4 – Allowable moisture content (%)⁽¹⁾ at time of installation or in the case of framing timber at time of enclosure

Use category level of finish	Air-conditioned or centrally heated buildings	Intermittently heated buildings ⁽²⁾	Unheated buildings
1 Timber to which linings are attached to achieve a "level of finish" 4 to 5	8 – 18	12 – 18	12 – 18
2 Enclosed framing (including roof trusses) to achieve a "level of finish" 0 to 3	12 – 18	12 – 24	12 – 24
3 Load-bearing lintels and beams	8 – 18	12 – 20	12 – 20
4 Weatherboards, exterior joinery and finishing timbers	14 – 18	14 – 18	14 – 18
5 Flooring exposed to ground atmosphere	10 – 14	12 – 16	14 – 18
6 Interior joinery and finish, furniture, corestock	8 – 12	10 – 14	12 – 16
7 Flooring not exposed to ground atmosphere	8 – 12	10 – 14	12 – 16

NOTE –

(1) Allowable ranges of moisture content are specified on the basis that 90 % of pieces shall be within the specified range, the remainder shall be within a further 2 % moisture content above or below. The moisture content of individual boards shall be normally distributed within the range allowed. In special circumstances, e.g. flooring exposed in rooms with large window area, the upper limits may be reduced.

(2) Buildings periodically heated by open fires, electric heaters, etc., such as most domestic buildings.

Acceptable Solution E2/AS1

10.0 Construction Moisture

10.1 Moisture in materials

Moisture contained in the building structure at completion of construction shall not be permitted to damage the building elements.

Construction moisture includes the moisture contained in:

- Timber products as a result of a treatment or manufacturing process,
- Green timber, and timber or other materials that have been exposed to the weather, and
- Concrete, mortar or plaster that is not completely cured.

10.2 Maximum acceptable moisture contents

The maximum moisture contents shall be:

- For timber framing at the time of installing interior linings, the maximum acceptable moisture content shall be the lesser of:
 - 20% for insulated buildings, 24% for non-insulated buildings, or
 - as specified in NZS 3602,
- For timber weatherboards and exterior joinery, 20% at the time of painting,
- For reconstituted wood products, 18% at all times, and
- For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

- Where nail popping, joint peaking and ridges formed by stud warping and twisting are undesirable on the finished surfaces within 12 months of installation of wall linings, kiln dried timber shall be used, or alternatively the timber framing shall be dried to less than 18 % moisture content before wall linings are installed.

- Where timber framing is installed green or kiln dried timber that is wetted and allowed to dry, those members which are likely to deflect under their own weight shall be propped until they dry below a moisture content of 20 %.

Exposure Notes:

Note: Exposure Zone C

(exposure environments as defined by NZS 3604 : fig 4.2 & table 4.1)

Fixings & Fastenings (excludes nails and screws):

Nail Plates - In 'closed' & 'roof space' environments = continuously coated galv. steel

Wire Dogs & Bolts - In 'closed' & 'roof space' environments = hot-dip galv. steel

All other structural fixings - In 'closed' environments = mild steel (uncoated, non-galvanized)

All other structural fixings (except fabricated brackets (1))

- In sheltered environments = hot-dip galv. steel

- In exposed environments = type 304 stainless steel

Nails & screws used for framing & cladding:

Non-structural cladding (15 year durability) = galv. steel

Framing in 'closed' areas including roof spaces = mild steel (3)

Framing in 'exposed or sheltered' areas = galv. steel (3)

*1. - "fabricated brackets" shall be made from 5mm (minimum thickness) mild steel and shall be hot-dip galv.

*3. - steel fixings and fastenings in contacts with timber treated with copper-based timber preservatives (H3.2 or higher) shall be minimum of type 304 stainless steel (exposed and Sheltered environments), and hot-dip galv. steel (all other locations)

Minimum concrete strength after 28 days shall be: 20 MPa

Fixing Materials: (as per Acceptable Solution E2/AS1) - for definitions refer to E2/AS1

Hidden/Exposed

Aluminium, or Bronze, or type 304 stainless steel

Nails = galv. steel

Screws = galv. steel, Painted or unpainted to AS 3566: Part 2

Sheltered:

Aluminium, or Bronze, or type 304 stainless steel

Screws = galv. steel, Painted or unpainted to AS 3566: Part 2

* The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration

Microclimatic Considerations:

In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered.

Significant acceleration of the corrosion of structural fasteners and fixings beyond what could be expected from the geographical location can occur in the following circumstances:

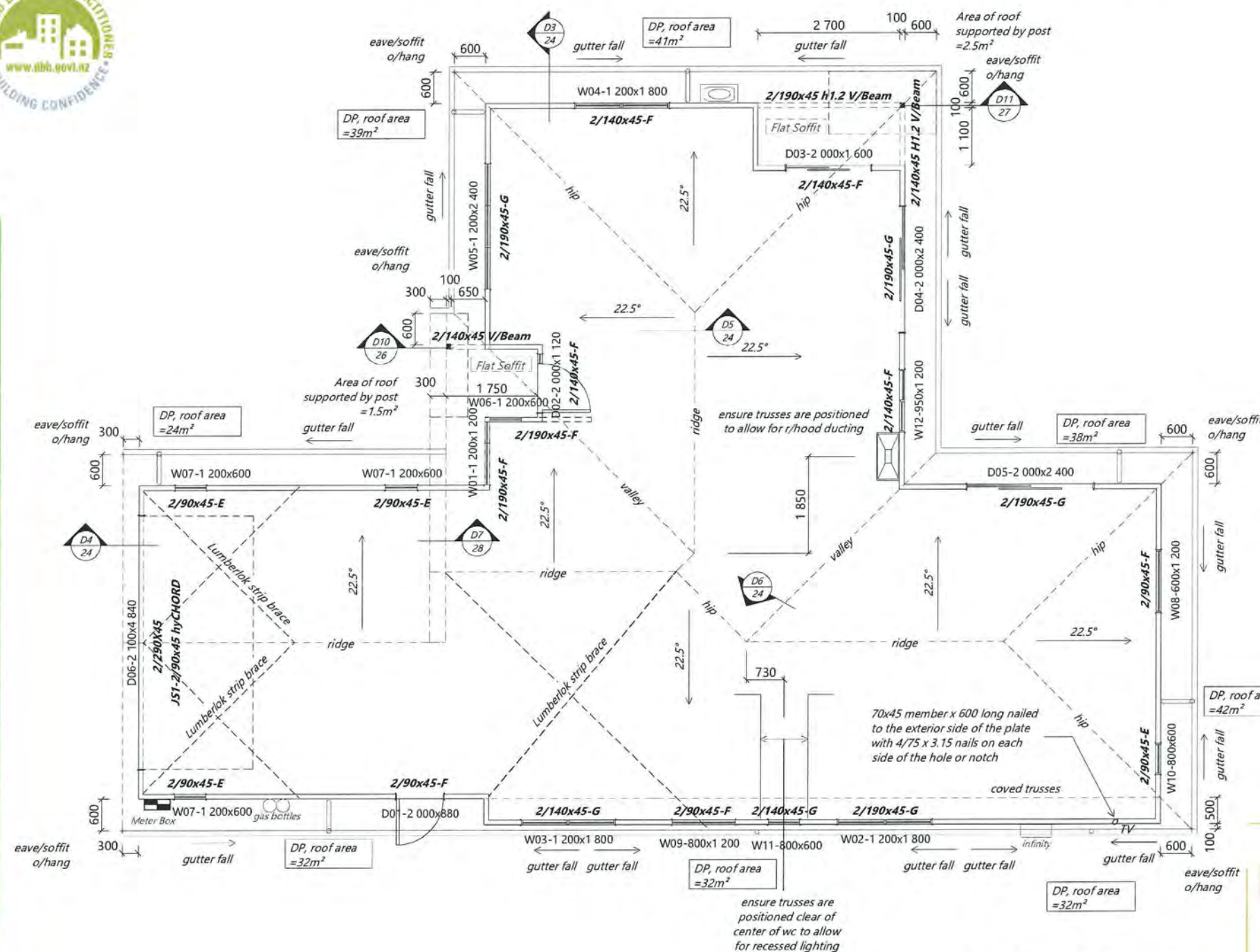
(a) Industrial contamination & corrosion atmospheres;

(b) Contamination from agricultural chemicals or fertilisers; and

(c) Geothermal hot spots. Hot spots are defined as being within 50m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require specific engineer design.

Client Details :		UBAW461	
Mr Dent & Ms Lott			
Address:			
11 Matuhi Street			
Waikanae		EH174	
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		Rev:	Sheet no: 12
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Exposure: C	Snow: N1	www.A1homes.co.nz	
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Stud to Top Plate Fixings:

- refer to Lumberlok manual

Stud to top plate:

Use Mitek type B fixing (excl. gable ends)

Gable end - Use Mitek type A fixing

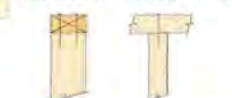
ALL Lintels and beams have been specified by prenaill, including girder loaded lintels
- refer to truss design documents

Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	0-25°	Roof pitch		
		25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

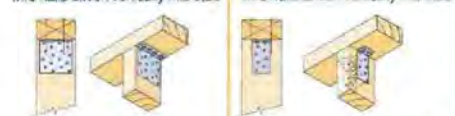
FIXING OPTIONS

FIXING TYPE A
0.7 kN



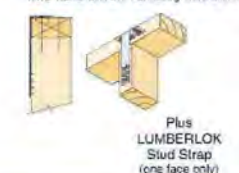
FIXING TYPE B
4.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud



Plus LUMBERLOK 6kN Stud Anchor (CPC40)
2 x LUMBERLOK CPC40
Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud



Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

Cautionary Notes:

This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. Truss manufacturer to inform designer of any further load bearing footing / slab thickenings (piles or bearer lines) that are required to support roof loads. If a discrepancy occurs contact I Design Architecture immediately on 07 578 7345

Construction Notes:

Ensure that all downpipes are positioned clear of Joinery units

Fixings:

- refer to Lumberlok manual

Lintel Key:

190x90 - G ← Fixing

Size

Trimming Studs:

JS1 = Jamb studs

- refer to CHH Design IT calcs and PS1

Refer to following page for trimming stud requirements

All Lintels GREATER than 1.8m span require an additional trimming stud

Rondo Clip System:

Bottom chord restraints required at 1.800crs

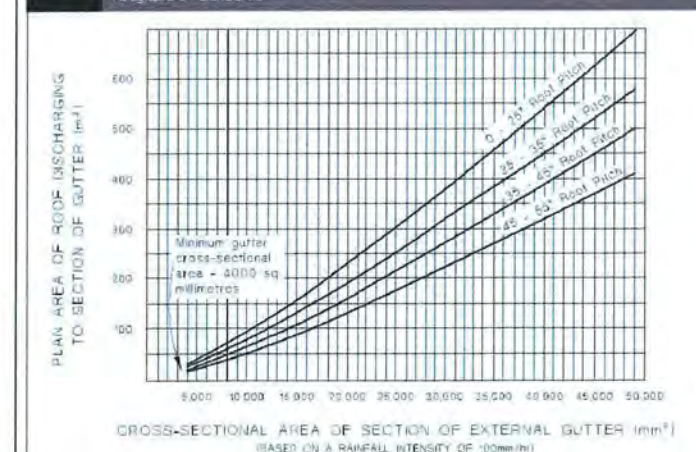
Gutter Calculation

Spouting: Metalcraft Quarter Round Gutter

Cross Sectional Area = 4880mm²

Catchment area of roof = 42m²

Figure 15: Cross-sectional Area of External Gutter
Paragraphs 5.1.2 and 5.1.3



Client Details:
Mr Dent & Ms Lott
Address:
11 Matuhi Street
Waikanae

UBAW461

EH174

Roof Plan				Scale:	Date: 8/10/2015	Sheet no :
				1:100	Rev:	13
Drawn:	PM	Check:	N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
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NZS 3604:2011 8.5.2 Trimming studs

A trimming stud shall be provided to each side of any opening as follows;

- must be the same width as the studs in the wall
- whether single or double, shall not contain holes, notches, checks, or cuts in the middle third of their length.
- Where a doubling stud which provides support for a lintel is shorter by 400 mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs from table 8.5

Table 8.5 – Trimming studs (see 8.5.2.1)

Maximum clear width of opening (span of lintel)	Stud thickness required for 600 mm spaced studs	Thickness of trimming studs*
(a) Single storey, top storey or non-loadbearing walls		
(m)	(mm)	(mm)
1.8	35	45
	45	45
	70	90
	90	115
3.0	35	45
	45	70
	70	90
	90	135
3.6	35	70
	45	90
	70	140
	90	180
4.2	35	105
	45	135
	70	210
	90	270
(b) Any other location		
0.9	35	45
	45	70
	70	90
	90	135
1.8	35	70
	45	70
	70	115
	90	135
3.0	35	70
	45	90
	70	140
	90	180

* For brick veneer openings add extra stud for fixing veneer ties.
NOTE – To use this table:
(1) Enter the row corresponding to the lintel span being considered.
(2) From the second column, select the thickness of the studs required for the body of the wall, assuming that they are spaced at 600 mm.
(3) Read the trimming stud thickness from the right side column.

