

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Dhillpotts

CONSENT NO: 121287

AGENT: Ace High Plumbing

COMPLEXITY: R1

	PLANNING REVIEW COMPLETE	BUILDING CONSENT ON HOLD FOR F.I.	BUILDING CONSENT OK TO ISSUE	BUILDING CONSENT REFUSED	STAT DAYS AT ISSUE (to be completed by processor*)	FORMALLY RECEIVED DATE
DEADLINE DATE			9.8.12		3 days.	
INITIAL & DATE			27-7-12		If 18+ days processor to hand to Customer Services for invoicing	

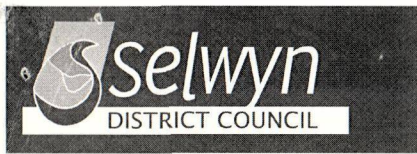
TYPE OF WORK (Intended use): SFH

	INITIAL	&	DATE
PREVIEWED BY:	DJ		12/7/12
LOADED BY:	DS		25.7.12
BC COPIED & COMPILED BY: (Including attachments)			

COMPLIANCE SCHEDULE NO: R _____
(if applicable)

*Reason for statutory timeframe not being met – to be completed by processor (if applicable)

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.



Residential PIM / Building Consent
Application Checklist Form 2 (R)
(in conjunction with Form 2)

PROJECT NO:

121287

COMPLEXITY:

R1

DATE RECEIVED:

23-7-12

Project address: 24 BROAD ST SOURBURY

NB: The following is required on application in sufficient detail to show compliance with aspects of the District Plan and the New Zealand Building Code. Please complete this checklist in FULL.

Additional information may be requested during processing of the application.

Supplied

N/A

Council

PIM

Application Form 2: COMPLETED and signed (ensure mandatory fields are completed)

Plans and specifications:

- 2 copies of plans and specifications
- 3 copies of relevant plans and specifications for amendments
- PIM only - 1 copy only of: Site plan, floor plan and elevations

Application fee: (GST Incl)

- \$ 200.00 for PIM only (additional \$15.00 for title search if required)

Deposit:

- \$1,200.00 (combined PIM and Building Consent application)
- \$1,000.00 for projects over \$15,000.00
- \$ 200.00 for amendment

Fixed fees: - (to be paid at time of lodgement)

- \$ 350.00 for Solid Fuel Heater freestanding (1 inspection only)
- \$ 500.00 for Solid Fuel Heater inbuilt (2 inspections only)
- \$ 550.00 minor works up to \$5,000.00 (e.g. solar water, sewer connection, demolition, minor alterations - 1 inspection only and no PIM) (additional \$15.00 for title search if required)
- \$ 680.00 minor works between \$5,000.00 - \$15,000.00 (e.g. farm buildings, garages, decks - 2 inspections only and no PIM) (additional \$15.00 for title search if required)

Fixed fees: If the amount of staff time allocated is exceeded by more than 30%, the excess time and cost will be charged.

Certificate of Title:

- Recent search copy less than 6 months old, or a sale and purchase agreement if title is not in the applicant's name. A subdivision scheme plan is required for a new site where title is not yet available (if searched by SDC, a \$15.00 title search charge will apply)

Site Plan: - showing:

- All new and existing buildings and swimming pools in relation to all buildings and boundaries
- Legal and notional boundaries (existing and proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned
- Any heritage buildings / trees or archaeological site information known
- Building and site areas (including floor areas (m²) for all floors)
- Vehicle access, crossing location, manoeuvre, parking area
- Any hard-standing (sealed or concrete) areas with proposed drainage
- Any significant trees on the site

Outline Floor plans (for all floors)

Outline Elevations

Outline Cross Sections: (if required to show recession plane / daylight plane and height compliance)

----- STOP HERE IF THIS IS A PIM ONLY APPLICATION -----

SEE PAGE 2 FOR BUILDING CONSENT

(in addition to the above application information)

For BCA Use only: (Please complete if PIM only, otherwise BCA staff to sign page 2)

This application is accepted / declined as all relevant information has / has not been supplied

Signed: _____

Name: _____

Supplied	N/A	Council
----------	-----	---------



This application is accepted / declined as all relevant information has / has not been supplied

s / has not been supplied

Form 2 (R) – Version: 10

Page: 2 of 2

Solid Fuel Heater (Wet/Dry) Processing Sheet

Property File Information Considered:					YES / NO
PIM Information Considered:					YES / NO
EQ:	SNOW:	WIND:	CORROSION:	ALTITUDE:	
GROUND:					BC No. 121287

Clause	Non	Compliant	Compliant	N/A	Means of compliance	Comments
Building Act 2004 Sections						
28 Cases Involving Bans				✓		
46(3) NZ Fire Service Commision				✓		
67 Waivers or Modifications				✓		
71-74 Building on Land Subject to Natural Hazards				✓		
75 Building on Two or More Allotments				✓		
112 Alterations to Existing Buildings			✓			install new SFH + connect to exist HWS system
113 Specified intended life				✓		
114 Change of use				✓		
118 Access & Facilities for persons with disabilities to and within Buildings				✓		
New Zealand Building Code Handbook						
A1 Classified Use		✓			NZBC	DETACHED DWELLING SFH.
B1 Structure		✓			NZBC	
Solid Fuel Heater		✓				burn 1600 #111500 ECAH.
Hearth/Slab		✓				seismic restraints
Chimney		✓				the details OK
B2 Durability		✓			NZBC	
Durability applications		✓				
Generic materials		✓				
C1 Outbreak of Fire		✓			NZBC	
Heat transfer		✓				clearances available
C2 Means of Escape		✓			NZBC	
Escape Path Lengths.(24m max)		✓				< 24m okay
C3 Spread of Fire		✓			NZBC	
C4 Structural...		✓			NZBC	
D1 Access Routes		✓			NZBC	
D2 Mechanical...			✓		NZBC	
E1 Surface Water			✓		NZBC	

E2 External Moisture	☒	☒			
Chimney flashings	☒	☒			no flashing details provided
E3 Internal Moisture			☒	NZBC	deplete soaker to be installed
F1 Haz Agents		☒		NZBC	none known
F2 Haz Bldg Materials			☒	NZBC	
F3 Haz Substances			☒	NZBC	
F4 Safety from...			☒	NZBC	
F5 Construction		☒			low risk building site -
F6 Visibility in escape routes			☒		
F7 Warning Systems		☒		NZBC ASI	
Location		☒			
F8 Signs			☒	NZBC	
G1 Personal Hygiene			☒	NZBC	
G2 Laundering			☒	NZBC	
G3 Food Prep...			☒	NZBC	
G4 Ventilation			☒	NZBC	
G5 Interior...		☒		NZBC	
Temperature Control		☒			adequate space for movement
G6 Airborne...			☒	NZBC	
G7 Natural Light			☒	NZBC	
G8 Artificial Light			☒	NZBC	
G9 Electricity			☒	NZBC	
G10 Piped Services			☒	NZBC	
G11 Gas...			☒	NZBC	
G12 Water Supply (Wet Back)		☒			
Requirements for hot water system		☒			existing wet back
Materials and installation		☒			existing wet back
G13 Foul Water			☒	NZBC	
G14 Industrial			☒	NZBC	
G15 Solid Waste			☒	NZBC	
H1 Energy Efficiency (Wet Back)		☒			
Insulation Wet back		☒			existing
Hot water system		☒			

Any additional comments should be recorded on the Additional Comments form (T-03 - PS-07), which complements the T-03 PS series of processing sheets. Sufficient detail must be given on the Additional Comments form to enable cross-reference between this processing sheet and the additional comment provided, including the date, building consent number and clause item referred to.

If extra pages are used to record additional comments, state the number of extra pages here: _____

Ok to proceed with further information requested

signed: / /

Ok to proceed with issuing building consent

signed: 27/7/12

Reviewed / Supervision

signed: / /

Building Consent**121287****Section 51, Building Act 2004**

Street address of building: 24 Broad Street, Southbridge
Legal description: LOT 74A DP 44
Valuation number: 2417010200
Rapid number:
Building name:
Building location on site:
Level/unit number:

Name of Owner: J W & S B Philpott

Applicant/Agent: Ace High Plumbing
Contact person: Graeme Lackersteen
Mailing address: 551 Leeston Dunsandel Road, RD 2, Leeston 7682
Street address/registered office:
Phone number:
 Landline: 021 454 864
 Mobile:
 Daytime:
 After hours:
Facsimile number:
Email address:
Website:

The following building work is authorised by this building consent:

Description: Solid Fuel Heater
Intended Use: Installation of Osburn 1600 Freestanding Solid Fuel Heater, Wet
Estimated Value: \$3,500

Building Consent 121287

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.

This Building consent is invalid unless work has commenced within 12 months from the date of issue (section 52 of Building Act 2004).

