

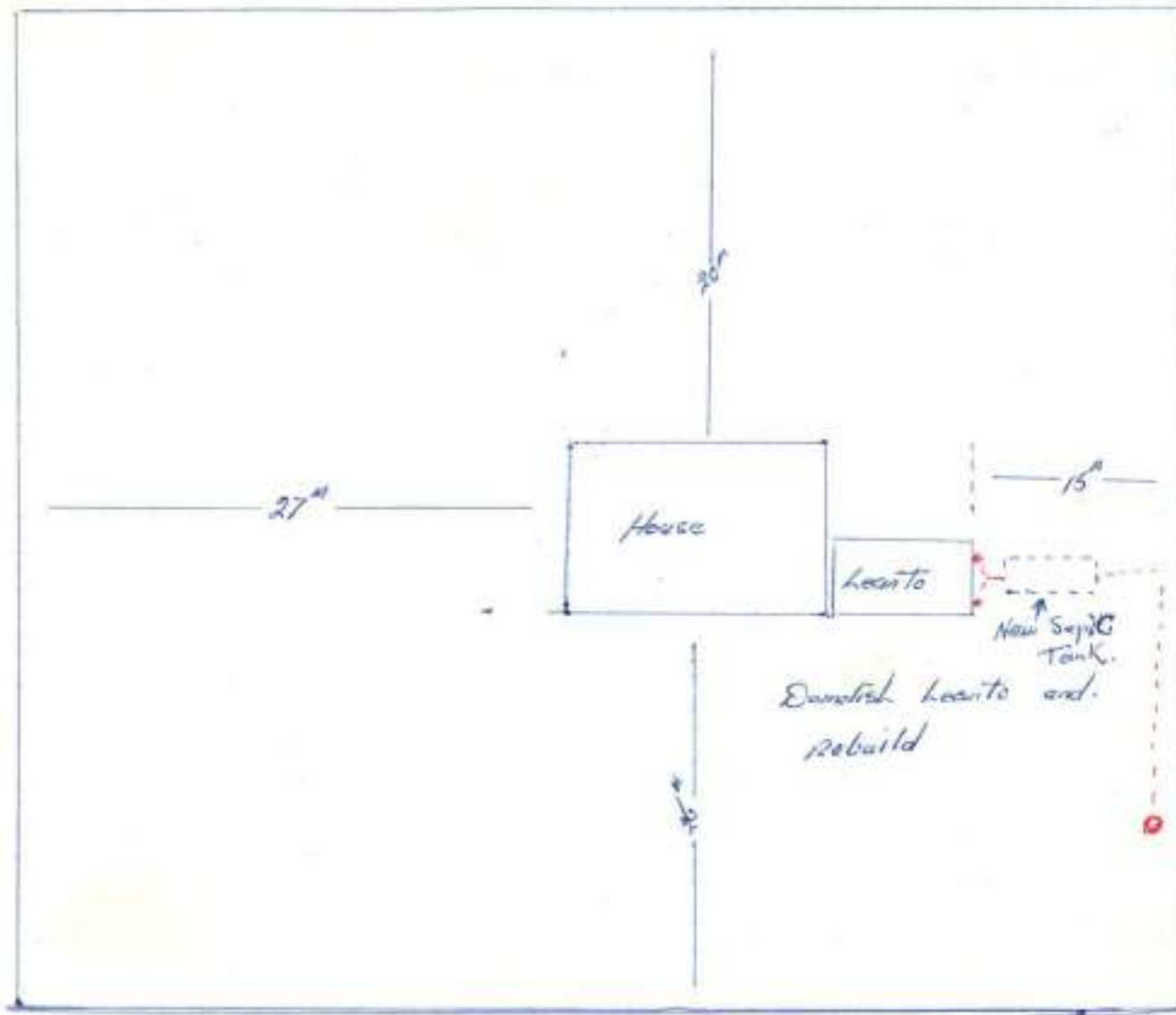
Town Planning *MM Horn* 29/10/79

SCALE — Site Plan 1:200

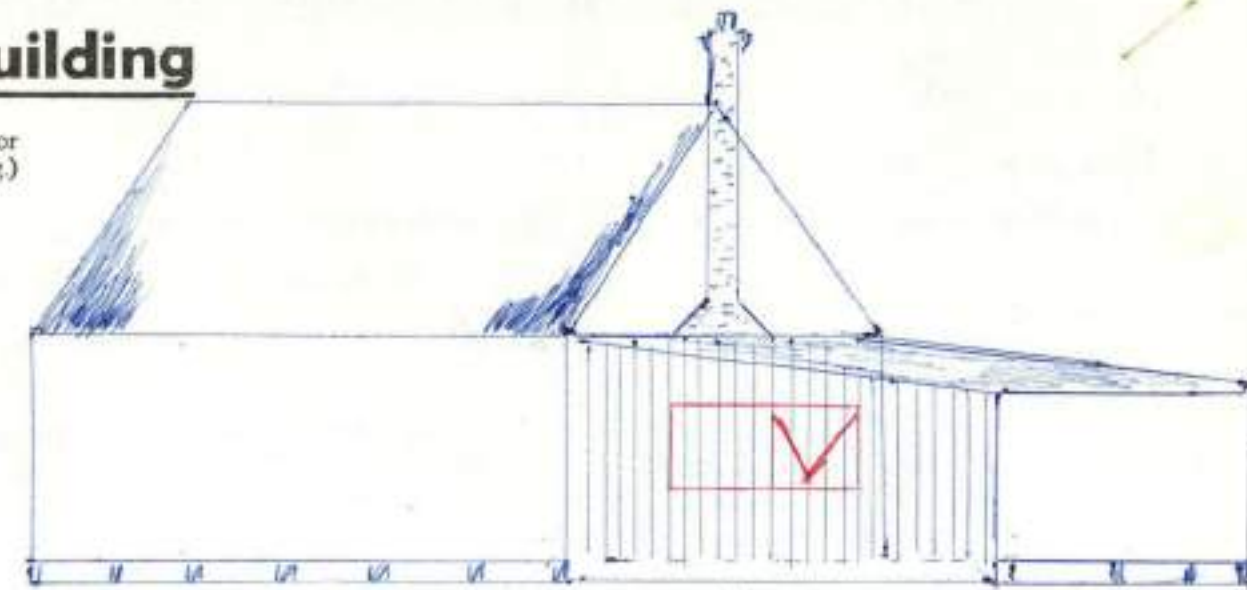
Elevations, etc. 1:50 or 1:100

Plan of a Proposed Building

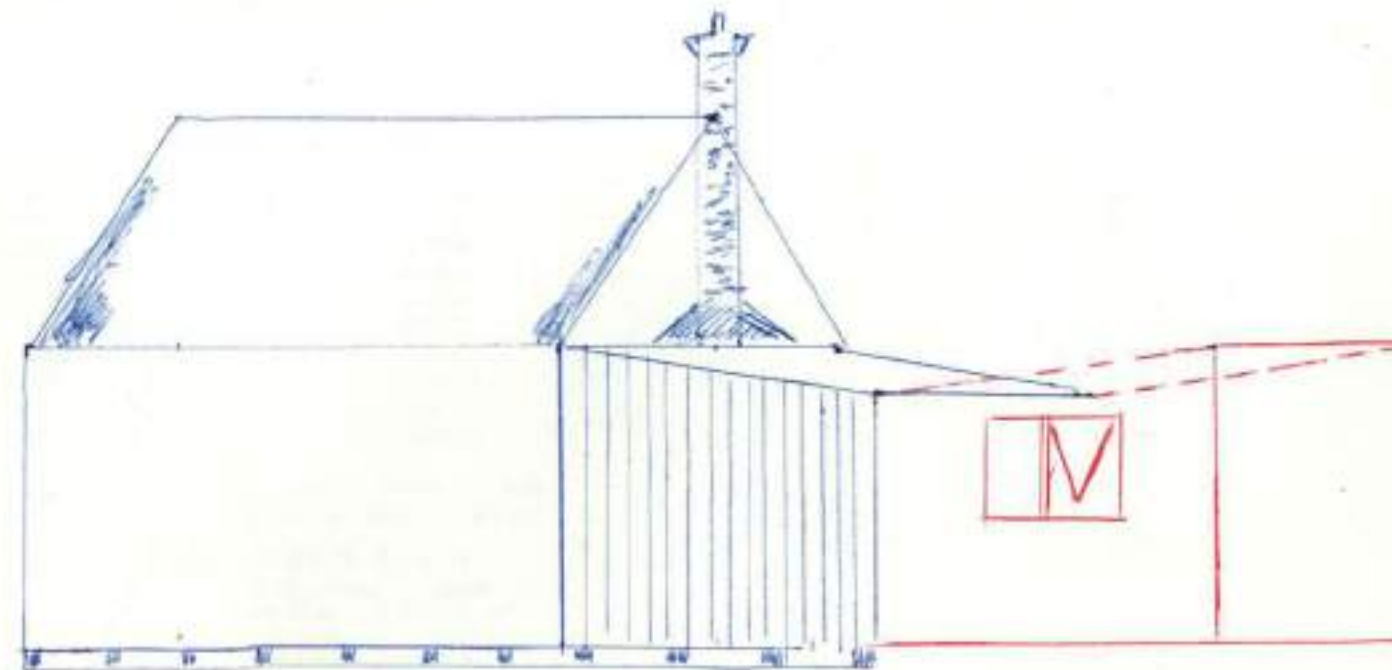
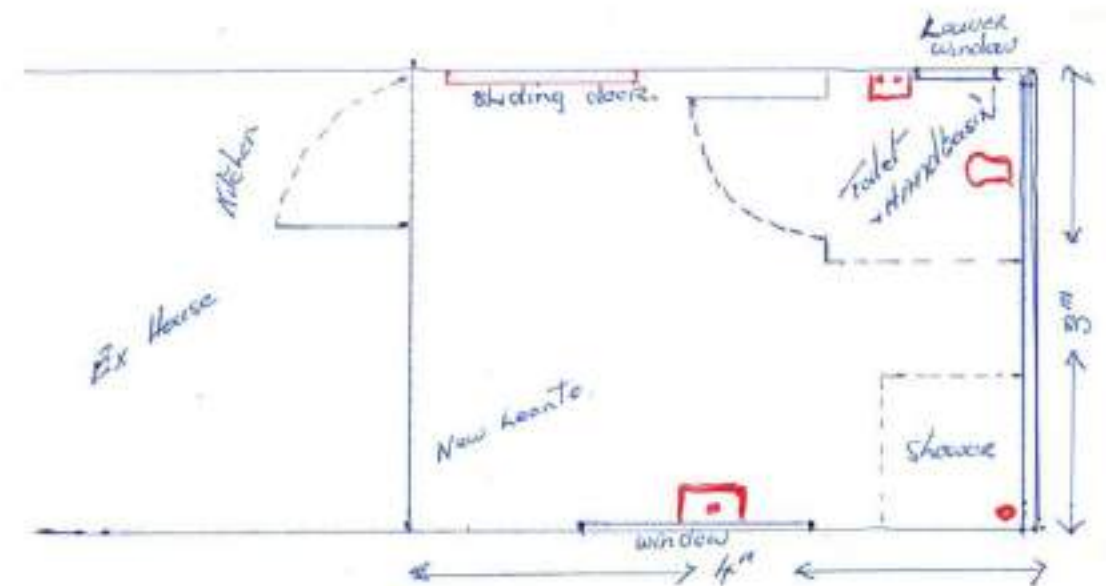
(This space may be used for a locality plan or for all plans in the case of a minor building.)



Septic Tank 3" 500' from
The House



Existing South View



New South View

Dear Sir
Oct 15th 1979.
To The Senior Building Inspector
Brea County Council.
Hilton

Mr. Darlop
Sir.

I wish to apply to you for a
Demolition & rebuilding permit on Mr. Leon
M. Donald property (called The Cottage)
at Waikola.

I intend to demolish part of
the lean to at the South West end of the house
measuring 4" x 8" and replace it with a
new addition of the same measurements,
to house, a toilet, a shower & tub,
and wash-hand basin. Also requested
permission for is the septic tank.

The building consist of a reinforced concrete
slab, tiled bottom plate and the framing
is Boron treated 100x50. Rafters are 150x50
cladding is 12" Polite. Roof is of iron.

All drainage & plumbing work is to
be carried out by Mr. Frank Fogarty of
Waikola who will apply for a permit.

Hoping this is all you require

I am
Ross B. Larson



CLUTHA DISTRICT COUNCIL

PHONE (03) 418-1350
FAX (03) 418-3185
P.O. BOX 25, BALCLUTHA

APPLY No	196
RECEIPT No	135654 28/92
PERMIT No	1413
DATE GRANTED	28/3/92

DRAINAGE & PLUMBING PERMIT APPLICATION [Drainage & Plumbing Regulations 1978]

28044/118/03

To The District Engineer,

Sir, Brendon C Gies [full name]
I.....
of 79 Christies S Dunedin [postal address].....

being a currently licensed Craftsman Plumber and or a Registered Drainlayer hereby apply for a permit for the work described herein and set out in the specifications and plans attached, to be carried out in the premises situated at:-

Sandoun S [address of work].....
being Sec/Lot 14 Pt Block/DP 12578 XI WAIHOKA SD
owned by McDonald Mrs F [owners name].....

Description of Work: Install Drainage/Plumbing/Septic Tank to New/Existing
Dwelling/or CRIB Premises
Connect to Sewer and Town Water Supply-

Estimated Value of:	Plumbing	\$
	Drainage	\$ <u>600.00</u>
	Total	\$ <u>11.11</u>

Date: 23/3/92 Signature: [Signature] Telephone No. 479084

[For Office use only]

FEES PAYABLE [including GST]

REMARKS

Permit Fee	\$ <u>15.00</u>
Sewer Fee	\$
Water Connection Fee	\$
Streetworks Fees	\$
Total Fees Payable	\$ <u>15.00</u>

Inspected: ✓
As Built Plan Received: ✓

APPROVED..... [Authorized Officer]..... Date 24/3/92

DRAINAGE AND PLUMBING PERMIT FEES

Standard Permit Fees

Drainage and plumbing for new dwelling	144.00
Drainage only for new dwelling	72.00
Plumbing only for new dwelling	72.00
Septic tank, associated plumbing and drainage for dwellings, woolsheds etc	72.00

All other fees are calculated from the scale below, based on labour content of the work.

<u>Not Exceeding</u>	<u>Fee GST Inclusive</u>
\$	\$
200	45.00
400	63.00
600	72.00
800	90.00
1,000	99.00
1,200	117.00
1,400	126.00
1,600	144.00
1,800	153.00
2,000	171.00
2,200	180.00
2,400	198.00
2,600	207.00
2,800	216.00
3,000	225.00
and every \$200.00 or part thereof in excess of \$3,000	9.00

SEWER CONNECTION

Where there is no connection provided, the actual cost of installing the lateral connection in an approved manner to foul sewer shall be paid.

Administration/Inspection Fee	27.00
-------------------------------	-------

STORMWATER CONNECTION

Where there is no stormwater outfall or connection provided, the actual cost of providing the approved connection shall be paid.

Administration/Inspection fee only if connecting to underground main.	27.00
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WAIHOLA WATER SUPPLY

April 2004

INSTALLATION OF NEW SUPPLY RESTRICTORS

This is Important!

- New water flow restrictors are being installed on every property's water connection in Waihola in the next few months.
- This affects your property and may affect your water supply and the operation of your fixtures and appliances.
- Every property in Waihola should have their water flow restricted and a large tank to store water – like the one in the picture ->
- Council will be ensuring that public toilets, the council owned pensioner flats and the camping ground also have water storage and restrictors fitted to their supply.
- Read on for more information.



Why Do This?

The restrictors and tanks allow water to flow in steadily at a low rate, thus sharing the available water fairly. The tank makes sure there is plenty of water on site for showers, washing machines, hoses, etc. However, the water flow to some properties is not restricted at present. This is illegal and has come about through people making unauthorised connections or modifications to their water supply. This is unfair because these properties suck the water away from other properties when the supply is short.

Council will be ensuring that public toilets, the council owned pensioner flats and the camping ground also have water storage and restrictors fitted to their supply.

If your property doesn't have a restrictor at present, or has some other modifications, you may not be aware of it as the changes could have been made long ago. However, your water flow will be affected when the new restrictor is installed and some of your fixtures and appliances may not work. It is very important that you fill in the response form and return it so that your situation can be discussed with you. This will mean you suffer as little disruption as possible.

Why is this being done?

Waihola customers experience a loss of water flow in dry periods where demand exceeds supply. The water comes from the North Bruce Rural Water Scheme and the flow into the Waihola Reservoir is limited to the original scheme design.

How is the Waihola Water Scheme supposed to work?

The supply is a restricted one where customers are expected to have significant on-site storage (that is, a large tank to store two days worth of water, usually a minimum of 2,000 litres) and a restrictor to limit the maximum inflow into the tank. There are currently 151 properties on the Waihola scheme with a total of 166 sold units (1 unit is 1,000 litres over a 24 hour period). The North Bruce Water Scheme is designed to supply Waihola with 196 units, so with good storage and variations in demand from property to property, instances of customers running out of water should be rare.

However, they are not rare during the summer months. This is due to customers having direct high pressure connections where they can draw much more water than they should. Where customers have little or no storage, many run out of water in times of high demand. While no survey has been done to determine the actual situation, it is known that there are properties with direct (illegal) connections, and properties without storage at all.

How will this make the scheme work better?

Within the restrictions of the current supply, ensuring that each property is correctly restricted with storage is the appropriate response to the present situation. This will ensure that instances of customers running out of water reduce and, at the very least, will result in a fair distribution of the available supply.

The present restrictors (where fitted) are at storage tanks on the customer's property. Here, experience shows that they can easily be interfered with. In other townships where restrictors are underground at the boundary, interference has been minimal. Council will also carry out checks in the New Year to make sure that the restrictors have not been tampered with and Council may fine customers who have interfered with their restrictors. Therefore, Council has decided to re-restrict every connection to the Waiholo Water Scheme at the property boundary.

Where to from here?

Simply turning up and re-restricting a property without notice could cause problems for some property owners. This is because some properties are presently relying on a direct connection to a greater or lesser degree and it is possible that some of your appliances or fixtures won't work when the new restrictor is installed.

Some possible situations are:

1. **Restrictor in place with a tank and no direct connection.**
No problems will be experienced and no changes to your supply are required.
2. **No restrictor with a tank and no direct connection.**
Everything should work well, but the total volume of water you can use each day will reduce. No changes to your supply are required.
3. **A tank with or without a restrictor, and a direct connection supplying only some fixtures or appliances.**
Examples of this are a shower or a dishwasher being supplied with a direct connection which does not supply the rest of the house. Some means of providing pressure for the fixture or fittings will need to be provided by the property owner otherwise they may not work after the restrictor is installed.
4. **No tank or restrictor with a direct connection supplying all needs.**
The property owner will need to install a tank and may need some means of providing pressure for fixtures or fittings. If no action is taken, there will be almost a complete loss of pressure and flow after the restrictor is installed.

If you have a direct connection, it is likely that the installation of the restrictor will affect your supply as in 3 or 4 above. Council will give you a reasonable time to make necessary changes before installing your restrictor.

FORM 5

APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

TO: **Regulatory Services**
Clutha District Council
PO Box 25
Balclutha

We **Titri Developments Ltd** apply for the Resource Consent described below:

1. Name and address of owners: **Titri Developments Ltd**
C/- R Fox
Surrey Bay
RD 1
OUTRAM
2. Name and address of occupier: **As Above**
3. Location: **3 Sandown Street, Waihola**
4. Legal Description: **Pt Sections 14 & 15 and Section 16 Block XI**
Town of Waihola (CT10A/630)
5. Type of resource consent sought: **Subdivision & Land Use**
6. Proposed Activity: **Restricted Discretionary Activity**
7. Other consents necessary: **Nil**
8. Environmental Impact Assessment – **Contained in report.**

Enclosed: **Report**
Appendix 1 – Certificates of Title
Appendix 2 – Application Plan
Appendix 3 – Assessment

Signature:  Date: 8-6-04
C R Horne (on behalf of the applicant)
Director, Craig Horne Surveyors Ltd

Phone No. (03) 4847008
Fax No. (03) 4847009
Mobile (025) 792382

Address for Service: **PO Box 56**
MOSGIEL

161737 *JS*

Cubitt Consulting Limited

Resource Management Specialists
Level 4, Air New Zealand House, 18 Princes Street
PO Box 5006, Dunedin
Telephone (03) 474 5392 Fax (03) 477 2758
Mobile (027) 208 3181 E-Mail acubitt@xtra.co.nz

22 June 2004

Clutha District Council
PO Box 25
BALCLUTHA

Attn: Murray Burns

Dear Sir

RM 1204 – TITRI DEVELOPMENTS LIMITED, WAIHOLA

I refer to the above application for subdivision and land use consent dated 8th June 2004 received from Craig Horne, Surveyor.

The site subject to this application is legally described as part Sections 14 and 15 and Section 16 Block XI Town of Waihola (CT 10A/630). Frontage is provided by Sandown Street which is legal, of full width and sealed construction standard.

This site is zoned Urban Resource Area by the Clutha District Plan.

CT 10A/630 contains an area of 1723m² and contains the applicants' existing dwelling. The applicants are seeking consent to subdivide the current Title into two allotments. Lot 1 (827m²) will contain the existing dwelling and associated curtilage, while Lot 2 (896m²), which comprises bare land, will be made available for residential development.

Land use consent is sought on the basis that the frontage on Lot 1 will have a sideyard of 1 metre only to the boundary of Lot 2. The District Plan requires a minimum of 1.5 metres sideyard. Consequently in terms of Rule URB.4.1(c)(i) land use consent is required as a controlled activity. Given that the only affected party are the applicants this is considered a relatively insignificant issue.

The existing dwelling on Lot 1 is currently serviced with water and effluent from the services available in Sandown Street. However Council's Water Engineer has advised that there are no units of water available for any dwelling to be erected on Lot 2. Consequently a roof collection and tank storage system will be required to service this property.

However the sewer main in Sandown Street can adequately service Lot 2 and consequently a public services contribution will be required in relation to this allotment. Electricity and telephone services are also available within Sandown Street. These will need to be connected to the boundary of Lot 1.

The applicants are requesting that the installation of services and the construction of the entranceway to Lot 2 be left until such time as a dwelling is erected upon Lot 2. This can be

consented to by way of a Consent Notice pursuant to Section 221 of the RMA. However this method is usually utilised in respect of allotments of larger areas and it is unclear where the building will be erected. There is no valid reason in this instance for utilisation of the 221 process. Using this approach in these circumstances is merely a way of the developer avoiding the cost of developing the site. Consequently these connections should be installed prior to the Section 224 certification.

Diagrams
1st single
1st subdivision
OK

The proposed subdivision is creating an additional allotment available for residential use. As such it is liable for a Reserves Contribution payment of \$475.00.

Recommendation

Subdivision Consent

That Council gives consideration to granting consent to the proposed subdivision as a restricted discretionary activity subject to the following conditions:

1. That prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall install both power and telephone connections to the boundary of proposed Lot 2.
2. That prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall construct a new access point to Lot 2 hereon from Sandown Street in accordance with the location and design specifications of Council's Manager for District Assets.
3. That prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall install a sewer connection from the main in Sandown Street to the boundary of proposed Lot 2.
4. That pursuant to Rule FIN.9 of the Clutha District Plan and prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall pay to Council the sum of \$2,101.50, being a public services contribution of \$1,989.00 towards the Waihola Sewerage System and Head Works and an administration charge of \$112.50 for one new allotment. All actual connection costs shall also be payable by the applicant.
5. That prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall pay to Council a reserves contribution of \$475.00 on the basis of one new allotment being created for residential purposes.

Land Use Consent

That Council gives consideration to granting consent to the yard infringement as a controlled activity without condition.

Yours faithfully

CUBITT CONSULTING LTD

P A Cubitt
Director

Director: P Allan Cubitt B.A. LLB, Afl. NZPI

RESOURCE CONSENT COVER SHEET

Valuation Ref No: 28044-118-03

RM No: 1204

Additional VNZ Nos: _____

Lodgement date: 9-6-04

File No: SR 80/0335

Application Type: _____

☐ Controlled - Non notified

☐ Controlled - Notified

☐ Discretionary - Restricted

☐ Discretionary - Non notified

☐ Discretionary - Notified

☐ Non Complying - Non notified

☐ Non Complying - Notified

☐ Subdivision - Land transfer title

☐ Subdivision - Cross lease/unit title

☐ Subdivision - Boundary adjustment

Deposit Amount: \$ 325-00

Receipt No: 550962

☐ Invoiced

Property Owner's Name: Frances Isobel McDonald

Applicant's Name: Titri Developments Ltd
(If different from Owner's Name)

Description: Subdivision + Land Use Consent

 MJB/RJA

WORK PROCEDURE

TASK	INITIATED	STARTED	COMPLETED
1. Operative			9 June
2. Delay			
3. Staff Planning			
4. Subdivision Committee			
5. Subdivision Decision Issued			
6. Site Inspection			
7. Publicly Notified			
8. Officer/Consultant Referral			
9. Delay			
10. Submissions Close			
11. Report to CEO			
12. Fix Hearing / Circulate			
13. Hear Application			
14. Consent Issued			28 June
15. Appeal			
16. Monitor 1			
17. Monitor 2			
18. Monitor 3			
19. Monitor 4			
20. Monitor 5			

Date	:	8 June, 2004
Location:	:	3 Sandown Street, Waihola
Legal Description	:	Pt Se's 14 & 15 and Sec 16 Block XI Town of Waihola (CT OT10A/630)
Applicant	:	Titri Developments Ltd
Territorial Authority	:	Clutha District Council
Resource Area	:	Urban
Proposal:	:	Subdivision and Land Use Consent
Activity Category	:	Restricted Discretionary

1.0 INTRODUCTION

The attached information and plans relate to a subdivision application to divide the parent title into 2 lots. Land use consent is also sought for an under sized side yard at the new boundary.

The subject site is located in the Urban Resource Area of the Clutha District Plan. The subdivision is considered a restricted discretionary activity within Rule 3.7.4 Sub(1)(c). Land use consent is considered a controlled activity within Rule Urb 4(1)(c)(i).

This application is submitted pursuant to Section 88 of the Resource Management Act 1991. Please regard the attached report as an assessment of the effects on the environment in accordance with Section 88(4) of the Resource Management Act 1991.

It is maintained that any actual or potential adverse environmental effects that may result from granting consent to this proposal will be no more than minor.

2.0 LEGAL DESCRIPTION

The property subject to this application is legally described as Part Sections 14 & 15 and Section 16 Block XI, Town of Waihola, CT OT10A/630.

A copy of the certificate of title is attached as Appendix 1.

3.0 PROPOSAL

The site contains an existing cottage with curtilage on flat ground at 3 Sandown Street. The southern half of the property is fenced and grazed.

The proposal is to subdivide the parent title into 2 lots. Lot 1, of 827m², will contain the existing dwelling and curtilage. An existing sealed entrance currently services the cottage along the frontage of Lot 1.

Lot 2, of 896m², will be the fenced paddock and a small part of the cottages curtilage. An existing gate provides access to the paddock although there is no formed entrance.

The boundary between Lots 1 and 2 is located 1.0m from the cottage on Lot 1. While this does not meet the minimum yard requirement of 1.5m, the effects are contained within the property and therefore the applicants are the only affected party. Their consent to the reduction in yard is implied with this application.

SERVICES

4.1 Water

The existing dwelling is served with a water connection to the Waiholā supply. Bill Iverson, District Assets, has advised there is no units of water available for Lot 2. Roof collection and tank storage will be required to supply potable water.

4.2 Effluent Disposal and Stormwater Runoff

The existing dwelling is fully served by reticulated sewer drainage. It is assumed stormwater is drained to the ground.

The sewer main in Sandown Street can adequately service Lot 2 when developed. The majority of stormwater will be collected and used for the supply of water.

4.3 Electricity and Telecommunications

Electricity and Telecom services are in existence for the existing dwelling. Lot 2 can also be connected to these services from Sandown Street.

5.0 DISTRICT PLAN

The proposal needs to be considered under the following provisions of the Clutha District Plan:

- Subdivision (Sec 3.7)
- Urban Resource Area (Sec 4.3)

Comment relevant to each of the above provisions is detailed below.

5.1 Clutha District Plan - Planning Issues

Subdivision within the Urban Resource Area is a Restricted Discretionary Activity under Rule SUB 1(c). Matters to which Council has restricted the exercise of its discretion is detailed in SUB 1(d). Items A, B & C have been assessed in Appendix 3 along with subdivision performance standards.

Lot 2 is of a suitable size and shape too fully meet the requirements of Rule URB.2 – Permitted Activities. The proposed dwelling complies with the Residential Performance Standards of Rule URB.4, except for the minimum yard on the new boundary between the lots.

The reduced side yard does not affect any party other than the applicants. There is no significant effect created by reducing the side yard from 1.5m to 1.0m. The wall adjoining the yard is a standard single story height.

Lot 2 meets the requirements of Rule SUB.1(c). The site can be accessed and serviced. There are no known hazards within the site or natural or significant features.

5.2 Consent Conditions

The applicants request that the installation of services and construction of an entrance to Lot 2 be left until construction is undertaken on the lot. A consent notice pursuant to Section 221 of the RMA can require the services to be installed prior to the issuing on a Building Permit Compliance certificate in relation to the construction of a residential dwelling. u

6.0 CONCLUSION

The proposal is a restricted discretionary activity within the Urban Resource Area of the Clutha District Plan.

The proposal complies with the rules of the district plan. It is maintained that any adverse environmental effects resulting from Council granting consent to the application will be no more than minor.



Craig Horne
Director, Craig Horne Surveyors Ltd

Appendix 1
Certificate of Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

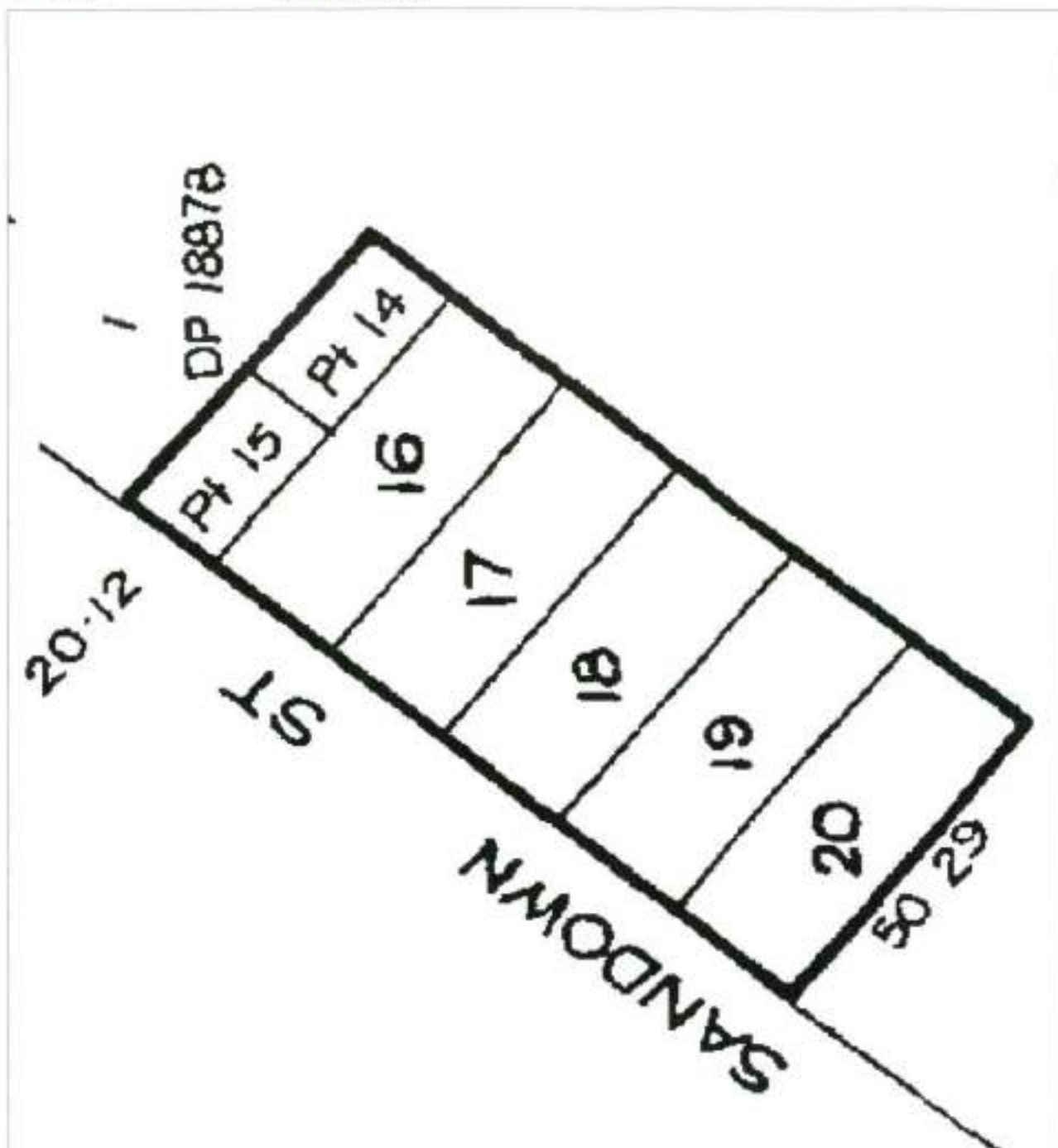
Identifier OT10A/630
Land Registration District Otago
Date Issued 16 November 1984

Prior References
OT4D/604

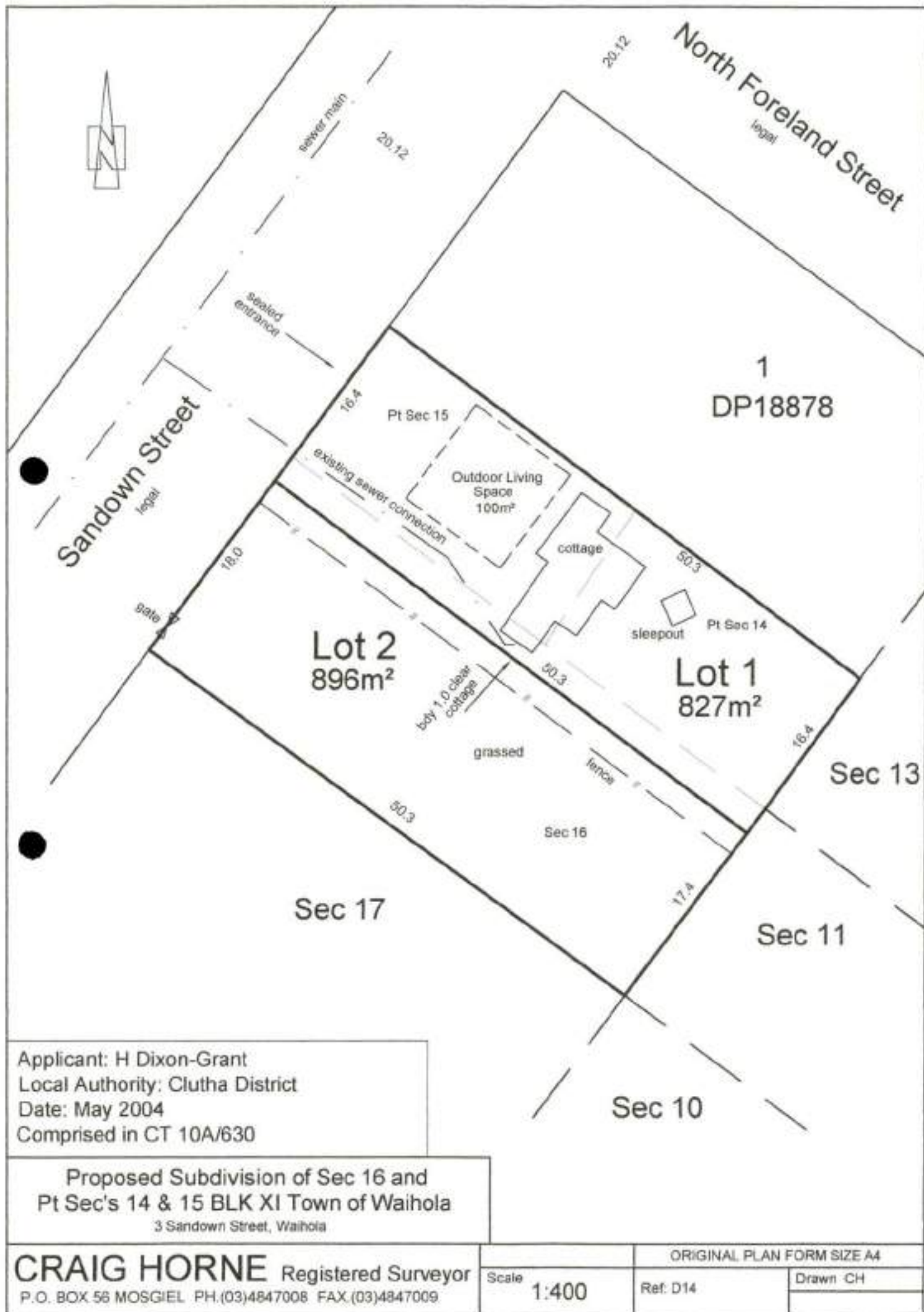
Estate	Fee Simple
Area	1723 square metres more or less
Legal Description	Section 16 and Part Section 14-15 Block XI Town of Waihola

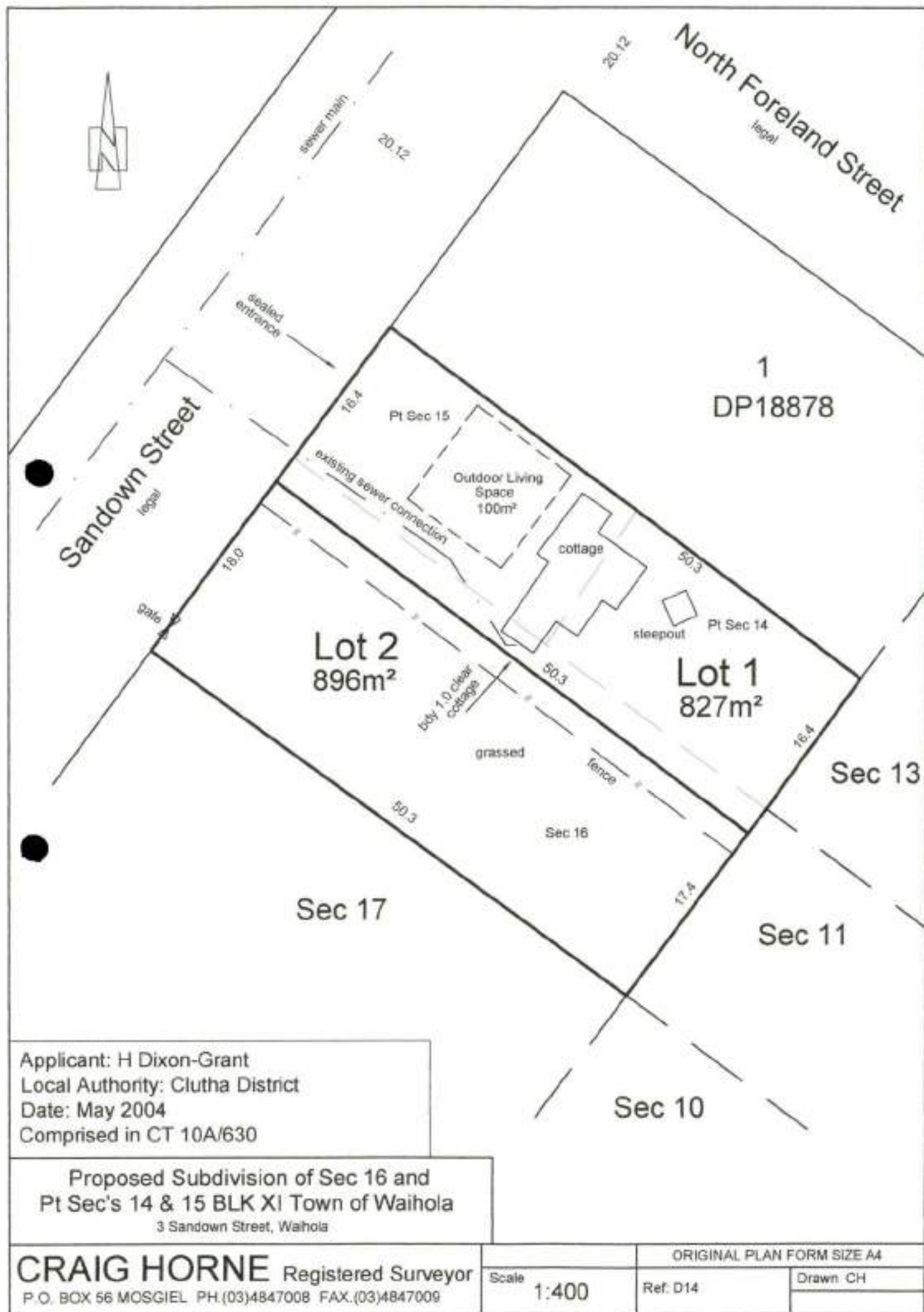
Proprietors
Frances Isobel McDonald

Interests



Appendix 2
Application Plan





Appendix 3

Assessment

Assessment Matters

A1. The ability of the subdivision design to:

Item	Comment
Facilitate convenient, safe & easy access for both people and vehicles, to a public road.	The existing and proposed accesses are suitable
Facilitate and provide for convenient and easy public access to the coast, any river, stream or lake, or any public reserve	NA
Facilitate the provision and operation of essential services	Lot 2 can be fully serviced.
Facilitate access to passive solar energy sources	Not Applicable
Relate to adjoining development	Similar to adjoining development
Connect to appropriate network utility services particularly sewerage, water, stormwater, electricity and telephone reticulation.	Existing house is connected. Lot 2 can be connected to sewerage, electricity and telephone reticulation.
To facilitate any foreseeable subsequent subdivision or redevelopment having regard to: (i) the provision of road access, (ii) the economic provision of network utility services securing an appropriate and coordinated ultimate pattern of development	This subdivision does not restrict the future development or subdivision of both lots.

A2. The subdivisions effect on natural and significant features:

Item	Comment
Registered historic places	No known historic sites
Archaeological sites and waahi tapu	No Known sites
Significant trees and significant stands of indigenous fauna	No known trees or fauna
The habitats of indigenous fauna and valued non-indigenous fauna	No significant fauna
Waterways, lakes, wetlands and their margins	Not applicable
Ridgelines and hills contributing to the character of the rural and urban areas	No effect on ridgelines or hills
Areas of outstanding natural landscape character	Landscape not being effected
Outstanding natural features	No known outstanding natural features

B. The Effects of Natural Hazards

Item	Comment
1. The effects of natural hazard on the site, and the subdivisions potential in causing natural hazard events to adjoining land	No known natural hazards.
2. The extent of earthworks necessary	No earthworks required.

C. Natural Values

Item	Comment
The margins of wetlands, lakes and rivers or any area that may impact on wetlands lakes and rivers	Not Applicable
Areas considered to be outstanding natural features and landscapes	The subdivision will have no effect on features or landscapes
Areas of significant indigenous vegetation and significant habitats of indigenous fauna	No known vegetation or fauna
Areas of high visual amenity	There are no areas of high visual amenity.

Rule SUB.4 Subdivision Performance Standards**A. Land Suitability Standard**

Item	Comment
.. the land to be subdivided must provide a sufficient area of land capable of accommodating any foreseeable building and associated development which: • Is above the 50 year flood level... • Does not contain uncontrolled fill, peat or soils ... • Is not closer than 20m to any stream or river of 3 metres in width or greater, or any wetland or lake ...any water body ...in any Urban, Transitional or Rural Settlement Resource Area or within 50m of ... in any Rural or Coastal Resource Area. • Does not involve significant earthworks or where earthworks cannot be avoided, the characteristics of the site allows for the mitigation of any effects associated with those earthworks.	Complies

Where the subdivision involves the creation of allotments for separate parts of a building, or involves a building adjoining an allotment boundary, the structural integrity and fire safety of that building shall comply with the Building Act 1991.	Not Applicable
--	----------------

B. Minimum Frontage & Provision of Vehicular Access

Item	Comment
1 The minimum frontage for any allotment of any subdivision shall be 3.5m	Reduction in side yard proposed.
2. Where any subdivision involves the division of land and buildings into separate allotments for individual occupancies to be held under freehold title, cross lease ... then the size, shape and arrangement of such allotments shall make provision for access thereto in a manner that; • ensures the convenience of the occupants • facilitates service deliveries • avoids nuisance to neighbours • maintains public amenities	Complies
3. All weather vehicular access shall be provided to any subdivision	Complies
4. The location and design of all points of access from a legal road within the district shall comply Rule TRAN.4	Complies
5. The width of such access ...	Complies

C. Design Factors

Item	Comment
1 The subdivision shall be planned, designed, constructed and maintained so as to: • protect and preserve the coast, or any lake, stream, wetland and their margins • provide a system by which water within the subdivision will be removed without causing damage or harm to the natural environment, or to property or persons..... • Ensure that waters drained from the subdivision are substantially free of adverse contaminants ... • Avoid flooding of land in the	Complies

subdivision or in other areas ... • Ensure that there is no significant adverse effect on natural river or stream beds or aquatic ecosystems by the construction of bridges or culverts. • Ensure that it is possible to dispose of sewage and waste water effluent In a manner which does not decrease existing water quality of any receiving water.	
2 Where a site is intended to accommodate a building the site shall contain an adequate building area free of impediments such as drainage lines....	Complies.
3 Where the site is intended for multi unit residential development ...	Not Applicable
3. Where an allotment is in an unserviced area the minimum area shall be determined in each case by the method adopted to: Dispose of stormwater and sewage effluent in a manner that avoids contamination of water resources including any cumulative effects on ground water PROVIDED THAT with respect to the disposal of effluent, • Any site created less than 4000m², or where ... quantities of effluent generated is in excess of 3 household units shall be certified by Council's Environmental Health Officer ... • Avoid remedy or mitigate any disturbance to any river, lake and wetland ecosystems • Avoid remedy or mitigate any disturbance to any area of indigenous vegetation	Not Applicable



CLUTHA DISTRICT COUNCIL

Address all correspondence to:
The Chief Executive
PO Box 25
BALCLUTHA

1 Rosebank Terrace, Balclutha
New Zealand
Telephone: +64 3 418-1350
Fax: +64 3 418-3185
Email: help.desk@cluthadc.govt.nz
Website: www.cluthadc.govt.nz

Our Reference

28 June 2004

SR 80/335

WS161420

Craig Horne
Surveyor
PO Box 56
MOSGIEL

Dear Sir

RM 1204 - TITRI DEVELOPMENTS LIMITED, WAIHOLA

I refer to the above application for subdivision and land use consent dated 8th June 2004 received by Council on 9 June.

The site subject to this application is legally described as part Sections 14 and 15 and Section 16 Block XI Town of Waihola (CT 10A/630). Frontage is provided by Sandown Street, which is legal, of full width and sealed construction standard.

This site is zoned Urban Resource Area by the Clutha District Plan.

Your application was considered under delegated authority on 25 June 2004. I am of the view that your proposal will have no more than a minor effect on the environment.

Decision

Land Use

That pursuant to section 104A of the RMA Council grants consent to the infringement of the yard set back for the dwelling on Lot 1 of the proposed subdivision as a controlled activity without condition.

Subdivision Consent

That pursuant to section 104C of the RMA Council grants consent to the proposed subdivision as a restricted discretionary activity subject to the following conditions:

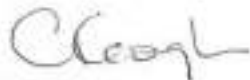
1. That prior to the issue of a building consent code compliance certificate in relation to the construction of a dwelling on lot 2, the applicant shall install both power and telephone connections to the boundary of proposed Lot 2. This condition shall be registered on the resulting title pursuant to Section 221 of the RMA.

2. That prior to the issue of a building consent code compliance certificate in relation to the construction of a dwelling on lot 2, the applicant shall construct a new access point to Lot 2 hereon from Sandown Street in accordance with the location and design specifications of Council's Manager for District Assets. This condition shall be registered on the resulting title pursuant to Section 221 of the RMA.
3. That prior to the issue of a building consent code compliance certificate in relation to the construction of a dwelling on lot 2, the applicant shall install a sewer connection from the main in Sandown Street to the boundary of proposed Lot 2. This condition shall be registered on the resulting title pursuant to Section 221 of the RMA.
4. That pursuant to Rule FIN.9 of the Clutha District Plan and prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall pay to Council the sum of \$2,101.50, being a public services contribution of \$1,989.00 towards the Waiholo Sewerage System and Head Works and an administration charge of \$112.50 for one new allotment. All actual connection costs shall also be payable by the applicant.
5. That prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall pay to Council a reserves contribution of \$475.00 on the basis of one new allotment being created for residential purposes.

Right of Objection

If you do not agree with Council's decision on this resource consent you may lodge an objection with Council pursuant to Section 357 of the Resource Management Act 1991. Notice of Objection must be in writing and must be received by Council within 15 working days of receipt of the decision.

Yours faithfully



Ciaran Keogh
CHIEF EXECUTIVE

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

RECEIVED
6 4 NOV 2015

1. THE BUILDING (If item is not applicable put N/A in the space)

Street address of building: 3 Sandown Street, Waiholo

(If no street address - details of nearest intersection)

Legal description of land where building is located: Lot 1 DP 340641

Site area: 833.8 (m²) Sec n/a Block n/a

Building name: NEW HOME Valuation Number: 2804411803

Location of building within site/block number: (Include nearest street access) Refer to site plan

Number of levels: (Above & below ground) 1 Level /Unit Number: n/a

Floor area: 74.1 (m²) (Indicate area affected by the building work)

Current, lawfully established, use: Dwelling Year First Constructed: n/a

(Add no. of occupants per level and per use if more than 1) n/a

OFFICE USE ONLY:

Consent Number: 16776

Date Lodged: 4/11/16

Date Issued: 23-11-16

FEES:

Consent: 1156

Brnz: 40

DBH: 80.40

Accr: 40

Other: 0

TOTAL: 1316.40

Date Paid: 22-11-16

2-12-16

Receipt No: 1637404

1645014

2. APPLICATION (Tick as applicable)

I request that you issue a (for the building work described in this application)

☐ Project Information Memorandum (PIM)

☒ Project Information Memorandum (PIM) and Building Consent

☐ Building Consent The existing PIM No (if applicable) is:

☐ Amendment to an existing Building Consent. The existing BC No is:

State the reference number if this application involves a National Multiple Use Approval:

Name: Ben Robson Signature: [Signature] Date: 28/10/2016

The signature is that of the ☐ Owner OR ☒ the Agent on behalf of and with the approval of the Owner

3. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

Removal of walls/doors/windows, extend each side of existing dwelling as per plans and
install Metro Wc Rod.

Current use of building: (E.g. Home, implement shed, office)

Will the building work result in a change of use of the building? ☐ Yes ☒ No. If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: n/a (Years)

List Building Consents previously issued for this project (if any): n/a

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$ 40,000 (State estimated value as defined in section 7 of the Building Act 2004)

Is prescribed energy work to be part of this Building Consent (tick if applicable) Gas ☐ Electricity ☒



4. OWNER

Name of Owner: Debbie Anderson

Contact person:

Mailing address: 3 Sandown Street, Waiholo

.....

Street address/registered office:

.....

Phone No.: Landline: (03) 4701395

Mobile:

Daytime:

After hours:

Facsimile:

Email:

Website:

(CT by CDC)

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☒ Certificate of Title on file ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

5. AGENT *[Only required if application is being made on behalf of the owner]*

Name of Agent: Ben Robson

Contact person: Ben Robson

Mail address: 22 Mount Street Wakari

.....

Street address/registered office:

.....

Phone No.: Landline:

Mobile: 0273488796

Daytime: 0273488796

After hours: 0273488796

Facsimile:

Email: ben@faheydesign.com

Website: n/a

Relationship to owner: *(State details of the authorisation from the owner to make the application on the owner's behalf)* Draughtsman

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Or: (if different to above details) Name: Email:

Mailing Address: Phone: Facsimile:

6. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (if these details are un-known at the time of the application, they must be supplied before the building work begins.):

Name	Licensing Class	Licensed Building Practitioner Number <i>(or registration number if treated as being licensed under section 291 of the Building Act 2004)</i>
Mark Fahey	Design 2	BP117975

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM *[Do not fill in this section if the application is for a building consent only]*

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☒ Alterations to land contours: *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities: *[e.g. Council sewer, storm water or water mains]*
- ☒ 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]*

8. BUILDING CONSENT

The following plans and specifications are attached to this application: (please enter these in section 10 below)

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Tick relevant clauses</i>	Means of Compliance <i>Tick relevant compliance path(s) for each clause selected.</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution <i>Please complete Form SBCG 34.1</i>	Waiver/Modification <i>Please complete Form SBCG 23.1</i>
☒ B1 Structure	☒ B1/AS1 ☐ B1/AS3		☐ B1/VM1 ☐ B1/VM4	☐	☐
☒ B2 Durability	☒ B2/AS1		☐ B2/VM1	☐	☐
☒ C1-6 Fire Safety Clauses	☒ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7		☐ C/VM2	☐	☐
☒ D1 Access routes	☒ D1/AS1	☐	☐ D1/VM1	☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☒ E1 Surface water	☒ E1/AS1		☐ E1/VM1	☐	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ E2/AS3		☐ E2/VM1	☐	☐
☐ E3 Internal moisture	☐ E3/AS1			☐	☐
☐ F1 Hazardous agents on site			☐ F1/VM1	☐	☐
☒ F2 Hazardous building materials	☒ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes			☐ F3/VM1	☐	☐
☐ F4 Safety from falling	☐ F4/AS1			☐	☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☒ F7 Warning systems	☒ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☐ G1 Personal Hygiene	☐ G1/AS1	☐		☐	☐
☐ G2 Laundering	☐ G2/AS1	☐		☐	☐
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1	☐		☐	☐
☒ G4 Ventilation	☒ G4/AS1		☐ G4/VM1	☐	☐
☐ G5 Interior environment	☐ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☒ G7 Natural light	☒ G7/AS1		☐ G7/VM1	☐	☐
☐ G8 Artificial light	☐ G8/AS1		☐ G8/VM1	☐	☐
☒ G9 Electricity	☒ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐	☐
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☐ G15 Solid waste	☐ G15/AS1			☐	☐
☒ H1 Energy efficiency	☒ H1/AS1		☐ H1/VM1	☐	☐
☐ B1-H1 Simple House Solution	☐ SH/AS1				
☐ B1-H1 Back Country Hut	☐ BCH/AS1				

9. COMPLIANCE SCHEDULE (specified systems are defined in regulations)

☐ The specified systems for the building are as follows:

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

or
☒ There are no specified systems in the building

Please provide the details required by completing either form:

- SBCG27 Compliance Schedule Specified Systems (or)
- SBCG11 Application for amendment to Compliance Schedule

10. ATTACHMENTS

The following documents are attached to this application: (Tick as applicable)

☐ Plans and specifications (list) (or attach a list) *x Drawings Specification*

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum ☐ Development contribution notice ☐ Certificate attached to Project Information Memorandum

☐ Other information relevant to this application: (Please specify):

☐ Current Certificate of title provided - or do you request Council to obtain at your expense ☐

11. CONTACTS (involved in this project)

Designer

Name(s): Mark Fahey

Postal Address: 22 Mount Street, Wakari

Cellphone: 02102906747 Daytime: 02102906747

Reg No: bp117975

Email:

Engineer

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Builder

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Gasfitter

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Drainlayer

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Plumber

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Electrician

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Other

Name(s): n/a

Postal Address:

Cellphone: Daytime:

Reg No:

Email:

Valuation Roll No. 28044/118/03

Owner Details:

Debbie Anderson
P.O. Box 15175
Wairakei 9240
 Phone No: 4701395

Project Location:

3 Sandown St
Wairakei

Contact Details:

Name: Fahay Design
 Address: 22 Mount St
Wairakei
 Phone: 0273488796 Fax: _____

Builder's Name: TBA

Builder's Contact No: _____

Value: \$ 40,000 Fee Payable: \$ 1316.40

Delays (Only 1 delay current at a time)	Date Entered	Date Resolved
<u>RFI</u>	<u>15/11/16</u>	<u>21-11-16</u>

Memos/Endorsements

Sewerage Services	Zoning Plan
Water Services	District Plan Rules
Stormwater Services	Location Plan
Property Drainage Plan/s	Flood Prone
Backflow Preventor	Geological Fault
Dairy Shed Effluent	Resource Consent No. <u>1204</u>
Stock Droving Bylaw	Electrical Safety
No Drainage Plan on File	Disabled Facilities
Land Features etc	Contaminated Site
Compliance Schedule	Other:

R6W

TS5 - Cover

PIM No: 16776

Description: Alter + Extend
Dwelling Install 5th
Metro use red fls
Woodburned

Proposed Use: _____

Floor Area: 74.1 sqm

Building Category: R1 R2 R3 C1 C2 C3

Processor: ☒ Any Officer
☐ Processing Officer
☐ Other _____

	Signed	Entered
PIM Info Compiled	<u>JS</u>	<u>7/11/16</u>
Entered on Computer	<u>KTB</u>	<u>7-11-16</u>
Planning - District Plan	<u>MAR</u>	<u>14/11/16</u>
EHO/Health/Liquor/Drainage		
Fire Service Design Review Unit		
Historic Places Trust		
Service Delivery		
Plans & Specs stamped/signed	<u>L</u>	<u>21-11-16</u>
Documents sorted into customer and file set	<u>L</u>	<u>21-11-16</u>
Compliance conditions entered Schedule		
Approved for Issue	<u>L</u>	<u>21-11-16</u>
Processing hours:	<u>3 11 A</u>	
Final Check	<u>MRS</u>	<u>22/11/16</u>
Waiver		
Consent Issued & Printed	<u>KTB</u>	<u>23-11-16</u>
Mailed	<u>KTB</u>	<u>23-12-16</u>

Notes:

Building Advice Notes / Conditions & CCC Conditions:

AN-01, cur, 105, 9, 10, 105

CLUTHA DISTRICT COUNCIL

Building
Consent No:

16776

REQUIRED INSPECTIONS

Note: Two working days notice is required of the intended commencement of Construction. One working days notice is required for all other inspections. Inspections relating to this consent are those highlighted in the following list. Inspections must be booked by phoning Council's Regulatory Services Clerk (Ph 419 0232). **Approved Building Consent documents must be on site**, and it is expected that the owner, agent or tradesperson, will also be on site. If the owner does not have a representative on site, then it is the owner's responsibility to contact Council and confirm the inspection was satisfactory before work proceeds. If the building consent documents are not on site, or the work is not ready for inspection, an additional inspection may occur at additional cost.

Inspections Required	Nature of Inspection	Building Officer Approving Inspection	Date
☐ Land Stability/Siting	Consider slope, drainage, vegetation, evidence of land stability problems. Ensure boundaries are adequately defined (string lines, building profiles).		
☐ Retaining Walls	Siting, footings, anchors, subsoil drainage.		
☒ Foundations (Concrete)	Suitable ground bearing. Excavation level and clean, reinforcement in place, tied, with correct clearances and laps.		
☐ Foundations (Piles)	Suitable ground bearing, pile hole depth, width & layout.		
☐ Timber Floor	Sub floor framing, insulation, bracing, connections, timber treatment and underfloor plumbing.		
☒ Concrete Sub Floor	Sub floor plumbing & drainage		
☒ Concrete Floor	Hardfill, damp proofing, steel and underfloor heating.		
☒ Framing	- Fixings, lintels, top & bottom plates, bracing hardware, framing sizes - Moisture content, ceiling & wall insulation Still to be done ☐		
☐ Plumbing Pre-line	Services in walls, plumbing under test, wastepipes in place.		
☒ Roof Pre-Clad	Timber grade and treatment, truss and purlin fixings		
☒ Post-line	- Sheet bracing, ceiling diaphragm, firewalls construction - Waterproof membrane in wet areas. Still to be done ☐		
☐ Sanitary Drainage	Test on lines, bedding, gradients, junctions, septic tank & effluent field installations prior to backfilling.		
☒ Stormwater Drainage	All drains, connection to SW system, prior backfilling.		
☒ Exterior Cladding	- Pre plaster – nettings and flashings in place - Brick veneer at half height - Weatherboard up to first flashing - Solid plaster – when rigid air barrier in place - Cavity battens and flashings – in place, complete		
☐ Blockwork	Bond beams, reinforcement laps, starters tied, ports clean, services in place.		
☐ Demolition Work	Cap sewer lateral, Disconnect water supply. Site cleared.		
☐ Solid Fuel Heaters	- Separation distances from combustibles, hearth size, flue clearances, earthquake restraints, including smoke alarms. - Access to inspect ceiling penetration, i.e. ceiling plate down.		
☒ Final	All work completed and ready for final inspection, including smoke alarms.		