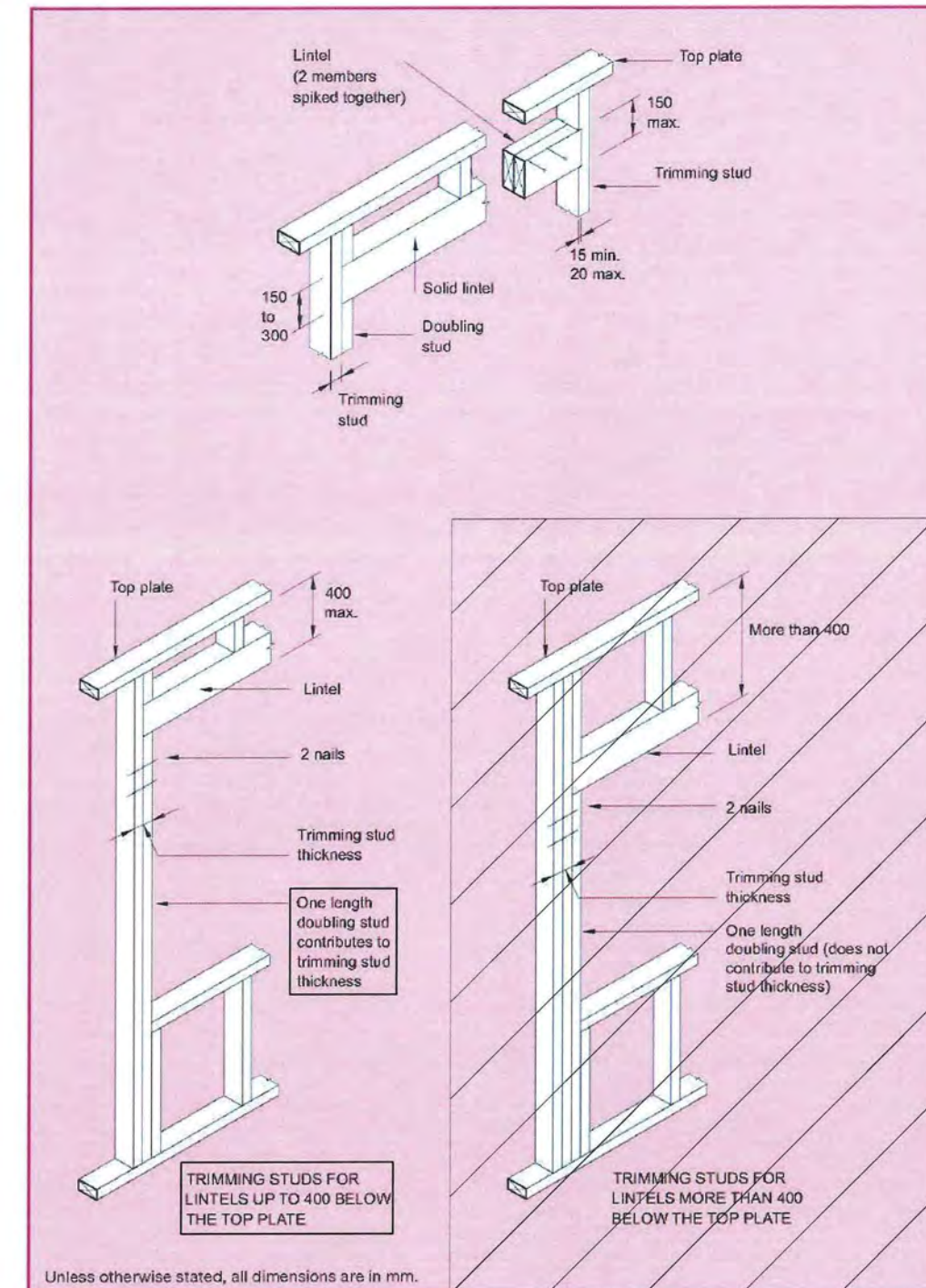


Figure 8.5 – Trimming studs and lintels (see 8.5.2.1)

Client Details : Mr Dent & Ms Lott		UBAW461	
Address: 11 Matuhi Street Waikanae		EH174	
Trimming Studs		Scale: N.T.S.	Date: 8/10/2015 Rev: 14
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz	
Wind: High	Earthq: 3	Exposure: C	Snow: N1
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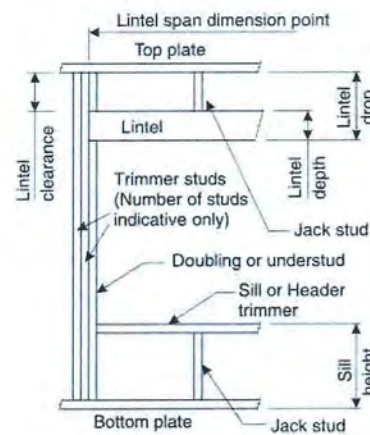


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	EH	L	M	H	EH
8.6 m²	G	G	H	G	G	G	H	H
11.6 m²	G	H	H	G	G	G	H	H
12.1 m²	G	H	H	G	G	G	H	H
15.3 m²	H	H	-	G	H	H	-	-
19.1 m²	H	-	-	H	H	-	-	-
20.9 m²	H	-	-	H	H	-	-	-
21.8 m²	H	-	-	H	H	-	-	-
34.3 m²	-	-	-	H	-	-	-	-

Notes:

- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- 2) Assumed girder truss is at mid-span or middle third span of lintel
- 3) Use similar fixings for both ends of lintel
- 4) All other cases require specific engineering design

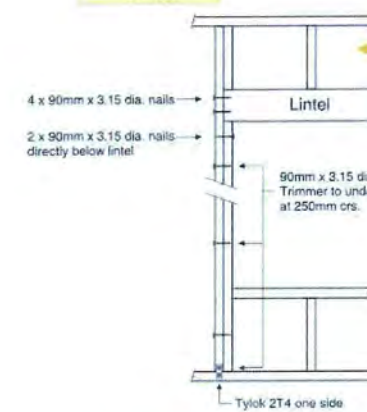
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig 1.2 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	E	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
0.9	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	F	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
1.0	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
1.2	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
1.5	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
2.0	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
2.4	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
3.0	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
3.6	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
4.2	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
4.5	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G
4.8	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	F
	5.0	E	F	F	G	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	F	G

STW 8. WALLS

LINTEL FIXING OPTIONS

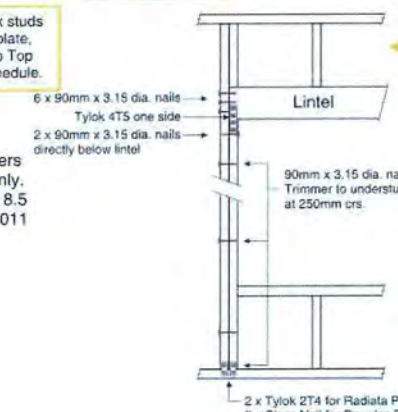
TYPE E 1.4 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

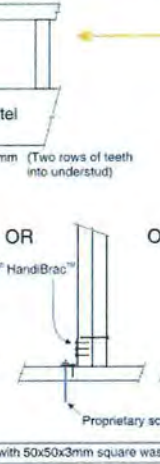
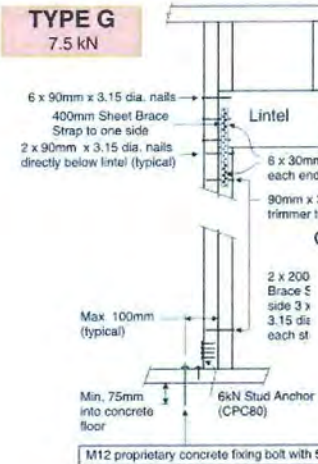
TYPE F 4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

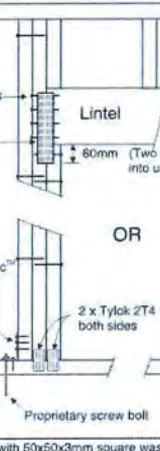
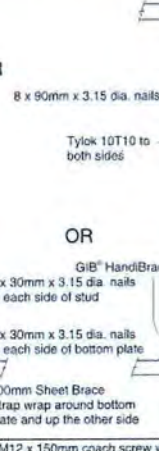
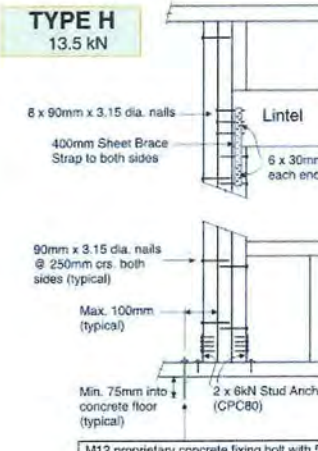
TYPE G 7.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H 13.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011



Client Details :		UBAW461	
Mr Dent & Ms Lott			
Address:			
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Waikanae		EH174	
Lintel Fixing Schedule		Scale: N.T.S	Sheet no: 15
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3	
Wind: High	Earthq: 3	Exposure: C	Snow: N1
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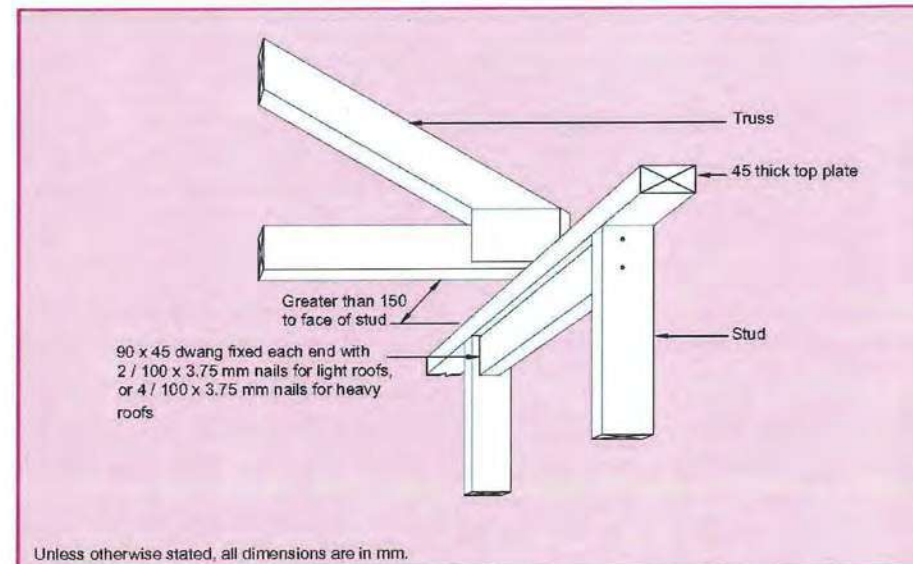


Figure 8.13 – Strengthening top plate (see 8.7.1.1 and table 8.16)

Joints in plates:

Joints in top plates shall be made only over supports being either a stud or blocking.

Joints in the top plate of a wall that does not contain any wall bracing elements (either in line or at wall intersections), shall be halved and nailed at the joints, see figure 8.14 (A), or be butted over blocking and nailed, see figure 8.14 (B), or be provided with an alternative fixing, having a capacity in tension or compression of 3 kN.

