

Building Consent - BC170738



Section 51, Building Act 2004

The Building

Street address of building: 41 Clausen Avenue, Leeston

Legal description of land where building is located: LOT 15 DP 468088

Building name:

Location of building within site/block number:

Level/unit number:

The Owner

Name of owner: R M McLenaghan

Contact person: Robyn McLenaghan

Mailing address: 41 Clausen Avenue, Leeston 7632

Street address/registered office:

Phone number: Landline: Mobile: 0273754456

Facsimile number:

Email address: robyn.lincoln@xtra.co.nz

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

Building work

The following building work is authorised by this building consent:

Solid Fuel Heater

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

building).

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

Conditions

This building consent is subject to the following conditions:

There are no conditions associated with this consent.

Endorsements

Smoke detectors must meet the requirements of F7 sec 3.2.3 and contain a 'hush' facility. Please check existing detectors and replace, if required, prior to the final inspection.

Strap braces must be installed to secure the flue if required in accordance with the manufacturers requirements.

Please ensure any curtains have the facility to be restrained or pulled to the other side of the window to have no impact on the Solid Fuel Heater.

Inspections

The following inspections are required:

- Solid Fuel Heaters

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

- There are no additional attachments for this building consent.

Amy Morgan

Building Control Officer

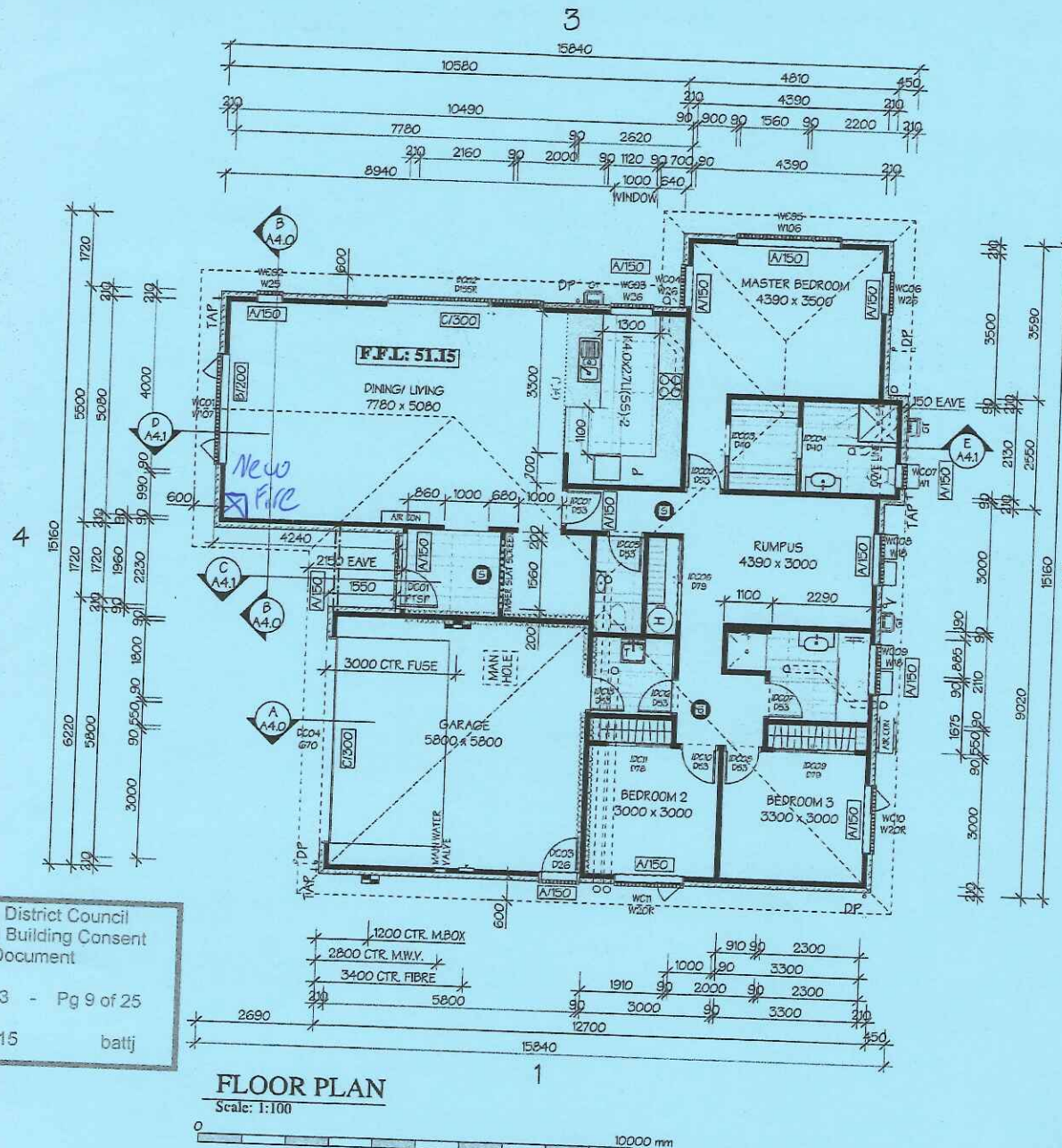
On behalf of: Selwyn District Council

Issue Date: 09 May 2017

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



FLOOR AREA OVER FOUNDATION

192.24 sq m

Floor Height = 2442mm

Perimeter = 65.10 m

Slab Area = 184.09 sq m

Roof Area Over Eaves = 224.01 sq m

Int Wall Length (90) = 68.18 m

Int Wall Length (190) = 1.05 m

Garage Area = 36.47 sq m

STUD SIZES
STUDS HAVE BEEN SIZED USING
3604 : 2011 TABLE B.2 & B.4
