



Council Property File

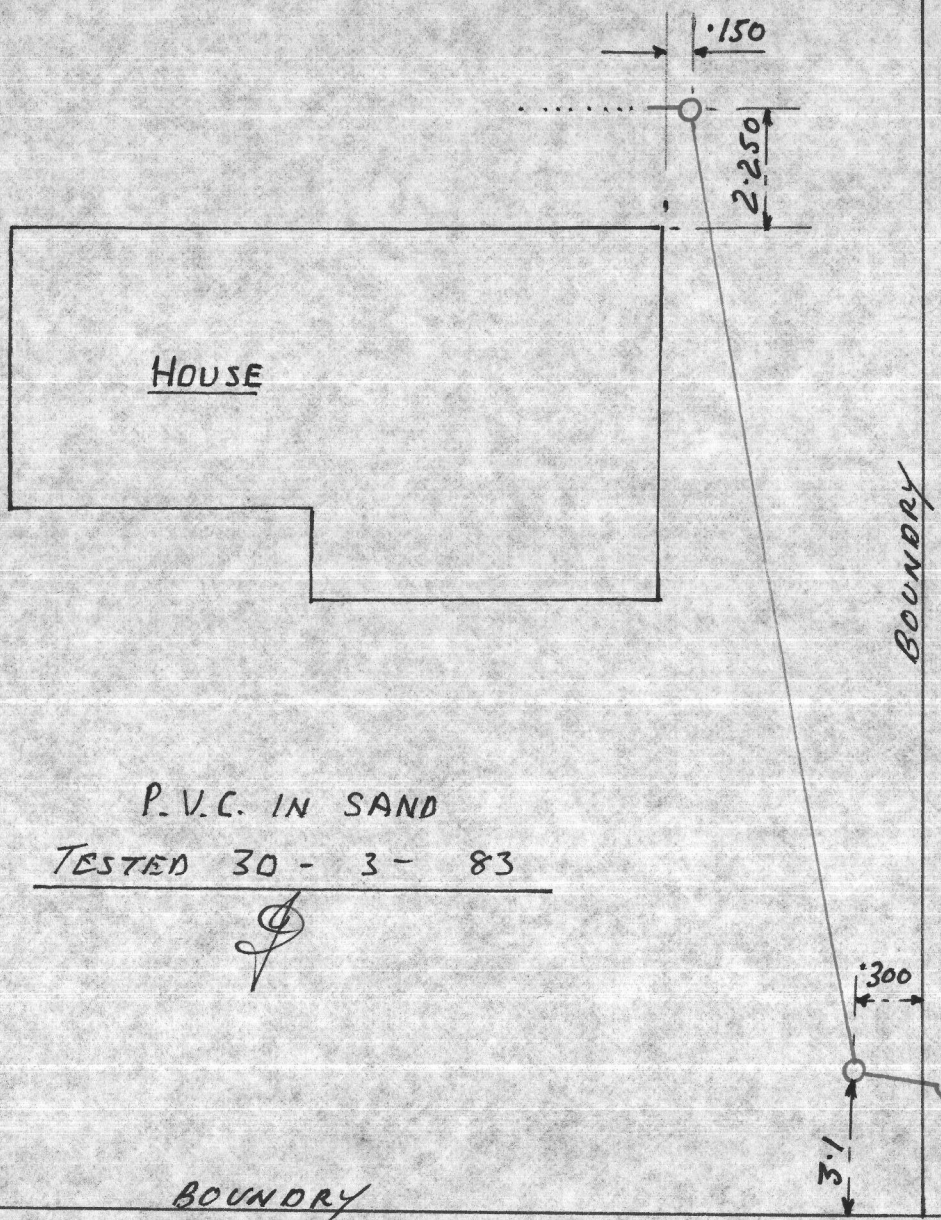
Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



9 MANAWA AVE

BC M'GRATH.



KAPITI BOROUGH COUNCIL

Application for Permit

To: The Borough Engineer

PRIVATE BAG, PARAPARAUMU

I/WE DENIS W.L. BROWNE Phone 84847

(Postal Address) 9 MANAWA AVE RAUMATI
hereby make application for permission to have the work described herein,
and set out in the plans and specifications attached hereto, carried out in the
premises situated at —

No. 9 Street or Road MANAWA AVE

Lot No. 36 D.P. 42949 District

The owner of the premises is D.W.L. + B.C. BROWNE

(Postal Address) (as above)

Signature of Applicant [Signature] Date 6-10-87

Building - Plumbing - Drainage

Description of proposed work: CAR PORT

with a floor area of 20 sq. metres

Estimated cost of BUILDING incl. materials \$ 2000

Estimated labour content of PLUMBING only \$

Estimated labour content of DRAINAGE only \$

TOTAL estimated value of proposed work \$

Builder's name and address D. Browne - at address

Type of water supply TOWN Capacity of storage tanks cubic metres

Plumber's name and address

Drainlayer's name and address

IMPORTANT:— NO WORK TO BE COMMENCED BEFORE THE PERMIT IS ISSUED FOR OFFICE USE ONLY

Account No. 3846 Date 13-10-87 Receipt No. 5984 Date 27-10-87

Fees:					
Building Permit	\$			<u>55</u>	
Plumbing Permit	\$				
Drainage Permit	\$				
Sewer Connection	\$				
Water Connection	\$				
Kerb Crossing	\$				
Damage Deposit	\$				
Bldg Research Levy	\$				
TOTAL	\$			<u>55</u>	

Permit No. 71132 Date Issued 28-10-87
Permit No. Date Issued
Permit No. Date Issued

Order No.