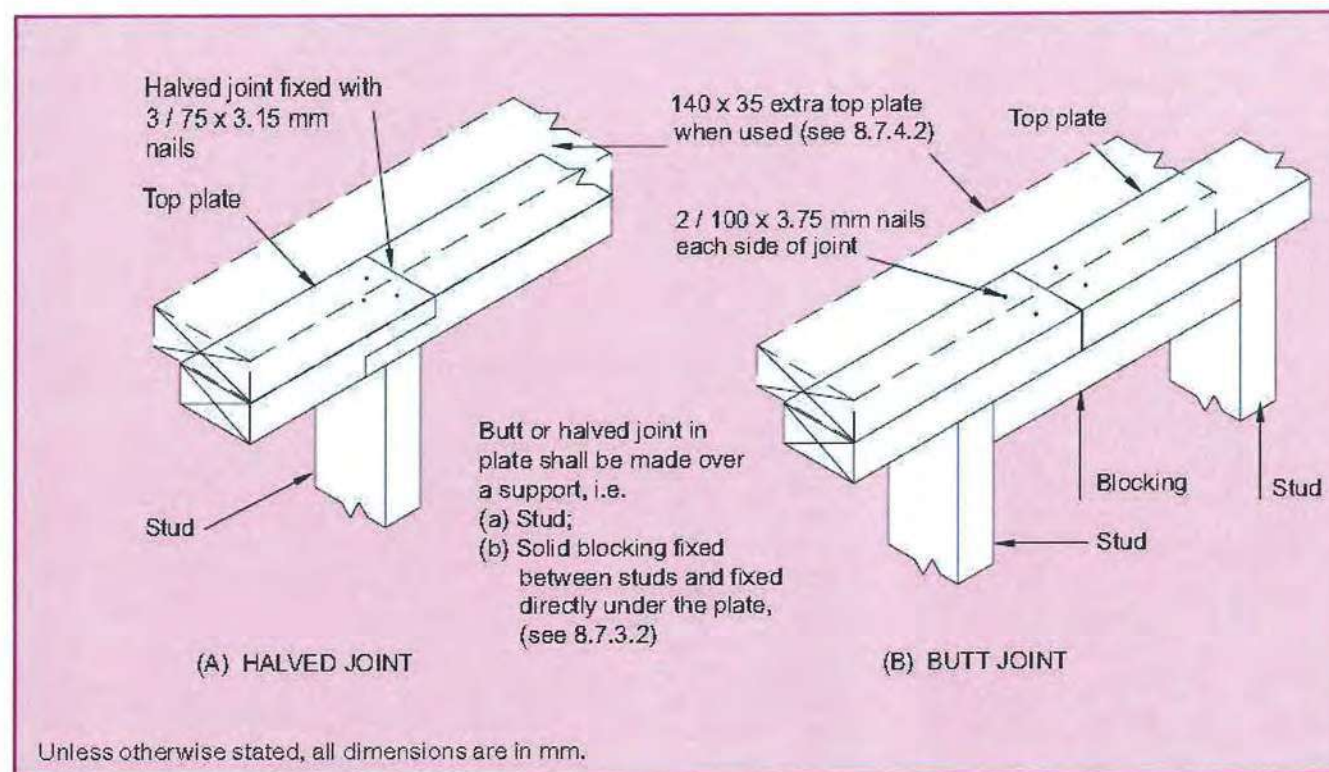


Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)

Client Details : Mr Dent & Ms Lott Address: 11 Matuhi Street Waikanae				UBAW461	
				EH174	
Top Plate Jointing				Scale: N.T.S.	Date: 8/10/2015 Rev:
				Sheet no : 16	
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz			
Wind: High	Earthq: 3	Exposure: C	Snow: N1		
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LUMBERLOK®

ROOF BRACING SPECIFICATION AS PER NZS 3604:2011

10/2011

BC 150804

Roof Bracing Options

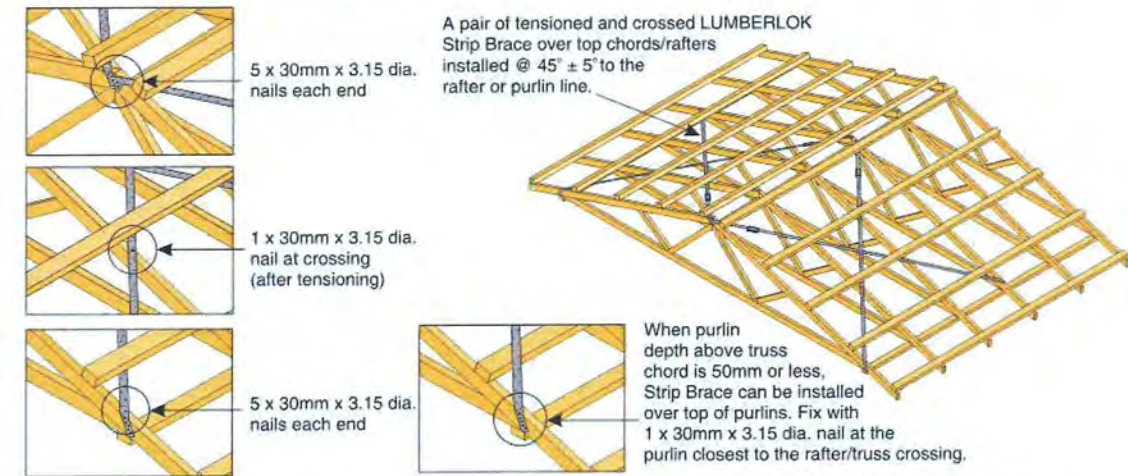
i) ROOF PLANE BRACE

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

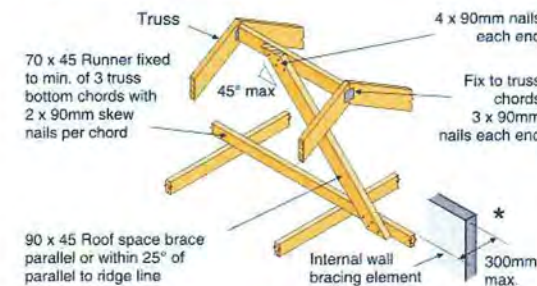
OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.

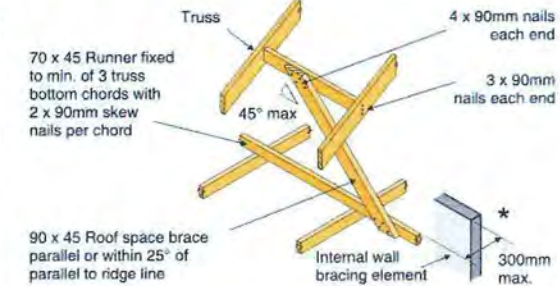


ii) ROOF SPACE BRACE

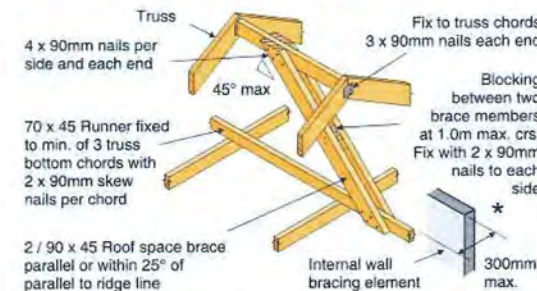
(A) Less than 2m long.



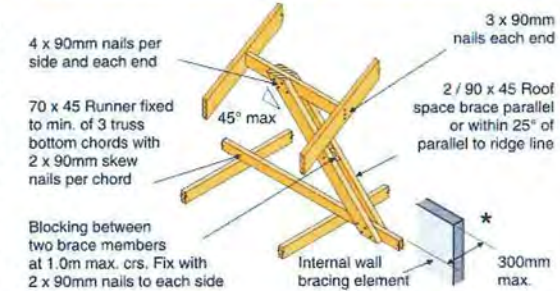
(C) Not directly under the ridge - less than 2m long.



(B) More than 2m long (Max. 4.8m).



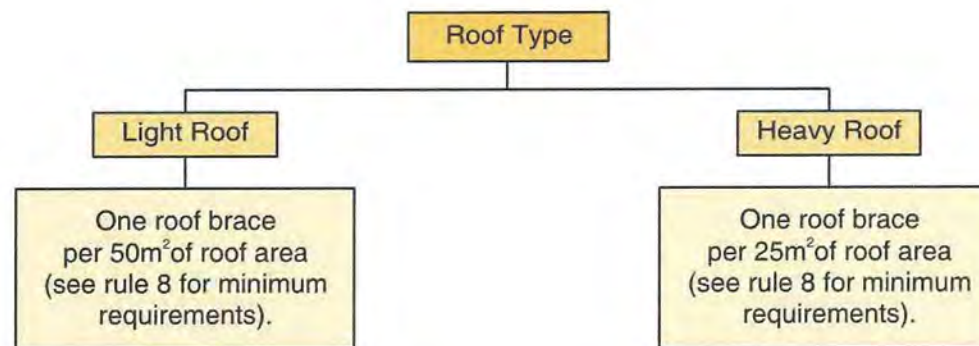
(D) Not directly under the ridge - more than 2m long.



* Not required when a ceiling diaphragm complying with Clause 13.5 of NZS 3604:2011 is used.

- Covers roof bracing requirements to resist horizontal loads as set out in NZS 3604:2011 Section 10.
- A definitive guide to the description and installation of Roof Plane Braces and Roof Space Braces.

Roof Bracing Requirements



Roof Bracing - Rules & Definitions

- The bracing described in this brochure covers both framed roofs and fully trussed roofs.
- Roof planes less than 6m² (e.g. dormers & porches) do not require bracing.
- Roof braces can consist of either i) Roof Plane Brace or ii) Roof Space Brace or combination of the two.
- Roof braces are not required on roofs where sarking is installed as per NZS 3604:2011 Clause 10.4.4 or where a ceiling diaphragm is installed and is attached to the rafters.
- Roof area is the actual plan area of the roof and includes overhangs.
- A hip or valley rafter running continuously from ridge to top plate can be classed as one roof plane brace.
- A pair of crossed LUMBERLOK Strip Brace (preferred for ease of installation) can be classed as one roof plane brace and shall be installed as detailed in this brochure.
- There must be at least one roof plane brace in each roof plane. Each ridge line shall have a minimum of two roof braces.
- Every design effort should be made to distribute the roof braces as evenly as possible over the entire roof area and run alternately in opposite directions.

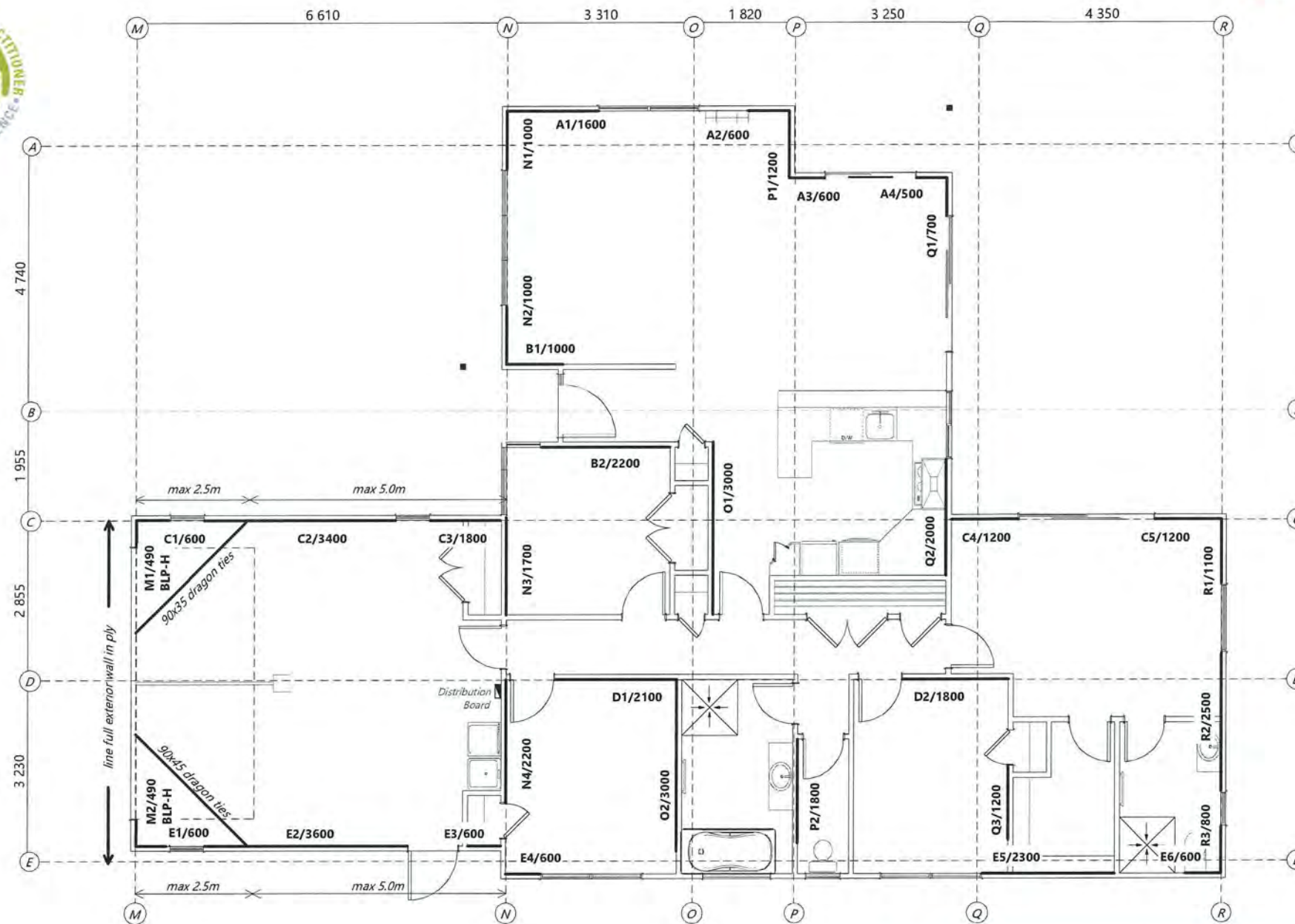


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Phone: 03-348 8691
Fax: 03-348 0314
GANG-NAIL® LUMBERLOK® BOWMAC®

Client Details : Mr Dent & Ms Lott		UBAW461	
Address: 11 Matuhi Street Waikanae		EH174	
Roof Bracing		Scale: N.T.S.	Date: 8/10/2015 Rev: 17
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz	
Wind: High	Earthq: 3	Exposure: C	Snow: N1
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Cautionary Notes:

ALL GIB® BRACES FIXED IN ACCORDANCE WITH THE LATEST WINSTONES GIB BRACING MANUAL & GIB SITE GUIDE

Bracing Element Table

Brace Type	
GS1-N	10mm GIB std plasterboard on one side, min. length 0.4m
BLP	GIB BRACELINE on one side, 7mm D-D construction PLY on other, min. length 0.4m + GIB Handibrac hold down ea. end
All braces are GS1-N, unless otherwise stated	

Label No.