-EXT = 90x45 SGB @ 600crrs
-INT LB = 90x45 SGB @ 600crrs
-INT NONLB = 90x45 SGB @ 636 @ 600crrs
-DOUBLE 90x45 TOP FLANG BATTENS
WITH USG METAL CEILING

LINTEL SIZES
ALL LINTELS HAVE BEEN SIZED BY
TRUSS & FRAME MANUFACTURER
UNLESS STATED ON PLAN.
-SGB LINTELS HAVE BEEN SIZED USING
3604 : 2011
-HYONE & HY90 LINTELS ARE SIZED BY
TRUSS MANUFACTURER USING DESIGN
SOFTWARE OR MANUALS.

A/150 = 150 Hy90
B/200 = 200 Hy90
C/300 = 300 HyOne

NOTES:

- ALL DIMENSIONS TO TIMBER FRAMING, NOT TO FINISHED ROOM SIZES
- BATT INSULATION BETWEEN HABITABLE & NON-HABITABLE SPACES
- PROTECTION FOR STEEL FIXINGS & FASTENINGS. FIXINGS & FASTENINGS EXCLUDING NAILS SHALL HAVE ADDITIONAL CORROSION PROTECTION IN ACCORDANCE WITH NZS3604:2011 TABLE 4.1 (F)(a)
- MECHANICAL VENTILATION IN HOUSING REMOVING MOISTURE SHALL BE VENTED OUTSIDE (INCLUDES WET AREAS & COOKER HOODS. REFER TO NZS3604:2011 TABLE 4.1 (F)(a) FOR MECHANICAL VENTILATION TO SOFT. DIA 230 CU M/H INLINE FAN DUCTED TO SOFT.
- SMOKE ALARMS TO COMPLY AND BE INSTALLED AS PER F7/AS1 ALARMS ARE BATTERY POWERED AND HAVE A HUSH FACILITY OF 60 SECONDS. ALARMS MUST BE INSTALLED WITHIN 3m OF ALL BEDROOMS
- JOINTS BETWEEN FIXTURES & WALL LININGS: WHERE BATHS, BASINS, TUBS, OR SINKS ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE & LINING TO BE SEALED TO PREVENT WATER PENETRATION CONCEALED SPACES OR BEHIND LININGS
- SHOWERS ARE ENGLEFIELD TRAY AND LINE DRAINERS. SHOWERS FITTED WITH 6mm MILLIUM REVERSED SAFETY GLASS FRAMELESS PIVOT DOOR WITH TOUGHENED GLASS
- HWC TO HAVE COPPER RELIEF VALVE & DRAIN TO OUTSIDE
- HOT WATER PIPE TO KITCHEN
- DEVELOPED LENGTH > 12m
- NOMINAL PIPE SIZE 15mm
- ALL PIPING POLYBUTYLENE
- INSULATE TO NZBC G12/AS1
- 80mm DIA. ROUND DOWNPIPE, 88 x 137mm GUTTERS
- MULTILINE QUAD GUTTER BY STEEL AND TUBE HAS A CROSS SECTIONAL AREA OF 6250mm²
- 20mm POLY BEHIND ALL RECESSED BOXES
- 25mm REBATE IN SLAB FOR GARAGE DOOR SPONGE FINISH
- IT IS THE BUILDERS RESPONSIBILITY TO CHECK THE GARAGE DOOR REBATE SIZES BEFORE POURING
- MAN HOLE TO BE 600x600 min
- ALL ROOMS WITH METAL CEILING BATTENS NEED TO BE LINKED TOGETHER WITH A METAL STRAP AND EARTHED BACK TO FUSE BOARD.