A Code Compliance Certificate must be applied for as soon as building work is completed (section 92 of Building Act 2004).

Note:- Where conflict may occur between plan/specification information and/or any other specific instruction in application documentation, the applicant and/or designer is to note that the Schedule confirming the method of compliance with the NZ Building Code **will always be the prime default control for Council.**

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require an Amended Building Consent application to be made.

Booking Inspections

1. The Building Consent Authority, is to be advised that the work is ready for inspection at least 1 clear working day before that inspection is required. Please note this may not guarantee an inspection at the desired time if an inspector is not available at that time.
2. All inspections are to be booked by phoning 03 347 2839 between the hours of 8:30am and 5:00pm.
3. The complete set of Approved Building Consent documents (including stamped plans and specifications) **MUST** be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is subject to the following:-

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

Solid Fuel Heater

Hot water reticulation valving.

Flue clearances, hearth and fire place fixing down.

Smoke alarm installation.

When the final inspection has been carried out and all building work approved, the Code Compliance Certificate can be applied for (The Code Compliance Certificate is invoiced separately with any additional costs if applicable).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

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

Nil

Other Approvals Required

The following other approvals/authorisations are required:

None known



Signature

31 JUL 2012

Date of Issue/Granting

Barbara Dillon

Building Control Officer

On behalf of: Selwyn District Council

Ace High Plumbing
 551 Leeston Dunsandel Road
 RD 2
 Leeston 7682

Attn: Graeme Lackersteen

GST Number: 53-113-451
Invoice Date: 31/07/12
Customer No: BC121287
Order No.

Tax Invoice 25579

Quantity	Description	Rate	Amount
	121287 : 24 Broad Street, Southbridge Solid Fuel Heater Owner: J W & S B Philpott		
	Administration/Processing/Inspections		350.00 *
			\$350.00
	(* Incl GST \$45.65)		
	Cash Received		350.00CR

Total incl. GST \$0.00

Once we have received the balance of the fees owing on this consent, it may then be uplifted or mailed as requested.

Building consent is not valid until fees are paid in full.

** These levies are collected on behalf of these agencies **

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Ace High Plumbing
 551 Leeston Dunsandel Road
 RD 2
 Leeston 7682

Customer No.: BC121287
Invoice No.: 25579
Total Due: \$0.00

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your invoice number in the particulars field, and your customer number in the code field.



SCANNED

RECEIVED

23 JUL 2012

120723056



For Official use

Project Number:

121287

Date Received:

23.7.12

Application for Project Information Memorandum and/or Building Consent (Form 2) Section 33 or section 45, Building Act 2004

Items marked * are mandatory for all applications. Complete this form in BLOCK CAPITALS using BLACK or BLUE ink.

1. Type of Application

I request that you issue a*:

(Tick one box only)

for the building work
described in this
application

☐ Project Information Memorandum (PIM) only

☒ Building Consent only OR ☐ Amendment to Building Consent:

☐ Building Consent including PIM

☐ Exemption from the need for Building Consent (e.g Marquee. Refer Schedule 1 of BA04)

2. The Building

Valuation Roll Number:

2417010200

Street Address*:

24 Broad St
Southbridge

Legal Description*: Lot:

74A

DP:

44

Building Name (if applicable):

Number of Levels:

Level/Unit Number:

Number of Occupants*:

Floor Area* (all floors incl.):

Existing:

m²

Additional:

m²

Current lawfully authorised use:

(refer NZBC A1 "Classified Use")

Approx year building first constructed:

(if an addition or alteration)

3. The Owner

[include preferred form of address, eg, Mr, Miss, Dr, if an individual]

Owner's Name*:

Sue Philpotts

Contact Person:

(if owner is a company)

Mailing/

Billing Address*:

24 Broad St
Southbridge

Street Address/

Registered Office:

Phone Number:

3242465

Cell Phone:

0276471274

Fax:

e-mail:

website:

4. The Agent (if applicable)

The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices.

Agent's Name:

ACE HIGH PUMPING

Contact Person:

(if agent is a company)

GRADY

Mailing/

Billing Address:

551 LORSTON PUMPWORKS
POB. 1212 LORSTON

Street Address/

Registered Office:

Phone Number:

Cell Phone:

021454864

Fax:

e-mail:

website:

5. Fencing of Swimming Pools Act 1987

Is a Swimming Pool, or Spa Pool, on this Site or associated with this Project*?

☒ YES ☐ NO

6. The Project

Description of the building work*

--

Will the building work result in a change of use of the building? *

☐ YES → Provide details of the new use:
(Refer NZBC A1 Classified Uses)

☐ NO

--

Intended life of the building*

☐ Indefinite but not less than 50 years,

OR ☐ Specified as: Years (if less than 50 years)

List building consents (BC) previously issued for this project (if any):

BC Number:	Description:

Estimated value of the building work on which the building levy will be calculated*

(including goods and services tax) [state estimated value as defined in section 7 of the Building Act 2004]

\$ 7,500.00

7. Restricted Building Work*

Will the building work include any restricted building work? ☐ YES ☐ NO

If Yes, provide the following details of all licenced building practitioners who will be involved in carrying out or supervising the restricted building work (continue on another page is necessary). If these details are unknown at the time of the application, they must be supplied before the work begins. Include LBP number or registration number if treated as being licenced under section 291 of the Building Act 2004

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

Name:

LBP Number:

Licencing Class:

Mailing Address:

Phone (day):

8. Project Information Memorandum (Applicable only if applying for a PIM or combined PIM & Building Consent)

The following matters are involved in the project:

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority: [specify] (use additional sheets if required)

9. Building consent (Not applicable if applying for Project Information Memorandum (PIM) only)

The following plans, specifications and supporting documents are attached to this application*:

[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority.]

10. Means of Compliance with the New Zealand Building Code

(Not applicable if applying for Project Information Memorandum (PIM) only)

The building work will comply with the building code as follows* (use additional sheets if required):

NZBC Clause	Means of compliance [¥]		Waiver/modification required [¤]	
	Acceptable Solution (eg. AS1, AS2 etc)	Alternative Solution		
B1 (Structure)				B1
B2 (Durability)				B2
C1 (Outbreak of Fire)				C1
C2 (Means of Escape from Fire)				C2
C3 (Spread of Fire)				C3
C4 (Structural Stability during Fire)				C4
D1 (Access Routes)				D1
D2 (Mechanical Installations for Access)				D2
E1 (Surface Water)				E1
E2 (External Moisture)				E2
E3 (Internal Moisture)				E3
F1 (Hazardous agents on site)				F1
F2 (Hazardous building materials)				F2
F3 (Hazardous substances and processes)				F3
F4 (Safety from falling)				F4
F5 (Construction and demolition hazards)				F5
F6 (Lighting for emergency)				F6
F7 (Warning systems)				F7
F8 (Signs)				F8
G1 (Personal hygiene)				G1
G2 (Laundering)				G2
G3 (Food prep. and prevention of contamination)				G3
G4 (Ventilation)				G4
G5 (Interior environment)				G5
G6 (Airborne and impact sound)				G6
G7 (Natural light)				G7
G8 (Artificial light)				G8
G9 (Electricity)				G9
G10 (Piped services)				G10
G11 (Gas as an energy source)				G11
G12 (Water supplies)				G12
G13 (Foul water)				G13
G14 (Industrial liquid waste)				G14
G15 (Solid waste)				G15
H1 (Energy efficiency provisions)				H1

[¥] Provide reference to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.

[¤] State nature of waiver or modification of building code required.

11. Compliance schedule (Not applicable if applying for Project Information Memorandum (PIM) only)

Are there any specified systems associated with this project? *

- ☐ YES, the following specified systems are being altered, added to, or removed in the course of the building work: *(specified systems are defined in regulations)*
- ☐ NO, there are no specified systems associated with this project. [Go to Section 12]