NOTE: DEPENDING ON THE FORM OF CONSTRUCTION SOME OF THESE INSPECTIONS COULD BE INCORPORATED INTO ONE INSPECTION

Building Consent Number 16776

Cover Sheet	Not Applicable	Approved	Not Approved	Corrected by BCO
Front cover complete		✓		
Building category is correct		✓		
Have all the areas been completed? e.g. District Assests, Planning, building		✓		
All SS forms complete and conditions	✓			
Any notices sec 71- 75	✓			
RFI on hold times recorded		✓		
Do we require any PS3's or PS4's	✓			

Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Are all the inspections recorded?		✓		
Form 1 completed correctly?		✓		
Is a CPU required?	✓			
Are any PS1's is it on a CPENG form October 2013?	✓			
Construction monitoring correct.	✓			
Sheets signed and consent numbers		✓		

Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Check all tasks are completed		✓		
Correct category chosen		✓		
Processing officer named & Dates		✓		
Are all the RFI points replied too and have recorded answers?		✓		
Has section 112 been considered and recorded?		✓		

Final Check completed by

Name

meek

Date

22/11/16



QUEENSTOWN
LAKES DISTRICT
COUNCIL



Gore District Council



Gore District Council



New Residential Building and Major Alterations / Additions

This form is to be completed and submitted with your Form2 Building Consent Application

APPLICANT NAME:

Debbie Anderson

SITE ADDRESS:

3 Sandown Street, Waiholo

	Document Ref / Page number	N/A	NOTES
--	----------------------------	-----	-------

APPLICATION REQUIREMENTS

Application SBCG Form2 completed correctly, signed and dated attachments including a) Certificate of Title, b) Certificate of Design Work (LBP)	YES		
Two copies of documents, collated, plans numbered including number of sheets in each set of plans	YES		
Plans completed in ink on white paper	YES		
Only Information relevant to this project included	YES		

GENERAL DESIGN DETAILS

Wind Zone / Snow Load/ Altitude / Soil Class / Seismic Zone / Corrosion Zone	YES		
Restricted Building Work (LBP) - Memorandum of Design Work	YES		

SITE PLAN (to scale)

Street name / road / rapid number	YES		
Legal description	YES		
Boundaries, water courses, hazards, flood levels etc identified		N/A	
Site Access / vehicle crossing location	YES		
Distance to all relevant boundaries showing proposed and existing buildings (including swimming pools)	YES		
Contours/or levels, datum, North point, finished floor level	YES		
Retaining walls (extent, location & drainage)		N/A	
Extent of cut and fill		N/A	
Site Services (drainage - foul & SW, water, gas)		N/A	

FLOOR PLAN 1:100 or 1:50

Dimensions - scaled appropriately	YES		
Existing and proposed layout	YES		
Room use denoted for all floors	YES		
Window and door position	YES		
Sanitary fixtures and fittings	YES		
Heating appliances and fuel storage	YES		
HWC/Hot water supply		N/A	

	Document Ref / Page number	N/A	NOTES
Lintel sizes / Wall framing sizes (may be part of Truss Design Certificate)			
Decks, Balconies, Stairs,		N/A	
Floor level / Ceiling level changes	YES		
Smoke Alarm layout	YES		
Cross Sections / Detail references / Gridlines	YES		
Floor coverings / Impervious surfaces	YES		
ELEVATIONS 1:100 or 1:50			
All Faces (N,S,E,W) referenced and dimensioned	YES		
E2 Risk Matrix - 1 per face/Elevation	YES		
All wall cladding types	YES		
Roof cladding	YES		
Exterior cladding control joints	YES		
Location of doors and windows incl sill heights / fixed & opening, Sash sizes (window schedule)	YES		
Location of safety glass		N/A	
Floor levels in relation to existing and finished ground	YES		
Chimneys, Solar panels, Skylights, Dormers	YES		
Recession heights/ Planes /Boundary separation		N/A	
FOUNDATION/FLOOR			
Timber floor		N/A	
Pile type, size, centres, treatment		N/A	
Footing sizes		N/A	
Bracing layout, type and position, connections		N/A	
Joists, Bearers, Stringers - treatment, grade & connections		N/A	
Joist lay out (Load Bearing Points / Blocking / Notching for services)		N/A	
Sub floor ventilation and insulation		N/A	
Flooring material (eg ply, particle bd, fibre cement)		N/A	
Concrete floor	YES		
Footing size and depth, reinforcing	YES		
Foundation walls and reinforcing		N/A	
Slab dimensions, bays, mesh details, plumbing fixtures,	YES		
Point load pads, Slab thickenings, Post & Pillars	YES		
Control joints, Free joints, etc		N/A	
Specific design (raft / pods / suspended floors / fill >600mm etc)		N/A	
Insulation / DPM / In-slab heating details	YES		
Basement Walls - Design / Tanking / Drainage		N/A	
WALL & ROOF FRAMING			
Wall framing: sizes, grade, centres, treatment, height, lintels	YES		
Fixings of bottom & top plates	YES		
Roof framing: sizes, grade, centres, spans, treatment, fixings	YES		
Roof bracing	YES		
Pitched roof - Ridge beam, rafters, ceiling joists/runners etc	YES		
Trussed roof - Buildable Truss layout (incl design certificate)		N/A	
Purlins / Battens - treatment, size fixings	YES		
Verandah Construction - Beams, fixings etc		N/A	

	Document Ref / Page number	N/A	NOTES
Point loads identified		N/A	
DECK CONSTRUCTION			
Foundation plan		N/A	
Pile size, centres, treatment		N/A	
Bearer size, span, grade, treatment		N/A	
Joist size, centres, grade, treatment		N/A	
Decking material		N/A	
Detail of junction with building		N/A	
Barrier including fixing detail		N/A	
BRACING			
Sub floor/ Deck calculations & layout		N/A	
Wall (per floor) calculation & layout		N/A	
Diaphragms / Dragon Ties		N/A	
Fixing details for Bracing		N/A	
STRUCTURAL ENGINEERING			
Structural drawings		N/A	
Structural calculations and/or an engineer's design summary		N/A	
Producer Statement		N/A	
Proposed inspection regime		N/A	
CROSS-SECTIONS 1:50			
Separately along the length & width - showing a general overview of typical construction & detail references	YES		
WEATHER TIGHTNESS - FLASHING DETAILS			
Roof Cladding types - Fixings / Flashings / Penetrations	YES		
Roofing paper/Underlay	YES		
Parapets, Junctions, Internal gutters	YES		
Wall Cladding types - Fixings / Flashings / Penetrations	YES		
Cavity and battens	YES		
Building Wrap / Rigid Air Barrier	YES		
Roof and wall junctions	YES		
Internal /external corner details	YES		
Windows & Door Flashings including dimensions & material details (for all claddings)	YES		
Junctions where different cladding types meet	YES		
Membrane Balconies/Decks - details		N/A	
Building Envelope penetrations e.g Pergola		N/A	
PLUMBING AND DRAINAGE			
Type of System us G13 AS1 / AS2 or AS NZS3500		N/A	
If the building is more than one storey with sanitary fittings on upper floors, provide a diagrammatic layout to all suspended drainage and plumbing stack systems		N/A	
Details of penetrations through any structural members		N/A	
Any existing drainage on site shown		N/A	
Sanitary drainage		N/A	
Drainage layout with inspection openings, gradients, overflow relief gully location, pipe sizes, etc		N/A	
Correctly vented - location and size		N/A	
Connection point to approved outlet and Invert levels		N/A	

	Document Ref / Page number	N/A	NOTES
On-Site Effluent disposal system		N/A	
Design information including type of system and loading performance (AS NZS1547 or Specific Design)		N/A	
Site specific soil evaluation information		N/A	
Homeowners maintenance requirements detailed		N/A	
Location plan of system including effluent disposal field		N/A	
Regional Council approval needed?		N/A	
Storm water drainage		N/A	
Sizing and position of down pipes, rainheads and overflow, tanks and disposal		N/A	
Drainage layout to approved outfall with inspection openings, gradients, pipe sizes, sumps etc		N/A	
Soak pit design (including calculations if required)		N/A	
Sanitary plumbing		N/A	
Fixtures and fittings		N/A	
Waste pipe sizes, gradient & location		N/A	
Vents - type, size and location		N/A	
Potable Water supply		N/A	
Toby, mains water supply, or details of on-site water supply and storage		N/A	
Backflow prevention details (if required)		N/A	
Interior Plumbing - pipe material, sizes, insulation		N/A	
Hot water system (type, size, location, valving & venting)		N/A	
Electric Hot water cylinder		N/A	
Gas hot water system		N/A	
Solar system		N/A	
Wet Back/Boiler		N/A	
Other		N/A	
HEATING			
Indicate heating source(s) Electric / Gas / Solid Fuel / Liquid Fuel / Other	YES		
Full Manufacturers Specifications & Installation Instructions	YES		
- Make and model identified	YES		
- Clearances from combustible surfaces	YES		
- Hearth dimensions, fixings comply	YES		
- Seismic restraint detailed / specified	YES		
- Ventilation	YES		
- Flue design	YES		
Does fire comply with Regional Council and/or MFE emission standards?	YES		
OTHER DETAILS REQUIRED			
Insulation - R values / Calculations / Materials	YES		
Retaining Walls design information incl surcharge		N/A	
Stairs - tread, rise, pitch, height - Hand rail & Barrier details		N/A	
Safety from falling provisions - Barriers / window restrictors/ retaining walls - including fixing details		N/A	
Interior Linings and finishes	YES		
Wet area membranes - waterproofing design details		N/A	

	Document Ref / Page number	N/A	NOTES
Ventilation of internal rooms (Natural &/or Mechanical)		N/A	
Fire rated systems location & design details		N/A	
Swimming Pool / Spa Pool - layout / fencing / construction / drainage		N/A	
Electrical Layout Plan (Specification of light fittings)		N/A	

For Office UseOwner's Name: DEBBIE ANDERSONVNZ No: 2804411803

Application Lodgement Accepted

Information provided satisfactory for lodgement
commence application processing

Application Lodgement Declined



returned with verbal reasons for declining



returned with letter giving reasons for declining

Receiving Officer: [Signature]Date: 4-11-16

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **3 Sandown St**

Suburb:

Town/City: **Waiholā**

Postcode:

THE OWNER(S)

Name(s): **Debbie Anderson**

Mailing address: **PO Box 5821**

Suburb:

PO Box/Private Bag:

Town/City: **Dunedin**

Postcode **9058**

Phone number: **03 470 1395**

Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ✓

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☒ **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
- ☐ **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
- ☐ **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Mark Fahey carried out / supervised the following design work that is restricted building work:

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ✓		☐ Carried out ☒ Supervised	
Foundations and subfloor framing ✓		☐ Carried out ☒ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included.	If appropriate, provide details of the RBW.	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work.	If appropriate, specify references.
Walls ☒		☐ Carried out ☒ Supervised	
Roof ☒		☐ Carried out ☒ Supervised	
Columns and beams ☒		☐ Carried out ☒ Supervised	
Bracing ☒		☐ Carried out ☒ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included.	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ☒		☐ Carried out ☒ Supervised	
Damp proofing ☒		☐ Carried out ☒ Supervised	
Roof cladding or roof cladding system ☒		☐ Carried out ☒ Supervised	
Ventilation system (for example, subfloor or cavity) ☒		☐ Carried out ☒ Supervised	
Wall cladding or wall cladding system ☒		☐ Carried out ☒ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included.	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C5			
Emergency warning systems Evacuation and fire service operation systems ☐ Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. ☐ Yes ☒ No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

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

Name: **Mark Fahey**

LBP or Registration number: **BP117975**

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional): **Fahey Design Limited**

Mailing address (if different from below): **22 Mount St**

Street address/Registered office:

Suburb: **Wakari**

Town/City: **Dunedin**

PO Box/Private Bag:

Postcode: **9010**

Phone number:

Mobile: **021 029 06 747**

After hours:

Fax:

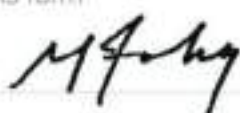
Email address: **mark@faheydesign.com**

Website:

DECLARATION

Mark Fahey LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: 

Date: **3-11-16**



CLUTHA DISTRICT COUNCIL

Address all correspondence to:
The Chief Executive

Our Reference

BLD/2016/16776
28044/118/03

16 November 2016

Fahey Design Limited
22 Mount Street
Wakari
Dunedin 9010

Dear Mark

REQUEST FOR FURTHER INFORMATION FOR BUILDING CONSENT TO ALTER AND EXTEND DWELLING - INSTALL SOLID FUEL HEATER - METRO WEE RAD - F/S WOODBURNER AT 3 SANDOWN STREET, WAIHOLA

Before the above building consent can be issued the following information is required:

- ✓ 1. Specify the base course and thickness
- ✓ 2. Specify the bottom plate fixings
3. Your cross section shows the stud spacings at .600 and sheet 6 bottom right specifies .400c
please correct
- ✓ 4. Specify the rafter hold-downs
5. Show downpipe sizes and means of disposal of the stormwater.

If the above information is not received by 14 December 2016, the application will be returned to the applicant.

The file reference allocated to your application is BLD/2016/16776. This reference should be used by you in future correspondence.

If you are returning information via email, please wait until you have **all** of the above information before emailing. The address for emailing information is help.desk@cluthadc.govt.nz - please note you will be invoiced for the printing of these documents.

Note no work is to take place until the consent has been issued.

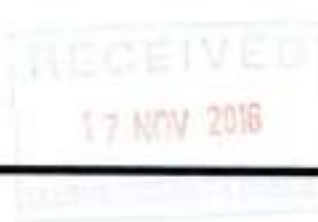
Yours sincerely

Geoff Beaumont
BUILDING CONTROL OFFICER

1 Rosebank Terrace
PO Box 25, Balclutha 9240, New Zealand
Telephone + 64 3 4190200 Fax + 64 3 4183185
Email help.desk@cluthadc.govt.nz
Website www.cluthadc.govt.nz

Clutha Country
where everyone says hello

Gillian Woods



From: Geoff Beaumont
Sent: Thursday, 17 November 2016 4:12 p.m.
To: Gillian Woods
Subject: FW: 3 Sandown St, Waiholā
Attachments: Debbie WORKING DRAWINGS.PDF

From: Ben Robson [<mailto:ben@faheydesign.com>]
Sent: Thursday, 17 November 2016 10:58 a.m.
To: Geoff Beaumont
Subject: 3 Sandown St, Waiholā

Hi Geoff

R.F.I response for job BLD/2016/1677628044/118/03

- Q1 Base course thicknesses noted on page 5 foundation note.
- Q2 Bottom plate fixing noted on sheet 9.
- Q3 note corrected.
- Q4 rafter hold downs specified on sheet 8 note.
- Q5 Downpipe sizes specified on sheet 6 with disposal note.

Hopefully this covers any problems, See attached

Cheers

Ben Robson



Level 3 Consultancy House - Dunedin
Phone: 027 3488 796
Email: ben@faheydesign.com



Valuation Roll No. 28044-112-03

TS5 - Cover

Owner Details:

D T Anderson
3 Sandown St
Waihola

Phone No: 03 4701395

Project Location:

3 Sandown St
Waihola

Contact Details:

Name: Fahey Design

Address: 22 Mount St

Wakari Dunedin

Phone: _____ Fax: _____

Builder's Name: Cordham Ross Builder

Builder's Contact No: _____

Value: \$ _____ Fee Payable: \$ Actual

Delays (Only 1 delay current at a time)	Date Entered	Date Resolved

Memos/Endorsements

Sewerage Services	Zoning Plan
Water Services	District Plan Rules
Stormwater Services	Location Plan
Property Drainage Plan/s	Flood Prone
Backflow Preventor	Geological Fault
Dairy Shed Effluent	Resource Consent No.
Stock Droving Bylaw	Electrical Safety
No Drainage Plan on File	Disabled Facilities
Land Features etc.	Contaminated Site
Compliance Schedule	Other:

PIM No: 16776/A

Description: Change cladding
type = ~~metal~~

Proposed Use: Dwelling

Floor Area: _____

Building Category: R1 R2 R3 C1 C2 C3

Processor: ☒ Any Officer
☐ Processing Officer
☐ Other

	Signed	Entered
PIM Info Compiled	<u>NA</u>	<u>3-2-17</u>
Entered on Computer	<u>NA</u>	<u>3-2-17</u>
Planning District Plan	<u>NA</u>	<u>3-2-17</u>
EHO/Health/Liquor/Drainage		
Fire Service Design Review Unit		
Historic Places Trust		
Service Delivery		
Plans & Specs stamped/signed	<u>b</u>	<u>7-2-0</u>
Documents sorted into customer and file set	<u>b</u>	<u>7-2-17</u>
Compliance Schedule conditions entered		
Approved for Issue	<u>b</u>	<u>7-2-17</u>
Processing hours:	<u>1 1/2 AM + 1 hr</u>	<u>as above</u>
Final Check	<u>ms</u>	<u>9/2/17</u>
Waiver		
Consent Issued & Printed	<u>SW</u>	<u>20/2/17</u>
Mailed	<u>SW</u>	<u>20/2/17</u>

Notes:

Building Advice Notes / Conditions & CCC Conditions:

AN-01, None



Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200

Fax 03 418 3185

AMENDMENT 1. Building Consent No BLD/2016/16776/A

Section 51, Building Act 2004

Issued in accordance with Project Information Memorandum No BLD/2016/16776

The Building

Street Address:

3 SANDOWN STREET, WAIHOLA

Legal Description:

LOT 1 DP 340641

Building Name:

Location Within Site/Block:

Level/Unit No (if applicable):

Valuation Roll No: 28044/118/03

Building Work

The following building work is authorised by this building consent:

AMENDMENT 1. CHANGE CLADDING TYPE & HEATER

In accordance with the plans and specifications submitted with the building consent application.

Value of Work \$ 0.00

The Owner

Name/s:

DEBBIE THERESE ANDERSON

Contact Person:

Mailing Address:

PO BOX 15175
WAIHOLA 9243

Street Address:

Daytime Ph:

A/hrs Ph: 03 4885122

First Point of Contact

**First Point of Contact for Communications
with Clutha District Council:**

Name:

FAHEY DESIGN LIMITED

Mailing Address:

22 MOUNT STREET
WAKARI
DUNEDIN 9010

Phone Numbers:

Home:

Work:

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.



Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200

Fax 03 418 3185

**This Building Consent Amendment No. BLD/2016/16776/A,
is subject to the advice notes and conditions on BLD/2016/16776**

Copies of the following documents are attached to building consent BLD/2016/16776

- Project information memorandum BLD/2016/16776

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL			
Name	Geoff Beaumont	Signed:	
Position	BUILDING CONTROL OFFICER	Date	20-Feb-2017 Time 11:52 AM

**Note Required Inspections and Advice Notes are Attached to
Building Consent BLD/2016/16776**

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

2 JAN 2017

1. THE BUILDING (If item is not applicable put N/A in the space)

Street address of building: 3 Sandown Street, Waihola

(If no street address - details of nearest intersection)

Legal description of land where building is located: Lot 1 DP 340641

Site area: 833.8 (m²) Sec n/a Block n/a

Building name: n/a Home Valuation Number 2804411803

Location of building within site/block number (include nearest street access): Refer to site plan

Number of levels: (Above & below ground) 1 Level /Unit Number: n/a

Floor area: 74.1 (m²) (Indicate area affected by the building work)

Current, lawfully established, use: Dwelling Year First Constructed: n/a

(Add no. of occupants per level and per use if more than 1) n/a

OFFICE USE ONLY:

Consent Number: _____

Date Lodged: 31/12/17

Date Issued: _____

FEES:

Consent: _____

Brnz: _____

DBH: _____

Accreditation: _____

Other: _____

TOTAL: ad hoc

Date Paid: _____

Receipt No. _____

2. APPLICATION (Tick as applicable)

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)
- ☐ Project Information Memorandum (PIM) and Building Consent
- ☐ Building Consent The existing PIM No (if applicable) is: _____
- ☒ Amendment to an existing Building Consent. The existing BC No is: 16776

State the reference number if this application involves a National Multiple Use Approval: _____

Name: Ben Robson Signature: [Signature] Date: 25/01/2017

The signature is that of the ☐ Owner OR ☒ the Agent on behalf of and with the approval of the Owner

3. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

Minor change to cladding type (from Herman Pacific board & batten system to H3.2 CD plywood with H3.2 Timber battens to match existing on H3.1 timber cavity system

Current use of building: _____ (E.g. Home, implement shed, office)

Will the building work result in a change of use of the building? ☐ Yes ☒ No. If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: n/a (Years)

List Building Consents previously issued for this project (if any): n/a

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$ Cost neutral (State estimated value as defined in section 7 of the Building Act 2004)

Is prescribed energy work to be part of this Building Consent (tick if applicable) Gas ☐ Electricity ☐



4. OWNER

Name of Owner: **Debbie Anderson**
 Contact person:
 Mailing address: **3 Sandown Street, Waiholā**

 Street address/registered office:

 Phone No.: Landline: **(03) 4701395**
 Mobile:
 Daytime:
 After hours:
 Facsimile:
 Email:
 Website:

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

- ☐ Certificate of Title ☐ Lease Agreement
☐ Agreement for Sale and Purchase ☒ Other documents

5. AGENT (Only required if application is being made on behalf of the owner)

Name of Agent: **Ben Robson**
 Contact person: **Ben Robson**
 Mail address: **22 Mount Street, Wakari**

 Street address/registered office:

 Phone No.: Landline:
 Mobile: **0273488796**
 Daytime:
 After hours:
 Facsimile:
 Email: **ben@faheydesign.com**
 Website: **n/a**
 Relationship to owner: (State details of the authorisation from the owner to make the application on the owner's behalf) **Draughtsman**

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority:☐ Owner☒ Agent

Or: (if different to above details) Name: Email:

Mailing Address: Phone: Facsimile:

6. RESTRICTED BUILDING WORKWill the building work include any restricted building work? ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (if these details are unknown at the time of the application, they must be supplied before the building work begins):

Name	Licensing Class	Licensed Building Practitioner Number (or registration number if treated as being licensed under section 291 of the Building Act 2004)
Mark Fahey	Design 2	BP117975

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM (Do not fill in this section if the application is for a building consent only)

The following matters are involved in the project: (Tick the matters relevant to the project)

- ☐ Subdivision
☐ Alterations to land contours (e.g. digging out the site for a building platform)
☐ New or altered connections to public utilities (e.g. Council sewer, storm water or water mains)
☐ 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)

8. BUILDING CONSENT

The following plans and specifications are attached to this application: (please enter these in section 10 below)

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Tick relevant clauses</i>	Means of Compliance <i>Tick relevant compliance path/s for each clause selected</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution <i>Please complete Form SBCG 34.1</i>	Waiver/Modification <i>Please complete Form SBCG 23.1</i>
☒ B1 Structure	☒ B1/AS1 ☐ B1/AS3		☐ B1/VM1 ☐ B1/VM4	☐	☐
☒ B2 Durability	☒ B2/AS1		☐ B2/VM1	☐	☐
☐ C1-8 Fire Safety Clauses	☐ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7		☐ C/VM2	☐	☐
☐ D1 Access routes	☐ D1/AS1	☐	☐ D1/VM1	☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☐ E1 Surface water	☐ E1/AS1		☐ E1/VM1	☐	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ E2/AS3		☐ E2/VM1	☐	☐
☐ E3 Internal moisture	☐ E3/AS1			☐	☐
☐ F1 Hazardous agents on site			☐ F1/VM1	☐	☐
☐ F2 Hazardous building materials	☐ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes			☐ F3/VM1	☐	☐
☐ F4 Safety from falling	☐ F4/AS1			☐	☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☐ F7 Warning systems	☐ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☐ G1 Personal Hygiene	☐ G1/AS1	☐		☐	☐
☐ G2 Laundering	☐ G2/AS1	☐		☐	☐
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1	☐		☐	☐
☐ G4 Ventilation	☐ G4/AS1		☐ G4/VM1	☐	☐
☐ G5 Interior environment	☐ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☐ G7 Natural light	☐ G7/AS1		☐ G7/VM1	☐	☐
☐ G8 Artificial light	☐ G8/AS1		☐ G8/VM1	☐	☐
☐ G9 Electricity	☐ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐	☐
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☐ G15 Solid waste	☐ G15/AS1			☐	☐
☐ H1 Energy efficiency	☐ H1/AS1		☐ H1/VM1	☐	☐
☐ B1-H1 Simple House Solution	☐ SH/AS1				
☐ B1-H1 Back Country Hut	☐ BCH/AS1				

9. COMPLIANCE SCHEDULE (specified systems are defined in regulations)

☐ The specified systems for the building are as follows:

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

or

☒ There are no specified systems in the building

Please provide the details required by completing either form:

- SBCG27 Compliance Schedule Specified Systems (or)
- SBCG11 Application for amendment to Compliance Schedule

10. ATTACHMENTS

The following documents are attached to this application: (Tick as applicable)

☐ Plans and specifications (list) (or attach a list)

New Spec Full Set of plans.

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum ☐ Development contribution notice ☐ Certificate attached to Project Information Memorandum

☐ Other information relevant to this application: (Please specify)

☐ Current Certificate of title provided - or do you request Council to obtain at your expense ☐

11. CONTACTS (involved in this project)

Designer

Name(s): Mark Fahey

Postal Address: 22 Mount Street, Wakari

Cellphone: 02102906747

Daytime:

Reg No:

Email:

Engineer

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Builder

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Gasfitter

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Drainlayer

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Plumber

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Electrician

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:

Other

Name(s):

Postal Address:

Cellphone:

Daytime:

Reg No:

Email:



New Residential Building and Major Alterations / Additions

This form is to be completed and submitted with your Form2 Building Consent Application

APPLICANT NAME:

Debbie Anderson

SITE ADDRESS:

3 Sanderson St

Document Ref / Page number	N/A	NOTES
----------------------------	-----	-------

APPLICATION REQUIREMENTS

Application SBCG Form2 completed correctly, signed and dated attachments including a) Certificate of Title, b) Certificate of Design Work (LBP)	✓		
Two copies of documents, collated, plans numbered including number of sheets in each set of plans	✓		
Plans completed in ink on white paper	✓		
Only information relevant to this project included	✓		

GENERAL DESIGN DETAILS

Wind Zone / Snow Load / Altitude / Soil Class / Seismic Zone / Corrosion Zone		✓	
Restricted Building Work (LBP) - Memorandum of Design Work	✓		

SITE PLAN (to scale)

Street name / road / rapid number	✓		
Legal description		✓	
Easements, water courses, hazards, flood levels etc identified		✓	
Site Access / vehicle crossing location		✓	
Distance to all relevant boundaries showing proposed and existing buildings (including swimming pools)		✓	
Contours/cr levels, datum, North point, finished floor level		✓	
Retaining walls (extent, location & drainage)		✓	
Extent of cut and fill		✓	
Site Services (drainage - foul & SW, water, gas)		✓	

FLOOR PLAN 1:100 or 1:50

Dimensions - scaled appropriately	✓		
Existing and proposed layout	✓		
Room use denoted for all floors	✓		
Window and door position		✓	
Sanitary fixtures and fittings		✓	
Heating appliances and fuel storage		✓	
HWC/Hot water supply		✓	

	Document Ref / Page number	N/A	NOTES
Lintel sizes / Wall framing sizes (may be part of Truss Design Certificate)		✓	
Decks, Balconies, Stairs,		✓	
Floor level / Ceiling level changes		✓	
Smoke Alarm layout		✓	
Cross Sections / Detail references / Gridlines		✓	
Floor coverings / Impervious surfaces		✓	
ELEVATIONS 1:100 or 1:50			
All Faces (N,S,E,W) referenced and dimensioned	✓		
E2 Risk Matrix - 1 per face/Elevation	✓		
All wall cladding types	✓		
Roof cladding	✓		
Exterior cladding control joints	✓		
Location of doors and windows incl sill heights / fixed & opening, Sash sizes (window schedule)		✓	
Location of safety glass		✓	
Floor levels in relation to existing and finished ground		✓	
Chimneys, Solar panels, Skylights, Dormers	✓	✓	
Recession heights/ Planes /Boundary separation		✓	
FOUNDATION/FLOOR			
Timber floor		✓	
Pile type, size, centres, treatment			
Footings sizes			
Bracing layout, type and position, connections			
Joists, Bearers, Stringers - treatment, grade & connections			
Joist lay out (Load Bearing Points / Blocking / Notching for services)			
Sub floor ventilation and insulation			
Flooring material (eg ply, particle bd, fibre cement)			
Concrete floor			
Footings size and depth, reinforcing			
Foundation walls and reinforcing			
Slab dimensions, bays, mesh details, plumbing fixtures,			
Point load pads, Slab thickenings, Post & Pillars			
Control joints, Free joints, etc			
Specific design (raft / pods / suspended floors / fill >600mm etc)			
Insulation / DPM / In-slab heating details			
Basement Walls - Design / Tanking / Drainage			
WALL & ROOF FRAMING			
Wall framing: sizes, grade, centres, treatment, height, lintels		✓	
Fixings of bottom & top plates		✓	
Roof framing: sizes, grade, centres, spans, treatment, fixings		✓	
Roof bracing		✓	
Pitched roof - Ridge beam, rafters, ceiling joists/runners etc		✓	
Trussed roof - Buildable Truss layout (incl design certificate)		✓	
Purlins / Battens - treatment, size fixings		✓	
Verandah Construction - Beams, fixings etc		✓	

	Document Ref / Page number	N/A	NOTES
On-Site Effluent disposal system		☒	
Design information including type of system and loading performance (AS NZS1547 or Specific Design)			
Site specific soil evaluation information			
Homeowners maintenance requirements detailed			
Location plan of system including effluent disposal field			
Regional Council approval needed?			
Storm water drainage			
Sizing and position of down pipes, rainheads and overflow, tanks and disposal			
Drainage layout to approved outfall with inspection openings, gradients, pipe sizes, sumps etc			
Soak pit design (including calculations if required)			
Sanitary plumbing			
Fixtures and fittings			
Waste pipe sizes, gradient & location			
Vents - type, size and location			
Potable Water supply			
Toby, mains water supply, or details of on-site water supply and storage			
Backflow prevention details (if required)			
Interior Plumbing - pipe material, sizes, insulation			
Hot water system (type, size, location, valving & venting)			
Electric Hot water cylinder			
Gas hot water system			
Solar system			
Wet Back/Boiler			
Other			
HEATING			
Indicate heating source(s) Electric / Gas / Solid Fuel / Liquid Fuel / Other			
All Manufacturers Specifications & Installation Instructions:			
- Make and model identified			
- Clearances from combustible surfaces			
- Hearth dimensions, fixings comply			
- Seismic restraint detailed / specified			
- Ventilation			
- Flue design			
Does fire comply with Regional Council and/or MFE emission standards?			
OTHER DETAILS REQUIRED			
Insulation - R values / Calculations / Materials			
Retaining Walls design information incl surcharge			
Stairs - tread, rise, pitch, height - Hand rail & Barrier details			
Safety from falling provisions - Barriers / window restrictors/ retaining walls - including fixing details			
Interior Linings and finishes			
Wet area membranes - waterproofing design details			

	Document Ref number	/ Page	N/A	NOTES
Point loads identified			✓	
DECK CONSTRUCTION				
Foundation plan			✓	
Pile size, centres, treatment			✓	
Bearer size, span, grade, treatment			✓	
Joist size, centres, grade, treatment			✓	
Decking material			✓	
Detail of junction with building			✓	
Barrier including fixing detail			✓	
BRACING				
Sub floor/ Deck calculations & layout			✓	
Wall (per floor) calculation & layout			✓	
Diaphragms / Dragon Ties			✓	
Fixing details for Bracing			✓	
STRUCTURAL ENGINEERING				
Structural drawings			✓	
Structural calculations and/or an engineer's design summary			✓	
Producer Statement			✓	
Proposed inspection regime			✓	
CROSS-SECTIONS 1:50				
Separately along the length & width - showing a general overview of typical construction & detail references			✓	
WEATHER TIGHTNESS - FLASHING DETAILS				
Roof Cladding types - Fixings / Flashings / Penetrations	✓			
Roofing paper/Underlay	✓			
Parapets, Junctions, Internal gutters	✓			
Wall Cladding types - Fixings / Flashings / Penetrations	✓			
Cavity and battens	✓			
Building Wrap / Rigid Air Barrier	✓			
Roof and wall junctions	✓			
Internal / external corner details	✓			
Windows & Door Flashings including dimensions & material details (for all claddings)	✓			
Junctions where different cladding types meet	✓			
Membrane Balconies/Decks - details			✓	
Building Envelope penetrations e.g Pergola			✓	
PLUMBING AND DRAINAGE				
Type of System as G13 AS1 / AS2 or AS NZS3500			✓	
If the building is more than one storey with sanitary fittings on upper floors, provide a diagrammatic layout to all suspended drainage and plumbing stack systems				
Details of penetrations through any structural members				
Any existing drainage on site shown				
Sanitary drainage				
Drainage layout with inspection openings, gradients, overflow relief gully location, pipe sizes, etc				
Correctly vented - location and size				
Connection point to approved outlet and Invert levels				

	Document Ref / Page number	N/A	NOTES
Ventilation of internal rooms (Natural &/or Mechanical)			
Fire rated systems location & design details			
Swimming Pool / Spa Pool - layout / fencing / construction / drainage			
Electrical Layout Plan (Specification of light fittings)			

For Office Use

Owner's Name: D. Anderson

VNZ No: 28044 / 118/03

Application Lodgement Accepted

☒ Information provided satisfactory for lodgement commence application processing

Application Lodgement Declined

☐ returned with verbal reasons for declining

☐ returned with letter giving reasons for declining

Receiving Officer: Graft D.

Date: 31-1-17

Building Consent Number 16776/A

Cover Sheet	Not Applicable	Approved	Not Approved	Corrected by BCO
Front cover complete		/		
Building category is correct		/		
Have all the areas been completed? e.g. District Assests, Planning, building		/		
All SS forms complete and conditions	/			
Any notices sec 71 - 75	/			
RFI on hold times recorded	/			
Do we require any PS3's or PS4's	/			

Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Are all the inspections recorded?		/		
Form 2 completed correctly?		/		
Is a CPU required?	/			
Are any PS1's is it on a CPENG form October 2013?	/			
Construction monitoring correct.	/			
Sheets signed and consent numbers		/		

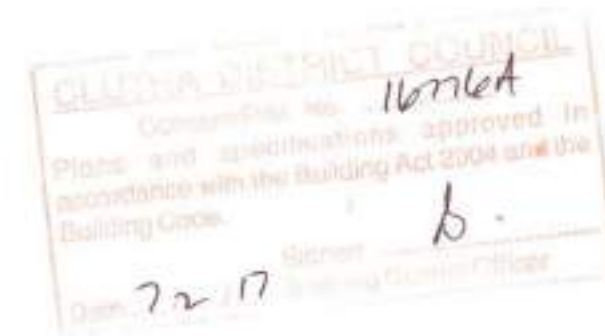
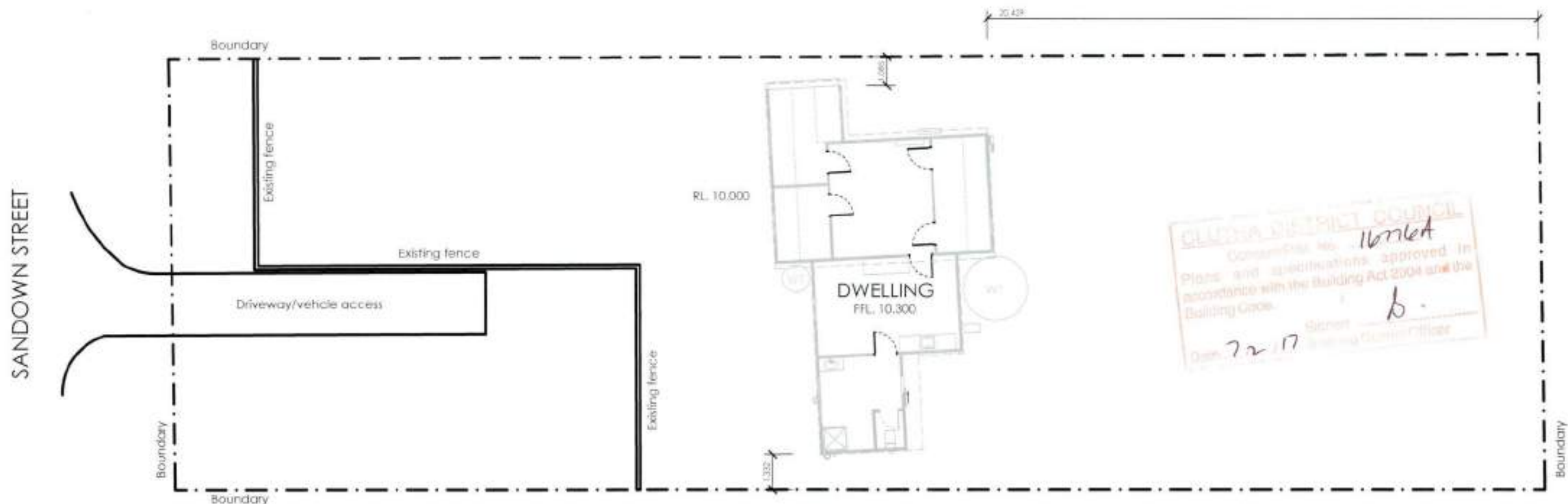
Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Check all tasks are completed		/		
Correct category chosen		/		
Processing officer named & Dates		/		
Are all the RFI points replied too and have recorded answers?	/			
Has section 112 been considered and recorded?	/			

Final Check completed by Name Mush Date 9/2/12

Site Information:

Address: 3 Sandown Street, Waiholā
 Lot: 1
 DP: 340641
 Val number: 2804411803
 Site Area: 833.8m²
 Existing floor area: 74.1m²
 Wind zone: High
 Snow Load: N5

**THIS CONSENT HAS
 BEEN AMENDED
 REFER TO NEW PLANS**



Existing site plan 833.8m²

1:150 @ A3

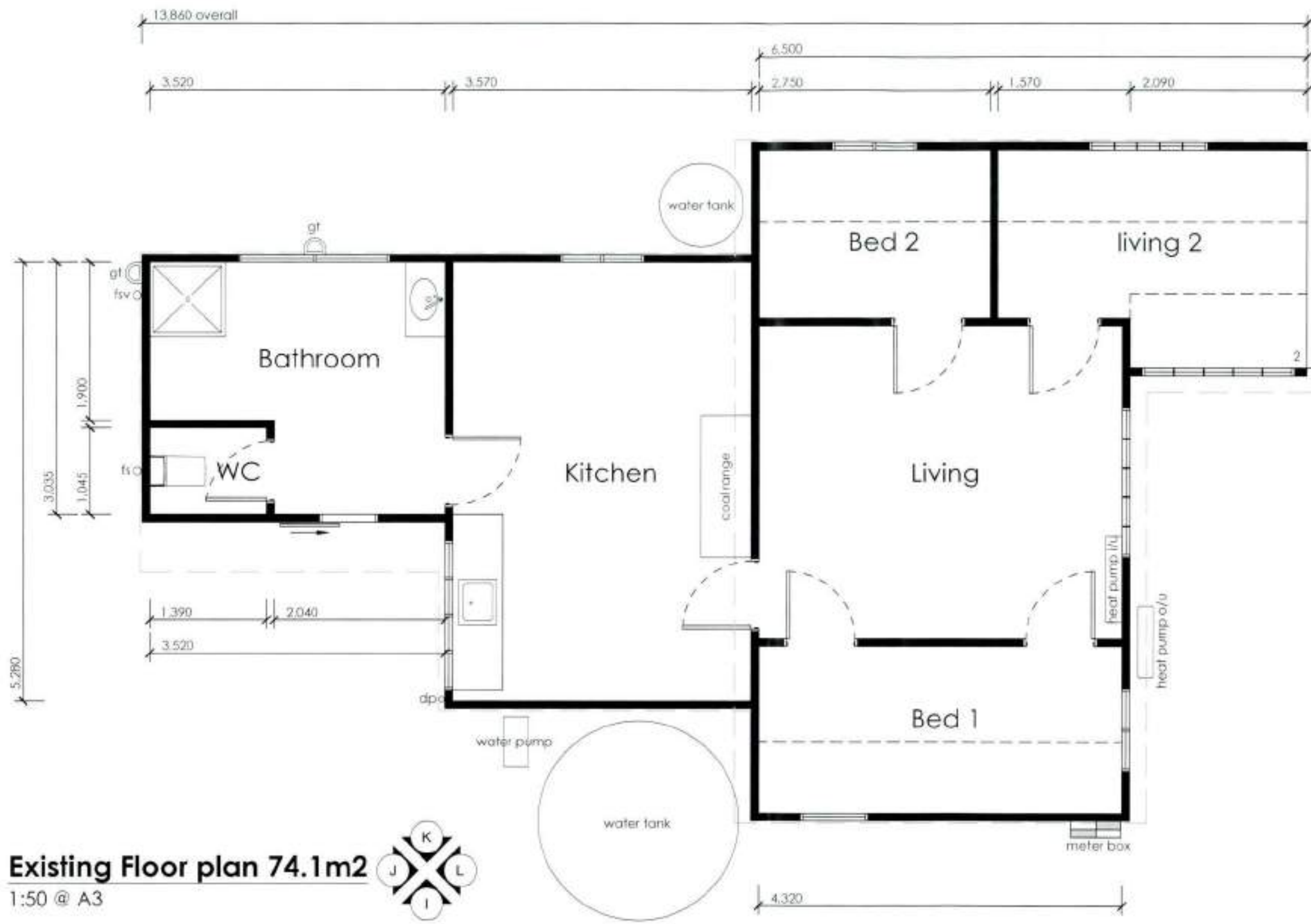


Proposed Alteration for Debbie
 Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title
Existing site plan

Contract No.	
Date created.	Dwg No.
5.11.16	1



Existing Floor plan 74.1m²
1:50 @ A3

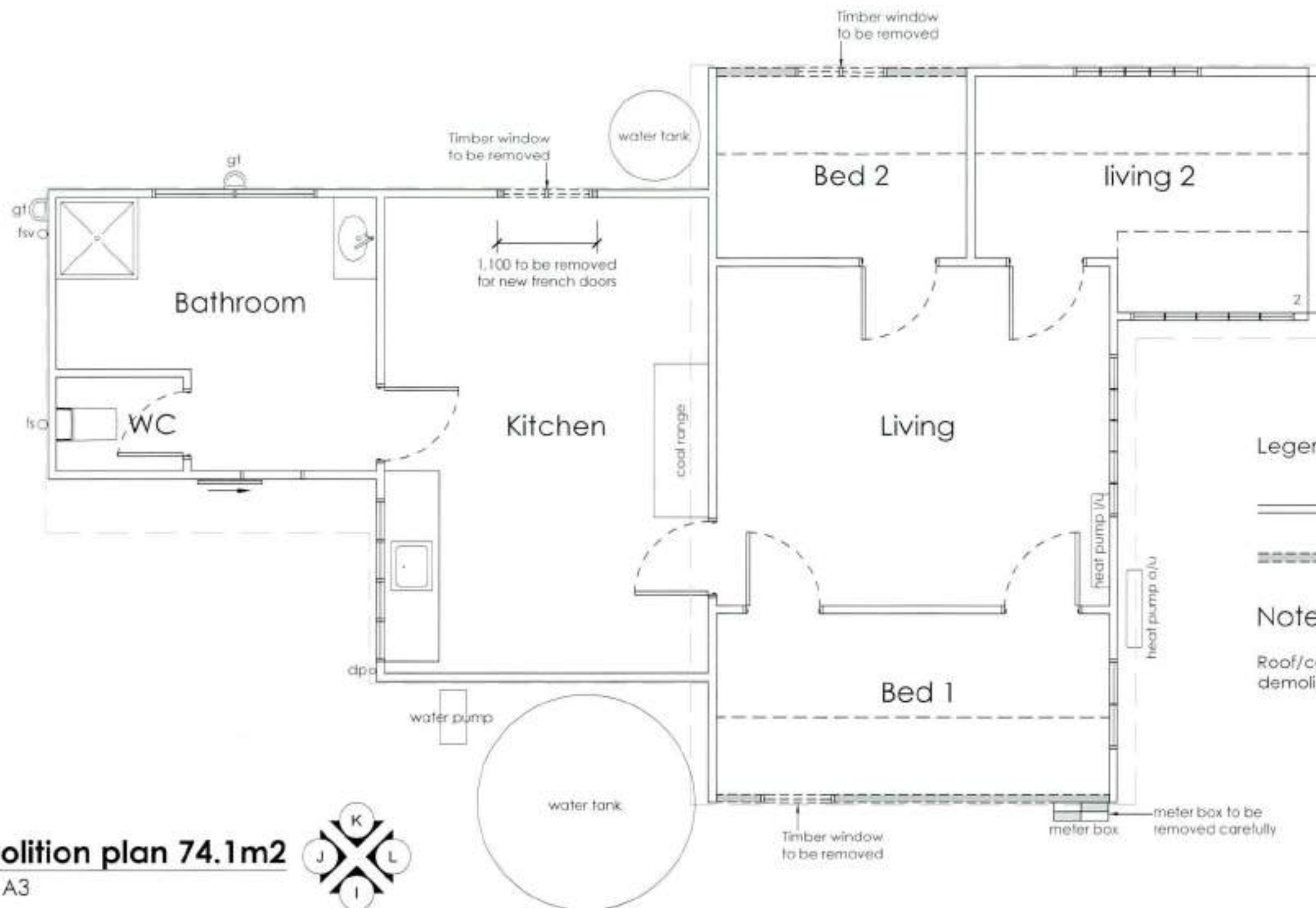


Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title: Existing floor plan

Contract No.	
Date created: 5.11.16	Dwg No. 2



Demolition plan 74.1m2

1:50 @ A3

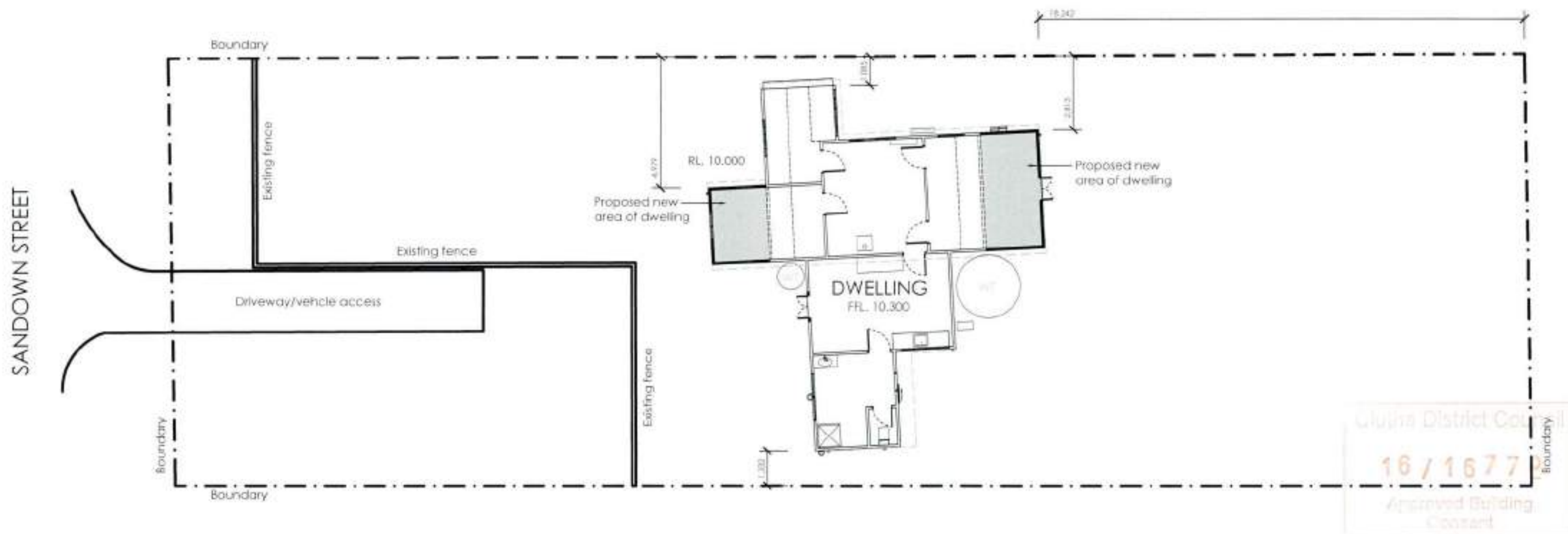


Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waihola

date	revisions

sheet title:
Demolition plan

Contract No.	
Date created:	Dwg No.
5.11.16	3



Proposed site plan 833.8m2

1:150 @ A3

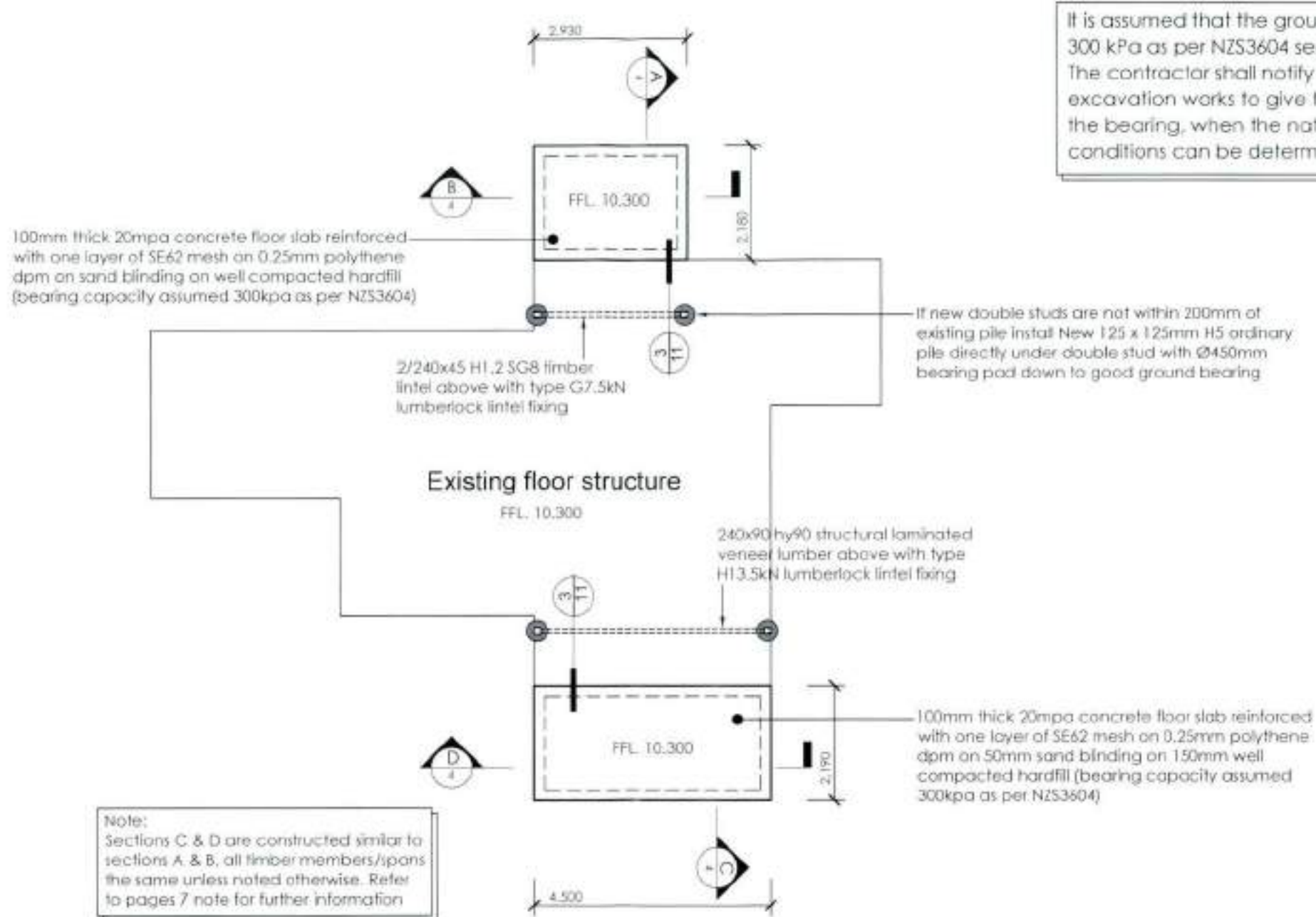


Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title
Proposed site plan

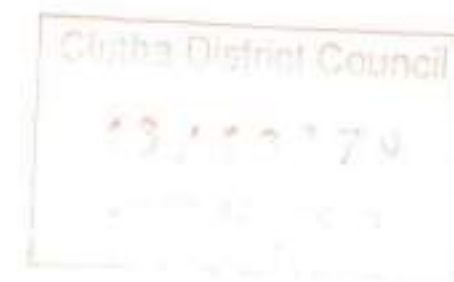
Contract No.	
Date created	Dwg No.
5.11.16	4



It is assumed that the ground bearing capacity is 300 kPa as per NZS3604 section 3 (Site requirements). The contractor shall notify Fahey Design Ltd during excavation works to give the opportunity to check the bearing, when the nature of the ground conditions can be determined.

Foundation plan 90.4m2

1:100 @ A3

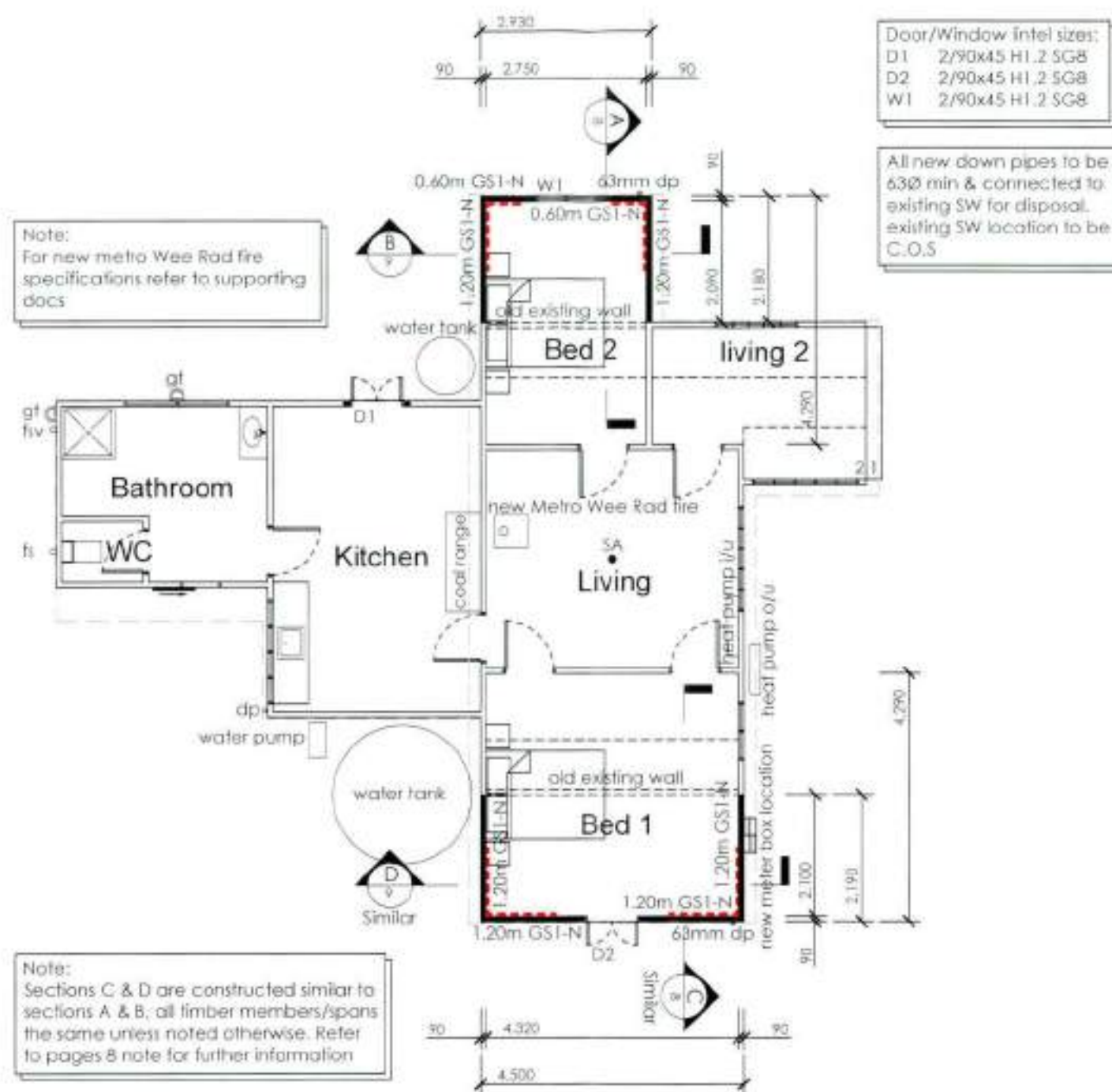


Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title, Foundation plan

Contract No.	
Date created, 5.11.16	Dwg No. 5



General Notes:

1. These drawings are to be read in conjunction with the specification
2. All dimensions, levels and site conditions to be checked and verified by the contractor prior to commencing any works.
3. All aspects of construction are to comply with the NZ building code and approved documents NZS3604 2011, NZ building regs, and all other applicable standards and local by-laws.
4. These drawings were created using computer aided design software and should not be manually altered. Do not scale off these drawings as they may have been reduced from original and seldom retain correct scale, even if copied directly.
5. All materials shall be prepared for, fixed, installed, and finished in accordance with the respective manufacturers requirements. Building materials, components, and construction shall be sufficiently durable to ensure the building without reconstruction or major renovation, satisfies the requirements of the NZ building code 1992 clause B2 Durability throughout the life of the building.
6. The contractor shall ensure that the structural stability and enclosed or concealed fixings shall have a minimum of 50 years durability. For other fixings in the building envelope where access is possible but replacement difficult (eg lining supports) a minimum of 15 years durability is required. For linings, renewable protective coatings and other elements to which there is ready access, a minimum of 5 years durability is required. For any material system, or item requiring a maintenance program, the manufacturer / supplier shall provide this information to the contractor, who shall supply to the owner upon completion or occupation of the building, which ever is the sooner.
7. Any inconsistencies or incompatibilities in the project documentation shall be immediately brought to the attention of the designer.

Legend:

- Existing walls to remain
- New 90 x 45mm SG8 H1.2 timber framed walls with studs at 600mm centres and dwangs at 800mm centres
- SA Smoke detector within 3.000m of any bedroom.
- GS1-N Gib Standard to one side Refer to Winstone wallboards bracing manual for installation instructions.

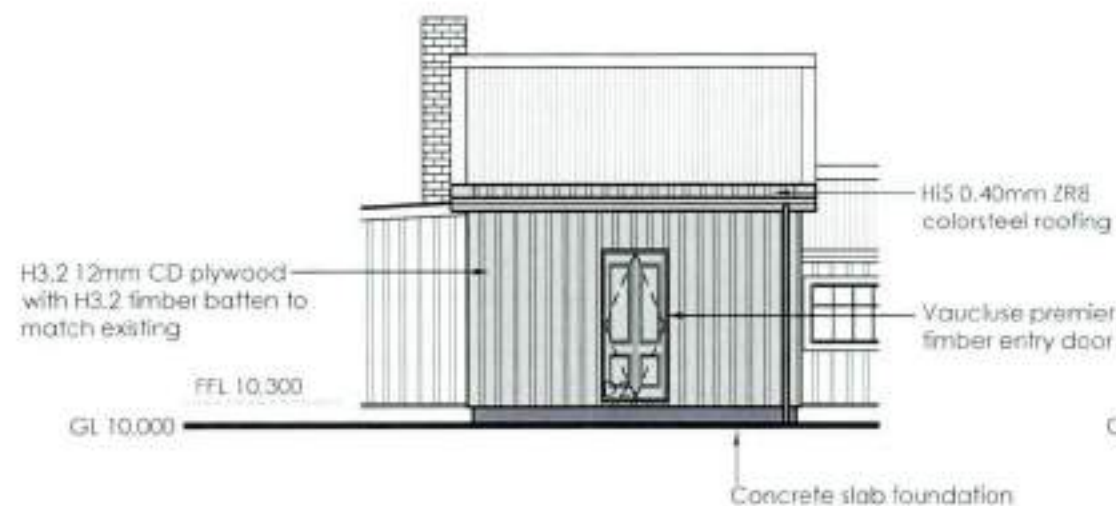
Proposed Floor plan 90.4m²

1:100 @ A3



Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo

sheet title: Proposed floor plan		Contract No.	
date		Date created.	
revisions		Dwg No.	
		5.11.16	
		6	



Part North West Elevation

1:100 @ A3



South West Elevation

1:100 @ A3

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE (NZS3604)	High	1
NUMBER OF STORIES	Low	0
ROOF/WALL INTERSECTION DESIGN	Low	0
EAVES WIDTH	Low	5
ENVELOPE COMPLEXITY	Low	0
DECK DESIGN	Low	0
TOTAL RISK SCORE:		6

Note:
For new window 1 on cavity system (new cladding) details, refer to supporting docs. window details, Door 1 & 2 similar

Note:
All grayed out areas show new proposed works

Note:
Refer to supporting docs



Part South East Elevation

1:100 @ A3



North East Elevation

1:100 @ A3

Clutha District Council
16 / 16770
New Building
Contract

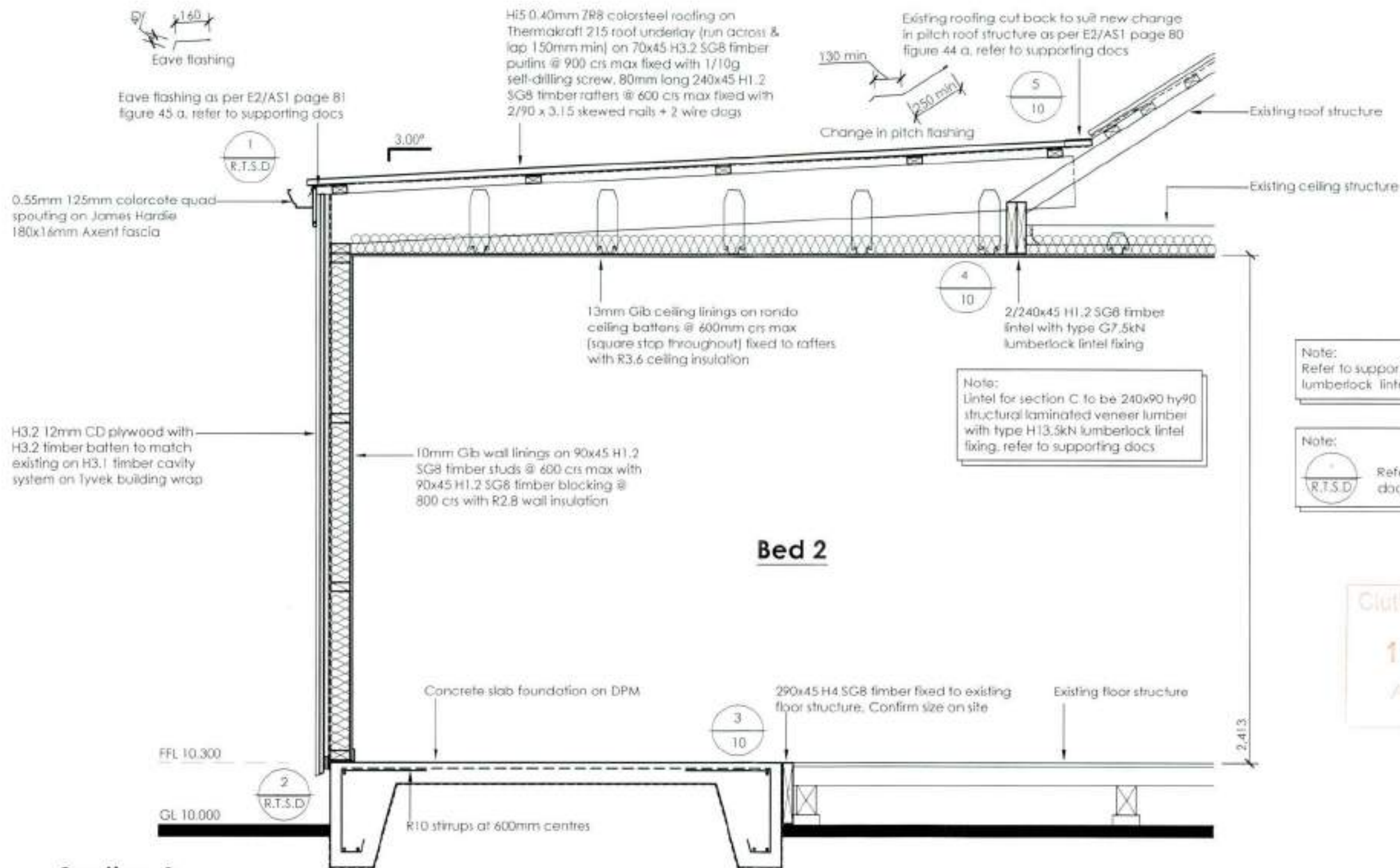


Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo

date	revisions

sheet title:
Proposed elevations

Contract No.	
Date created.	Dwg No.
5.11.16	7

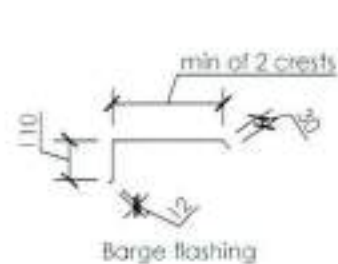


Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholā

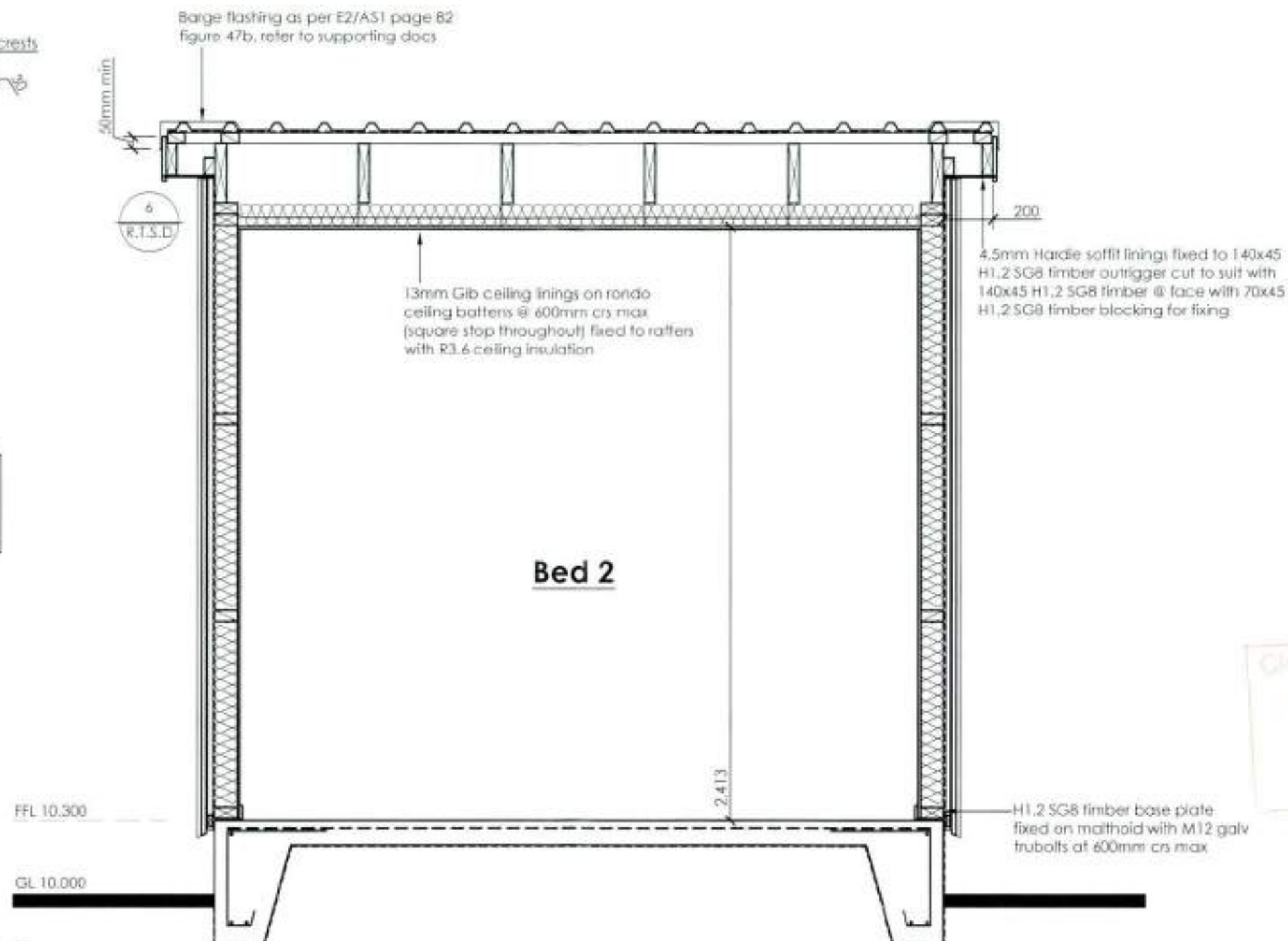
date	revisions

sheet title
Proposed section A

Contract No.	
Date created	5.11.16
Dwg No.	8



Note:
R.T.S.D.
Refer to supporting docs



Section B
1:20@A3

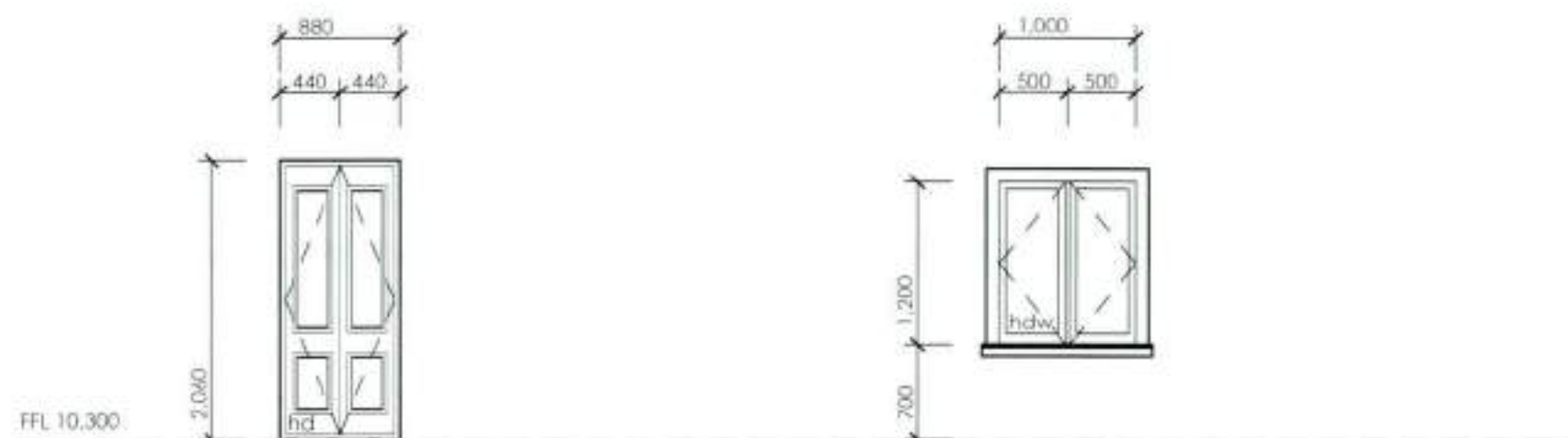


Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo

date	revisions

sheet title:
Proposed section B

Contract No.	
Date created: 5.11.16	Dwg No. 9



D1 & D2

Quantity	2 No.
Finish	Timber French doors
Glazing	-
M2 opening sash	Unglazed
Description	Entry door XVP13 Vaulcuse premier, 1980x400x40
Model number	XVP13PG810

W1

Quantity	1 No.
Finish	Painted timber
Glazing	Clear double glazed
M2 opening sash	2 x 0.58m²
Description	Timber window
Model number	-

Notes:.

