

Accessibility D1; NZS 4121

Comments

N/A NO YES

- ☒ ☒ ☒ Car parks..... ①
- ☒ ☒ Projections.....
- ☒ ☒ Kerb Ramps.....
- ☒ ☒ Footpaths/Ramps / Landings..... ④ ④
- ☒ ☒ Entrances.....
- ☒ ☒ Public Facilities.....
- ☒ ☒ Lifts.....
- ☒ ☒ Stairs.....
- ☒ ☒ Stair/handrills.....
- ☒ ☒ Doorways/Doors/Corridors/ Lobbies..... (see note on page 8)
- ☒ ☒ Controls.....
- ☒ ☒ Places of assembly/entertainment/Recreation.....
- ☒ ☒ Warning Systems.....
- ☒ ☒ Toilet Facilities / ~~Laundering~~.....
- ☒ ☒ Food preparation / accommodation.....
- ☒ ☒ Signs.....

Comments

Fire report G1, G2, G3, G4

- ☒ ☒ ☒ Purpose group FHG.....
- ☒ ☒ Fire cell separation / use of building.....
- ☒ ☒ F rating.....
- ☒ ☒ E rating.....
- ☒ ☒ Occupancy numbers.....
- ☒ ☒ Means of escape.....
- ☒ ☒ Travel distances.....
- ☒ ☒ External walls/unprotected areas.....
- ☒ ☒ Fire resistance to supporting elements/floors/ walls.....
- ☒ ☒ Risks to/below escape routes..... ②
- ☒ ☒ Fire safety precautions.....
- ☒ ☒ SFI's / SDI's.....
- ☒ ☒ Alternatives.....
- ☒ ☒ Referral to DRU.....
- ☒ ☒ Alternative..... specify reason

Comments

Solid waste G15

- ☒ ☒ ☒ Waste bin area..... existing
- ☒ ☒ Environmental health referral.....
- ☒ ☒ Alternative..... specify reason

Comments

Hazardous Agents, Materials & substances F1-F3

- ☒ ☒ ☒ Waste bin.....
- ☒ ☒ Environmental health referral.....

BC. 120488
Alterations & change of use to form dwelling
84 Amchia Street, Paparuaumu.

Work Sheet

- ① • Sufficient sized disabled person's parking space to be marked & indicated on the architectural drawings for the offices.
- ② • additional smoke alarm to be indicated on drawings 3 & 4 adjacent to end bedroom
- ③ • details of foundation/support to concrete slab forming fire separation under floor
- ④ • full details of accessible route into the office building - this detail appears to be significantly higher than ground level
- ⑤ • Details of enter a washing machine or a suitable laundry room in the dwelling area

Note: Whilst the existing corridor widths in the office are less than the required 1200mm, the existing corridor has been accepted as reasonable by virtue of Section 112(2) of the Building Act 2004. The offices are not being altered but are being reduced in size and it appears structurally impractical to reposition the internal walls, the difficulty of cost of which would render the proposed unusable.

General stamp prompts

Wind Zone — high

Corrosion

Cladding

Electrical

Bracing Highlighted

Boundary setting out

Engineers design

Set Status

Complete checklist

Addendum & note re fire report

Section 72 / ponding

Set Inspections

Process Compliance Schedule

Not applicable

[illegible]

Initials

State the content of discussion III

Letter & e-mail sent to applicant - further information requested.

Th

Also informed the applicant of the outstanding issues by telephone.

五

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)		
Date		
26 th Sept 2012	Re. house : change of use – proposals satisfactory when issues on page 8 have been resolved	<i>[Signature]</i>
Alteration to Existing Building – Sec 112: (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		
Date		
26 th Sept 2012	Re. office – will be satisfactory when issues on page 8 have been resolved	<i>[Signature]</i>
Hazards – Sec 71-74: (record decisions and basis for decisions – see under “site plan above already done”)		
Date:	26 th Sept 2012 Change of use to farm dwelling – pending area	<i>[Signature]</i>
Compliance Schedule – Sec 100 - 107: (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date	N/A	

Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision Plan checked yet Unsatisfactory (request for further information- see attached copy)		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the Building consent may be granted (refer Bld Act Sec 49(1)) All previous Further Information Requests now satisfactory.	
Signature, name & date Bldg. <i>George Mason 26th Sept 2012</i> Plumbing..... Fire.....		Signature, name & date Bldg. <i>George Mason 2nd Oct 2012</i> (for all pages except those listed below) Plumbing. <i>Simon Goff 14/9/2012</i> (For pages 6 of 11 unless otherwise listed) Fire. <i>George Mason 26th Sept 2012</i> (As listed on page 7 of 11)	

Addenda to Form 436

Allocation of work to approvals officer outside current competency

Building Category	Circle appropriate category	0	1	2	3

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

Allocation notes

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

BC 120 488.

VEHICLE CROSSING
INSPECTION FORM

Date: 11/6/13

To: Building Inspectors

Owner:

Address:

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

Thank you

Inspected by:	Alan
Date Inspected:	11/6/13
Approved:	☒ YES ☐ NO

Comments:



Criteria: All building work except for minor works or major projects. Refer BI-WI-024

Criteria: All building work except		Address:	
84 Amelia St		Date: 11/6/13	
BC No: 120488		Y	
		N	

	☒	☐	Application for code compliance certificate (Form 278) completed
N			

Confirm all required inspections have been completed and passed:
 Answer: Yes or No

Confirm all required inspections

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):

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

Have items of non compliance been resolved and NTR implemented.
Note: If work is not in accordance with consent (and approved amendments) or NTR matters have not been resolved, suspend application for Code Compliance Certificate

Supporting documentation required in building consent addenda (Accept in accordance with KDC Policy 002) Form completed during BC Approval process	Reg'd	Supplied
Thick (N) indicates yes, N/A indicates considered - but not applicable		

Supporting documentation required in Bidding process with KCDC Policy 002 Form completed during BC Approval process			
	Req'd	Supplied	Accepted
copy of electrical certificate	N/A	✓	✓
copy of gas certificate	✓	✓	✓
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	N/A	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering	✓	✓	✓
a Construction Review (PS4) statement for Geo-technical engineering	✓	✓	✓
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	✓	✓	✓
wall cladding/texture coating installation applicator warranty	✓	✓	✓
a copy of the lift certificate	✓	✓	✓
a certificate from the fire alarm installer	✓	✓	✓
a certificate from the sprinkler installer	✓	✓	✓
a copy of wet-area membrane installers warranty	✓	✓	✓
a copy of deck membrane manufacturer's installer/guarantee	✓	✓	✓
FPIIS (Verifier) Fire Systems Certification	✓	✓	✓

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

Compliance Schedule

Is a new or amended compliance schedule required?