	Existing	New	Modified	Removed	
SS1	☐	☐	☐	☐	Automatic systems for fire suppression (for example, sprinkler systems)
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 & serves only that unit).
SS3/1	☐	☐	☐	☐	Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
SS3/2	☐	☐	☐	☐	Access Controlled Doors
SS3/3	☐	☐	☐	☐	Interfaced fire or smoke doors or windows
SS4	☐	☐	☐	☐	Emergency lighting systems
SS5	☐	☐	☐	☐	Escape route pressurisation systems
SS6	☐	☐	☐	☐	Riser mains for fire service use
SS7	☐	☐	☐	☐	Automatic back-flow preventers connected to a potable water supply
SS8/1	☐	☐	☐	☐	Passenger Carrying lifts
SS8/2	☐	☐	☐	☐	Service Lifts
SS8/3	☐	☐	☐	☐	Escalators and moving walks
SS9	☐	☐	☐	☐	Mechanical ventilation or air conditioning systems
SS10	☐	☐	☐	☐	Building maintenance units for providing access to the exterior and interior walls of buildings
SS11	☐	☐	☐	☐	Laboratory fume cupboards
SS12	☐	☐	☐	☐	Audio loops or other assistive listening systems
SS13/1	☐	☐	☐	☐	Mechanical Smoke Control
SS13/2	☐	☐	☐	☐	Natural Smoke Control
SS13/3	☐	☐	☐	☐	Smoke Curtains
SS14	☐	☐	☐	☐	Emergency power systems for, or signs relating to, a system or feature specified in any of the clauses SS1 to SS13
SS14/1	☐	☐	☐	☐	Emergency Power Systems for a system or feature specified in any of the clauses SS1 to SS13
SS14/2	☐	☐	☐	☐	Signs relating to Specified Systems SS1 to SS13
SS15/1	☐	☐	☐	☐	Systems for communicating spoken information intended to facilitate evacuation
SS15/2	☐	☐	☐	☐	Final exit (as defined by A2 of the Building Code; and
SS15/3	☐	☐	☐	☐	Fire separations
SS15/4	☐	☐	☐	☐	Signs for communicating information intended to facilitate evacuation
SS15/5	☐	☐	☐	☐	Smoke separations
SS16	☐	☐	☐	☐	Cable Cars

Purpose Group:

Fire Hazard Category:

Max Occupant Load:

12. Attachments

The following documents are attached to this application:

- ☒ Plans and specifications* (refer to list at section 8)
2 copies for Residential
3 copies for Commercial / Industrial
PIM only – 1 copy only of: Site plan, floor plan and elevations
- ☐ Compliance Schedule (for items identified at Section 10)
- ☐ Project information memorandum
- ☐ Evidence of ownership* (Certificate of Title or Sale & Purchase Agreement)
- ☐ Development contribution notice
- ☐ Building Consent Application Checklist*
(Form 2R for Residential or Form 2C for Commercial work)
- ☐ Certificate attached to project information memorandum
- ☐ Memoranda (Certificate of Design Work) from licenced building practitioner who carried out or supervised the design work that is restricted building work*
- ☐ Application Fee/Deposit* (refer Form 2R or Form 2C)

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

14. Signature

Signed by*:

FULL NAME*:

Date*:

I am the*: ☐ Owner ☒ Agent on behalf of, and with the authority of, the owner.

Note: The Agent, if nominated, will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices.

Rates Account Enquiry - 2012/13

[« Prev](#)[Transactions](#) | [Reg.Cncl.Acc](#) | | [Payments Calculator](#) | [Notes](#)[Next »](#)

Philpott Jamie William
 Philpott Susan Barbara
 24 Broad Street
 Southbridge 7602

Valuation No: 2417010200

Phone: 324 2465

Mobile: 021 0471274

Email: suep.7@hotmail.com

Work Phone: 027 6471274

Old Owner: L & LA TAYLOR

Sale Date: 10/10/03

Sale Price:

PROPERTY DESCRIPTION ([Other Property Links](#))Location: ([GIS](#)) 24 Broad Street, Southbridge

Legal Desc: LOT 74A DP 44

Cert of Title: 8F/834

Ward: 3

Region: 13

Zone: 9B

Use: 91

Category: RD8B

TORAS: 111000

Rep-01: W

Change Dates: RatePayer:5/06/12, Location:21/10/94, Maint:3/07/12

Change Reason: Address Fixes

Chg Source: TLA

VALUATIONS

CURRENT		NEW
Area (Ha):	0.2023	
Land Value:	\$ 112,000	
Improvements:	\$ 223,000	
(DWG OB OI)		
Capital Value:	\$ 335,000	
Valuation Date:	1/07/09	

RATES for Current Year - 2012/13 ([Next Year - 2013/14](#))

Type	Description (Basis)	Factor	Estimated Amt
011:	General Purposes Rate - District (C)	335000.00	\$ 258.15
069:	Refuse Uniform Charge - District (U)	1.00	\$ 24.00
079:	Water Supply - Southbridge (U)	1.00	\$ 305.00
080:	Community Centre Fee - Southbridge (U)	1.00	\$ 36.00
113:	Uniform Annual General Charge - District (U)	1.00	\$ 145.55
123:	General - District (C)	335000.00	\$ 120.00
152:	Works and Services - District (C)	335000.00	\$ 4.55
154:	Civil Defence Emergency Mgmt - District (C)	335000.00	\$ 4.80
195:	Library Charge (U)	1.00	\$ 143.00
209:	Sewerage - Southbridge (U)	1.00	\$ 410.00
214:	Uniform Annual General Charge - District (U)	1.00	\$ 10.55
271:	Recreation Reserve Fee - Southbridge (U)	1.00	\$ 23.00
298:	Swimming Pool Charge - Southbridge (U)	1.00	\$ 0.00
301:	Refuse Recycling Rate - District (U)	1.00	\$ 61.00
320:	Area Board - Ellesmere/Springs (C)	335000.00	\$ 0.00
332:	Swimming Pools - Zone 2 (U)	1.00	\$ 87.00
352:	Canterbury Water Management - Region (C)	335000.00	\$ 12.55
354:	Regional Park - District (C)	335000.00	\$ 2.60
358:	Passenger Transport Rural - District (C)	335000.00	\$ 2.40
380:	Canterbury Museum Levy - District (U)	1.00	\$ 20.00
381:	Refuse-Wheelie Bin 80 Litres - District (U)	1.00	\$ 117.00
382:	Earthquake Levy - District (U)	1.00	\$ 135.00

Estimated Total ** Warning: Different to Levied

\$ 1,922.15

Annual Rates Levied

\$ 0.00

Rates Last Year

\$ 1,922.15

Last Years Final Instalment

\$ 480.50

FINANCIAL (Transactions)

Year Opening:	\$ 277.85-	Prev Years' Arrears:	\$ 0.00
Current Instalment (0):		Current Due:	\$ 397.85-
YTD Cash + Other:	\$ 120.00-		
Balance (Nett):	\$ 397.85-		

Direct Credits - Type: Weekly		D/C Last Date: 19/07/12
D/Credit Next Amount:	\$ 40.00	D/Credit Date: 26/07/12
D/Credit This Month:	\$ 173.71	
Debt Status: 01 No overdue - has history		Postponed Rates:

HISTORY				
Year	Land Value	Capital Value	Annual Rates	Postponed
2011/12	\$ 112,000	\$ 335,000	\$ 1,922.15	
2010/11	\$ 112,000	\$ 335,000	\$ 1,728.00	
2009/10	\$ 112,000	\$ 325,000	\$ 1,688.75	
2008/09	\$ 112,000	\$ 325,000	\$ 1,746.75	
2007/08	\$ 112,000	\$ 325,000	\$ 1,514.80	
2006/07	\$ 33,000	\$ 173,000	\$ 1,374.50	
2005/06	\$ 33,000	\$ 173,000	\$ 1,256.80	
2004/05	\$ 33,000	\$ 173,000	\$ 1,067.55	
2003/04	\$ 33,000	\$ 173,000	\$ 809.90	
2002/03	\$ 33,000	\$ 173,000	\$ 885.85	

Alp-1: Z	Val-2:	Rep-1: W
Alp-4: Ward=Other		1728.00
Rem-1: K24075		
Rem-2: DWG OB OI		
Rem-6: LS		