PLAN KEY:

- METER BOX
- FUSE BOARD
- SMOKE ALARM
- DOWN PIPE
- TERMINAL VENT
- GULLY TRAP
- VINYL FLOOR
- FIBRE BOARD
- GIB CONTROL JOINT

Selwyn District Council
Approved Building Consent Document
BC150843 - Pg 9 of 25
26/06/2015 batlj

FLOOR PLAN

Scale: 1:100

HORNCastle HOMES LTD.

R4379 MOD
Issue Date = Tue, 4 Feb 2014 10:18:26 AM
S. ADAMS 22/04/15
A.ROSS LOT 15-TURNKEY-MILLBRIDGE STG 2-J415VW
AM - VW-17.0.4 for Mac
A25



MODEL

✓ R1500P / R1500L
R1500WS
R1500R(Rural)
R1600

INSTALLATION SPECIFICATION SHEET

These instructions must be used in conjunction with the 'General Installation Instructions' for Masport

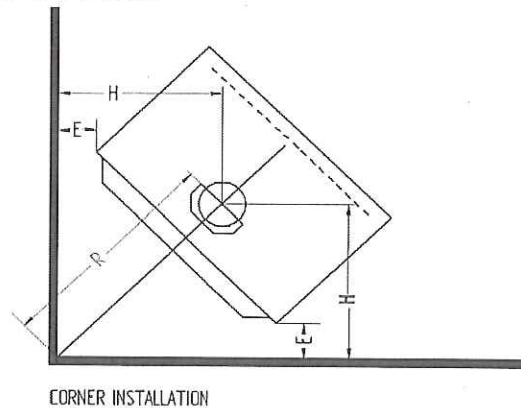
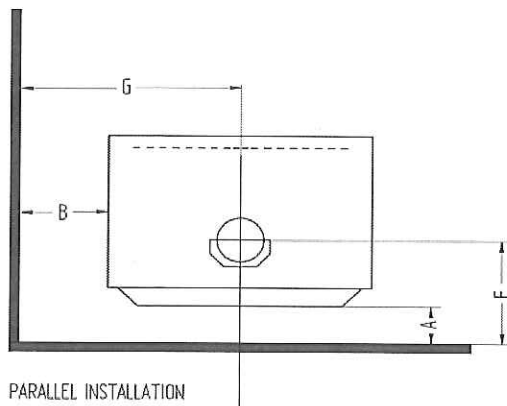
wood fires.

CLEARANCE REQUIREMENTS

This fire has been tested and complies to the Australian/New Zealand Standard AS/NZS 2918:2001 and all installations must be in accordance with the minimum clearances to combustibles indicated in these instructions.

The minimum clearances to combustibles may be reduced if the combustible walls are shielded with an approved non-combustible material. Details of suitable materials and appropriate clearance reduction factors are present in Section 3 of AS/NZS 2918:2001.

POSITIONING YOUR FREE-STANDING WOODFIRE



NEW ZEALAND

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
R1500P / R1500L R1500R / R1600	MASPORT/LOGAIRE DOUBLE SKIN S/S POLISHED	110	290	55	285	590	382	541
R1500WS		110	290	100	285	590	427	604

AUSTRALIA

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
R1500 R1600	FLOMET UNIVERSAL FLUE SYSTEM	150	245	115	377	545	442	624
	FLOMET FLUE + MASPORT DOUBLE SKIN SHIELD	30	285	80	257	585	407	575
	AIR-GROUP SPECIAL INSULATED FLUE KIT *	40	310	140	267	610	467	660

§ Valid only when the room walls are at 90° to each other.