Refund

Checked

Date

Register Entry

Permit Endorsement:

KAPITI BOROUGH COUNCIL
APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, DW + BC BROWNE (Full name)
MANAWA PLEASE PRINT
9 ~~MANAWA~~ ST. RAUMATI BCH (Postal Address)

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full if different from above)		<u>As Above</u>
Lot	<u>36</u>	DP <u>H2949</u>
		<u>1530120100</u> <u>1828/180400</u>

Fees Payable (on application)

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Inspection \$ 30
Connection \$ 120
Total \$ 150

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, MCGRATH & CO LTD (full name)
44 GAVIN RD RAUMATI BCH (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No. <u>2631</u>	Job Inspected <u>30-3-83</u>
Date Issued <u>31-3-83</u>	Connection Recorded <u>MARCH 83</u>

Building Register Entry

MAR 31 83 0661 A-0150.00 T



KAPITI BOROUGH COUNCIL

Application for Permit

Valuation No.

15300 314 37

Date Received (29)

12.4.77

To: The Borough Engineer

P.O. BOX 121, PARAPARAUMU

I (the undersigned) JOHN KENNETH SUTTON

of 48-52 AMOHIA ST PARAPARAUMU

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached hereto, carried out in the premises situated at —

No. 9 Street or Road MANAWA LANE

Lot. No. 36 D.P. 42949 District PAUMATI

The owner of the premises is MR + MRS JK - GR SUTTON

Signature of Applicant [Signature] Date 12/4/77

Building - Plumbing - Drainage

ERECT/ADD/ALTER/REINSTATE A (specify) RESIDENTIAL

DWELLING

with a floor area of 189.82 sq. metres

Value of proposed work Building only \$ 28000.00

including materials — Plumbing only \$ 3700.00

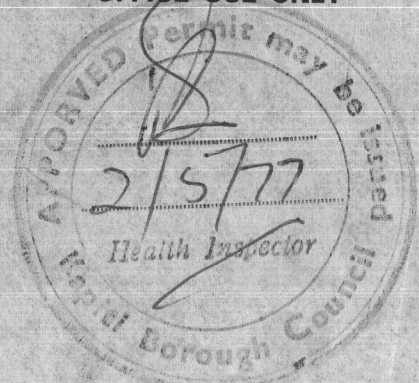
Estimated cost of: Drainage only \$ 1200.00

TOTAL \$ 32900.00

OFFICE USE ONLY



OFFICE USE ONLY



Builder's name and address JK SUTTON c/o 48-52 AMOHIA STREET

Type of water supply TOWN SUPPLY Capacity of storage tanks ON ROOF IN CASE OF DELAY cubic metres

Plumber's name and address MR M PHILIPS MILVALE ST WAIKARE

Drainlayer's name and address MR S DORNBUCH PARAKAI ST PARAPARAUMU

FOR OFFICE USE ONLY

Account No. 366 Date 5 MAY 1977 Receipt No. 7071 Date 23/5/77

Fees:

Building Permit \$ 72 Permit No. 9A04A Date Issued 23.5.77

Plumbing Permit \$ 42 Permit No. 321 Date Issued 2.9.77

Drainage Permit \$ 16 Permit No. 322 Date Issued 2.9.77

Sewer Connection \$ 0

Water Connection \$ 175

Kerb Crossing \$ 65

Damage Deposit \$ 100

Bldg Research Levy \$ 16.50

TOTAL \$ 336.50

Order No. 165

Refund 10 MAY 1978

Checked [Signature]

Date 19.4.77

Register Entry

26/3

TOWN PLANNING Conforms/Non-Conforming

Remarks:

Note Existing damage to footpath PANEL 3 ACROSS BACK KH. CORNER PANEL 1 (STORM WATER) WHOLE OF PANEL BROKEN PANELS 7 & 8 PANEL 1 BROKEN ALONG BACK EDGE EXTENSIVE DAMAGE

Site Inspection: [Signature] 18/4/77

Inspector: M _____ File No. _____

Receipt No. 5984

Date Permit Issued 28/10/87

OWNER

Name D-B. BROWNE

Mailing Address 9 MANAWA AVE.
RAUMATI BEACH

BUILDER

Name AS OWNER

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 9

Street Name MANAWA AVE

Town/District RAUMATI

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 15301 201 00

Lot 36 D.P. 42949

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CAR PORT.

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>20</u>	Number Erected	<u>1</u>

ESTIMATED VALUES \$	Building Plumbing Drainage TOTAL	
		<u>2,000</u>
		<u>2,000</u>
		<u>-</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>55</u>	Water Connection	\$ _____	Receipt No. <u>5984</u> Date of Payment <u>27/10/87</u> Authorised Officer <u>J.D. King</u>
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____	
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
TOTAL:				\$ <u>55</u>

Special Conditions: _____

Date Inspected REMARKS (e.g. stage reached with work)



3.0m

MARLEY GUTTERING
TO EXISTING DOWN-PIPES
AT EACH END

200
150x100

150
100x50

100 TO
HOUSE
STRUCT.

TRUSS
(100x50)

3.6m long.
ROOF
LINE
EXTEND

75mm
IRON

FLASHING
TO HOUSE

6.5m

POST
PADS

75mm
IRON

150 RIDGE
x25

PRESENT
HOUSE
(GARAGE)

CLEARITE
(pre-laps house
iron at (N)
half)

STEPPED
RAVEL
ROOF
LINE

0.2m³ CONC. FOR
EACH PAD

(600x600x600)