Reveals 19mm FJ pine H3.2 (not grooved)

Window dimensions are to over reveals

Contractor to confirm sizes on site before fabrication

Windows & doors are viewed from outside

Legend:

fg	fixed glazing
sd	sliding door
hdw	hinged window
hd	hinged door
sf	safety glass

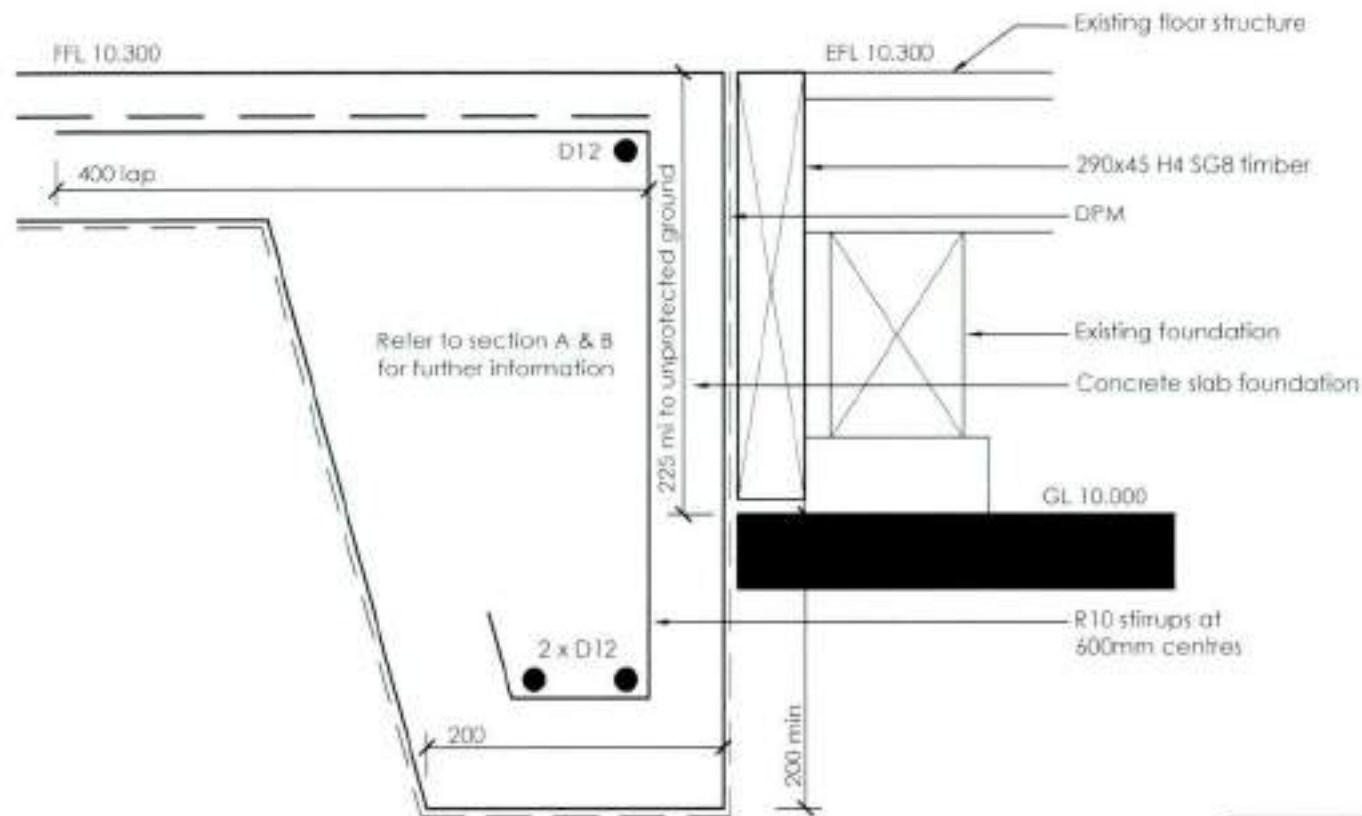


Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo

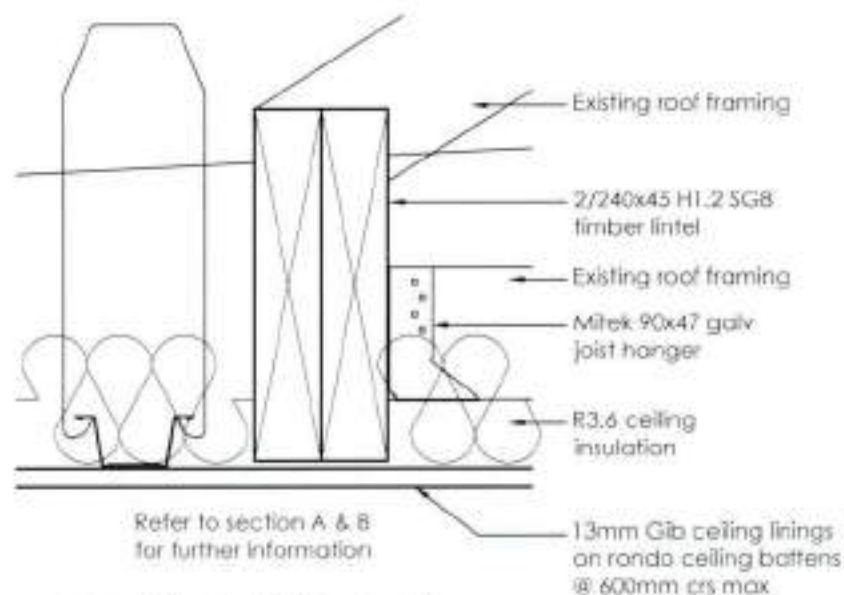
date	revisions

sheet title:
Proposed window & door schedule

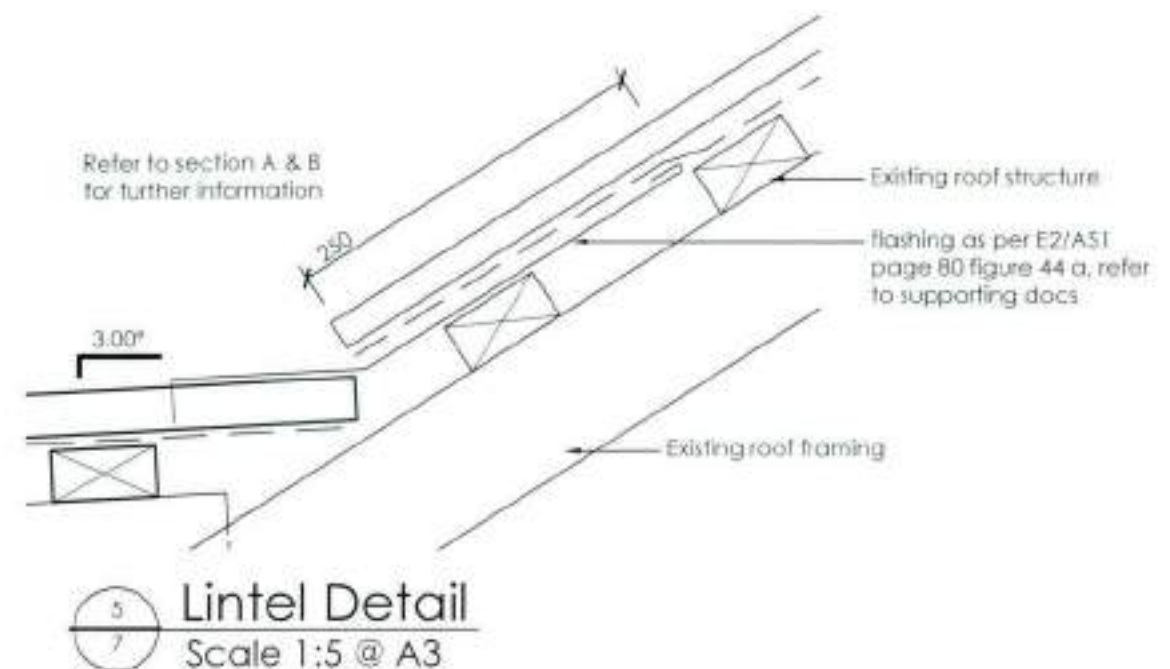
Contract No.	
Date created.	Dwg No.
5.11.16	10



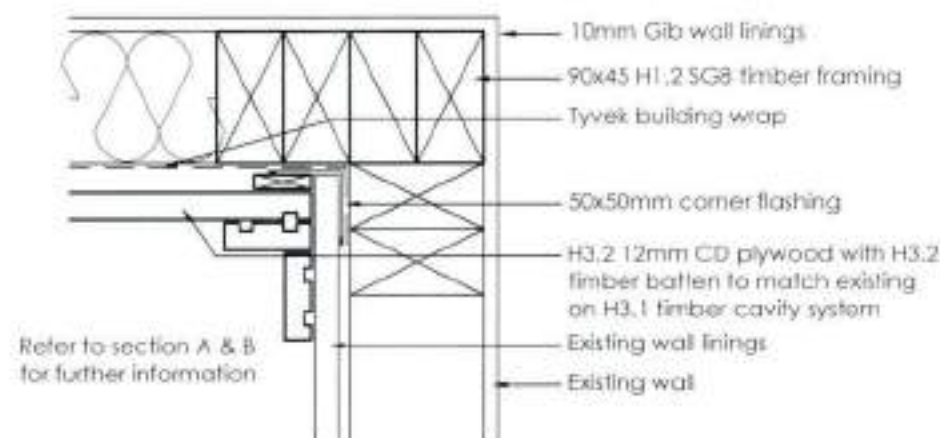
3
7 Floor junction Detail
Scale 1:5 @ A3



4
7 Lintel Detail
Scale 1:5 @ A3



5
7 Lintel Detail
Scale 1:5 @ A3



7
6 Internal corner detail
Scale 1:5 @ A3



10
6 Cladding junction detail
Scale 1:5 @ A3





SPECIFICATION

for

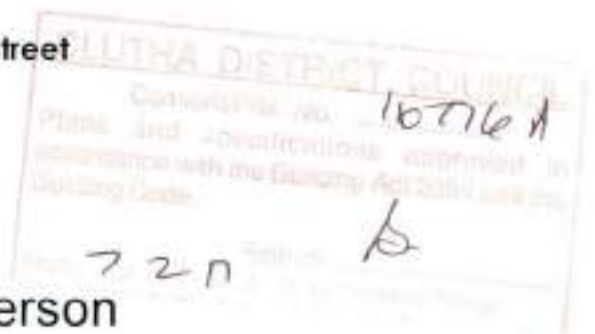
PROPOSED ALTERATIONS

At 3 Sandown Street

Walhola

for

Debbie Anderson



Section 1: General

1.1 Documents

Upon acceptance of a tender, complete sets of drawings and specifications will be provided to the Contractors for the purpose of carrying out the work. The drawings and specifications shall be read together and anything not shown on the drawings but specified or vice versa shall be deemed to be included in the contract.

1.2 Intent and Division of Specification

The nature and spirit of these specifications is to provide for the work herein set out as shown on the accompanying drawings to be fully completed in every detail for the purpose intended and each tenderer hereby acknowledges that, in submitting a tender, he agrees to furnish and do everything reasonably necessary for such construction notwithstanding any omissions in the drawings and/or specifications. The contract includes all work incidentals to the work shown or specified and as necessitated by the conditions of the site or the works or the materials as apparent or as discovered during the progress of the works.

Each contractor shall be deemed to have inspected the site, the drawings and specifications covering all trades and informed himself as to the exact nature of all requirements and as to the conditions of the site as set at the date of closing tenders and as it may be affected by the works. For convenience, the specification bound here with and drawings are arranged in several trade sections but such segregation shall not be considered as having established the limits of the work required of any sub-contractor or trade.

1.3 Instruction of Variation

Comply with all written instructions issued by the owner and if any such instruction causes delay to the progress of, or programme of the work, the contractor shall be entitled to claim an extension of time.

1.4 Contractors Responsibility and Liability

Each contractor shall be responsible for all work done under the contract including faulty or improper work of sub-contractors and others under him by contract or otherwise. Each contractor shall be responsible for the conduct of his agents and employees on the site and shall maintain good order in all parts of the structure and premises where work on the project is being carried on.

1.5 Protection

Each contractor shall ensure that at all times during the contract adequate protection from damage by weather or causes shall be given all material whether fixed or on the site. Each contractor shall provide adequate protection to sub-contractors' work which has been completed, inspected and approved and accept the responsibility for the adequate protection to and where necessary making good of all public and private property adjoining the site. Allow to pay all fees and costs in connection therewith.

1.6 Setting Out

Any levels, dimensions and contours shown on the drawings are to be assumed accurate & portray the site but it shall be the contractors' responsibility to define the boundaries, check all levels and dimensions and accurately set out and position the work to the satisfaction of the owner before any work is commenced.

1.7 Attendance

The main contractor shall direct the work of all contractors and the owners. He shall integrate their work with his own and shall ascertain from each contractor all particulars relating to his work, to its order of execution and to his requirements for fixings, cleats, brackets, holes, chases, mortises and the like.

Suitable arrangements should be entered into with all contractors for the use of scaffolding, electricity, hoisting, water etc. and the owner shall make available suitable working and storage space for contractors.

1.8 Materials and Workmanship

All work shall comply with the New Zealand Building Code and The Building Act. All materials shall be new, the best quality of their respective kinds and as specified. The contractors shall provide all items, articles, operations and methods listed, mentioned or scheduled herein and/or indicated on the drawings including labour, materials, plant and equipment necessary for the completion of all work under the contract. The current New Zealand standard specification (unless otherwise specified) in respect of all materials and works to which they have application, shall apply. All workmanship shall be to the highest standard in the particular trade.

1.9 Scaffolding and Hoarding

Provide necessary scaffolding and hoarding for the various parts of the building operations. Scaffolding shall be to the government scaffolding regulations and be provided to define the Area of Works and provide a barrier in accordance with all Local Authority requirements.

1.10 Guarantees

Where required by the specification, a written guarantee in favour of the owner shall be provided by the contractor, sub-contractor or to the person responsible for the part of the work to which the guarantee relates.

It shall be the responsibility of the contractors to obtain and deliver two copies of any practical completion, in default where of the owner will be entitled to withhold any certificate of progress payment due thereafter until such guarantees are delivered to him. The guarantee shall include the following provisions:

a. Remedy under Guarantee

If and when called upon to remedy defects under the guarantee, the guarantor shall affect such remedies promptly without unnecessary inconvenience to occupiers, all to the reasonable satisfaction of the owner.

b. Default

In default of such prompt satisfactory remedy, the owner shall be entitled to arrange for such remedial work to be carried out by others. The cost of such work carried out by others, including all costs incurred incidental to or in consequence of failure of the guarantee to affect prompt and adequate remedial work, shall be recoverable by the owner from the guarantor. The guarantee shall ensure for the benefit of the owner or of any person claiming through or under him.

c. Extent of Guarantee

Each guarantee shall state that it includes not only the rectification of any defects or faults that may occur in the section of the work to which it refers (except where caused by negligence or misuse by any users of the building after completion) but also the cost of making good or any other work rendered necessary in other trades included in this actual building contract resulting from defects or faults.

The commencement date for all guarantees shall be the date of practical completion.

1.11 Form of Contract

The main contractor and owner shall enter into a contract to carry out the work as specified and drawn in accordance with the conditions of the contract.

All sub-contractors (unless otherwise stated) shall be under the control of the main contractor who shall co-ordinate their activities and maintain continuity of work.

1.12 Designers Role

The role of the designer for this project is as follows: To act as the owner's representative to carry out the following work: To provide documentation for Building Consents to be obtained.

1.13 Completion

During the period of the contract, at regular intervals remove from the site all rubbish and debris of all kinds and keep the site tidy. On completion, remove all temporary work, rubbish and debris and hand over the site in a tidy condition. Make good any damage to footpaths, roads and adjoining properties to the owners' satisfaction at no extra cost to the owner. The whole of the building shall be thoroughly cleaned inside and, where applicable the outside and all adjacent site areas cleared of all surplus materials, debris and rubbish. Cleaning work shall be carried out by competent workmen using equipment suitable for the job. All floors shall be vacuum cleaned. Doors and windows shall be eased and locks oiled. All paint or plaster slashes on floors, walls and glass etc shall be removed, the glass cleaned and the whole left fit for occupation.

1.14 Copyright

The drawings, specifications, design and other documents provided by Fahey Design Ltd are the property of Fahey Design Ltd whether the work for which they are prepared is executed or not. Copyright in all drawings, specifications and other documents and the work executed from them remains the property of Fahey Design Ltd. The client shall be licensed, on payment of charges due to Fahey Design Ltd, to use the documents only for the specific purpose for which they were prepared. The client may reproduce the design by executing the project on the particular site for which it was designed but may not use the documents for other works except by written agreement Fahey Design Ltd. Where the services by Fahey Design Ltd are limited to preparing submissions for, and to negotiating planning permission, the client is not licensed to use the copyright except by written agreement Fahey Design

Clutha District Council
16 / 16779

Ltd. Fahey Design Ltd may terminate the licence if the client breaches their obligation to pay.

Section 2: Preliminaries

2.1 Scope of Work

The contract shall consist of the provision of all labour, plant and materials for construction and completing alteration work for Debbie Anderson all as shown on the drawings and further elaborated in this specification. The whole work will be carried out to completion in strict accordance with this specification and accompanying drawings and to such further drawings and instruction as may be supplied from time to time during the contract.

2.2 Site

The site of works is situated at 3 Sandown St

2.3 Insurances

Insurance cover for the work shall be taken out by the contractor in what it normally referred to as 'Builders All Risks' policy. The policy shall also include cover on temporary and permanent material whether fixed or not on site. The various contractors engaged by the main contractor shall have in effect during the course of their contract:

Public liability insurance for the minimum value of \$500,000.

Plant and equipment insurance.

Materials off site where progress payments are made towards the cost of those materials or fittings held in store.

Motor vehicles: The contractors shall indemnify the owner against any claims that may rise from motor vehicle public liability insurance for the duration of this contract.

Evidence of Insurance: As evidence of the required insurance policies, the contractors shall deposit with the owner a letter from an approved insurance company or insurance broker suitable certified stating that the above insurances have been arranged.

All insurance policies required by this contract shall be in the names of the owners and the contractors for their respective rights and interests for the full insurable value of the works. Insurance of the works shall continue until occupation by the owner has been accepted.

Insurance is not required during the maintenance period after occupation.

Nothing in the foregoing shall limit the liability of the contractors to complete the works, or to be responsible for all payments arising from any of the causes described. Work shall not start on site for any contractor until evidence shows the above insurance requirements are in place.

2.4 Designation

For the purpose of the contract the term "Owner" shall mean Debbie Anderson, the term "designer" shall mean Fahey Design Ltd or consultants.

2.5 Temporary Accommodation and Services

The main contractor shall arrange for suitable storage for plant and materials and toilet facilities as required by the Construction Act 1961/5.

2.6 Time and Completion

The time for practical completion shall be as stated in the main contractors programme. Contractor shall supply bar chart from start to completion showing each trade and dates for supply of items etc.

2.7 Work by Owner

The contractor shall allow liaising with the owners for work which shall be the responsibility of the owner.

Section 14: Carpentry

14.1 Scope

This section is to be read in conjunction with the drawings and all sections of the specification.

NOTE: The person responsible for carrying out the carpentry section of the works will also perform the duties of the main contractor – refer to sections 1 and 2 of the specification.

14.2 General

All work shall comply with the New Zealand Building Code in particular B1, B2, E2, E3, F1, F2, F3, F4, F5.

The work covered in this section includes the furnishing of all labour, equipment and materials associated with carpentry work as shown or specified in the contract documents.

14.3 Materials and Workmanship

All timber shall be the best of its kind and class seasoned, graded and classified in accordance with the National Grading Rules NZS 3631 and suitable for the purpose of its uses. In addition, all timber shall be free from the following defects:

Large or loose knots, open shakes, honeycomb, large gum streaks, (sound or otherwise) pinholes, waney edges, bark stains. All framing timber shall be structurally sound and all timber for exposed work and joinery shall be free from defects which would prevent good dressed surfaces being obtained. All external finishing timbers must be dry and seasoned.

Frame, fix, brace, nail, screw, bolt and fit timber in best trade practise. Fit plum, level, true to line, accurately set out, neatly finished. Secure with adequate nails of suitable type and size. Surfaces to be in good contact over the whole area of contact. If splitting is likely, drill for fixings. Every post, beam, joist, rafter, purlin etc. to extend in one piece between supports or fixings, or be jointed in approved manner.

Studs and other timbers which show signs of bending or warping shall be replaced to be straightened by approved methods. Where proprietary timber connectors or fixings are used, they shall be used strictly in accordance with the manufacturers' recommendations. Both faces of framing anchors shall butt securely against the timbers being fixed. Bolts used with timber shall have 3mm washers under both head and nut and be tightened firmly without bruising the outer faces of the timber.

14.4 Preservation Treatment

Treated timbers shall be treated and branded in conformity with Timber Preservation Authority publication "Timber Preservation in New Zealand Specifications". See Clause 14.6 for treatment of various timbers.

14.5 Connections

Nails, screws and other fastenings shall be the best of their respective kinds and be stainless steel for exterior work unless otherwise specified. Lengths and gauges, unless shown or specified, shall be in accordance with sound trade practice, the lengths being a minimum of one and a half times the thickness of member being fixed. All fixings to be suited to Coastal zone environment.

14.6 Schedule of Timbers

Wall Framing	H1.2 Pinus Radiata SG8
Roof Framing	H1.2 Pinus Radiata SG8
Ceiling Framing	H1.2 Pinus Radiata SG8
Cavity Battens	H3.2 Pinus Radiata SG8

14.7 Moisture Content

All timber shall be seasoned either in the open air or in an approved kiln by approved processes and shall be reduced to the moisture content specified below. Kiln dried timber shall be treated in conformity with NZS 632.

Timber shall be adequately stored so as to be retained at the prescribed moisture content after delivery to the site. All framing timber shall have moisture content of from 12 per cent to 12 per cent and all finishing timbers shall have a moisture content of between 10 per cent and 12 per cent.

14.8 Priming

The painter shall prime all external finishing timbers including external face, ends and butts of finishing timbers and backs of any exterior finishing timbers which come in contact with concrete, masonry and/or structural steelwork and stucco.

14.9 Finish

All finishing timbers shall be machine dressed on four faces. Internal timbers shall, in addition be machine glass-papered to smooth surface. Remove all accessible defects to the satisfaction of the owner. The back of internal finishing timbers shall be hollow-run unless otherwise stated.

14.10 Damp Proof Course

Between all faces of framing timbers in contact with concrete and concrete block work, place full length and width damp proof course of three ply bituminous fabric, duriod or similar approved.

14.11 Protection

All finished or partly finished work shall be protected from discolouration, staining, surface injury, weather or other damage arising out of these works or from any other source. Make good any damage without extra cost. Provide tarpaulins, etc. to prevent damage to existing residence.

14.12 Other Trades

Wait upon all trades, cut or bore timbers they may require, provide and fix all blocks, supports and the like.

14.13 Bolt Holes

All bolt holes shall be drilled 1.5mm oversize only and shall be drilled with suitable augers that will leave a clean cut hole.

14.21 Ceiling Battens

To underside of trusses fix 70x35 timber battens at 600 crs to suit linings. Gib rondo battens can be used instead of timber battens installed to manufacturer's specifications and to suit ceiling diaphragm specifications for kitchen, dining & living area.



14.22 Interior Linings

The fixing of all interior linings shall be carried out by skilled tradesmen in strict accordance with the specifications and to the various manufacturers' instructions.

a.	13mm gibboard and brace line to all walls as shown on the plans. 13mm gib ceiling lining throughout extension. To be screw fixed and installed as manufacturer's instructions for braced and unbraced walls accordingly. All walls and ceilings to be generally finished to a Level 4 standard suitable for paint finishes in full compliance with Winstone Ltd stopping specification using Gibraltar tape, Gibraltar bedding compound and Gibraltar finishing compound.

14.24 Cornice

At junction of all gibboard lined wall and ceilings provide Gibcove Classic 75mm to all lined areas of residence. Installed to manufacturer's specifications. Refer to Section 32. Confirm with client on site prior to construction.

14.25 Window Doors and Frames

Take delivery of interior and exterior doors and frames from sub-contractors. Securely fix in position using folding wedges to framing at three points on each jamb and in centre of head for doors. Unless shown otherwise, door openings shall be set centrally in wall, or 50mm from adjacent walls to suit architraves. Tend on Plumber to flash weather tight.

14.26 Fixtures and Fittings

Allow to take delivery and fix all the various fittings supplies and manufactured by owner and joinery contractor etc. Fit in the positions shown and detailed. Co-operate with owner and contractors in measuring on site to confirm all dimensions of these units.

Design Certificate – Technical basis for structural design methodology contained in designIT for houses – New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy80, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

Futurebuild LVL and Laserframe components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

AS 1720.1 – 2010 Timber structures, Part 1: Design methods. AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
 NZS 3603:1993 Timber Structures Standard. AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
 NZS 3604:2011 Timber-framed buildings. AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.
 NZS 3602:2003 Timber and Wood-based products for Use in Building.
 AS 1684.1 – 1999 Residential timber framed construction, Part 1: Design criteria.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 20 June 2016

For further information or advice please contact:

Carter Holt Harvey Woodproducts New Zealand
 173 Captain Springs Road, Orehunga, Auckland
 Telephone 0800 808 131
 Facsimile 0800 808 132
 Email: designit@chtwoodproducts.co.nz

Specifier details:

Specifier:		Mark Fahey		Clifford District Council	
Business name:		Fahey Design			
Address:		3 Sandown St		16 / 1677	
Email:					
Phone:		Mobile:		Facsimile:	

Project & Site details:

Project:	Debbie Anderson	Ref. no.:
At (address):		
For (owner/s):		
Wind zone:	High	
Snow loading	Snow Region: N5. Altitude: 100 m (sub-alpine). Ground snow load, $S_g^{1.2} = 0.9 \text{ kPa}$	

1. designIT does not include any allowance for the effects of drifting and sliding of snow.
2. Snow loads are applied to roofed over structures only, the design of exposed floors/decks are not covered by designIT.

MEMBER DESIGN DETAILS**Member 1**

- 1) Member code and description L1 - Lintels - In single or upper storey load bearing walls
- 2) Date prepared 2.11.2016
- 3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999
- 4) Design inputs

Span	4.3 m
Roof load width 'RLW'	2.1 m

Roof type and mass Light roof & ceiling - 40 kg/m²
Roof snow load 0.6 kPa, snow overhang 0.1 kN/m ($\mu_s=0.7$, $C_{se}=1.0$, $k=0.5$)

5) Member specification

Size, stress grade/product Use 240 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ¹ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	10.0 mm	8.9 mm (long term)	$\frac{10.0}{8.9} = 1.1$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3}
		End ⁴ kN
1.35G	0.60	-3.1
1.2G + 1.5Q	0.80	-5.0
1.2G + $S_{U1} + \psi_{C1} Q$	0.80	-6.1
1.2G + $W_{U1} + \psi_{C1} Q$	1.00	-6.0
0.8G + W_{U1}	1.00	4.4

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports

Notes for interpretation of serviceability data

- "average deflection" is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
- Deflection is the flexural response to load - 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing - visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average + 18%

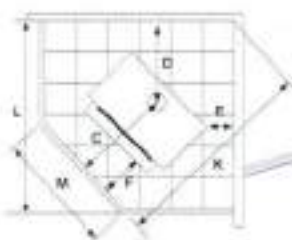
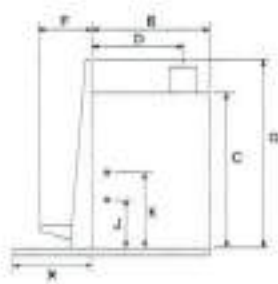
 As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!
- The limits referred are those specified in AS 1684.1 for the stated load case.
- 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

- Duration of load factor ' k_1 ' for strength as per NZ 3603:1993
- Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
- Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
- End reaction includes allowance for overhang/cantilever where one has been designed

metrofires

Trusted reliable heat



2016 Specifications



EMISSION & EFFICIENCY

The National Environmental Standards (NES) require a minimum 65% efficiency and maximum 1.5 grams emission requirement on all wood fires installed on properties with a land area of less than two hectares.

There are certain regions in New Zealand that have more stringent by-laws in place. For example, Central Otago Air Shed 1 is limited to 0.7 grams and Canterbury is limited to 1 gram. Please check with your local council on the emission limits within your region.

Metro fires offer a large range of NES and ECan approved wood fires. The majority of these can be fitted with a wetback and still meet NES and ECan compliance. In addition to these clean air approved models, Metro also offer a range of LTD models for rural home owners wanting longer burn times and full capacity wetbacks.

Clean Air Models

Specifically designed for properties less than two hectares in size. These models surpass the requirements of the NES. Utilising advanced combustion technology these Metro's have a complex firebox design which operates at higher combustion temperatures keeping emission levels to a minimum and improving efficiencies.

LTD Models

Specifically designed for properties of two hectares or greater (non clean air zones). Metro LTD models are capable of a comprehensive overnight burn with both 3kW and 4kW wetback options available.

Clean Air Models	Tested Emission & Efficiency		ECan Authorisation Numbers		
	Without Wetback	With Wetback	Without Wetback	With Wetback	Complies with NES
ECO Tiny Ped	0.72gms/76%	1.00gms/66%	073997	080009	With & Without Wetback
ECO Tiny Rad	0.94gms/75%	0.85gms/67%	072605	072607	With & Without Wetback
Wee Rad	0.62gms/70%	0.68gms/67%	13085	13086	With & Without Wetback
Wee Rad Base	0.62gms/70%	0.68gms/67%	152162	152163	With & Without Wetback
Wee Rad Woody	0.62gms/70%	0.68gms/67%	162621	162663	With & Without Wetback
Wee Ped	0.62gms/70%	0.68gms/67%	151781	151785	With & Without Wetback
R1	0.60gms/71%	Not Tested	134103	Not Tested	Without Wetback only
R2	0.79gms/70%	Not Tested	134104	Not Tested	Without Wetback only
Ambie One	0.95gms/71%	Not Tested	120834	Not Tested	Without Wetback only
Ambie Plus	0.42gms/69%	0.49gms/67%	120835	120838	With & Without Wetback
Classic Rad	0.63gms/67.4%	0.60gms/66.7%	151777	151779	With & Without Wetback
Xtreme Rad 1000W	0.64gms/67%	0.87gms/66%	132245	160209	With & Without Wetback
Xtreme Rad Woody	0.64gms/67%	0.87gms/66%	162622	162665	With & Without Wetback
Xtreme Ped	0.64gms/67%	0.87gms/66%	141808	160207	With & Without Wetback
ECO Euro Rad DV	0.72gms/72%	Not tested	072608	Not Tested	Without Wetback only
ECO Euro Ped DV	0.65gms/70%	1.08gms/70.2%	112001/112019	Not ECan authorised Outside for use of NZ	With & Without Wetback
Mega Rad	0.66gms/68%	0.67gms/66%	156727	156728	With & Without Wetback
ECO Trend Insert	0.91gms/65%	Not tested	101189	Not Tested	Without Wetback only
Smart Insert	0.49gms/68%	0.82gms/67%	102411	102425	With & Without Wetback
ECO Mega Smart	0.65gms/69%	0.56gms/66%	110719	111058	With & Without Wetback

Please note: Some regional councils have imposed emission requirements which take precedence over the NES, while some councils in New Zealand have imposed or are considering adopting by-laws relating to environmental issues. If in doubt, consult your local council or Metro retailer. Some councils require a 'Test Certificate' detailing the wood fire approval details. All Metro's Test Certificates are listed on www.metrofire.co.nz

PEAK PERFORMANCE



Metro have dedicated years of development and testing to deliver the best performance and efficiency from a flue system. A Metro ECO Flue System will retain the warmth from your Metro wood fire in your home and reduce fuel consumption at the same time.

Metro ECO Base Flue System

The Metro ECO Base Flue system is a double-liner system consisting of a 150mm flue pipe, 200mm inner liner, 250mm outer liner and Metro ECO Cowl.

The easily-recognisable rocket shaped cowl operates on a vertical discharge principle, and induces updraft to the flue gases increasing draw within the flue pipe. The unique design and performance of the Metro ECO Cowl and ECO Base Flue system is what sets it apart from a standard design flue system.

The Metro ECO Base Flue system is ventilated from either your home's ceiling cavity or from outside the home, not from the room being heated by your wood fire. This ensures all the heat provided by your wood fire stays within your home instead of disappearing up the flue system to ventilate it.

The energy savings achieved by the ECO Base Flue System are impressive. Lab testing of a standard flue system resulted in the heated air provided by

the wood fire being drawn out of the home at an astounding rate of 450 litres per minute. Now that's a lot of hot air to lose!

Metro ECO Option Kit

The ECO Option Kit is designed for installation in combination with the Metro ECO Base Flue System.

The ECO Option kit enables homes without a vented ceiling cavity or homes featuring a sloping ceiling, to still achieve the same performance and efficiency benefits the Metro ECO Base Flue System provides. Instead of the ventilation for the flue system being drawn from within the ceiling cavity, it is drawn from outside the home.

Standard Flue Systems

Standard flue systems draw their cooling air from the room that is being heated by the wood fire. On a cold winter's night these hugely inefficient flue systems can empty an average sized room of potentially 28°C air, once every hour. It replaces this air heated by the wood fire with the outside air which in some regions can be below zero.



ECO Base Flue System
(for homes with a ceiling cavity)



ECO Base Flue System + ECO Option Kit
(for homes with no ceiling cavity)



Standard Flue System

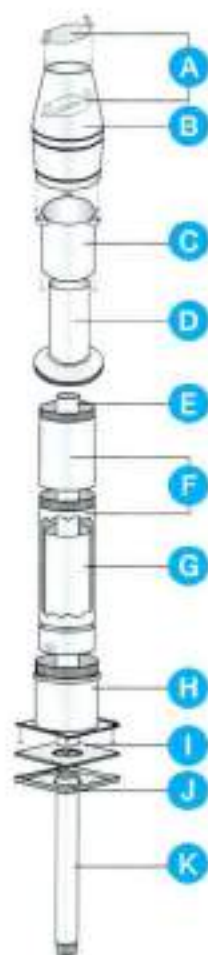
ECO FLUE SYSTEMS AND COMPONENTS

Metro ECO Flue Systems (Galvanised and Stainless steel outer liner options available)

Type of flue system	Application
ECO Base Flue System	Suitable for freestanding wood fires for installation into homes with a vented ceiling cavity (attic space)
ECO Option Kit	Designed for addition to the ECO Base Flue System to suit homes with a sloping ceiling or without a vented ceiling cavity
ECO Insert Flue System	Suitable for all Metro Insert fires being installed into a masonry chimney
ECO Built-In Flue System	Suitable for all Metro Built-In fires and also Metro Insert fires with VZCC being installed into a timber framed chimney/cavity
ECO Swap-Over Flue Kit	Only to be used with existing 200mm and 250mm liners - Includes 3x 1200mm lengths of 150mm fluepipe and ECO Cowl
ECO Extension Kit	Suitable for extending all Metro Flue Systems - Includes 1200mm lengths of 150mm fluepipe, 200mm and 250mm liners

Metro ECO Base Flue System

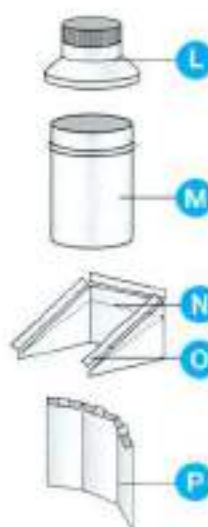
Designed for installation into a home that has a ceiling cavity with unrestricted air supply. A vented ceiling cavity is required as the ECO Base Flue System draws its cooling air from the ceiling cavity.



- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 150mm long 5/8" Steel flue pipe extension with flashing cone
- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section
- G 1 x 800mm x 200mm diameter galvanised inner casing
- H 1 x Galvanised mounting plate with brackets and 300mm long x 300mm diameter casing attached
- I 1 x insulation gasket
- J 1 x clip-on ceiling plate
- K 2 x 1200mm lengths of 150mm diameter 5/8" Steel flue pipe painted metallic black
- + 1 x plastic bag of assembly bolts

Metro ECO Option Kit

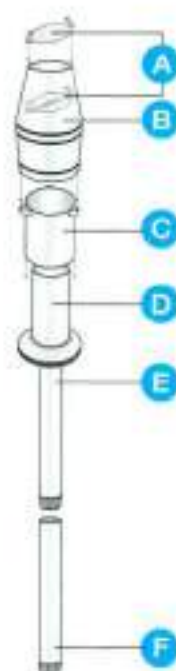
Designed to be added to the Metro ECO Base Flue System for installations that do not have a vented ceiling cavity and require the flue system cooling air to be drawn in from above the roofline (outside the building).



- L External intake flashing cone
- M 1 x 780mm x 500mm diameter galvanised outer casing
- N Drop box inlet panel
- O Drop box edge covers
- P Ceiling plate mounted heat shield

Metro Swap-Over Kit

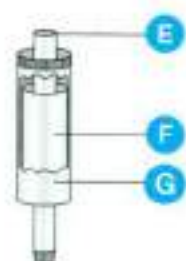
Designed for the replacement of a homes flue system while retaining the existing 200mm and 250mm liners already installed in the home.



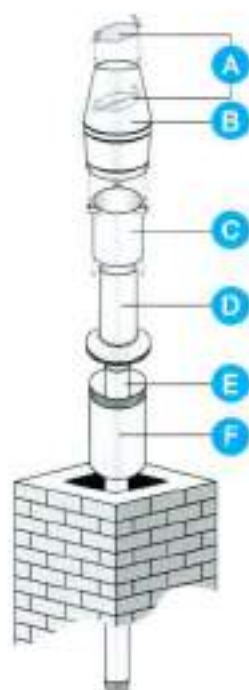
- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 150mm long 5/8" Steel flue pipe extension with flashing cone
- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 2 x 1200mm lengths of 150mm diameter 5/8" Steel flue pipe painted metallic black

Metro ECO Extension Kit

Designed to provide extensions in 1200mm sections for the Metro ECO Base Flue System and ECO Built-In Flue System.



- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 1 x 1200mm x 200mm diameter galvanised inner casing
- G 1 x 1200mm x 250mm diameter galvanised outer casing

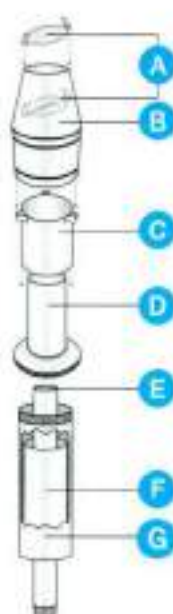


Metro ECO Insert Flue System

Designed for all Insert Metro wood fires, being installed into a masonry chimney cavity. Suitable for the following Metro Insert models:

- LTD-Trend Insert
- ECO-Trend Insert
- ECO-Smart Insert

- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 100mm long 5/8" Steel flue pipe extension with flashing cone
- E 3 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 1 x 600mm x 250mm diameter galvanized outer casing



Metro ECO Built-In Flue System

Designed for installations into a timber framed chimney cavity. Suitable for the following Metro Built-In models:

- LTD & ECO-Trend Inserts and ECO-Smart Insert complete with the specific Vented Zero Clearance Cabinet, creating a 'Built-in' appliance
- ECO Mega Smart Built-In

- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 100mm long 5/8" Steel flue pipe extension with flashing cone
- E 3 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 3 x 1200mm x 200mm diameter galvanized inner casing
- G 3 x 1200mm x 250mm diameter galvanized outer casing

SINGLE STOREY INSTALLATION

Shown (right) are the most common installation methods for installing the Metro ECO Base Flue System in a single storey home.

To ensure safe and efficient installation, this flue system must be installed as detailed by either a registered installer, or someone competent in installing solid fuel appliances.



Flat Cavity Ceiling

ECO Base Flue System only required as air is drawn into the flue system direct from the ceiling cavity.



Sloping Ceiling

Both the ECO Base Flue System and ECO Option Kit are required to enable air to be drawn from outside the home.



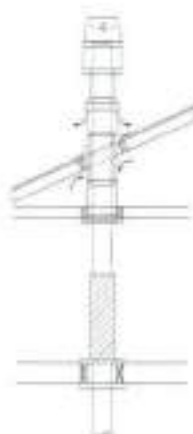
Flat Ceiling/Roof

Requires both ECO Base Flue System and ECO Option Kit as air sloping ceiling unless a vented ceiling cavity exists.

TWO STOREY INSTALLATION

Shown (right) are the most common installation methods for installing the Metro ECO Base Flue System in a two storey home.

To ensure safe and efficient installation, this flue system must be installed as detailed by either a registered installer, or someone competent in installing solid fuel appliances.



2nd Floor Exposed Flue pipe

Requires an ECO Base Flue System only with additional lengths of flue pipe.

Additional components below are not supplied by Metroflue but are also required for this installation:

- A floor penetration kit,
- 1 x 1200mm long mesh/screed

* In accordance with AS/NZS 2938:2001



2nd Floor Enclosed Flue pipe

Requires an ECO Base Flue System only with additional lengths of flue pipe.

Additional components below are not supplied by Metroflue but are also required for this installation:

- 200mm & 250mm inner/outer combination liners,
- 2nd floor vent cover and an additional ceiling plate with a 250mm diameter hole

* In accordance with AS/NZS 2938:2001

FREESTANDING SPECIFICATIONS

Minimum clearances

All Metro wood fires comply with AS/NZS 2918:2001. Minimum clearances shown below are detailed in millimetres with a Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated in the diagrams far right.

- The nearest combustible wall or surface (A, B, D, E, G, H)
- The Metro's flue centre (A, B, C, D)
- The Metro's cabinet/heatshield outermost point (E, F, G, H)
- The edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

Clearance reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard.

Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the table for the applicable models.

Specifications were correct at the time of printing, but may alter and those detailed should be used as a guide only. If in doubt, please consult your nearest Metro retailer.

Minimum installation clearances with a Pioneer double flue shield fitted															Wetback		Dimensions		
Clean Air Approved Models		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Width	Depth	Height
	ECO Tiny Rad	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470	490	530	665
	ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1065	925	250	280	470	505	530	665
	Wee Rad ¹	251	568	580	455	150	230	260	100	831	825	1224	1015	425	295	485	615	501	688
	Wee Rad Base	271	678	580	489	180	230	370	120	851	825	1270	1049	425	295	485	615	501	691
	Wee Rad Woody	271	706	580	509	200	230	400	120	851	825	1285	1069	425	365	555	615	501	758
	Wee Rad ²	263	651	580	490	170	230	350	110	843	825	1274	1050	425	295	485	602	503	665
	R1	243	774	586	554	280	244	530	100	829	825	1370	1118	425	N/A	N/A	488	485	668
	R2	246	858	626	582	275	235	570	100	872	905	1449	1203	505	N/A	N/A	575	637	690
	Ambie One	250	538	589	391	100	275	250	100	839	825	1142	960	427	350	340	577	464	717
	Ambie Plus	267	685	658	462	125	275	350	100	925	905	1317	1110	506	360	550	671	550	759
	Classic Rad ¹	257	695	780	500	220	229	430	100	1037	728	1487	1168	328	383	583	530	708	680
	Xtreme Rad	251	650	630	458	100	227	280	100	881	907	1277	1077	507	312	502	740	554	743

¹ Wee Rad corner clearance (E) can be reduced to 120mm with the Wee Rad corner wing shields fitted. This in turn also reduces clearances (D) to 425mm, (K) to 1180mm and (L) to 985mm. When fitting the corner wing shields the Wee Rad itself must be installed to a corner clearance (E) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

² Wee Rad corner clearance (E) can be reduced to 115mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 438mm, (K) to 1181mm and (L) to 986mm.

³ Classic Rad corner clearance (E) can be reduced to 180mm if installed with a Pioneer double flue shield with the side extension fitted. This in turn also reduces clearances (D) to 460mm, (K) to 1430mm and (L) to 1127mm.



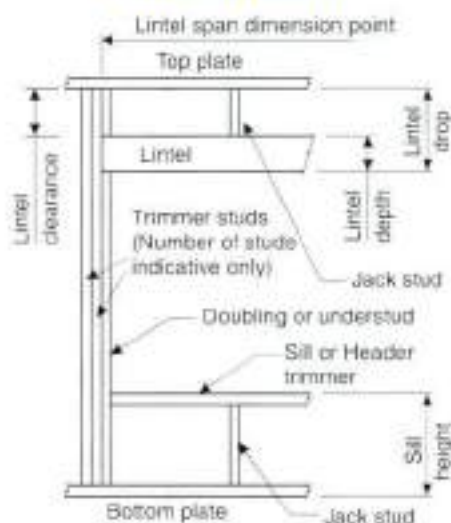
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone					Heavy Roof Wind Zone				
	L	M	H	VH	EH	L	M	H	VH	EH
8.8 m ²	G	G	H			G	G	H		
11.6 m ²	G	H	H			G	G	H		
12.1 m ²	G	H	H			G	H	H		
15.3 m ²	H	H				G	H	H		
19.1 m ²	H					G	H			
20.9 m ²	H					H	H			
21.8 m ²	H					H				
34.3 m ²						H				

Notes:

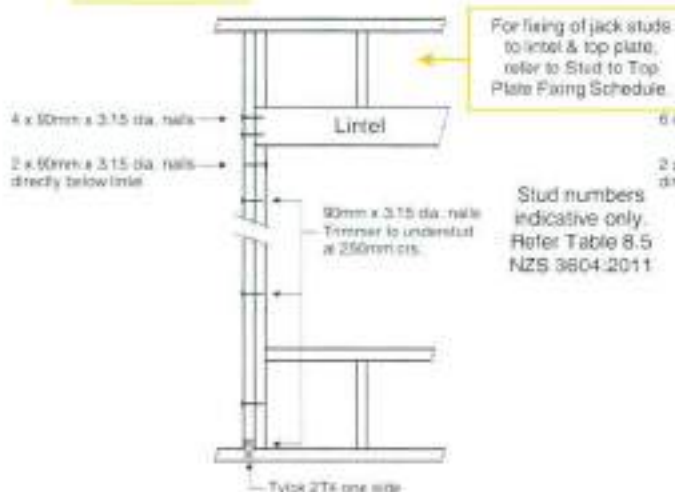
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- 2) Assumed girder truss is at mid-span or middle third span of lintel
- 3) Use similar fixings for both ends of lintel
- 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

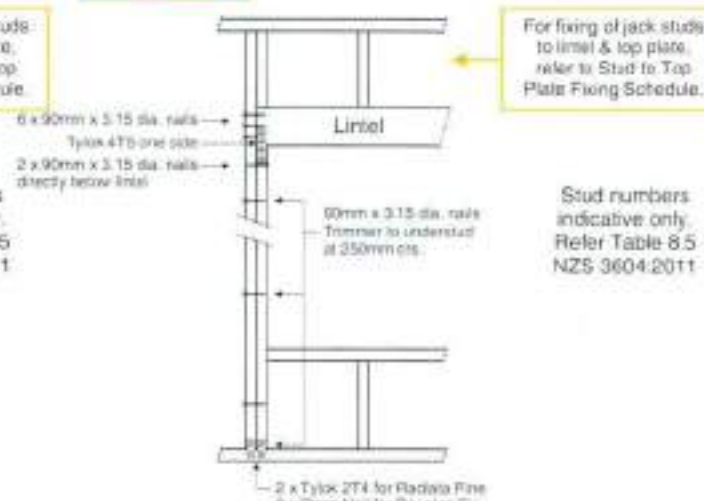
Lintel Span	Loaded Dimension (See Fig. 1.2 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	E
	3.0	E	E	F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

LINTEL FIXING OPTIONS

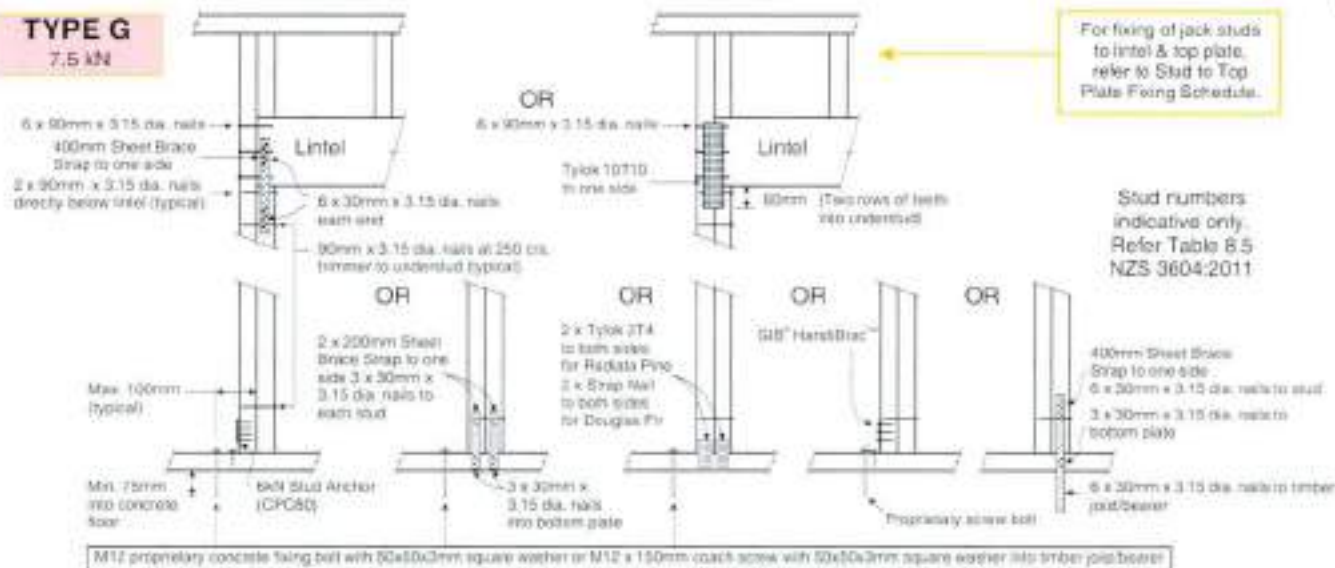
TYPE E 1.4 kN



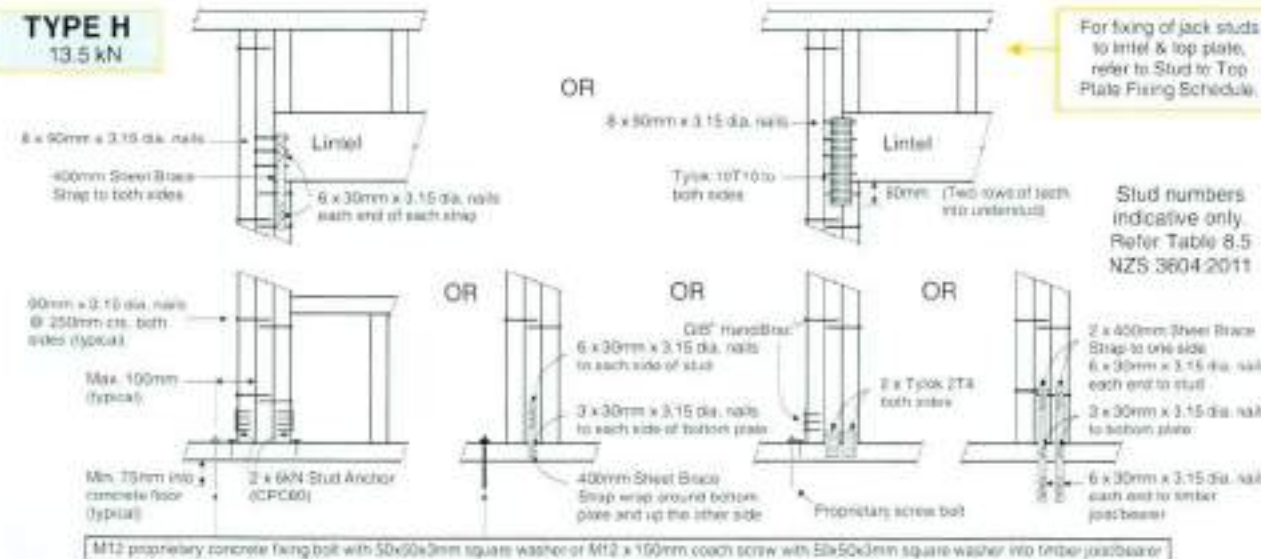
TYPE F 4.0 kN



TYPE G 7.5 kN



TYPE H 13.5 kN





Specification Number	Length (m) minimum	Lining requirements
GS1	0.4	10 or 13mm GIB® Standard Plasterboard one side

WALL FRAMING

Wall framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS3604)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS3602)

Framing dimensions and height as determined by NZS3604 stud and top plate tables for load-bearing and non load-bearing walls. The use of kiln dried machine stress graded timber is recommended.

BOTTOM PLATE FIXING**Timber floor**

Pairs of 100 x 3.75mm hand driven nails or three 90 x 3.15mm power driven nails at 600mm centres.

Concrete floor**Internal bracing lines**

In accordance with the requirements of NZS3604 for internal wall plate fixing or alternatively 75 x 3.8mm shot fired fasteners fixed with 16mm disks, spaced at 150mm and 300mm from the end studs and thereafter at 600mm centres.

External wall bracing lines

In accordance with the requirements of NZS 3604:1999 for external plate fixing.

WALL LINING

One layer of 10 or 13mm GIB® Standard Plasterboard. Vertical or horizontal fixing permitted. Sheet joints shall be touch fitted. Use full length sheets where possible.

PERMITTED SUBSTITUTION

The Bracing Unit ratings for system GS1(10) apply to 10mm GIB® Standard Plasterboard and any other GIB® Plasterboard. The ratings for GS1(13) apply to 13mm GIB® Standard Plasterboard and any other 13mm GIB® Plasterboard.

FASTENING THE LINING**Fasteners**

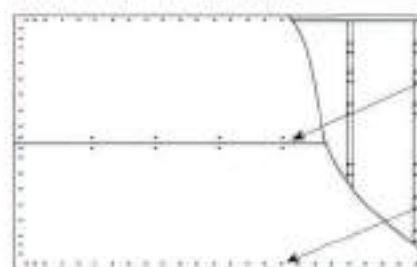
32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® nails.

Fastener Centres

50, 100 and 150mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertical fixing place fasteners at 300mm centres at sheet joints in the tapered sheet edge. For horizontal fixing place single fasteners in the tapered edge where sheets cross studs. Use dabs of GIBFix® Adhesive at 300mm centres to intermediate studs. Place fasteners 12mm from tapered paper bound sheet edges and 18mm from sheet end or cut sheet edges.

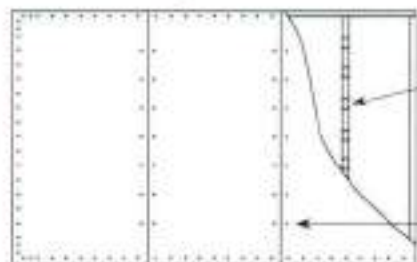
JOINTING

All fastener heads stopped and all sheet joints paper-tape reinforced and stopped in accordance with the "GIB® Site Guide".



Single 32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails where sheets cross studs

32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails at 150mm centres to perimeter of bracing element

Horizontal Fixing

Dab of GIBFix® adhesive at 300mm centres to intermediate studs and noggs

Single 32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails at 300mm centres

Vertical Fixing

Fasteners are placed at 150mm centres around the bracing element perimeter starting at 30, 100 and 150mm from the bracing element corner. Fasteners are placed no closer than 12mm to a paper bound machine edge of the sheet and no closer than 18mm to a sheet end or cut edge.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB® EzyBrace™ Systems, 2009 and has been approved in accordance with the BRANZ Approval No. 294 (2009).

Amend 2
Jul 2005Errata 2
Dec 2011**Figure 45:** Eaves and roof/wall ridge for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7Eave flashing required where all of the following conditions are met:

- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High

Profiled metal roofing

35 mm min.
overlapSelected fascia
& gutter system100 mm or less -
refer eaves flashing
note above

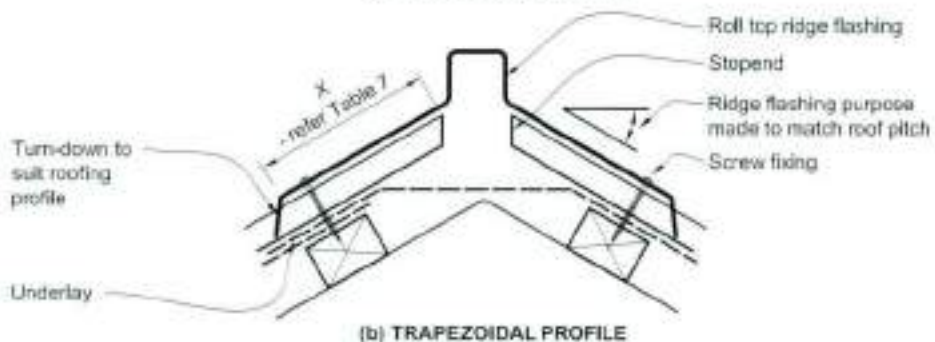
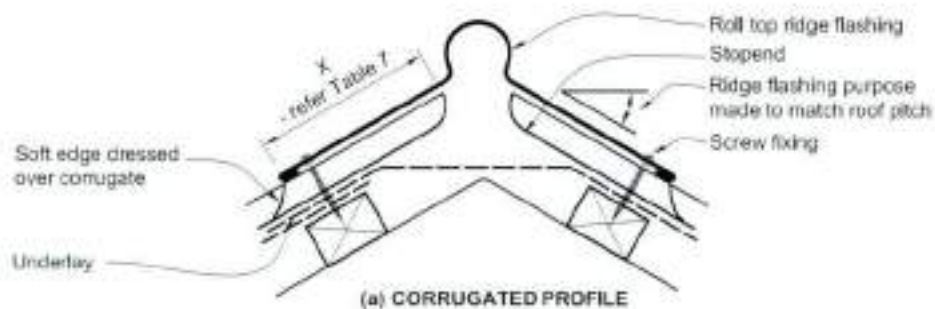
(a) EAVE

Turn down to suit
roofing profile

X - refer Table 7

Z -
refer Table 7Cladding
Wall underlay

(b) ROOF / WALL RIDGE

Amend 2
Jul 2005Amend 5
Aug 2011Amend 2
Jul 2005**Figure 46:** Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7Amend 2
Jul 2005Amend 2
Jul 2005Amend 5
Aug 2011

Amend 5
Aug 2011**COMMENT:**

Reduced cover for barge and apron flashings may be applicable for specifically designed roofs in low wind zones.

Refer to the New Zealand Metal Roof and Wall Cladding Code of Practice for additional guidance on ridge to hip flashings.

Amend 2
Jul 2005Amend 3
Aug 2011

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

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

Amend 5
Aug 2011Amend 2
Jul 2005Amend 2
Jul 2005Eneta 3
Dec 2011Eneta 2
Dec 2011

Figure 44: Apron flashing and change in pitch for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

NOTE: X = variable according to wind zone - refer Table 7.