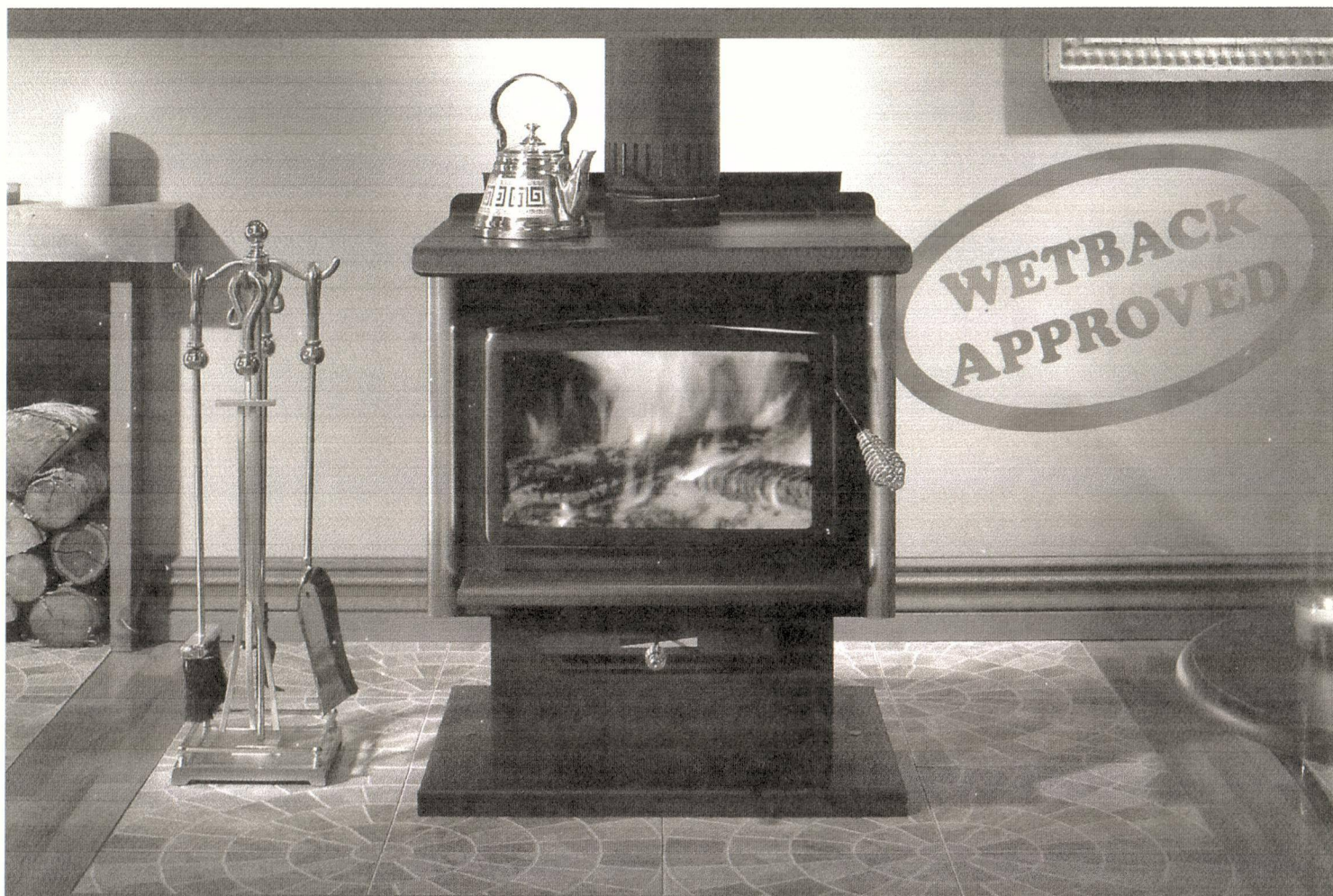
© 2012, Napier Computer Systems (NCS) Limited.
All rights reserved.



Beyond fire...

Osburn 1600

Environment Friendly



You asked for a wood fire that's environmentally friendly, good looking, easy to operate and clean burning.

We're proud to introduce the outstanding Osburn 1600.

The 1600 boasts a winning list of features; most impressively of all it is wetback approved throughout New Zealand, including the Environment Canterbury (ECAN) area.

Now that's clean burning!

The Osburn 1600 | *Technically Superior* | *Simply the best.*

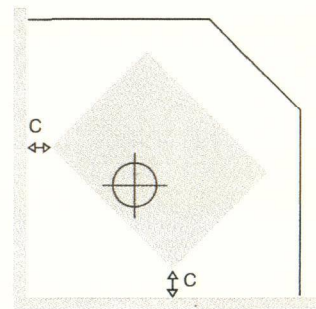
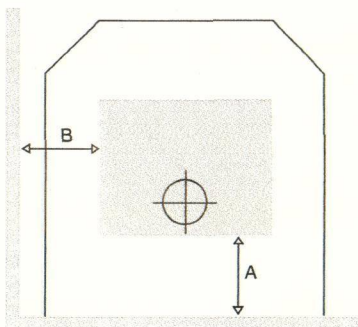
12 12 87

FILE COPY

OSBURN 1600 TECHNICAL SPECIFICATIONS

Our carefully-crafted, feature-packed stove comfortably heats 150 to 170 square metres.*

It has low clearances to combustibles and it has an easy-to-use single air control with an internally-fed start-up air setting. To top it off, it's WETBACK APPROVED. Here is everything you could ask for in a wood fire!



FLUE SYSTEM CONFIGURATION	A	B	C
Double Flue Shield	100 mm	360 mm	150 mm

Easy to Operate

All heating factors are controlled with a single air control handle.

Features

- Wetback approved
- Heat output - 21 KW (maximum output)
- Heavy steel construction - 6mm firebox with 8mm top
- Large radiant top allows cooking
- Large firebox
- 343mm height under baffle for large pieces of wood
- Ultra smooth door handle mechanism for easy opening and closing
- Built in ash pan on pedestal for easy cleaning
- Self cleaning glass door

Emissions

New Zealand 0.9g/kg

Efficiency

New Zealand 72%

Approvals

- Nationally approved (excluding ECAN) with and without wetback
- ECAN (Canterbury and Christchurch) approved with wetback

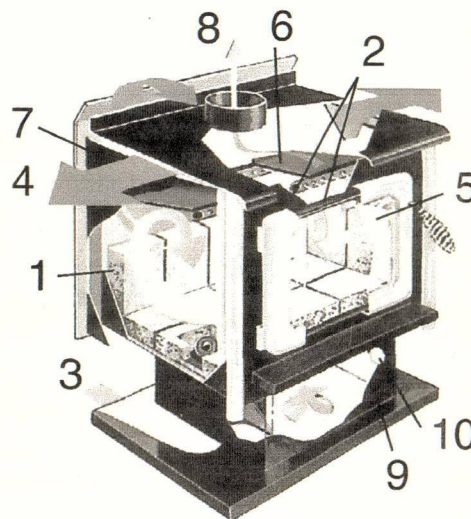
Warranty

10 year warranty on firebox

1 year warranty on all other parts

* May vary subject to location in home, locality, heat loss factors, climate and fuels.

- | | |
|-----------------------------|----------------------------|
| 1. Firebrick lining | 6. Baffle |
| 2. Preheated combustion air | 7. Radiant surface |
| 3. Cool air | 8. Flue gases |
| 4. Hot convection air | 9. Ash pan |
| 5. Ceramic "super" glass | 10. Combustion air control |



MINIMUM HEARTH SIZE (mm)

Std - 800 (w) x 1000 (d) Cnr - 1140 (w) x 1430 (d)

FIRE DIMENSIONS (mm)

740 (h) x 635(w) x 686 (d)

WATER BOOSTER SPECIFICATIONS (mm)

Height to outlet - 500 / Height to inlet - 400



Exclusively distributed in NZ by



GLEN DIMPLEX
AUSTRALASIA LTD

Your nearest Osburn dealer:

**THE INSTALLATION INSTRUCTIONS IN THIS MANUAL APPLY TO WOODFIRES
MADE BY GDA LTD:-**

(Softwood and Hardwood refer to the fuel used for emission testing.
See the compliance plate attached to the heater)

Fireplace Insert models may be installed in a timber framed structure instead of a masonry fireplace by using a 'zero clearance' installation kit. Full instructions are included with the kit.

**NOTE: WHILE ALL MODELS HAVE BEEN TESTED TO SHOW COMPLIANCE WITH THE
EMISSION LIMITS OF AS/NZS.4013:1999, ONLY SOME MODELS MAY BE INSTALLED IN
DISTRICTS HAVING LOWER ALLOWABLE EMISSION LIMITS. PLEASE CHECK WITH
YOUR BOROUGH OR SHIRE COUNCIL BEFORE PURCHASING A HEATER OR
INSTALLING A WATER BOOSTER.**

**THIS MANUAL CONTAINS IMPORTANT INFORMATION.
PLEASE KEEP IT IN A SAFE PLACE FOR FUTURE REFERENCE.**

CONTENTS

ALL MODELS

INTRODUCTION	4
--------------	---

FREE STANDING MODELS - INSTALLATION

UNPACKING	5
ASSEMBLY	5
POSITIONING OF HEATER	6
FLOOR PROTECTOR (HEARTH) REQUIREMENTS	7
INSTALLING THE FLUE	8
FIXING THE WOOD FIRE IN POSITION	9
FINAL ASSEMBLY	9
INSTALLING A WATER HEATING BOOSTER	10

FIREPLACE INSERT MODELS - INSTALLATION

UNPACKING	11
INSTALLATION REQUIREMENTS	11
FIREPLACE PREPARATION	11
MANTEL SHELF SHIELDING	12
FLOOR PROTECTOR CONSTRUCTION	12
INSTALLING THE FIRE BOX AND FLUE	12
INTERNAL PARTS	13
FASCIA	13
DOOR	13
ASH SHELF OR LOWER GRILLE	13
UPPER GRILLE	13
INSTALLING A WATER HEATING BOOSTER	13

INTRODUCTION

In the interests of your safety, most building regulatory Authorities in Australia and New Zealand require any wood fire installation to comply with Installation Standard AS/NZS 2918. They may also have local requirements in addition to those in the Standard. Check with your local Building Authority before commencing installation to find if you will require a Permit and whether there are extra requirements. All our Wood fires have been tested to ensure that they will meet the appropriate safety Standard requirements if the instructions in this book are followed. As the safety and emissions performance can be affected by altering the appliance, no modifications are allowed without written permission from the manufacturer.