☒ ☐ N

If "Y" Has it been issued? (Refer note below)

Y ☐ N

If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:

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

Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline:

Are there any development impact fees to be paid outstanding? Yes / ☒ No (if yes, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. ☒ YES / NO

Building officer

Signature: _____

Date: _____

Name: _____

Co-reviewer:

Signature: _____

Date: _____

Name: _____

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RECEIVED
23 AUG 2012
BY: 

PROPOSED ALTERATIONS to EXISTING BUILDING at 84 AMOHIA St, PARAPARAUMU

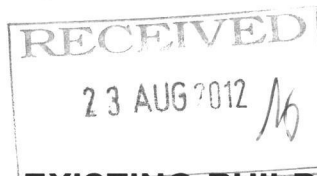
Fire Report

Revision 0
15 August 2012
Issued for Building Consent



McLean Consulting

Ground Floor Unit C2, Ocean Apartments, 44 Marine Pde, PARAPARAUMU BEACH Tel: 04 298 4857 Fax: 04 298 4867, Email: mcleanconsulting@xtra.co.nz



PROPOSED ALTERATIONS to EXISTING BUILDING at 84 AMOHIA STREET, PARAPARAUMU

FIRE REPORT

Revision 0: 15 August 2012

1 Introduction

This report details the philosophy of the fire design, and identifies the fire safety requirements to be incorporated in the proposed design for compliance with NZBC Acceptable Solution C/AS1. All clause references in italics in the report refer to that document. No alternative solutions are proposed. The fire safety requirements are detailed in each section, and summarised in the final section of the report.

This report is to be read in conjunction with the following **McLean Consulting** drawing appended to this report:

- 533-C101 rev 0: Fire Compliance Plan

The report is based on a review of the following **Onboard & Online Ltd** drawings:

- Job 2012-07-1461 Sheets 1-5 dated 23/7/2012

While this report identifies the required fire performance for architectural elements and fire safety systems, McLean Consulting does not warrant that proprietary fire-rated systems specified by the designers, or the manner in which they are installed by the builders, will meet those performance requirements. Final consent drawings and specifications incorporating the fire requirements have not been sighted by McLean Consulting.

2 Building Description

The proposed work is the alteration of an existing building. The building is a single firecell at ground level, and is currently used as office accommodation. The proposed work will split the building into two firecells. One firecell will remain as office accommodation, while the second firecell will become residential. The two firecells are designated **House** and **Office** in this report.

The building will remain under common ownership on a single title.

3 Scope

NZBC C/AS1 Transition Period: This report is based on NZBC C/AS1 Amendment 9 dated 10 October 2011.

House Firecell – Change of Use (Building Act S115): The new **House** firecell is a *change of use* under Section 115 of the Building Act because the requirements for the new SR purpose group are more onerous than the old WL purpose group (with respect to fire alarm requirements). This report therefore checks the means of escape from fire, protection of other property and fire-rating performance for the **House** firecell.

Office Firecell - Alteration to an Existing Building (Building Act S112): There is no change of purpose group in the **Office** firecell. Also the reduced size of the firecell means that the boundary exposures are substantially reduced. We therefore consider that the **Office** firecell should be treated as an alteration under Section 112 of the Building Act. This report therefore checks



the **Office** firecell for complying means of escape only, and does not consider exposure to the adjacent boundary. It does however check for external fire spread to the new adjoining **House** firecell which contain sleeping accommodation.

This report does not address the following:

NZBC Acceptable Solution D1/AS1 Access Routes: Acceptable Solution D1/AS1 may require access routes for people with disabilities to be wider than this report indicates.

Fire Safety and Evacuation from Buildings Regulations: Compliance with these regulations is not a requirement for building consent under the Building Act. The New Zealand Fire Service should be consulted in this regard.

4 Occupant Numbers and Purpose Groups

Occupant densities, numbers and purpose group for each space, calculated in accordance with Tables 2.1 & 2.2, are shown on the accompanying Occupancy & Egress plan.

Table 2.1 & 2

Primary Purpose Groups:

Firecell	Primary Purpose Group	Escape Height	Fire Hazard Category	Occs
House	SR	0	1	5
Office	WL	0	2	8
	2.2.2		Table 2.1	Table 2.2

5 Means of Escape

Refer to the accompanying Occupancy & Egress plan for the actual path lengths, escape route loadings and door capacities, all of which meet the requirements of the Acceptable Solution, as verified by the following:

Escape Route Width Requirements:

Location	Minimum Clear Width
	mm
Open path	700
Door in open path	600

Table 3.2 Note 2
3.17.5(a)

Notes:

- 1 Add 60 mm to clear door opening width to obtain typical door leaf sizes.
- 2 Widths required by NZBC D1/AS1 for accessible routes may exceed the above values.

Check single escape routes: There are single escape routes from both firecells, which comply as follows:

3.15

Space	Escape Ht		DEOP		Occupant Load	
	Allowed	Actual	Allowed	Actual	Allowed	Actual
	m	m	m	m		
House	4	0	24	12	50	5
Office	4	0	24	13	50	8
	3.15.1(a)		3.15.1(b)		3.15.1(d)	



0019



Door Requirements: Escape route doors must be freely openable from inside at all times.

C2.3.3(b)

There are fewer than 20 occupants in each firecell so the escape route doors may swing against the direction of escape.

3.17.3(a)

Compliance with other sections of the Building Code:

Escape routes are also required to comply with NZBC Clause D1.3.3.

3.1.4

Exit signage is required to comply with F8/AS1 (this applies to the **Office** firecell only).

3.20.1

6 Requirements for Firecells

Firecell	Requirements
House	SR, FHC=1, escape height = 0m, 5 occupants F0 1 Domestic smoke alarm system 16 Visibility in escape routes (not required, household unit in SR)
Office	WL, FHC=2, escape height = 0m, 8 occupants F0 2af Manual fire alarms (not required, <50 occupants) 16 Visibility in escape routes (not required, open paths not > 20m) 18c Hydrant system (not required, Brigade access from SH1 OK)

Table 4.1/5

F6.2.1

Table 4.1/1

Note a(i)

7 Fire Resistance Ratings

This section of the report establishes the S-Rating of the **Office** firecell, which is used in Section 9 to determine the fire-rating of the external walls which present an exposure risk to the sleeping accommodation in the **House** firecell.

S ratings, Office firecell:

Table 5.1, Fire Hazard Category 2

5.5.3

$$A_v = 16.9 m^2$$

$$A_h = 0$$

$$A_f = 93 m^2$$

$$\frac{A_v}{A_f} = 0.18$$

$$\frac{A_h}{A_f} = 0 \text{ (ceiling installed)}$$

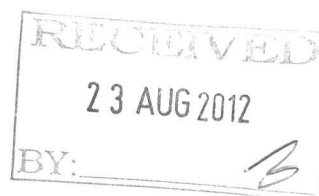
→ $t_e = 70$ minutes
S rating = 70

Table 5.1

8 Control of Internal Fire & Smoke Spread

Firecell separation: Use maximum of F-Rating of adjoining firecells or 30/30/30, whichever is greater → FRR 30/30/30 both ways.