3.6m
long

1.05m

200
150x100

FASCIA

New
concrete

New
concrete

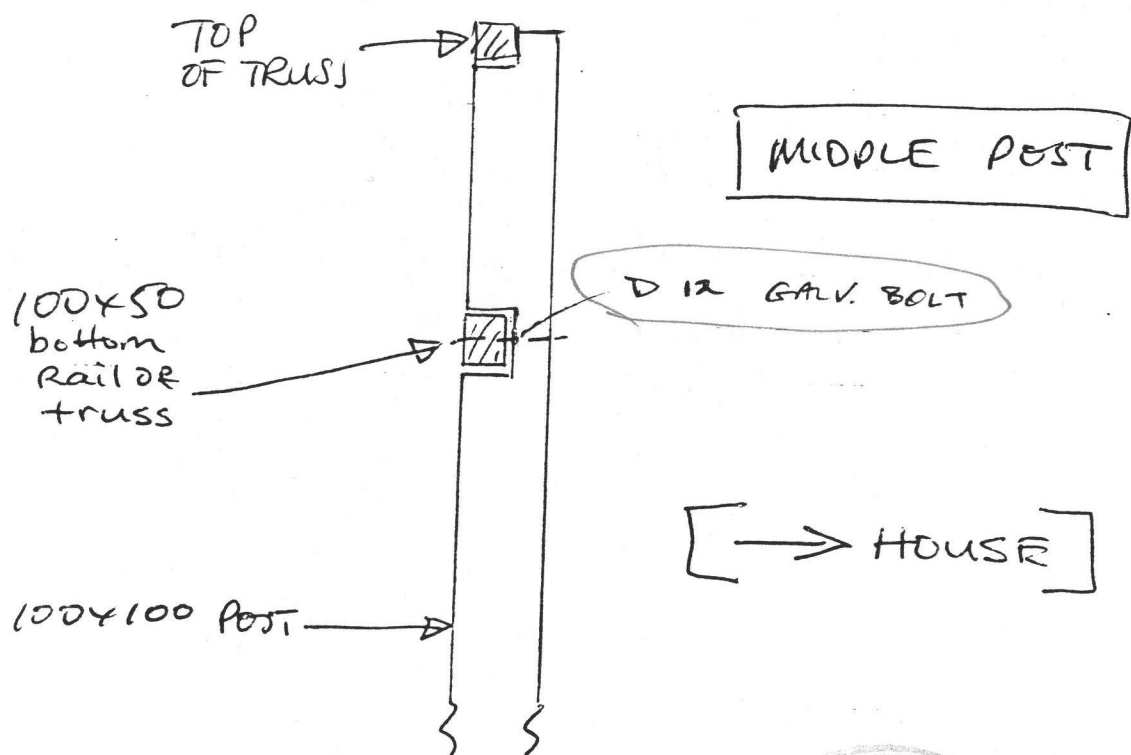
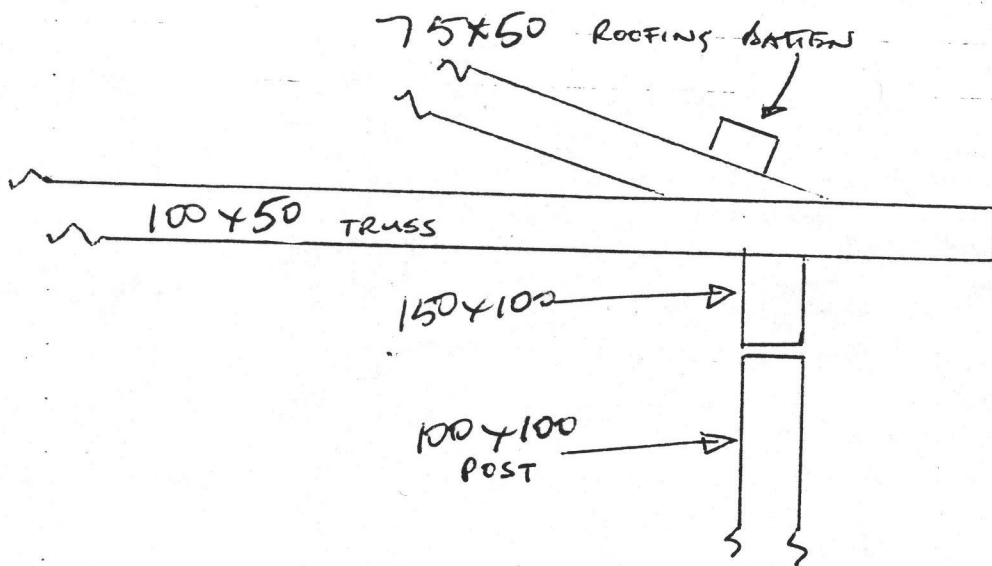
These plans do not show sufficient
constructional details and the
Building Inspector reserves the
right to require alterations on the
job.