Wood fire models covered by this manual have been tested to demonstrate compliance with current general emission requirements in Australia and New Zealand, but some areas have stricter limits. Only some of the models meet those limits, so check before purchasing or installing a particular model.

In areas covered by stricter emission regulations:-

- If a water-heating device is permitted, it must be factory fitted or be a MASPORT or LOGAIRE accessory retrofitted strictly in accordance with the instructions supplied with it.
- Coal must not be used as a fuel.
- Wood fuel must have a moisture content of less than 25%.

WE RECOMMEND THAT THE INSTALLATION OF YOUR WOODFIRE BE CARRIED OUT BY A QUALIFIED SPECIALIST INSTALLER.

IF ANY ELECTRICAL WORK IS REQUIRED, IT MUST BE CARRIED OUT BY A LICENSED ELECTRICIAN.

WARNING: THE APPLIANCE AND FLUE SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS/NZS 2918 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

WARNING: APPLIANCES INSTALLED IN ACCORDANCE WITH THIS STANDARD SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 4013 WHERE REQUIRED BY THE REGULATORY AUTHORITY, I.E. THE APPLIANCE SHALL BE IDENTIFIABLE BY A COMPLIANCE PLATE WITH THE MARKING 'TESTED TO AS/NZS 4013'. ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013.

WARNING FOR APPLIANCES WITH WATER HEATING DEVICES: DO NOT CONNECT TO AN UNVENTED HOT WATER SYSTEM. INSTALL IN ACCORDANCE WITH AS 3500.4.1 OR NZS 4603 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

IN SOME REGIONS POWER POINTS ARE NOT PERMISSIBLE WITHIN THE FLOOR PROTECTOR AREA, PLEASE CHECK WITH YOUR LOCAL AUTHORITY.

PLEASE ENSURE THAT ONLY COMPONENTS APPROVED BY GLEN DIMPLEX AUSTRALASIA LTD ARE USED FOR THE INSTALLATION, as substitutes may adversely affect performance and might nullify compliance with the requirements of AS/NZS 2918.

CAUTION: MIXING OF APPLIANCE OR FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

CAUTION: CRACKED AND BROKEN COMPONENTS, e.g. GLASS PANELS, MAY RENDER THE INSTALLATION UNSAFE.

TO AVOID THE RISK OF ELECTRIC SHOCK OR CONTACT WITH MOVING PARTS, ONLY THE MANUFACTURER, THE MANUFACTURER'S SERVICE AGENTS OR SIMILARLY QUALIFIED PERSONS SHOULD REMOVE PANELS WHICH ALLOW ACCESS TO FANS.

FREESTANDING MODELS

UNPACKING

After removal of the shipping carton, open the door and lift it from its hinges. Do not remove the polystyrene packers above the top baffle of the firebox at this stage. Do NOT discard the top baffle. Remove the pedestal components from the firebox in the case of fires requiring pedestal assembly. Remove and discard the four bolts holding the wood fire to the shipping pallet.

Remove the wood fire from the pallet, lifting only from the lower edge of each side. DO NOT LIFT BY THE LOWER FRONT PANEL OR THE REAR PANEL.

ASSEMBLY OF FREESTANDING MODELS

PEDESTAL.

Some models are shipped with the pedestal dis-assembled. For these models, the first step is to assemble the pedestal. The table inside the front cover of the owners manual will help you identify the various fastenings. Secure the two pedestal sides to the front, using four M6x12 set screws and taking care that the bottom flanges of the side panels align with the bottom flange of the front panel. The side with the square hole for the fan switch, (some models only), goes on the right (as viewed when looking at the front of the front panel). The top flange of the front panel will be above the top flanges of the side panels. Fit the slotted pedestal rear panel, positioned as shown in the diagram, using the four black 12mm long self-threading screws (sharp points).

FAN.

On some models a fan is available as an accessory and, **when permitted by the local authority**, can be retrofitted to the fire. The fan is **not** permitted in the Christchurch Clean Air Zones and Canterbury.

The fan MUST only be operated when the air control is set on 'HIGH'.

Fit the fan to the fire as per instructions supplied with the fan.

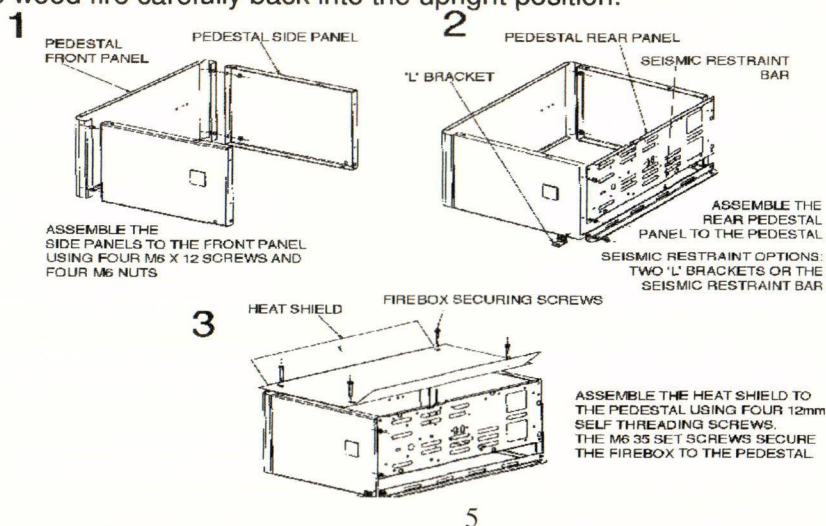
BOTTOM HEAT SHIELD.

Using the four zinc plated 12mm long self-threading screws (blunt points), screw the heat shield to the top of the pedestal assembly with the turned up ends of the heat shield facing upwards. Check that the pedestal foot and trim (if any) will fit snugly around the assembled pedestal before tightening all assembly screws fully.

Roll the wood fire carefully onto its back, using the flattened carton to protect the floor.

Taking care that the slotted pedestal rear panel will be at the rear, attach the pedestal and heat shield assembly to the firebox using the four M6 x 35 set screws, four M6 flat washers and four M6 Hexagon nuts. Place the washers on the setscrews and pass the screws from inside the firebox into the pedestal. The nuts will be inside the pedestal. Check the alignment of the pedestal before tightening the nuts firmly.

Roll the wood fire carefully back into the upright position.



121287

FILE COPY

POSITIONING YOUR FREE-STANDING WOODFIRE

Freestanding wood fires must **not be installed** in a fireplace or alcove, or under a ceiling of less than 2.3m height.

No wall or other fixed object may be closer to the front of the wood fire than one meter.

When fitting a hot water booster, the wood fire should be close to the water cylinder.

Determine the installation position for your wood fire only after considering the necessary clearances (See Installation Specification Sheet specific for your wood fire model) and checking the practicability of installing the flue system.

Regard heat resistant walls with heat sensitive surface treatments (e.g. wallpaper or heat sensitive paints) as heat sensitive walls.

There must be a 25mm gap between the flue casing (see Installation Specification Sheets for size) and any combustible material. This space must be available without the removal of structural beams.

Flue installations other than strictly vertical ones are possible. See AS/NZS 2918 for information on non-vertical flues and flues passing through walls and eaves.

FLOOR PROTECTOR (Hearth) REQUIREMENTS — Freestanding models

Unless your wood fire will be standing on an un-covered fireproof floor (containing no combustible material) extending at least 500mm from the appliance, it will be necessary to provide a floor protector (hearth). See below for construction details. Where the minimum size requirements bring the side of the floor protector nearly to a wall, it is advisable to extend the protector to meet the wall.