6.8.1



Subfloor space: As the floors are not fire-rated the firecell separation must extend down to ground level.

6.15.1

Fire Stopping: Fire-stop any pipes and cables passing through the firecell separation. Fire collars will generally be required on non-metallic pipes.

6.17.2

Service outlets in the firecell separation are to be backed with an approved fire-stop for the full size of the opening.

6.17.6

Interior Surface Finishes (Office firecell only): The following specifications apply to all new finishes installed in the **Office** firecell. Replacement of existing finishes is not reasonably practicable, as the fire safety benefit achieved is small compared to the cost of replacement.

Elements	Requirement	Standard
Walls, ceilings	SFI ≤ 5, SDI ≤ 10 or SFI ≤ 9, SDI ≤ 8	AS 1530 Pt 3

Table 6.2 row 4

Normal paint finishes over GIB, timber, MDF or particle board linings can meet the above specification. Surface finish requirements do not apply to doorsets and joinery.

9 Control of External Fire Spread

As noted in Section 3 of this report, this section applies to the **House** firecell only, and considers the following:

- External fire spread from the **House** firecell to the boundary
- External fire spread from the **Office** firecell to the new sleeping accommodation in the **House** firecell.

Horizontal Fire Spread from External Walls: See **Table 1** for calculation of permitted unprotected areas in external walls.

FRR of External Return Walls (Exposures E2, E3): Fire rating is to be the higher of the F or S ratings:

7.10.2

→ FRR 70/70/70 for fire inside the **Office** firecell.

Stability of fire-rated walls: Fire rated walls must be able to resist the reduced loads specified in NZS 1170 for the duration of the fire. Any supporting elements necessary to achieve this stability (foundations, beams, diaphragms, etc) must also be fire-rated for stability for the same duration.

5.9.5

10 Outbreak of Fire

Recessed Downlights: Any recessed downlights are to be installed with the following clearances from roof insulation:

9.4

Fitting Type	Minimum Clearance
Classified to NZECP 54	Comply with the insulation clearance classification
Tested to NZS 60698.2.2	Comply with NZS 3000 Figure 4.7
No information	500mm from insulation

9.4.1(a)
NZS 3000 4.5.2.3
NZECP 54 3.4.2

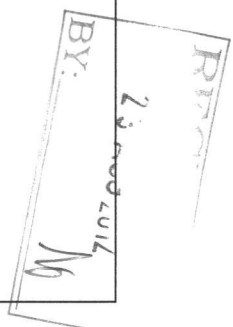


Table 1: Horizontal Fire Spread from External Walls – Calculation of Allowable Unprotected Areas

Exposure	Firecell	FHC	Intersection Angle	Distance to relevant boundary	Calculation Method	Rectangle Height	Width of Enclosing Rectangle	Permitted Unprotected Area	Enclosing Rectangle Area	Actual Unprotected Area	Actual Unprotected Area	Min Return Wall Separation D _B	Min Wing Wall Length L _B	Table(s)	Notes
E1	House	1	0°	1.7	-	-	-	-						7.10.6	Protection not required, d>1.0m
E2	Office	2	90°	-	4	2.9	1.5	-				0.2		7.4	Fire-rated return
E3	Office	2	90°	-	4	2.5	2.7	-				0.3		7.4	Fire-rated return



11 Compliance Schedule Guidelines

Guidelines for preparation of compliance schedules for the systems referred to in this report are in **Appendix 1**.

12 Summary of Principal Fire Safety Requirements

- Escape routes are to be not less than 700 mm wide. Escape route doors are to have a minimum clear width of 600 mm. The stair width is to be not less than 850 mm. (Note that the widths required by NZBC D1/AS1 for accessible routes may exceed the escape route widths given in this report.)
- Escape route doors must be freely openable from the direction of escape at all times.
- Exit signage complying with F8/AS1 is required in the **Office** firecell.
- Type 1 domestic smoke alarms are required in the **House** firecell.
- Fire-stop any pipes and cables passing through firecell separation. Fire-stop any service outlets in firecell separation.
- New interior wall and ceiling surface finishes in the **Office** firecell are to comply with the following when tested to AS 1530 Pt 3:

SFI ≤ 5, SDI ≤ 10
or SFI ≤ 9, SDI ≤ 8

- Fire-rating of the following elements is required:

Internal firecell separation between firecells:	FRR 30/30/30 both ways, from ground to the underside of the roof.
External return walls at exposures E2, E3:	FRR 70/70/70 for fire inside the Office firecell, 300 mm long, from floor to underside of the roof.

The fire rated walls must be able to resist the reduced loads specified in NZS 1170 for the duration of the fire.

- Recessed downlights are to be installed with suitable clearances from building elements.

McLean Consulting
David McLean BE (Hons), MIPENZ

APPENDIX 1**Compliance Schedule Guidelines for Systems Referred to in Fire Report**

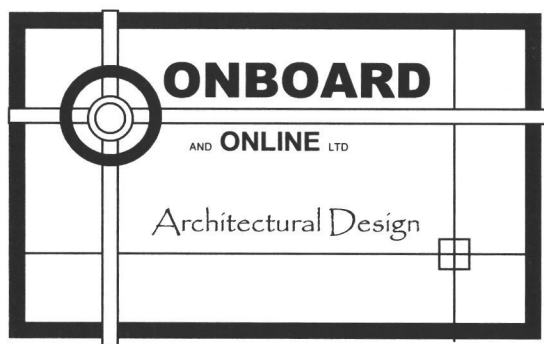
Ref	System	Performance Standard	Maintenance Procedure	Inspection Procedure	Reporting Procedure	Responsibility
SS2	Type 1 domestic smoke alarm system		Monthly: Test using “test” facility. Annually: Clean with a vacuum cleaner.	Exempt under F7/AS1 clause 3.4	Exempt under F7/AS1 clause 3.4	
SS15/3	Fire separations: Fire-rated walls	NZBC C/AS1. Locations of fire separations are shown on the Fire Rating plan in the Fire Report	Remedy of any defect identified in the inspections detailed at right.	Check fire separations for: • Signs of damage or deterioration that could adversely affect their fire resistance function. • New penetrations without suitable fire-stopping.	Record monthly inspections in BWO log book	Monthly inspection by Owner. Annual inspection by IQP.