2m
to
boundary

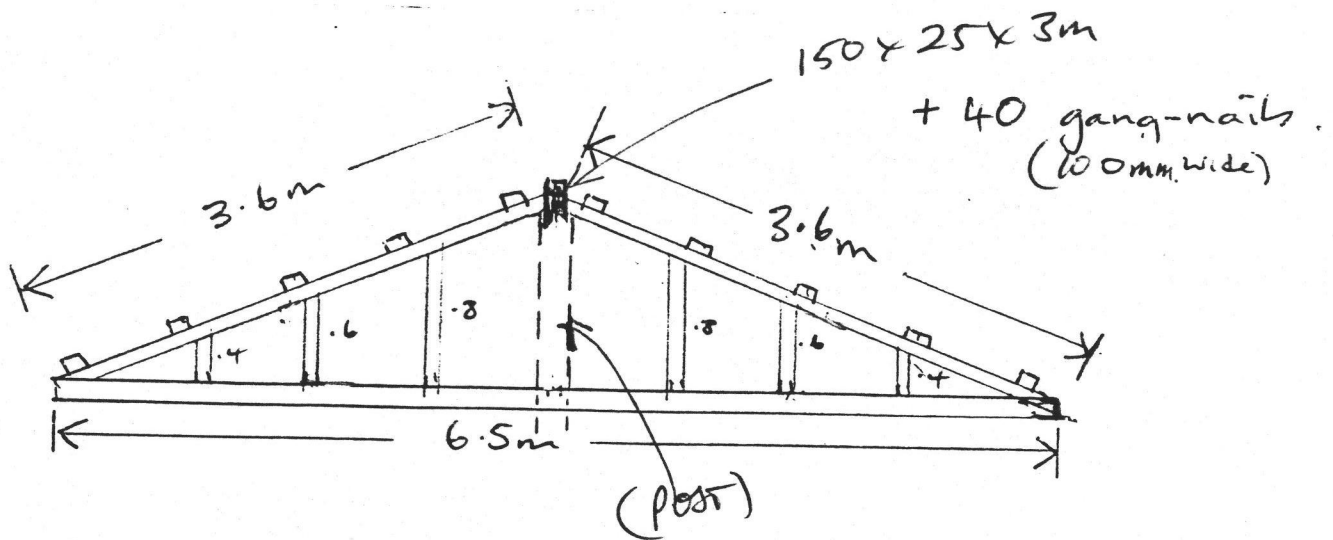
PRESENT
DRIVE



EACH
END POST



100x50 OUTSIDE FRAME



Truss 100x50 = 17.5 m net
 + 8 Rafters 100x50 = 29 m net

+ 10 Battens 75x50 = 30 m net

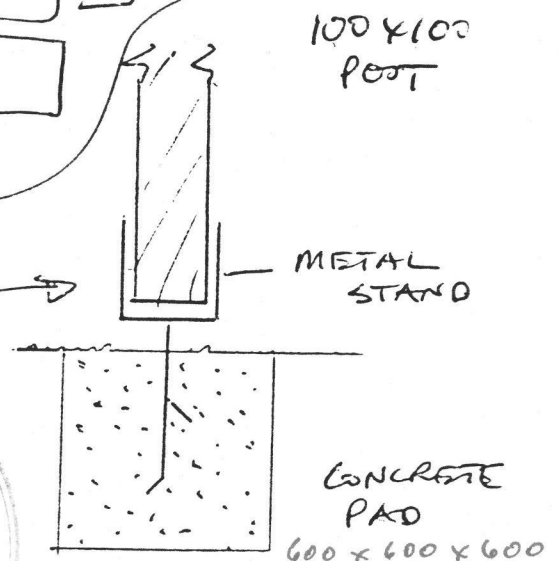
= 100x50 47 m net + 75x50 32 m net

150x100 = 3m x 2 = 6 m net

[100x100 = 2.6m x 2 = 5.2m net
 100x100 = 3.6m x 1 = 3.6m net] = 8.8m net

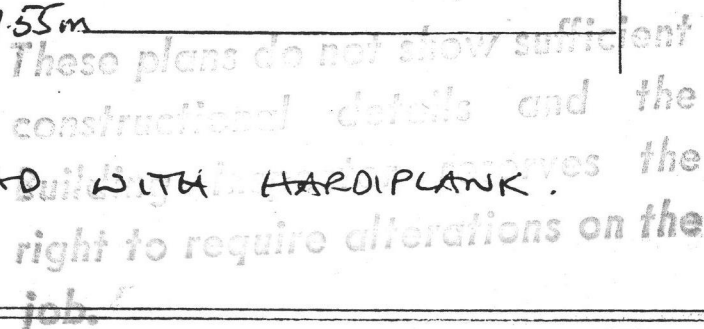
150x25 = 3m x 1 = 3.0m net

x3 = \$



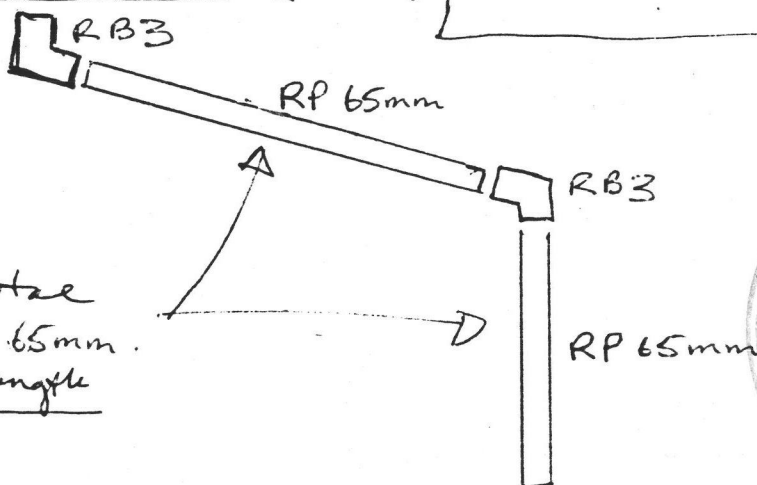
D. BROWN
9 MANAWA AVE
RAUMATI 84847
or 85158 (Bus.)

9 MANAWA AVE
RAUMATI.



right to require alterations on the
job.

(65 mm.)