CORNER FLOOR PROTECTORS (Hearths)

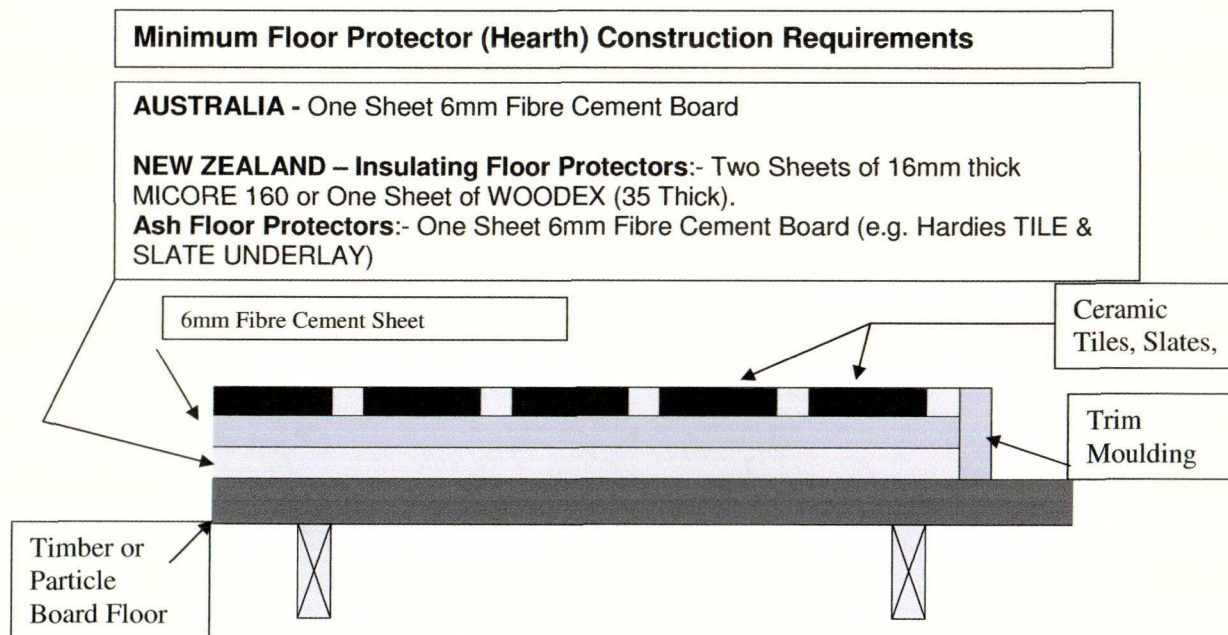
The Installation Specification Sheets of your heater, details the MINIMUM size of floor protector necessary to comply with the Safety Standards, it may often be desirable to use a larger size for aesthetic reasons. A particular example is when the wood fire is installed diagonally in a corner. It will be more practical to carry the protector right into the corner and shape it as shown. The chart facilitates calculation of the MINIMUM dimensions required for floor protectors of this shape. Minimum allowable values for dimension 'E' are given in the Installation Specification Sheets for your particular model.

FLOOR PROTECTOR (Hearth) CONSTRUCTION

In AUSTRALIA, the minimum floor protection requirement is a sheet of 6mm fibre cement board. It is usually fastened directly to the floor.

In NEW ZEALAND, some wood fires must have an insulating floor protector. (See Installation Specification Sheets). All other current models may be installed on an ash type floor protector. Of course, all models may be installed on insulating floor protectors if desired. The necessary minimum construction details for ash and insulating floor protectors are shown below, and such constructions are suitable for use on solid timber or particleboard floors. Bricks or concrete in contact with the flooring material **DO NOT provide the required insulation**. If the floor within 500mm of the appliance is concrete and has no combustible material in contact with it, a floor protector is not required. In this case, if tiles or pieces of slate etc. are required for decorative purposes, they may be fixed directly to the concrete floor.

In BOTH COUNTRIES, the protector must extend right under the wood fire and a durable top surface will be needed to resist damage from heat or dropped embers. Obvious surface materials are slate, bricks and ceramic tiles. Any gaps in the top surfacing material must be grouted to prevent the penetration of embers. A trim moulding will provide a neat edge finish.



INSTALLING THE FLUE

You **MUST** use a flue system, which complies with the current installation Standard AS/NZS 2918.

Full instructions are supplied with the flue kit, and these **MUST** be followed closely, including the minimum flue exit height from the top of the floor protector and the minimum exit height above the roofline or roof ridge as detailed in the instructions.

Always seal the flue to the flue socket of the firebox using firebox cement or fiberglass rope.

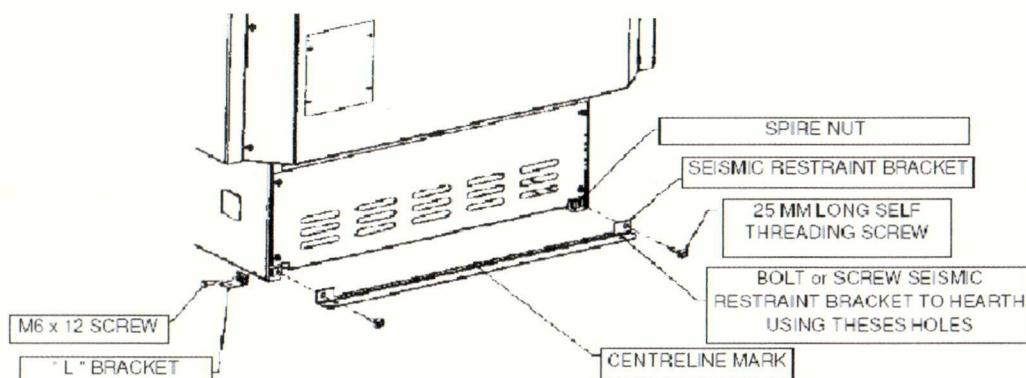
Only flue systems tested with your particular model are approved for use at the tabled clearances, see Installation Specification Sheets.

OTHER FLUE SYSTEMS

Flues and flue heat shields other than those listed on the Installation Specification Sheets may be used, but if they have not been tested with these heaters, their installation clearances will be those specified in AS/NZS 2918:2001 for untested flue installations. Unless otherwise specified, all heat sensitive wall material must be kept at least 600mm away from any flue, which is not fitted with a flue heat shield.

FIXING THE WOODFIRE IN POSITION

Once the flue shielding system has been installed through the ceiling and roof, the wood fire can be placed in its approximate position on the floor protector, and the flue pipes installed. First, reach down through the flue spigot and carefully remove the polystyrene packing above the firebox top baffle, remembering that the baffle can be broken by rough handling. Finally adjust the stove position making sure the flue is vertical and that the necessary minimum wood fire-to-wall distances are being achieved. **In New Zealand and some parts of Australia, Standards require that the wood fire and floor protector be 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. Anchor the appliance through the holes in the seismic restraint bracket at the rear of the pedestal or in the two angle brackets supplied with some models. The angle brackets attach at each side of the pedestal (except for some of the smaller models, where they attach at the rear). The pedestal can be fastened to the seismic restraint bracket either before or after fitting the anchor screws. The small centerline hole in the bracket will help in pre-positioning it.



FINAL ASSEMBLY

Before using the wood fire, confirm that the internal firebox components are in their correct positions. (See 'FIREBOX LINERS' in the Maintenance section of the Owners Manual).

Make sure that the baffle is correctly placed on top of the supporting shelves at each side of the firebox, and that it is back far enough for the two front corners to drop behind the retaining ribs on top of the shelves. On some models, a metal reinforcing channel is provided for the baffle. Fit this along the edge of the baffle nearest the door.

If you need to remove the top baffle, first withdraw the secondary air tube following the instructions in the Maintenance section of the Owners Manual.

In cases where a pedestal foot is to be fitted, simply fit the trim into the foot and slide the assembly onto the pedestal, keeping the foot in contact with the Floor protector all the time to avoid marking the finish on the sides of the pedestal.

INSTALLING A WATER HEATING BOOSTER

Water heating booster tubes can be fitted to MASPORT wood fires but the local emission regulations in some areas may preclude their use on some models. Only the booster tubes proven by test may be fitted, and in some cases, the air metering plate must be changed at the same time to ensure that emission requirements are still met. The air metering plate is fitted directly under the sliding plate that controls the stove heat output, and it can be reached by removing the air control knob (remove the screw underneath), and lifting off the air grille.

Water booster tube holes are provided and plugged in the back wall of the fireboxes and in the side walls of some in-built models. All plumbing work must meet the requirements of local plumbing standards. Pipe connections are 1" BSP and the pipe positions are illustrated on the specific Installation Specification Sheets. Special piping methods must be followed to ensure effective circulation, and the hot water storage cylinder will need to have an internal riser pipe to two thirds of the cylinder height to discourage unwanted water circulation when the wood fire is not burning. This internal riser pipe must be connected to the flow pipe from the wood fire.

THE HOT WATER SYSTEM **MUST BE VENTED TO AVOID DANGEROUS EXPLOSIONS.**

For effective circulation, the pipes from the wood fire should rise at the rate of one in five toward the storage cylinder, and ideally, the cylinder should be within three meters of the wood fire. Detailed piping instructions are included in the conversion kit, but two safety requirements deserve special emphasis.

THERE MUST BE NO NON-RETURN OR SHUT-OFF VALVES IN THE PIPES BETWEEN THE WOODFIRE AND THE STORAGE CYLINDER.

A WOODFIRE FITTED WITH A WATER HEATING BOOSTER MUST NOT BE FIRED UNLESS IT IS CONNECTED TO A VENTED STORAGE CYLINDER FILLED WITH WATER FREE TO CIRCULATE.

FIREPLACE INSERT MODELS

NOTE. The following instructions cover the installation of any insert heater into a sound masonry fireplace, which has an integral masonry chimney. Where such a chimney is not available, the heater can be installed into a timber framed structure provided that it is mounted in a special 'built in' (or 'zero clearance') metal shielding box. Built-in (zero clearance) installation kits and the special flue components necessary are available from your Dealer. Full assembly instructions are included in the kit.