RDG
23 AUG 2012
BY: M

A1.1

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EXISTING OFFICE
84 AMOHIA STREET
PARAPARAUMU

ACCESSIBILITY REPORT
15 AUGUST 2012

10015

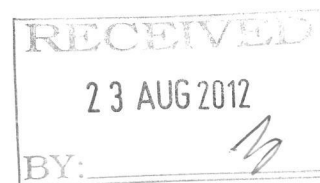


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0026

ACCESSIBILITY REPORT



1. INTRODUCTION

This Report identifies the accessibility requirements to be incorporated into the office space for compliance with NZBC Acceptable Solution D1/AS1 and G1/AS1. No alternative solutions are proposed. This report is based on the Building Consent drawings prepared by Onboard & Online Ltd dated 15 August 2012.

2. ASSESSMENT

This assessment has been carried out by Grant Baxter (LBP) of Onboard & Online Ltd, an Architectural Designer with 20 years experience, and a Member of the Design Association of New Zealand. A site visit inspection has been carried out as part of the assessment.

3. SCOPE

The work involves minor changes to the existing front office space at 84 Amohia Street, Paraparaumu. The building was used entirely as office space and is intended to revert to its previous use of part residential and part office.

4. BUILDING DESCRIPTION

The existing single storey building consists of an older front half with a large addition at the rear. There are three existing entrances. The building is currently accessible to wheelchairs and there are existing accessible facilities provided in the rear half of the building.

5. PROPOSED WORK

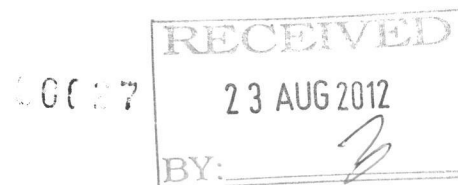
The proposed work involves separating the front half of the building from the rear by fire-rating existing walls in order to separate the office space from the proposed residential space.

6. REQUIREMENTS FOR ACCESSIBILITY

6.1 Accessible car park required

- 5 m x 3.5 m minimum size
- Non slip concrete at not greater than 1:50 slope
- International symbol of access painted in yellow

ACCESSIBILITY REPORT



6.2 Accessible route

- Accessible route to building entry
- Handles/opening devices at 1.1 m high
- No sudden changes in level
- Slip resistance of not less than 0.4
- Cross fall of not more than 1:100 slope

6.3 Front door

- 860 mm existing front door
- Lever action door handle at 1.1 m high

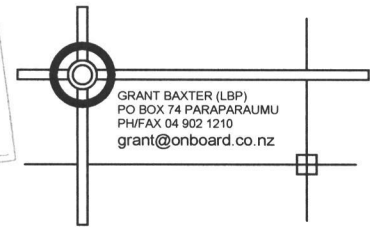
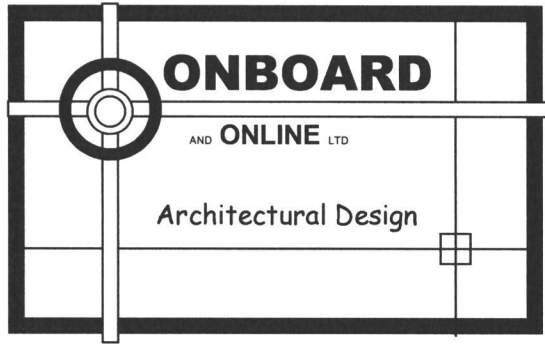
6.4 Accessible toilet required

- 1900 x 1600 mm minimum size
- Layout and components to comply with NZBC G1/AS1 Figure 6
- 760 mm minimum clear opening door
- Clear signage

7. CONCLUSION

The existing building has been assessed and requires minor upgrading as follows.

- 7.1 Sufficient space exists for an accessible car park but signage and markings to be provided.
- 7.2 Ensure front door porch area has no step greater than 20 mm
- 7.3 Provide an accessible toilet compartment that is as near as practicable to NZBC G1/AS1 Figure 6.
- 7.4 Ensure 760 mm clear opening doors to one office, staffroom and accessible toilet.



SPECIFICATION

of work to be done and materials to be used
in carrying out the works shown on the accompanying drawings

PROPOSED ALTERATIONS

84 AMOHIA STREET
PARAPARAUMU

FOR
K. HINTZ

Job number: 2012-07-1461
Date: 23 July 2012

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1220 PROJECT

1. GENERAL

This general section describes the project including:

- A description of the work
- Site description, features and restrictions
- Design parameters for design by contractor
- Archaeological discovery

1.1 READ ALL SECTIONS TOGETHER

Read all general sections together with all other sections.

Description of the work

1.2 SCOPE OF THE WORK

To construct minor internal alterations to existing single storey building.

1.3 RESTRICTED BUILDING WORK

This project includes Restricted Building Work.

Site

1.4 SITE

84 Amohia Street, Paraparaumu, is a flat front site.

1.5 LEGAL DESCRIPTION

Lot 17 DP 462.

1.6 EXISTING BUILDINGS

Existing buildings consist of a single storey building.

1.7 EXISTING SERVICES

All new work is to connect to existing services as shown on the Building Consent drawings.

1.8 SITE FEATURES

Footpath, neighbouring properties and boundary fences to be protected from the works.

Site environment - Wind

1.9 DESIGN PARAMETERS - NON SPECIFIC DESIGN

The design wind pressures are to NZS 3604, Table 5.4 Determination of wind zone, up to and including Extra High Wind Zone.

Building wind zone is High (44 m/s).

Site environment - Durability

1.10 EXPOSURE ZONE

The exposure zone is to NZS 3604, Section 4 Durability, 4.2 Exposure zones and NZBC E2/AS1.

The site zone is C (Medium).

Site environment - Seismic

1.11 EARTHQUAKE ZONE

The zone is to NZS 3604, Section 5 Bracing design, 5.3 Earthquake bracing demand.

The earthquake zone is Zone 3.

1.12 ANTIQUITIES AND ITEMS OF VALUE

Report the finding of any fossils, antiquities and other items of value, to the Contract Administrator. All to remain undisturbed until approval is given for removal.

Pre-1900, items or evidence of human activity on the site, come under the Historic Places Trust Act 1993. If such items or evidence is discovered work must stop immediately and the Contract Administrator must be notified immediately. The site maybe classified as an Archaeological Site under the Act, and the Contract Administrator or Owner must contact the NZ Historic Places Trust for authority to proceed.

Post-1900 items remain the property of the owner, pre-1900 items may remain the property of the owner or the Crown subject to what is found.

1232 INTERPRETATION & DEFINITIONS

1. GENERAL

This general section relates to interpretation and definitions that are used in this specification.