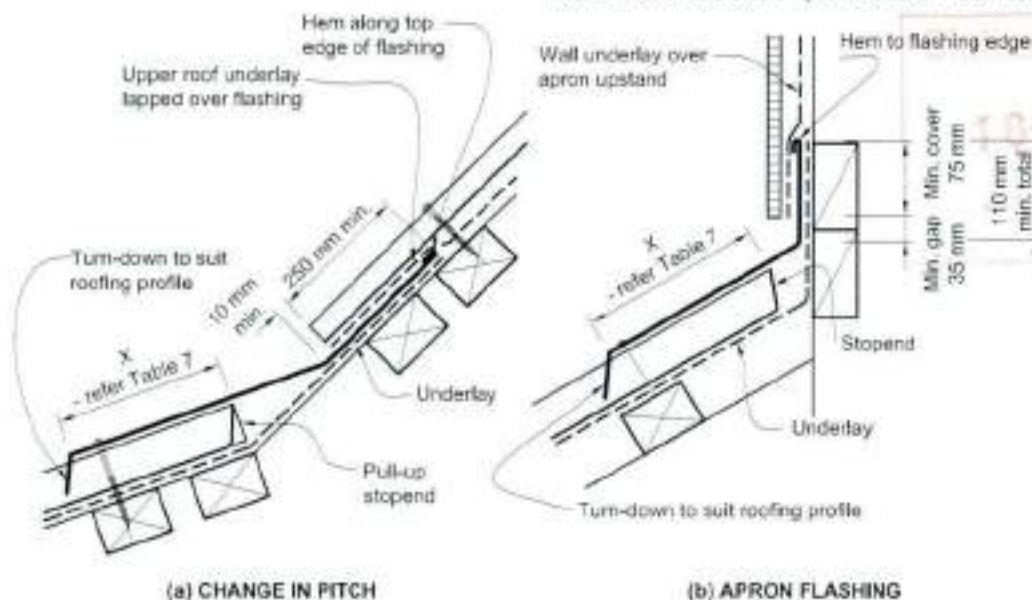
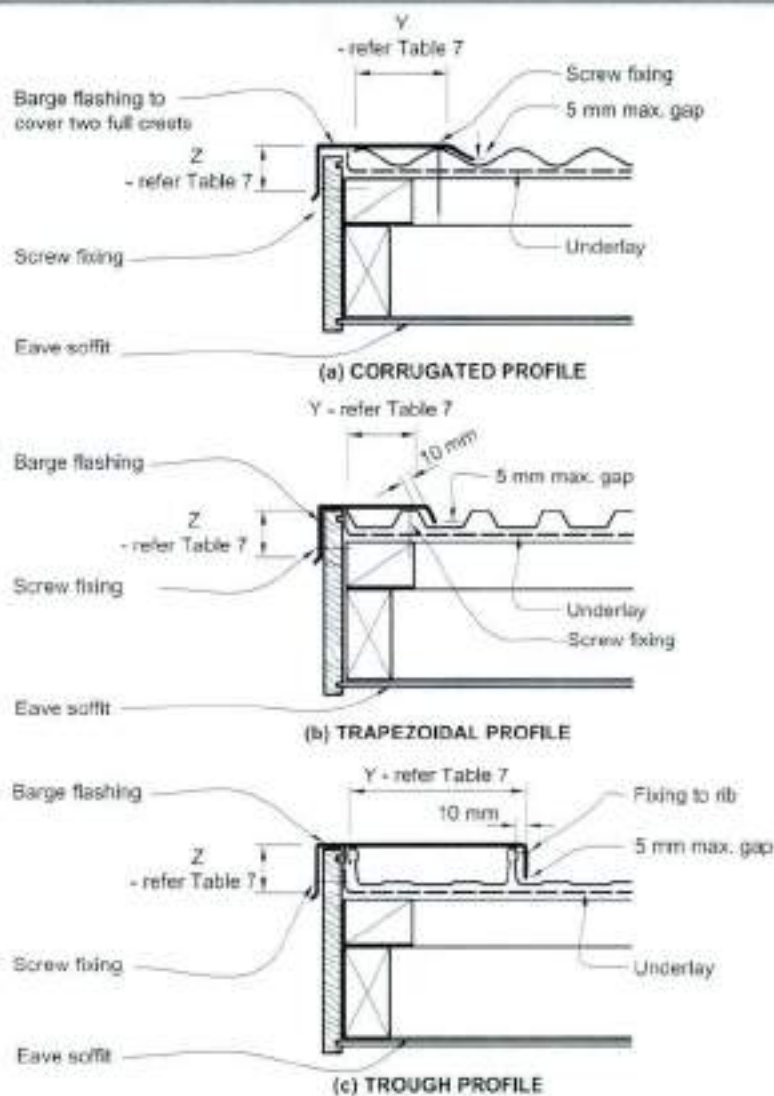
Amend 2
Jul 2005Amend 2
Jul 2005Amend 3
Aug 2011

Figure 47: Barge flashings for profiled metal
Paragraphs 8.4.11, 8.4.12, Table 7



Amend 2
Jul 2005

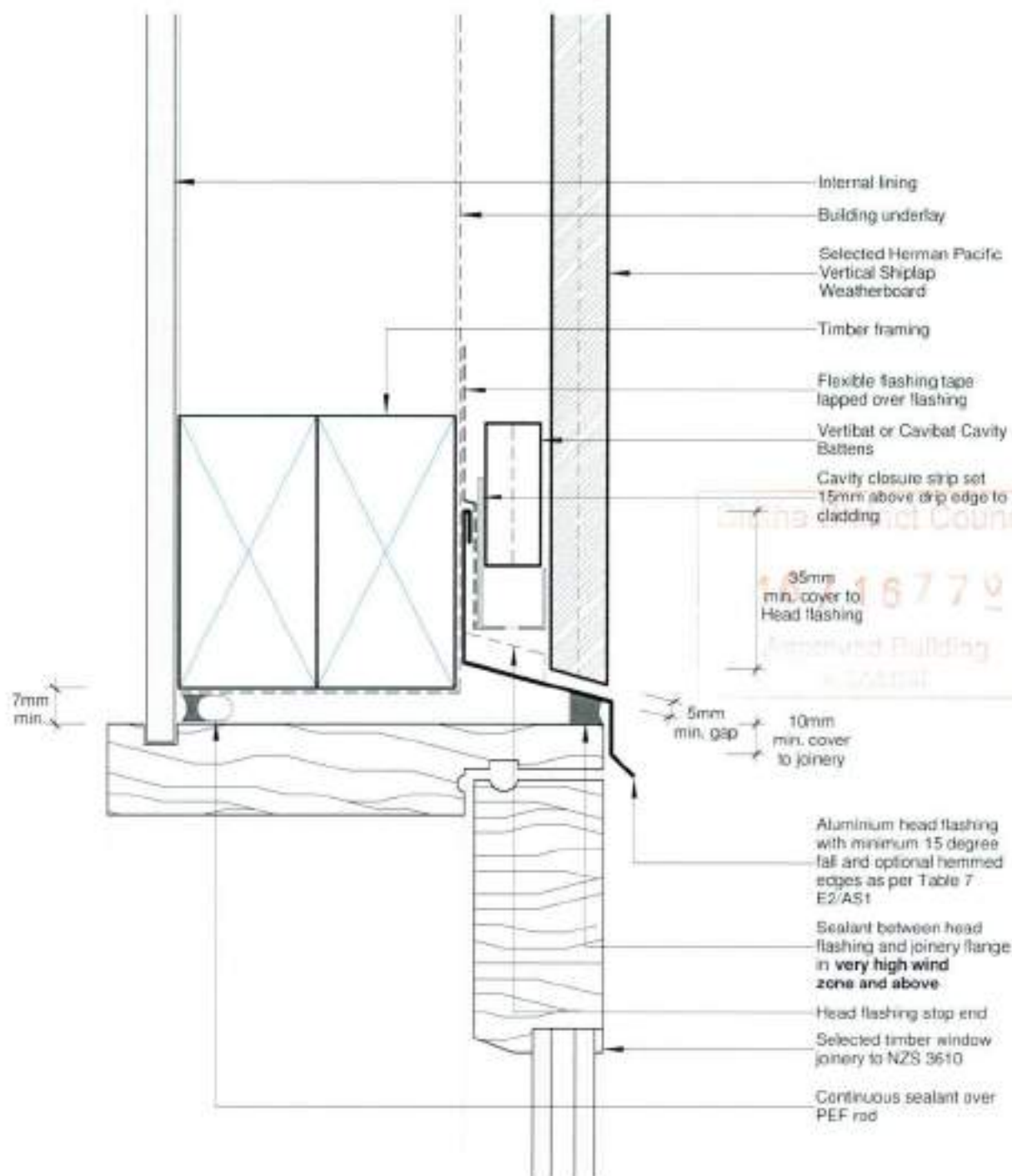
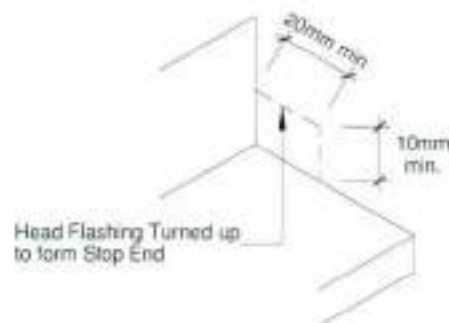
Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 5
Aug 2011

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Vertical Shiplap Weatherboard System Window Head Detail, Timber Joinery



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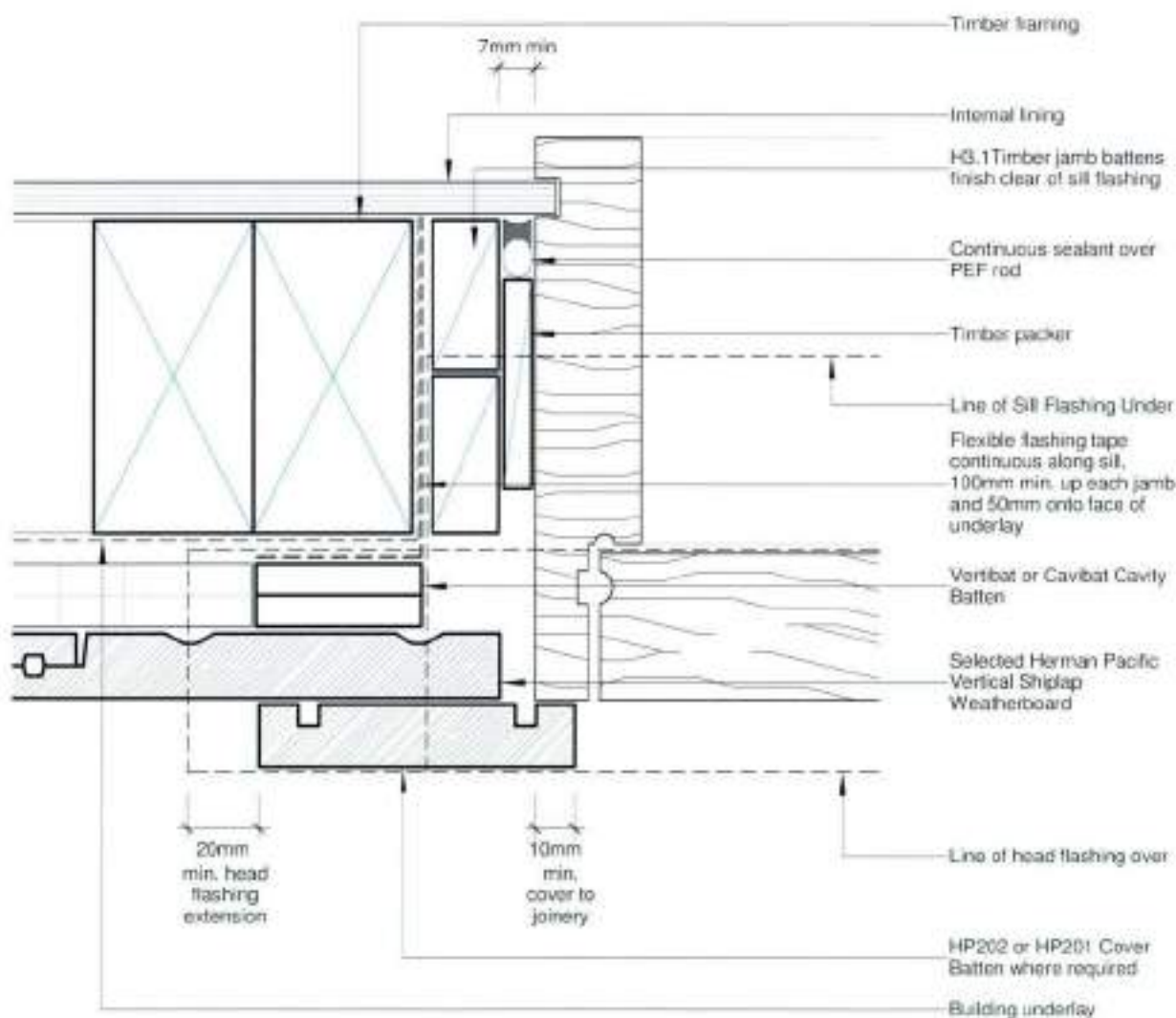
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1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



**Cavity Fix Vertical Shiplap Weatherboard System
Window Jamb Detail, Timber Joinery**



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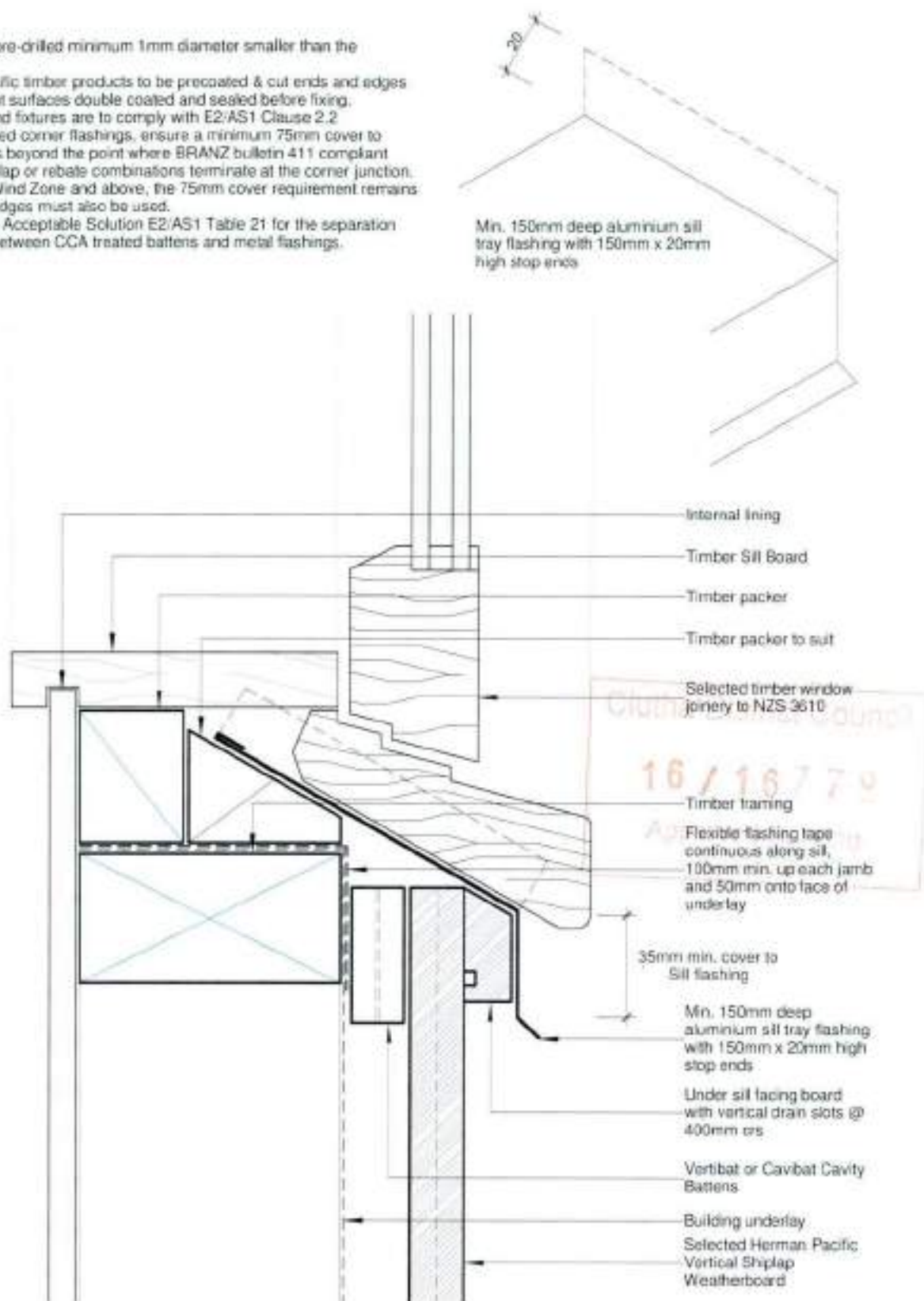
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SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Vertical Shiplap Weatherboard System Window Sill Detail, Timber Joinery



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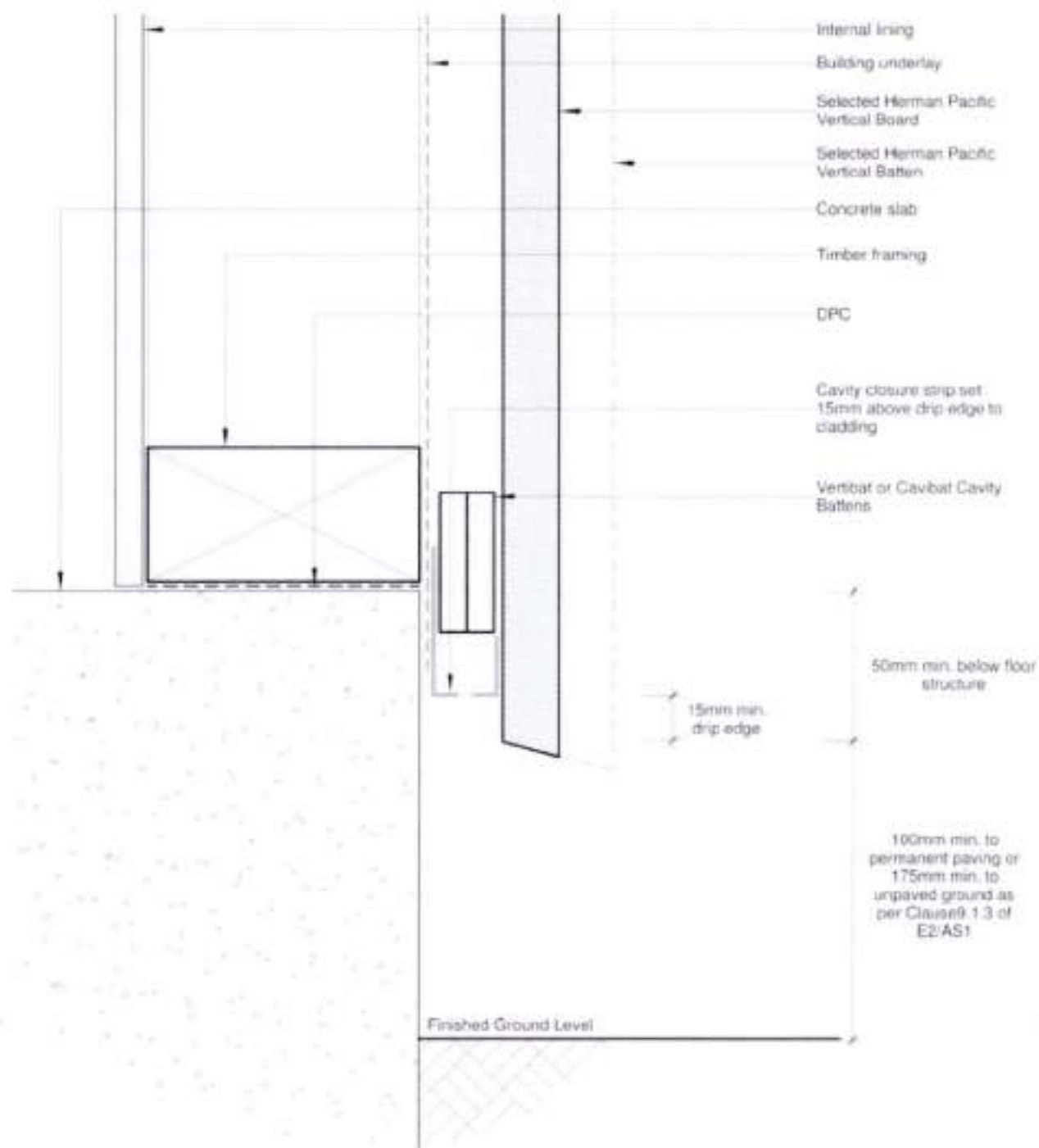
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SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2.
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between DCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Base of Wall, Concrete



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HC-BBAT-500

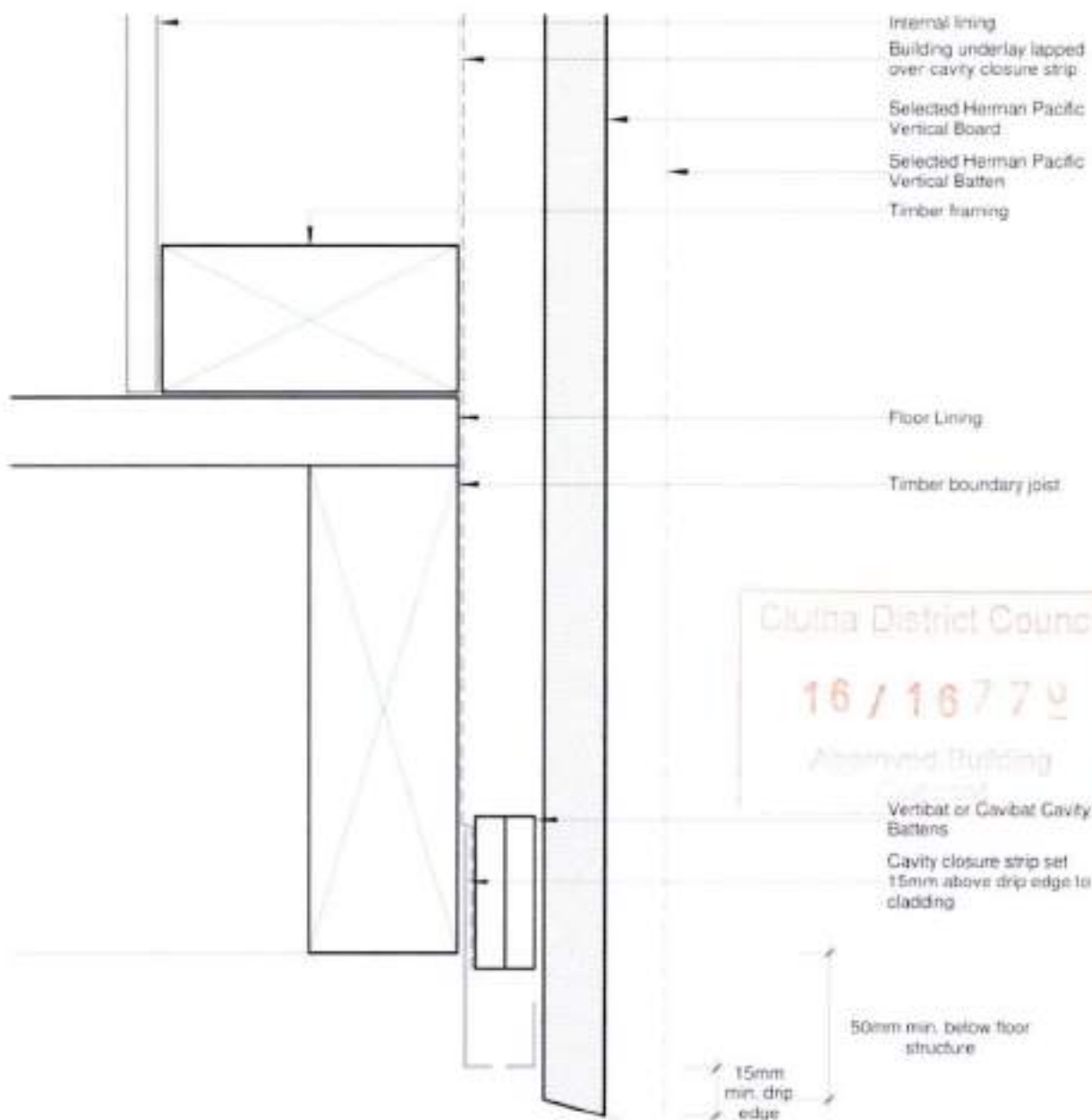
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1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Base of Wall, Timber



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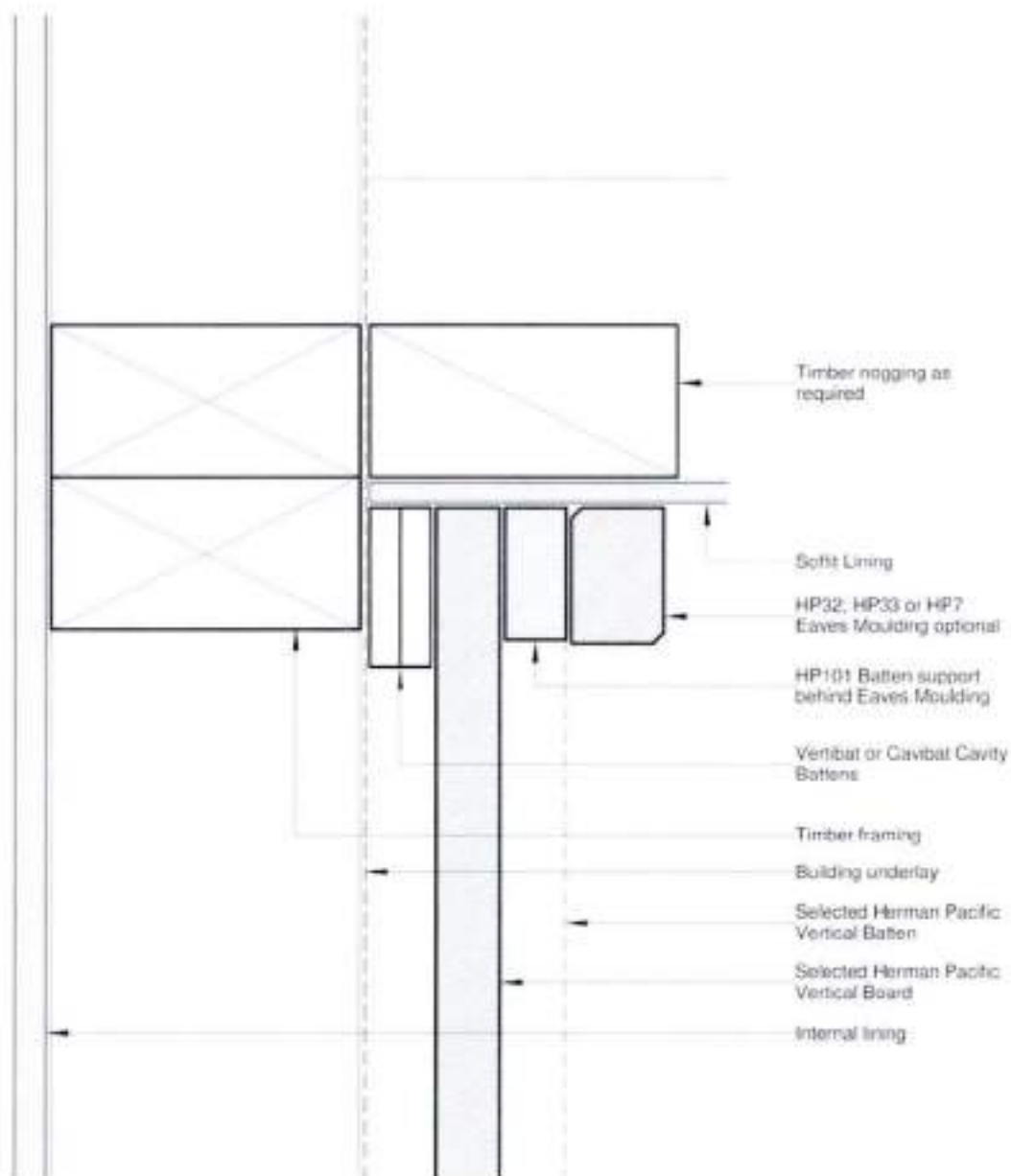
HC-BBAT-501
 DRAWING

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 SCALE

04/08/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between OCA treated battens and metal flashings.



**Cavity Fix Board & Batten Weatherboard System
Soffit Detail, Overhang**



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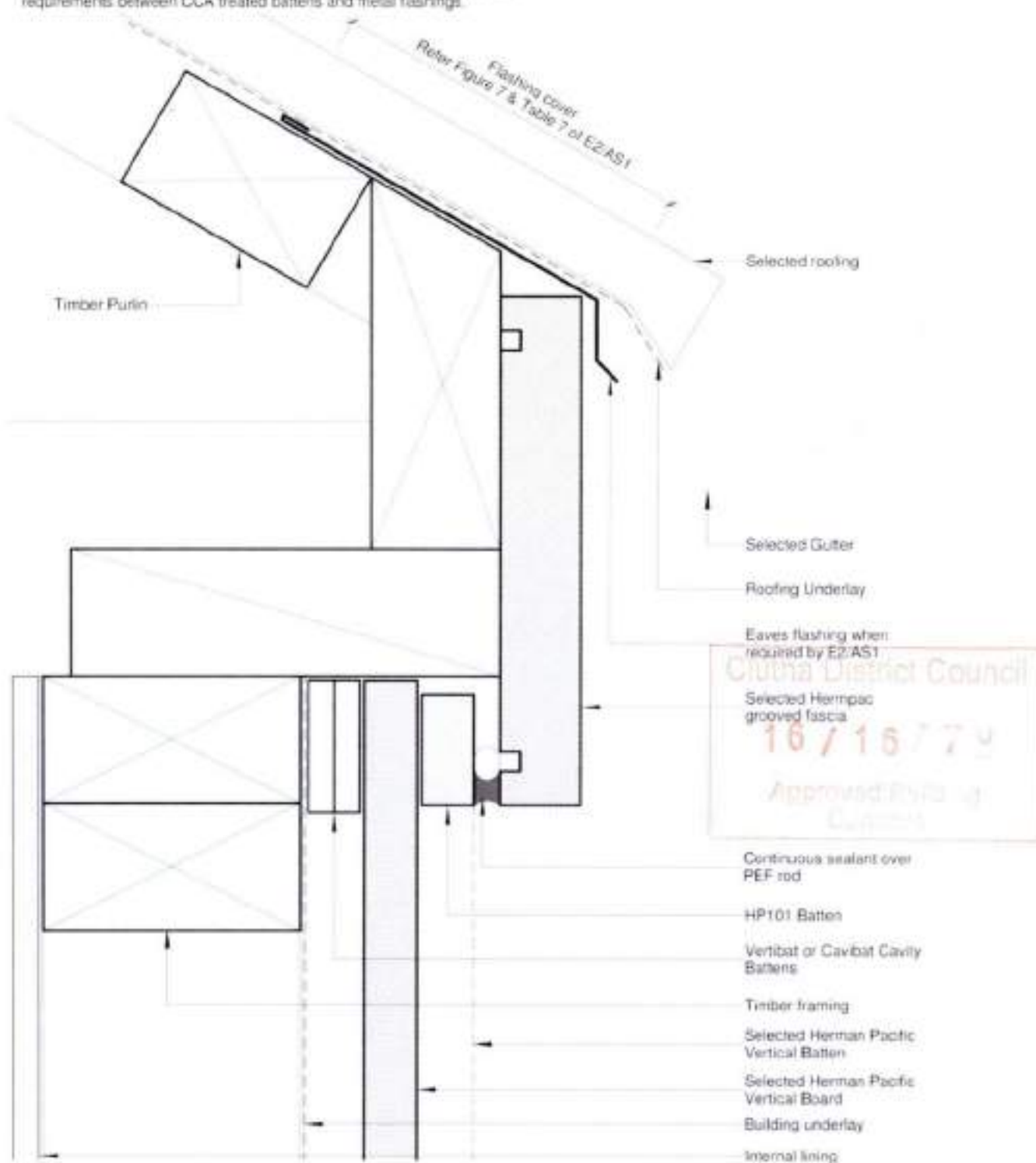
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SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System Eaves Detail, No Overhang



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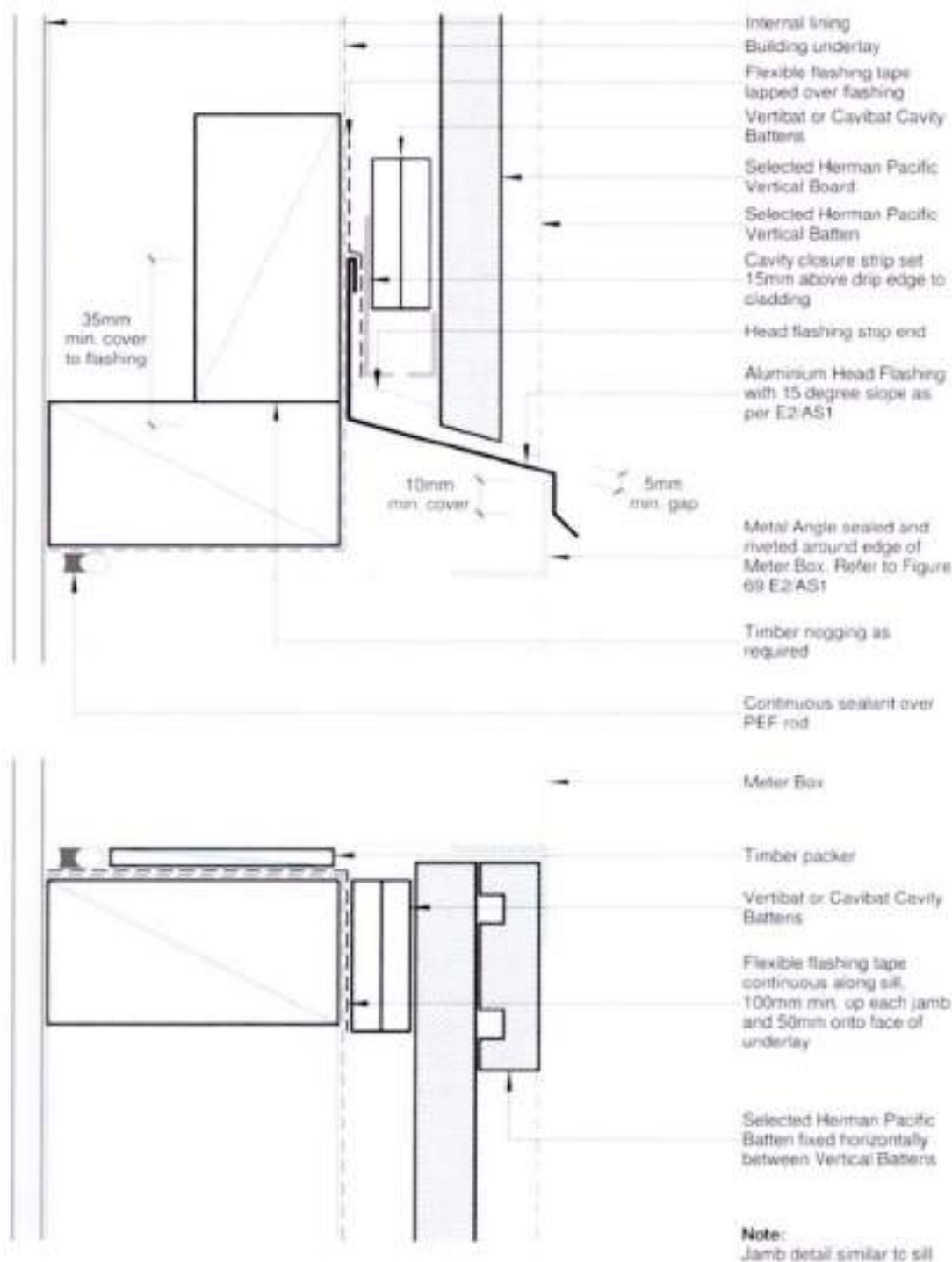
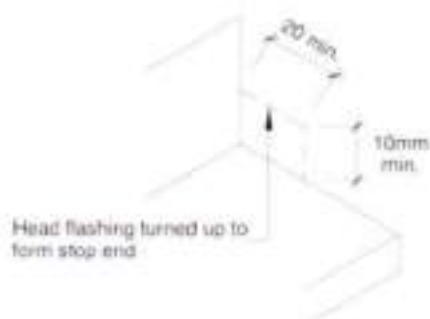
HC-BBAT-602
DRAWING

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SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2.
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



**Cavity Fix Board & Batten Weatherboard System
Meter Box Detail**



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HC-BBAT-800

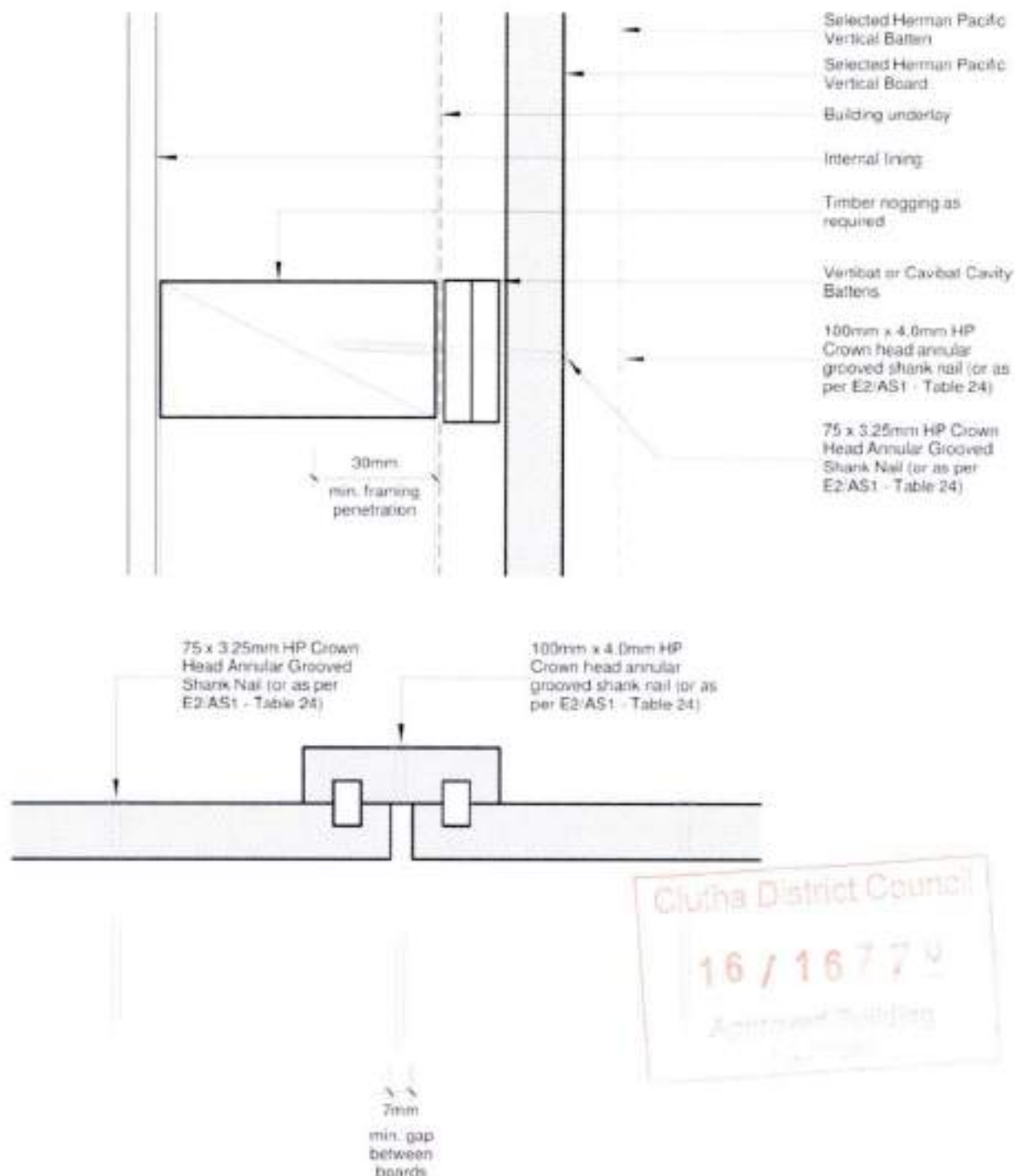
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SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
General Detail Cavity Fix, Stain Finish



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 SUBJECT TO CHANGE WITHOUT NOTICE

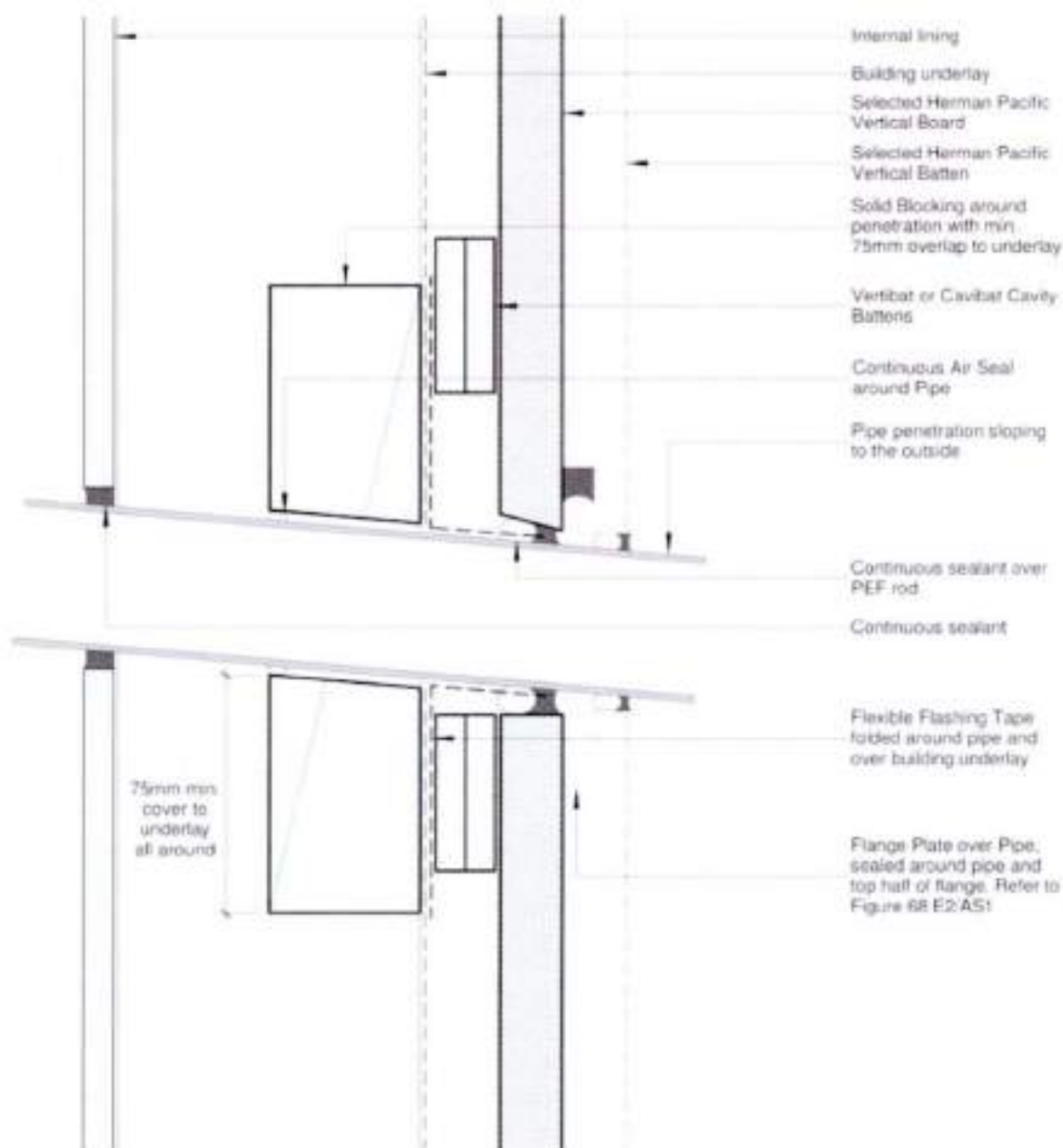
HC-BBAT-410
 DRAWING

1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Pipe Penetration Detail



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 SUBJECT TO CHANGE WITHOUT NOTICE

HC-BBAT-801

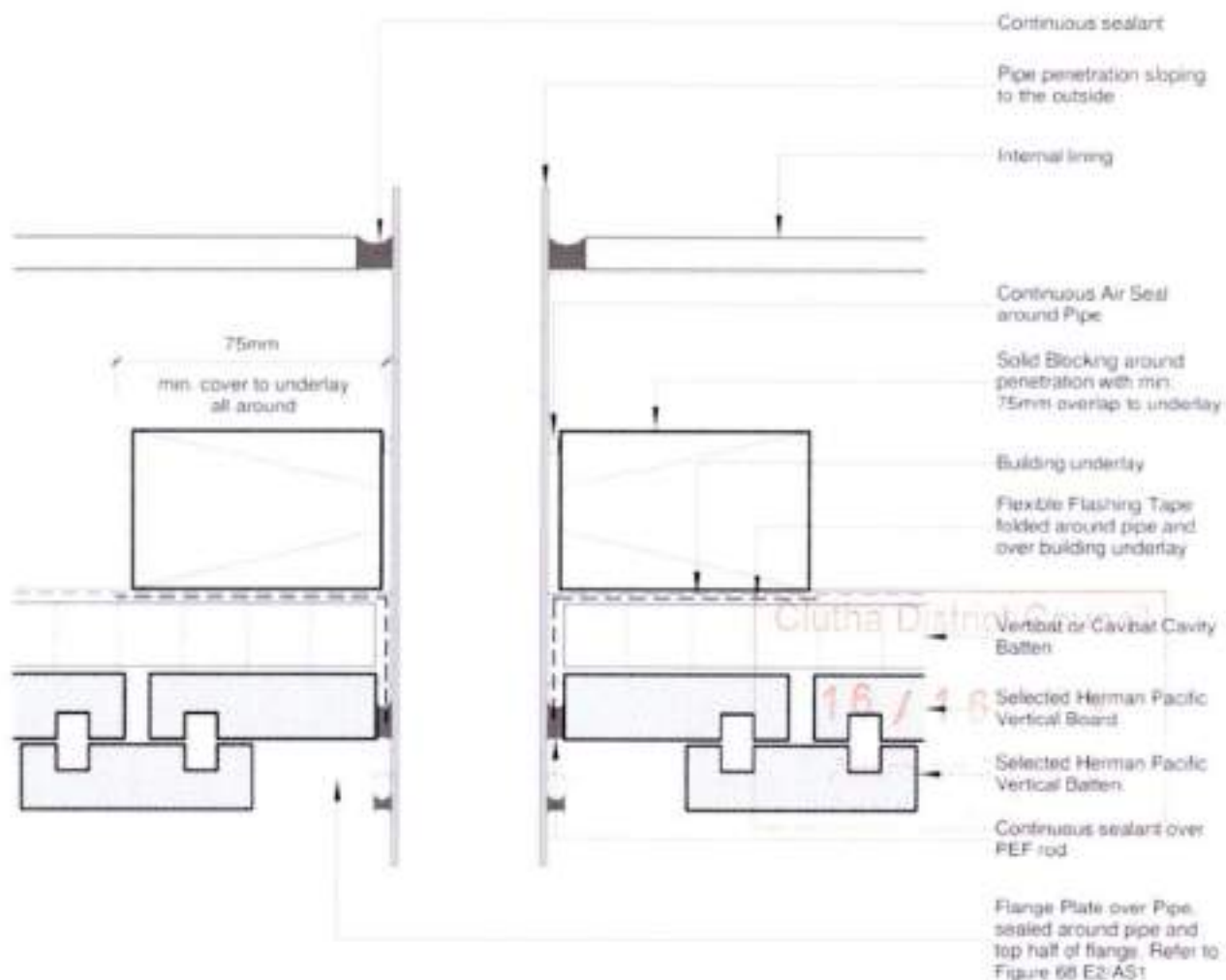
DRAWING

1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



**Cavity Fix Board & Batten Weatherboard System
Pipe Penetration Plan Detail**



www.herpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

HC-BBAT-802

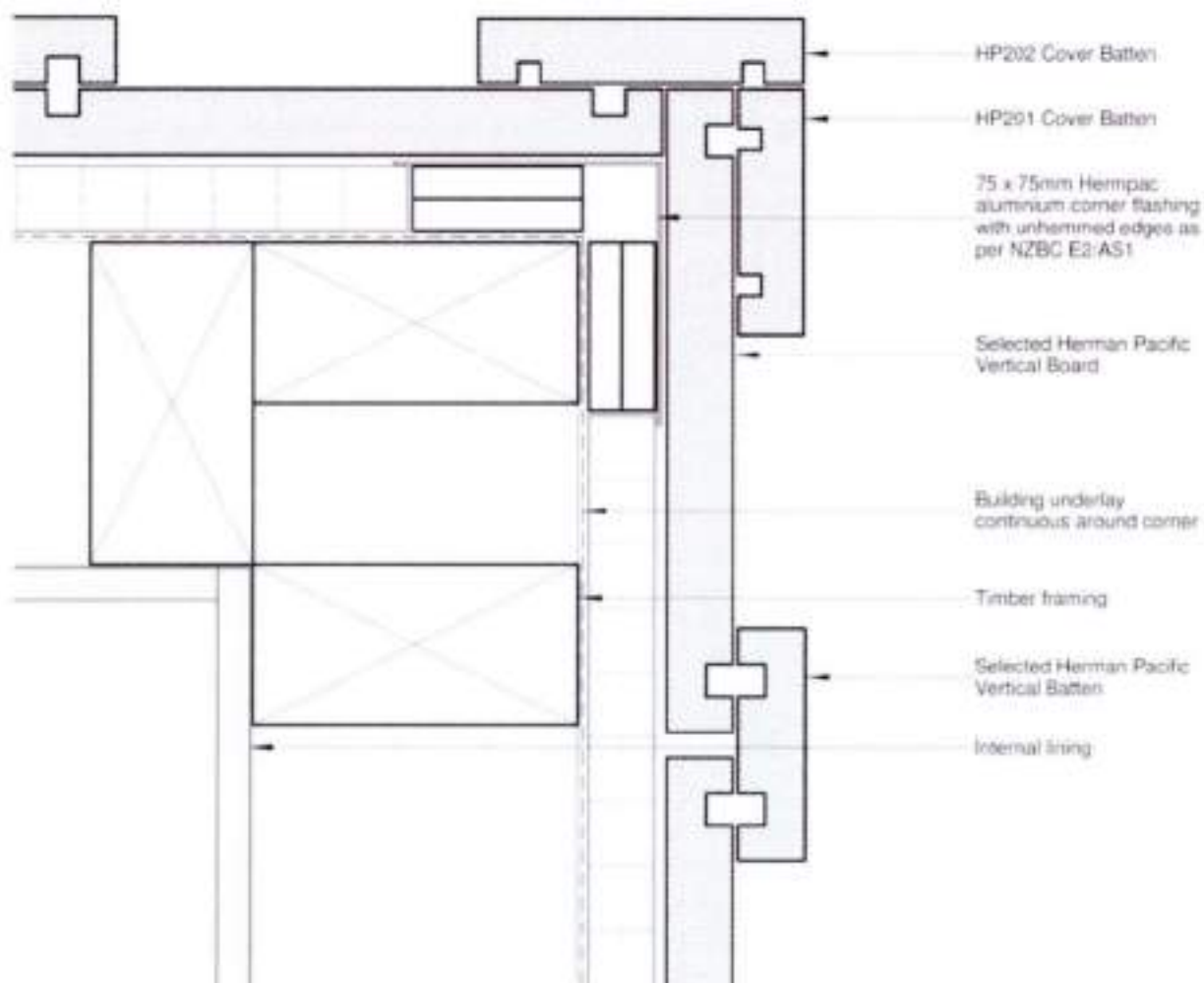
DRAWING

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



NOTE:

For Detailed Installation and Fixing Information of Corner Mouldings Email technical@hermpac.co.nz

**Cavity Fix Board & Batten Weatherboard System
External Corner Boxed**



www.hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

HC-BBAT-400

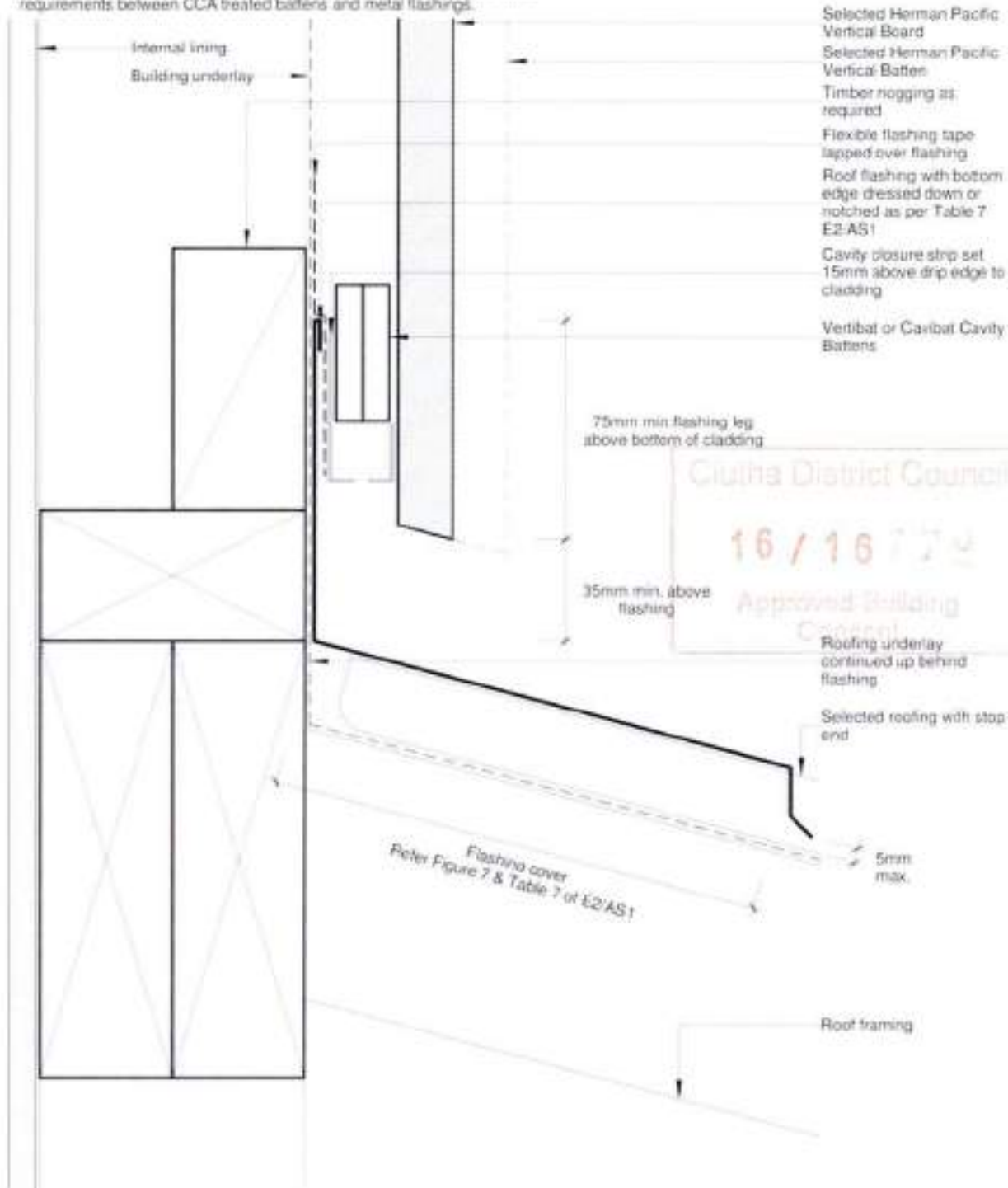
(DRAWING)

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



**Cavity Fix Board & Batten Weatherboard System
Roof/Wall Junction**



www.herpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

HC-BBAT-600

DRAWING

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Valuation Roll No. 28044/118/03

Owner Details:

DT AndersonP O Box 15175Whitaker 7243Phone No: 022431 2174

Project Location:

3 random stWhitaker

Contact Details:

Name: Prof Alan Fleming + G'sAddress: 58 Fox StDunedin 9012Phone: 4259670 Fax: _____Builder's Name: Graham Ross BuildersBuilder's Contact No: 083Value: \$ 3000 Fee Payable: \$ actual

Delays (Only 1 delay current at a time)	Date Entered	Date Resolved

Memos/Endorsements

Sewerage Services	Zoning Plan
Water Services	District Plan Rules
Stormwater Services	Location Plan
Property Drainage Plan/s	Flood Prone
Backflow Preventor	Geological Fault
Dairy Shed Effluent	Resource Consent No.
Stock Droving Bylaw	Electrical Safety
No Drainage Plan on File	Disabled Facilities
Land Features etc	Contaminated Site
Compliance Schedule	Other:

Anonahet 2 TS5 - Cover

PIM No: 16776/B

Description: _____

Change soft to Fianzo
Bricks to woodburned
Install new stormwater to
KerbProposed Use: Residential

Floor Area: _____

Building Category: R1 R2 R3 C1 C2 C3Processor: ☒ Any Officer
☐ Processing Officer
☐ Other _____

	Signed	Entered
PIM Info Compiled	<u>SW</u>	<u>1/5/17</u>
Entered on Computer		
Planning - District Plan		
EHO/Health/Liquor/Drainage		
Fire Service Design Review Unit		
Historic Places Trust		
Service Delivery		
Plans & Specs stamped/signed	<u>b</u>	<u>6.5.17</u>
Documents sorted into customer and file set	<u>to b</u>	<u>6.5.17</u>
Compliance Schedule conditions entered	<u>to b</u>	<u>6.5.17</u>
Approved for Issue	<u>b</u>	<u>6.5.17</u>
Processing hours:	<u>45</u>	
Final Check	<u>MS</u>	<u>10/5/17</u>
Waiver		
Consent Issued & Printed	<u>SW</u>	<u>11/5/17</u>
Mailed	<u>SW</u>	<u>11/5/17</u>

Notes:

Building Advice Notes / Conditions & CCC Conditions:

AN-01, 45



Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200
Fax 03 418 3185

AMENDMENT 2 Building Consent No BLD/2016/16776/B

Section 51, Building Act 2004

Issued in accordance with Project Information Memorandum No BLD/2016/16776

The Building

Street Address:
3 SANDOWN STREET, WAIHOLA

Legal Description:
LOT 1 DP 340641

Building Name:

Location Within Site/Block:

Level/Unit No (if applicable):

Valuation Roll No: 28044/118/03

Building Work

The following building work is authorised by this building consent:

AMENDMENT 2. CHANGE SFH TO FIRENZO BRONTE F/S WOODBURNER AND INSTALL NEW STORMWATER TO KERB

In accordance with the plans and specifications submitted with the building consent application.

Value of Work \$ 3000.00

The Owner

Name/s:
DEBBIE THERESE ANDERSON

Contact Person:

Mailing Address:
PO BOX 15175
WAIHOLA 9243

Street Address:

Daytime Ph:
A/hrs Ph: 03 4885122
Mobile:

First Point of Contact

First Point of Contact for Communications with Clutha District Council:

Name:
PRO FLO PLUMBING AND GAS LIMITED

Mailing Address:
58 FOX STREET
SOUTH DUNEDIN
DUNEDIN 9012

Phone Numbers:
Home:
Work:

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.



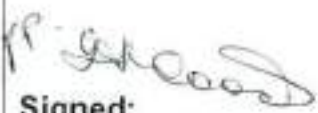
Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200
Fax 03 418 3185

**This Building Consent Amendment No. BLD/2016/16776/B,
is subject to the advice notes and conditions on BLD/2016/16776**

Copies of the following documents are attached to building consent BLD/2016/16776

- Project information memorandum - BLD/2016/16776

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL			
Name	Geoff Beaumont	Signed:	
Position	BUILDING CONTROL OFFICER	Date	11-May-2017 Time 10:30 AM

**Note Required Inspections and Advice Notes are Attached to
Building Consent BLD/2016/16776**

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

RECEIVED
61 MAY 2017

1. THE BUILDING (if item is not applicable put NA in the space)

Street address of building: 3 Sardinia St
Waiholu

(If no street address - details of nearest intersection)

Legal description of land where building is located: Lot 1 DP 340641
Site area: (m²) Sec Block

Building name: Valuation Number 2804411803

Location of building within site/block number: (include nearest street access)
Centre of Site

Number of levels: (Above & below ground) 1 Level /Unit Number: NA

Floor area: 85 (m²) (Indicate area affected by the building work)

Current, lawfully established, use: Residential Year First Constructed: NA

(Add no. of occupants per level and per use if more than 1) NA

OFFICE USE ONLY:

Consent Number: 16776/B

Date Lodged: 1/5/17

Date Issued: 11/5/17

FEES:

Consent:

Branch:

DBH:

Accreditation:

Other:

TOTAL: actual

Date Paid:

Receipt No:

2. APPLICATION (Tick as applicable)

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)
- ☐ Project Information Memorandum (PIM) and Building Consent
- ☐ Building Consent The existing PIM No [if applicable] is:
- ☒ Amendment to an existing Building Consent. The existing BC No is: BC 16776

State the reference number if this application involves a National Multiple Use Approval:

Name: David Richards Signature: [Signature] Date: 10/4/17

The signature is that of the ☐ Owner ☒ the Agent on behalf of and with the approval of the Owner

3. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

New Solid Fuel Fire install
New Storm water to herb

Current use of building: Residential [E.g. Home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: ✓ [Years]

List Building Consents previously issued for this project (if any): BC 16776

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$3000.00 (per hour) (State estimated value as defined in section 7 of the Building Act 2004)

Is prescribed energy work to be part of this Building Consent (tick if applicable) Gas ☐ Electricity ☐



8. BUILDING CONSENT

The following plans and specifications are attached to this application: (please enter these in section 10 below)

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Tick relevant clauses</i>	Means of Compliance <i>Tick relevant compliance path(s) for each clause selected</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution <i>Please complete Form SBCG 34.1</i>	Waiver/Modification <i>Please complete Form SBCG 23.1</i>
☒ B1 Structure	☒ B1/AS1 ☐ B1/AS3		☐ B1/VM1 ☐ B1/VM4	☐	☐
☒ B2 Durability	☒ B2/AS1		☐ B2/VM1	☐	☐
☒ C1-6 Fire Safety Clauses	☒ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7		☐ C/VM2	☐	☐
☐ D1 Access routes	☐ D1/AS1	☐	☐ D1/VM1	☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☒ E1 Surface water	☒ E1/AS1		☐ E1/VM1	☐	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ E2/AS3		☐ E2/VM1	☐	☐
☐ E3 Internal moisture	☐ E3/AS1			☐	☐
☐ F1 Hazardous agents on site			☐ F1/VM1	☐	☐
☐ F2 Hazardous building materials	☐ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes			☐ F3/VM1	☐	☐
☐ F4 Safety from falling	☐ F4/AS1			☐	☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☒ F7 Warning systems	☒ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☐ G1 Personal Hygiene	☐ G1/AS1	☐		☐	☐
☐ G2 Laundering	☐ G2/AS1	☐		☐	☐
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1	☐		☐	☐
☐ G4 Ventilation	☐ G4/AS1		☐ G4/VM1	☐	☐
☐ G5 Interior environment	☐ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☐ G7 Natural light	☐ G7/AS1		☐ G7/VM1	☐	☐
☐ G8 Artificial light	☐ G8/AS1		☐ G8/VM1	☐	☐
☐ G9 Electricity	☐ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐	☐
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☐ G15 Solid waste	☐ G15/AS1			☐	☐
☐ H1 Energy efficiency	☐ H1/AS1		☐ H1/VM1	☐	☐
☐ B1-H1 Simple House Solution	☐ SH/AS1				
☐ B1-H1 Back Country Hut	☐ BCH/AS1				

4. OWNER

Name of Owner: Debbie Anderson
 Contact person:
 Mailing address: PO Box 15175 Waiholia
9243
 Street address/registered office:
 Phone No.: Landline:
 Mobile: 022432174
 Daytime:
 After hours:
 Facsimile:
 Email: Debbie.therease@gmail.com
 Website:

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

- ☐ Certificate of Title ☐ Lease Agreement
☐ Agreement for Sale and Purchase ☒ Other documents only

5. AGENT *[Only required if application is being made on behalf of the owner]*

Name of Agent: Proflaw Plumbing & Gas Ltd
 Contact person: DJ Richards
 Mail address: 58 Fox st, Dunedin
9012
 Street address/registered office: N/A
 Phone No.: Landline: 03 4259670
 Mobile: 0211557737
 Daytime:
 After hours:
 Facsimile:
 Email: office@pfpq.co.nz
 Website:
 Relationship to owner: *[State details of the authorisation from the owner to make the application on the owner's behalf]*
Contractor - sub - Plumber

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority:

☐ Owner ☒ Agent

Or: (if different to above details) Name: Email:
 Mailing Address: Phone: Facsimile:

6. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☐ Yes ☒ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (if these details are unknown at the time of the application, they must be supplied before the building work begins.):

Name	Licensing Class	Licensed Building Practitioner Number (or registration number if treated as being licensed under section 281 of the Building Act 2004)

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM *[Do not fill in this section if the application is for a building consent only]*

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
☐ New or altered connections to public utilities *[e.g. Council sewer, storm water or water mains]*
☐ 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]*

9. COMPLIANCE SCHEDULE (specified systems are defined in regulations)
☐ The specified systems for the building are as follows:

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

or

☒ There are no specified systems in the building

Please provide the details required by completing either form:

- SBCG27 Compliance Schedule Specified Systems (or)
- SBCG11 Application for amendment to Compliance Schedule

10. ATTACHMENTS

The following documents are attached to this application: (Tick as applicable)

☒ Plans and specifications (list) (or attach a list) Attached
☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum ☐ Development contribution notice ☐ Certificate attached to Project Information Memorandum

☐ Other information relevant to this application: (Please specify)

☐ Current Certificate of title provided - or do you request Council to obtain at your expense ☐
11. CONTACTS (involved in this project)**Designer**

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

Engineer

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

Builder

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

Gasfitter

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

Drainlayer

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

PlumberName(s): Poffen Plumbing & Gas LTD.Postal Address: 58 Fox st.Cellphone: 021557737 Daytime: 034259670Reg No: 21652 Email: office@poffen.co.nz**Electrician**

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:

Other

Name(s):

Postal Address:

Cellphone: Daytime:

Reg No: Email:



SOLID FUEL BURNER CHECKLIST/PROCESSING SHEET

To be filled out in full for all solid fuel burner building consent applications.

Address of installation:

3 Sandown st.
Waihola

Heater make and model:

Firenze Bronte

☒ Two copies of specification, installation requirements and floor plan provided.

☒ Free Standing

☐ Inbuilt

☒ Wood

☐ Multi Fuel

☐ Open Fire

☐ Pellet

☐ **Second Hand Heater** – Provide a letter from an Approved Person confirming the heater is acceptable to install. An Approved Person could be on Councils Producer Statement Register or be approved by the heater manufacturer. *Note: Heater must have a new flue system*

☒ Manufacturer's Installation information supplied (Heater is tested to and complies with AS/NZS 2918:2001)

☐ Heater installation requires heat shielding as it does not meet the clearance requirements of the Manufacturer's instructions or AS/NZS 2918:2001. Provide reduction factor calculation page of AS/NZS 2918:2001 and indicate reduced clearances on floor plan

OFFICE USE ONLY

Application complete and accepted by vetting officer:

Name: Bron Steel

Signed: [Signature]

Accept ☒ More Info ☐ N/A ☐

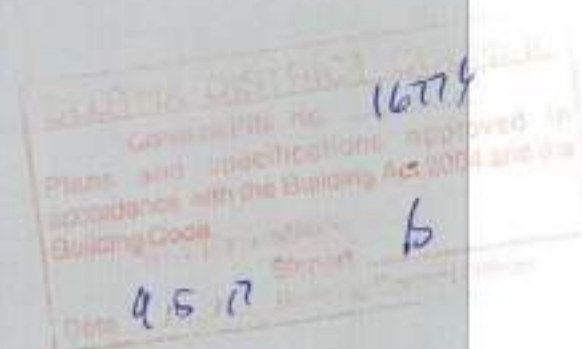
Date: 1-5-17

Building Category: R1

Building consent number:

Accept ☒ More Info ☐ N/A ☐

Comments:



Clean air requirements: Does the heater comply with any applicable Regional Authority/MFE emission standards? ☒ Yes ☐ No ☐ N/A Authorisation number (if applicable) <u>Ecan 72377</u>	Accept ☒ More Info ☐ N/A ☐ Comments
☒ Flue and liner system: – Manufacturer's technical information supplied ☐ Skillion Roof: if dwelling has a skillion roof, provide construction detail of flue penetration. ☒ If a flue offset is required, provide a dimensioned drawing of the offset & detail where the offset is located (e.g. in the roof space, in the room) ☐ Roof flashing information provided to comply with NZBC E2 e.g. Dektite, Tray flashing etc. ☐ Circle number of floors the flue penetrates: <u>0</u> 1 2 Other: ____ ☐ If the flue penetrates 1 or more floors, please provide a construction detail of the penetration. ☐ Chimney ventilation information provided.	Accept ☒ More Info ☐ N/A ☐ Comments
Heater fitted with Wetback: Connected to open vented HWC to comply with NZBC G12/AS1 ☐ Yes Tempering valve being fitted. ☐ Yes ☐ No ☐ Existing Name of Certifying Plumber. _____ ☐ Drawing provided of wetback revolve pipe setup.	Accept ☒ More Info ☐ N/A ☐ Comments
Drapes/Curtains: ☒ Has consideration been given to the proximity of window drapes/curtains/coverings? These are to be restrained to maintain the minimum clearances for heat sensitive materials.	Accept ☒ More Info ☐ N/A ☐ Comments
NZBC F7 Warning Systems: Smoke alarms shall be located as follows: a. In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b. On levels containing sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c. In all cases, so the sound pressure level complies with that specified in NZS 4514. Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem. ☒ Smoke alarms as per above in the dwelling are shown on floor plan.	Accept ☒ More Info ☐ N/A ☐ Comments

Office use only**Further Information Requested / Phone Call / Counter advice:**

Date	Name	Comment	Time cost	Date provided	Date approved

Granting of Building Consent

Name of building control officer:

Scott S

Signed:

[Signature]

Date:

6-5-17

I am competent to undertake processing on this building consent and am satisfied on reasonable grounds that the provisions of the building code will be met if the building work is completed in accordance with the plans and specifications contained in this building consent (as per Section 49 of the Building Act 2004). I hereby grant this consent subject to payment of outstanding fees.

Senior review (optional)

Name of senior building control officer:

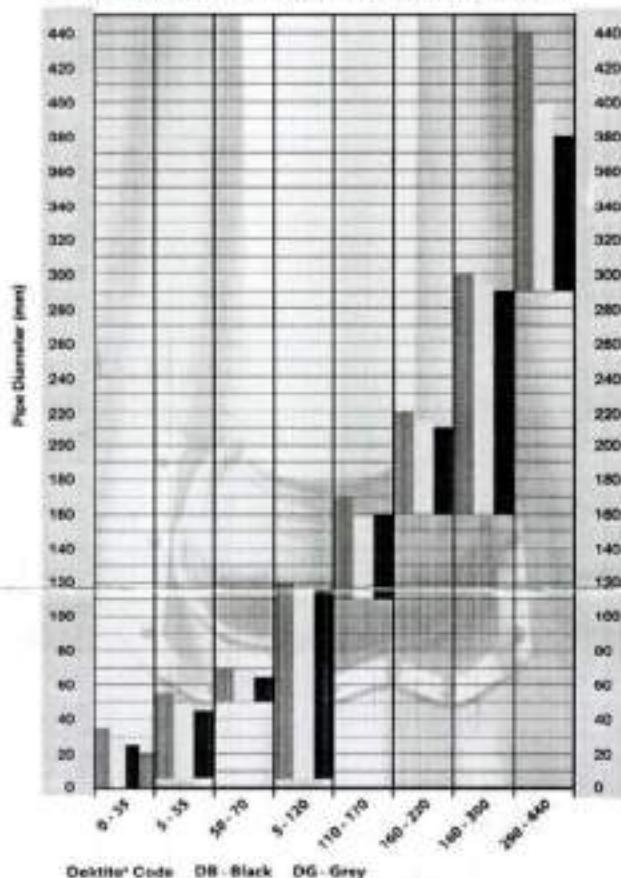
Signed:

Date:

I have undertaken a review of the processing of this building consent and am satisfied on reasonable grounds that the processing officer has undertaken a competent check in accordance with the processing sheet and the requirements of the building code.