All MASPORT insert models (Australian and New Zealand), are fitted with air circulating fans. These are mounted inside the ash shelf or lower fascia panel (below the firebox door).

UNPACKING

After removal of the shipping carton, remove any shipping restraints, remove the retaining screw under the air control knob and pull the knob off. Lift the top grille clear. To avoid the risk of electric shock or contact with moving parts, only the manufacturer, the manufacturer's service agents or similarly qualified persons should remove the bottom grille or ash shelf of any Provincial fitted with a fan. To release the bottom grille or ash shelf, it will be necessary on some models to turn the retaining screw(s) underneath it anti-clockwise one quarter of a turn. Swing the bottom away from the heater and lift clear.

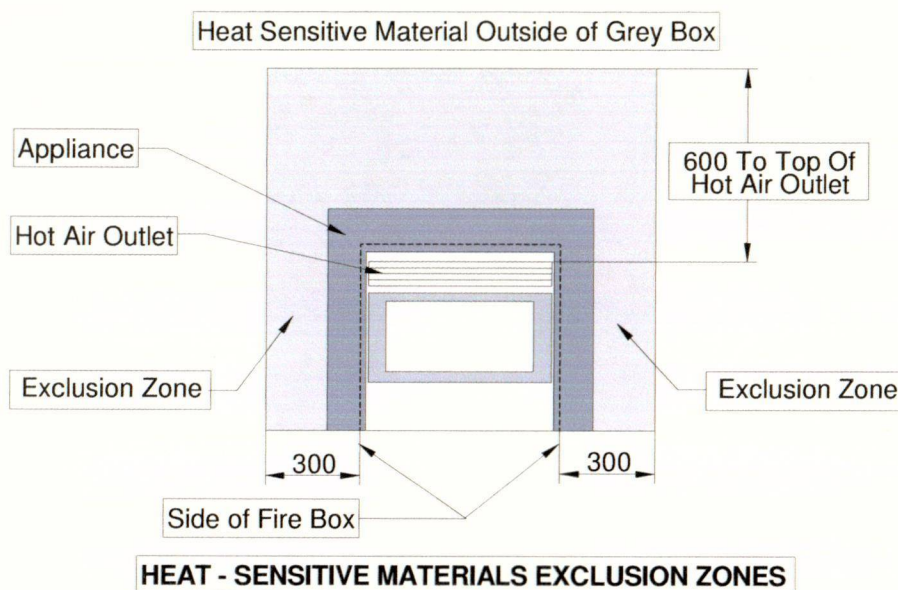
Keeping the fire upright, release it from the shipping pallet by unscrewing the shipping bolts.

INSTALLATION REQUIREMENTS

Please read the INTRODUCTION on page 4, as this applies also to in-built models.

FIREPLACE PREPARATION

- For a safe installation, the following matters must be attended to.
- The masonry fireplace and chimney must be thoroughly cleaned and checked for soundness.
- The chimney must not connect to a second fireplace.
- The joint between the chimney face and the fireplace surround must be checked and sealed to prevent leakage if necessary.
- As per AS/NZ 2918:2001 no heat Sensitive Wall Cladding shall be closer to the fire box than shown in the figure below.



- **In NEW ZEALAND:-**

The LE 4000 Provincials can be installed in a masonry fireplace even though the fireplace has not been constructed to meet the 50 mm timber-to-masonry separation requirements specified in the Building Code and even though timber is in contact with the outside of the masonry. The LE 4000 Provincial has a curved sheet metal heat shield on the top surface of the heater cabinet to shield the flue spigot area from the front breast of the surround. A 25mm thick layer of compressed insulation blanket covers the top surface of the heater cabinet of the LE 4000 Provincial. As noted above, all models can be installed in a timber framed enclosure using a 'zero clearance' installation kit.

- **In AUSTRALIA:-**

All models may be installed in any sound masonry fireplace equipped with a sound masonry chimney. Further, they may be installed in a masonry enclosure by following the requirements detailed in AS/NZS 2918. Again, they may also be installed in a timber framed enclosure using a 'zero clearance' installation kit.

- **In BOTH COUNTRIES:-**

The flue pipe must be fitted right up the masonry chimney to exit above the chimney top, and the space between the flue pipe and chimney must be ventilated at the top. The area of this vent must be not less than 10,000mm². The vent must be fitted with means to prevent significant ingress of water and debris. The flue must be free to move up and down at the top as it expands and contracts with temperature changes. This movement can be 25mm or more.

MANTEL-SHELF SHIELDING

Mantel-shelves wider or lower than those shown on the Installation Specification Sheets can be used provided that they have heat shields below them. We recommend a sheet metal shield fixed 20mm below the shelf on non-combustible spacers. The shield must abut the wall and protect the entire depth of the shelf. It must extend at least 200mm from each side of the appliance or to the ends of the shelf if this is less. The 20mm air space under the shelf must be open at the ends and front to allow free air circulation.

FLOOR PROTECTOR CONSTRUCTION

If the original masonry floor protector is not large enough, any extension must be securely fixed to the floor, and the extension joint must be sealed to prevent entry of ash or embers. The extension should be a 6mm layer of fibre cement (e.g. Hardies Tile and Slate Underlay, topped with tiles or slate. Additionally, in New Zealand there should be one layer of 16mm thick Micore 160 beneath the fibre cement sheet. A decorative trim can be fitted around the edges to tidy up the construction.

INSTALLING THE FIREBOX AND FLUE (INSERT MODELS)

The flue recommended for use in Australia is a stainless steel chimney kit such as the Shamic #4. In New Zealand, we recommend the use of the MASPORT Provincial flue kit. Measure the fireplace recess and remove bricks as necessary to accept the firebox outer case. The dimensions are shown in the Table on the Installation Specification Sheets. Clear away any rubble and clean, inspect and seal the chimney and fireplace as detailed under INSTALLATION REQUIREMENTS.

Remove the polystyrene packing from above the baffle taking care not to damage the baffle (some models only).

Check the distance back from the face of the surround to the centre of chimney to determine whether the flue will require an offset fitting. If needed, fix it to the lower end of the assembled flue sections in the chimney and lift the flue assembly up while the firebox case is pushed back into the recess. Verify that the case will be fully supported in a level position when installed. Slide the case in and adjust its position so that its flange is in line with the face of the surround.

To provide seismic restraint, screw the case to the base of the fireplace recess with at least two 12 gauge screws through the holes in the bottom of the firebox outer case.

Slide out the top front section of the case for access for fitting and fixing the flue. Alternatively, the top firebox baffle may be removed for this purpose. Baffle removal is described in the MAINTENANCE section of the OWNERS MANUAL, under FIREBOX TOP BAFFLE. Lower the flue into position.

Seal the flue at the firebox spigot using fire cement or fiberglass rope. Secure the flue to the spigot. Re-fit the sliding panel with the insulating blanket (if provided) on top of the firebox outer cabinet. Do not forget to replace the baffle and secondary air tube if they have been removed.

Instructions for fixing and weather-proofing the top end of the flue are supplied with the flue kit.

INTERNAL PARTS

Check for correct positioning. See 'FIREBOX LINERS' in the Maintenance section of the OWNERS MANUAL.

FASCIA.

Assemble the fascia to the firebox case as per the instructions accompanying it, fitting the wiring (if any) exactly as shown on the Installation Specification Sheets.

DOOR

Hook the bottom pivot over the lower end of the hinge pin and lift the door up until the top pivot drops over the top end of the hinge pin.

ASH SHELF OR LOWER GRILLE

TO AVOID THE RISK OF ELECTRIC SHOCK OR CONTACT WITH MOVING PARTS, ONLY THE MANUFACTURER, THE MANUFACTURER'S SERVICE AGENTS OR SIMILARLY QUALIFIED PERSONS SHOULD REMOVE PANELS WHICH ALLOW ACCESS TO FANS.

To fit the grille or shelf, hang it on the posts at the bottom of the fascia, taking care to feed the mains flex for the fan through the fascia side panel as the shelf is lowered into position. Hook the top on first, then swing the bottom into position. If a retaining screw (or screws) is fitted underneath, align the screw with the socket and press inward gently on the screw head until it 'clicks' into engagement.