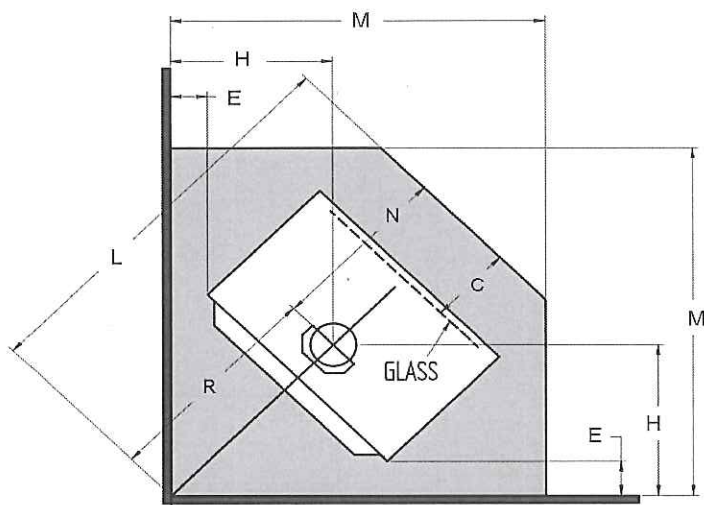
‡ Note: Clearances are for fire hazard only. For durability of finishes or surfaces you should contact the relevant manufacturer for their specification. Masport accepts no responsibility for the deterioration of surfaces or finishes.

* Air-Group Special Insulated Flue Kit is same as AHD Special Insulated Flue Kit

PRT. NO.	593791
DATE:	19.03.2014

FLOOR PROTECTORS (Hearth) REQUIREMENTS CORNER INSTALLATION

MINIMUM FLOOR PROTECTOR DIMENSIONS IN mm



DIMENSIONS IN THE TABLE ARE VALID ONLY WHEN THE FIRE IS EXACTLEY AT ITS MINIMUM ALLOWABLE WALL CLEARANCE.

NEW ZEALAND

MODEL	Flue Shield	Floor Protector Distance above Floor	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
R1500P / R1500L R1500R/R1600	LDS	ANY	300	55	382	1091	956	550	541	ASH
R1500WS	LDS	ANY	300	100	427	1154	1001	550	604	ASH

LDS = MASPORT / LOGAIRE DOUBLE SKIN S/S POLISHED 1200mm HIGH

AUSTRALIA

MODEL	Flue Shield	Floor Protector Distance above Floor	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
R1500 R1600										
	FUF	ANY	300	115	442	1172	1013	548	624	ASH
	FUL	ANY	300	80	407	1123	978	548	575	ASH
	AGA	ANY	300	140	467	1208	1038	548	660	ASH