Dektite®

Dektite® Selector Chart



- From 0 to 30° pitch
- From 30 to 35° pitch
- From 35 to 45° pitch
- From 45 to 60° pitch (DFE 0-35 only)

Step 1
Select the pitch of your roof and choose your colour

Step 2
Select the pipe diameter

Step 3
Read across until you reach your colour

Silicone Sealants

Use only Neutral Cure, Alcohol free, Low Modulus Sealant (Silicone). Deks Industries have trialed the following silicone sealants and found them to provide a satisfactory seal between the EPDM and most commonly used roofing materials.

- OCI Roof and Gutter N-192, Silicone Sealant
- Selley's® Roof & Gutter Silicone Sealant
- Sikasil®-C Multipurpose Silicone Sealant
- Bostik Findley Roof & Gutter Silicone Sealant
- Dow Corning® 791 Silicone Weatherproofing Sealant

INSTALLATION INSTRUCTIONS



For more effective drainage always fit the Dektite on the Diamond as shown.



Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. (Where necessary, support cut sections of sheet with additional timber framing).



Slide Dektite® flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snugly into position.



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



Apply a neutral cure silicone® sealant by turning back the flexible flange.



Fasten using class 4 coating washered screws. Fit fasteners progressively outward in opposing pairs to avoid gaps.



Dektite®

First and the Best!

NOTE: When flashing a metal flue that has an exposed seam, using a neutral cure sealant, seal the seam from underside of cowl to the top of Dektite® cone.

Dektite® Soaker™



The perfect flashing for all tray roofs

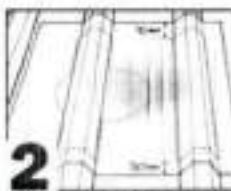
The large base of the Dektite® Soaker™ dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.



INSTALLATION INSTRUCTIONS



1 Mark position of pipe on roofing sheet, choose Dektite® cone mark ensuring word 'top' is towards highest part of roof, and preform Dektite® 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's™ Aluminium strips to roofing sheet.



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



4 Tin Dektite® cone to suit pipe size and slide down pipe using water as lubricant.



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



6 Apply a generous bead of neutral-cure sealant to underside of Dektite® base along entire perimeter.



Fasten flashing to roof using washers and self-drilling screws, ensuring Dektite® forms flat trough for water run-off. Fix integral aluminium strips from centre outwards before attaching loose strips provided.

***IMPORTANT:** For a 60° pitch, do not cut below the first three sizing ribs on the 603, 605, and 606.

Easy Selection Guide

Code	Base mm	Pipe mm	Pitch	Pipe mm	Pitch
DF 602	410x360	75-160	0-60°		
DF 603	480x460	110-165	0-60°	165-255	0-40°
DF 605	700x635	254-356	0-60°	330-410	0-40°
DF 606	1000x905	380-470	0-60°	470-610	0-40°

E.P.D.M. withstands temperatures from -45°C to 115°C, & up to 150°C momentarily.

Approved Building Consent

Dektite® TileFlash



Acrylead for Concrete, Clay Tile and Slate Roofs

Designed specially for flashing penetrations on concrete tile, clay tile, and slate roofs, TileFlash combines the low profile Dektite®, with a large Acrylead® apron.

TileFlash Easy Selection Guide

Code	Pipe mm	Base mm	Pitch
TFLD 35	0-25	150 x 600	60°
TFLD 35TWR	0-35	150 x 600	60°
TFLS 55	5-28	200 x 600	40°
TFLS0-70	30-70	250 x 600	40°
TFLS 120	5-120	400 x 600	45°
TFL110-170	110-170	450 x 600	45°
TFL175-325	175-325	600 x 900	45°

Dektite® TileFlash Aluminium



The versatile solution for pressed metal and stone chip tiles

The base is 99.9% pure grade aluminium - strong, malleable and easy to install. Environmentally friendly, ideal where potable water is collected.



Aluminium Easy Selection Guide

Code	Pipe mm	Base mm	Pitch	Colour
TFA 12-70	12-70	600 x 450	0-40°	BLACK (EPDM)* RED (EPDM)*
TFA 50-170	50-170	600 x 500	0-45°	
TFA 110-220	110-220	900 x 600	0-45°	
TFA 160-300	160-300	900 x 764	0-45°	

E.P.D.M. withstands temperatures from -40°C to 115°C & up to 150°C momentarily.

NOTE: When flashing a metal flue that has an exposed seam, using a neutral cure sealant, seal the seam from underside of seal to the top of Dektite® cone.

INSTALLATION INSTRUCTIONS



1 Tin flash cone to suit pipe size.



2 After first lubricating the flue with water, slide TileFlash down to tile level.



3 Flatten the apron and form a anti-capillary lead. Then place the upper edge of the base underneath the tiles up stream.



4 Finally, dress the apron to the surrounding tile area.

FKFS150SB - 150 x 4200mm Free Standing Satin Black Flue Kit

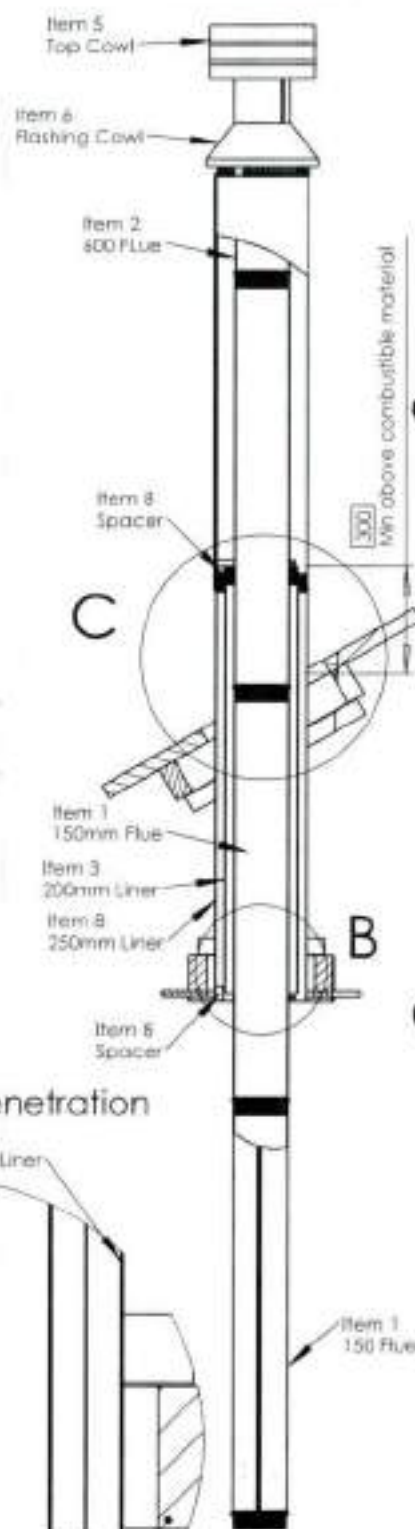
Independently tested to conform to AS/NZS2918:2001

Warning - The flue system shall be installed in accordance with AS/NZS 2918 by a suitably qualified trades man or solid fuel heater installer.
Additional parts may be required to complete installation

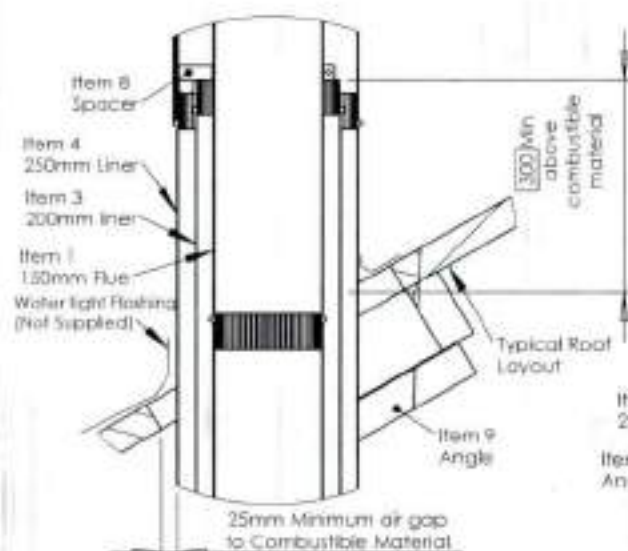
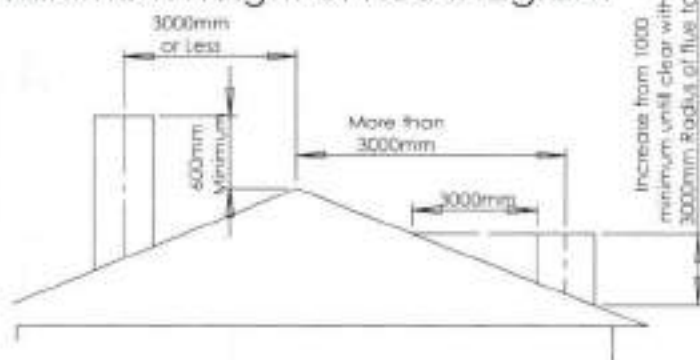
Kit contents

ITEM NO	Item Description	Notes	QTY.
1	1200 x 150mm Diameter Flue	Two Lengths Black	3
2	600 x 150mm Diameter Flue		1
3	1200 x 200mm Diameter Flue Liner		1
4	1200 x 250mm Diameter Flue Liner		2
5	150mm Dia Top Cowl		1
6	150mm Dia Flashing Cowl		1
7	150mm Ceiling Tile	Colour White	1
8	150mm Top Spacer		2
9	Angle 50 x 50 x 900 Long		2
10	All Stainless Steel Pop Rivet 73 STST4-4		10
11	Pan Post Zinc Self Tapper Screw 8ga x 12		3
13	89 x 1.5in Pan Post Sure Fix Screw 8/112PP3FP		4

Installation



Minimum height of Flue Diagram

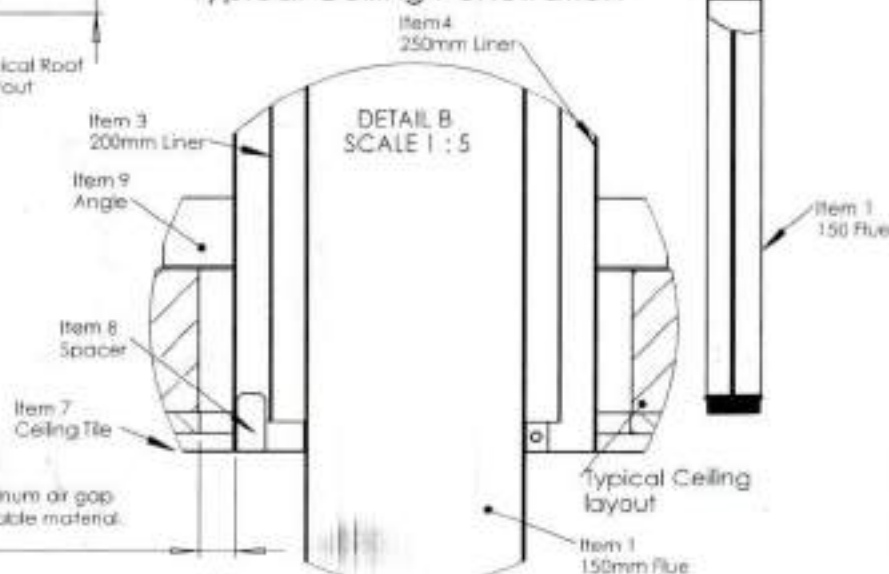


Typical Roof Penetration

Manufactured by:
Allans Sheet Metal & Engineering Services Ltd
8 Otaki Street
South Dunedin
Ph 03 455 2155
Fax 03 455 2156

e mail admin@allans.co.nz
Issued 8/8/2009
test Report # 09/2065R1
By Applied Research Services Ltd

Typical Ceiling Penetration

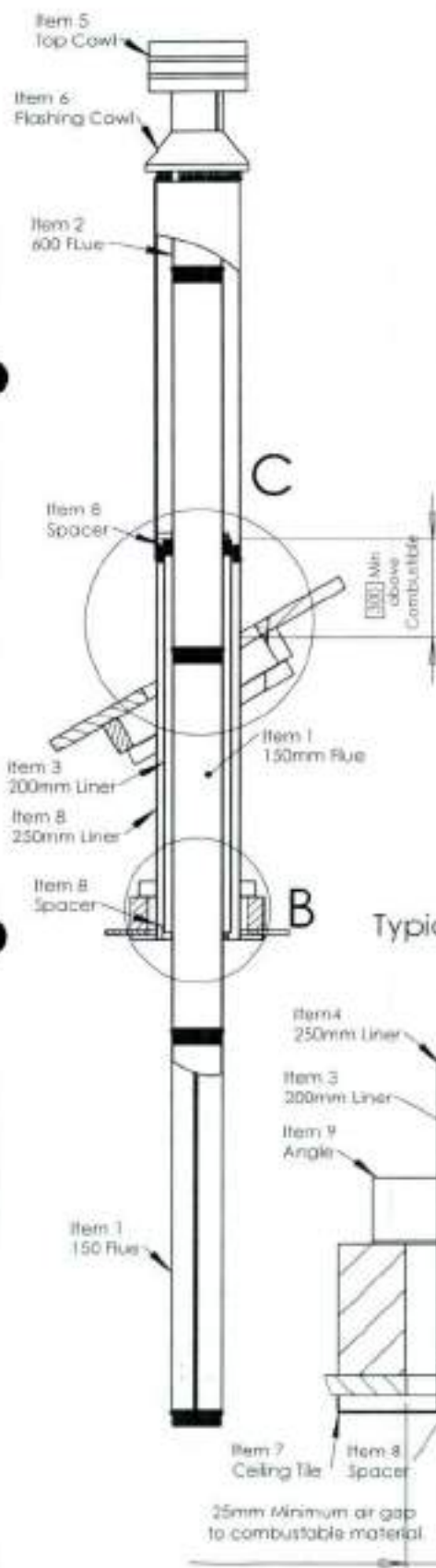


FKFS150 - 150 x 4200mm Free Standing Flue Kit

Independently tested to conform to AS/NZS2918:2001

Warning - The flue system shall be installed in accordance with AS/NZS 2918 by a suitably qualified trades man or solid fuel heater installer.
Additional parts may be required to complete installation

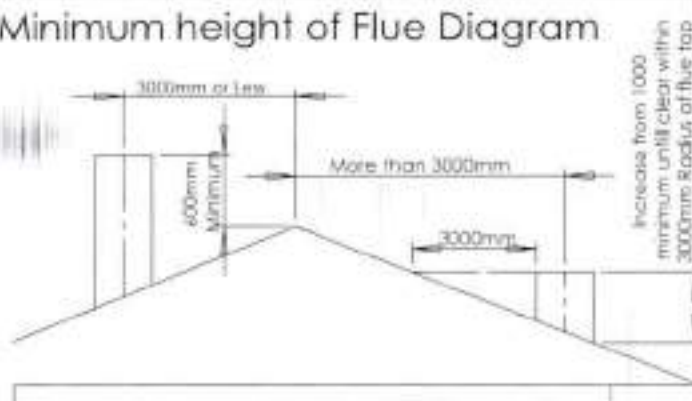
Installation



Kit contents

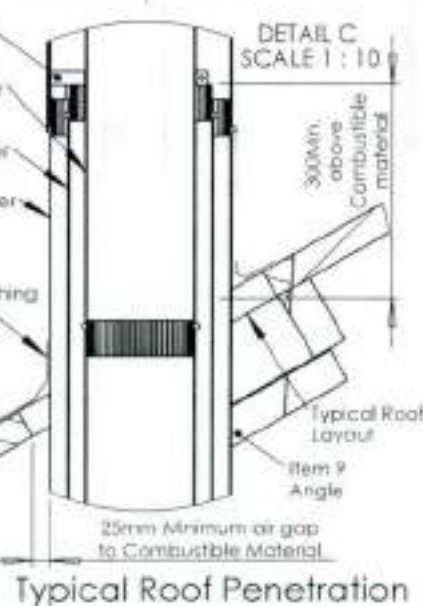
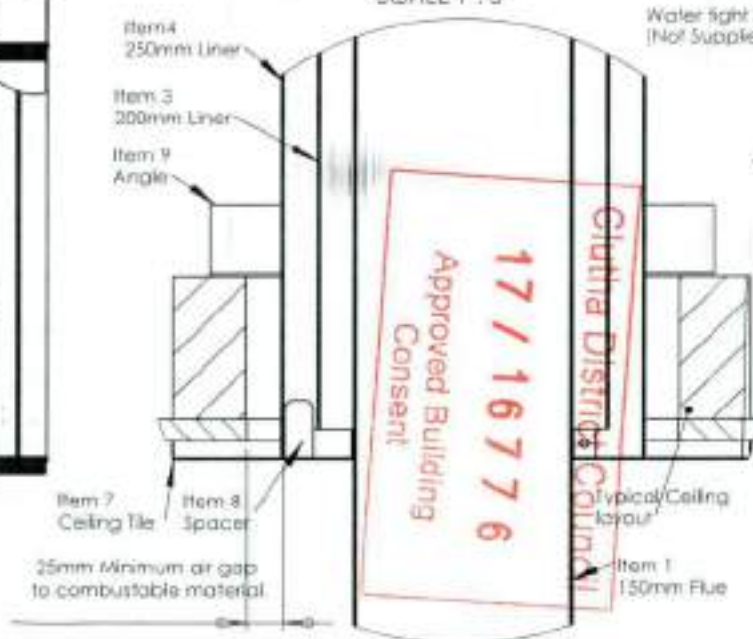
ITEM NO.	Item Description	Notes	QTY.
1	1200 x 150mm Diameter Flue		3
2	600 x 150mm Diameter Flue		1
3	1200 x 200mm Diameter Flue Liner		1
4	1200 x 250mm Diameter Flue Liner		2
5	150mm Dia Top Cowl		1
6	150mm Dia Flashing Cowl	Colour White	1
7	150mm Ceiling Tile		1
8	150mm Top Spacer		2
9	Angle 50 x 50 x 900 Long		2
10	All Stainless Steel Pop Rivet 73 ST314-4		10
11	Pan Post Zinc Self Tapper Screw 8ga x 12		3
12	8p x 1.5in Pan Post Sure Fix Screw B1112PPSFP		4

Minimum height of Flue Diagram



Typical Ceiling Penetration

DETAIL B
SCALE 1 : 5



Manufactured by:
Allans Sheet Metal & Engineering Services Ltd
8 Otaki Street,
South Dunedin
Ph 03 455 2155
Fax 03 455 2156

e-mail admin@allans.co.nz
Issued 8/5/2009
Test report # 09/2067
By Applied Research Services Ltd

FIRENZO

WOODFIRES

BY

Hewitsons Limited

Manufacturers of:

Lady Kitchener

Bronte

Contessa

Coaster

Bronte

Dante

Royale

Zealandia

Athena

Forte

Aqualux

68 Austin Street

PO Box 3231

Onekawa

Napier

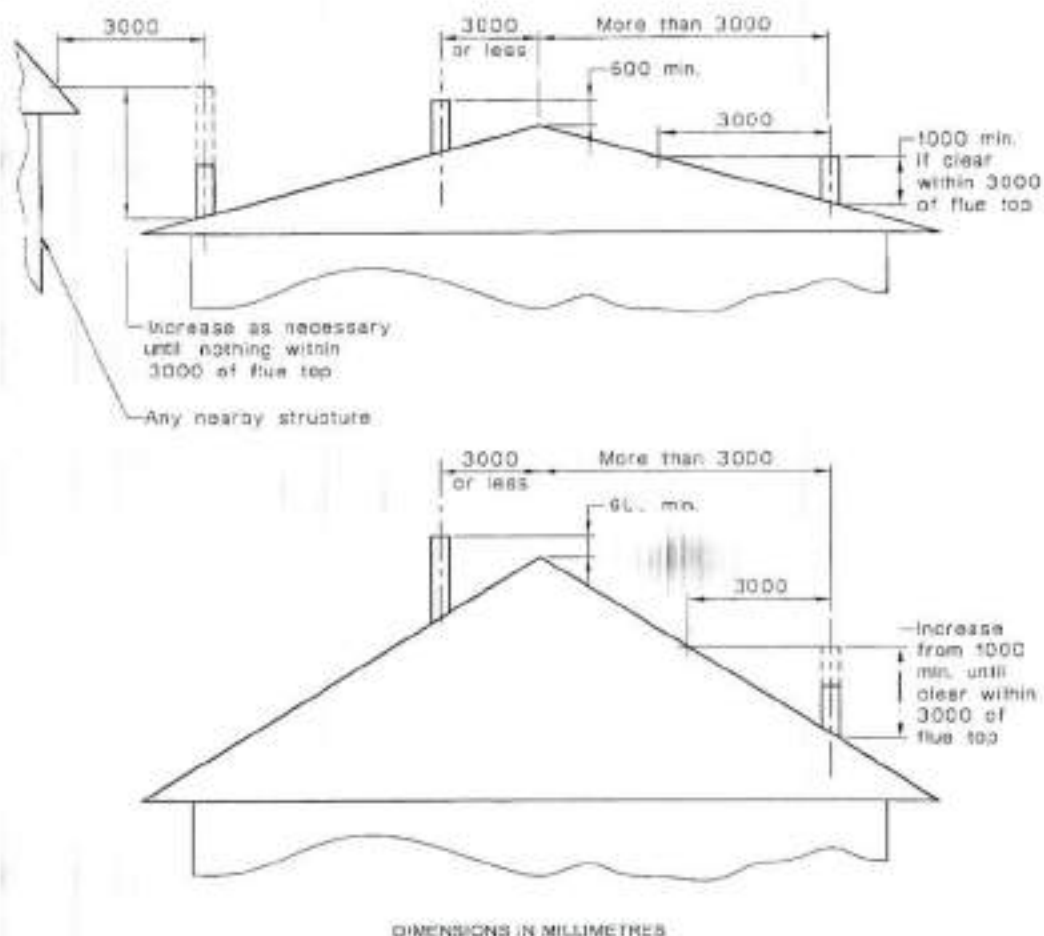
Phone: 06 8438260

Fax: 06 8430505

Email: hothouse@firenzo.co.nz

www.firenzo.co.nz

MINIMUM HEIGHT OF FLUE SYSTEM OUTLET



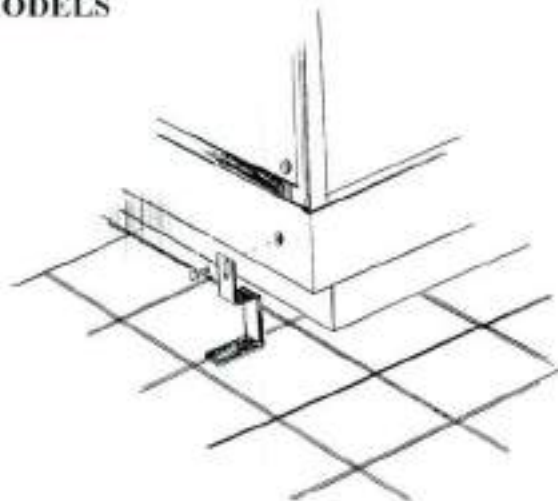
NOTES:

1. The flue pipe shall extend not less than 4.6m above the top of the floor protector.
2. The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the roof penetration if more than 3 metres from the ridge.
3. No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.

FITTING SEISMIC RESTRAINT BRACKETS ON BRONTE TOP OUTLET AG

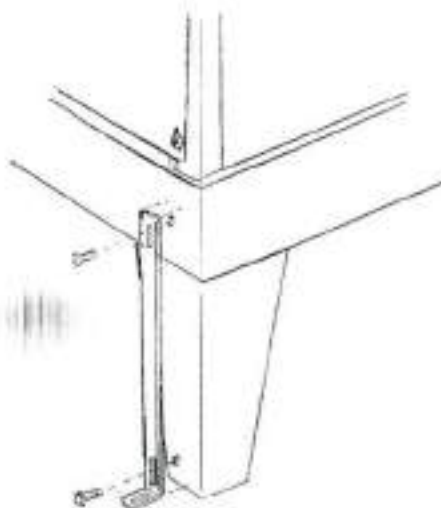
PEDESTAL OR DRAWER BASE MODELS

1. Remove bolts at rear of fire box
2. Fit Seismic Restraint brackets
3. Secure both the floor protector and the appliance to the floor.



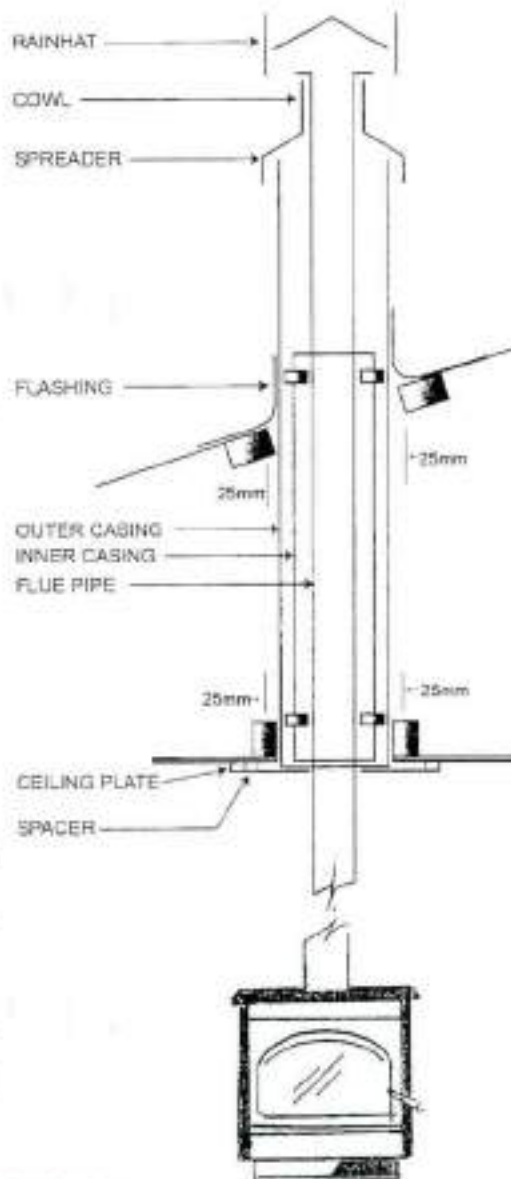
LEG MODELS

1. Place firebox on leg assembly and fit brackets.
2. Locate as per appropriate clearances
3. Secure both the floor protector and the appliance to the floor.



6. FLUE INSTALLATION

1. Position heater on floor protector ensuring all heater clearances are correct as per clearances on page 5.
2. Once the location is confirmed, the appliance and floor protector shall be fixed to the floor itself (refer to page 6 & 7).
3. Extend a plumb line from the centre of the fire flue pipe spigot to the ceiling. Mark position on ceiling and roof.
4. Trim hole and nog as required ensuring that a 25mm safe clearance between combustible materials and flue components is maintained. Fix with non combustible spacers and screws or douts on all four sides.
5. Cut and frame (when required) an opening in the roof, position the outer casing through the roof until it is flush with the under side of the ceiling, making sure as with the ceiling there is a 25mm safe clearance between non-combustible materials and the flue components. Fix as in step 4.
6. Fix appropriate flashing around outer casing to the roof to ensure a weatherproof seal.
7. Assemble flue pipe sections ensuring all seams are in line, the assembly is straight and crimped. Ends are pointing downwards. Fix each joint with three stainless rivets or self-tapping screws.
8. Place ceiling plate with folded edges upwards over heater spigot.
9. Position the flue pipe into the heater spigot. The flue pipe can either be lowered from the top as a single unit or fed up from the room a length at a time, ensuring that all joints are fixed properly.
10. Slide the inner casing into place, between the outer casing and the flue pipe.
11. The flue pipe must extend 200mm above the outer casing.
Note: Extra lengths of flue pipe, inner and outer casing may be required to achieve the minimum clearance from the roof.
12. Slide top spreader over flue pipe down into outer and inner casing and tighten.
13. Slide cowl over flue pipe until it rests on spreader. Secure with rivets or self-tapping screws.
14. Fit rainhat. Do not fasten as it must be removable for flue pipe cleaning.
15. Fix ceiling plate to ceiling maintaining an even gap all around the flue pipe.
Note: Ensure ceiling plate is spaced off from the ceiling with ceramic spacers supplied.



CAUTION: Mixing of appliance or flue system components from different sources or modifying the dimensional specifications of components may result in hazardous conditions. Where such action is considered the flue manufacturer should be consulted in the first instance.

WARNING: The appliance and flue system shall be installed in accordance with AS/NZS 2918:2001 and the appropriate requirements of the relevant building code or codes.

A flue pipe shield must be fitted – see item 11 on page 6.



5. ASSEMBLY INSTRUCTIONS

1. Remove all packaging and timber.
2. Remove loose parts from inside the firebox.
3. Position the base with angle steel down onto the floor protector, taking the necessary final clearance into consideration. The base has the flue centre indicated on the flat steel bracket. These measurements coincide with the figures on page 5 for the heater clearances when assembled.
4. At this point a hole in the ceiling to accommodate the flue may be cut and the liners installed.
5. Remove both front and rear top castings.
6. Place firebox on base. Secure with brackets provided.
7. Replace the rear top casting and refit the front top casting ensuring it fits neatly into the sealed channel.
8. Refit the stainless steel flue shim in the top rear section of the firebox.
9. Assemble and fit flue and flue shield as per instructions (page 8 & 9).
10. Place the cook top grill (which must be fitted) on the top rear casting of the fire and secure to the rear heatshield on the fire with the bolts provided.
11. A flue pipe shield **must** be fitted. The minimum requirement is for a single skin, semi-circular, stainless steel flue shield with a reflective inner surface 1200mm high. This should be installed so that the bottom edge of the flue shield is at the same level as the top of the flue spigot and spaced off the flue pipe by approximately 25mm.
12. Secure the wood-burner to the floor protector for seismic restraint (refer instructions page 7). DUE TO NZ BEING AN EARTHQUAKE PRONE COUNTRY, IT IS IMPORTANT TO ANCHOR THE FIRENZO FIRE DOWN IN CASE OF EARTH MOVEMENT.
13. Assemble and fit the decorative rails.
14. Fit handle as shown on diagram)
15. Fit the control knob - place the flat on the knob to the flat on the air control shaft situated on the right hand side of the fire. Press home firmly.



FLOOR PROTECTOR DIMENSIONS:

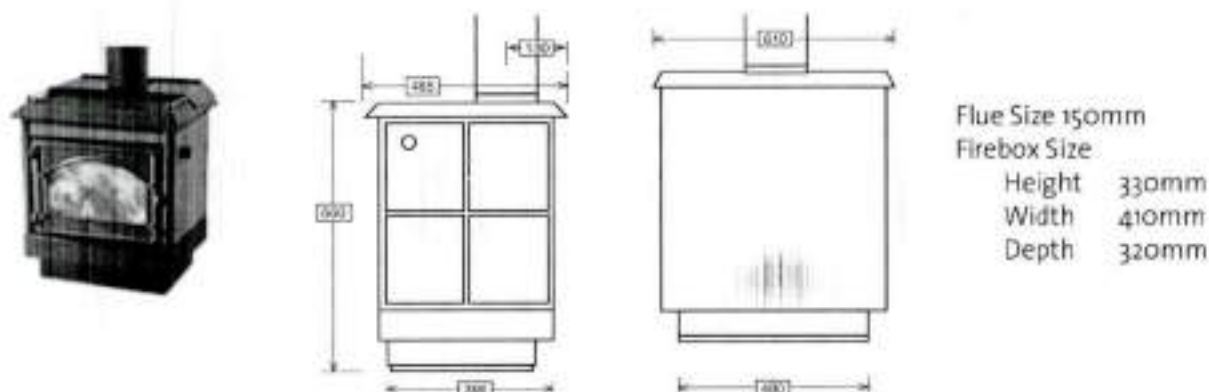
Refer to drawings under 4. Installation Clearances.

The standard front clearance from the front of the door glass can be reduced by increasing the floor protector height, as tabled below:

FLOOR PROTECTOR HEIGHT	0	12.5	25	37.5	40	50	60	70	80	90	100	113
F/P DEPTH FOR PED OR D/BASE	511	484	460	436	433	409	391	376	361	343	325	300
F/P DEPTH FOR LEG BASE	400	364	331	300	300	300	300	300	300	300	300	300

4. INSTALLATION CLEARANCES

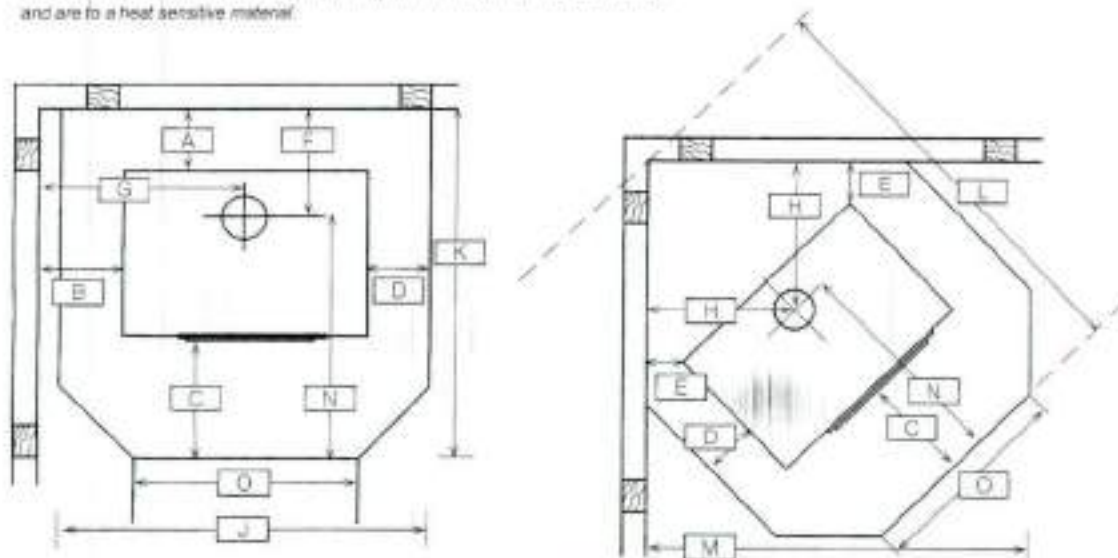
When installing the Bronte Top Outlet AG on a **leg base** **ADD 70mm** to vertical measurements given here:



BRONTE TOP OUTLET AG	A	B	C	D	E	F	G	H	J	K	L	M	N	O
PEDESTAL & DRAWER BASE	100	250	435	100	50	230	555	355	810	1000	1295	1170	770	630
LEG BASE	100	250	300	100	50	230	555	355	810	865	1210	1080	635	630

Cooktop grill (supplied with fire) and flue shield must be fitted

Clearances are in accordance with the requirements of AS/NZS 2918:2001 and are to a heat sensitive material.



If the heater is to be placed on or within 500mm of a heat sensitive floor, an insulated floor protector will be required.

1. WARNINGS

THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

The Bronte Top Outlet AG is tested to N.Z. Standards AS/NZS 2918:2001.

If this heater is incorrectly installed a house fire may result. For your safety follow the installation instructions carefully.

Do NOT connect the heater to a chimney serving another appliance.

Although the exterior of the heater may appear cool, contact with the unit may cause burns, warn children and others of the possibility of injury should they touch the heater.

Do NOT dry clothing or unseasoned wood directly in contact with the heater.

Keep all household combustible materials at least 600mm away from front of the heater.

This includes clothing, furniture, wood, newspaper, plastic, matches, etc.

DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINITY OF THIS APPLIANCE WHEN IT IS OPERATING.

Use caution when reloading with fuel. Do NOT attempt to load fuel into the heater when the fire inside the stove is at or near its peak.

Do NOT burn large quantities of paper or combustible material that would create an extremely hot/quick fire.

Do NOT burn highly coloured paper or brochures (junk mail).

USE ONLY DRY WOOD. AVOID BURNING WET OR GREEN WOOD.

THE USE OF SOME TYPES OF PRESERVATIVE TREATED WOOD AS A FUEL CAN BE HAZARDOUS.

TIMBER TREATED WITH COPPER CHROMIUM AND ARSENIC TYPE PRESERVATIVES WILL LEAVE TOXIC RESIDUES IN THE ASH, FIREBOX OR WITHIN THE FLUE; TIMBER OFFCUTS FROM BUILDING CONSTRUCTION WILL OFTEN CONTAIN BORIC SALTS. THE COMBUSTION OF THIS MATERIAL OVER PROLONGED PERIODS CAN PRODUCE ADVERSE EFFECTS ON REFRACTORY LINING IN SOLID FUEL APPLIANCES. EMISSION OF POISONOUS GASES CAN ALSO BE EXPERIENCED WITH THE BURNING OF TREATED WOOD.

Driftwood with salt content will also cause rapid deterioration of the heater and should not be used.

2. INSTALLATION RESPONSIBILITIES

WARNING: THE APPLIANCE AND FLUE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZ 2918:2001 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

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.

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.

Strict adherence to these instructions will meet these standards.
Any variation from these installation instructions or any doubt about them must be checked against the requirements of the Standards.

Please leave this manual with the owner when installation is complete.

3. FLOOR PROTECTOR REQUIREMENTS

The heater should always be installed on top of its base due to high temperatures sustained over long periods. The base must be anchored to both the floor protector and the floor for seismic restraint. Anchor points are provided in the base or on the rear legs.

PEDESTAL, DRAWER BASE & LEGS MODELS:

If the heater is to be placed on or within 500mm of a heat sensitive floor, an insulated floor protector with a minimum thickness of **40mm** is required consisting of 20mm of an approved insulation material i.e. 2 sheets of 10mm micorboard or superlux, 10mm tile backing board and 10mm tiles or similar on the top surface. All joints on the upper surface should be sealed to prevent spilt ash from contacting any heat-sensitive material.



INDEX

<u>Page No:</u>	<u>Item No:</u>	<u>Topic:</u>
3	1	Warnings
4	2	Installation Responsibilities
4	3	Floor Protector Requirements
5	4	Installation Clearances
6	5	Assembly Instructions
7		Fitting Seismic Restraints
8	6	Flue Installation
9		Minimum Height of Flue System Exit

Published 31/05/2019

Bronte Top Outlet AG Installation



FIRENZO
WOODFIRES

the heart of your home

Please read this booklet and keep for future reference for the safe installation and operation of your:

BRONTE TOP OUTLET AG CLEAN AIR

FREESTANDING WOODBURNER



All installations must be in accordance with these instructions. Consult with the building authority having jurisdiction to determine the need for a permit prior to commencing the installation. Failure to follow these instructions may also void your fire insurance and warranty.

Clutha District Council
17 / 16776
Approved Building
Consent

SECTION 4 FLUE SYSTEM INSTALLATION

4.1 GENERAL REQUIREMENTS

Each appliance shall be individually flued. The flue shall be effective in providing a free passage for the discharge of products of combustion generated within the appliance so that all gases and particles entering the flue are discharged outside the building in which the appliance is installed, and outside any other enclosed space or confined space.

Airtight access ports shall be provided where required to enable cleaning of the inner surface of the entire flue without any dismantling other than that normally carried out by a chimneysweep. Any appliance relying on natural draught shall not be attached to a flue system which requires the products of combustion to travel downwards. Although it is preferable that the axis of the flue system be as close as possible to vertical, a departure from vertical is allowable provided that—

(a) flue lengths between 0° and 30° from the horizontal do not exceed 900 mm;

(b) flue lengths between 30° and 60° from the horizontal do not exceed 1800 mm, and

(c) all fixings comply with the requirements of Clause 4.9.

NOTE: These limits should not be exceeded as thermal expansion may reduce the integrity of the flue system.

If, in the vicinity of the flue system, any loose materials (e.g. cloth, loose fill insulation, straw or the like) are present, or could become present, a guard shall be provided to maintain the minimum clearances specified within this Section.

NOTES:

- 1 Bends and extensions to the length of a flue system are permitted, provided the clearance between the flue pipe and casings, heat shields and heat sensitive materials are maintained.
- 2 A tested flue system altered in any other way from the original specification is considered to be an 'intested' flue system for purposes of installation.

4.2 FLUE PIPES

The cross-sectional area of the flue shall be one of the following:

- (a) Equal to or within 20 percent of the cross-sectional area of the flue collar opening of the appliance.
- (b) The cross-sectional area recommended by the manufacturer for the appliance.
- (c) That cross-sectional area that provides the required flue draught recommended by the manufacturer for the appliance when the appliance is operated under the conditions specified by the manufacturer for flue draught measurement.

All seams in the flue pipe shall be lock-folded or continuously welded. The total thickness of lock-folded seams shall be four times the maximum thickness of the material to ensure sealing of the seam (see Figure 4.1). When the seam is twisted there should be no apparent movement in the seam.

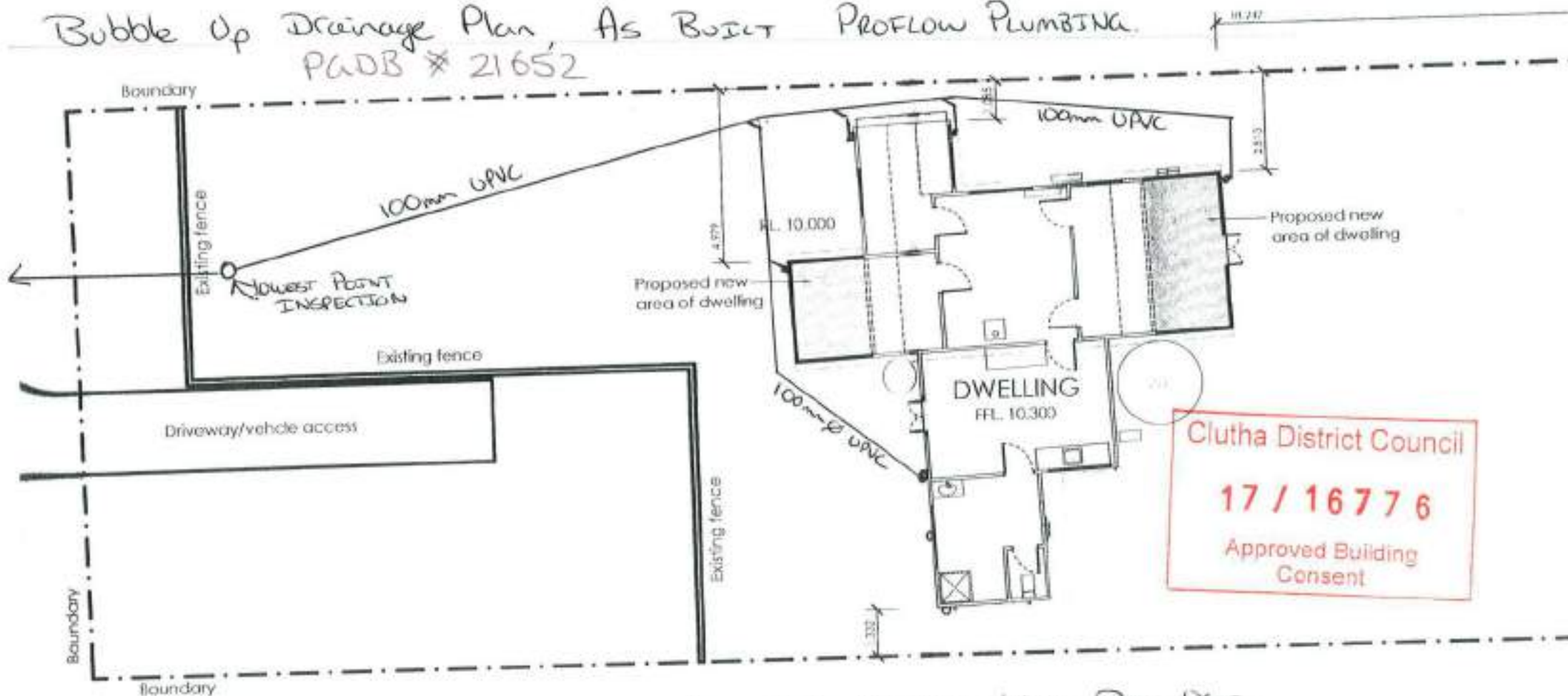
Seams in elbow sections may be spot-welded at intervals not exceeding 10 mm.

The flue pipe shall have a close-fitting connection to the appliance.

All joints between sections of flue pipe shall be push-fitted so that the upper section enters the lower section. The sections shall be secured by at least 3 fasteners spaced approximately equally around the joint so as to prevent unintentional or accidental separation.

Stainless steel non-self locking flue pipes shall have a minimum overlap of 40 mm. Self locking flue pipes shall have a minimum overlap of 25 mm.

Bubble Up Drainage Plan, AS BUILT PROFLOW PLUMBING. PADB # 21652



NOTE 100mm Ø HEAVY WALL PIPE USED
ACROSS BERM AS SHALLOW FALL
TO ROADWAY CHANNEL

Proposed site plan 833.8m²

PROTECTED AS PER E2
MINIMUM FALL c. 1:120

hey
sign

Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholo

sheet title:	
Proposed site plan	
date	revision

SECTION 4 FLUE SYSTEM INSTALLATION

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NOTES:

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The cross-sectional area of the flue shall be one of the following:

- (a) Equal to or within 20 percent of the cross-sectional area of the flue collar opening of the appliance.
- (b) The cross-sectional area recommended by the manufacturer for the appliance.
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All joints between sections of flue pipe shall be push-fitted so that the upper section enters the lower section. The sections shall be secured by at least 3 fasteners spaced approximately equally around the joint so as to prevent unintentional or accidental separation.

Stainless steel non-self locking flue pipes shall have a minimum overlap of 40 mm. Self locking flue pipes shall have a minimum overlap of 25 mm.

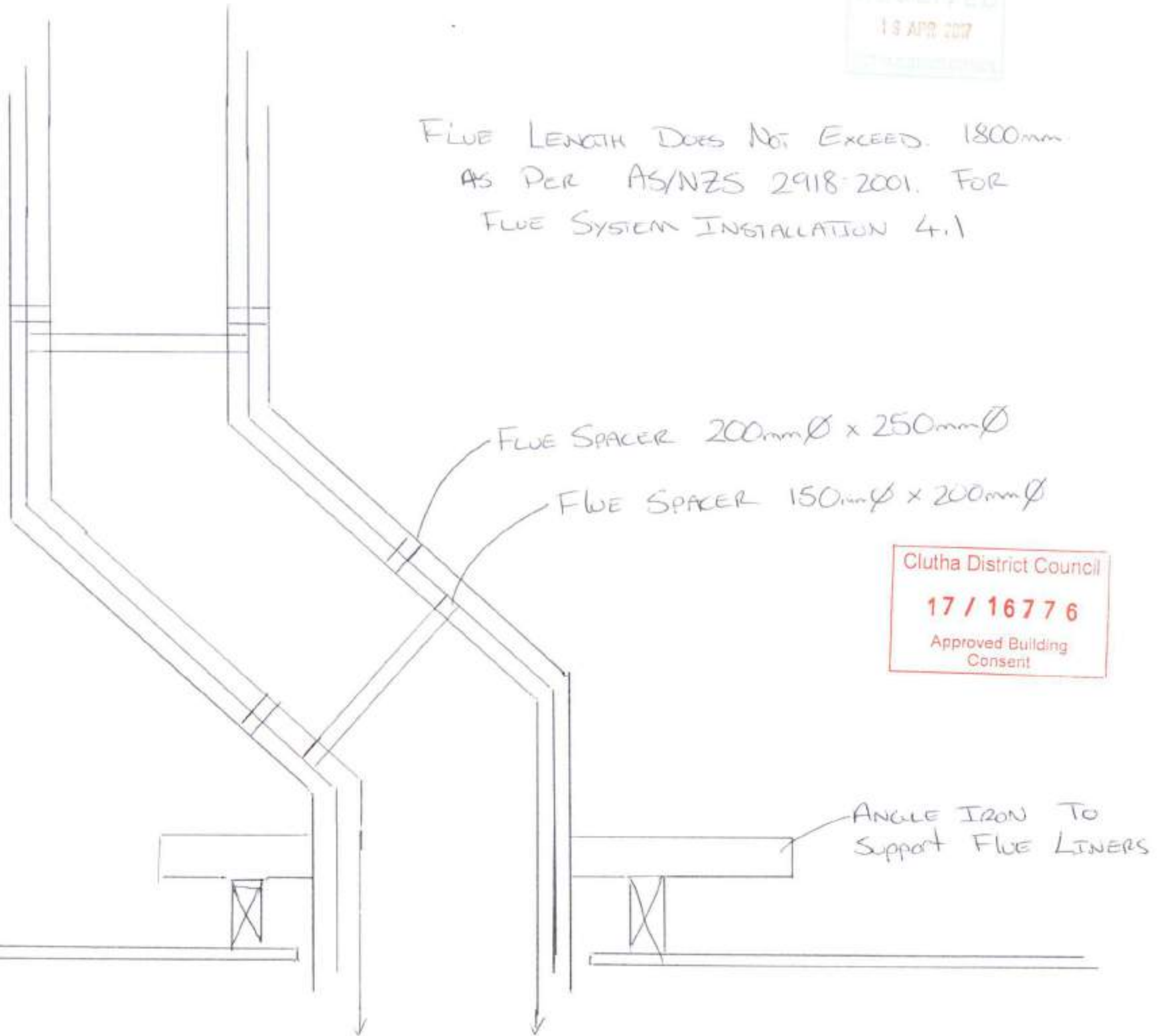
Approved Building Consent

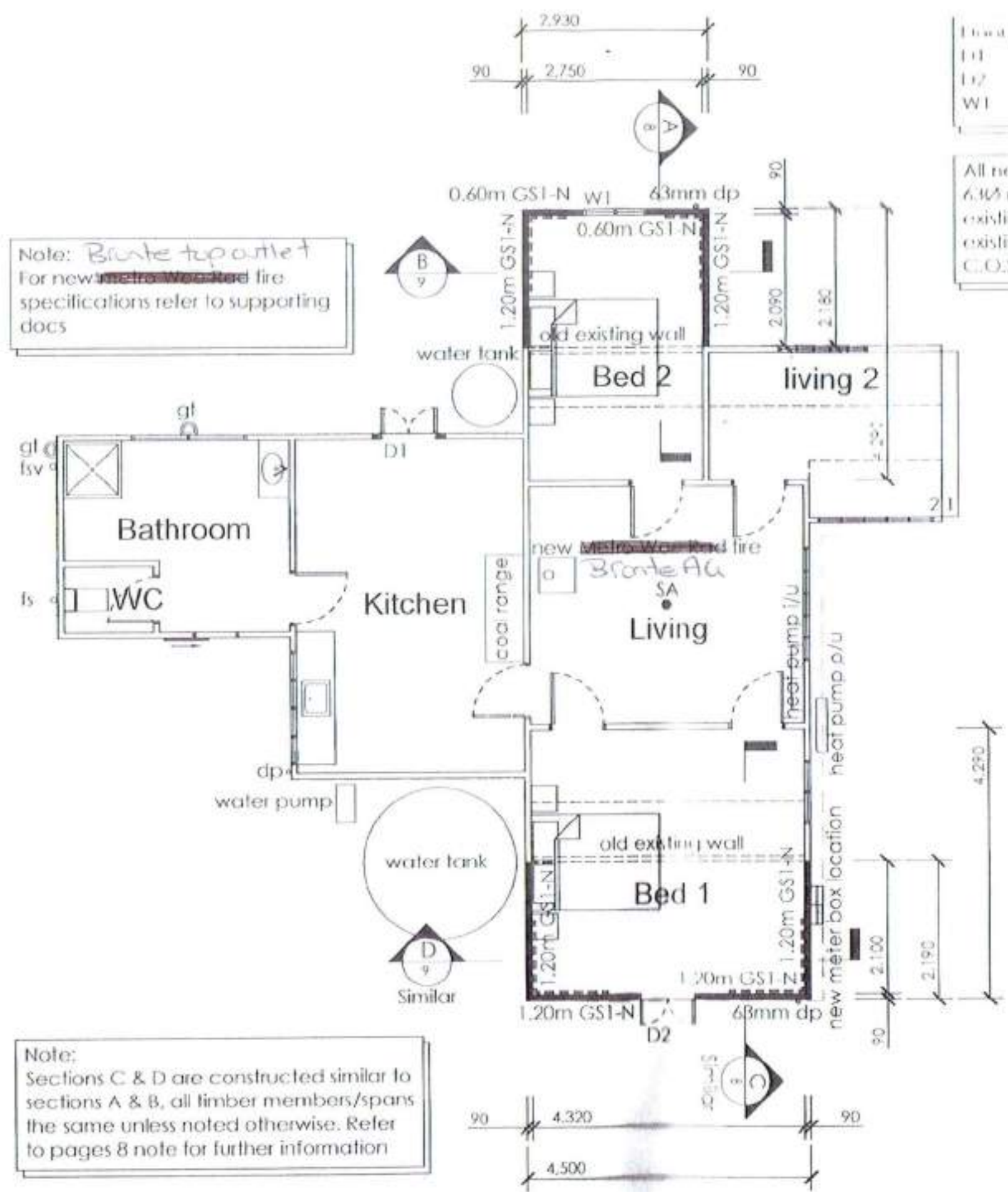
District Council

OFFSET IN ROOF
CAVITY AT 3 SANDOWN
ST WAIHOLA TO AVOID
RIDGE PENETRATION.



FLUE LENGTH DOES NOT EXCEED 1800mm
AS PER AS/NZS 2918:2001. FOR
FLUE SYSTEM INSTALLATION 4.1





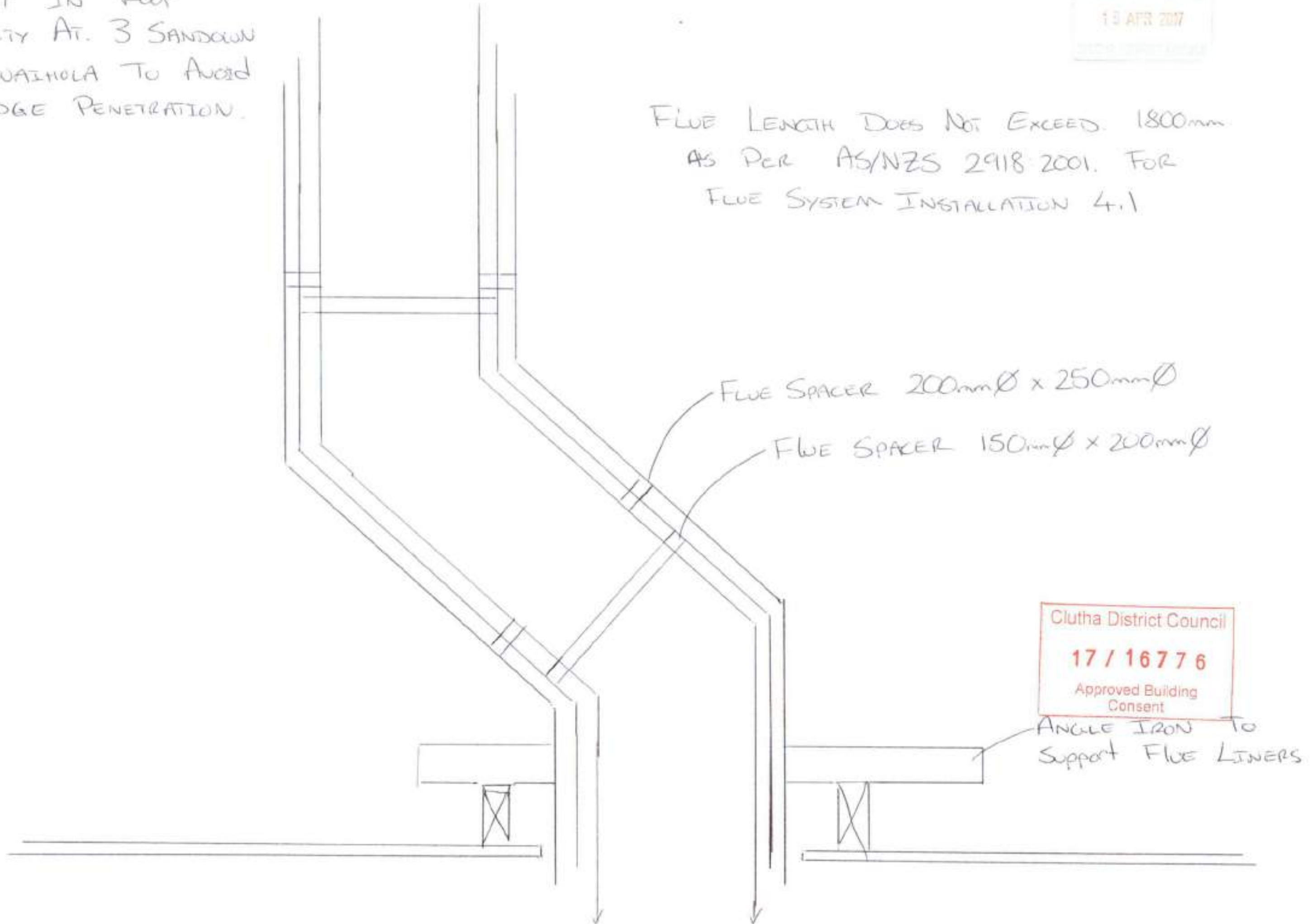
1. These drawing specification
2. All dimensions checked and commencing
3. All aspects of building code 2011, NZ build standards and
4. These drawing design software Do not scale been reduced scale, even if
5. All materials finished in accordance manufacturer components, durable to error or major renovation NZ building code the life of the
6. The contractor and enclosed minimum of 50 building envelope replacement of 15 years due protective coating there is ready for a maintenance supplier shall contractor, with completion or is the sooner.
7. Any inconsistencies in documentation attention of the

- Legend:**
- Existing
 - New 90 framed centres
 - SA Smoke any be

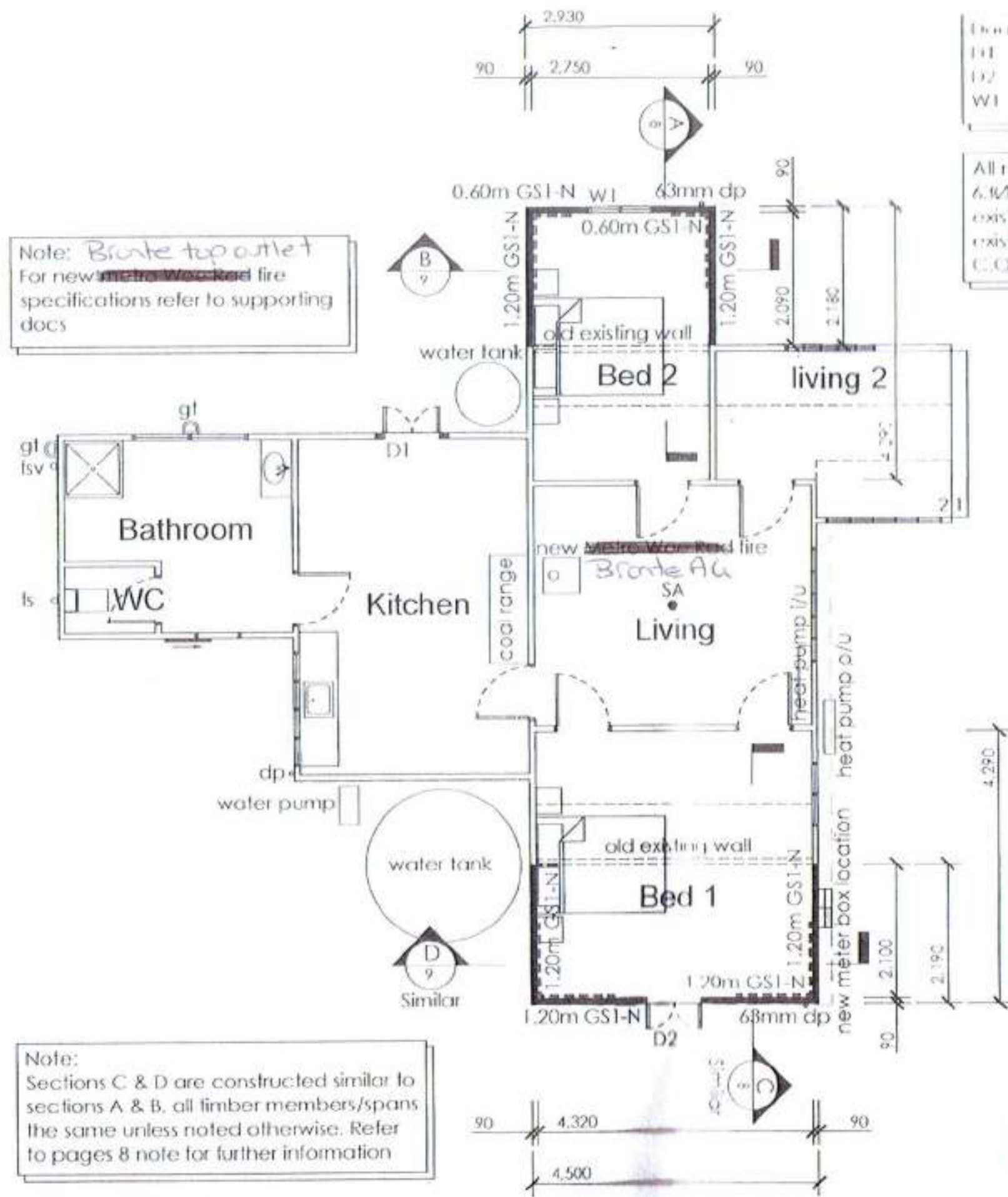


OFFSET IN ROOF
CAVITY AT 3 SANDOWN
ST WAINHOLA TO AVOID
RIDGE PENETRATION.

FLUE LENGTH DOES NOT EXCEED 1800mm
AS PER AS/NZS 2918:2001. FOR
FLUE SYSTEM INSTALLATION 4.1



ANGLE IRON TO
SUPPORT FLUE LINERS



1. These drawing specification
2. All dimensions checked and commencing.
3. All aspects of building code 2011, NZ build standards and
4. These drawing design software Do not scale c been reducer scale, even if
5. All materials st finished in acc manufacturer components, durable to err or major renov NZ building co the life of the l
6. The contracto and enclosed minimum of 50 building envel replacement of 15 years du protective co there is ready is required. Ec a maintenanc supplier shall p contractor, w completion or is the sooner.
7. Any inconsiste documentalk attention of th

Legend:

Existing

New 90 framed centres

SA Smoke any be

nosed Floor plan 90.4m2



Building Consent Number

16776/B

Cover Sheet	Not Applicable	Approved	Not Approved	Corrected by BCO
Front cover complete		✓		
Building category is correct		✓		
Have all the areas been completed? e.g. District Assests, Planning, building		✓		
All SS forms complete and conditions	✓			
Any notices sec 71 - 75	✓			
RFI on hold times recorded	✓			
Do we require any PS3's or PS4's	✓			

Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Are all the inspections recorded?		✓		
Form 2 completed correctly?		✓		
Is a CPU required?	✓			
Are any PS1's is it on a CPENG form October 2013?	✓			
Construction monitoring correct.	✓	✓		
Sheets signed and consent numbers		✓		

Plans & Specifications	Not Applicable	Approved	Not Approved	Corrected by BCO
Check all tasks are completed		✓		
Correct category chosen		✓		
Processing officer named & Dates		✓		
Are all the RFI points replied too and have recorded answers?	✓			
Has section 112 been considered and recorded?	✓			

Final Check completed by

Name

Mell

Date

10/5/17



Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200
Fax 03 418 3185

Building Consent No BLD/2016/16776

Section 51, Building Act 2004

Issued in accordance with Project Information Memorandum No BLD/2016/16776

The Building

Street Address:

3 SANDOWN STREET, WAIHOLA

Legal Description:

LOT 1 DP 340641

Building Name:

Location Within Site/Block:

Level/Unit No (if applicable):

Valuation Roll No: 28044/118/03

The Owner

Name/s:

DEBBIE THERESE ANDERSON

Contact Person:

Mailing Address:

PO BOX 15175
WAIHOLA 9243

Street Address:

Daytime Ph:

A/hrs Ph: 03 4885122

Mobile:

Building Work

The following building work is authorised by this building consent:

**ALTER AND EXTEND DWELLING -
INSTALL SOLID FUEL HEATER -
METRO WEE RAD - F/S
WOODBURNER**

In accordance with the plans and specifications submitted with the building consent application.

Value of Work \$40,000.00

First Point of Contact

First Point of Contact for Communications with Clutha District Council:

Name:

FAHEY DESIGN LIMITED

Mailing Address:

22 MOUNT STREET
WAKARI
DUNEDIN 9010

Phone Numbers:

Home:

Work:

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.



Clutha District Council

PO Box 25 Balclutha Phone 03 419 0200
Fax 03 418 3185

**This Building Consent No. BLD/2016/16776,
is subject to the following advice notes and conditions:**

ADVICE NOTICE

Please ensure you contact Council to book inspections identified on the 'Required Inspections' sheet. It is important to note that up to two days notice may be necessary at times.

In accordance with current Council procedure, a 12-month extension of the expiry date for this consent has been approved, and this consent will now lapse 24 months after the date of issue if the building work to which it relates does not commence within this time.

Compliance Schedule

A Compliance Schedule is not required for the building.