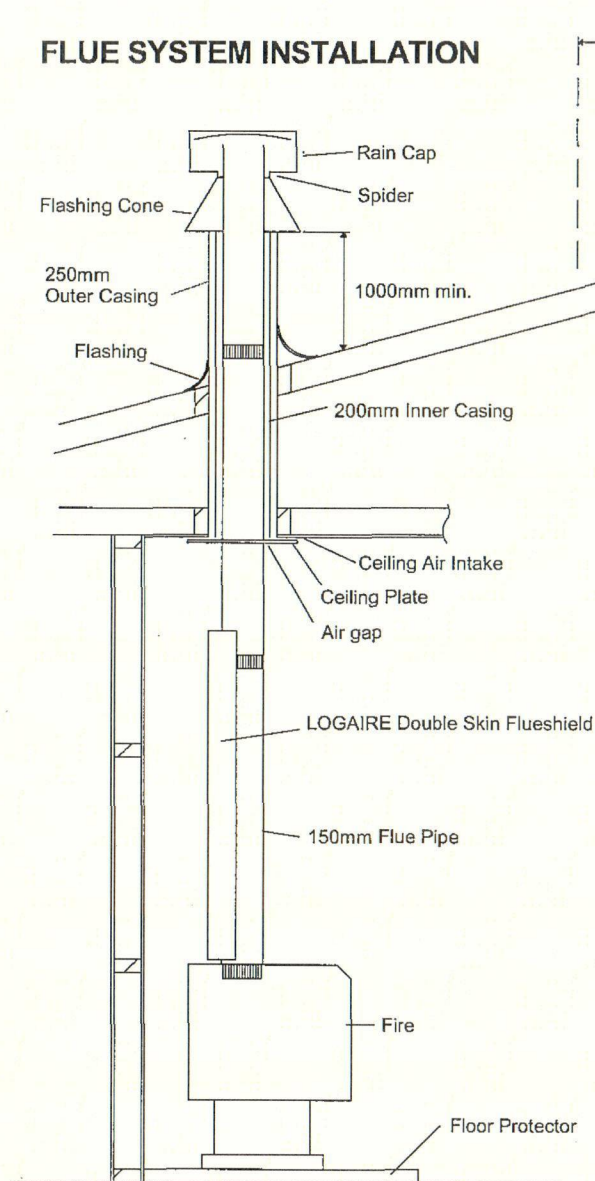
UPPER GRILLE

The primary air control knob must be removed before the upper grille can be fitted or removed. It is retained by a Phillips-head screw from underneath. To avoid damaging the knob, check that the screw hole and the hole in the plate are in line before replacing the screw.

INSTALLING A WATER HEATING BOOSTER

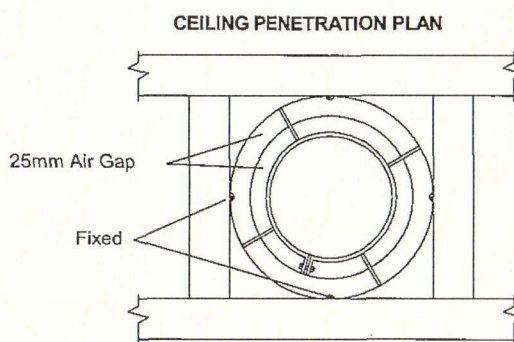
The necessary piping arrangements must be made for this before the case is fitted into the recess. If it is a side entry model, the tube may be fitted on either side of the firebox. The plumbing requirements are the same as those for the free-standing models.

FLUE SYSTEM INSTALLATION



Installation shown complies with AS/NZS 2918:2001. If a flue exits out of the roof within 3 metres from the ridge, the outer shield height shall be not less than 600mm above the ridge. If the flue exits further than 3 metres 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 metres 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.



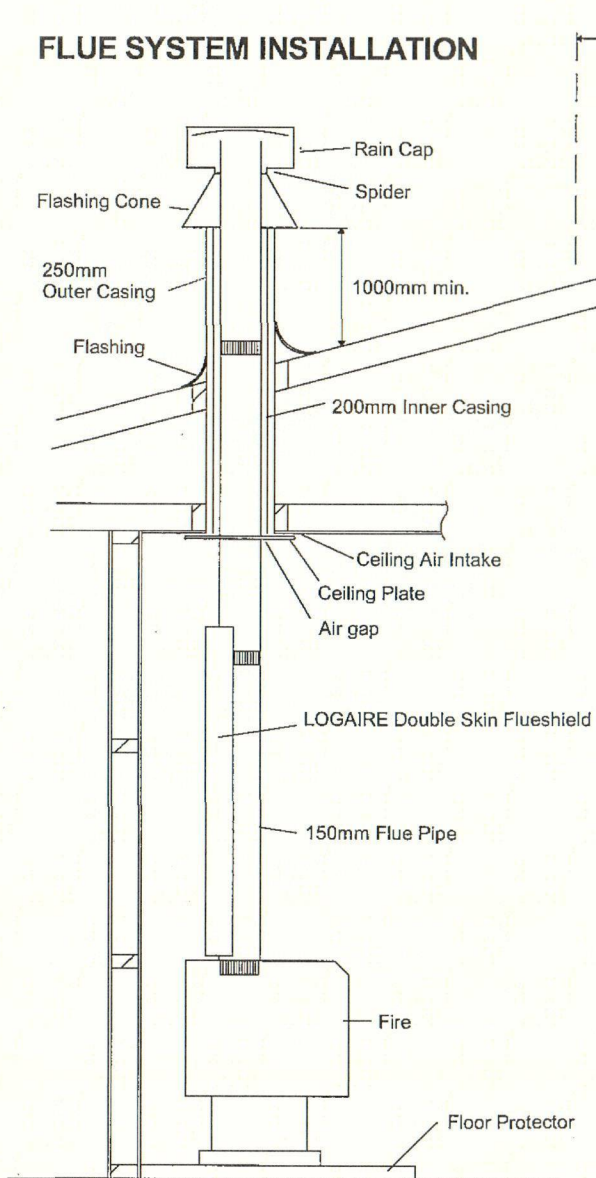
FLUE SYSTEM INSTALLATION 150mm

**THIS FLUE INSTALLATION DIAGRAM IS VALID FOR NZ INSTALLATIONS ONLY.
FOR INSTALLATIONS IN AU PLEASE REFER TO SPECIFIC FLUE INSTALLATION SPECIFICATIONS.**

121287

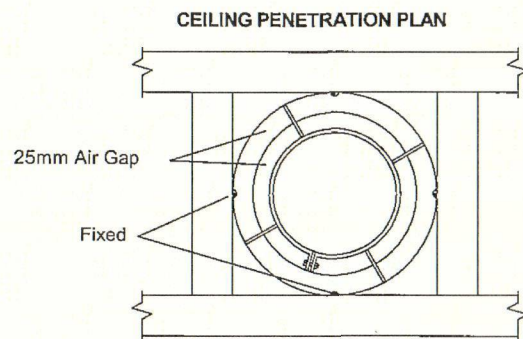
FILE COPY

FLUE SYSTEM INSTALLATION



Installation shown complies with AS/NZS 2918:2001. If a flue exits out of the roof within 3 metres from the ridge, the outer shield height shall be not less than 600mm above the ridge. If the flue exits further than 3 metres 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 metres 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.



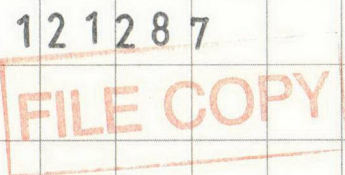
FLUE SYSTEM INSTALLATION 150mm

**THIS FLUE INSTALLATION DIAGRAM IS VALID FOR NZ INSTALLATIONS ONLY.
FOR INSTALLATIONS IN AU PLEASE REFER TO SPECIFIC FLUE INSTALLATION SPECIFICATIONS.**

121287

FILE COPY

2012/043206



ADMINISTRATION		UNITS	RATE/UNIT	
Processing Consent	Internal PIM () 2			
Issue, photocopy & administer consent		+ Mail 4		
CN05	(4 units if applicable)			
Inspection recording (Inspections x 2)				
ADMINISTRATION UNITS SUB-TOTAL			X	\$6.00

Processing Building Consent	4			
Further Information				
CN05 (3 units if applicable)				
PROCESSING UNITS SUB-TOTAL		X	\$14.00	\$

INSPECTIONS / CONDITIONS / ADVISE NOTES					
SOLID FUEL HEATER	80-12	100-06	70-42,		5
				Subtotal	
Inspections	X	Travel Time		=	
				Subtotal	
Inspections	X	Distance		=	
				CCC processing	6

X	\$14.00	\$
X	\$ 0.74	\$
X	\$14.00	\$

Certificate of Title	\$
Producer Statement (\$15.00)	\$
Planning Check x \$14.50	\$

Other (List):	\$	
	\$	
	\$	
Fixed Fee (if applicable) \$350-	LESS DEPOSIT	\$350-

TOTAL CHARGES FOR CONSENT (as per invoice)	\$ 350-00
--	-----------

BUILDING CONSENT RECORD

LEGAL
DESCRIPTION:

Lot 74A, DP 44

VALUATION NO: 24170 - 102 - 00

PROPERTY
ADDRESS:

24 Broad St, Southbridge.

CONSENT NO: 121287.

OWNER:

Philpots

PROJECT
DESCRIPTION:

AGENT:

Ace High Plumbing

SFH