1.1 DEFINITIONS

Required:	Required by the documents, the New Zealand Building Code or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Provide and fix:	"Provide" or "fix" or "supply" or "fix" if used separately mean provide and fix unless explicitly stated otherwise.
Review:	Review by the contract administrator is for general compliance only. Review does not remove the need for the contractor to comply with the stated requirements, details and specifications of the manufacturers and suppliers of individual components, materials and finishes. Neither can the review be construed as authorising departures from the contract documents.
Working Day:	Working Day means a calendar day other than any Saturday, Sunday, public holiday or any day falling within the period from 24 December to 5 January, both days inclusive, irrespective of the days on which work is actually carried out.

1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.
 Principal: The person defined as "Principal" in the conditions of contract.
 Contractor: The person contracted by the principal to carry out the contract.
 Contract Administrator: The person appointed by the principal to administer the contract on the principal's behalf. Where no person has been appointed by the Principal, it means the Principal or the Principal's representative.

1.3 ABBREVIATIONS

The following abbreviations are used throughout the specification:

AAMA	American Architectural Manufacturers Association
AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
ASTM	American Society for Testing and Materials
AWCINZ	Association of Wall and Ceiling Industries of New Zealand Inc
BCA	Building Consent Authority
BRANZ	Building Research Association of New Zealand
BS	British Standard
CSIRO	Commonwealth Scientific and Industrial Research Organisation
HERA	Heavy Engineering Research Association
LBP	Licensed Building Practitioner
MPNZA	Master Painters New Zealand Association Inc
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
NZTA	New Zealand Transport Agency (previously TNZ)
NUO	Network Utility Operator
PS1	Producer Statement – Design
PS2	Producer Statement – Design Review
PS3	Producer Statement - Construction
PS4	Producer Statement – Construction Review
RBW	Restricted Building Work
SARNZ	Scaffolding and Rigging Association New Zealand Inc
SED	Specific Engineering Design
TA	Territorial Authority
TNZ	Transit New Zealand (Transit New Zealand is now New Zealand Transport Agency NZTA, some specifications are still prefixed TNZ)

1.4 DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents, to have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

1.5 WORDS IMPORTING PLURAL AND SINGULAR

Where the context requires, words importing singular only, also include plural and vice versa.

1233 REFERENCED DOCUMENTS

1. GENERAL

This general section relates to other documents referred to in this specification.

1.1 REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code Compliance Documents (NZBC __), acceptable solutions (__ AS_) and verification methods (__ VM_) for criteria and/or methods used to establish compliance with the New Zealand Building Code.

Reference is also made to various standards produced by Standards New Zealand (NZS, AS/NZS, NZS/AS), overseas standards and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications.

Documents cited both directly and within other cited publications are deemed to form part of this specification. However, this specification takes precedence in the event of it being at variance with the cited documents.

1.2 DOCUMENTS

Documents referred to in the GENERAL sections are:

NZBC F4/AS1	Safety from falling
NZBC F5/AS1	Construction and demolition hazards
AS/NZS 1170.2	Structural design actions - Wind loads
NZS 3109	Concrete construction
NZS 3114	Specification for concrete surface finishes
NZS 3404:1997	Steel structures standard
NZS 3602	Timber and wood-based products for use in building
NZS 3604:2011	Timber framed buildings
NZS 4210	Masonry construction: Materials and workmanship
NZS 6803	Acoustics - Construction Noise
OSH	Guidelines for the provision of facilities and general safety in the construction industry
SARNZ	Best practice guideline for scaffolding in New Zealand
Building Act 2004	
Building Regulations 1992	
Health and Safety in Employment Act 1992	
Health and Safety in Employment Regulations 1995	
New Zealand Building Code	
Historic Places Act 1993	
Resource Management Act 1991	
Smoke-free Environments Act 1990	
OSH Guidelines for the provision of facilities and general safety in the construction industry	
SARNZ Best practice guideline for scaffolding in New Zealand	

1234 DOCUMENTATION

1. GENERAL

This general section relates to documentation required by the Territorial Authority/Building Consent Authority for compliance with the New Zealand Building Code. It also includes documentation relating to:

- Substitutions
- Manufacturers documents

Building Consent Authority documentation

1.1 BUILDING CONSENT

Obtain the original or copies of the building consent forms and documents from the owner and keep them on site. Liaise with the BCA for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

1.2 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004

- to carry out any work not in accordance with the building consent.
- to carry out Restricted Building Work by anyone other than a Licensed Building Practitioner licensed for that type of work.

The resolution of matters concerning building code compliance to be referred to the contract administrator for a direction in writing and then to the BCA for consent.

Where any alteration is requested by the territorial authority or any other authority, do not undertake such alteration until the matter has been referred to the Contract administrator for direction.

1.3 PROJECT PERSONNEL

Provide names and contact detail of the contractor's key personnel and tradespersons who are involved with the project. Provide the names in the form required in the general section of the specification. Review the list once a month and reissue it if changes have been made.

Licensed Building Practitioner documentation

1.4 LICENSED BUILDING PRACTITIONERS

On behalf of the owner, provide details of LBPs to carry out or supervise Restricted Building Work. Provide names, LBP numbers, areas of practice and other required information. Provide this to the BCA and the Contract Administrator before commencing work on the Restricted Building Work. Provide the information in the form required in the general section 1222L PROJECT PERSONNEL LBPs. Review the list once a month and reissue it if changes have been made.

Include the following which are considered applicable to this project:

- Carpenter
- Registered plumber
- Registered electrician

1.5 NOTIFICATION OF BREACHES OF BUILDING CONSENT

Provide to the Contract Administrator and the Contractor a copy of any advice given to the BCA under s.89 of the Building Act. Provide this advice no later than the time the advice is given to the BCA.

1.6 RECORD OF BUILDING WORK

Where Restricted Building Work is carried out by a LBP, on completion of the RBW provide a Record of Building Work for inclusion with the documentation required for Code Compliance. Provide copies to both the BCA and the Contract Administrator.

Compliance information

1.7 DOCUMENTATION REQUIRED FOR CODE COMPLIANCE

Information may be required either as a condition of the contract documents or as a condition of the building consent may include the following: -

- Applicators approval certificate from the manufacturer / importer / distributor
- Manufacturer's, importer's or distributors warranty
- Installer / applicator's warranty
- LBP Record of Work
- Producer Statement - Construction from the applicator / installer
- Producer Statement - Construction review from an acceptable suitably qualified person

Refer to the general sections for the requirements for compliance information to be provided by the contractor.

Refer to the building consent for the requirements for compliance information to be provided by the contractor.

Obtain required documents from the relevant parties for delivery to the contract administrator after the final inspection has been carried out by the Building Consent Authority.

Substitutions

1.8 ACCEPTABLE PRODUCT/MATERIAL SUPPLIERS

Where a product or material supplier is specified, the product/material must be provided by the named supplier. Where more than one named supplier, any one of the named suppliers will be acceptable.

1.9 NO SUBSTITUTIONS

Where specifically stated in a section, substitutions are not permitted to any of the specified systems, components and associated products listed in that section.