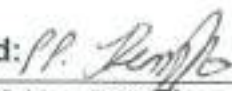
Attachments

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

Project information memorandum number BLD/2016/16776

The following documents need to be supplied to Council before a Code Compliance Certificate can be issued:

- Signed Application for Code Compliance Certificate
- Electrical Safety Certificate
- As-Built Drainage Plan
- Registered Licensed Building Practitioner - Carpentry
- Registered Licensed Building Practitioner - Foundations
- Registered Licensed Building Practitioner - Roofing

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL	
Name Geoff Beaumont	Signed: 
Position BUILDING CONTROL OFFICER	Date 23-Nov-2016 Time 11:30 AM

Note Required Inspections and Advice Notes as Attached

SPECIFICATION

CLUTHA DISTRICT COUNCIL
Consent/Plm No. 16-776
Plans and specifications approved in
accordance with the Building Act 2004 and the
Building Code.
Date 21/11/16 Signed ad
Building Control Officer

for

PROPOSED ALTERATIONS

At 3 Sandown Street

Waiholā

for

Debbie Anderson

SUPERSEDED

Clutha District Council
16 / 16776
Approved Building
Consent

Section 1: General

1.1 Documents

Upon acceptance of a tender, complete sets of drawings and specifications will be provided to the Contractors for the purpose of carrying out the work. The drawings and specifications shall be read together and anything not shown on the drawings but specified or vice versa shall be deemed to be included in the contract.

1.2 Intent and Division of Specification

The nature and spirit of these specifications is to provide for the work herein set out as shown on the accompanying drawings to be fully completed in every detail for the purpose intended and each tenderer hereby acknowledges that, in submitting a tender, he agrees to furnish and do everything reasonably necessary for such construction notwithstanding any omissions in the drawings and/or specifications. The contract includes all work incidentals to the work shown or specified and as necessitated by the conditions of the site or the works or the materials as apparent or as discovered during the progress of the works.

Each contractor shall be deemed to have inspected the site, the drawings and specifications covering all trades and informed himself as to the exact nature of all requirements and as to the conditions of the site as set at the date of closing tenders and as it may be affected by the works. For convenience, the specification bound here with and drawings are arranged in several trade sections but such segregation shall not be considered as having established the limits of the work required of any sub-contractor or trade.

1.3 Instruction of Variation

Comply with all written instructions issued by the owner and if any such instruction causes delay to the progress of, or programme of the work, the contractor shall be entitled to claim an extension of time.

1.4 Contractors Responsibility and Liability

Each contractor shall be responsible for all work done under the contract including faulty or improper work of sub-contractors and others under him by contract or otherwise. Each contractor shall be responsible for the conduct of his agents and employees on the site and shall maintain good order in all parts of the structure and premises where work on the project is being carried on.

1.5 Protection

Each contractor shall ensure that at all times during the contract adequate protection from damage by weather or causes shall be given all material whether fixed or on the site. Each contractor shall provide adequate protection to sub-contractors' work which has been completed, inspected and approved and accept the responsibility for the adequate protection to and where necessary making good of all public and private property adjoining the site. Allow to pay all fees and costs in connection therewith.

1.6 Setting Out

Any levels, dimensions and contours shown on the drawings are to be assumed accurate & portray the site but it shall be the contractors' responsibility to define the boundaries, check all levels and dimensions and accurately set out and position the work to the satisfaction of the owner before any work is commenced.

1.7 Attendance

The main contractor shall direct the work of all contractors and the owners. He shall integrate their work with his own and shall ascertain from each contractor all particulars relating to his work, to its order of execution and to his requirements for fixings, cleats, brackets, holes, chases, mortises and the like.

Suitable arrangements should be entered into with all contractors for the use of scaffolding, electricity, hoisting, water etc. and the owner shall make available suitable working and storage space for contractors.

1.8 Materials and Workmanship

All work shall comply with the New Zealand Building Code and The Building Act. All materials shall be new, the best quality of their respective kinds and as specified. The contractors shall provide all items, articles, operations and methods listed, mentioned or scheduled herein and/or indicated on the drawings including labour, materials, plant and equipment necessary for the completion of all work under the contract. The current New Zealand standard specification (unless otherwise specified) in respect of all materials and works to which they have application, shall apply. All workmanship shall be to the highest standard in the particular trade.

1.9 Scaffolding and Hoarding



Provide necessary scaffolding and hoarding for the various parts of the building operations. Scaffolding shall be to the government scaffolding regulations and be provided to define the Area of Works and provide a barrier in accordance with all Local Authority requirements.

1.10 Guarantees

Where required by the specification, a written guarantee in favour of the owner shall be provided by the contractor, sub-contractor or to the person responsible for the part of the work to which the guarantee relates.

It shall be the responsibility of the contractors to obtain and deliver two copies of any practical completion, in default where of the owner will be entitled to withhold any certificate of progress payment due thereafter until such guarantees are delivered to him. The guarantee shall include the following provisions:

a. Remedy under Guarantee

If and when called upon to remedy defects under the guarantee, the guarantor shall affect such remedies promptly without unnecessary inconvenience to occupiers, all to the reasonable satisfaction of the owner.

b. Default

In default of such prompt satisfactory remedy, the owner shall be entitled to arrange for such remedial work to be carried out by others. The cost of such work carried out by others, including all costs incurred incidental to or in consequence of failure of the guarantee to affect prompt and adequate remedial work, shall be recoverable by the owner from the guarantor. The guarantee shall ensure for the benefit of the owner or of any person claiming through or under him.

c. Extent of Guarantee

Each guarantee shall state that it includes not only the rectification of any defects or faults that may occur in the section of the work to which it refers (except where caused by negligence or misuse by any users of the building after completion) but also the cost of making good or any other work rendered necessary in other trades included in this actual building contract resulting from defects or faults.

The commencement date for all guarantees shall be the date of practical completion.

1.11 Form of Contract

The main contractor and owner shall enter into a contract to carry out the work as specified and drawn in accordance with the conditions of the contract.

All sub-contractors (unless otherwise stated) shall be under the control of the main contractor who shall co-ordinate their activities and maintain continuity of work.

1.12 Designers Role

The role of the designer for this project is as follows: To act as the owner's representative to carry out the following work: To provide documentation for Building Consents to be obtained.

1.13 Completion

During the period of the contract, at regular intervals remove from the site all rubbish and debris of all kinds and keep the site tidy. On completion, remove all temporary work, rubbish and debris and hand over the site in a tidy condition. Make good any damage to footpaths, roads and adjoining properties to the owners' satisfaction at no extra cost to the owner. The whole of the building shall be thoroughly cleaned inside and, where applicable the outside and all adjacent site areas cleared of all surplus materials, debris and rubbish. Cleaning work shall be carried out by competent workmen using equipment suitable for the job. All floors shall be vacuum cleaned. Doors and windows shall be eased and locks oiled. All paint or plaster slashes on floors, walls and glass etc shall be removed, the glass cleaned and the whole left fit for occupation.

1.14 Copyright

The drawings, specifications, design and other documents provided by Fahey Design Ltd are the property of Fahey Design Ltd whether the work for which they are prepared is executed or not. Copyright in all drawings, specifications and other documents and the work executed from them remains the property of Fahey Design Ltd. The client shall be licensed, on payment of charges due to Fahey Design Ltd, to use the documents only for the specific purpose for which they were prepared. The client may reproduce the design by executing the project on the particular site for which it was designed but may not use the documents for other works except by written agreement Fahey Design Ltd. Where the services by Fahey Design Ltd are limited to preparing submissions for, and to negotiating planning permission, the client is not licensed to use the copyright except by written agreement Fahey Design

SUPERSEDED

Ltd. Fahey Design Ltd may terminate the licence if the client breaches their obligation to pay.

Section 2: Preliminaries

2.1 Scope of Work

The contract shall consist of the provision of all labour, plant and materials for construction and completing alteration work for Debbie Anderson all as shown on the drawings and further elaborated in this specification. The whole work will be carried out to completion in strict accordance with this specification and accompanying drawings and to such further drawings and instruction as may be supplied from time to time during the contract.

2.2 Site

The site of works is situated at 3 Sandown St

2.3 Insurances

Insurance cover for the work shall be taken out by the contractor in what is normally referred to as 'Builders All Risks' policy. The policy shall also include cover on temporary and permanent material whether fixed or not on site. The various contractors engaged by the main contractor shall have in effect during the course of their contract:

Public liability insurance for the minimum value of \$500,000.

Plant and equipment insurance.

Materials off site where progress payments are made towards the cost of those materials or fittings held in store.

Motor vehicles: The contractors shall indemnify the owner against any claims that may rise from motor vehicle public liability insurance for the duration of this contract.

Evidence of Insurance: As evidence of the required insurance policies, the contractors shall deposit with the owner a letter from an approved insurance company or insurance broker suitable certified stating that the above insurances have been arranged.

All insurance policies required by this contract shall be in the names of the owners and the contractors for their respective rights and interests for the full insurable value of the works. Insurance of the works shall continue until occupation by the owner has been accepted.

Insurance is not required during the maintenance period after occupation.

Nothing in the foregoing shall limit the liability of the contractors to complete the works, or to be responsible for all payments arising from any of the causes described. Work shall not start on site for any contractor until evidence shows the above insurance requirements are in place.

Clutha District Council
16/11/2016
Approved Building Consent

2.4 Designation

For the purpose of the contract the term "Owner" shall mean Debbie Anderson, the term "designer" shall mean Fahey Design Ltd or consultants.

2.5 Temporary Accommodation and Services

The main contractor shall arrange for suitable storage for plant and materials and toilet facilities as required by the Construction Act 1961/5.

2.6 Time and Completion

The time for practical completion shall be as stated in the main contractors programme. Contractor shall supply bar chart from start to completion showing each trade and dates for supply of items etc.

2.7 Work by Owner

The contractor shall allow liaising with the owners for work which shall be the responsibility of the owner.

Section 14: Carpentry

14.1 Scope

This section is to be read in conjunction with the drawings and all sections of the specification.

NOTE: The person responsible for carrying out the carpentry section of the works will also perform the duties of the main contractor – refer to sections 1 and 2 of the specification.

14.2 General

All work shall comply with the New Zealand Building Code in particular B1, B2, E2, E3, F1, F2, F3, F4, F5.

The work covered in this section includes the furnishing of all labour, equipment and materials associated with carpentry work as shown or specified in the contract documents.

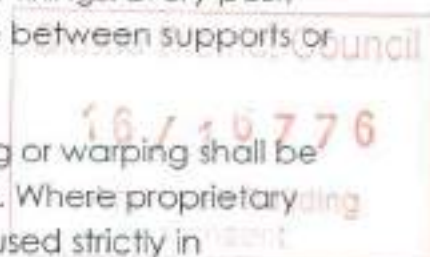
14.3 Materials and Workmanship

All timber shall be the best of its kind and class seasoned, graded and classified in accordance with the National Grading Rules NZS 3631 and suitable for the purpose of its uses. In addition, all timber shall be free from the following defects:

Large or loose knots, open shakes, honeycomb, large gum streaks, (sound or otherwise) pinholes, waney edges, bark stains. All framing timber shall be structurally sound and all timber for exposed work and joinery shall be free from defects which would prevent good dressed surfaces being obtained. All external finishing timbers must be dry and seasoned.

Frame, fix, brace, nail, screw, bolt and fit timber in best trade practise. Fit plum, level, true to line, accurately set out, neatly finished. Secure with adequate nails of suitable type and size. Surfaces to be in good contact over the whole area of contract. If splitting is likely, drill for fixings. Every post, beam, joist, rafter, purlin etc. to extend in one piece between supports or fixings, or be jointed in approved manner.

Studs and other timbers which show signs of bending or warping shall be replaced to be straightened by approved methods. Where proprietary timber connectors or fixings are used, they shall be used strictly in accordance with the manufacturers' recommendations. Both faces of framing anchors shall butt securely against the timbers being fixed. Bolts used with timber shall have 3mm washers under both head and nut and be tightened firmly without bruising the outer faces of the timber.



14.4 Preservation Treatment

Treated timbers shall be treated and branded in conformity with Timber Preservation Authority publication "Timber Preservation in New Zealand Specifications". See Clause 14.6 for treatment of various timbers.

14.5 Connections

Nails, screws and other fastenings shall be the best of their respective kinds and be stainless steel for exterior work unless otherwise specified. Lengths and gauges, unless shown or specified, shall be in accordance with sound trade practice, the lengths being a minimum of one and a half times the thickness of member being fixed. All fixings to be suited to Coastal zone environment.

14.6 Schedule of Timbers

Wall Framing	H1.2 Pinus Radiata SG8
Roof Framing	H1.2 Pinus Radiata SG8
Ceiling Framing	H1.2 Pinus Radiata SG8
Cavity Battens	H3.2 Pinus Radiata SG8

14.7 Moisture Content

All timber shall be seasoned either in the open air or in an approved kiln by approved processes and shall be reduced to the moisture content specified below. Kiln dried timber shall be treated in conformity with NZS 632. Timber shall be adequately stored so as to be retained at the prescribed moisture content after delivery to the site. All framing timber shall have moisture content of from 12 per cent to 12 per cent and all finishing timbers shall have a moisture content of between 10 per cent and 12 per cent.

14.8 Priming

The painter shall prime all external finishing timbers including external face, ends and butts of finishing timbers and backs of any exterior finishing timbers which come in contact with concrete, masonry and/or structural steelwork and stucco.

14.9 Finish

All finishing timbers shall be machine dressed on four faces. Internal timbers shall, in addition be machine glass-papered to smooth surface. Remove all accessible defects to the satisfaction of the owner. The back of internal finishing timbers shall be hollow-run unless otherwise stated.

14.10 Damp Proof Course

Between all faces of framing timbers in contact with concrete and concrete block work, place full length and width damp proof course of three ply bituminous fabric, duriod or similar approved.

14.11 Protection

All finished or partly finished work shall be protected from discolouration, staining, surface injury, weather or other damage arising out of these works or from any other source. Make good any damage without extra cost. Provide tarpaulins, etc. to prevent damage to existing residence.

14.12 Other Trades

Wait upon all trades, cut or bore timbers they may require, provide and fix all blocks, supports and the like.

14.13 Bolt Holes

All bolt holes shall be drilled 1.5mm oversize only and shall be drilled with suitable augers that will leave a clean cut hole.

14.21 Ceiling Battens

To underside of trusses fix 70x35 timber battens at 600 c/s to suit linings. Gib rondo battens can be used instead of timber battens installed to manufacturer's specifications and to suit ceiling diaphragm specifications for kitchen, dining & living area.



14.22 Interior Linings

The fixing of all interior linings shall be carried out by skilled tradesmen in strict accordance with the specifications and to the various manufacturers' instructions.

a.	13mm gibboard and brace line to all walls as shown on the plans. 13mm gib ceiling lining throughout extension. To be screw fixed and installed as manufacturer's instructions for braced and unbraced walls accordingly. All walls and ceilings to be generally finished to a Level 4 standard suitable for paint finishes in full compliance with Winstone Ltd stopping specification using Gibraltar tape, Gibraltar bedding compound and Gibraltar finishing compound.

14.24 Cornice

At junction of all gibboard lined wall and ceilings provide Gibcove Classic 75mm to all lined areas of residence. Installed to manufacturer's specifications. Refer to Section 32. Confirm with client on site prior to construction.

14.25 Window Doors and Frames

Take delivery of interior and exterior doors and frames from sub-contractors. Securely fix in position using folding wedges to framing at three points on each jamb and in centre of head for doors. Unless shown otherwise, door openings shall be set centrally in wall, or 50mm from adjacent walls to suit architraves. Tend on Plumber to flash weather tight.

14.26 Fixtures and Fittings

Allow to take delivery and fix all the various fittings supplies and manufactured by owner and joinery contractor etc. Fit in the positions shown and detailed. Co-operate with owner and contractors in measuring on site to confirm all dimensions of these units.

Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, E.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

FutureBuild LVL and Laserframe components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

- | | |
|---|---|
| AS 1720.1 – 2010 Timber structures. Part 1: Design methods. | AS/NZS 1170:2002 Structural design actions, Parts 0 and 1. |
| NZS 3603:1993 Timber Structures Standard. | AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions. |
| NZS 3604:2011 Timber-framed buildings. | AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions. |
| NZS 3602:2003 Timber and Wood-based products for Use in Building | |
| AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria. | |

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 20 June 2016

For further information or advice please contact: Carter Holt Harvey Woodproducts New Zealand
173 Captain Springs Road, Onehunga, Auckland
Telephone: 0800 808 131
Facsimile: 0800 808 132
Email: designit@chhwoodproducts.co.nz

Specifier details:

Specifier:	Mark Fahey		
Business name:	Fahey Design		
Address:	3 Sandown St		
Email:			
Phone:	Mobile:	Facsimile:	

Project & Site details:

Project:	Debbie Anderson	Ref. no.:
At (address):		
For (owner/s):		
Wind zone:	High	
Snow loading	Snow Region: N5. Altitude: 100 m (sub-alpine). Ground snow load, $S_g^{1.2} = 0.9 \text{ kPa}$	

- designIT does not include any allowance for the effects of drifting and sliding of snow.
- Snow loads are applied to roofed over structures only, the design of exposed floors/decks are not covered by designIT.

MEMBER DESIGN DETAILS**Member 1**

- | | |
|--------------------------------|---|
| 1) Member code and description | L1 - Lintels - In single or upper storey load bearing walls |
| 2) Date prepared | 2-11-2016 |
| 3) Serviceability criteria | AS 1720.1-2010 and AS 1684.1-1999 |
| 4) Design inputs | |
| Span | 4.3 m |
| Roof load width 'RLW' | 2.1 m |



Roof type and mass

Light roof & ceiling - 40 kg/m²

Roof snow load

0.6 kPa, snow overhang 0.1 kN/m ($\mu_s=0.7$, $C_{se}=1.0$, $k=0.5$)

5) Member specification

Size, stress grade/product

Use 240 x 90 hy90

Material type

Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ¹ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q^*$	10.0 mm	8.9 mm (long term)	$\frac{10.0}{8.9} = 1.1$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1^1	Limit states design reaction ^{2,3}
		End ⁴ kN
1.35G	0.60	-3.1
1.2G+1.5Q	0.80	-5.0
1.2G+S _U + $\psi_C Q$	0.80	-6.1
1.2G+W _U + $\psi_C Q$	1.00	-5.0
0.9G+W _U	1.00	-4.4

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports

Notes for interpretation of serviceability data

- 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
- Deflection is the flexural response to load - 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing - visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average + 18%

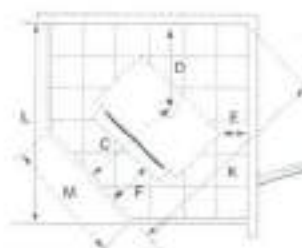
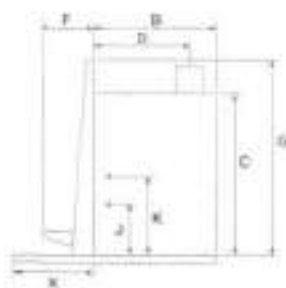
 As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!
- The limits referred are those specified in AS 1684.1 for the stated load case.
- 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

- Duration of load factor ' k_1 ' for strength as per NZ 3603:1993
- Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
- Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
- End reaction includes allowance for overhang/cantilever where one has been designed

metrofires

Trusted reliable heat



Clutha District Council
2016 Specifications
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Consent



EMISSION & EFFICIENCY

The National Environmental Standards (NES) require a minimum 65% efficiency and maximum 1.5 grams emission requirement on all wood fires installed on properties with a lot area of less than two hectares.

There are certain regions in New Zealand that have more stringent by-laws in place. For example, Central Otago Air Shield is limited to 0.7 grams and Canterbury is limited to 1 gram. Please check with your local council on the emission limits within your region.

Metro fires offer a large range of NES and ECan approved wood fires. The majority of these can be fitted with a wetback and still meet NES and ECan compliance. In addition to these clean air approved models, Metro also offer a range of LTD models for rural home owners wanting longer burn times and full capacity wetbacks.

Clean Air Models

Specifically designed for properties less than two hectares in size. These models surpass the requirements of the NES. Utilising advanced combustion technology these Metro's have a complex firebox design which operates at higher combustion temperatures keeping emission levels to a minimum and improving efficiencies.

LTD Models

Specifically designed for properties of two hectares or greater (non clean air zones). Metro LTD models are capable of a comprehensive overnight burn with both 3kW and 4kW wetback options available.

Clean Air Models	Tested Emission & Efficiency		ECan Authorisation Numbers		
	Without Wetback	With Wetback	Without Wetback	With Wetback	Complies with NES
Woo Rad	0.62gms/70%	0.68gms/67%	130815	130816	With & Without Wetback

Please note: Some regional councils have imposed emission requirements which take precedence over the NES, while some councils in New Zealand have imposed or are considering adopting by-laws relating to environmental issues. If in doubt, consult your local council or Metro retailer. Some councils require a Test Certificate detailing the wood fire approval details. All Metro's Test Certificates are listed on www.metrofire.co.nz

PEAK PERFORMANCE



Metro have dedicated years of development and testing to deliver the best performance and efficiency from a flue system. A Metro ECO Flue System will retain the warmth from your Metro wood fire in your home, and reduce fuel consumption at the same time.

Metro ECO Base Flue System

The Metro ECO Base Flue system is a double-liner system consisting of a 150mm flue pipe, 200mm inner liner, 250mm outer liner and Metro ECO Cowl.

The easily-recognisable rocket-shaped cowl operates on a vertical discharge principle and induces uplift to the flue gases increasing draw within the flue pipe. The unique design and performance of the Metro ECO Cowl and ECO Base Flue system is what sets it apart from a standard design flue system.

The Metro ECO Base Flue system is ventilated from either your home's ceiling cavity or from outside the home, not from the room being heated by your wood fire. This ensures all the heat provided by your wood fire stays within your home instead of disappearing up the flue system to ventilate it.

The energy savings achieved by the ECO Base Flue System are impressive. Lab testing of a standard flue system resulted in the heated air provided by

the wood fire being drawn out of the home at an astounding rate of 450 litres per minute. Now that's a lot of hot air to lose!

Metro ECO Option Kit

The ECO Option Kit is designed for installation in combination with the Metro ECO Base Flue System.

The ECO Option kit enables homes without a vented ceiling cavity or homes featuring a sloping ceiling, to still achieve the same performance and efficiency benefits the Metro-ECO Base Flue System provides. Instead of the ventilation for the flue system being drawn from within the ceiling cavity, it is drawn from outside the home.

Standard Flue Systems

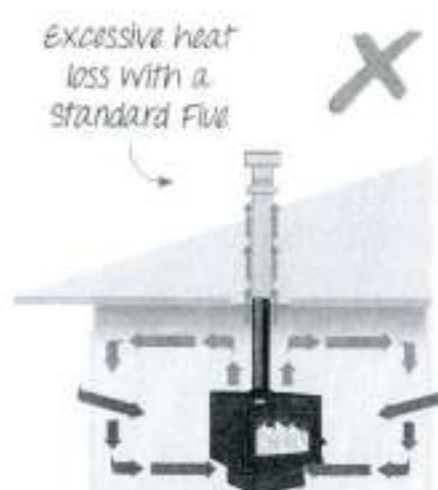
Standard flue systems draw their cooling air from the room that is being heated by the wood fire. On a cold winter's night these hugely inefficient flue systems can empty an average sized room of potentially 28°C air, once every hour. It replaces this air heated by the wood fire with the outside air which in some regions can be below zero.



ECO Base Flue System
(for homes with a ceiling cavity)



ECO Base Flue System + ECO Option Kit
(for homes with no ceiling cavity)



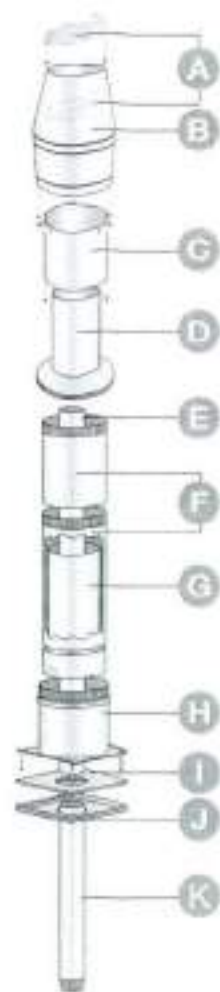
Standard Flue System

ECO FLUE SYSTEMS AND COMPONENTS

Metro ECO Flue Systems (Galvanised and Stainless steel outer liner options available)	
Type of flue system	Application
ECO Base Flue System	Suitable for freestanding wood fires for installation into homes with a vented ceiling cavity (attic space)
ECO Option Kit	Designed for addition to the ECO Base Flue System to suit homes with a sloping ceiling or without a vented ceiling cavity
ECO Insert Flue System	Suitable for all Metro insert fires being installed into a masonry chimney
ECO Built-In Flue System	Suitable for all Metro Built-In fires and also Metro Insert fires with VZCC being installed into a timber framed chimney/cavity
ECO Swap-Over Flue Kit	Only to be used with existing 200mm and 250mm liners - Includes 3x 1200mm lengths of 150mm fluepipe and ECO Cowl
ECO Extension Kit	Suitable for extending all Metro Flue Systems - Includes 1200mm lengths of 150mm fluepipe, 200mm and 250mm liners

Metro ECO Base Flue System

Designed for installation into a home that has a ceiling cavity with unrestricted air supply. A vented ceiling cavity is required as the ECO Base Flue System draws its cooling air from the ceiling cavity.



- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 150mm long 5/8" Steel flue pipe extension with flashing cone
- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 1 x 1200mm x 250mm diameter galvanised outer casing with 750mm long slip section
- G 1 x 800mm x 200mm diameter galvanised inner casing
- H 1 x Galvanised mounting slide with brackets and 300mm long x 300mm diameter casing attached
- I 1 x insulation gasket
- J 1 x clip-on ceiling plate
- K 2 x 1200mm lengths of 150mm diameter 5/8" Steel flue pipe painted metallic black

- 1 x plastic bag of assembly bolts

Metro ECO Extension Kit

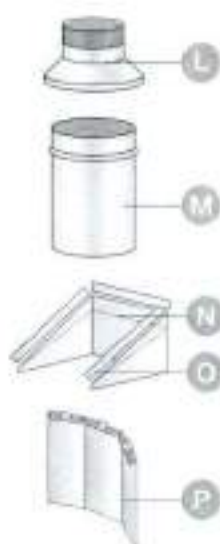
Designed to provide extensions in 1200mm sections for the Metro ECO Base Flue System and ECO Built-In Flue System.



- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 1 x 1200mm x 200mm diameter galvanised inner casing
- G 1 x 1200mm x 250mm diameter galvanised outer casing

Metro ECO Option Kit

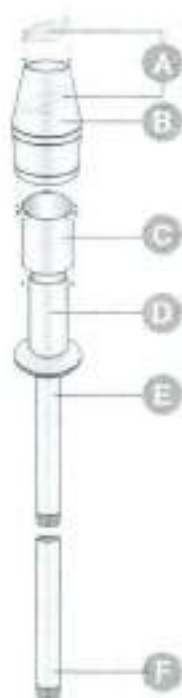
Designed to be added to the Metro ECO Base Flue System for installations that do not have a vented ceiling cavity and require the flue system's cooling air to be drawn in from above the roofline (outside the building).



- L External intake flashing cone
- M 1 x 750mm x 300mm diameter galvanised outer casing
- N Drop box infill panel
- O Drop box edge covers
- P Ceiling plate mounted heat shield

Metro Swap-Over Kit

Designed for the replacement of a homes flue system while retaining the existing 200mm and 250mm liners already installed in the home.



- A 1 x 5/8" Steel weather butterfly
- B 1 x 5/8" Steel ECO Cowl housing
- C 1 x 225mm x 200mm diameter 5/8" Steel outer casing extension
- D 1 x 480mm x 150mm long 5/8" Steel flue pipe extension with flashing cone
- E 1 x 1200mm x 150mm diameter 5/8" Steel flue pipe
- F 2 x 1200mm lengths of 150mm diameter 5/8" Steel flue pipe painted metallic black

SINGLE STOREY INSTALLATION

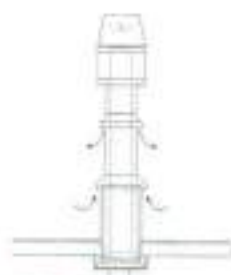
Shown (right) are the most common installation methods for installing the Metro ECO Base Flue System in a single storey home.

To ensure safe and efficient installation, this flue system must be installed as detailed by either a registered installer, or someone competent in installing solid fuel appliances.



Flat Cavity Ceiling

ECO Base Flue System only required as air is drawn into the flue system direct from the ceiling cavity.



Flat Ceiling/Roof

Requires both ECO Base Flue System and ECO Option Kit as per flooring ceiling unless a vented ceiling cavity exists.

SUPERSEDED

Clutha District Council

16 / 10 776

20th May 2017

(10/10/17)

Clutha District Council

FREESTANDING SPECIFICATIONS

Minimum clearances

All Metro wood fires comply with AS/NZS 2918:2001. Minimum clearances shown below are detailed in millimetres with the Pioneer double flue shield fitted to the appliance. Measurements are taken from the following reference points as illustrated in the diagrams far right.

- The nearest combustible wall or surface (A, B, D, E, G, H)
- The Metro's flue centre (A, B, C, D)
- The Metro's cabinet/heatshield outermost point (E, F, G, H)
- The edge of the ash floor protector's non-combustible surface (C, F, I, J, K, L, M)

Clearance reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard.

Some Metro models have undergone additional testing which allows for reduced clearances. Please see the footnotes below the table for the applicable models.

Specifications were correct at the time of printing, but may alter and those detailed should be used as a guide only. If in doubt, please consult your nearest Metro retailer.

Clear As Approved Models	Minimum installation clearances with a Pioneer double flue shield fitted															Wetback	Dimensions		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O		Width	Depth	Height
 Wee Rad 1	251	568	580	455	160	230	260	300	831	825	1224	1318	425	226	485	615	501	688	

¹ Wee Rad corner clearance (E) can be reduced to 120mm with the Wee Rad corner wing shield fitted. This in turn also reduces clearances (D) to 425mm, (K) to 1180mm and (L) to 585mm. When fitting the corner wing shields the Wee Rad itself must be installed to a corner clearance (B) of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 120mm.

² Wee Rad corner clearance (E) can be reduced to 105mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 455mm, (K) to 1197mm and (L) to 595mm.

³ Flash Rad corner clearance (E) can be reduced to 80mm if installed with a Pioneer double flue shield with the side extensions fitted. This in turn also reduces clearances (D) to 460mm, (K) to 1150mm and (L) to 520mm.

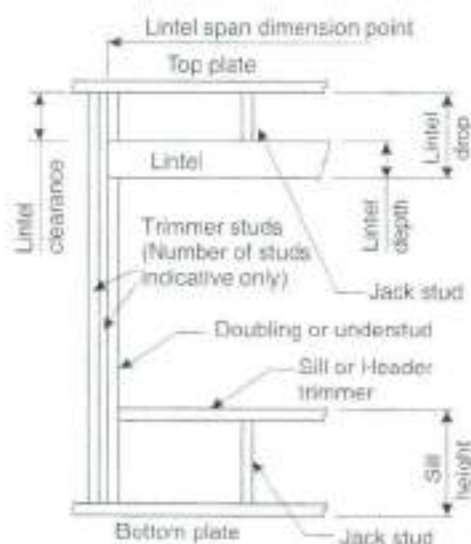


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone					Heavy Roof Wind Zone				
	L	M	H	VH	EH	L	M	H	VH	EH
8.6 m ²	G	G	H			G	G	H		
11.6 m ²	G	H	H			G	G	H		
12.1 m ²	G	H	H			G	G	H		
15.3 m ²	H	H				G	H	H		
19.1 m ²	H					G	H			
20.9 m ²	H					H	H			
21.8 m ²	H					H				
34.3 m ²						H				

Notes:

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

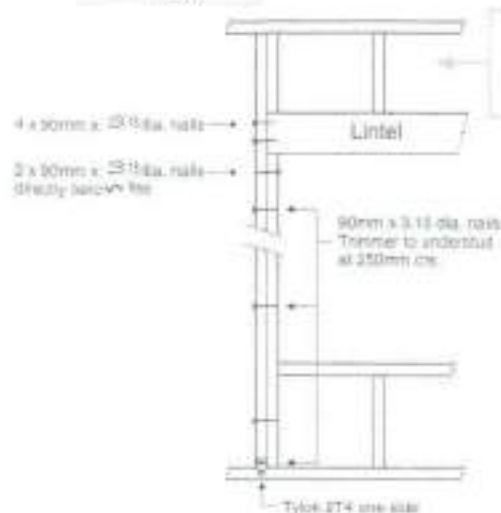
SELECTION CHART FOR LINTEL FIXING

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

L INTEL FIXING OPTIONS



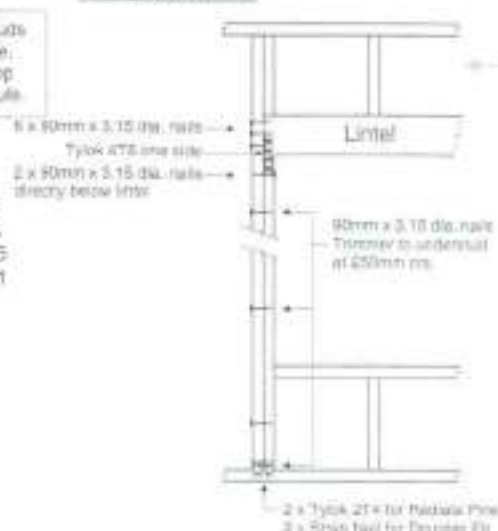
TYPE E 1.4 kN



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

Stud numbers indicative only. Refer Table 6.5 NZS 3604:2011

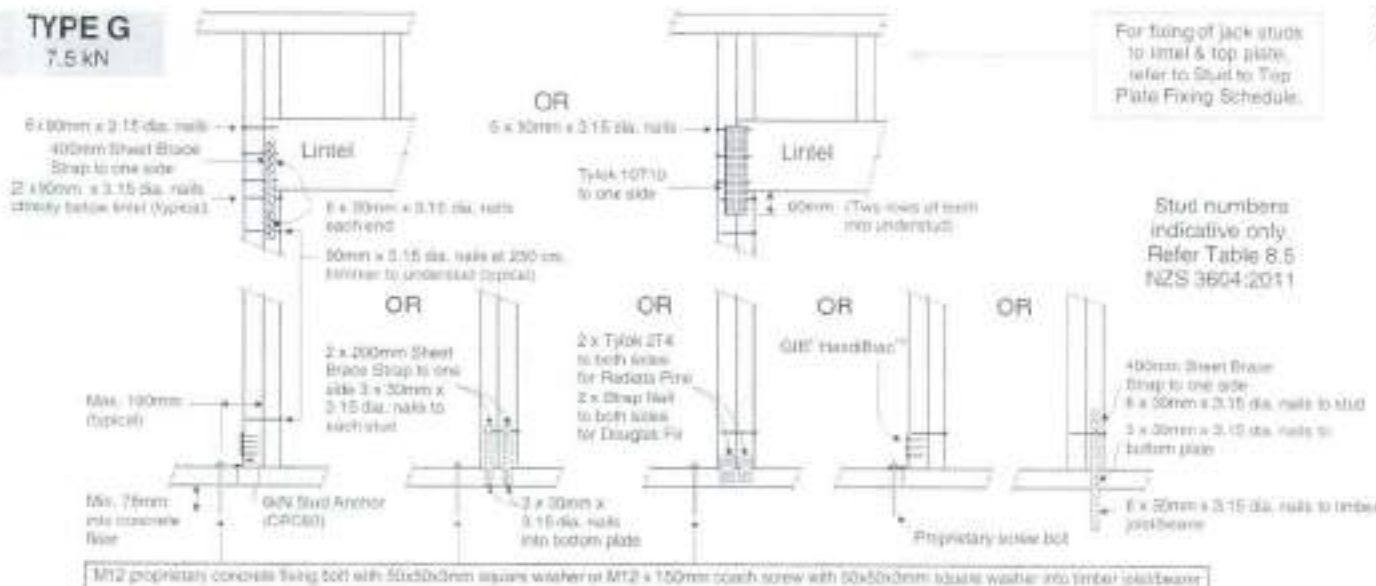
TYPE F 4.0 kN



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

Stud numbers indicative only. Refer Table 6.5 NZS 3604:2011

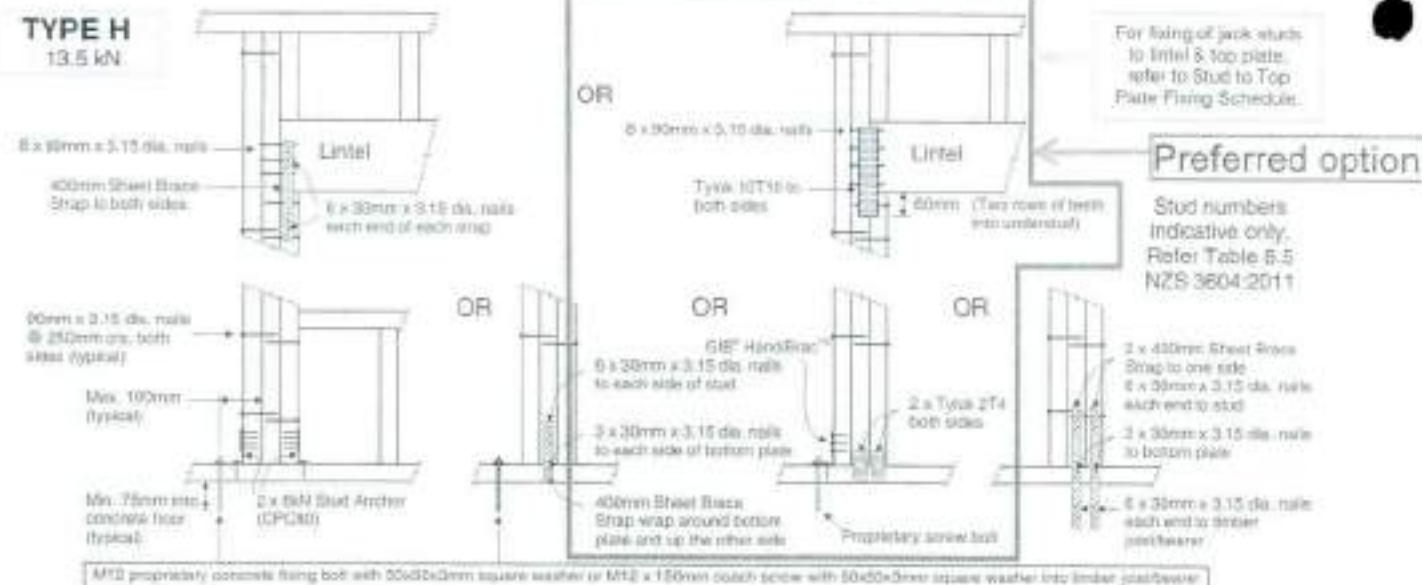
TYPE G 7.5 kN



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

Stud numbers indicative only. Refer Table 6.5 NZS 3604:2011

TYPE H 13.5 kN



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

Preferred option

Stud numbers indicative only. Refer Table 6.5 NZS 3604:2011



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GANG-NAIL® LUMBERLOK® BOWMAC®



Bracing System Specification – GS1 (10 or 13)

APRIL 2009

Specification Number	Length (m) minimum	Lining requirements
GS1	0.4	10 or 13mm GIB® Standard Plasterboard one side

WALL FRAMING

Wall framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS3604)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS3607)

Framing dimensions and height as determined by NZS3604 stud and top plate tables for load-bearing and non load-bearing walls. The use of kiln dried machine stress-graded timber is recommended.

BOTTOM PLATE FIXING**Timber floor**

Plies of 100 x 3.75mm hand driven nails or three 50 x 3.15mm power driven nails at 600mm centres.

Concrete floor**Internal bracing lines**

In accordance with the requirements of NZS3604 for internal wall plate fixing or alternatively 75 x 3.8mm shot fired fasteners fitted with 16mm disks, spaced at 100mm and 300mm from the end studs and thereafter at 600mm centres.

External wall bracing lines

In accordance with the requirements of NZS 3604:1999 for external plate fixing.

WALL LINING

One layer of 10 or 13mm GIB® Standard Plasterboard. Vertical or horizontal fixing permitted. Sheet joints shall be touch fitted. Use full length sheets where possible.

PERMITTED SUBSTITUTION

The Bracing Unit ratings for system GS1(10) apply to 10mm GIB® Standard Plasterboard and any other GIB® Plasterboard. The ratings for GS1(13) apply to 13mm GIB® Standard Plasterboard and any other 13mm GIB® Plasterboard.

FASTENING THE LINING**Fasteners**

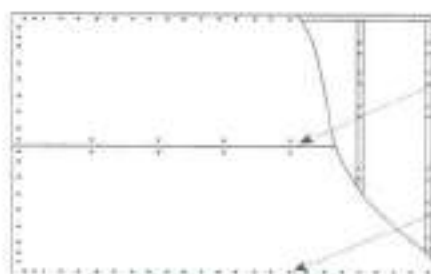
32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® nails.

Fastener Centres

50, 100 and 150mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertical fixing place fasteners at 300mm centres at sheet joints in the tapered sheet edge. For horizontal fixing place single fasteners in the tapered edge where sheets cross studs. Use dots of GIBFix® Adhesive at 300mm centres to intermediate studs. Place fasteners 12mm from tapered paper bound sheet edges and 18mm from sheet end or cut sheet edges.

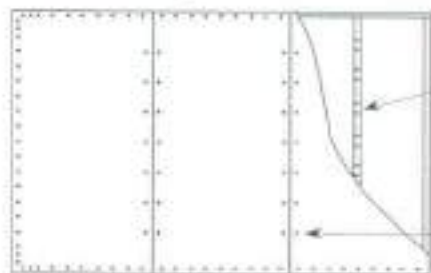
JOINTING

All fastener heads stopped and all sheet joints paper-tape reinforced and stopped in accordance with the "GIB® Site Guide".

**Horizontal Fixing**

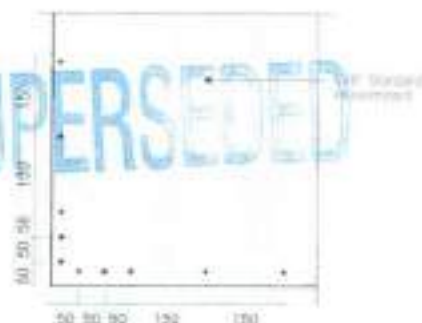
Single 32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails where sheets cross studs.

32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails at 150mm centres to perimeter of bracing element.

**Vertical Fixing**

Dots of GIBFix® adhesive at 300mm centres to intermediate studs and noggs.

Single 32mm x 6g GIB® Grabber® Drywall Screws or 30mm GIB® Nails at 300mm centres.



Fasteners are placed at 150mm centres around the bracing element perimeter starting at 50 mm and 100 mm from the bracing element corner. Fasteners are placed no closer than 12mm to paper-bound machine edge of the sheet and no closer than 18mm to a sheet end or cut edge.

16 / 10776

Approved Building

In order for GIB® system to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication

GIB® EzyBrace™ System, 2009 and has been approved in accordance with the BMNZ Approval No. 204 (2008).

Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

Eave flashing required where all of the following conditions are met:

- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High

Profiled metal roofing:

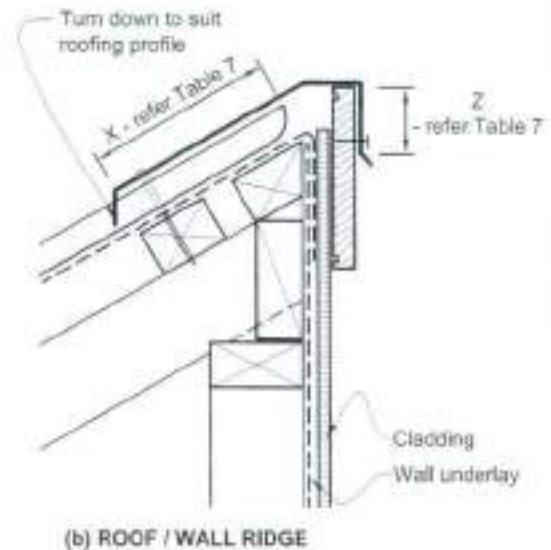
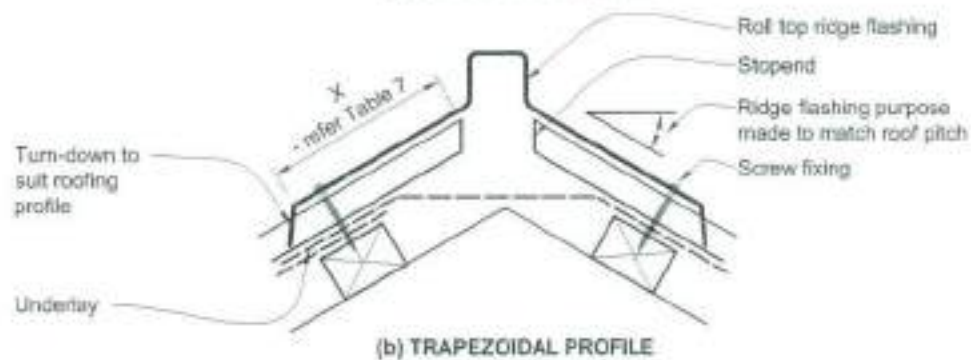
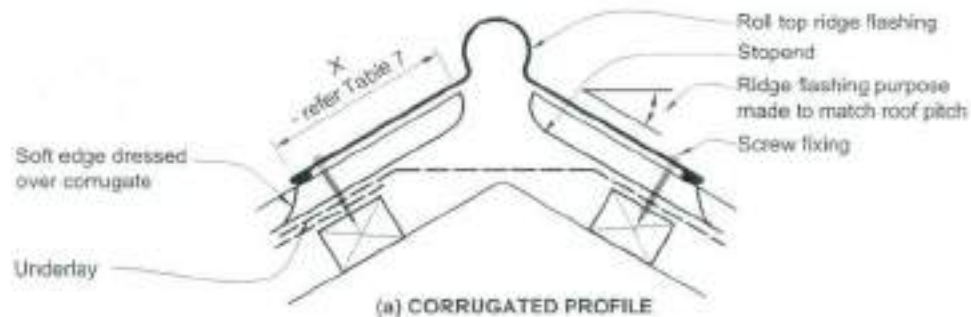


Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7



Amend 5
Aug 2011**COMMENT:**

Reduced cover for barge and apron flashings may be applicable for specifically designed roofs in low wind zones.

Refer to the New Zealand Metal Roof and Wall Cladding Code of Practice for additional guidance on ridge to hip flashings.

Amend 2
Jul 2006Amend 5
Aug 2011

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

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

Amend 5
Aug 2011Amend 2
Jul 2006Amend 2
Jul 2006Enact 2
Dec 2011Enact 2
Dec 2011Amend 2
Jul 2006

Figure 44: Apron flashing and change in pitch for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

NOTE: X = variable according to wind zone - refer Table 7.

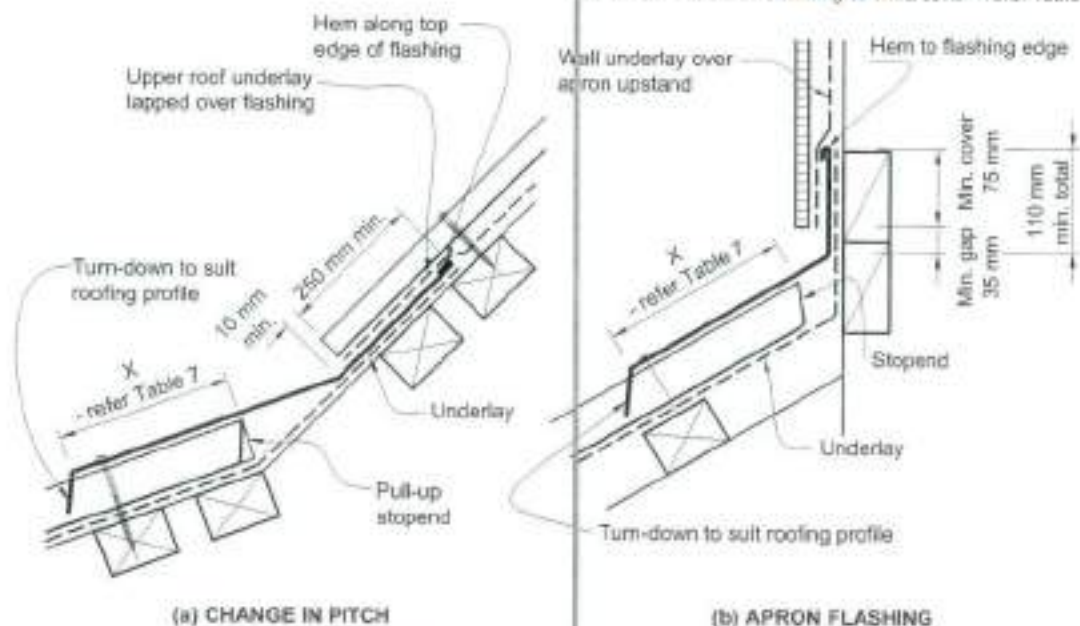
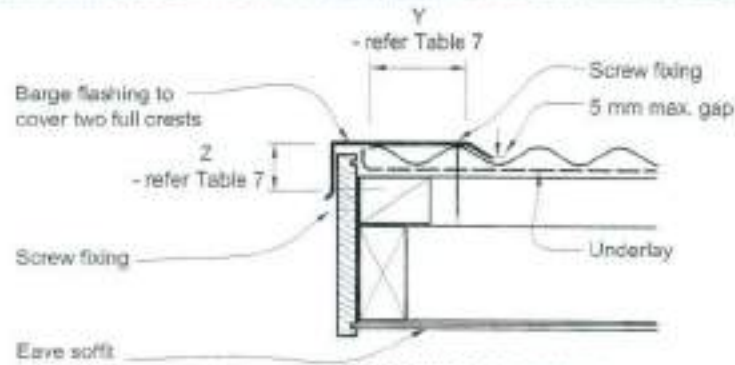
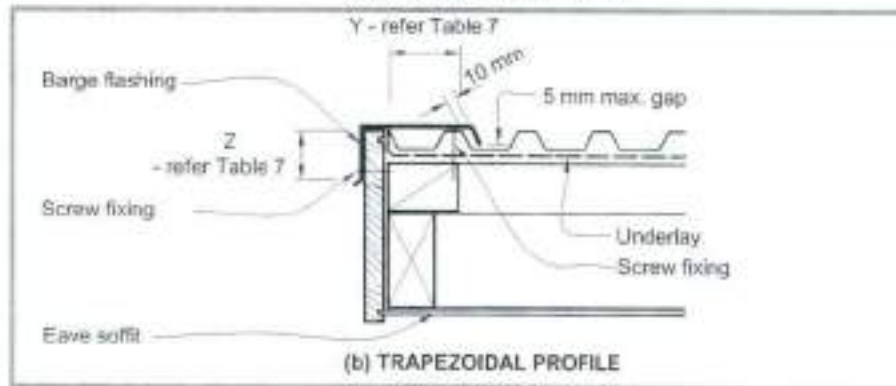
Amend 2
Jul 2006Amend 5
Aug 2011

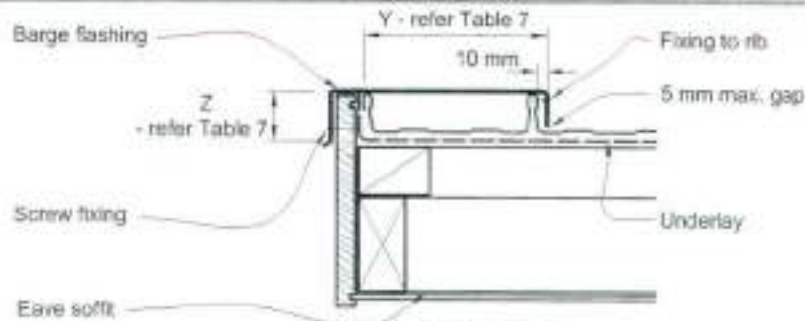
Figure 47: Barge flashings for profiled metal
Paragraphs 8.4.11, 8.4.12, Table 7



(a) CORRUGATED PROFILE



(b) TRAPEZOIDAL PROFILE



(c) TROUGH PROFILE

Amend 2
Jul 2006

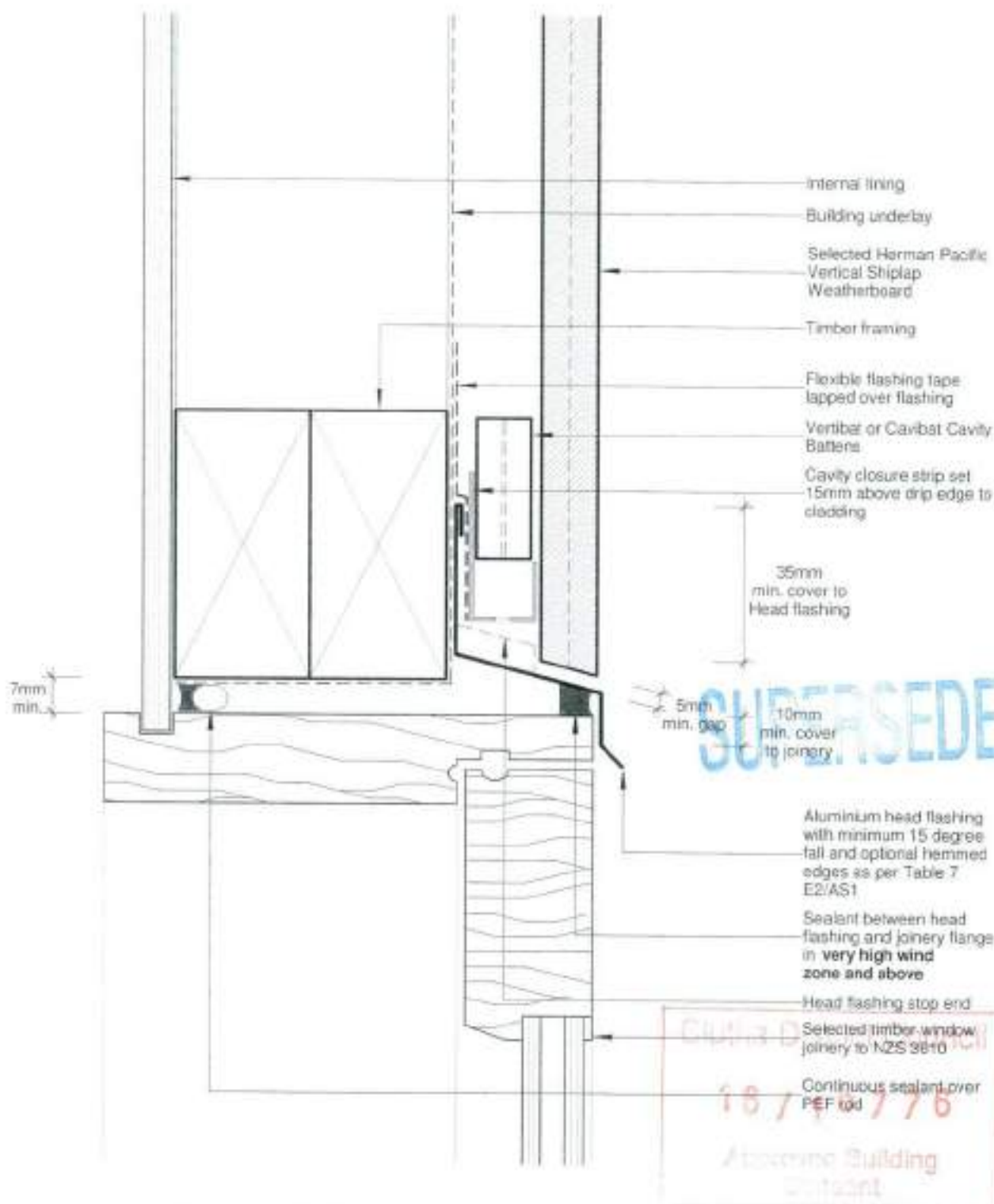
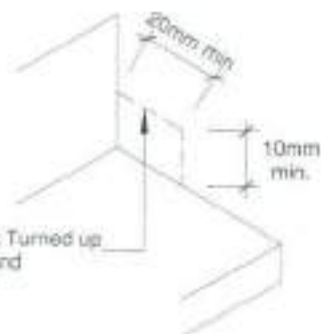
Amend 2
Jul 2006

Amend 2
Jul 2006

Amend 5
Aug 2011

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Vertical Shiplap Weatherboard System Window Head Detail, Timber Joinery

HermanPacific

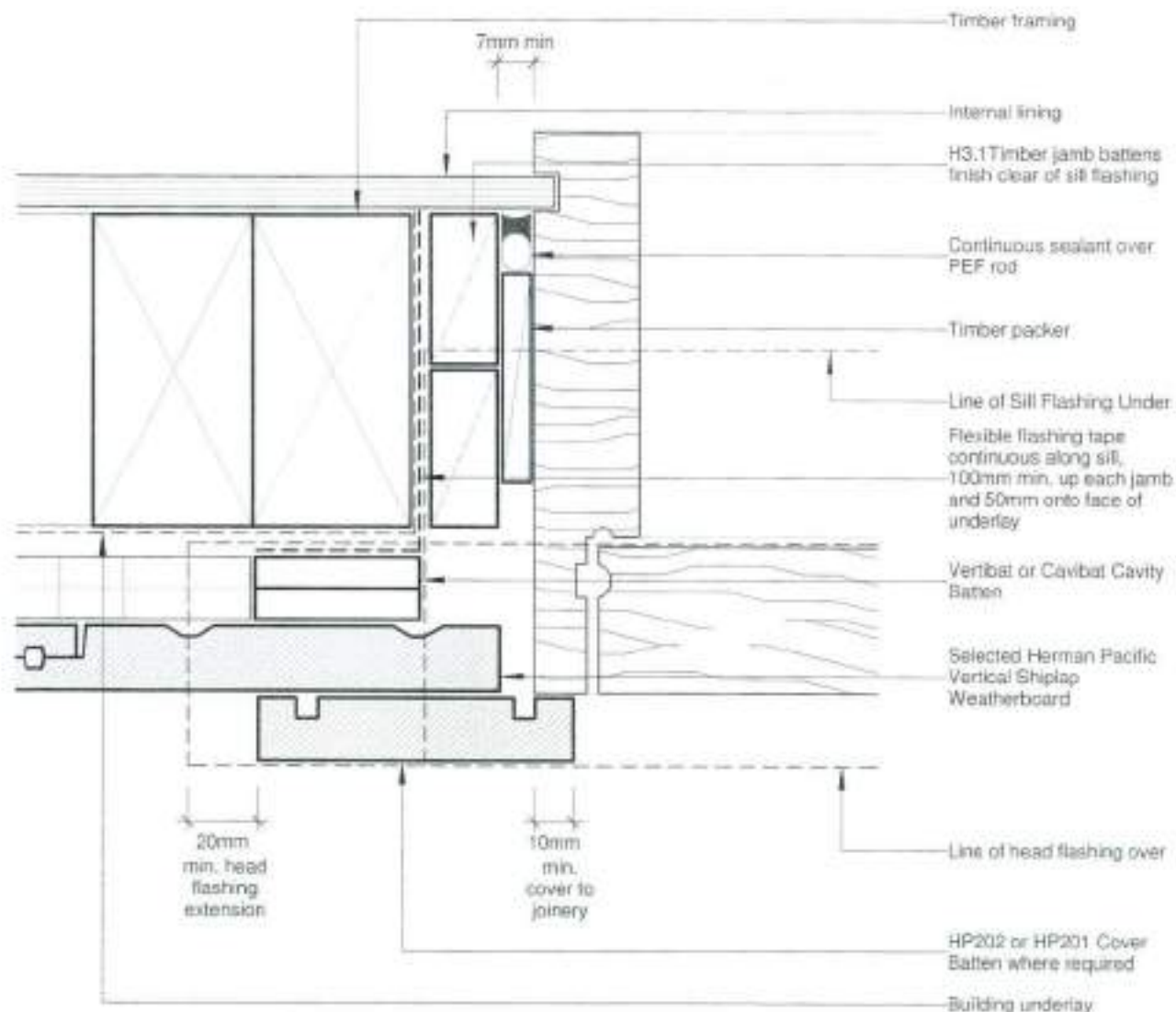
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HC-SHIP-220
DRAWING

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
 - All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
 - All materials and fixtures are to comply with E2/AS1 Clause 2.2.
 - For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
 - Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Vertical Shiplap Weatherboard System
Window Jamb Detail, Timber Joinery

HermanPacific

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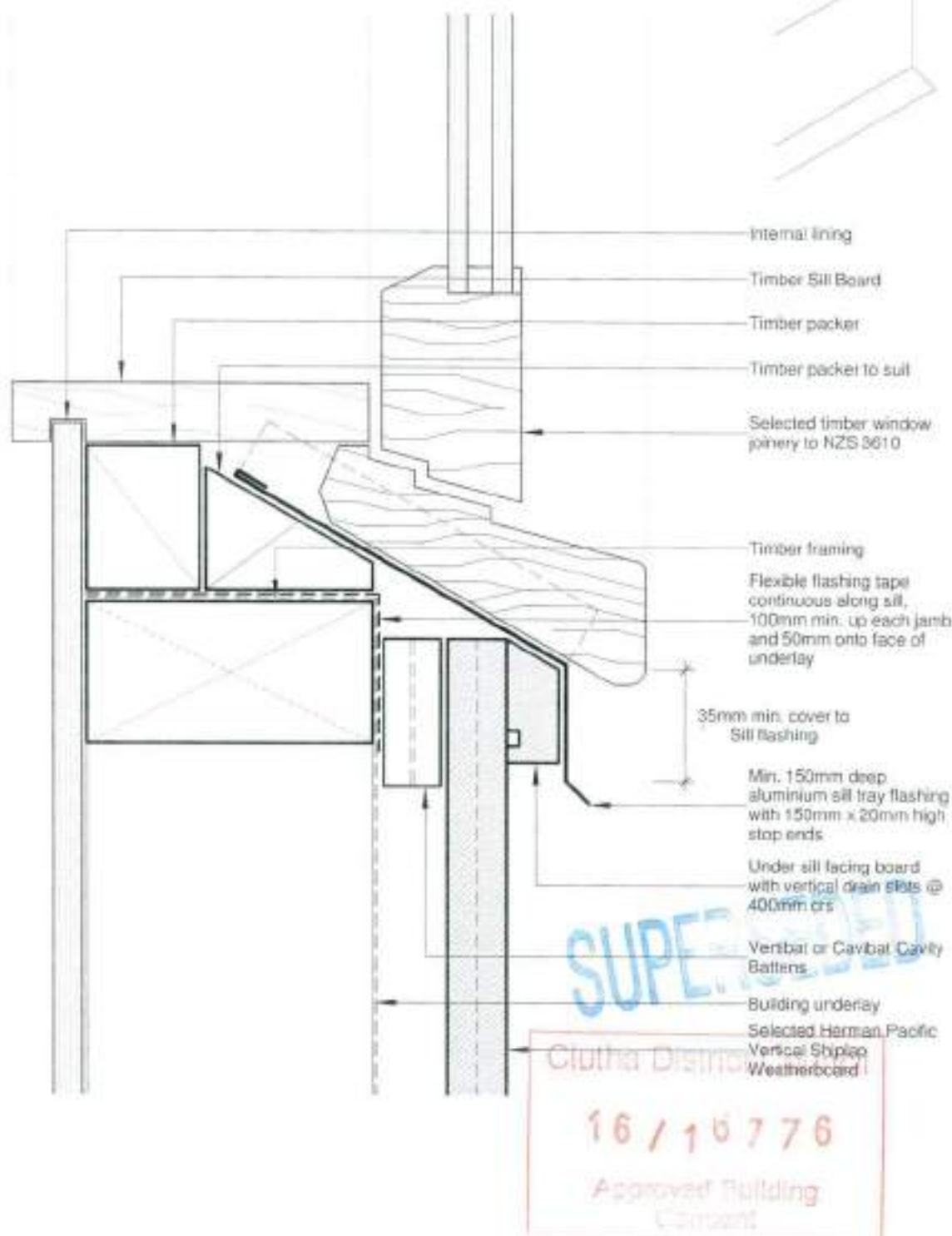
HC-SHIP-222
 DRAWING

1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
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- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Vertical Shiplap Weatherboard System Window Sill Detail, Timber Joinery