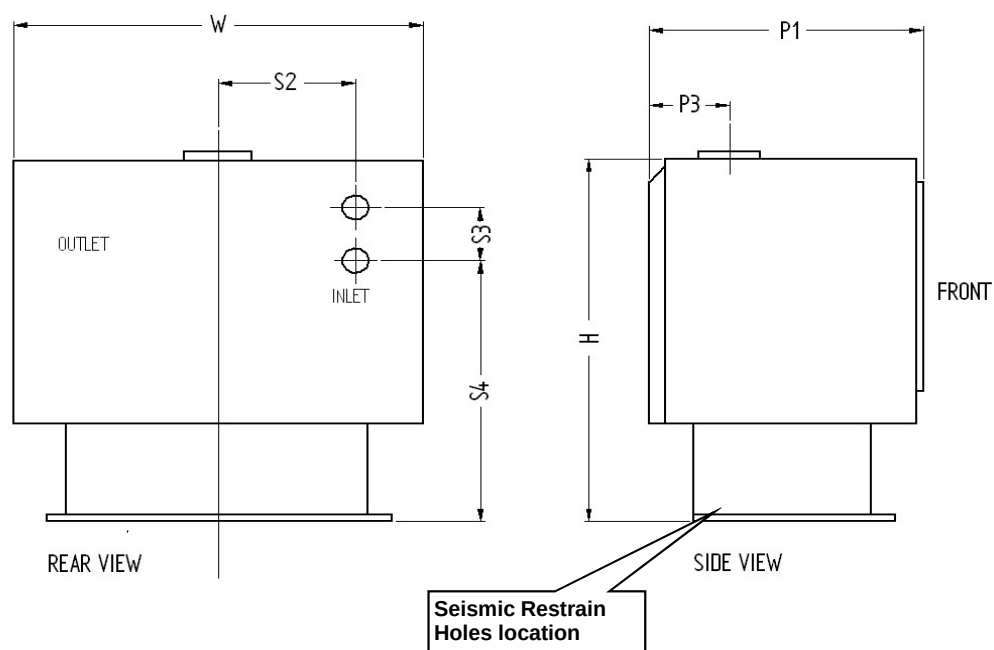
FUF = FLOWMET UNIVERSAL FLUE SYSTEM

FUL = FLOWMET UNIVERSAL FLUE WITH MASPORT/LOGAIRE DOUBLE FLUE SHIELD

AGA = AIR GROUP/AHD SPECIAL INSULATED FLUE KIT WITH 900mm S/S REFLECTOR SHIELD

AFP = ASH FLOOR PROTECTOR

FREE STANDING FIRE DIMENSIONS

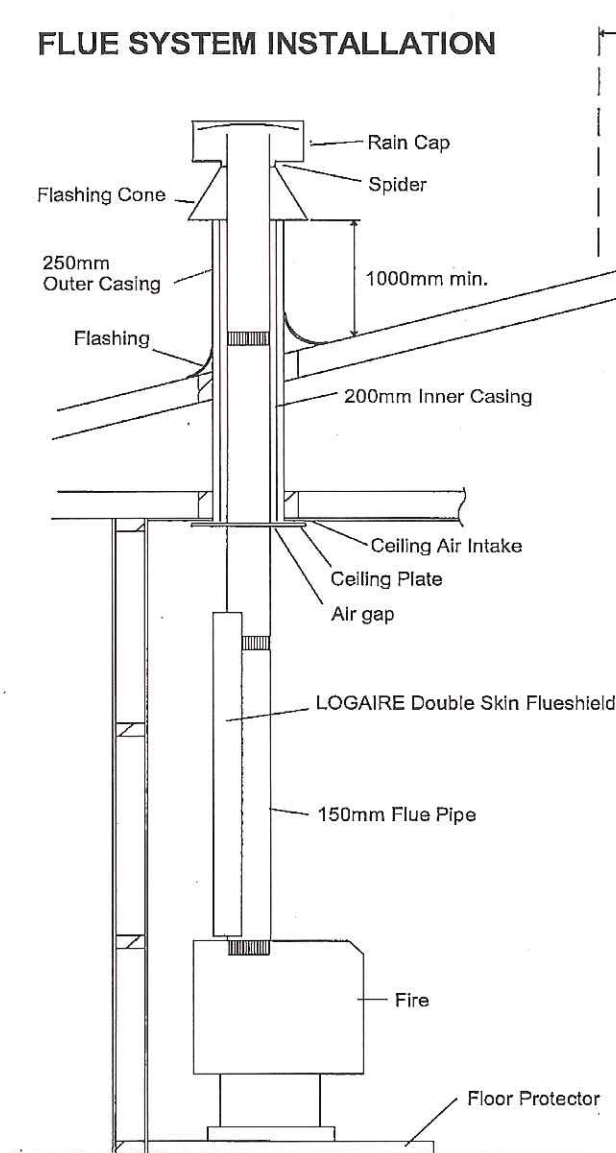


MODEL	P1	P3	H	W	S1	S2	S3	S4
R1500P/R1500P NZ	439	175	658	600	-	184	164	354
R1500WS NZ	439	175	743	600	-	184	164	439
R1500R NZ	439	175	658	600	-	184	164	354
R1600 NZ	439	175	658	600	-	184	164	354
R1500 AU	491	227	658	600	-	184	164	354
R1600 AU	491	227	658	600	-	184	164	354

Seismic Restrain - In New Zealand and some part of Australia, it is required that the wood fire and floor protector are secured to prevent shifting in the event of an earthquake. This is best done by fastening the wood fire right through the protector to the floor, using two screws not less than 12 gauge or the equivalent size of coach bolts or toggle fasteners.

THIS FLUE INSTALLATION DIAGRAM BELOW IS VALID FOR NZ INSTALLATIONS ONLY.
FOR INSTALLATIONS IN AU PLEASE REFER TO SPECIFIC FLUE INSTALLATION SPECIFICATIONS
SUPPLIED BY FLUE MANUFACTURER.