1.10 PROPOSED SUBSTITUTIONS

A substitution may be proposed where specified products are not reasonably available. A substitution may also be proposed by the Contractor where the Contractor considers a proposed substitution to be an alternative to the specified product. Except where a specified product is not available, the Contract administrator is not bound to accept any substitutions. Where branded work sections are included in this specification, substitution of those products or systems will not be allowed.

1.11 NOTIFICATION OF SUBSTITUTIONS

Notify proposed substitution of specified products. Notification to include but not be limited to:

- Product identification
- Manufacturer's name, address, telephone and facsimile numbers, website and email address
- Detailed comparison between the properties and characteristics of the specified product and the proposed substitution
- Statement of NZBC compliance including durability
- Details of manufacturer warranties

plus an assessment of

- Any changes required to the programme including any extension of time required
- Any consequential effects of the proposed substitution
- Allowance for time and cost for re-design and documentation (if applicable)
- Allowance for time and cost for obtaining an amendment to the Building Consent (if applicable)
- Any change in cost associated with the proposed substitution

and if requested

- All current manufacturer's literature on the product
- Accreditations and appraisals available
- Reference standards
- Product limitations
- Samples
- List of existing installations in the vicinity of the project

1.12 ACCEPTANCE OF SUBSTITUTIONS

The Contract administrator must advise of acceptance of substitutions in writing.

Amendment to issued Building Consent

1.13 CONTRACTOR AMENDMENTS TO BUILDING CONSENT

Where the contractor has sought acceptance of a substitution or a variation which is for the contractor's own convenience and the substitution or variation requires an amendment to the Building Consent, the contractor must apply for and obtain the required amendment.

The contractor must:

- Obtain approval for substitutions from the Contract administrator.
- Prepare and provide to the BCA all documentation required for the amendment.
- Pay all fees and other costs associated with this amendment.
- Where the amendment affects other approved plans, also amend those plans.

1.14 PRINCIPALS AMENDMENTS TO BUILDING CONSENT

Where the principal is proposing a substitution or a variation which requires an amendment to the Building Consent, the contractor must provide to the principal information that the contractor has that is required for the amendment.

The principal will:

- Prepare and provide to the BCA all documentation required for the amendment.
- Pay all fees and other costs associated with this amendment.

- Where the amendment affects other approved plans, also amend those plans.

Manufacturer's documents**1.15 BRANDED WORK SECTIONS**

Branded sections may be included in this specification relating to specific products and systems to be installed as part of the contract works. Where branded sections are included, substitutions to the branded products and systems will not be allowed.

1.16 CROSS REFERENCED WORK SECTIONS

If any related work is cross referenced to a generic work section, but only the equivalent branded section is included in the specification, use that branded section. Confirm with the Contract administrator if there is any doubt.

1.17 MANUFACTURER'S AND SUPPLIER'S REQUIREMENTS

Manufacturers and supplier's requirements, instructions, specifications or details mean those issued by them for their particular material, product or component and are the latest edition.

1.18 MANUFACTURER'S AND SUPPLIER'S DOCUMENTS

Refer to individual sections for a detailed list of manufacturer's and supplier's documents relating to work on this project. Retain current copies of the documents listed, and all other relevant manufacturer's technical literature, on site. Make this information available to all personnel and ensure they are familiar with requirements for handling, storing, preparing for, fixing and finishing all products before commencing work. Provide a copy of all listed manufacturer's literature to the Contract administrator.

1.19 ONGOING MAINTENANCE REQUIREMENTS

Refer to individual sections for details of manufacturer's and supplier's requirements for ongoing maintenance necessary to ensure continuing compliance with the durability requirements of the NZBC. Provide a copy of literature detailing ongoing maintenance and inspection requirements to the Contract administrator.

Operation and maintenance**1.20 PROVIDE OPERATION AND MAINTENANCE INFORMATION**

Unless addressed elsewhere in this specification provide operation and maintenance documentation necessary for the principal to operate and maintain the works. Provide documentation no later than the date of practical completion or the date on which the principal takes occupation of the works. This documentation is to include: -

- A complete list of subcontractors' names, addresses and telephone numbers noting which portions of the contract each provided
- A complete list of equipment and appliances including serial numbers, manufacturer's names and sources of supply
- Copies of all manufacturer's product literature containing maintenance requirements/instructions
- Final As-Built drawings (as required by the work sections)
- Originals of all warranties and guarantees properly executed.

Submit in final form in a hard cover, "clear view" loose-leaf binder, with contents index, contractor's name, date of practical completion and titled on the binding edge "Operation and maintenance information for (project name)".

1237 WARRANTIES

1. GENERAL

This general section refers to the requirements for warranties as listed, either in this work section and/or in specific work sections. It includes: -

- Warranties for parts of the work required by the Principal in a required form
- Installer/applicator warranties for parts of the work in the installer/applicator's standard form
- Manufacturer/supplier warranties provided with products, appliances and the like in the suppliers standard form
- Guarantees provided by contractors in the contractor's standard form

Warranties

1.1 PROVIDE WARRANTIES

Provide executed warranties in favour of the principal in respect of, but not limited to, materials, components, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the warranty in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability under the terms of the warranty called for in that specified section of work.

- Conform to the 1237WA WARRANTY AGREEMENT form included in the specification/conditions of contract.
- Commence warranties from the date of practical completion of the contract works (unless otherwise stated).
- Maintain their effectiveness for the times stated.
- Provide executed warranties prior to practical completion.

1.2 WEATHERTIGHTNESS AND WATERTIGHTNESS WARRANTY

A warranty is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.

1.3 WARRANTIES – INSTALLER/APPLICATOR

Where installer/applicator warranties are offered covering execution and materials of proprietary products or complete installations, provide such warranties to the contract administrator. These warranties may be provided in lieu of the warranties that are otherwise required provided that these warranties are subject to similar conditions and periods.

Provide warranties in favour of the principal. The terms and conditions of such warranties in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the installer/applicator standard form. Where the installer/applicator does not have a standard form, use the 1237WA WARRANTY AGREEMENT included in the contract documents.
- Commence the warranties from the date normally applicable for the work.
- Maintain their effectiveness for the times stated.

1.4 WARRANTIES – MANUFACTURER/SUPPLIER

Where warranties are offered covering materials, equipment, appliances or proprietary products, provide all such warranties to the contract administrator.

Provide warranties in favour of the principal. The terms and conditions of such warranties in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the manufacturer/suppliers standard form.
- Commence the warranties from the date normally applicable.
- Maintain their effectiveness for the times stated.

Submissions

1.5 REVIEW BY CONTRACTOR

Obtain the warranties from the installers and suppliers at the earliest possible date and review to ensure that they are correctly filled out and executed. Where warranties are executed as a deed, ensure that a duplicate copy is provided for execution by the Principal/Owner. Keep safe and secure until required for submission.