HermanPacific

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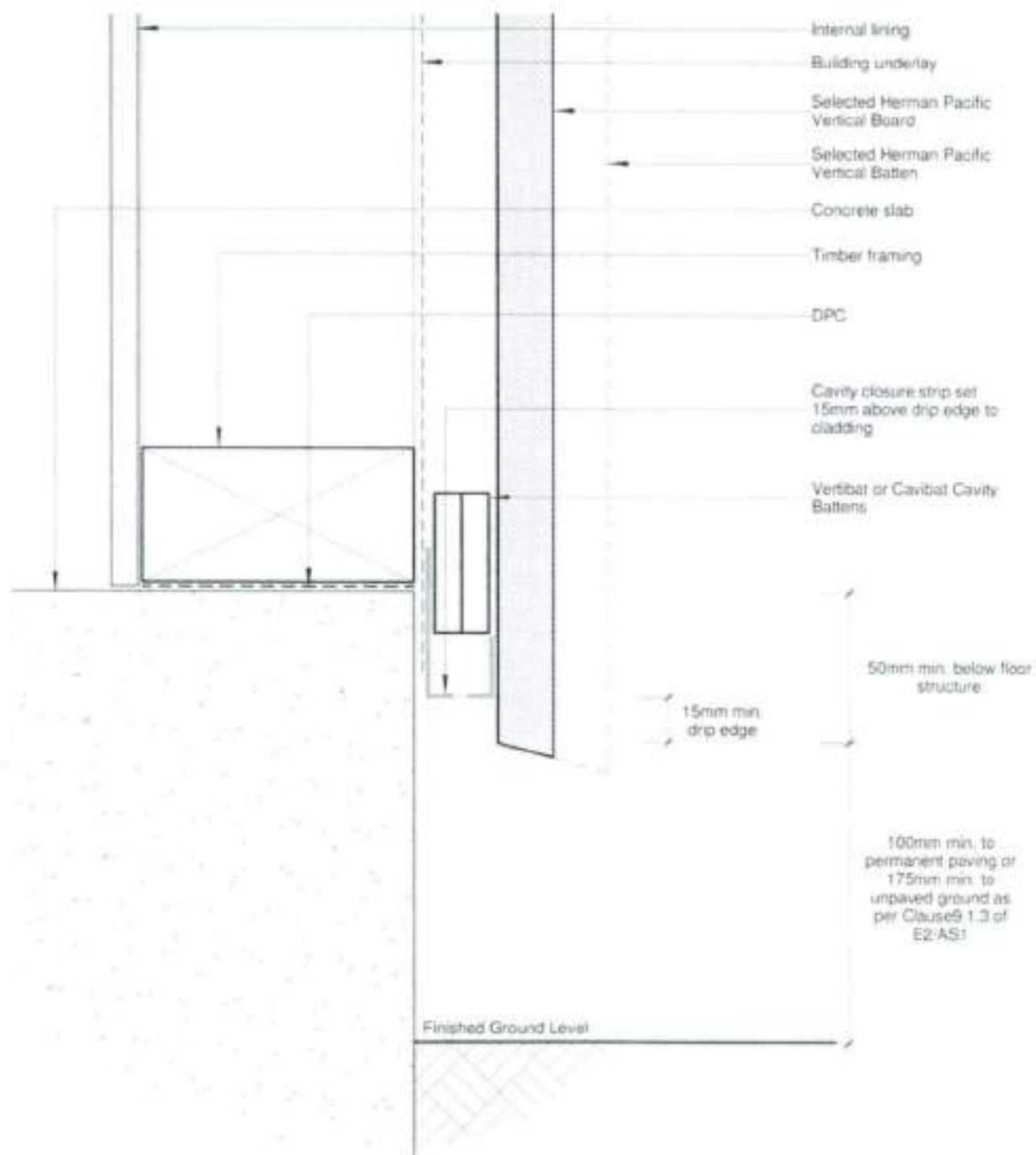
HC-SHIP-221
DRAWING

1 : 2 @ A4
SCALE

04/08/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Base of Wall, Concrete

HC-BBAT-500
DRAWING

Herman Pacific

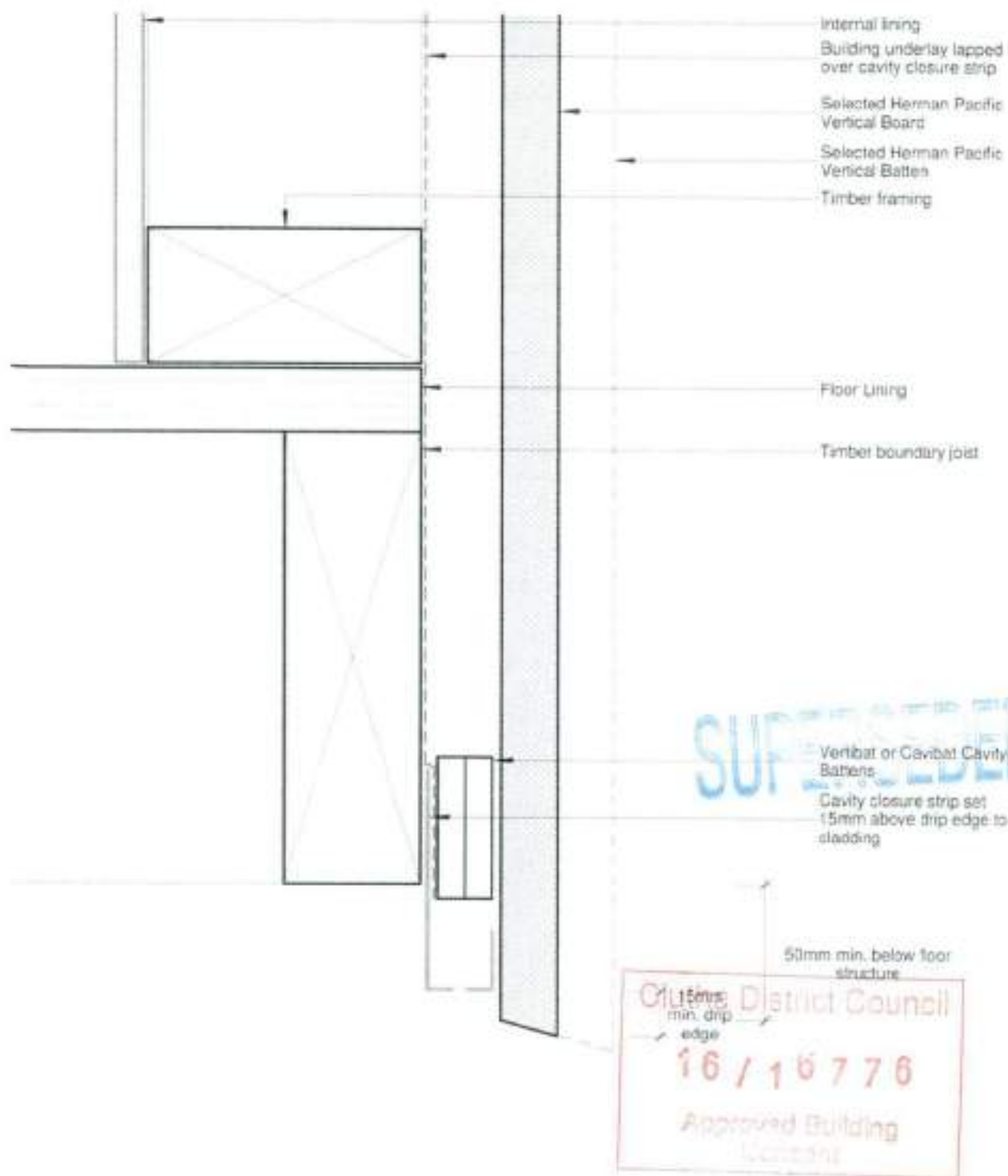
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1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Base of Wall, Timber

HC-BBAT-501
DRAWING

HermanPacific

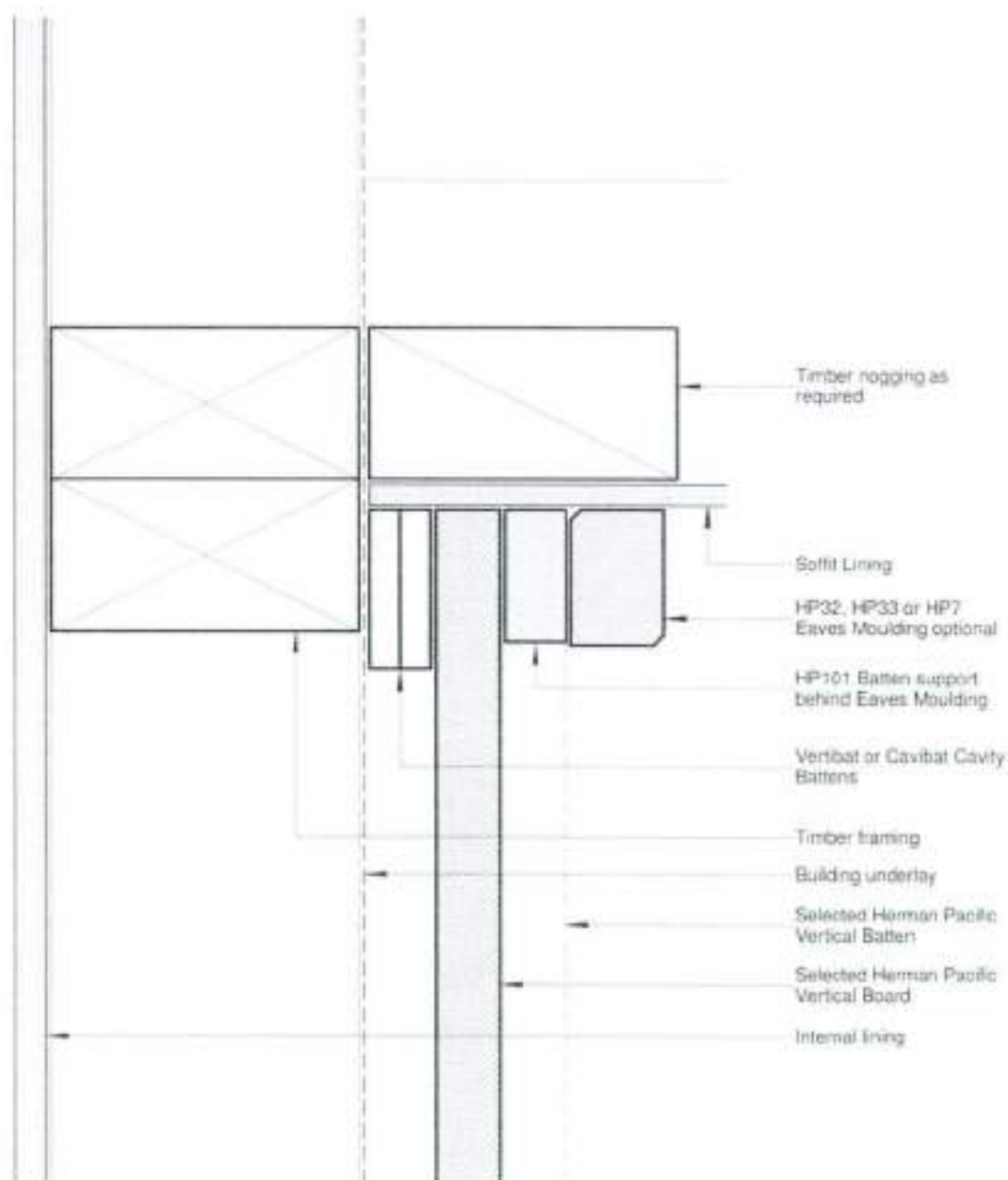
www.hermipac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

1 : 2 @ A4
SCALE

04/08/2015
ISSUED DATE

Notes:

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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
Soffit Detail, Overhang

HermanPacific

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HC-BBAT-601

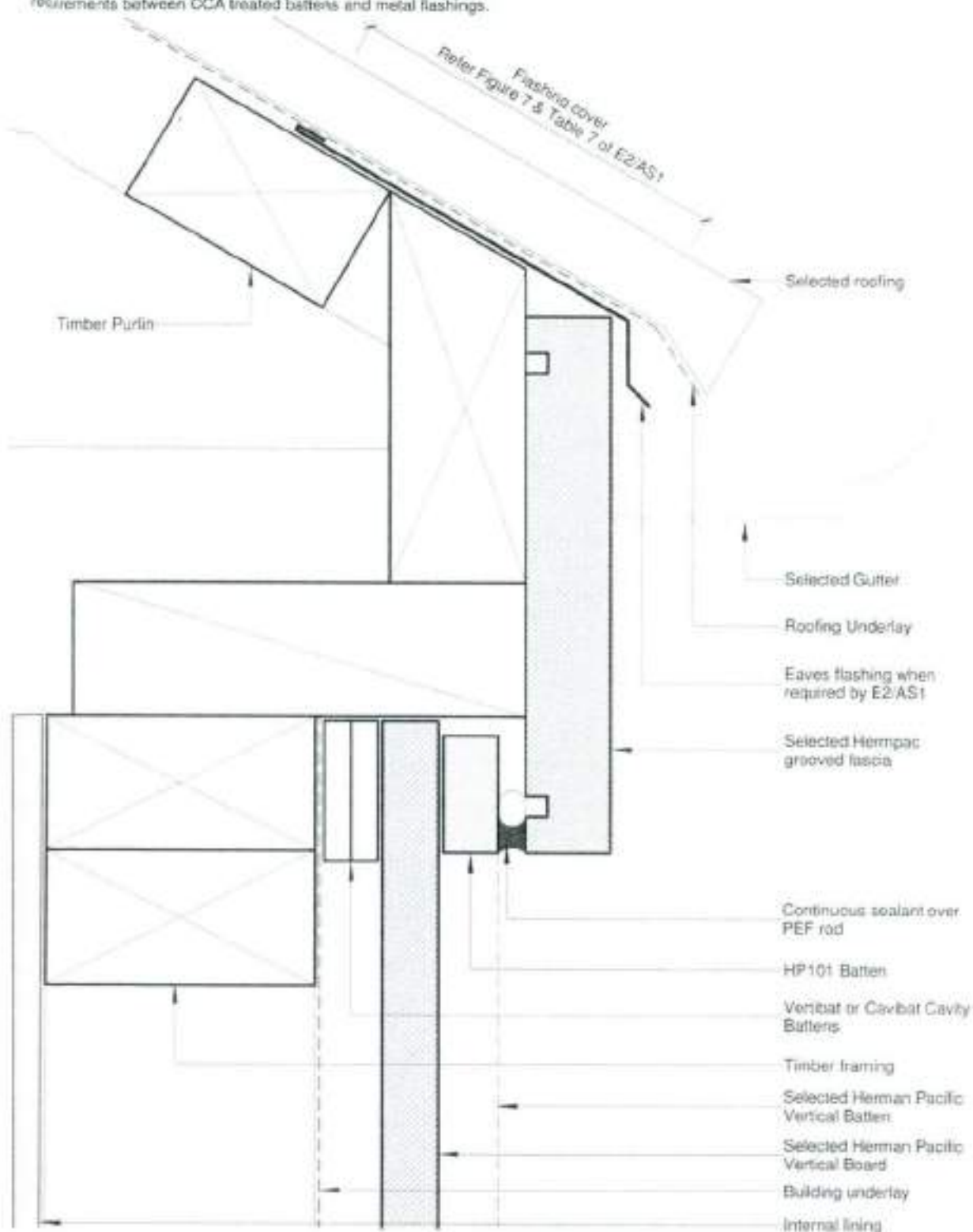
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1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between OCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System Eaves Detail, No Overhang

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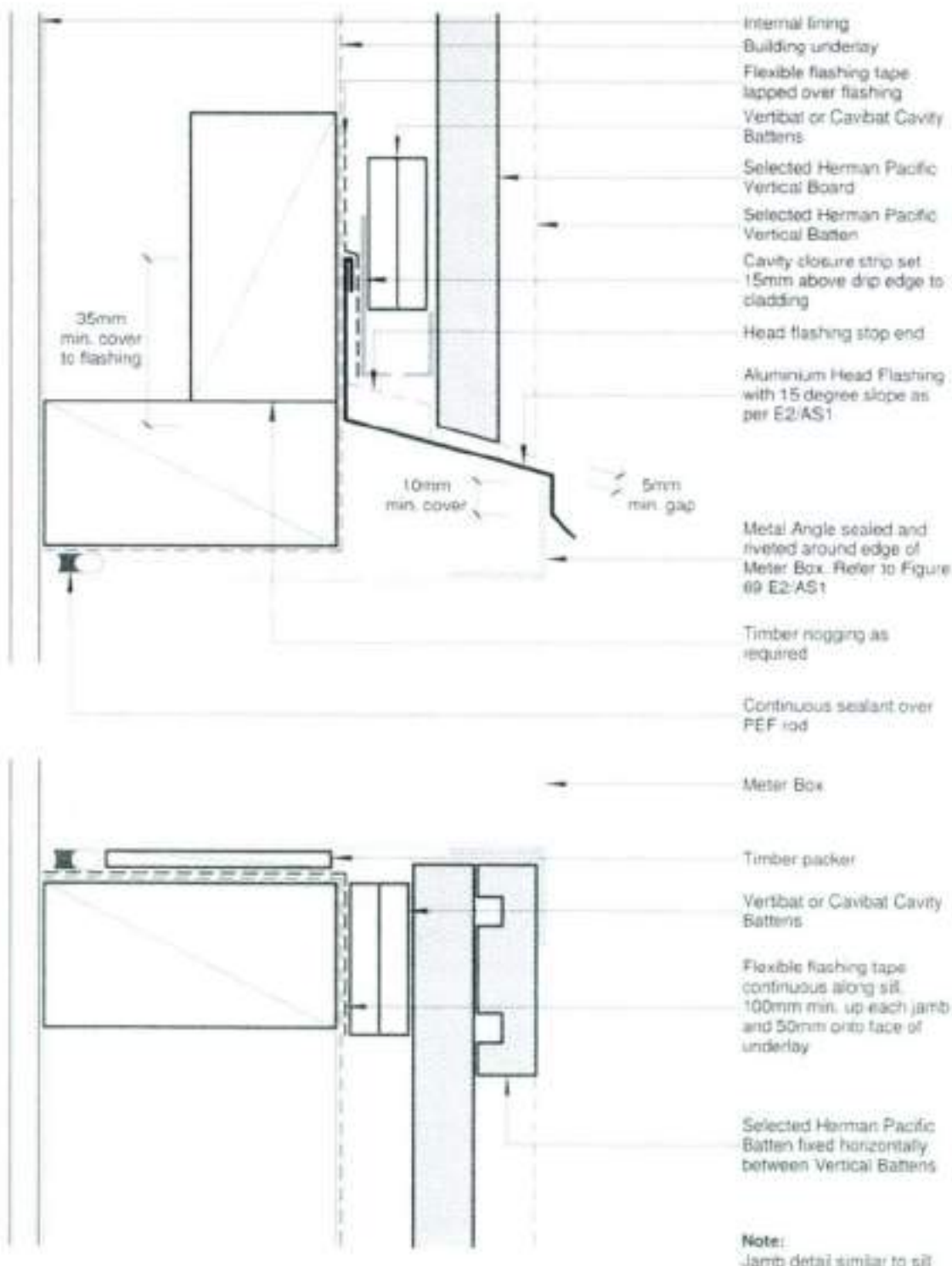
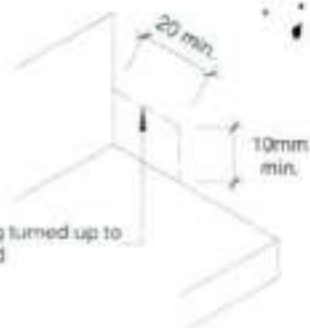
HC-BBAT-602
DRAWING

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Note:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System Meter Box Detail

HC-BBAT-800
DRAWING

HermanPacific

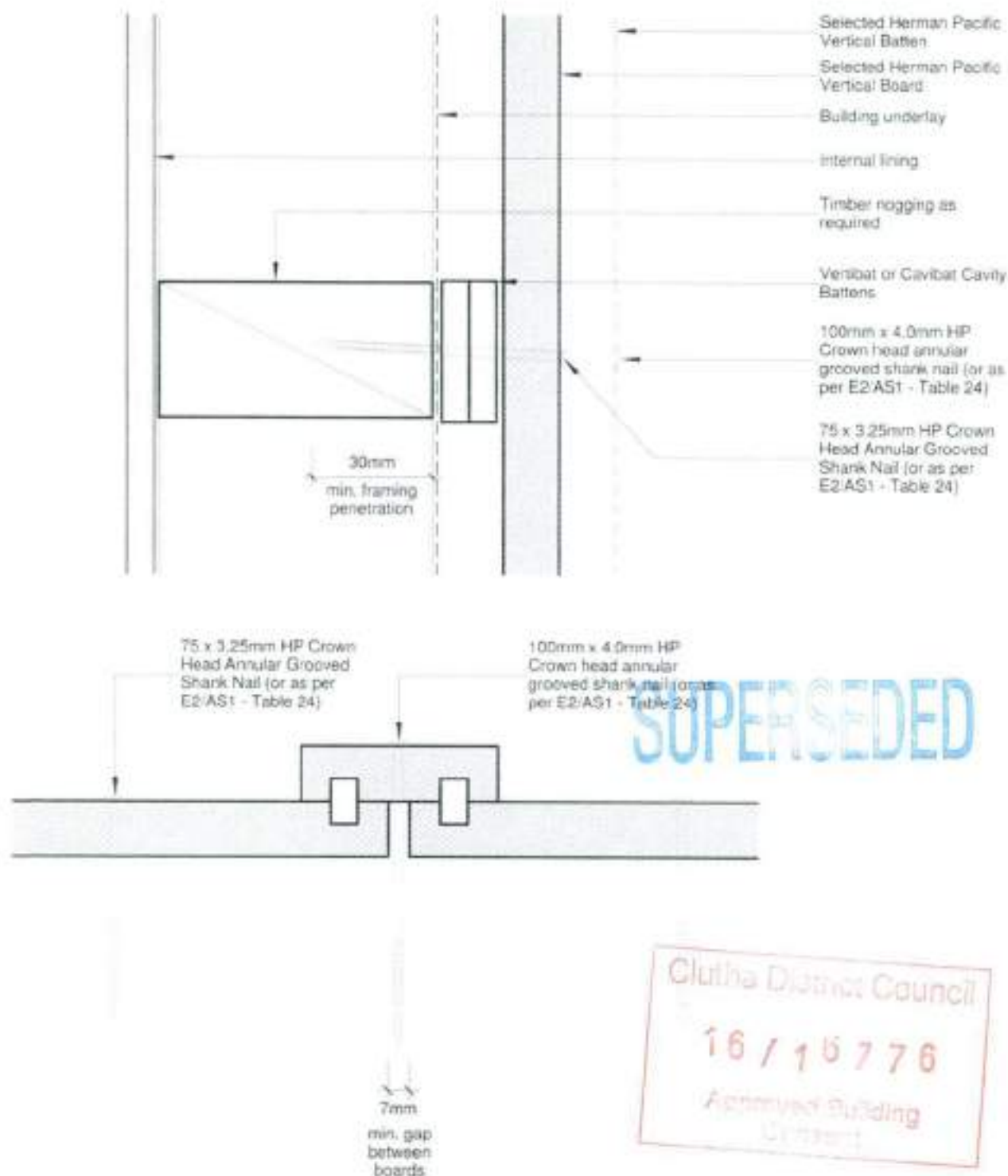
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1:2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System
General Detail Cavity Fix, Stain Finish

HermanPacific

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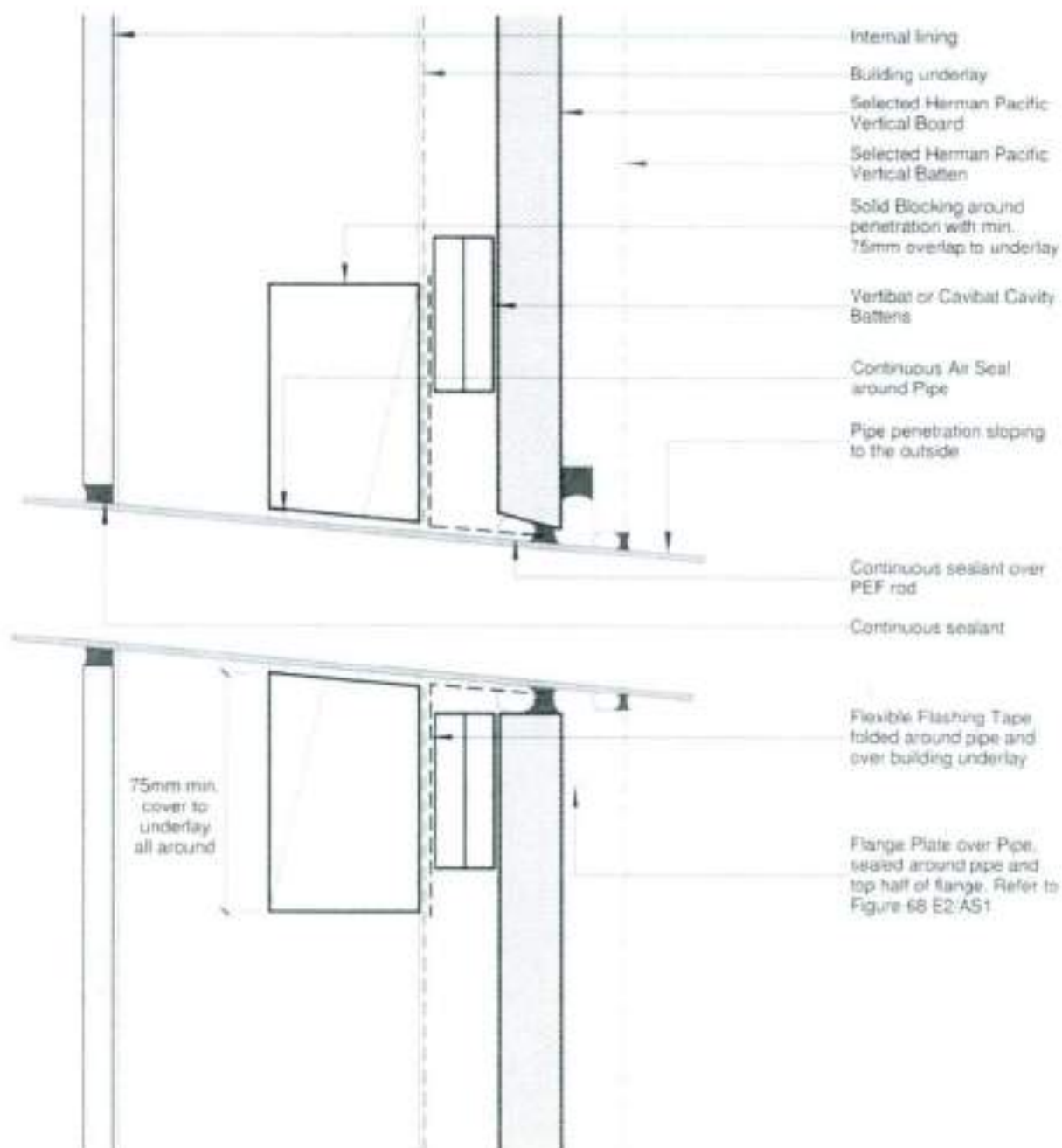
HC-BBAT-410
DRAWING

1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All Herman Pacific timber products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between OCA treated battens and metal flashings.



**Cavity Fix Board & Batten Weatherboard System
Pipe Penetration Detail**

HC-BBAT-801
DRAWING

HermanPacific

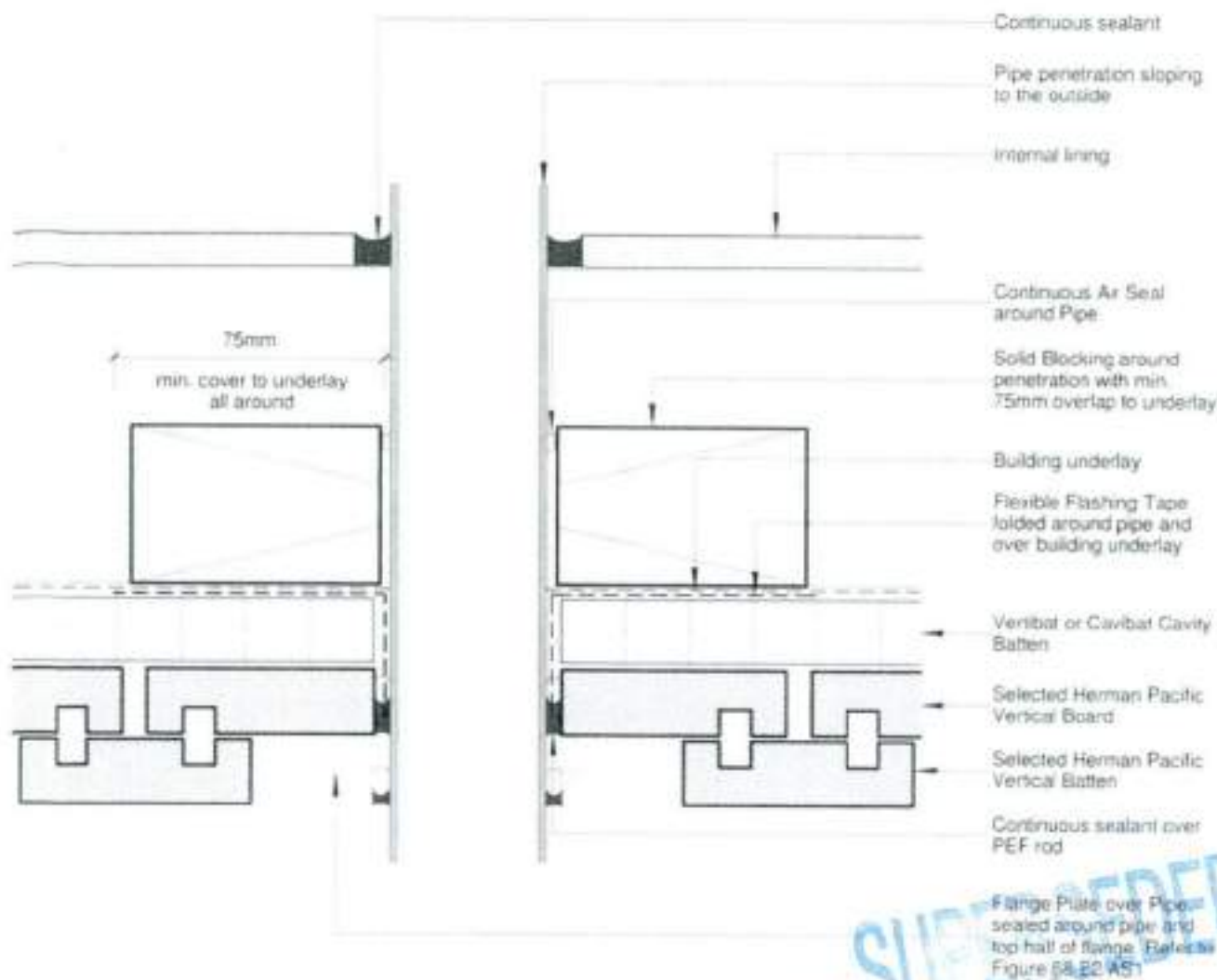
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1 : 2 @ A4
SCALE

04/06/2015
ISSUED DATE

Notes:

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- For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Cavity Fix Board & Batten Weatherboard System Pipe Penetration Plan Detail

HermanPacific

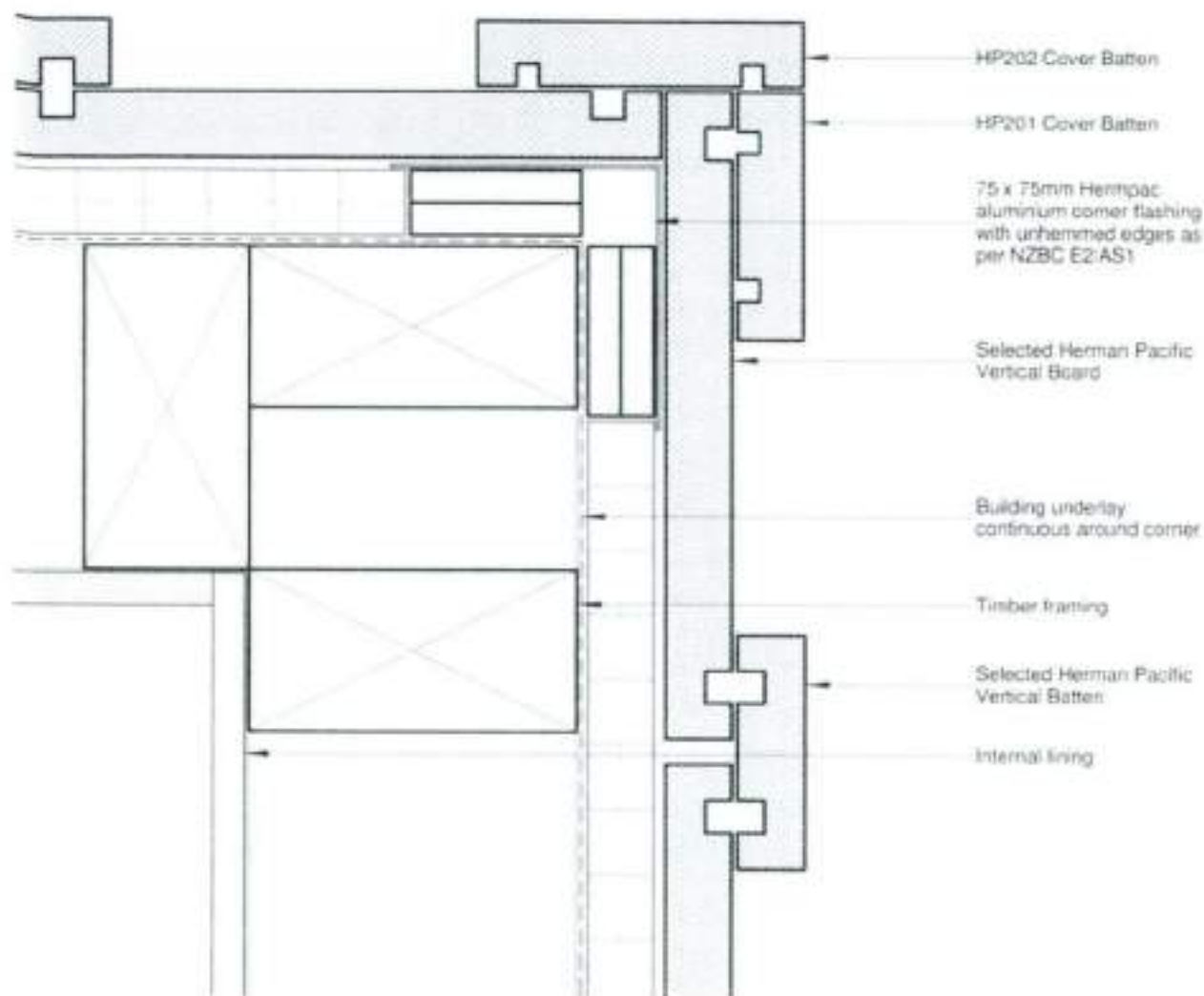
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HC-BBAT-802
DRAWING

1 : 2 @ A4
SCALE
04/06/2015
ISSUED DATE

Note:

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- Refer to NZBC Acceptable Solutions E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



NOTE:

For Detailed Installation and Fixing Information of Corner Mouldings Email technical@hermpac.co.nz

Cavity Fix Board & Batten Weatherboard System
External Corner Boxed

HC-BBAT-400
 DRAWING

HermanPacific

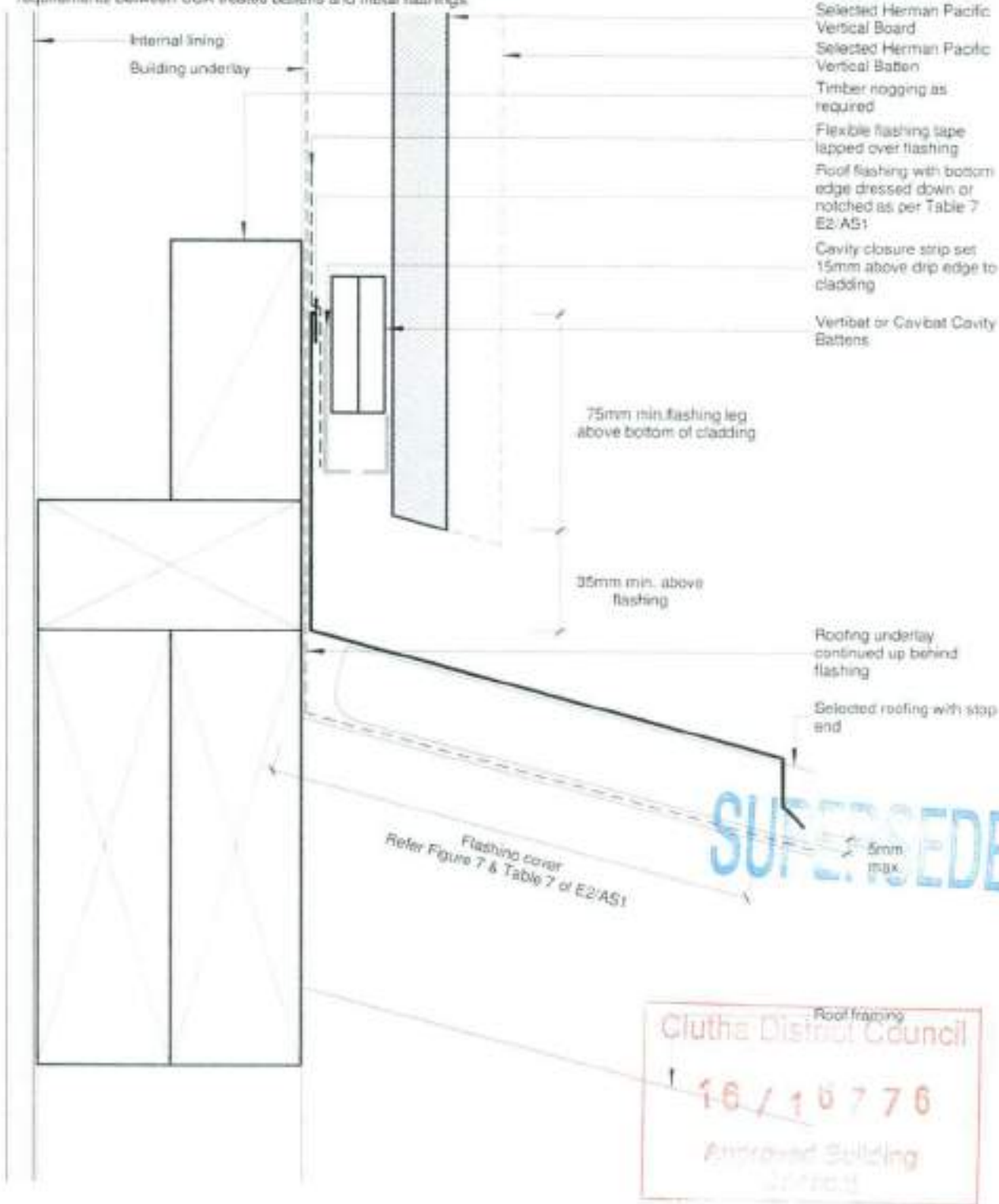
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1 : 2 @ A4
 SCALE

04/06/2015
 ISSUED DATE

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**Cavity Fix Board & Batten Weatherboard System
Roof/Wall Junction**



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HC-BBAT-600
DRAWING

1:2 @ A4
SCALE

04/06/2015
ISSUED DATE

Site Information:

Address: 3 Sandown Street, Waiholo
 Lot: 1
 DP: 340641
 Val number: 2804411803
 Site Area: 833.8m²
 Existing floor area: 74.1m²
 Wind zone: High
 Snow Load: N5

**THIS CONSENT HAS
 BEEN AMENDED
 REFER TO NEW PLANS**

RECEIVED
 17 NOV 2016
 CLUTHA DISTRICT COUNCIL



CLUTHA DISTRICT COUNCIL
 Consent/PIV No. 16-776
 Plans and specifications approved in
 accordance with the Building Act 2004 and the
 Building Code
 Signed: [Signature]
 Date: 14/11/16 Control Officer



Existing site plan 833.8m2

1:150 @ A3

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 16 / 16 776
 Approved Building
 Consent

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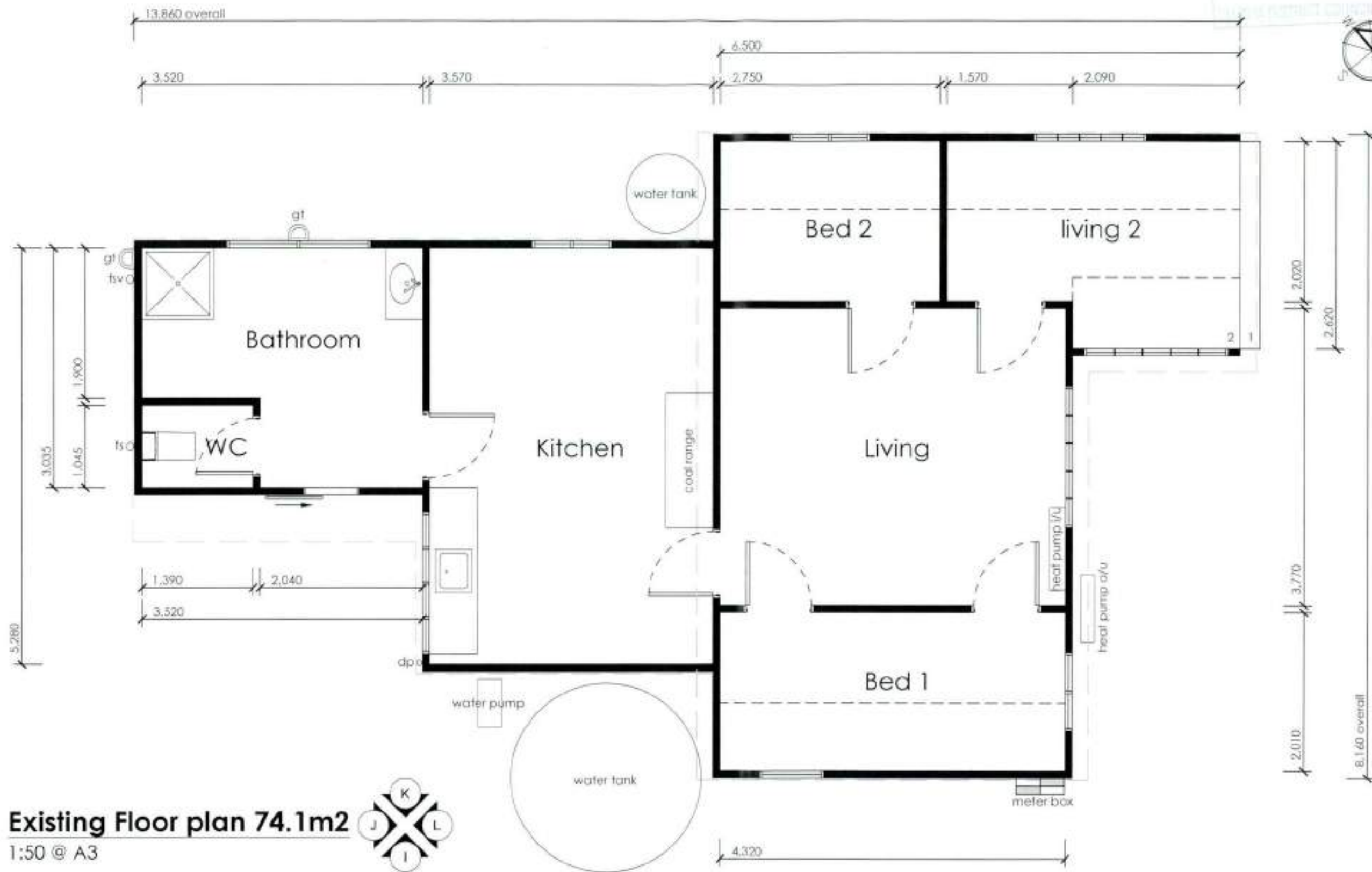


Proposed Alteration for Debbie
 Anderson - 3 Sandown St, Waiholo

date	revisions

sheet title:
 Existing site plan

Contract No.	
Date created: 5.11.16	Dwg No. 1



Existing Floor plan 74.1m²

1:50 @ A3



Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waihola

date	revisions

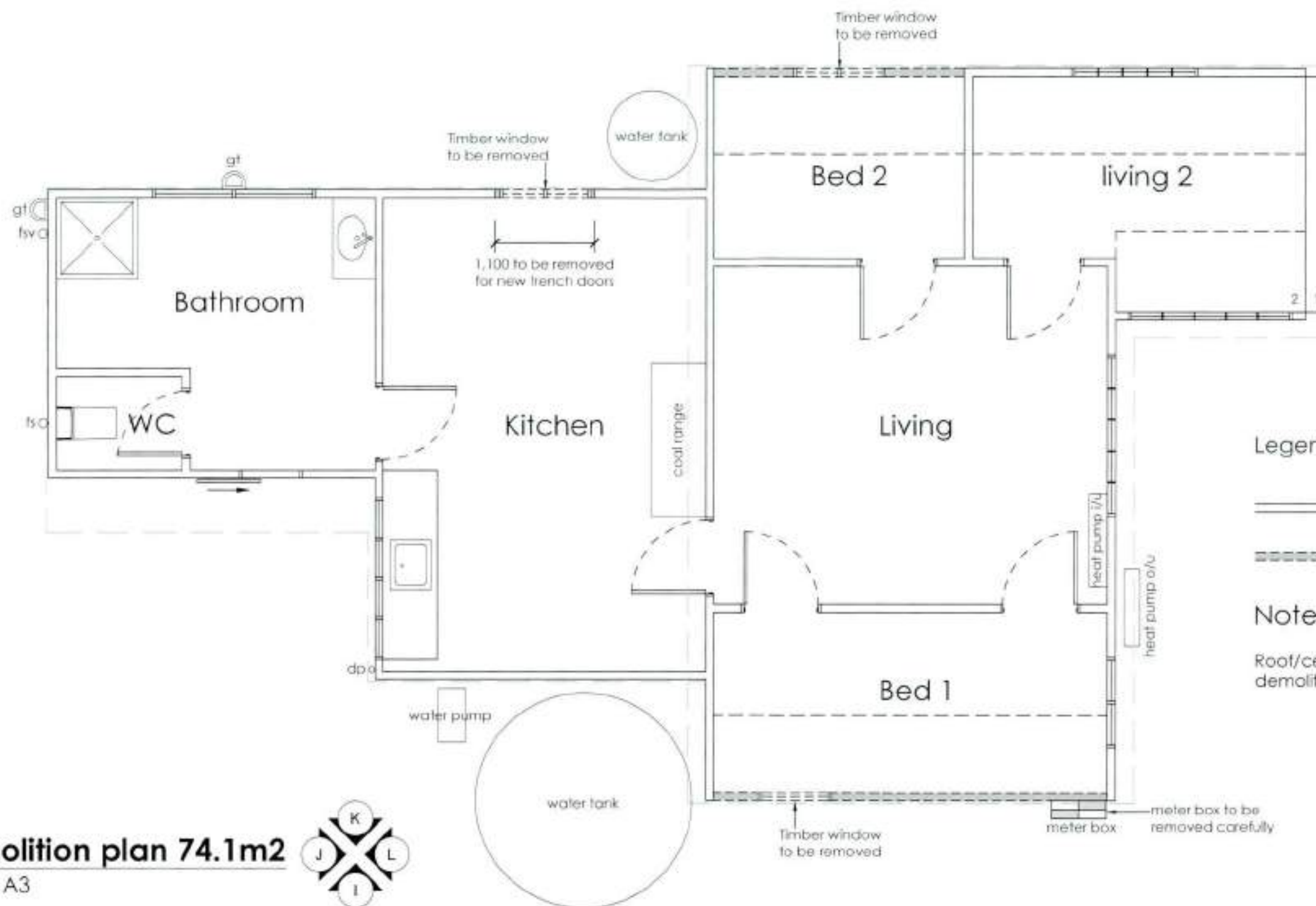
sheet title:
Existing floor plan

Contract No.

Date created:
5.11.16

Dwg No.

2



Legend:

- ===== Existing walls to remain
- Existing walls to be removed

Notes:

Roof/ceiling to be propped before demolition work is to begin



Demolition plan 74.1m²
1:50 @ A3



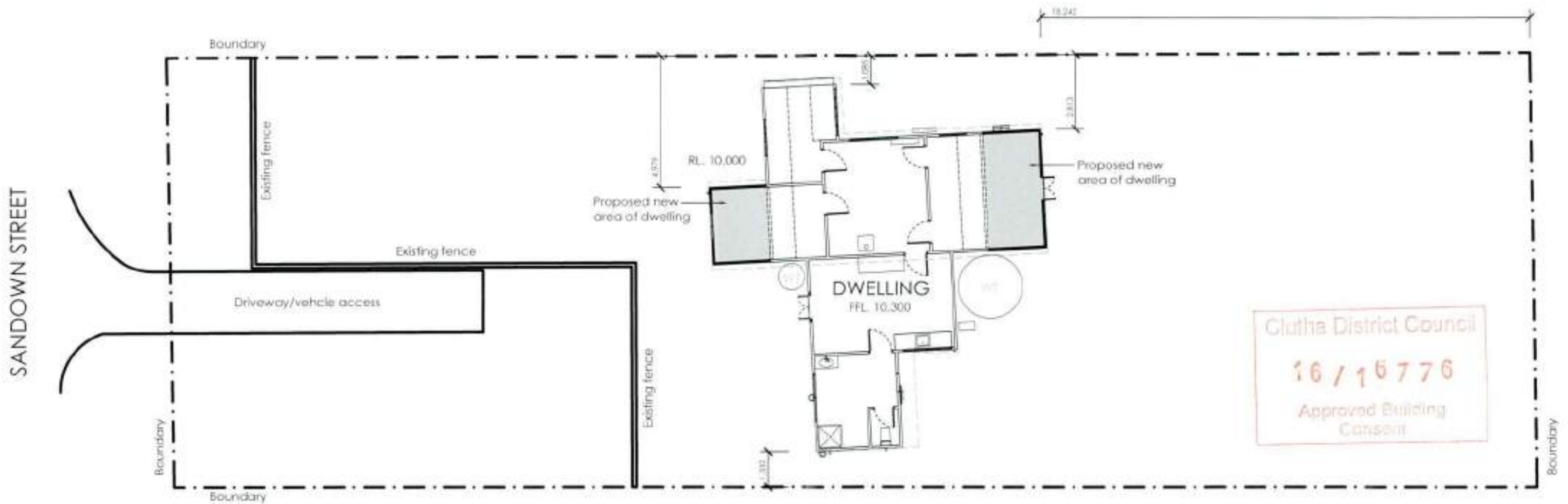
Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title
Demolition plan

Contract No.
Date created
5.11.16
Dwg No.
3

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Proposed site plan 833.8m2

1:150 @ A3



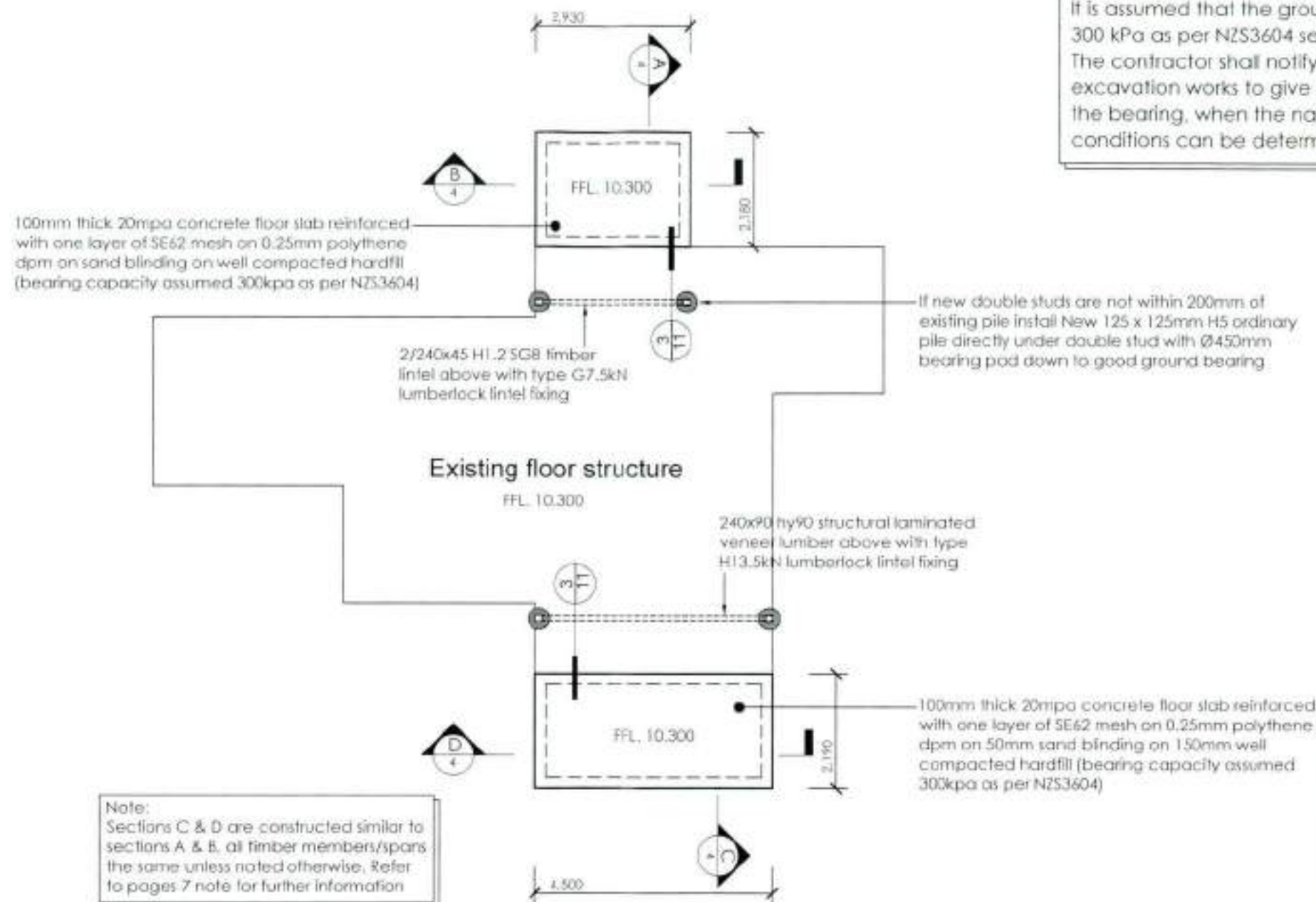
Proposed Alteration for Debbie Anderson - 3 Sandown St, Waihola

date	revisions

sheet title:
Proposed site plan

Contract No.	
Date created: 5.11.16	Dwg No. 4

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It is assumed that the ground bearing capacity is 300 kPa as per NZS3604 section 3 (Site requirements). The contractor shall notify Fahey Design Ltd during excavation works to give the opportunity to check the bearing, when the nature of the ground conditions can be determined.



Foundation plan 90.4m2

1:100 @ A3



Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title,
Foundation plan

Contract No.	
Date created	Dwg No.
5.11.16	5

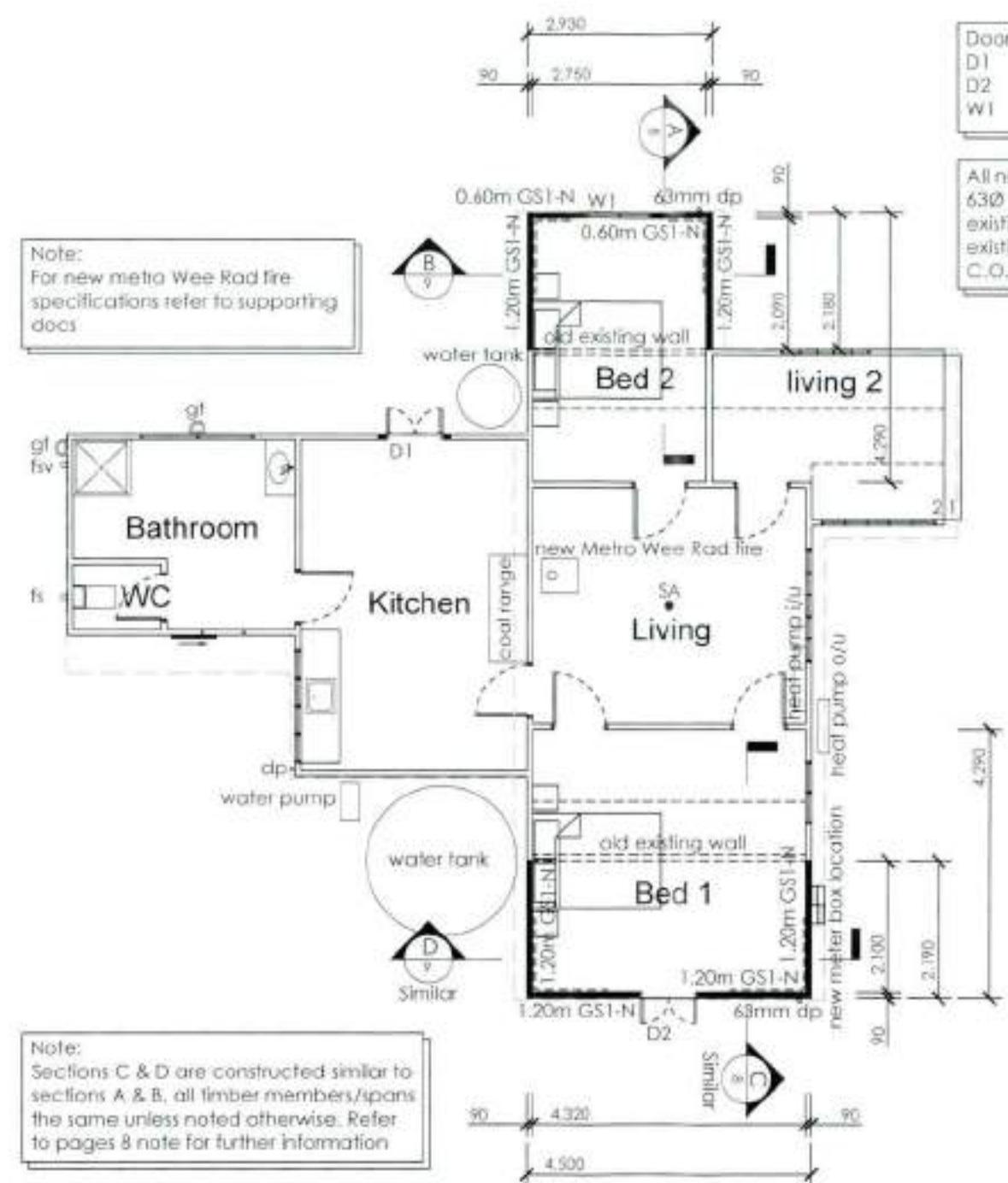
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General Notes:

1. These drawings are to be read in conjunction with the specification
2. All dimensions, levels and site conditions to be checked and verified by the contractor prior to commencing any works.
3. All aspects of construction are to comply with the NZ building code and approved documents NZS3604 2011, NZ building regs, and all other applicable standards and local by-laws.
4. These drawings were created using computer aided design software and should not be manually altered. Do not scale off these drawings as they may have been reduced from original and seldom retain correct scale, even if copied directly.
5. All materials shall be prepared for, fixed, installed, and finished in accordance with the respective manufacturers requirements. Building materials, components, and construction shall be sufficiently durable to ensure the building without reconstruction or major renovation, satisfies the requirements of the NZ building code 1992 clause B2 Durability throughout the life of the building.
6. The contractor shall ensure that the structural stability and enclosed or concealed fixings shall have a minimum of 50 years durability. For other fixings in the building envelope where access is possible but replacement difficult (eg lining supports) a minimum of 15 years durability is required. For linings, renewable protective coatings and other elements to which there is ready access, a minimum of 5 years durability is required. For any material, system, or item requiring a maintenance program, the manufacturer/supplier shall provide this information to the contractor, who shall supply to the owner upon completion or occupation of the building, which ever is the sooner.
7. Any inconsistencies or incompatibilities in the project documentation shall be immediately brought to the attention of the designer.

Legend:

- Existing walls to remain
- New 90 x 45mm SG8 H1.2 timber framed walls with studs at 600mm centres and dwangs at 800mm centres
- SA Smoke detector within 3.000m of any bedroom.
- GS1-N G1b Standard to one side Refer to Winstone wallboards bracing manual for installation instructions.



Note:
For new metro Wee Rad fire specifications refer to supporting docs

Door/Window intel sizes:
D1 2/90x45 H1.2 SG8
D2 2/90x45 H1.2 SG8
W1 2/90x45 H1.2 SG8

All new down pipes to be 63Ø min & connected to existing SW for disposal, existing SW location to be C.O.S

Note:
Sections C & D are constructed similar to sections A & B, all timber members/spans the same unless noted otherwise. Refer to pages 8 note for further information

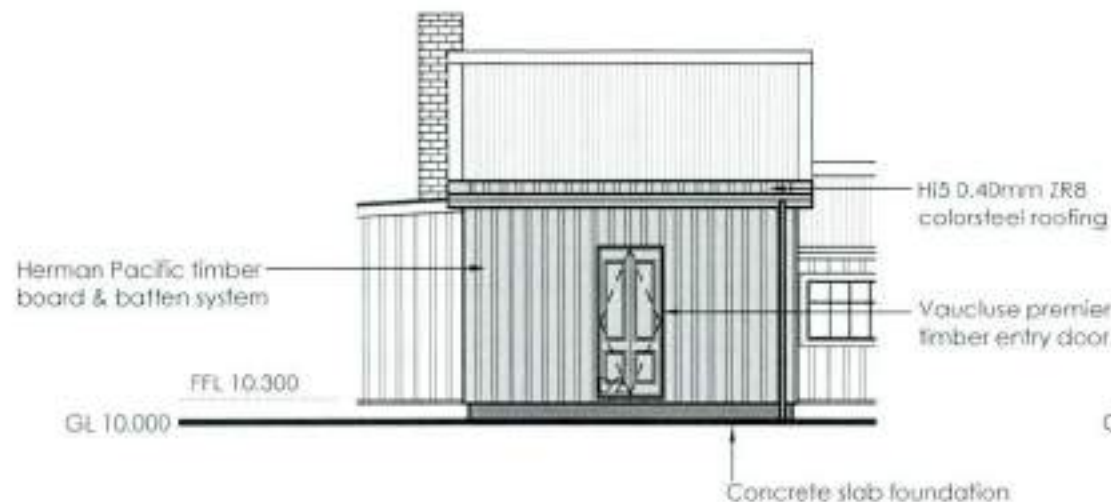
Proposed Floor plan 90.4m²
1:100 @ A3



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	Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo		sheet title:		Contract No.	
			Proposed floor plan		Date created:	Dwg No.
			date		5.11.16	6

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Part North West Elevation
1:100 @ A3



South West Elevation
1:100 @ A3

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE (NZS3604)	High	1
NUMBER OF STORIES	Low	0
ROOF/WALL INTERSECTION DESIGN	Low	0
EAVES WIDTH	Low	5
ENVELOPE COMPLEXITY	Low	0
DECK DESIGN	Low	0
TOTAL RISK SCORE:		6

Note:
For new window 1 on cavity system (new cladding) details, refer to supporting docs, window details. Door 1 & 2 similar

Note:
All grayed out areas show new proposed works

Note:
Refer to supporting docs

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Part South East Elevation
1:100 @ A3



North East Elevation
1:100 @ A3



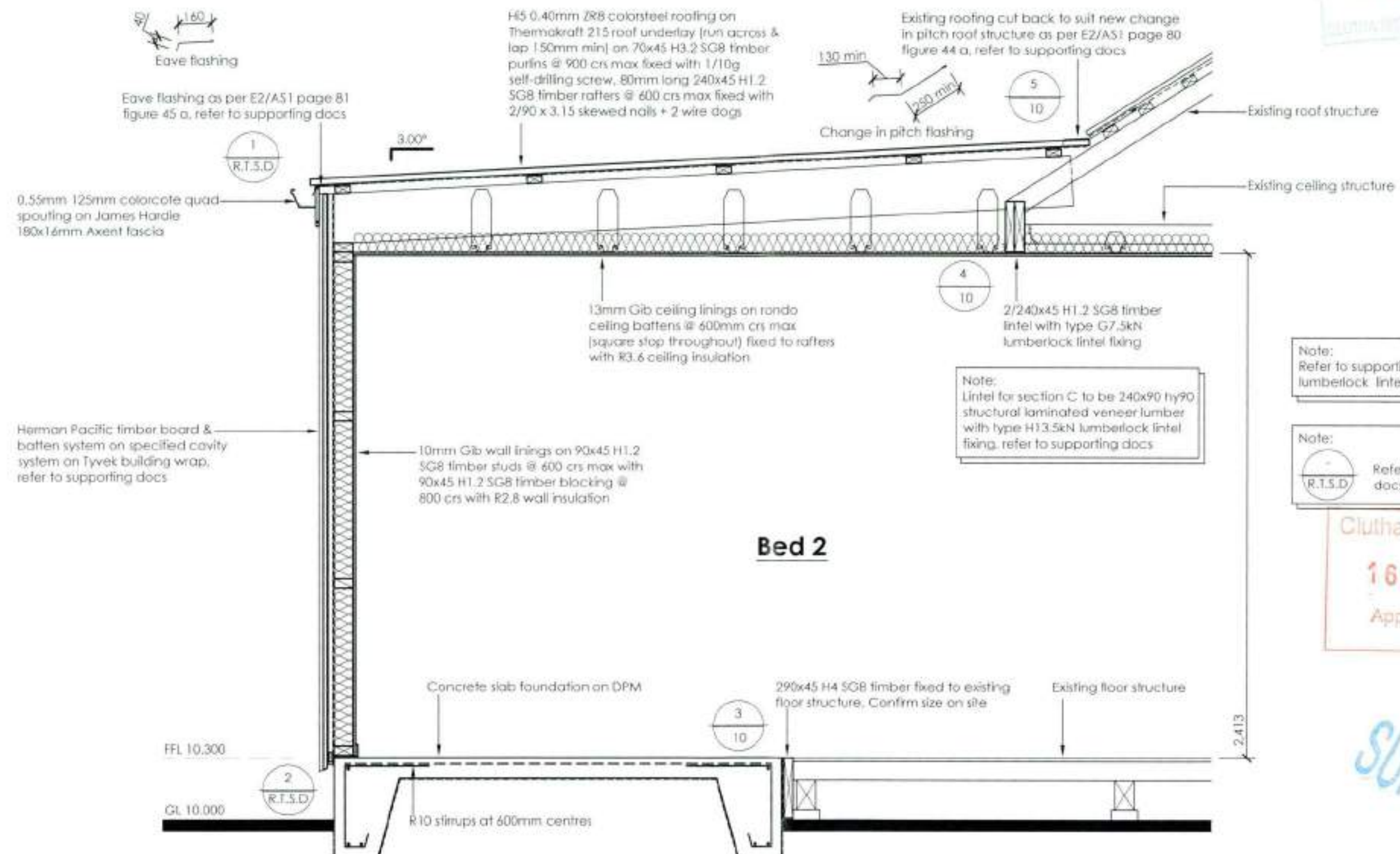
Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholo

date	revisions

sheet title:
Proposed elevations

Contract No.	
Date created:	Dwg No.
5.11.16	7

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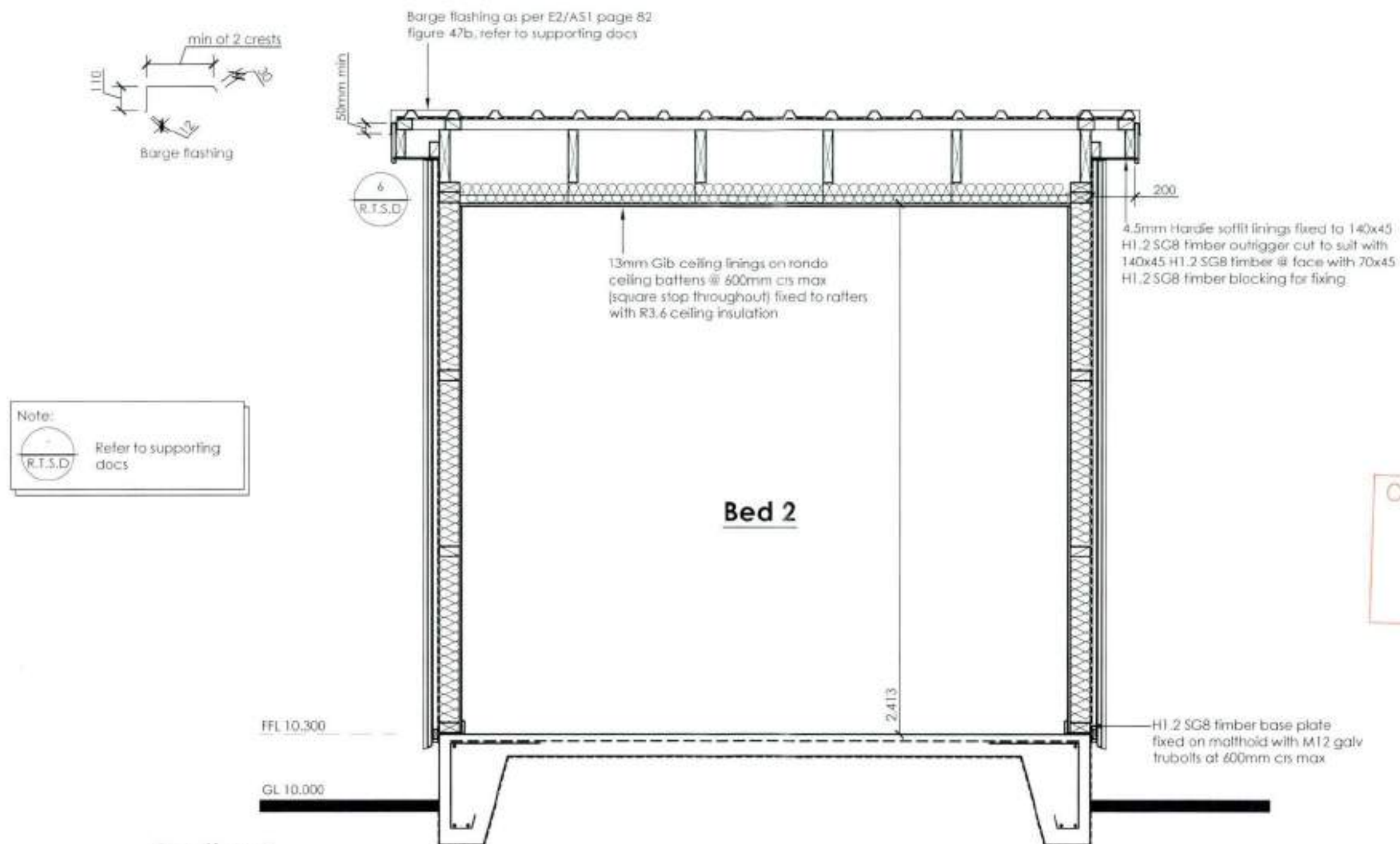
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 Proposed Alteration for Debbie Anderson - 3 Sandown St, Waihola			sheet title,	Contract No.	
			Proposed section A	Date created,	Dwg No.
				5.11.16	8
	date	revisions			

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Section B
1:20@A3

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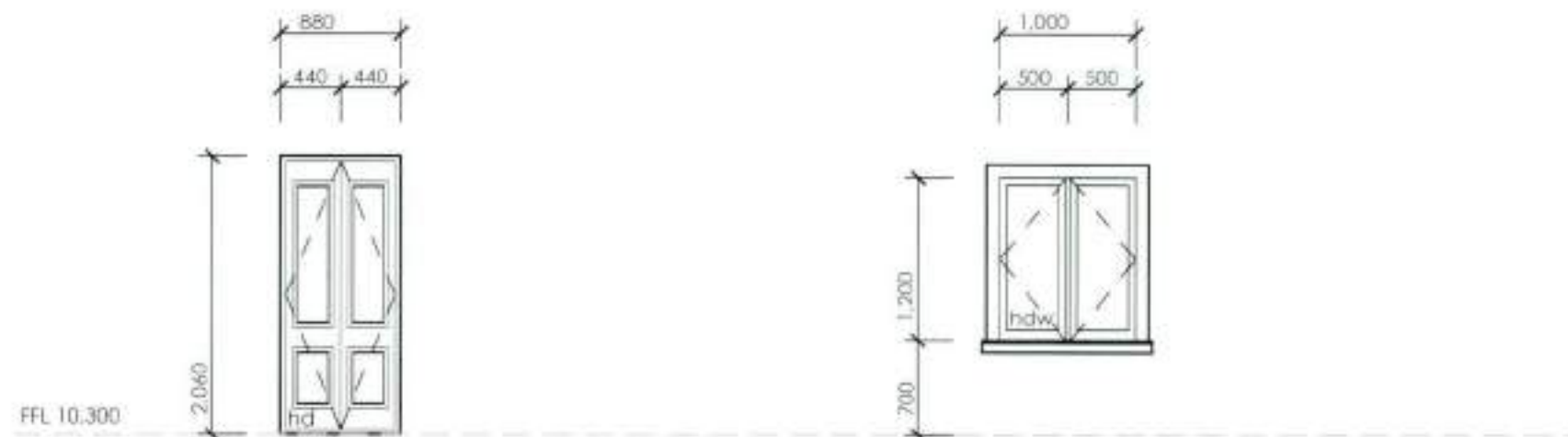


Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title: Proposed section B	Contract No.
	Date created: 5.11.16
	Dwg No. 9

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D1 & D2

Quantity	2 No.
Finish	Timber French doors
Glazing	-
M2 opening sash	Unglazed
Description	Entry door XVP13 Vaucluse premier, 1980x400x40
Model number	XVP13PG810

W1

Quantity	1 No.
Finish	Painted timber
Glazing	Clear double glazed
M2 opening sash	2 x 0.58m²
Description	Timber window
Model number	-

Notes:.