A1 / 1800

Brace Length

Openings in Bracing Elements

(as per GIB Ezybrace System)

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g., power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

Connecting top plates to external walls:

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it.
- Refer to following page.

Note to Prenal:

Where ply braces are shown to the outer face of external walls prenal are to allow for ply to the full wall elevation. Ply braces are not to be checked into wall frames unless confirmed by prenal as an acceptable solution.

GIB Panel Hold-down Details

GIB HandiBrac® - RECOMMENDED METHOD

Developed in conjunction with MitTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings

Concrete Floor

External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction

Timber Floor

External walls	Internal walls
Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block

Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN.	12x150mm galvanised coach screw
---	---------------------------------

Client Details : UBAW461
Mr Dent & Ms Lott
Address: 11 Matuhi Street
Waikanae

EH174

Bracing Plan

Scale: 1:100 Date: 8/10/2015 Sheet no: 18

Drawn: PM Check: N.Davis
Wind: High Earthq: 3 Exposure: C Snow: N1

Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

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Connecting top plates to external walls:

For single-storey buildings the connection in line of the top plate of a wall that contains one or more wall bracing elements shall be jointed according to the bracing capacity of the highest-rated individual wall bracing elements as follows:

- (a) Bracing capacity not exceeding 100 bracing units: A 3 kN connection as shown in figure 8.15;
- (b) Bracing capacity exceeding 100 bracing units: A 6 kN connection as shown in figure 8.15.
- (c) Wall top plates to which ceiling diaphragms are attached: A 6 kN connection as shown in figure 8.15

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

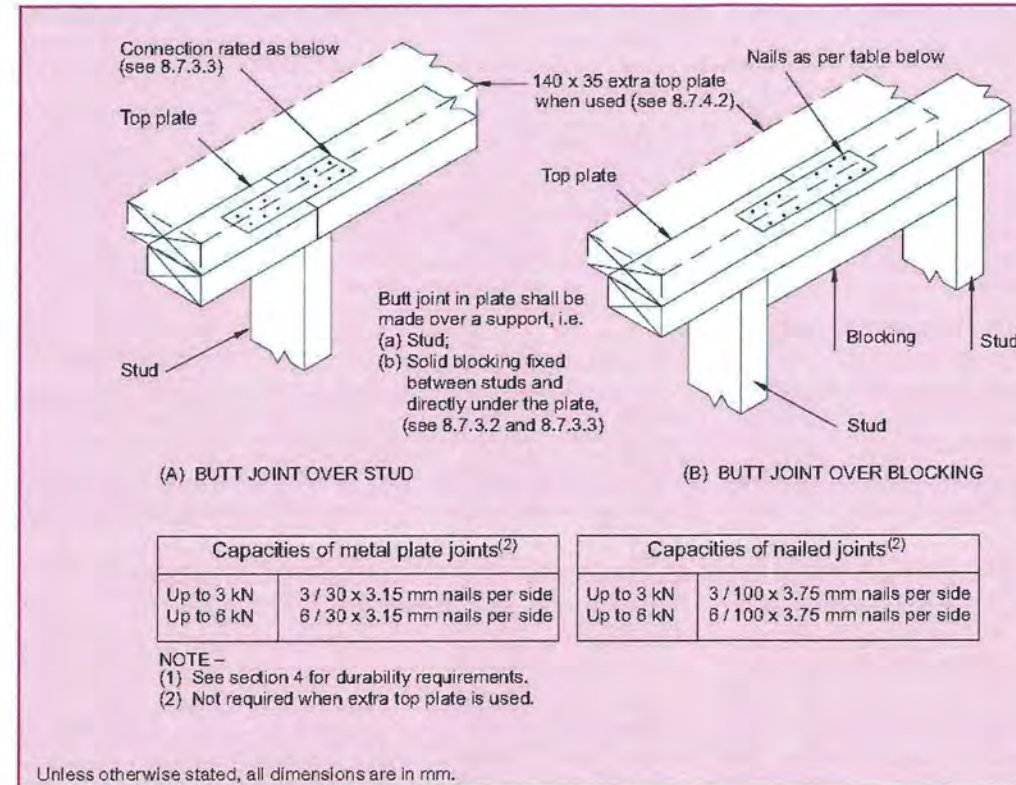


Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

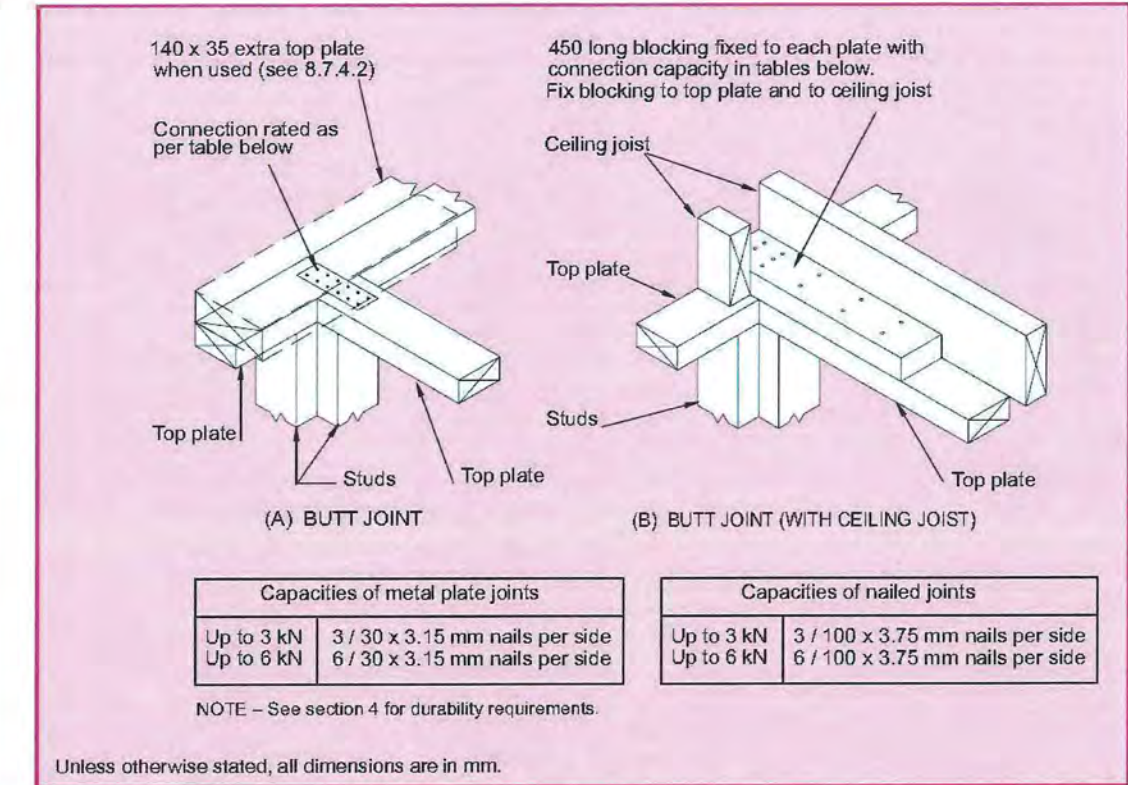


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

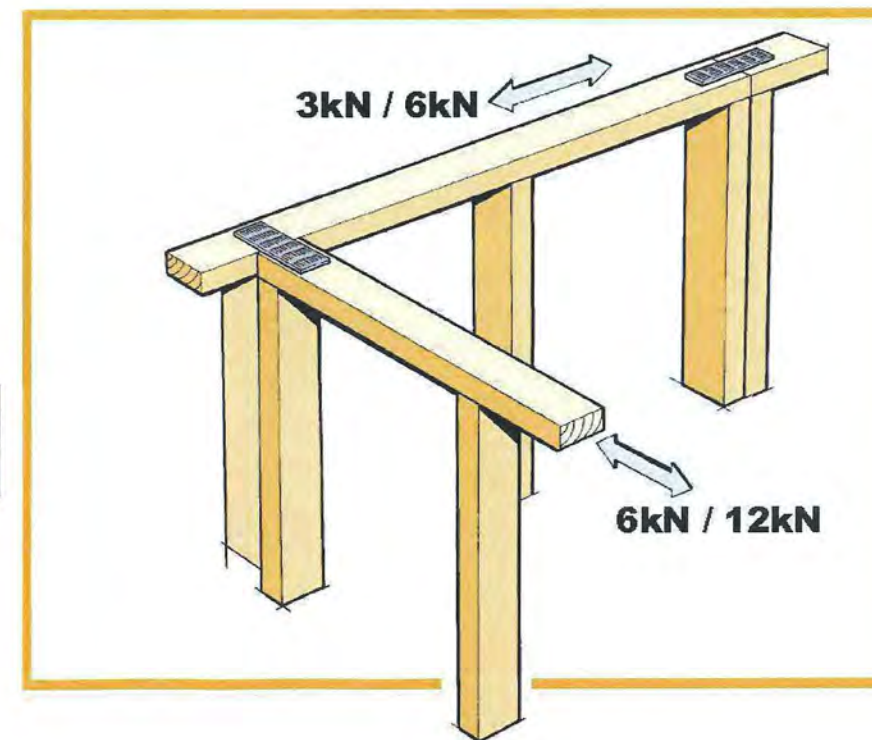
LUMBERLOK® TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

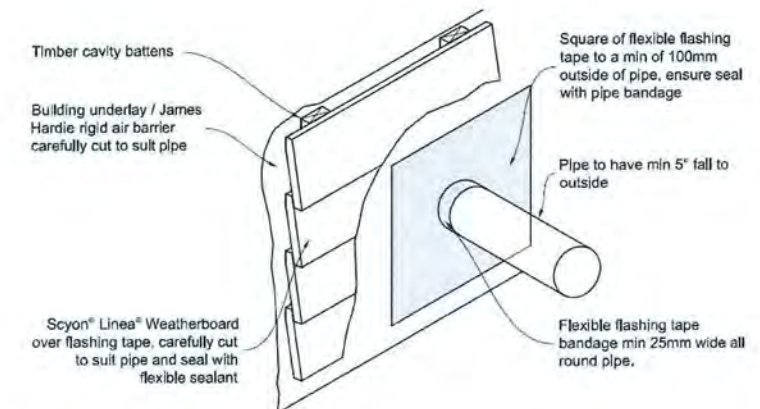
Connection capacity	LUMBERLOK Connector
3 kN	Tylok 6T5 OR Strap Nail
6 kN	Tylok 6T10 OR 2 x Strap Nails



Client Details :				UBAW461
Mr Dent & Ms Lott				
Address:				
11 Matuhi Street				
Waikanae				
EH174				
Top Plate Connections		Scale: N.T.S.	Date: 8/10/2015	Sheet no: 19
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3		
Wind: High	Earthq: 3	Exposure: C	Snow: N1	www.A1homes.co.nz

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Figure 47: Timber cavity pipe penetration

**Notes:**

All electrical work & items to comply with;
NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008,
AS 3786, AS/NZS 5000.2: 2006

SD - Approved smoke detectors required within 3.0m of any sleeping space
- first alert or similar. smoke alarms to have both a test & hush button

Position of Smoke detectors:

- Not less than 200mm from a wall
- Ideally in the centre of ceiling where possible (hallways)

Down lights to be CA 80 or CA 135 Rated (max 1 per 5m²).