3m total
of R.P. 65mm.
= x1, 3m length



- + SPOUTING 6m (MC1) [= x 2, 3m lengths]
- + 3 END STOPS - (MC3) x 1, (MC4) x 2
- + 1 EXP. OUTLET R/H STOP END (MC10 65mm)
- + 14 BRACKETS (MC5) + 1 EXPANSION OUTLET (MC8)
- + 5 PIPE CLIPS (RC 65mm)
- + 1 SOLVENT (MC6)

9 Monawa 20

Beam reger.
Rafter spacing

5/ 200 x 100 over 4/undo

corners.

Rafter = fixing to
Every rafter

7 Plates
fixed.

STATE ADVANCES CORPORATION OF NEW ZEALAND

MINIMUM STANDARDS FOR WELLINGTON DISTRICT OF CONSTRUCTION
AND MATERIALS REQUIRED IN THE ERECTION OF TIMBER DWELLINGS

1. PLANS AND SPECIFICATIONS

Submit fully descriptive drawings and specifications, consisting of site plan, floor plans, cross section and four elevations also details of kitchen cupboards. Accurately define ground falls, clearly mark room sizes, external dimensions and storey heights. Allow for all essential services, conveniences, fittings and hardware.

2. GENERAL

All work must be in accordance with best trade practices and N.Z. Standard Model Building By-laws (NZSS 1900); the by-laws of the Local Authority and the minimums herein. Work or materials not covered in these standards, permissible only with the approval of the District Valuer (hereinafter referred to as the D.V.), whose decision will be final. Variations made without the prior approval and consent of the D.V. may result in cancellation or adjustment of the mortgage loan.

3. INSPECTIONS

Inspections of the property will be made regularly. In particular, inspection is required when excavations are completed and before concrete is placed. The Corporation is to be advised immediately this stage is reached, but earlier where sites are damp, filled or otherwise difficult.

4(a) SITE AND CLEARANCE

Siting of the building will be approved by the D.V. prior to commencement of building operations. Remove rank vegetation, tree stumps and roots, timber off-cuts and builders' debris from under floors of buildings.

(b) EXCAVATED SITE

On sites where excavation is necessary to obtain a satisfactory building site, the excavation shall be carried out to provide a minimum 4' from the back of dwelling to the excavation. The excavation work shall also be carried out in steps of a maximum 6' in height, stepped back through to 4', providing safe levels as required to avoid the possibility of earth movement and slips. Where the excavation is unstable provision should be made for necessary retaining walls to D.V. approval.

5(a) CONCRETE FOUNDATIONS

Minimum depths 1'6" for external piles, 12" for other work. Sink foundations through any filling to solid bearing, otherwise on a filled and consolidated section submit a Registered Consultant Engineer's certificate. Minimum foundation height from ground level at the lowest point 12". Upstands on internal walls of concrete porch floors shall be a minimum 3" cast with the concrete floor slab.

- (b) Base Walls - 5" thick with 12" x 6" footing under. Reinforce continuously with two $\frac{1}{2}$ " rods in footing, one $\frac{1}{2}$ " rod at top. Build in at 4'6" maximum spacing $\frac{3}{8}$ " hooked rods or suitable $\frac{1}{2}$ " bolts for fixing plates. Walls exceeding 6'0" above ground and for all two-storey houses, 6" thick with footing and reinforcement as above. Walls rising higher than 3'0" above footing, additionally reinforced with $\frac{3}{8}$ " rods at 1'3" square mesh. $\frac{3}{8}$ " rods lapped 1'3" and $\frac{1}{2}$ " rods 1'8" at joints, ends hooked and extended 1'6" around corners, vertical rods hooked to top and bottom horizontals. On sloping sites base walls may be stepped below jack framing;
- 12/10/11
12/10/11
12/10/11*

footings must be level stepped on bed.

- (c) Piles - minimum 64 square inches cross section, spaced not more than 4'6" centres in rows of 6'6" centres for 5" x 2" joists, 8'0" for 6" x 2".

Build in galvanised anchor wires or bolts. Piles exceeding 2'6" in length reinforced with one $\frac{3}{8}$ " steel rod. No pile shall extend more than 4'6" above ground line. Formation of piles in fabric in lieu of boxing is not permitted.

TEEL
SCHEDULE Note: D.V. at his discretion may, in rocky or extra hard ground, reduce the stipulated width of footing and vary the minimum depths. Height from ground to floor line not less than 1'9" at any point with 12" minimum clearance between ground and timber. Filling is not acceptable as solid bearing bottom.

- (d) Base Ventilators - spaced at 6'0" intervals, 2'6" from corners and near plate level. Minimum size for galvanised crimped wire 12" x 6", for cast concrete vents 12" x 9".

- (e) Concrete floors - Constructed to Corporation specification.

6. CONCRETE

Beams and lintels 5 parts aggregate to 1 part Portland Cement; other work 6 parts aggregate to 1 part Portland Cement. Aggregate - 4 parts hard or crushed metal (maximum $1\frac{1}{4}$ ") to 2 parts clean sharp salt-free sand.

Dampcourse - Separate timbers from brick and concrete with 3 ply bituminous fabric.

7. SOLID PLASTER

Concrete surfaces plastered.

8. CHIMNEYS

Foundation footing 8" thick concrete projecting 4", reinforced with $\frac{3}{8}$ " rods at 12" centres square mesh. Sides and back 5" thick. Hearths 4" concrete reinforced with $\frac{3}{8}$ " rods at 12" both ways.