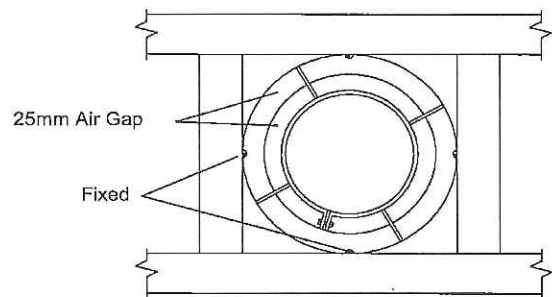
FLUE SYSTEM INSTALLATION



Installation shown complies with AS/NZS 2918:2001. If a flue exits out of the roof within 3 meters from the ridge, the outer shield height shall be not less than 600mm above the ridge. If the flue exits further than 3 meters out from the roof ridge then it must project at least 1000mm above roof penetration. This dimension may need increasing to ensure that the top of the flue is at least 3 meters away from the roof or other obstructions when measured horizontally.

The flue pipe shall extend not less than 4.6m above the top of the floor protector. Due to factors such as roof pitch, predominant winds, nearby obstructions (ie. trees, buildings), and fire placement, flue lengths and hats/cowls may vary.

CEILING PENETRATION PLAN



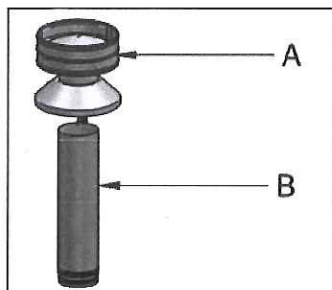
Above plan is valid only for flue manufactured by Glen Dimplex New Zealand Ltd or Sheetmetal Fabricated Products Ltd, Auckland, New Zealand. For other products, use specific flue installation specifications supplied by the manufacturer.

FLUE SYSTEM INSTALLATION 150mm

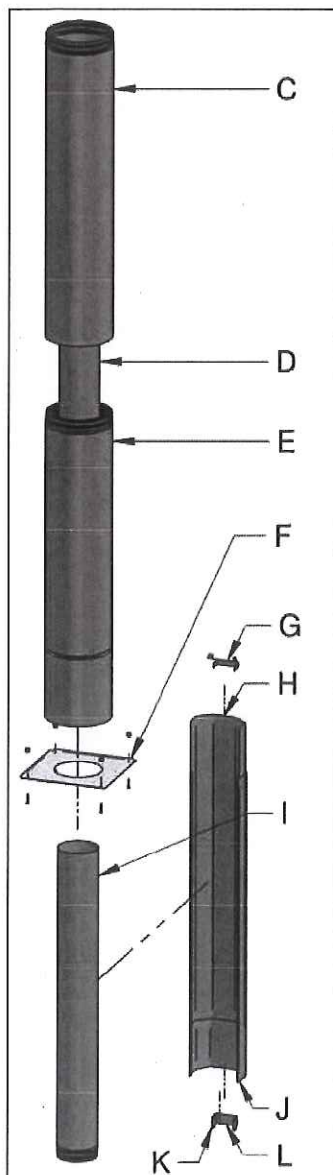
GDFLU012M

Free Standing Flue Kit 150 with Combination Cowl

(With 1200mm long Outer Slip Extension & Double Flue Shield)

ROOF TERMINATION
KIT 951909

STARTER KIT 951902



- A 1 X 150mm Anti Down Drought Combination Cowl
- B 1 X Flue Pipe 150mm x 600mm - 50mm to Swage, SS
- C 1 X Outer Slip Casing - 253mm x 1200mm - Galv.
- D 1 X Flue Pipe 150mm x 1200mm - 50mm to Swage- SS
- E 1 X Flue Comb. Casing- 200/250/1200 -Galv.
- F 1 X Ceiling Plate 150mm (345 X 345) - SS
- G 1 X MFI Flue Shield Top Bracket
- H 1 X MFI Flue Shield Inner
- I 2 X Flue pipe 150mm x 1200mm- 38mm to Swage- SS - VHT
- J 1 X MFI Flue Shield Outer
- K 1 X MFI Flue Shield Bottom Bracket (Convection)
- L 1 X MFI Flue Shield Bottom Bracket (Radiant)
- 4 X Ceiling Plate Ceramic Spacers
- 4 X Screw—521651

This flue kit has been tested and complies to AS/NZS 2918:2001, Appendix F test.