Reveals 19mm FJ pine H3.2 (not grooved)

Window dimensions are to over reveals

Contractor to confirm sizes on site before fabrication

Windows & doors are viewed from outside

Legend:

fg	fixed glazing
sd	sliding door
hdw	hinged window
hd	hinged door
st	safety glass

Clutha District Council
16 / 10 / 15
Approved By: [Signature]
C. [Signature]

SUPERSEDED

6.

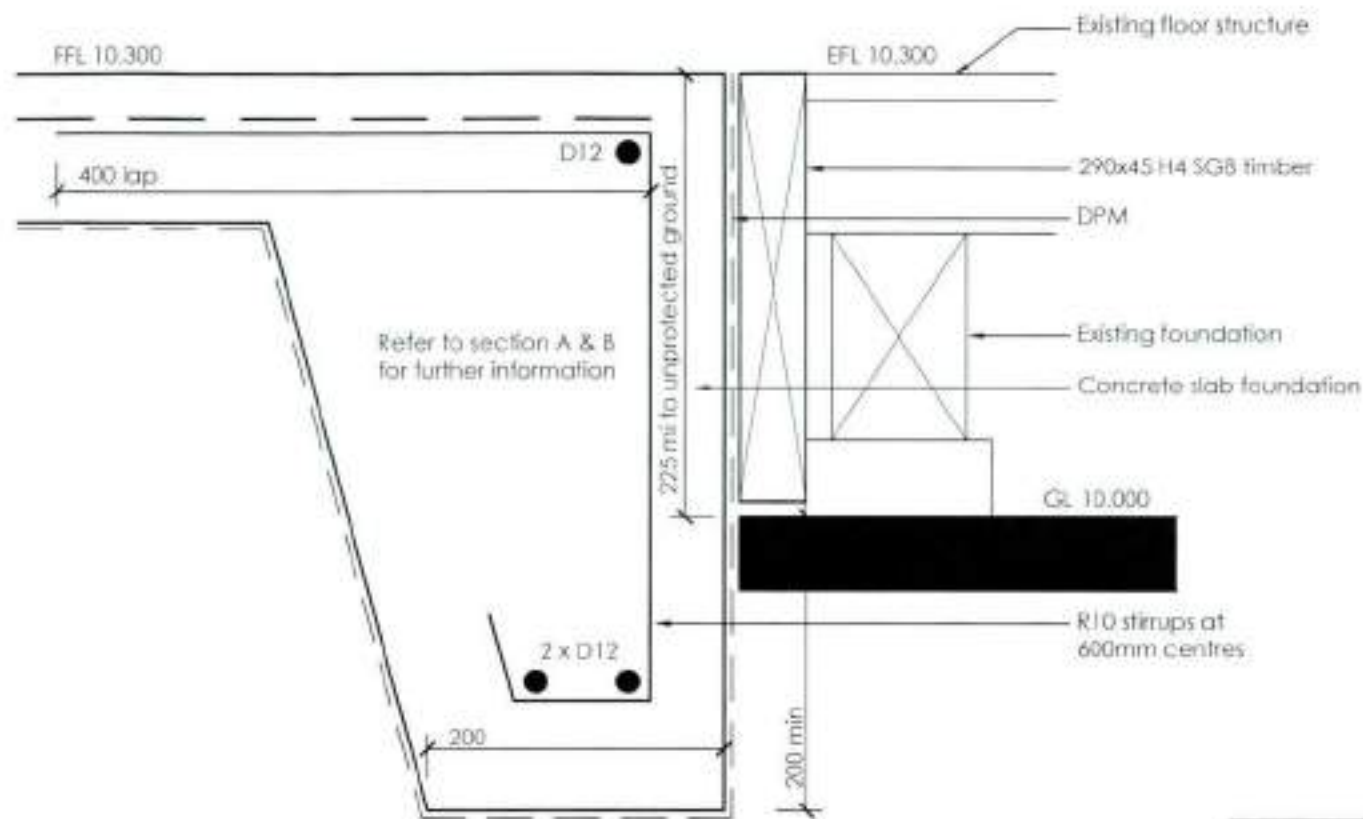


Proposed Alteration for Debbie Anderson - 3 Sandown St, Waiholā

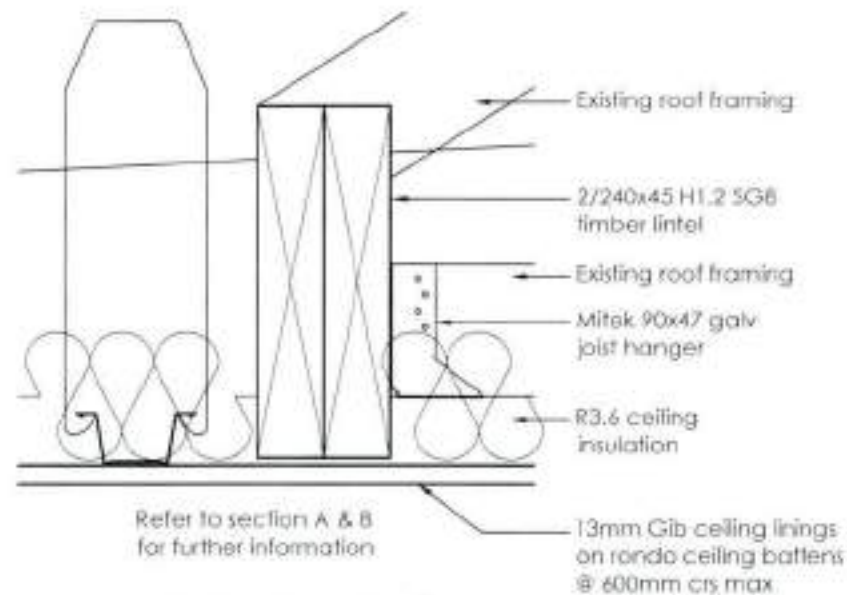
date	revisions

sheet title:
Proposed window & door schedule

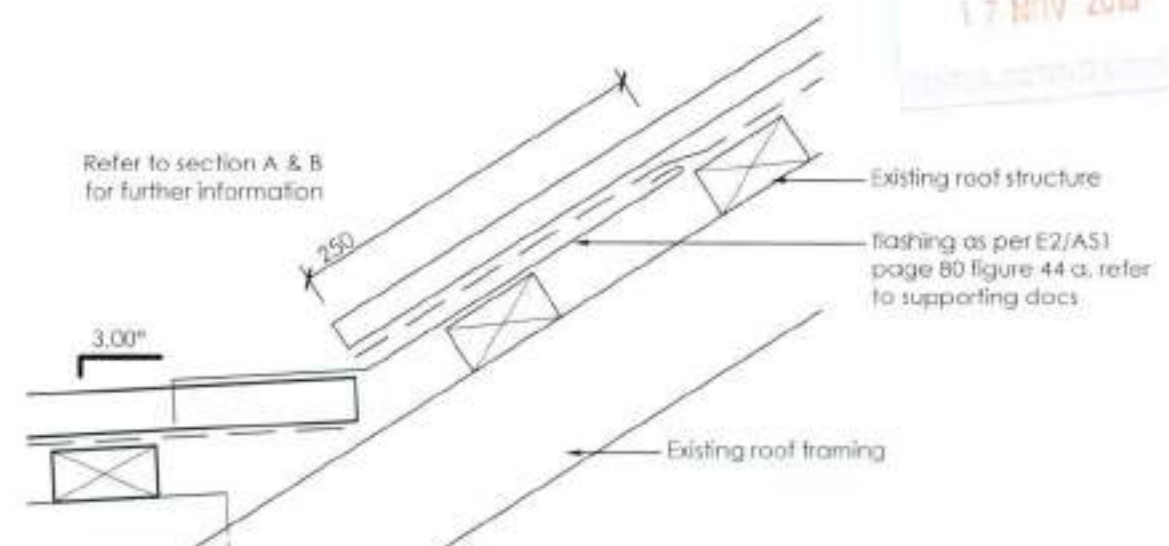
Contract No.	
Date created:	5.11.16
Dwg No.	10



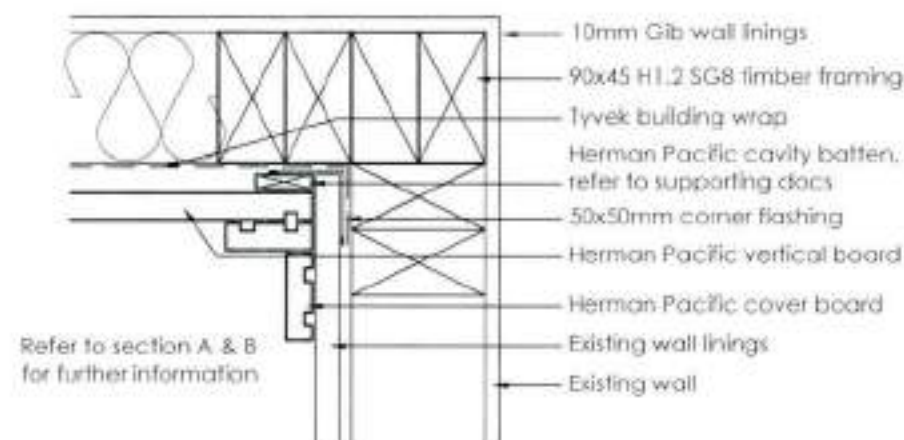
3
7 Floor junction Detail
Scale 1:5 @ A3



4
7 Lintel Detail
Scale 1:5 @ A3



5
7 Lintel Detail
Scale 1:5 @ A3



7
6 Internal corner detail
Scale 1:5 @ A3



10
6 Cladding junction detail
Scale 1:5 @ A3



Proposed Alteration for Debbie
Anderson - 3 Sandown St, Waiholā

date	revisions

sheet title
Details

Contract No.	
Date created, 5.11.16	Dwg No. 11

SUPERSEDED



INSPECTION REQUEST DETAILS

Booked By: Kez Baser 17-May-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: R1
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	Pro Flo Plumbing And Gas Limited -	Mobile: 021 1557737 Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	25-May-2017	
Time:	14:00:00	
Type:	COMPLETION/FINAL	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type Amendment 2. Change Sfh To Firenzo Bronte F/S Woodburner And Install New Stormwater To Kerb	
Last Insp	07-Apr-2017	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations Appn Number: BLD/2016/16776/A Description: AMENDMENT 1. CHANGE CLADDING TYPE & HEATER Status: Amendment Issued 01-May-2017 Type: Additions and Alterations Appn Number: BLD/2016/16776/B Description: AMENDMENT 2. CHANGE SFH TO FIRENZO BRONTE F/S WOODBURNER AND INSTALL NEW STORMWATER TO KERB Status: Amendment Issued

FINAL INSPECTION SHEET - RESIDENTIAL

Building General		- not applicable ☐	Identify Inspection Decision		
			Compliant	Non Compliant	Not Applicable
1	Window labels (wind zone) and opening restrictors		✓		
2	Safety Glass		✓		
3	Deck Structure (design and timber treatment)				✓
4	Balustrade – design and height				✓
5	Steps / Stair – design and handrail				✓
6	Roof and wall penetration flashings		✓		
7	Claddings, floor level and gully trap ground clearance		✓		
8	Landscaping and Site Works				✓
Interior		- not applicable ☐	Identify Inspection Decision		
			Compliant	Non Compliant	Not Applicable
1	Floor coverings to wet areas		✓		
2	Wall lining finishes		✓		
3	Lighting		✓		
4	Ventilation		✓		
5	Smoke Alarms		✓		
Water		- not applicable ☐	Identify Inspection Decision		
			Compliant	Non Compliant	Not Applicable
1	Hot Water Cylinder - Flues		✓		
2	Hot Water Cylinder - Restraints		✓		
3	Water Temperature		✓		
4	Tempering Valve		✓		
5	Supply Tank Restraint				✓

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Satisfactory inspection recorded		Amended Plans required Yes / No
			Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Steve HolderSigned: [Signature]Date: 25.5.17Was verbal instruction issued? Yes / No

Is written instruction required?

Yes / No

Instruction issued / Notes	Verbal	Written
Requested additional Smoke alarm to be fitted. Exterior Cladding New only in part of Building Refinished to windows		
(continue on reverse)		

INSPECTION REQUEST DETAILS

Booked By: Kez Baser 17-May-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: R1
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	Pro Flo Plumbing And Gas Limited -	Mobile: 021 1557737 Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	25-May-2017	
Time:	14:00:00	
Type:	REINSPECTION - TYPE IN NOTES WHAT SORT	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type Amendment 2. Change Sfh To Firenzo Bronte F/S Woodburner And Install New Stormwater To Kerb	
Last Insp	07-Apr-2017	
Notes:	GENERAL NOTE - SOLID FUEL HEATER INSPECTION	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations Appn Number: BLD/2016/16776/A Description:

AMENDMENT 1, CHANGE CLADDING TYPE & HEATER Status: Amendment Issued 01-

May-2017 Type: Additions and Alterations Appn Number: BLD/2016/16776/B

Description: AMENDMENT 2. CHANGE SFH TO FIRENZO BRONTE F/S

SOLID FUEL HEATER INSPECTION

		Identify Inspection Decision		
		Compliant	Non Compliant	Not Applicable
1	Documentation OK	✓		
2	Second-hand appliance - PS 3 from suitably qualified person			✓
3	Hearth thickness	✓		
4	Hearth extension Front ☐ Sides ☐	✓		
5	Heat shield fitted Yes ☐ No ☐			✓
6	Back clearance - flue shield fitted Yes ☒ No ☐	✓		
7	Side clearance - flue shield fitted Yes ☒ No ☐	✓		
8	Clearance from flue to combustibles above ceiling	✓		
9	Roof flashing weathertight	✓		
10	Flue top to ridge line clearance	✓		
11	Flue centred in liner(s)	✓		
12	Flue joints fixed	✓		
13	Galvanised liner joints fixed	✓		
14	Flue fixed to appliance	✓		
15	Seismic restraint fitted	✓		
16	Wet back fitted - Tempering valve at 55°C Yes ☐ No ☐ - Open vent sighted Yes ☐ ☐ Roof tank or ☐ Valve feed			✓
17	Structural members altered Yes ☐ No ☐			✓
18	Inbuilt appliance Chimney swept			✓
19	Chimney / fireplace structurally sound			✓
20	Chimney clear of combustibles			✓
21	Mantel clearances			✓
22	Smoke alarms	✓		

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Satisfactory inspection recorded		Amended Plans required Yes / No
			Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Steve HoldenSigned: [Signature]Date: 25 / 05 / 17Was verbal instruction issued? ☒ Yes / No

Is written instruction required?

☒ Yes / No

Instruction Issued / Notes	Verbal	Written
<u>fixed fitted with offset as per amendment</u> <u>sootbox flashing duck length ok</u> (continue on reverse)		

INSPECTION REQUEST DETAILS

Booked By: Kez Baser 17-May-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: R1
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	Pro Flo Plumbing And Gas Limited -	Mobile: 021 1557737 Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	25-May-2017	
Time:	14:00:00	
Type:	CONCRETE FLOOR	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type Amendment 2. Change Sfh To Firenzo Bronte F/S Woodburner And Install New Stormwater To Kerb	
Last Insp	07-Apr-2017	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations Appn Number: BLD/2016/16776/A Description: AMENDMENT 1. CHANGE CLADDING TYPE & HEATER Status: Amendment Issued 01-May-2017 Type: Additions and Alterations Appn Number: BLD/2016/16776/B Description: AMENDMENT 2. CHANGE SFH TO FIRENZO BRONTE F/S WOODBURNER AND INSTALL NEW STORMWATER TO KERB Status: Amendment Issued

CONCRETE FLOOR INSPECTION

Under Slab Plumbing				Identify Inspection Decision		
- not applicable ☐				Compliant	Non Compliant	Not Applicable
1	Design	G 13 ☐	AS 3500 ☐			
2	Drains and wastepipes correct size					
3	Gradient					
4	Bedding					
5	Solvent cement primer used					
6	Venting	Branch drain	Yes ☐ No ☐			
7	Floor waste gully	Charged	Yes ☐ No ☐			
8	Water pipe	Sleeved	Yes ☐ No ☐			
	Type _____					
9	Under test	Yes ☐ No ☐				
10	Hot water cylinder drain (correct material)					
Floor Slab Inspection Checklist				- not applicable ☐		
1	Vegetation removed from sub-slab area					
2	Hard fill compacted	Engineered	Yes ☐ No ☐			
3	Sand blinding layer					
4	Damp proof membrane (thickness / taped)					
5	Penetrations (taped / sleeved)					
6	Form work					
7	Pad thickness	Floor thickenings	Yes ☐ No ☐			
8	Mesh (tied / held in place / control joints)					
9	Starters (spacing / cover / bond length)					
10	Reinforcing bars (number / size / lap / cover / held in place)					

Inspection Result

☐	Pass	☐	Fail
☐	Complies with approved plans	☐	Does not comply with approved plans
☐	Amended Plans required Yes / No	☐	Amended Plans required Yes / No
☐	Satisfactory inspection recorded	☐	Issue Notice to Fix Yes / No
		☐	Reinspection required Yes / No

Building Officer undertaking inspection:

Name: _____ Signed: _____ Date: ____ / ____ / ____

Was verbal instruction issued? Yes / No Is written instruction required? Yes / No

Instruction Issued / Notes	Verbal	Written
<i>Not Required as Timber floor only</i>		
(continue on reverse)		

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.
20/02/2017	Steve Holden	Insulation if not done together with framing	Passed	wall 2.8 and ceiling 3.6
23/02/2017	Geoff Beaumont	Post-Line	Passed	
24/03/2017	Geoff Beaumont	Stormwater Drainage	Passed	all joints primed and glued - good even gradient bubble up chamber at boundary
7/04/2017	Brian Stack	Solid Fuel Heaters	Failed	the fire that has been installed is not what is on the consent docs. A full amendment is reqd to show the changed fire, including flue details showing the off-set in the roof space. New inspection to be booked once amendment has been approved

CDC Building Control Site Inspection Report

CONSENT NO.

16776

Date 25 / 05 / 17

Inspector Steve Holden

Onsite Contact

Site Address 3 Sandown Street

Inspection type

COMPLETED

NOT COMPLETED

PASS

FAIL

FIRE installer on site completing roof. Flashing off set in roof space filled channels to timber. Work ok, fire ok to light.

Janet have requested owner to add additional smoke alarm and phone to conform. Exterior cladding and Roof all work completed part of exterior New part existing but upgraded. New work complies 100% with Building codes. Existing improvement on existing 112.

Received Row for Roof Function Carpentry and Electrical certificate, Plumber has dropped off. As built Drainage!

Concrete floor inspection Not Required as timber frame.

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 31-Mar-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	Pro Flo Plumbing And Gas Limited -	Mobile: 021 1557737 Wk:
Requestor:	Pro Flo Plumbing And Gas Limited	Mobile: 021 1557737 Hm:
Officer:	GEOFF BEAUMONT <i>Brian</i>	
Date:	<i>07</i> 06-Apr-2017	
Time:	15:30:00	
Type:	SOLID FUEL HEATERS	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type	
Last Insp	24-Mar-2017	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations **Appn Number:** BLD/2016/16776/A **Description:**

AMENDMENT 1. CHANGE CLADDING TYPE & HEATER **Status:** Amendment Issued

SOLID FUEL HEATER INSPECTION

TS 30 - Heater

		Identify Inspection Decision		
		Compliant	Non Compliant	Not Applicable
1	Documentation OK		☒	
2	Second-hand appliance - PS 3 from suitably qualified person			
3	Hearth thickness			
4	Hearth extension	Front ☐	Sides ☐	
5	Heat shield fitted	Yes ☐	No ☐	
6	Back clearance - flue shield fitted	Yes ☐	No ☐	
7	Side clearance - flue shield fitted	Yes ☐	No ☐	
8	Clearance from flue to combustibles above ceiling			
9	Roof flashing weathertight			
10	Flue top to ridge line clearance			
11	Flue centred in liner(s)			
12	Flue joints fixed			
13	Galvanised liner joints fixed			
14	Flue fixed to appliance			
15	Seismic restraint fitted			
16	Wet back fitted - Tempering valve at 55°C	Yes ☐	No ☐	
	- Open vent sighted	Yes ☐		
	☐ Roof tank or ☐ Valve feed			
17	Structural members altered	Yes ☐	No ☐	
18	Inbuilt appliance			
19	Chimney swept			
20	Chimney / fireplace structurally sound			
21	Chimney clear of combustibles			
22	Mantel clearances			
23	Smoke alarms			

Fail Amend ment required

Inspection Result

☐ Pass	☒ Fail
☐ Complies with approved plans	☒ Does not comply with approved plans
☐ Satisfactory inspection recorded	☒ Amended Plans required Yes / No
	☒ Issue Notice to Fix Yes / No
	☒ Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Brian Stael

Signed: [Signature]

Date: 7 / 4 / 17

Was verbal instruction issued? Yes / ~~No~~

Is written instruction required? ~~Yes~~ / No

Instruction Issued / Notes	Verbal	Written
<u>See Site inspection report</u>		

(continue on reverse)

Inspections - Completed Notes

16/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.
20/02/2017	Steve Holden	Insulation if not done together with framing	Passed	wall 2.8 and ceiling 3.6
23/02/2017	Geoff Beaumont	Post-Line	Passed	
24/03/2017	Geoff Beaumont	Stormwater Drainage	Passed	all joints primed and glued - good even gradient bubble up chamber at boundary

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place. all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.
20/02/2017	Steve Holden	Insulation if not done together with framing	Passed	wall 2.8 and ceiling 3.6
23/02/2017	Geoff Beaumont	Post-Line	Passed	
24/03/2017	Geoff Beaumont	Stormwater Drainage	Passed	all joints primed and glued - good even gradient bubble up chamber at boundary

CDC Building Control Site Inspection Report

CONSENT NO.

16776

Date 7 / 4 / 17

Inspector Brian Stach

Onsite Contact

Site Address 3 Sandown Street

Inspection type

Solid fuel heater

COMPLETED

NOT COMPLETED

PASS

FAIL

The fire that has been installed is not what is on the Consent documents.

A full Amendment is required to show the changed fire, Including flue details Showing the off-set in the Roof Space.

New inspection to be booked once amendment has been approved.

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 23-Mar-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	Pro Flo Plumbing And Gas Ltd -	Mobile: 021 1557737 Wk:
Requestor:	Pro Flo Plumbing And Gas Ltd	Mobile: 021 1557737 Hm:
Officer:	GEOFF BEAUMONT	
Date:	24-Mar-2017	
Time:	15:30:00	
Type:	STORMWATER DRAINAGE	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type	
Last Insp	23-Feb-2017	
Notes:	GENERAL NOTE plumber wont be there but builders will and plans will be there	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations **Appn Number:** BLD/2016/16776/A **Description:**

AMENDMENT 1. CHANGE CLADDING TYPE & HEATER **Status:** Amendment Issued

DRAINAGE INSPECTION

Foul Drainage Inspection				Identify Inspection Decision		
- not applicable ☐				Compliant	Non Compliant	Not Applicable
1	Registered Drainer	Card Sighted	Yes ☐ No ☐			
2	Drains under test					
3	Drains correct size					
4	Gradient					
5	Bedding					
6	Solvent cement primer used					
7	Venting	Branch Drain	Yes ☐ No ☐			
8	Gully trap (support / depth)					
9	Gully dish (height/wastes sealed)	Overflow relief	Yes ☐ No ☐			
10	Sufficient inspection openings					
11	Boundary inspection opening/riser					
12	Drainage plan (to scale/fittings identified/dimensions)					
13	Septic tank / Holding tank installed to manufacturers specifications	PS 3	Yes ☐ No ☐			
14	Alarm fitted		Yes ☐ No ☐			
15	Effluent field completed					
16	Septic tank and effluent field protected					
- still to be inspected ☐						
Stormwater Drainage Inspection				Identify Inspection Decision		
- not applicable ☐				Compliant	Non Compliant	Not Applicable
1	Spouting (size/fixing/slope)			✓		
2	Downpipes (sufficient size and number)				✓	
3	Overflow relief (spouting/rain heads)				✓	
4	Drain correct size			✓		
5	Discharge to stormwater sewer					✓
6	Discharge to kerb			✓		
6	Discharge to soak hole (soakage/filter cloth)					✓
7	Discharge to _____					✓
8	Drainage plan (to scale/fittings identified/dimensions)				✓	

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required Yes / No		Amended Plans required Yes / No
☒	Satisfactory inspection recorded		Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Geoff B.Signed: [Signature]Date: 24 / 3 / 17

Was verbal instruction issued? Yes / No

Is written instruction required? Yes / No

Instruction Issued / Notes	Verbal	Written
<u>All joints primed and gully good even ground</u>		
<u>Double up chamber at driveway</u>		
(continue on reverse)		

23/03/2017

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.
20/02/2017	Steve Holden	Insulation if not done together with framing	Passed	wall 2.8 and ceiling 3.6
23/02/2017	Geoff Beaumont	Post-Line	Passed	

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 23-Feb-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	GEOFF BEAUMONT	
Date:	24-Feb-2017	
Time:	13:30:00	
Type:	POST-LINE	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type	
Last Insp	20-Feb-2017	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations **Appn Number:** BLD/2016/16776/A **Description:**

AMENDMENT 1. CHANGE CLADDING TYPE & HEATER **Status:** Amendment Issued

Inspections - Completed Notes

2016/16776¹

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.
20/02/2017	Steve Holden	Insulation if not done together with framing	Passed	wall 2.8 and ceiling 3.6

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 17-Feb-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	20-Feb-2017	
Time:	11:00:00	
Type:	INSULATION IF NOT DONE TOGETHER WITH FRAMING	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner Amendment 1. Change Cladding Type	
Last Insp	03-Feb-2017	
Notes:	GENERAL NOTE	

**Please check the consent description above reflects what work
is being carried out when on site**

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S: 31-Jan-2017

Type: Additions and Alterations Appn Number: BLD/2016/16776/A Description:
AMENDMENT 1. CHANGE CLADDING TYPE & HEATER Status: Processing

FRAMING INSPECTION

Framing Inspection		Identify Inspection Decision		
		Compliant	Non Compliant	Not Applicable
1	Framing Timber (correct treatment and grading for position)			
2	Framing (dimensions and spacing OK for height and wind zone)			
3	Lintel sizes as per consent docs			
4	Bracing elements positioned as per bracing schedule			
5	Bracing hardware in place			
6	Diaphragm ceiling support			
7	Moisture content: Frames _____ % average _____ %			
8	Moisture content: Lintels _____ % average _____ %			
9	Moisture content: Battens _____ % average _____ %			
10	DPC under plates			
11	Fixings: Bottom plate / top plate / lintels			
12	Holes and notches in structural members comply with NZS 3604			
13	Building wrap (fixing / compatibility with cladding / durability)			
14	Alternative solution – specify			
15	Steel frame construction			

As Previous

Insulation Inspection		Inspection still required ☐	Identify Inspection Decision		
			Compliant	Non Compliant	Not Applicable
1	Wall insulation Type _____ Rating <u>2.8</u>		✓		
2	Ceiling insulation Type _____ Rating <u>3.6</u>		✓		
3	Installation (friction fit / not compressed)		✓		
4	Skillion roof insulation (clearances)				✓
5	External openings (air seals)		✓		
6	Steel frame thermal break				✓

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required <u>Yes</u> / No		Amended Plans required Yes / No
☒	Satisfactory inspection recorded		Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Steve HoldenSigned: [Signature]Date: 20 / 02 / 17Was verbal instruction issued? Yes / No

Is written instruction required?

Yes / No

Instruction Issued / Notes	Verbal	Written

(continue on reverse)

20/02/2017

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Framing Pre Line	Passed	- all framing fixings completed extra sub floor piles fitted for load points OK to continue. moisture still to do
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come
3/02/2017	Steve Holden	Exterior Cladding	Passed	- cavity battens flashing sill lip cavity closer all complete. note exterior doors MDF not suitable.

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 01-Feb-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	03-Feb-2017	
Time:	10:00:00	
Type:	EXTERIOR CLADDING	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner	
Last Insp	25-Jan-2017	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S:

CLADDING INSPECTION

Cladding - Preclad Inspection		Identify Inspection Decision		
	Part ☒ Full ☐ Not applicable ☐	Compliant	Non Compliant	Not Applicable
1	Cladding Types Metal profile ☐ EIFS ☐ Solid Plaster ☐ Brick / Stone ☐ Ply ☒ Weatherboard ☐ Other ☒	☒		
2	Cavity Required Yes ☐ No ☒ H3.1 Battens ☐ Other ☐	☒		
3	Building Wrap Type <u>DM FastWrap</u> (fixing/holes/tears/condition)	☒		
4	Window Flashing Flexible Tape ☐ Moulded ☐ Metal ☒	☒		
5	Meterbox and Penetrations (flashing / deflection)	☒		
6	Backflashings (corners / windows / joints / parapets)	☒		
7	Basement / Brick Recess Waterproofing			☒
8	Cavity Base Closure Material <u>PVC</u> (50min below FL)	☒		
Cladding Inspection Part ☐ Full ☐ Inspection still required ☒ Specialist Contractor _____ PS. 3 Provided ☐				
1	Cladding Types Metal profile ☐ EIFS ☐ Solid Plaster ☐ Brick / Stone ☐ Ply ☐ Weatherboard ☐ Other ☐			☒
2	Metal Profile Horizontal ☐ Vertical ☐ (fixing/flashing/weathertight)			
3	Plaster Substrate Type _____ (fixing/flashing)			
4	Solid Plaster (reinforcing/fixing/flashing)			
5	Timber Cladding (fixing/weather grooves) Species / treatment _____			
6	Half High Brick (ties/cavity/drainage)			
7	Half High Stone (ties/forced cavity/drainage)			
8	Proprietary Cladding Systems as per Technical Specs.			
9	External Sheet Bracing Material _____ (fixing)			
10	Compatibility of different materials (flashing/runoff)			
11	Control Joints (thermal/shrinkage)			

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required <u>Yes</u> / No		Amended Plans required Yes / No
☒	Satisfactory inspection recorded		Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Steve HoldenSigned: [Signature]Date: 3 / 2 / 17Was verbal instruction issued? Yes / No

Is written instruction required?

No / No

Instruction Issued / Notes	Verbal	Written
<u>Cavity Battens Flashing cell Top Cavity Closure all complete</u>		
<u>Note Exterior Doors MDF (continue on reverse)</u>		

Not. Sutebille

19 December 2012

2/02/2017

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	
25/01/2017	Steve Holden	Roof Pre-clad	Passed	- roof pre clad purlin screws in place, all framing fixings completed extra sub floor piles fitted for load points OK to continue. minor variation for cladding type changes to come

TS 30 – Framing

Framing Inspection		Identify Inspection Decision		
		Compliant	Non Compliant	Not Applicable
1	Framing Timber (correct treatment and grading for position)	✓		
2	Framing (dimensions and spacing OK for height and wind zone)	✓		
3	Lintel sizes as per consent docs	✓		
4	Bracing elements positioned as per bracing schedule	✓		
5	Bracing hardware in place	✓		
6	Diaphragm ceiling support			✓
7	Moisture content: Frames _____ % average _____ %	} Still To do.		
8	Moisture content: Lintels _____ % average _____ %			
9	Moisture content: Battens _____ % average _____ %			
10	DPC under plates	✓		
11	Fixings: Bottom plate / top plate / lintels	✓		
12	Holes and notches in structural members comply with NZS 3604			✓
13	Building wrap (fixing / compatibility with cladding / durability)			✓
14	Alternative solution – specify			✓
15	Steel frame construction			✓

Inspection still required

		Compliant	Non Compliant	Not Applicable
1	Wall insulation Type _____ Rating _____			
2	Ceiling insulation Type _____ Rating _____			
3	Installation (friction fit / not compressed)			
4	Skillion roof insulation (clearances)			
5	External openings (air seals)			
6	Steel frame thermal break			

☒	Pass	☐	Fail
☐	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required Yes / No		Amended Plans required Yes / No
☐	Satisfactory inspection recorded		Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Name: Steve Holden

Signed:

Date: 3 / 2 / 17

Was verbal instruction issued? ☒ Yes / No

Is written instruction required?

No

Instruction Issued / Notes	Verbal	Written
(continue on reverse)		

INSPECTION REQUEST DETAILS

Booked By: Gillian Woods 20-Jan-2017

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	Graham Ross Builders Limited	Mobile: 021 1637014 Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Graham Ross Builders Limited	Mobile: 021 1637014 Hm:
Officer:	STEVE HOLDEN	
Date:	25-Jan-2017	
Time:	09:30:00	
Type:	ROOF PRE-CLAD	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner	
Last Insp	21-Dec-2016	
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S:

ROOF PRE-CLAD INSPECTION

		Identify Inspection Decision		
		Compliant	Non Compliant	Not Applicable
1	Timber grade and treatment	✓		
2	Purlin fixing and spacing	✓		
3	Bracing correct number _____	✓		
4	Roof bracing correctly installed Roof plane ☐ Roof space ☐	✓		
5	Ridges and valley OK			✓
6	Gable end framing OK for specified cladding			✓
7	Uplift fixing	✓		
8	Bracing hardware installed on external wall framing	✓		
Pitched Roof - not applicable ☐				
1	Rafter size and spacing	✓		
2	Ridge board size and support	✓		
3	Underpurlin size, span and support			✓
4	Cleats and collar ties			✓
5	Fixing of members	✓		
Truss Roof - not applicable ☒				
1	Trusses as per layout			✓
2	Cantilevers correct			✓
3	Truss support correct			✓
4	Fixings / fasteners installed			✓
5	Bottom chord restraint			✓

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required <i>Yes / No</i>		Amended Plans required <i>Yes / No</i>
☒	Satisfactory inspection recorded		Issue Notice to Fix <i>Yes / No</i>
			Reinspection required <i>Yes / No</i>

Building Officer undertaking inspection:

Name: Steve Holden

Signed:



Date: 25/01/17

Was verbal instruction issued? ☒ Yes / No

Is written instruction required?

Yes / No

Instruction Issued / Notes	Verbal	Written
(continue on reverse)		

24/01/2017

Inspections - Completed Notes

2016/16776

<u>Date</u>	<u>Inspector</u>	<u>Type</u>	<u>Result</u>	<u>Note</u>
21/12/2016	Brian Stack	Foundation - Concrete	Passed	
21/12/2016	Brian Stack	Concrete Sub Floor - P&D	Notrequire	

CDC Building Control Site Inspection Report

CONSENT NO.

Date 25 / 01 / 17

Inspector Steve Holden

Onsite Contact

Site Address 3 Sandown Street Waltham

Inspection type

	COMPLETED	NOT COMPLETED	PASS	FAIL
--	-----------	---------------	------	------

Roof now clad powder screws in place.
all framing fixings completed extra sub floor.
piles fitted for load points as to Carlone.
MINOR Variation for cladding type changes to
come.

Unit 5.16

INSPECTION REQUEST DETAILS

Booked By: Wendy Copeland 15-Dec-2016

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	To Be Advised	Mobile: Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Debbie Therese Anderson	Mobile: Hm:
Officer:	BRIAN STACK	
Date:	21-Dec-2016	
Time:	10:30:00	
Type:	FOUNDATION - CONCRETE	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner	
Last Insp		
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S:

INSPECTION REQUEST DETAILS

Booked By: Wendy Copeland 15-Dec-2016

Restricted Building Work

Consent Number:	BLD/2016/16776	Owner Details: Debbie Therese Anderson Mob: Hm:03 4885122
VZ:	28044/118/03	Consent Status: BC Issued by Geoff Beaumont Date Lodged: 04-Nov-2016 Category: Any Officer
Address:	3 SANDOWN STREET , WAIHOLA	
Builder:	To Be Advised	Mobile: Wk:
Plumber:	-	Mobile: Wk:
Requestor:	Debbie Therese Anderson	Mobile: Hm:
Officer:	BRIAN STACK	
Date:	21-Dec-2016	
Time:	10:30:00	
Type:	CONCRETE SUB FLOOR - P&D <i>No P&D in Consent</i>	
Consent:	Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner	
Last Insp		
Notes:	GENERAL NOTE	

Please check the consent description above reflects what work is being carried out when on site

MINOR AMENDMENTS/AS BUILT DRAINAGE:

RELATED APPLICATIONS INCLUDING, AMENDMENTS, CPU'S, COA'S:

SITING & FOUNDATION INSPECTION

Siting Inspection		- not applicable ☐	Identify Inspection Decision		
			Compliant	Non Compliant	Not Applicable
1	RMA Conditions		✓		
2	Boundaries Identified		✓		
3	Site levels / contours as per plan		✓		
4	Footprint / plan layout as per plan		✓		
5	Ground conditions OK		✓		
6	Vegetation removed		✓		
7	Cut / fill	Engineered Yes ☐ No ☒	✓		
Foundation Inspection		- not applicable ☐			
1	Footings dug to depth and width		✓		
2	Bearing capacity		✓		
3	Site concrete				✓
4	Reinforcing bars (number / size / lap / cover / held in place)		✓		
5	Starters (spacing / size / cover / held in place)		✓		
6	Formwork		✓		
7	Blockwork				✓
8	Pile holes (size / depth / spacing)				✓
9	Piles OK	wood ☐ concrete ☐ other ☐			✓
10	Height above finished ground level		✓		
11	Height above invert of drain		✓		

Inspection Result

☒	Pass	☐	Fail
☒	Complies with approved plans	☐	Does not comply with approved plans
☒	Amended Plans required Yes / No		Amended Plans required Yes / No
☒	Satisfactory inspection recorded		Issue Notice to Fix Yes / No
			Reinspection required Yes / No

Building Officer undertaking inspection:

Name: Brian SturtSigned: [Signature]Date: 21 / 12 / 16Was verbal instruction issued? ~~Yes~~ / NoIs written instruction required? ~~Yes~~ / No

Instruction Issued / Notes	Verbal	Written
(continue on reverse)		

CONCRETE FLOOR INSPECTION

Under Slab Plumbing - not applicable ☐				Identify Inspection Decision		
				Compliant	Non Compliant	Not Applicable
1	Design	G 13 ☐ AS 3500 ☐				
2	Drains and wastepipes correct size					
3	Gradient					
4	Bedding					
5	Solvent cement primer used					
6	Venting	Branch drain	Yes ☐ No ☐			
7	Floor waste gully	Charged	Yes ☐ No ☐			
8	Water pipe	Sleeved	Yes ☐ No ☐			
	Type _____					
9	Under test	Yes ☐ No ☐				
10	Hot water cylinder drain (correct material)					
Floor Slab Inspection Checklist - not applicable ☐						
1	Vegetation removed from sub-slab area					
2	Hard fill compacted	Engineered	Yes ☐ No ☐			
3	Sand blinding layer					
4	Damp proof membrane (thickness / taped)					
5	Penetrations (taped / sleeved)					
6	Form work					
7	Pad thickness	Floor thickenings	Yes ☐ No ☐			
8	Mesh (tied / held in place / control joints)					
9	Starters (spacing / cover / bond length)					
10	Reinforcing bars (number / size / lap / cover / held in place)					

Inspection Result

☐	Pass	☐	Fail
☐	Complies with approved plans	☐	Does not comply with approved plans
☐	Amended Plans required Yes / No	☐	Amended Plans required Yes / No
☐	Satisfactory inspection recorded	☐	Issue Notice to Fix Yes / No
		☐	Reinspection required Yes / No

Building Officer undertaking inspection:

Name: _____ Signed: _____ Date: ____ / ____ / ____

Was verbal instruction issued? Yes / No Is written instruction required? Yes / No

Instruction Issued / Notes	Verbal	Written
(continue on reverse)		



Clutha District Council

PO Box 25 Balclutha 9240

Phone 03 419 0200

Fax 03 418 3185

PROJECT INFORMATION MEMORANDUM BLD/2016/16776

Date Rec'd.04 November 2016

OWNER

Owners Name & Address
DEBBIE THERESE ANDERSON
PO BOX 15175
WAIHOLA 9243

APPLICANT

Applicants Name & Address
FAHEY DESIGN LIMITED
22 MOUNT STREET
WAKARI
DUNEDIN 9010

PROPERTY

Street Location
3 SANDOWN STREET, WAIHOLA

Legal Description
LOT 1 DP 340641

Valuation No: 28044/118/03

PROJECT

Description of Project

ALTER AND EXTEND DWELLING - INSTALL
SOLID FUEL HEATER - METRO WEE RAD -
F/S WOODBURNER

**Intended Life
in years**

**Project Types
ALTERATIONS**

ADDITIONS AND

**Approximate
Value**

\$40,000.00

This Project Information Memorandum has been prepared for the purposes of Section 35(1) of the Building Act 2004, and contains all information held by Council relevant to this project. The information provided is based on a search of Council's property records and there may be other information relating to the land that has not been specifically recorded against this property or known to the researcher.

**Signed for and on behalf of the
CLUTHA DISTRICT COUNCIL**

Name Malcolm Sinclair

Position Building Control Manager

Signed:

Date 23-Nov-2016 **Time** 11:25 AM



Clutha District Council

PO Box 25 Balclutha 9240

Phone 03 419 0200

Fax 03 418 3185

PROPERTY MEMORANDA

- Sewerage Services Plan Attached
- Water Services Plan Attached
- Property Drainage Plan Attached
- Zoning Plan Attached
- District Plan Rules Attached
- Location Plan Attached
- Resource Consent - Applied For / Obtained (No. 1204)
- Electrical Safety Information Attached



RECEIVED
25 MAY 2017

Clutha District Council

PO Box 25, Balclutha 9240 Phone 03 419 0200
Fax 03 418 3185

Application for Code Compliance Certificate

Section 92, Building Act 2004

Building Consent No: BLD/2016/16776 **Issued by:** Clutha District Council

Val Ref No: 28044/118/03

Site Location: 3 SANDOWN STREET, WAIHOLA

Description of Work: Alter And Extend Dwelling - Install Solid Fuel Heater - Metro Wee Rad - F/S Woodburner

The Owner

Name/s:

DEBBIE THERESE ANDERSON

debbie.there@gnail.com

Contact Person:

Mailing Address:

PO BOX 15175
WAIHOLA 9243

The following evidence of ownership is attached:-

- ☐ Agreement of Sale ☐ Lease Agreement
☐ Certificate of Title ☐ Other

Agent

Name:

FAHEY DESIGN LIMITED

Contact Person:

Mailing Address:

22 MOUNT STREET
WAKARI
DUNEDIN 9010

First Point of Contact: Owner / Agent

Phone:

Please ensure all relevant sections on the reverse of this form have been completed.

The following documents need to be supplied to Council before a Code Compliance Certificate can be issued:

- This application for Code Compliance Certificate signed on reverse
- Electrical Safety Certificate ✓
- As-Built Drainage Plan *on file*
- Registered Licensed Building Practitioner - Carpentry ✓
- Registered Licensed Building Practitioner - Foundations ✓
- Registered Licensed Building Practitioner - Roofing ✓

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

Address:

3 Sand down street

Waihola

Owner / Agent (~~Delete One~~)



Signature of Owner / Agent

(on behalf and with the authority of the owner)

Contact Phone No: 0211637014
(preferred number to arrange for inspection)

Application:

All building work to be carried out under the above building consent was completed on: _____
(if different from the date of final inspection)

The personnel who carried out the building work are as follows:

(Give names, addresses, telephone numbers and relevant registration numbers if not previously notified to Council)

	Name	Address	Phone
Builder/Licensed Building Practitioner			
Builder/Licensed Building Practitioner			
Builder/Licensed Building Practitioner			
Registered Drainlayer			
Registered Plumber			
Registered Gasfitter			
Designer(s)			

Compliance Schedule: (~~Delete if inapplicable~~)

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

Clutha District Council

I have undertaken a review of the inspection and compliance documentation for the building consent described above, and I am satisfied on reasonable grounds that the building is constructed in accordance with those documents and complies with the Building Consent.

Code Compliance Certificate

Approved for Issued

Building Control Officer



Date 6.6.17

CODE COMPLIANCE CERTIFICATE CHECKLIST AND BUILDING CONSENT FILING CHECK FORM

Application No: <u>16776</u>		Form 6 Received Yes ☒ No ☐	
Address of Work: <u>3 Sandown Street</u>			
Warning or banned product or building methods - NZ BA 2004 Section 26(2) Yes ☐ No ☒			
Verify Status of Below Conditions		Confirm that the below BCA records are on the file, (if applicable)	
BC Advisory Notes and / or Conditions completed. Yes ☒ N/A ☐ No ☐		Building Consent Plans ☒ Roll Plans ☐	
Resource Consent Conditions completed if any. Yes ☐ N/A ☒ No ☐ - File to Planning		Amendments on File. Yes ☒ N/A ☐ No ☐	
Processing sheet (Electronically Stored) Yes ☒		Waivers on file. Yes ☐ N/A ☒ No ☐	
Building Consent Application Form Yes ☒		Notice to Fix. Yes ☐ N/A ☒ No ☐	
Condition / Advisory Notes Form Yes ☒		Inspections Records. Yes ☒ N/A ☐ No ☐	
PIM form (if applicable) Yes ☒ N/A ☒		Building Certifiers Certificates Yes ☒ N/A ☐ No ☐	
		Building Code Inspections Completed Yes ☒ N/A ☐ No ☐	
		No of Inspections Undertaken	
Attachments			
Yes ☐ N/A ☒ Fire alarm installers P/S3 Yes ☐ N/A ☒ Commissioning Certification Yes ☐ N/A ☒ P/S4 & Engineering statements Yes ☐ N/A ☒ P/S3 for surface finishes Yes ☐ N/A ☒ WPM Installer statement P/S3 Yes ☐ N/A ☒ Exterior coating applicator statement Yes ☐ N/A ☒ P/S3s for other Construction All ROW Received (if RBW applicable) N/A ☐ Carpentry ☒ Brick ☐ Roofing ☒ Other ☐		Yes ☐ N/A ☒ Check For related / staged Consents Yes ☐ N/A ☒ Drainage Department information sheet Yes ☐ N/A ☒ Drain in Common completed on Title Yes ☒ N/A ☐ As Built Drainage Plan Yes ☐ N/A ☒ P&D Test Statements Energy Works Certificate(s) Gas Yes ☐ N/A ☒ Electrical Yes ☒ N/A ☐	
Section 75/2 Completed Yes ☐ N/A ☒		Section 73 Completed Yes ☐ N/A ☒	
Compliance Schedule Info Checked & Complete Yes ☒ N/A ☐			
Clutha District Council I have undertaken a review of the inspection and compliance documentation for the building consent described above, and I am satisfied on reasonable grounds that the building is constructed in accordance with those documents and complies with the Building Consent.			
Code Compliance Certificate Approved for Issued Building Control Officer <u>Steve Holden</u> Date <u>6.16.17</u>			
Administration			
Compliance Schedule Actioned New ☐ Altered ☒ N/A ☒ Compliance Schedule No			
CPU Actions completed Yes ☐ N/A ☒			
Fees All Paid Yes ☒ No ☐ - Contact Applicant To Advise Outstanding Fees			
CCC Actioned (Copy for File) Yes ☒ Signed, <u>[Signature]</u> Date <u>12.4.17</u>			
Forwarded to TA for filing, Actioned ☒ Initial <u>[Signature]</u>			

Memorandum from licensed building practitioner:**Record of building work**

Section 88, Building Act 2004

**MITRE 10
TRADE****THE BUILDING**

Street address: 3 Sanddown St

Suburb: Wairhola

Town/City: Wairhola

Postcode:

THE PROJECT

Building consent number:

THE OWNER(S)

Name(s): Debbie Anderson

Mailing address: as above

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**PRIMARY STRUCTURE****Work that is restricted building work****Description of restricted building work****Carried out or supervised**Tick ☒

If necessary, describe the restricted building work

Tick ☒ whether you carried out the work or supervised someone else

Foundations and subfloor framing

☒

Carried out as per design specifications

☐ Carried out
☒ Supervised

Walls

☒

As per plans

☐ Carried out
☒ Supervised

PRIMARY STRUCTURE CONT'D

Roof	☒	As per specifications	☐ Carried out ☒ Supervised
Columns and beams	☒	As per detail in plans	☐ Carried out ☒ Supervised
Bracing	☒	As per plans supplied	☐ Carried out ☒ Supervised
Other	☒	Maintenance carried out on several areas completed as per 3604	☒ Carried out ☒ Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	☒	Pre slab	☐ Carried out ☒ Supervised
Roof cladding or roof cladding system	☒	Total Re roof including new extensions -	☐ Carried out ☒ Supervised
Ventilation system (for example, subfloor or cavity)	☐	N/A	☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONT'D

Wall cladding or wall cladding system	☒ Flashing fitted to base of cavity & around penetrations	☐ Carried out ☒ Supervised
Waterproofing	☐ Flashings fitted & sealed	☐ Carried out ☒ Supervised
Other:	☐ N/A	☐ Carried out ☐ Supervised

ISSUED BY

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

Name: Colin G. Ross	LBP number: 100412
Class(es) licensed in: Carpentry & site 1	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office:	
Suburb:	Town/City:
PO Box/Private Bag:	Postcode:
Phone number:	Mobile:
After hours:	Fax:
Email address:	Website:

DECLARATION

I, Colin G. Ross carried out or supervised the restricted building work recorded on this form.

Signature: Colin Graham Ross Date: 25/05/2017



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

MAY 2017



Reference/Certificate ID No: 1105

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

Location Details:

3 Sandown st, Waiholo

Contact Details:
(Name and address)

Debbie Therese Anderson, PO Box 15175 Waiholo

Name of
Electrical worker:

Daniel McGuirk

Registration/Practising
licence number:

E256576

Organisation/company:

Current Demand Contracting Ltd

Phone and email:

0273427448 currentdemand@hotmail.com

Name of person(s)
supervised:

CoC

Type of work:

☐ Additions ☒ Alterations ☒ New work

The prescribed electrical work is:

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

Reference Standards:

☐ Part 1 of AS/NZS 3000 ☒ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including details of work and type of supply system)

Replaced meter box, main switch board, earth and wired house renovations. Disconnected old conduit and rubber wiring. Mains to street is existing and was run by previous electrician

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

Select those that apply: Temporarily live/energised existing shed. Tested

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

Electronic/Other reference:

Telfers Electrical

Certifier's signature:

DMcGuirk

Date:

27.2.17

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

ESC

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

Certifier's
name:

Daniel McGuirk

Registration/Practising
licence number:

E256576

Certifier's
signature:

DMcGuirk

Certificate
Issue Date:

27.2.17

Connection
Date:

27.2.17

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

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

Location: 3 Sandown st, Waiholo			Job# 1105		Main Earth Location: Next to meter			
Customer: Debbie Anderson			Date: 27.2.17		box and heatpump outdoor unit			
Circuit	Insulation	Fault Loop	PFC	Earth	Line Loop: 0.65~	Earth: 81.6~		
Leunge	71m~	0.63~	367A	0.9~	Voltage: 233V	Lead: 0.01~		
Kitchen	71m~	0.71~	328A	0.8~	PFC: 359A	Bonding:		
Bedroom	71m~	Trips RCD	←	0.8~	RCD#	1 X	5 X	RAMP
Bathroom	71m~	0.65~	356A	0.9~	RCD 1	26.3~s	14.4~s	27~A
Kitchen	71m~	0.66~	352A	0.9~	RCD 2	26.3~s	14.4~s	27~A
Bedroom	71m~	0.60~	389A	0.8~	RCD 3	26.3~s	14.6~s	27~A
					RCD 4	—	—	—
					Notes:			

Inspections for Steve Holden

25 May 2017

Time	Inspection Type	Application	Address	Result
8.30 a.m	Post-Line	2016/16706	HERITAGE LIFECARE LIMITED 64 ESSEX STREET BALCLUTHA	
	GENERAL NOTE - Unit 3 only			
2.00 p.m	Reinspection - type in notes what sort	2016/16776	DEBBIE THERESE ANDERSON and IAN LAWSON GREIG 3 SANDOWN STREET WAIHOLA	
	GENERAL NOTE - SOLID FUEL HEATER INSPECTION			
2.00 p.m	Completion/Final	2016/16776	DEBBIE THERESE ANDERSON and IAN LAWSON GREIG 3 SANDOWN STREET WAIHOLA	
	GENERAL NOTE			
2.00 p.m	Concrete Floor	2016/16776	DEBBIE THERESE ANDERSON and IAN LAWSON GREIG 3 SANDOWN STREET WAIHOLA	
	GENERAL NOTE			
4.00 p.m	Roof Pre-clad	2017/16959	DAWSON & SONS LIMITED 47 ROSS ROAD POPOTUNOA	
	GENERAL NOTE			

1:20 Exteror Cladding Latte Bulbs



DN 16562

**COMPLIANCE & ELECTRICAL
SAFETY CERTIFICATE****DELTA**
THINK. INFRASTRUCTURE**1 LOCATION OF INSTALLATION**

ADDRESS: 3 SANDOWN STREET WAIHOLA

2 CUSTOMER INFORMATION

NAME: DEBBIE ANDERSON

POSTAL ADDRESS: 3 SANDOWN STREET WAIHOLA

EMAIL:

PHONE: 0211902258

3 ELECTRICAL WORKER INFORMATION

NAME: UTC WILLIAMSON REGISTRATION: 1877

ORGANISATION: DELTA PHONE: 0274345653

EMAIL:

PERSON BEING SUPERVISED:

4 WORK DETAILSTHE WORK IS: (CIRCLE) ADDITIONS ALTERATIONS NEW WORKTHE PRESCRIBED ELECTRICAL WORK IS: (TICK) ☐ HIGH RISK ☒ GENERAL ☐ LOW RISK☐ THE HOMEOWNER HAS UNDERTAKEN PART OF THE ELECTRICAL INSTALLATION WORKTICK IF WORK INCLUDES ☐ Mains ☐ MEN switchboard closest to point of supply ☐ Main Earthing System ☐ Electrical Lines

BRIEF DESCRIPTION: INSTALLED ONE MATA SMART METER & ONE DEBIBIT RELAY FOR NEW OUTDOOR WATER BOX. CONNECTED TIE TO 1 C/WORKS.

5 CERTIFICATION OF WORK

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

- ☒ has been installed in accordance with a certified design
- ☐ has an earthing system that is correctly rated
- ☒ contains fittings which are safe to connect to a power supply
- ☐ relies on supplier's Declaration of Conformity (attach or reference)
- ☐ relies on manufacturers instructions (attach or reference)
- ☒ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ☒ is safe to connect

ELECTRONIC REFERENCE: Delta Metering Design

ELECTRICAL WORKER'S SIGNATURE: *UTC Williamson*

DATE: 27-2-2017

TEST RESULTS

	Electrical worker	Inspector
Isolation (disconnection)	<i>PAEJ</i>	
Insulation resistance	<i>D</i>	
Earth continuity		
Bonding		
Other (specify)		

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

6 ELECTRICAL SAFETY CERTIFICATE

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

NAME: UTC WILLIAMSON

REGISTRATION: 1877

SIGNATURE: *UTC Williamson*

DATE: 27-2-2017

(If worker is different from electrical worker)



DN007706

RECEIVED

25 MAY 2017

DELTA
THINK INFRASTRUCTURE

RECORD OF INSPECTION

1 CUSTOMER INFORMATION

NAME: DEBBIE ANDERSON PHONE: 0211902258
LOCATION ADDRESS: 3 SANDOWN STREET WATHOLA.

2 ELECTRICAL WORKER INFORMATION

REFERENCE: 1105 NAME: Daniel McGuirk REGISTRATION: E256576 DATE: 27-2-2017

3 HIGH RISK CATEGORY

- ☐ NOT TO AS/NZS 3000 PART 2 (SA/2A/III) ☐ HIGH VOLTAGE INSTALLATION (SA/2A/III) ☐ MAINS PARALLEL GENERATION (SA/2A/III)
☐ PHOTOVOLTAIC SYSTEM (SA/2A/IV) ☐ HAZARDOUS AREA (SA/2A/IV) ☐ INSTALLATION LOCATED IN A MINE (SA/2A/IV)
☐ ELECTRICAL MEDICAL AREA (SA/2A/IV) ☐ MAINS WORK (SA/2B) ☐ ANIMAL STUNNING OR MEAT CONDITIONING (SA/2A/IV)
☐ OTHER (Please describe)

4 WORK DETAILS

THE WORK IS: (CIRCLE) ADDITIONS ALTERATIONS NEW WORK

THE PRESCRIBED ELECTRICAL WORK IS: (TICK) ☒ HIGH RISK ☐ GENERAL ☐ LOW RISK
☒ MAINS ☒ SWITCH BOARD ☒ MAIN EARTH ☒ METERING ☐ ELECTRICAL LINES ☐ OTHER

INSPECTOR CHECKED & INSULATION TESTED
EXISTING MAIN POLE TOP TO OUTDOOR METERBOX
NO CABLE FROM METER BOX TO NEW SWITCHBOARD
NETWORK LOOP & POLARITY TESTED CHECKED
6mm main EARTH

5 COMPLIANCE AND TEST RESULTS

Specify what the inspection was carried out in accordance with (regulation/s and/or companion standard/s):

☒ AS/NZS 3000 ☐ AS/NZS 3003 ☐ AS/NZS 5033 ☐ AS/NZS 60079 ☐ OTHER

WHAT ARE THE RESULTS OF THE INSPECTION: ☒ TEST EQUIPMENT CALIBRATED ☐ OTHER RESULTS ATTACHED

P/N LOOP 65 Ω PSCC 399 AMPS VOLTAGE 233 V P/E LOOP 81 Ω RESISTANCE OF M.O.E. 01

INSULATION OF NETWORK POLE FUSE TO METERBOX/SWITCHBOARD 50 MΩ METERBOX TO SWITCHBOARD 50 MΩ

ANY NON-COMPLIANCE

☐ POLARITY CHECKED WITH LINK OUT ☒ CHECKED WITH TRAILING LEAD ☐ PHASE ROTATION CHECKED

6 INSPECTION DETAILS

I confirm that the part of the installation, to which this Record of Inspection applies is connected to the network, is safe to use and complies to electrical safety regulations:

☒ HAS BEEN ENLIVENED

NAME: DLE WILKINSON REGISTRATION: 1877
SIGNATURE: [Signature] DATE: 27-2-2017
PHONE: 0274346653 COMPANY: DELTA



Clutha District Council

PO Box 25, Balclutha 9240 Phone 419 0200
Fax 03 418 3185

Code Compliance Certificate BLD/2016/16776

Issued in accordance with Sections 95 and 436 of the Building Act 2004

The Building

Street Address:

3 SANDOWN STREET, WAIHOLA

Legal Description:

LOT 1 DP 340641

Building Name:

Location Within Site/Block:

Level/Unit No (if applicable):

Current Use: House - Not attached to others

Valuation Roll No 28044/118/03

Building Work

Building Consent Number: BLD/2016/16776

ALTER AND EXTEND DWELLING - INSTALL
SOLID FUEL HEATER - METRO WEE RAD -
F/S WOODBURNER

AMENDMENT 1. CHANGE CLADDING TYPE
AMENDMENT 2. CHANGE SFH TO FIRENZO
BRONTE F/S WOODBURNER AND INSTALL
NEW STORMWATER TO KERB

Issued by: Clutha District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent; and the specified systems in the building are capable of performing to the performance standards set out in the building consent, if applicable.

The Owner

Name/s:

DEBBIE THERESE ANDERSON

Contact Person:

Mailing Address:

PO BOX 15175
WAIHOLA 9243

Street Address:

Daytime Ph:

Mobile:

First Point Of Contact

First Point of Contact for Communications
with Clutha District Council:

Name:

FAHEY DESIGN LIMITED

Mailing Address:

22 MOUNT STREET
WAKARI
DUNEDIN 9010

Phone Numbers:

Home:

Work:

Mobile:

021 02906747 Mark Fahey

A Compliance Schedule is not required for the building.

Signed for and on behalf of the
CLUTHA DISTRICT COUNCIL

Date 9-Jun-17

Time 12:30

Steve Holden

BUILDING CONTROL OFFICER