- (a) Brick Chimneys - mortar 3 parts sand to 1 part cement-lime mixture. The cement-lime mixture to contain not more than $\frac{1}{3}$ rd part lime. Arches on 2" x $\frac{3}{8}$ " camber bar to have 9" bearing on jambs; reinforcement four $\frac{1}{2}$ " rods; flue liners 8" diameter earthenware.
- (b) Concrete Chimneys - vertical flue reinforcement four $\frac{1}{2}$ " rods hooked to foundations and $\frac{1}{4}$ " hooped binders every 12". Lintels two $\frac{1}{2}$ " rods. Breasts reinforced with $\frac{3}{8}$ " rods at 15" both ways. Flue liners 8" diameter earthenware.
- (c) Precast pumice concrete chimneys to Building By-laws; reinforcement four $\frac{1}{2}$ " rods grouted in.

9. LAUNDRY FACILITIES

Minimum single tub with hot water from service and space for washing machine. (for tub, see clause 17).

10. TIMBER

Timber acceptance as per New Zealand Timber Merchants' Federation Publication November 1967 "Housing Construction". Including treated timbers by forms of treatment approved to "Timber Preservation Authority's Specifications". Timber shall conform with N.Z. Standards Institute National grading rules, both as to quality and grade, and be free from outer sapwood. Finishing timbers, including floors, thoroughly seasoned and machine-sanded.

- 10.(a) Heart Dressing A - external timber, flooring and external joinery, including solid structural door and window frames.
- (b) Heart Building A - timber below ground-floor level, including bottom wall plate on joists, tile roof battens, scantlings in close proximity to dampness.
- (c) Dressing A - for internal joinery and finishings.
- (d) Building A - wall and roof scantlings, ceiling and upper floor joists.

11. ACCEPTABLE TREATED TIMBERS

Non-heart native (N.Z. indigenous) timbers quoted in these Minimum Requirements are acceptable in lieu of heart if they are treated by one of the accepted processes.

Radiata pine of special grades treated by one of the acceptable processes is acceptable for sub-floor framing, wall framing, roof framing, sarking, interior finishing and flooring, but is not acceptable for weatherboards or other exposed timbers, such as exterior joinery, facings, projecting joists of verandahs, etc., with the exception of "Huttloc" finger jointed Radiata pine clears, preservatively treated to the special requirements of the T.P.A. and finger jointed by the Hutt Timber and Hardware Company to specifications approved by the Corporation.

Tawa of Dressing A grade, if treated by an acceptable process, is acceptable for flooring up to 4" wide, for weatherboards up to 6" wide and for interior finishing lines. Tawa of Building A grade, if similarly treated, is acceptable for framing.

12. FRAMING

Sizes - Sleeper plates and stringers 4" x 3", bottom stringers of Jack frames 4" x 3", wall plates 4" x 2".

Floor joists (ground floor) 5" x 2", maximum span 6'6" centres -

" " " " 6" x 2" " " 8'0" "

" " for spans exceeding 8'0" to approval

Jack Framing: (Basements) 4" x 2" jack studs up to 6'0" in height, over six feet 4" x 3", spaced at 18" centres (intermediate jack frames with 4" x 3" studs, spaced at 2'3"). Bearers over piles 4" x 3", continuous bearing wall plates 4" x 2". Wall frames braced with 6" x 1" cut in and dangled at 36" centres. All framing 4" x 2" with 4" x 3" trimming studs at openings exceeding 4'0" in width.

Bracing 6" x 1" cut in flush to external walls and bearing partitions. One brace to each wall up to 15' long with two braces in opposite directions to walls from 15' to 35' long. Internal dividing walls to have one 4" x 1" cut in flush. Where not practical because of openings, solid dogleg bracing may be substituted. All bracing shall be fixed as near as possible to a 45 degree angle from plate to plate and well nailed.

Roof framing general purpose 4" x 2", collar ties 5" x 1" ceiling joists 4" x 2".

Ceiling runners and rafter under-purlins minimum size 4" x 2", with increasing depth where necessary.

Valleys 1½", hips and ridges 1" thick, depth not less than 6".

Double stud and block every 2'0" all angles and wall intersections.

Herringbone 2" x 2" at 7'0" maximum spacing for joists of 8" and deeper.

Sarking 1" thick boards double nailed.

Beam schedule Beams up to 3'6" long 4" x 2" on flat

" " " 4'6" " 4" x 3" "

" " " 6'8" " 5" x 4" on edge

" " " 8'10" " 6" x 4"

" " " 11'0" " 8" x 4"

" " " 8'10" checked ½" into studs.

Beams over 8'10" supported on full-length shoulder 4" x 2" studs.

Two-storey framing - to comply with Building By-laws.

Timber-Spacing (Maximum centres) - Walls, floors and ceilings 18", purlins 2'6", roof struts and collar ties 4'6"; dwangs 2'3"

Pitched roof rafters - Tiles 1'6"

Other roofing material -

Over sarking 1'8"

Over purlins 3'0"

"Flat-roof" rafters - With access 1'6"

13. EXTERIOR WALL COVERINGS

- (a) Weatherboards - use heavy building paper under all sheathing fastened to framing. Treated Tawa limited to 6" in width and 1½" lap, other timber 1¼" lap, rebated Cedar 1" lap; internal angles flashed with beaded edge galvanised iron. Use galvanised nails for redwood. Prime mitres, laps and joints.
- (b) Veneer-brick and concrete - subject to approval by the D.V. of construction details and compliance with brick-concrete block or split block veneer specification.
- (c) Stucco - reinforced and applied over solid backing and complying with Corporation's Stucco Specification.
- (d) Asbestos Cement Sheetting - may be used as backing to reinforced stucco. Asbestos sheetting and sidings for wall covering fixed to Corporation's specifications. Support the asbestos cement sheet and stucco walls on continuous concrete foundations.