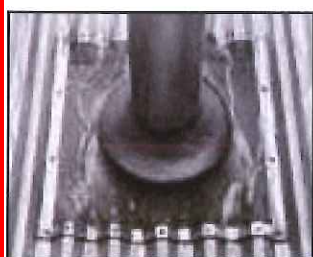
Dektite Soaker

The perfect flashing for all tray roofs

- ✓ The large base of the Dektite Soaker dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.
- ✓ Dektite Soakers are ready to use straight from the box.
- ✓ Engineered to eliminate daming.
- ✓ Faster to flash than old fashioned methods.
- ✓ The unique corrosion resistant aluminium flange is ideal for low pitch and deep profile roofs, providing a positive leak-proof seal.
- ✓ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

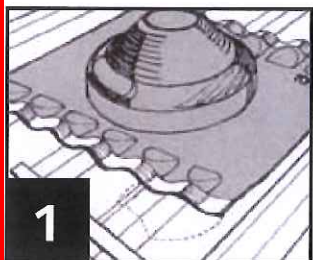
IMPORTANT:

For any pitch above 40° do not cut below the first three sizing ribs on the 603, 605 and 606

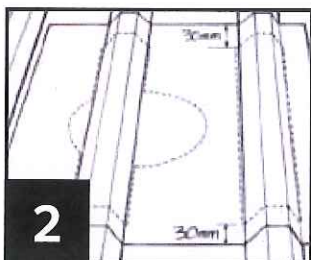


Code	Base (mm)	Pipe (mm)	Pitch	Pipe (mm)	Pitch
DF 602	410 x 360	75-160	0-60°		
DF 603	485 x 460	114-165	0-60°	114-255	0-40°
DF 605	708 x 635	250-358	0-60°	250-410	0-40°
DF 606	1006 x 905	380-470	0-60°	380-610	0-40°

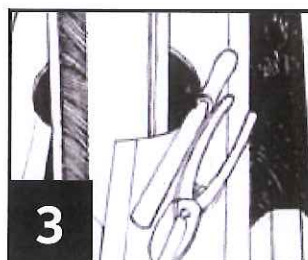
Installation Instructions:



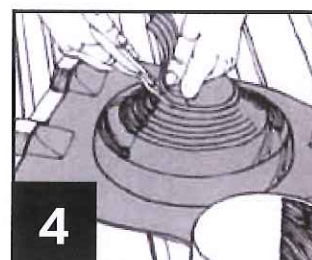
1 Mark position of pipe on roofing sheet, centre Dektite Soaker over mark ensuring word "top" is towards highest part of roof, and form Dektite Soaker flanges to roof profile.



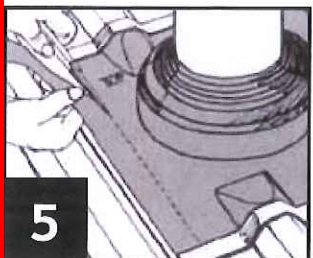
2 Mark ribs or corrugations to be removed to allow adequate drainage around cone. Allow at least 30mm all round to fasten Dektite Soaker's aluminium strips to roofing sheet.



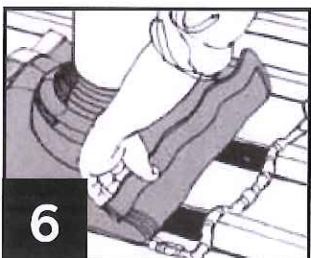
3 Cut out marked portions of roof, filing away sharp edges and install pipe securely in place. Where required, support cut sections of sheet with additional framing to support base.



4 Trim Dektite Soaker cone to suit pipe size with sharp tin snips and slide down pipe using water as lubricant.

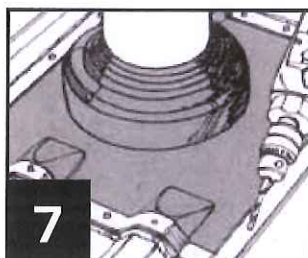


5 Form Dektite Soaker base into contours of roofing sheet, positioning loose strips on either side of cone in best position to ensure drainage of pan or tray. Trim excess EPDM from outside of loose strips. Trimming should be considered prior to cutting of the roof sheet.



6 Apply a generous bead of neutral-cure silicone sealant to underside of Dektite Soaker base along entire perimeter. The following silicones have been trialled:

- OCI Roof & Gutter N-192
- Selley's roff & Gutter
- Bostik Findley Roof & Gutter
- Dow Corning 791
- Sikasil AP Multi Purpose



7 Fasten flashing to roof using washered self-drilling screws or sealed rivets, ensuring Dektite Soaker forms flat trough for water run-off. Fix integral aluminium strips from centre outwards before attaching loose strips provided.