Ventilation system to vent ducts & r/hood to soffit outlet

Ventilation of Sanitary rooms

Percentage of ventilated opening to be minimum 5% of room floor area

Room	Floor area	Window opening	Percentage
Bath	6.87m ²	800x1200 = 0.96m ²	13.97%
wc	2.16m ²	800x600 = 0.48m ²	22.22%
Ens	4.88m ²	800x600 = 0.48m ²	9.84%

Client Details :

Mr Dent & Ms Lott

Address:

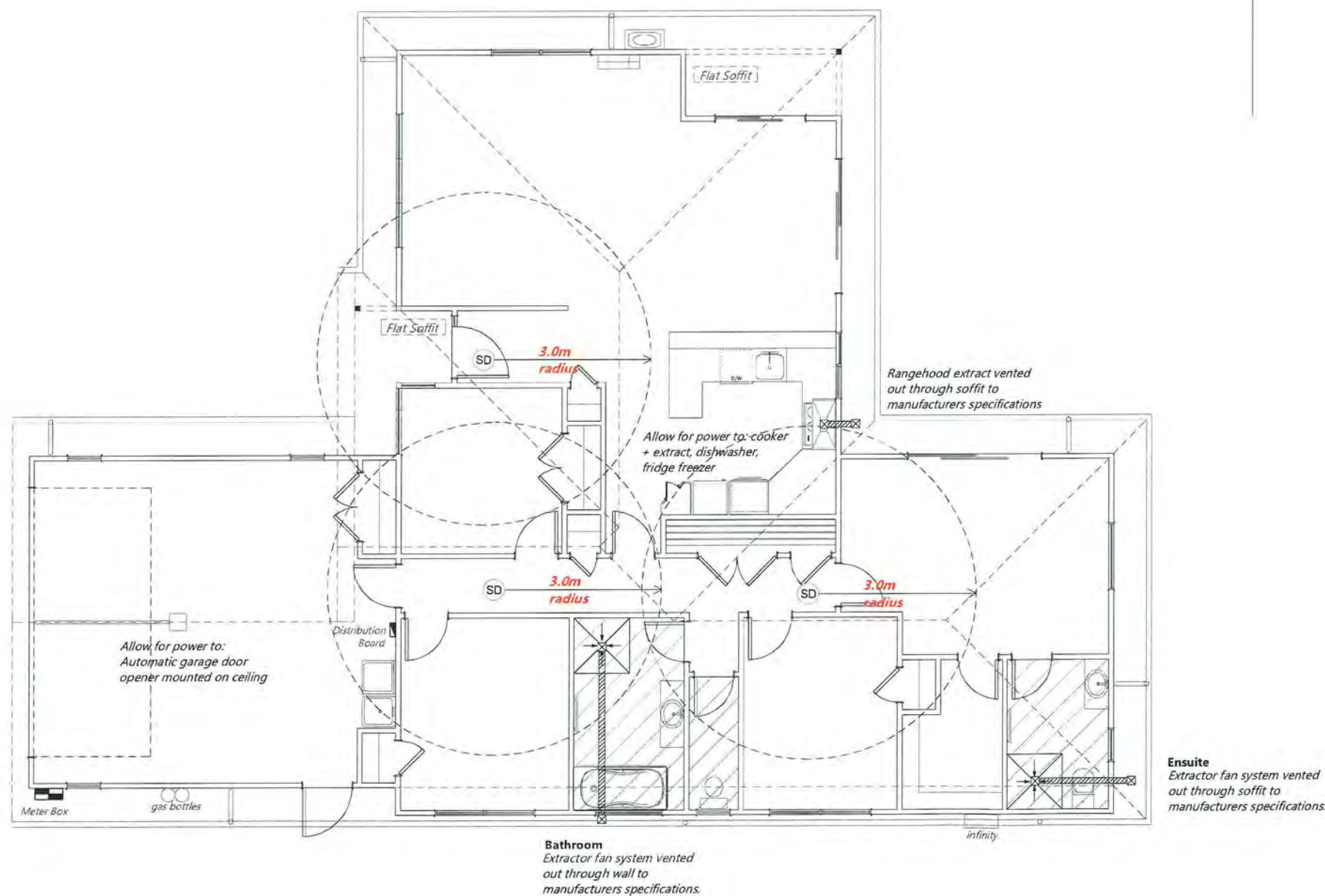
11 Matuhi Street
Waikanae

UBAW461

EH174

Electrical Plan				Scale:	Date:	Sheet no :
				1:100	8/10/2015	20
Drawn:	PM	Check:	N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
Wind:	Earthq:	Exposure:	Snow:			
High	3	C	N1			

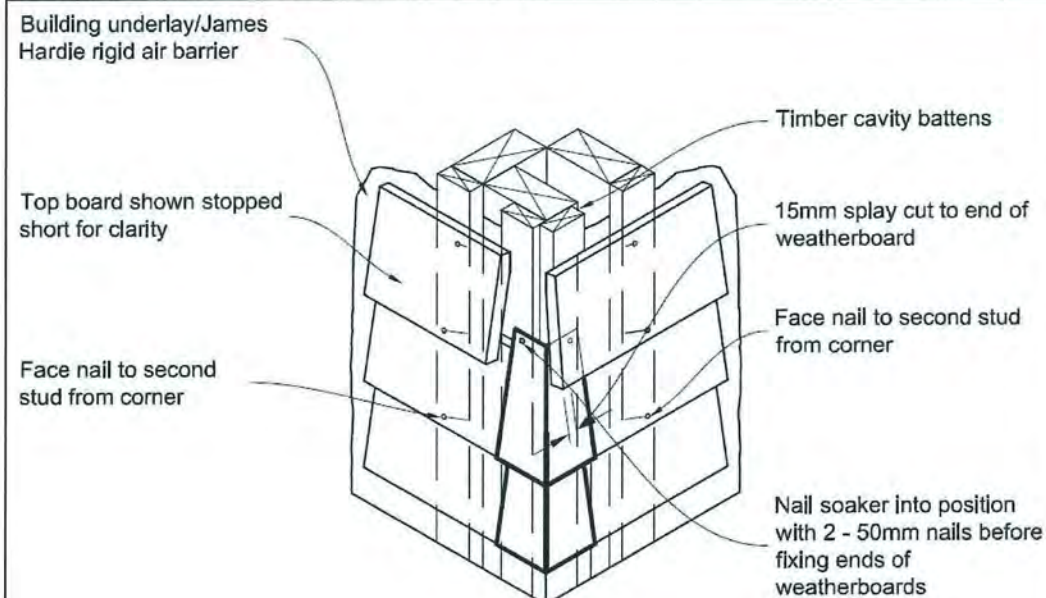
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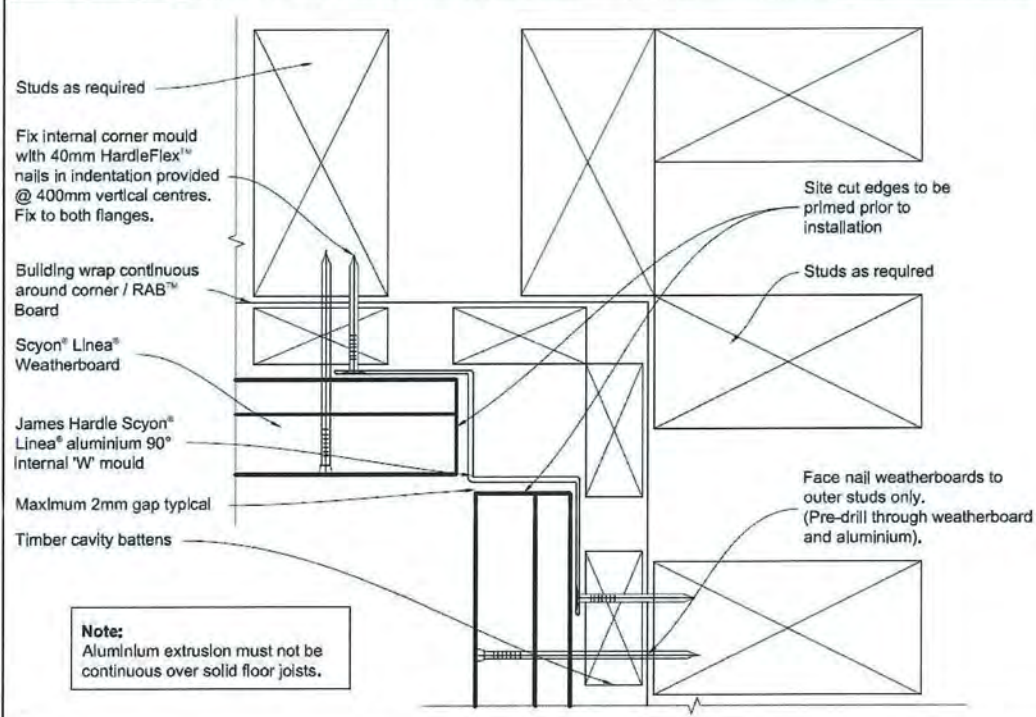
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JH Linea External Corner Soakers