14. JOINERY

- (a) Standard door and window frames and the solid structural type to detail.
- (b) Casement frames - solid rebates 9/16" weather-grooved and back grooved for flashings or plaster; sills pitched, double sunk and throated. Sills 2", mullions 3", styles 1½", where facings and 2" thick for stopped jambs. Styles housed on extended sills with requisite clearance to scantlings. Galvanised nailings and screwings to redwood. Facings, stops etc. completed with scribes.
- (c) Aluminium sashes and frames are acceptable from approved manufacturers subject to fixing in accordance with the manufacturer's detailed specification requirements, plus any additional flashings in aluminium considered necessary by the D.V. or alternatively, fitted into a purpose made 1½" full width sub frame with standard flashings and finish.
- (d) Door frames - external to match casement frames with 2" pitched matai sills; internal 1½" solid rebated.
- (e) Sashes - sash material 2" thick, top and sides to have ploughed weather grooves. Use two 3" galvanised butts and screws for sashes up to 3'6" high, three butts for all in excess. Split sash fanlights to have galvanised weather bar.
- (f) Doors - main 1½", wardrobes 1¼" finished thickness. External and internal doors three butts.

Note: External doors must be adequately sheltered by porches.

- (g) Cupboards - framed together. Drawers dovetailed. Doors framed and flush panelled.
- (h) Finishings - Skirtings scribed down to floors; architraves to all openings; apron below sillboards; beads in angles for paint finish.

15. LININGS - WALLS AND CEILINGS

- (a) Fibrous Plaster - ¾" thick, fixed to studs, dwangs and joists with galvanised clouts every 6" around edges. 12" elsewhere.

Joints filled and screeded flush. External angles flushed to $1\frac{1}{4}$ " wide wood fillet with rounded arris. Surface-cracked sheets not permissible.

- (b) Gypsum plaster wallboards - $\frac{3}{8}$ " thick. Application as for fibrous plaster.
- (c) Insulating Wallboards - minimum $\frac{1}{2}$ " thick, fixed as fibrous plaster. Joints either flush stopped, veed or covered with moulding. Acceptable for ceilings only.
- (d) Hardboard - standard quality for internal use.
- (e) Soffitt linings - to eaves and ceilings of external shelter porches, heart timber, or alternatively $3/16$ " asbestos cement sheets or $3/16$ " tempered hardboard.

16. ROOF COVERING

- (a) Tiles - Terra Cotta or pressed concrete of approved manufacture; minimum roof pitch 32 degrees. All tiles wired to battens. Ridge and hip tiles to be fully bedded. Verge tiles shall be adequately fixed by galvanised round headed screws or spring head nails with bituminised felt washers. (See clause 10 for grade of timber). Ridging, valley and hip pointing tinted.
- (b) Roofs - of galvanised iron, aluminium and corrugated asbestos - cement to comply with the Corporation's specifications.

Note: Bituminous fabric material is NOT acceptable for roof covering.

- (c) Galvanised Iron - paint each face of all lap surfaces, inside and back of spouting and back of flat sheets before fixing. Paint iron with approved roofing paint.
- (d) Strip metal roofing - to comply with the Corporation's specification.
- (e) Submit Maintenance Guarantees for two years as follows:
Roof tiles, alstrip aluminium, corrugated asbestos, other materials subject to approval (see clause 20).

17. PLUMBING AND DRAINAGE

- (a) Workmanship and materials - comply with local by-laws and Public Health Regulations.
- (b) Spouting and Downpipes - 24 gauge galvanised iron. Alternatively spouting and downpipes of asbestos cement, zinc, copper or P.V.C. fixed to manufacturer's specification. Sizes to approval. Downpipes to approved number to effectively drain all water from roofs to s.w. drains or soak pit at least four feet from building. Paint spouting and downpipes as per clause 16.
- (c) Flashings - tile roofs, 5 lb. lead soakers and flashings. Brick and concrete walls with chased apron of 5 lb. lead. Other flashings 26 gauge galvanised iron or copper.
- (d) Sill trays - window sills, 26 gauge galvanised iron, full length trays, turned up on back, dressed down over external wall covering, ends let into studs.
- (e) Supply Tanks - 24 gauge copper or polyethelene alternatively pressure reducing valve.
- (f) Cold Water Service - $\frac{3}{4}$ " service with $\frac{1}{2}$ " branches. Pipes 19 gauge copper or P.V.C. Class X.
- (g) Hot-Water Service -
Piping - 19 gauge copper drawn tubes commencing from supply tank. Service pipes lagged with hair felt or equal wired on. Cylinders - copper 30 gallon minimum capacity, fully lagged and encased.

Heating medium - an efficient service by means of fuel, electricity or gas.

- (h) Sanitary and Plumbing fixtures - Standard fittings installed (including washing-tub) to regulation requirements.

18. ELECTRICIAN

Installation made in a sound, safe, practical and workmanlike manner in conformity with modern practice and Wiring Regulations and to the satisfaction of the Local Authority. Electric fires permanently fixed.

19. PAINTING

- (a) Workmanship and materials - to comply with the Corporation's Painting Specification. Right is reserved to take sample of materials for analysis.
- (b) Exterior - woodwork primed, stopped and painted two coats. Iron work painted two coats. Paint laps, etc, as clauses 13 and 15.
- (c) Roofs - paint iron roofs independent of the main building contract.
- (d) Interior enamel - two undercoats and one coat enamel.
- (e) Stain and Varnish - stop, knot and varnish.
- (f) Interior paint - three-coat work.
- (g) Paperhanging - size all fibrous plaster and other wall linings requiring such treatment. Joints of papers accurately butted and hung plumb in full lengths.

Note: Add fungicide to all paste and size according to instructions, as preventative against mould growth.