1.6 WARRANTIES - REQUIRED BY BUILDING CONSENT AUTHORITY

Obtain copies of warranties required for submission to the BCA as a condition of the Building Consent. Keep safe and secure until required at the time of the BCA final inspection and Code Compliance Certificate. Provide to the BCA in the form they require.

1.7 WARRANTIES - REQUIRED BY CONTRACT

Obtain copies of warranties listed in the contract documents for submission to the Contract Administrator/Owner. Provide all warranties at the same time. Present the warranties to the Contract Administrator in a "clear view" document book suitably labelled with the project name and details. If the project has an operations and maintenance documentation provision, present the warranties with the operations and maintenance information.

1.8 TIME FOR SUBMISSION

Refer to the contract conditions for any requirement relating to the time for submission for warranties

NZIA SCC Contracts: Submit all warranties no later than the date of the contractors advice of achieving practical completion.

NZS 3910 Contracts: Submit all warranties before the end of the defects liability period.

NZS 3915 Contracts: Submit all warranties before the end of the defects liability period.

Guarantees – Contractor**1.9 MASTER BUILD SERVICES LTD 7 YEAR GUARANTEE**

Provide a Master Build New Homes Alterations & Additions Guarantee including all costs in the contract price and covering loss of deposit, non-completion and defects in materials and workmanship and structural defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

1.10 CBANZ GUARANTEE

Provide a Certified Builders HomeFirst Builders Guarantee. Complete the guarantee application. Before commencing the contract works, execute with the signatures of the owner and the Certified Builder, and forward to CBA Guarantee Ltd along with a copy of the Building Consent, payment schedule and the fee payable.

Warranties schedule**1.11 SCHEDULE OF WARRANTIES**

Provide the Warranties and Guarantees listed in this section:

Additionally the following work sections have Warranty requirements. Refer to these sections for details:

10 years	Sealants
2 years	Painting
2 years	Hot and cold water system
1 year	Electrical general

1237WA WARRANTY AGREEMENT

Contract for: ~
(the contract works)

Contractor: ~
(the contractor)

Principal: ~
(the principal)

Warrantor: ~
(name of contractor, subcontractor or materials supplier)

Warranted works: ~
(the warranted works)

Warranted materials: ~
(the warranted materials)

Warranty period: ~ years from the date of practical completion of the contract works.

The principal has entered into a contract (the contract) with the contractor for carrying out the contract works. The warranted works / materials are part of the contract works.

The contractor has agreed to arrange for the provision of a warranty in respect of the warranted works / materials for the warranty period on the terms set out in this warranty.

The warrantor has agreed to provide a warranty in respect of the warranted works / materials for the warranty period on the terms set out in this warranty.

1. IT IS HEREBY AGREED

The warrantor warrants to the principal that the warranted work performed /materials supplied shall be as required in the contract. If not specified the work shall be of good trade practice with materials and fittings of merchantable quality.

This warranty shall be in addition to and shall not derogate from any manufacturer's warranty or any warranty implied by law, attaching to any part of the warranted works.

1.1 WARRANTOR'S OBLIGATIONS

The warrantor agrees that if the warrantor is advised by the principal in writing of any defect in the warranted works / materials within the warranty period for which the warrantor is liable under the terms of this warranty, the warrantor will promptly take steps to remedy the defect / replace defective materials.

1.2 REMEDIAL WORK / REPLACEMENT OF DEFECTIVE MATERIALS

Any remedial work / replacement of defective materials which the warrantor is liable to undertake / provide under this warranty shall be carried out:

- to the standard required by the contract; and
- in a prompt and timely manner; and
- without unnecessary inconvenience to any occupants; and
- at the warrantor's cost; and
- subject to reasonable access being provided to the warrantor for the purpose of carrying out the remedial work.

1.3 REPAIR, REPLACEMENT AND/OR COMPENSATION

Where the cost of replacement of work and/or materials is out of all proportion to the consequences of the defect, or where the defect may not be reasonably capable of rectification without substantial expense which is out of all proportion to the cost of the contract works, the warrantor may:

- where the defect or defective material is reasonably rectified by repair rather than by replacement, the warrantor's obligation under this warranty shall be only to repair or otherwise make good the defect or
- propose reasonable monetary compensation in lieu of remedying the defect or
- propose a combination of both repair and compensation.

The principal must consider the warrantor's reasonable proposals and the parties must endeavour in good faith to reach agreement. Where agreement cannot be reached the dispute shall be resolved in accordance with the disputes clause in this warranty.

1.4 FAILURE BY WARRANTOR TO PERFORM REMEDIAL WORK

If the warrantor fails to promptly, adequately and satisfactorily carry out the remedial work or to propose acceptable repair/compensation, the principal may then arrange for the remedial work to be carried out by others.

If the warrantor fails to promptly, adequately and satisfactorily provide replacement materials or to propose acceptable repair/compensation, the principal may then arrange for the replacement materials to be supplied by others.

The principal must first give the warrantor 10 working days notice to carry out and complete the remedial work / supply replacement materials. If the warrantor does not complete this work / supply replacement materials within the time, the principal must then advise the warrantor in writing that the work will be carried out / materials will be supplied by others.

In such event the warrantor is not released from obligations under this warranty, which continues in full force and effect, except in respect of the defect remedied / materials supplied by the principal or by another person contracted by the principal. The reasonable cost of the remedial work carried out / materials supplied by such other persons including all reasonable costs of the principal is to be paid to the principal by the warrantor on demand.

1.5 EXCLUSIONS

The principal agrees that the warrantor is not liable for any defect or damage caused by:

- wilful act or negligence of the principal or any person other than the warrantor; or
- fire, explosion, earthquake, war, subsidence, slips, faulty materials or workmanship other than caused by the defect in the warranted work; or
- any force of nature which the warrantor could not reasonably foresee; or
- any neglect or unnecessary delay by the principal in giving notice to the warrantor of a defect in the warranted works becoming apparent; or
- design faults, errors or discrepancies, unless the warrantor undertook the design of the part of the warranted works the subject of the defect; or
- unintended use of the warranted works by the principal or any occupant thereof; or
- failure by the principal or any occupant thereof to maintain the warranted works in accordance with good practice and any manufacturer's stated or recommended instructions or requirements.

1.6 ASSIGNMENT

The principal may assign the benefit of this warranty to any person.

1.7 DISPUTES

Any dispute or difference between the principal and the warrantor arising out of or in connection with this warranty, or the subject matter of this warranty, including any question about its existence or validity, will be referred to arbitration by a sole arbitrator to be agreed upon by the parties. If the parties are unable to agree upon the identity of an arbitrator within 10 working days from the date upon which notice of the dispute is given, then the arbitrator will be appointed by the Registrar of the Building Disputes Tribunal (NZ) Ltd upon the application of either party.