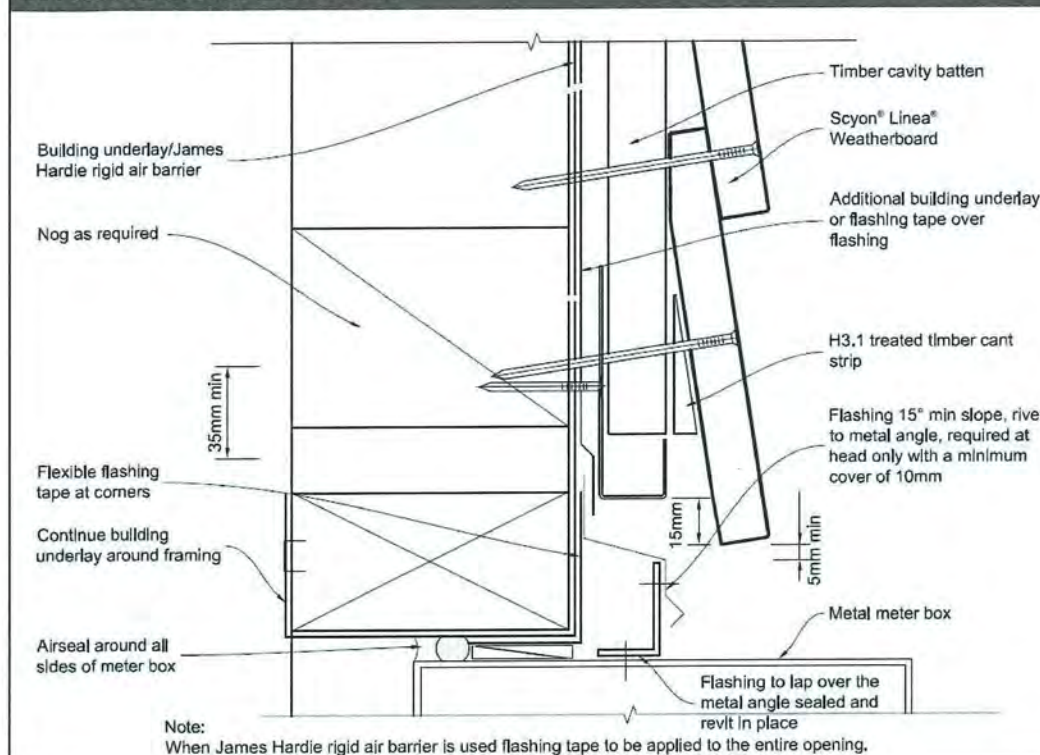


Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

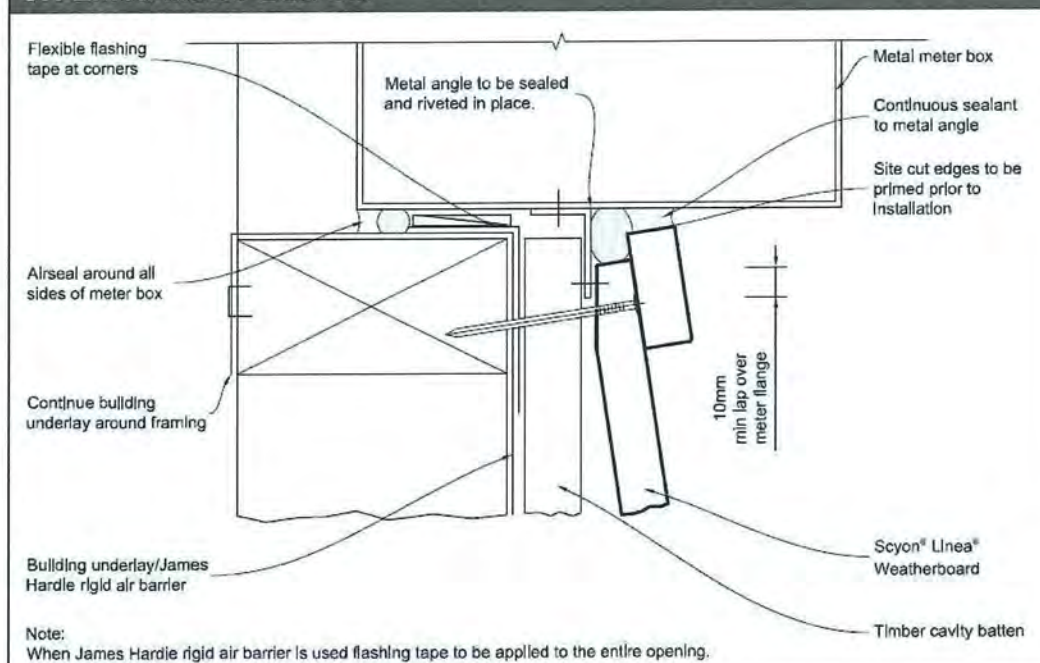
JH Linea 'W' Flashing Internal Corner



JH Linea Meter Box Head



JH Linea Meter Box Sill



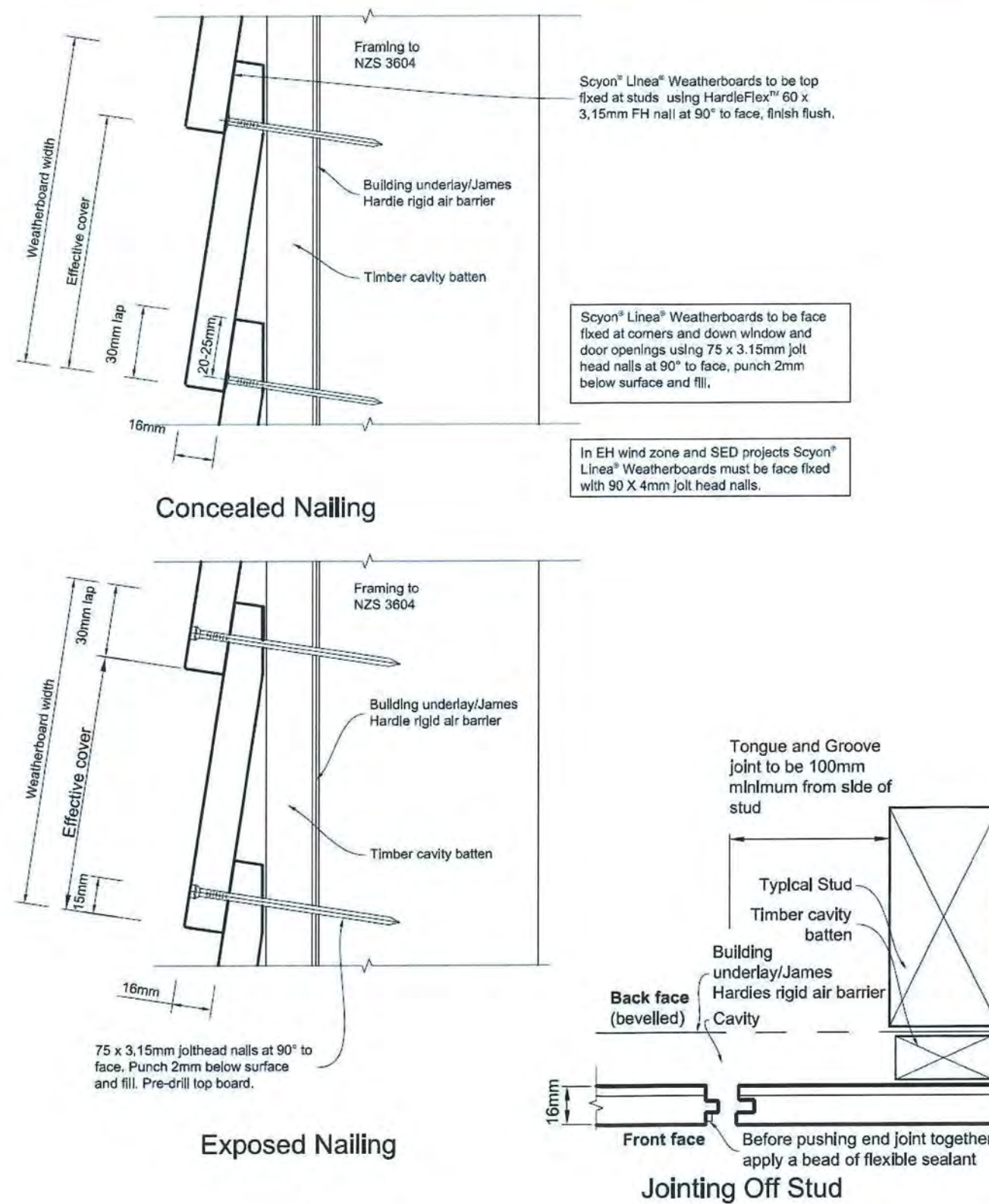
	Internal 'W' Mould 90°	301184	2700 long	Etch Primed Aluminium
--	------------------------	--------	-----------	-----------------------

Client Details :		UBAW461	
Mr Dent & Ms Lott			
Address:		EH174	
11 Matuhi Street			
Waikanae			
Cladding Details		Scale: N.T.S	Sheet no: 22
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		214663	
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Figure 29: Timber cavity weatherboard fixing



Jointing:

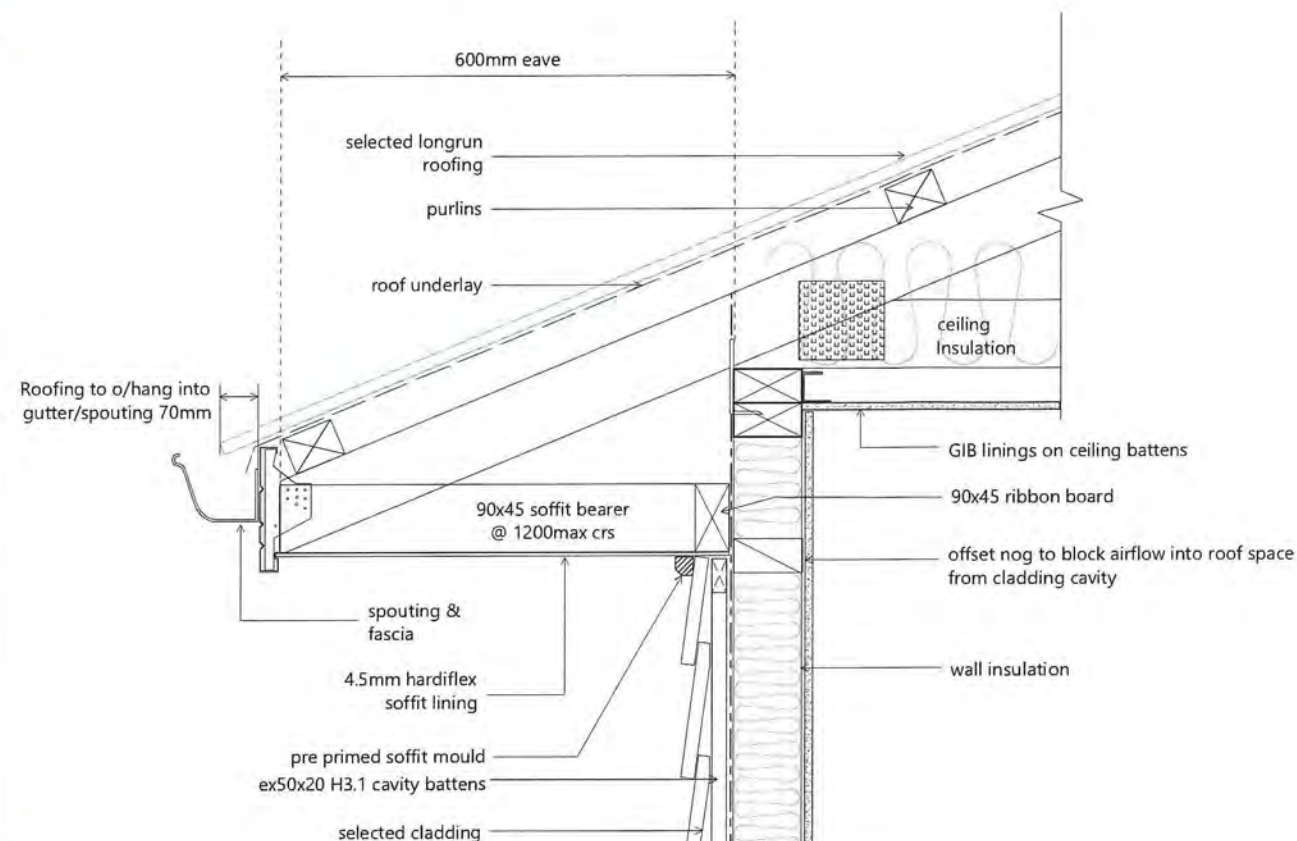
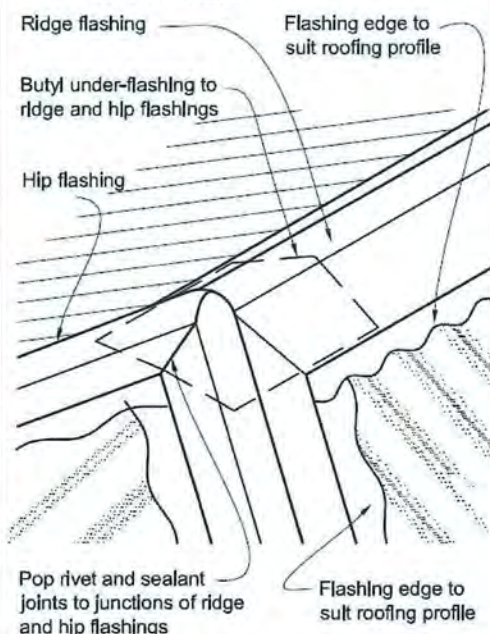
The ends of Scyon Linea Weatherboards are jointed off-stud by means of a tongue and groove joint. Tongue and groove joints may be located centrally between studs but no closer than 100mm from the edge of a stud. The joints must be staggered by 600mm minimum. Sealant must be provided in the tongue and groove joint.

Client Details :				UBAW461
Mr Dent & Ms Lott				
Address:				
11 Matuhi Street				
Waikanae				
Cladding Details				EH174
Scale:	N.T.S	Date:	8/10/2015	Sheet no :
Rev:				23
Drawn:	PM	Check:	N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz
Wind:	High	Earthq:	3	
Exposure:	C	Snow:	N1	

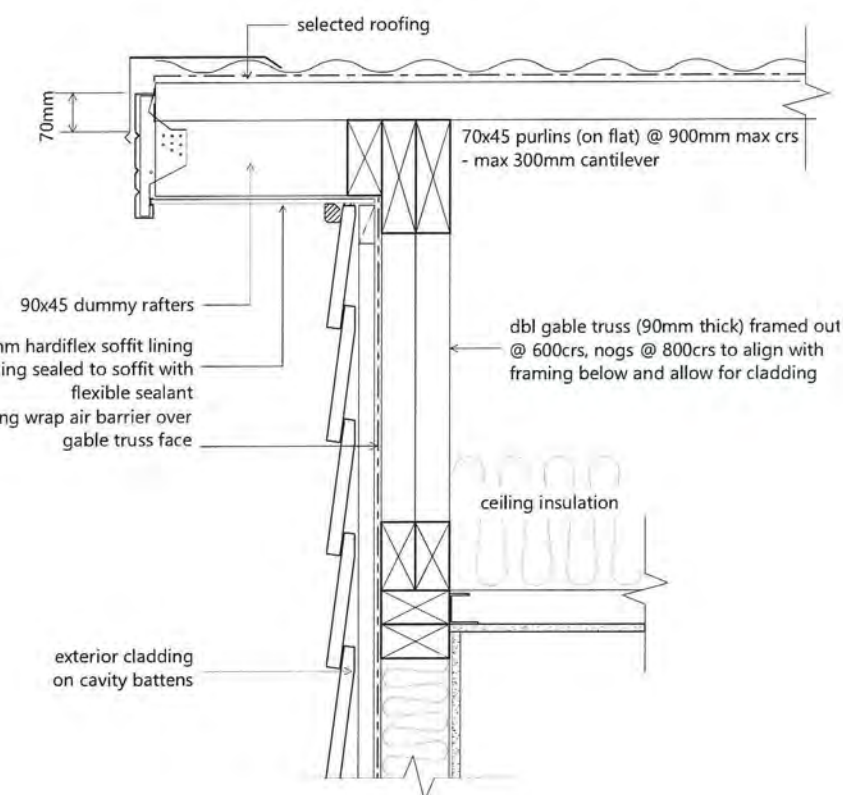
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Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.