20. GUARANTEES

Prior to final payment of loan moneys, roofing and other necessary guarantees shall be lodged with the mortgagor's solicitor, given by the manufacturers or distributors indemnifying the mortgagor against faulty materials, defective application and general maintenance. The Corporation has the right of approval of the Specialist Contractor.

21. FENCING AND PATHS

Securities must be adequately fenced and paths laid from gateway to entrances into the dwelling. These works may be carried out by the owner.

SUB-FLOOR GARAGES

TO BE LINED WITH $\frac{3}{8}$ " GIB-

BOARD (20 MIN. FIRE RATING) SINGLE SKIN - INCLUDES

ALL WALLS AND CEILING, I.E. OR FIBROUS PLASTER

STATE ADVANCES CORPORATION OF NEW ZEALANDSTAMPED METAL ROOFING TILES

Sheet metal shall be tight coated and shall comply with N.Z.S.S. 1343 not less than 26 B.G. gauge and with not less than 1.75 ozs. spelter both sides included.

Tiles shall be stamped to approved samples and without breaking the spelter.

Tiles shall be coated with approved soft bituminous coating and chips or other approved coating.

Pitch of the roof shall be not less than 15 degrees.

Fixing shall be by specialist roofing contractors acceptable to the Corporation.

The manufacturers and fixers to give to the owner a two-year guarantee in respect of materials, workmanship and fixing.

Tiles shall be fixed with $1\frac{1}{2}$ " x 12 gauge galvanised flat head nails with a minimum of 4 nails to each 3 foot tile or at a maximum spacing of 12" along the face of the overlap for longer width tiles.

Rafters shall be spaced at a maximum of 3 foot centres.

Cover the whole of the roof area with netting and building paper tightly stretched and securely stapled to rafters or alternatively an underlay of No. 15 saturated rag felt tightly stretched and securely fixed to rafters.

Underlay shall have a minimum lap of 3 inches.

Fixing battens shall be securely nailed to rafters over felt underlay.

STATE ADVANCES CORPORATION OF NEW ZEALANDROOF TRUSSES - PITCHED ROOFS

Roof trusses, including gang nail trusses, will be accepted by the Corporation for pitched roofs, subject to the following conditions:

- (a) Trusses to be of a design approved by the local body concerned and acceptable to the Corporation.
- (b) For concrete or clay tile roofs, trusses to be spaced at 18" centres maximum with 1" tile battens, or alternatively, at 36" centres maximum with 2" x 2" full sawn tile battens.
- (c) For roofs of acceptable materials (other than the concrete or clay tiles), trusses may be spaced at 36" centres maximum with purlins at 30" centres maximum.
- (d) With the exception of openings, full length studs to be provided under each truss.
- (e) Where a truss is positioned over an opening, the lintel must be adequate to carry the load.
- (f) Trusses must be tied directly to the studs and top plates with No.8 galvanised wire or patent metal connectors.

GENERAL

All work shall be in accordance with this specification, the accompanying drawings, the relevant clauses of the N.Z. Standard Codes of Building By-Laws and current Health Regulations.

SETTING OUT

The contractor is responsible for the accurate setting out of the work and the establishment of boundaries, levels, centre lines, bench marks and other lines necessary. Check all dimensions before commencing work.

BY-LAWS AND PERMITS, ETC.

Conform in all respects to the requirements of Local Authorities and of other controlling bodies.

CLEANING AND PROTECTION OF FINISHED WORK

Each individual trade shall take steps to prevent damage or disfigurements of the finished work of other trades and will be responsible for the cost of restoring any surfaces harmfully affected.

TELEPHONE WIRING

Arrange with the Post Office to install wiring for the telephone and to make the necessary connections at a suitable time during construction so that new work does not have to be damaged, nor wiring surface run during installation.

TRADE SECTIONS AND HEADINGS

The subdivision of this specification into trade sections and headings is for convenience only, and has no bearing on the interpretation of any clause. All clauses in all sections apply to the entire contract, and whereas reasonable care is taken to classify under each trade, the onus is on all trades to make themselves conversant with any and all clauses which may affect their work.

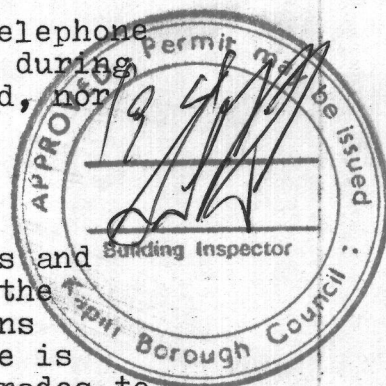
MATERIAL AND WORKMANSHIP

All materials are to be the best of their respective kinds, qualities, classes or grades specified. Materials for which a N.Z.S.S. exists are to comply with the relevant requirements.

Workmanship is to be in accordance with the best trade practice. Work is to be accurately set out, structurally sound, true to line and face and neatly executed and finished.

Allow for anything specified but not shown on the drawings and anything not specified or drawn but necessary for the full and proper completion of the work.

Provide for the carriage to the site and the fixing of all fittings included in the specification or shown on the drawings. On completion, remove all temporary work, unused materials, equipment and rubbish from the site. Leave the work clean and ready for occupation.



EXCAVATION AND BACKFILLGENERAL

Refer to the preliminary and General clauses of this specification which shall be equally binding on all trades.

Inspect the site to ascertain the extent of the existing excavations. Allow for any further work necessary to complete the works as detailed.

EXCAVATIONS

Remove all loose material, level up the bottoms of all trenches.

Excavate for a septic tank and effluent overflow as directed by the Local Authority.

BACKFILLING

Allow to use materials excavated from the site. Backfill and consolidate in 150 mm layers.