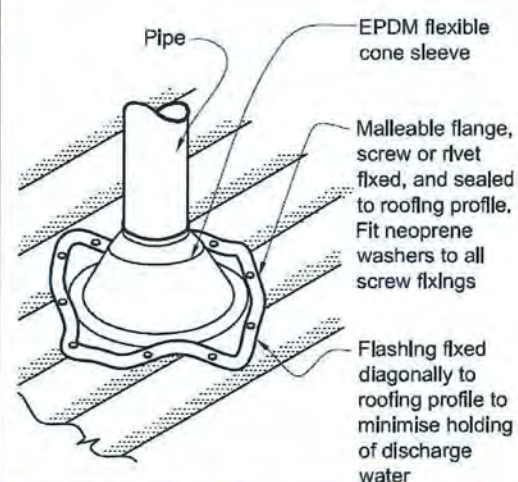


D3 13 Eave/Soffit (Linea)

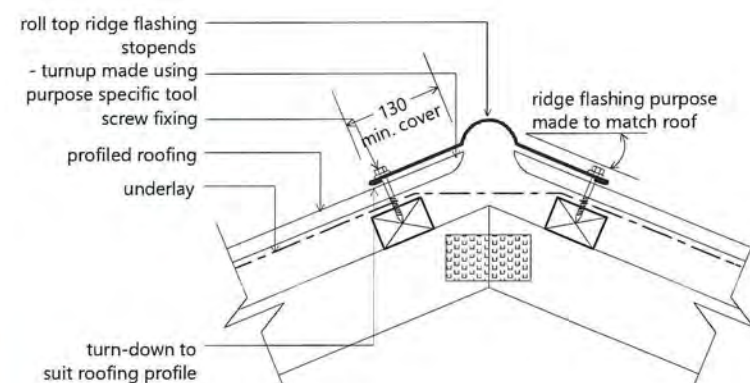


D4 13 Gable Eave (Linea)

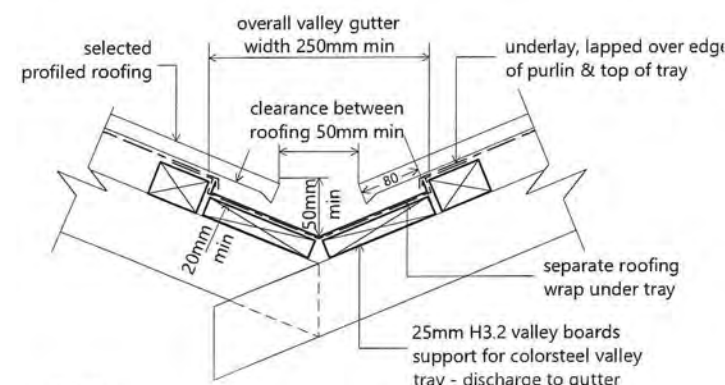
Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.



D5 13 Ridge



NOTE:
valley to be waterproofed in accordance with E2 clause 8.1.6.2 NZ Building Code

D6 13 Valley

Client Details : Mr Dent & Ms Lott Address: 11 Matuhi Street Waikanae				UBAW461		
Roof Details				Scale: 1:10	Date: 8/10/2015 Rev:	Sheet no : 24
Drawn:	PM	Check:	N.Davis			
Wind:	Earthq:	Exposure:	Snow:	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
High	3	C	N1			
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Figure 28: Timber cavity soffit detail

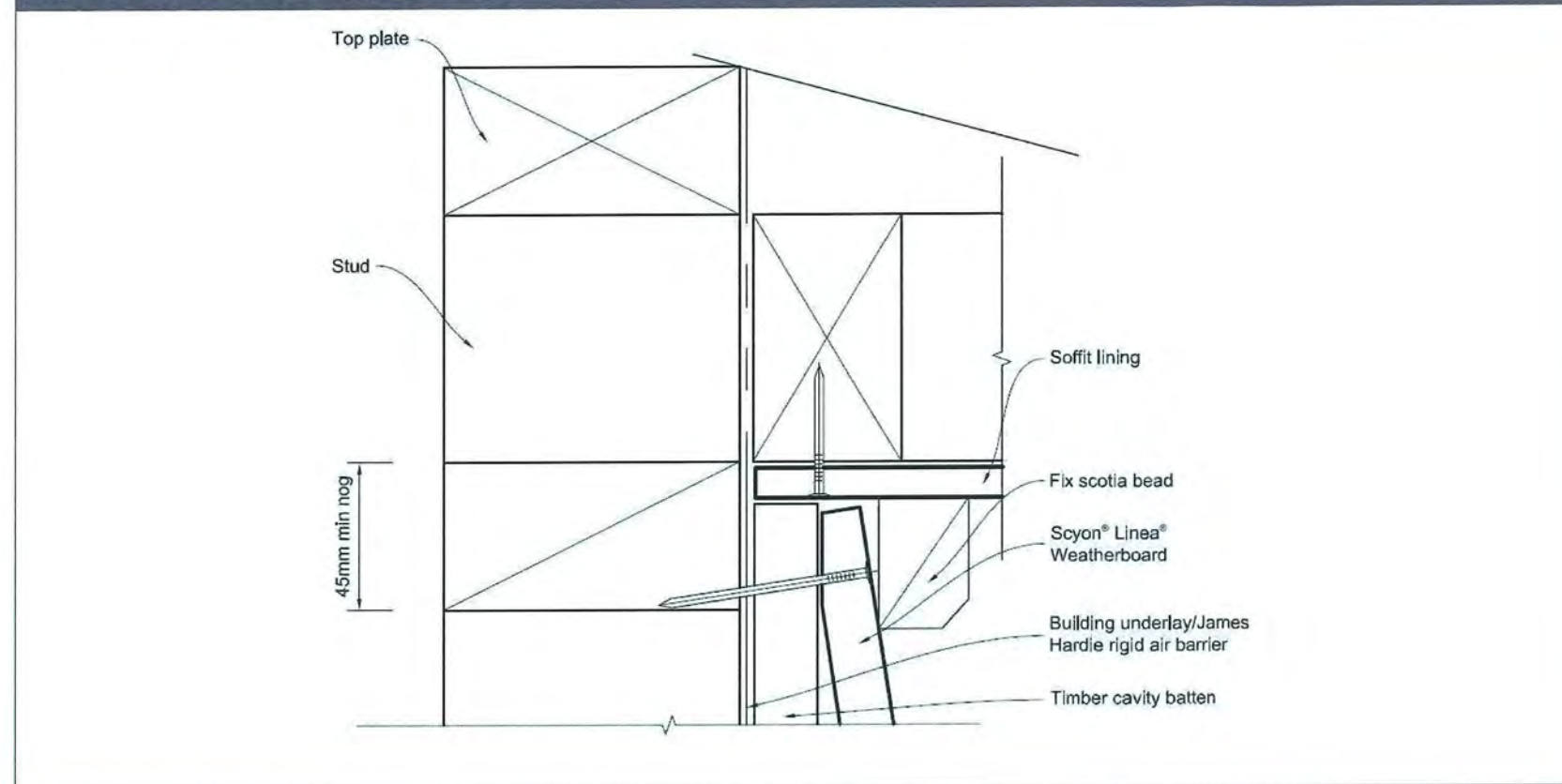
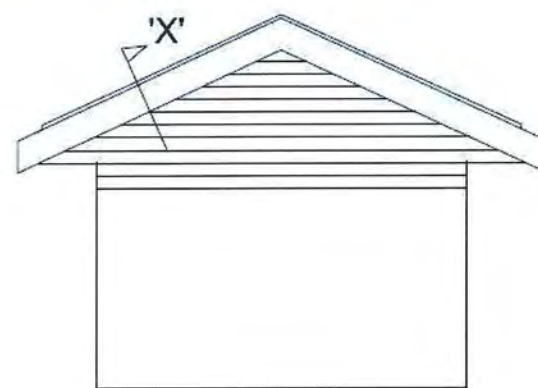
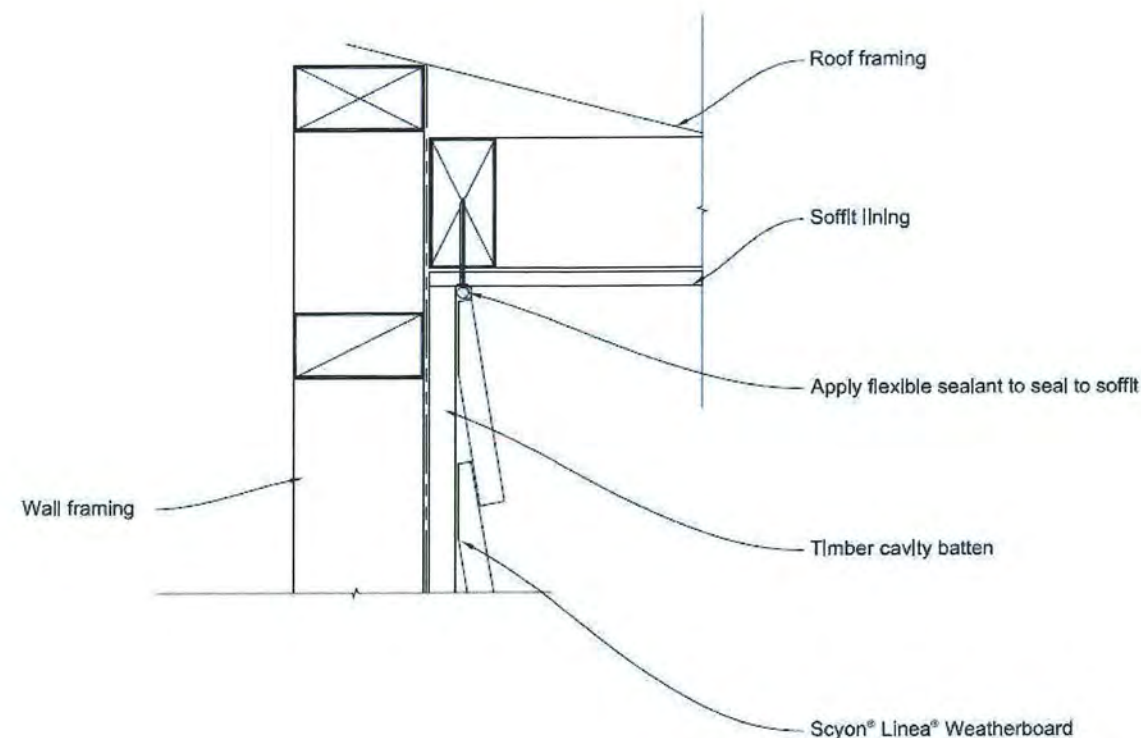


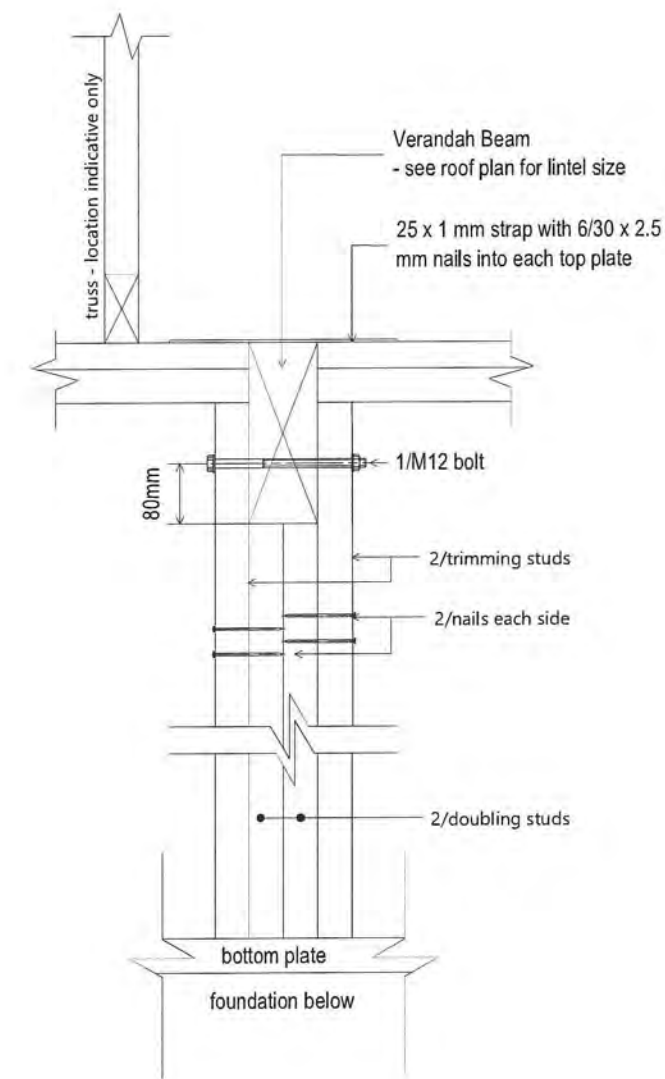
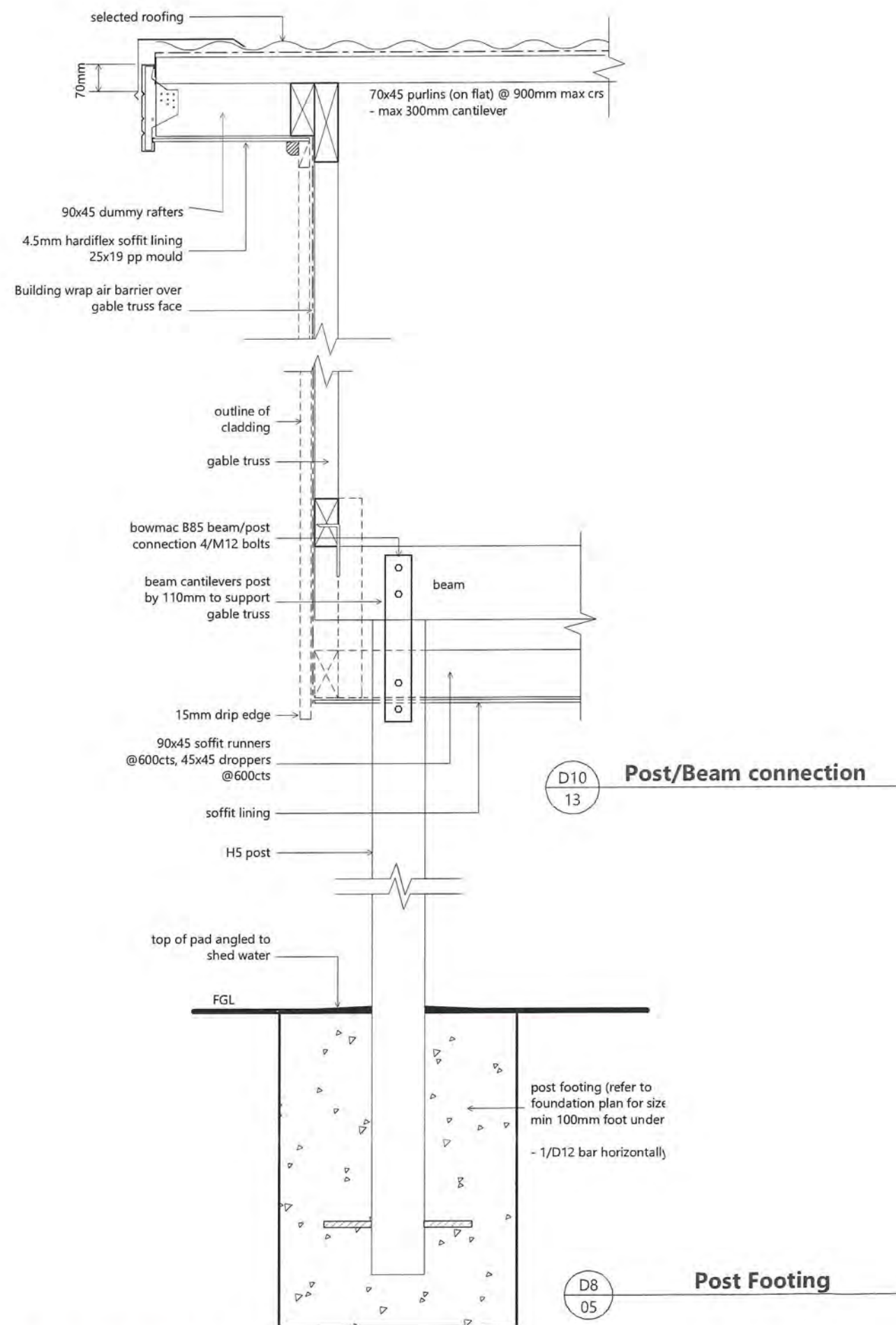
Figure 58: Sloping soffit to weatherboard junction



The Scyon® Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit
Alternatively a scotia can be scribed and sealed to Scyon® Linea® Weatherboard and the soffit lining

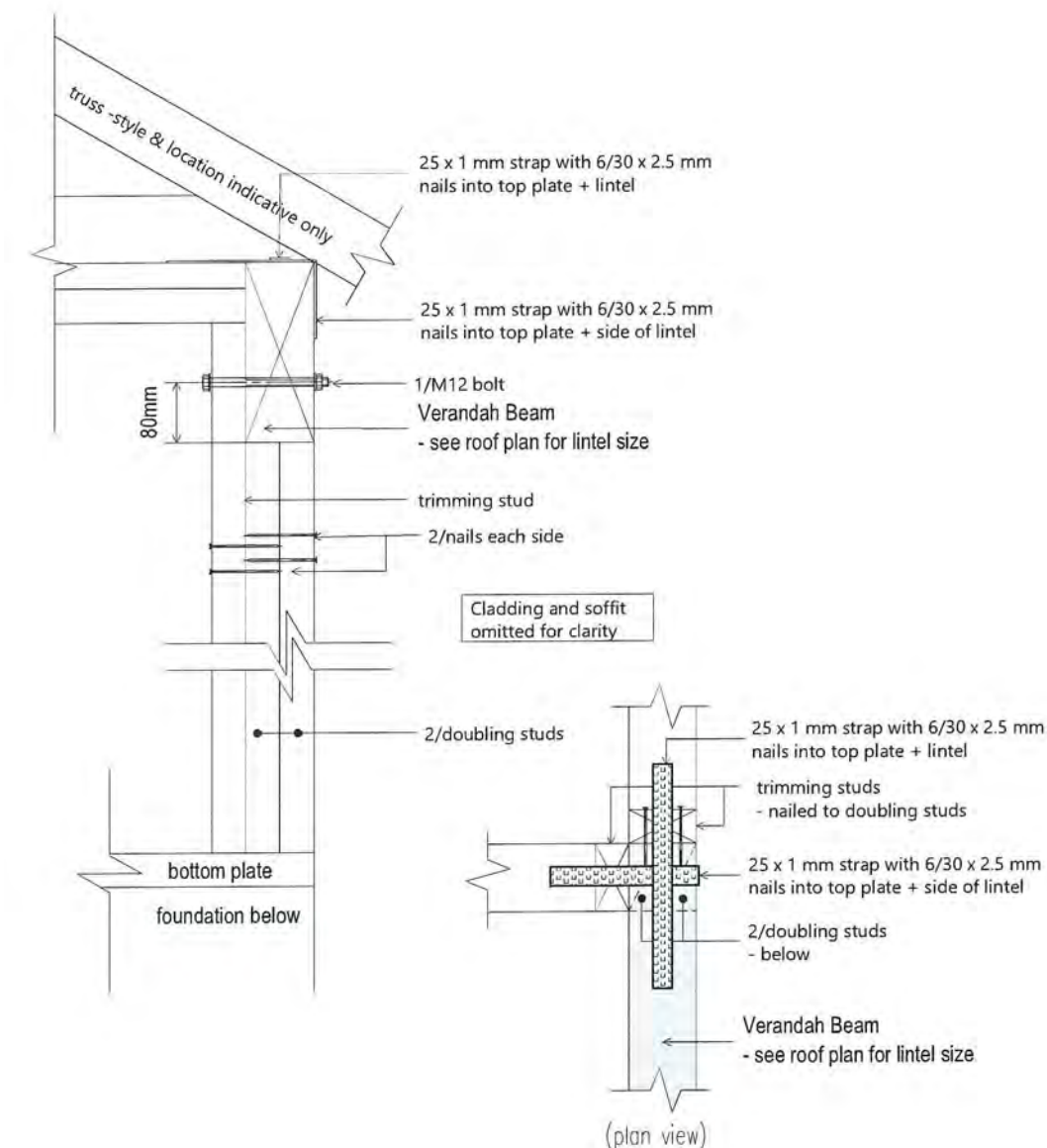
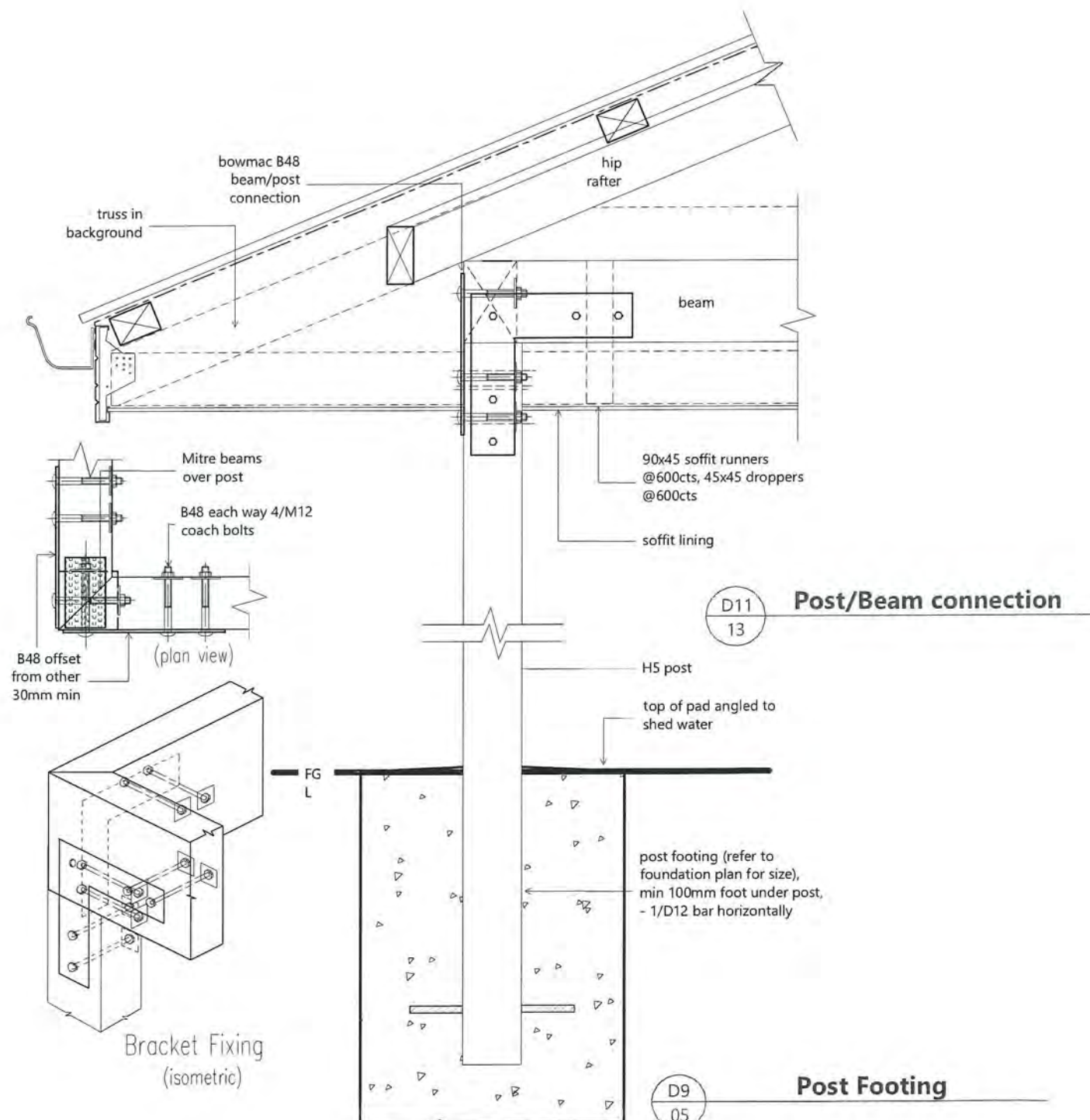


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Address: 11 Matuhi Street Waikanae				EH174		
Roof Details				Scale:	Date: 8/10/2015	Sheet no : 25
				1:10	Rev:	
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz				
Wind: High	Earthq: 3					Exposure: C
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Beam Pocket Detail

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Roof Details				Scale: 1:10	Date: 8/10/2015 Rev: 26
Drawn: PM	Check: N.Davis	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz			
Wind: High	Earthq: 3				
	Exposure: C	Snow: N1			
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Roof Details			Scale: 1:10	Date: 8/10/2015	Sheet no: 27
			Rev:		
Drawn: PM	Check: N.Davis		Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
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