1.8 NOTICES

Notices given to the warrantor are deemed to have been effectively served on the warrantor if given in accordance with the contract.

EXECUTED BY

Signed by the warrantor:

on this:day of20.....
(day) (month) (year)

(And where required to be executed as a deed) signed in the presence of:

Witness signature:

Name:
(print)

Address:
(print)

Occupation:
(print)

Signed by the principal:

on this:day of20.....
(day) (month) (year)

(And where required to be executed as a deed) signed in the presence of:

Witness signature:

Name:
(print)

Address:
(print)

Occupation:
(print)

NOTE – Where the warrantor is not the contractor the warranty agreement must be executed by the warrantor and the principal in the manner required for execution of a deed.

Any of these parties which are a company must execute the warranty by having it signed, under the name of the company, by two or more directors. If there is only one director, it is sufficient if the warranty agreement is signed under the name of the company by that director, but the signature must be witnessed by another person.

The witness must not only sign but must also add his or her occupation and address. Alternatively, companies may execute under power of attorney. Any party which is a body corporate (other than a company) must execute by affixing its seal, which must be attested in the manner provided for in the rules of, or applicable to, the body corporate.

In the case of a party who is an individual, the party must sign and the signature must be witnessed by another person. The witness must not only sign but must also add his or her occupation and address.

1270 CONSTRUCTION

1. GENERAL

This section relates to common requirements for construction issues including: -

- Quality assurance
- Noise and nuisance
- Set out
- Common execution requirements
- Common materials requirements
- Supply of spare materials
- Common requirements for samples and tests
- Final presentation and cleaning
- Commissioning

Quality control and assurance

1.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

- Concrete quality and finish.
- Dimensional accuracy of structural column locations (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content.

Where any material, quality or dimension falls outside specified or required tolerances, obtain written direction from the contract administrator. Where building consent approval is affected, confirm remedial action with the Building Consent Authority.

Provide all materials, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met by all project personnel.

Noise and nuisance

1.2 LIMIT CONSTRUCTION NOISE

Minimise the effects of noise generation by including in the planning of the work such factors as placing of plant, programming the sequence of operations and other management functions. Limit construction noise to comply with the requirements of NZS 6803, the requirements of the Resource Management Act sections 326, 327 and 328 and the Health and Safety in Employment Regulations clause 11.

1.3 ACCEPTABLE NOISE LEVELS

Refer to NZS 6803 Tables 2 and NZS 6803, tables 3 for the upper limits of construction work noise in residential and industrial areas over the various time periods, particularly 0730 to 1800 hours. Note also the allowed adjustments and exemptions in NZS 6803, 6. Do not exceed these limits.

1.4 PROVIDE INFORMATION TO NEIGHBOURS

Provide information to neighbours of any noise generation from the site liable to constitute a problem. Explain to them the means being used to minimise excessive noise and establish with them the timings most suitable for the noise generating work to be carried on.

Discuss with any complainant the measures being used to minimise noise. Where possible modify these measures to accommodate particular circumstances. Finally, determine the sound level at the location under discussion using methods and observation reporting as laid down in NZS 6803. If the noise level is above the upper limits of NZS 6803, tables 2 and NZS 6803, tables 3, cease the noise generating operation and remedy the problem.

1.5 ADDITIONAL NOISE CONSTRAINTS

As well as complying with the preceding clauses comply with the following on this contract:

1.6 INCONVENIENCE TO OTHERS

When the works are to be carried out in or around occupied premises, ascertain the nature and times of occupation and use. Carry out the works in a manner to minimise inconvenience, nuisance and danger to occupants and users.

1.7 DIRT AND DROPPINGS

Remove dirt and droppings deposited on public or private thoroughfares from vehicles servicing the site to the satisfaction of the appropriate authorities and the contract administrator.

1.8 DAMAGE AND NUISANCE

Take all precautions to prevent damage and nuisance from water, fire, smoke, dust, rubbish and all other causes resulting from the construction works.

Set-out and tolerances**1.9 SURVEY INFORMATION**

Locate and verify survey marks and datum points required to set out the works. Record and maintain their position. Re-establish and replace disturbed or obliterated marks.

1.10 SET-OUT AND DATUM

Set out the work to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

1.11 SET-OUT BY LICENSED CADASTRAL SURVEYOR

Before commencing construction provide the contract administrator with a certificate prepared by a licensed cadastral surveyor that the set-out is complete and that the building is accurately placed on the site.

During construction provide the contract administrator with a certificate, prepared by the same licensed cadastral surveyor confirming the set-out of the foundations and grid lines. Necessary adjustments are to be determined and agreed to by the contract administrator before proceeding further.

1.12 CONFIRM HEIGHT IN RELATION TO BOUNDARY

Provide a certificate prepared by a licensed cadastral surveyor that the building has been constructed within the allowed height in relation to boundary. Provide the certificate to the local authority. Provide a copy of the certificate to the contract administrator

1.13 USE OF SET-OUT INSTRUMENTS

Permit without charge, the use of instruments already on site for checking, setting out and levels.

1.14 CHECK DIMENSIONS

Check all dimensions both on drawings and site, particularly the correlation between components and work in place. Take all dimensions on drawings to be between structural elements before linings or finishes, unless clearly stated otherwise.

1.15 TOLERANCES

All work to be level, plumb, and true to line and face. Unless otherwise specified in specific work sections of this specification, tolerances for structural work shall comply with the following:

Timber framing: To NZS 3604 Timber-framed buildings
 Clause 2.2 Tolerances
 Table 2.1 Timber framing tolerances

Refer to work sections for tolerance requirements for finishes.

Execution**1.16 EXAMINE PREVIOUS WORK**

Before commencing any part of the work carefully examine the previous work on which it may depend. Report in writing to the contract administrator defects that may affect the quality of the proposed work and obtain instructions. Commencing work on any part means that previous work is accepted as being satisfactory for work of the required standard.

1.17 WORKER QUALIFICATIONS

All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

1.18 MINIMISE DELAYS DUE TO WEATHER

Use appropriate techniques and methods to prevent damage and minimise delays due to weather.

Materials**1.19 NEW PRODUCTS AND MATERIALS**

Materials and products to be new unless stated otherwise, of the specified, and complying with all cited documents.

1.20 COMPATIBILITY OF MATERIALS AND FINISHES

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

- 1.21 **STORING PRODUCTS AND MATERIALS**
Take delivery of and store products, materials and components in accordance with codes of practice and the product manufacturer's or supplier's stated requirements. Maintain the proper condition of any protective packaging, wrappings or supports during delivery, unloading and storage.
- 1.22 **HANDLING PRODUCTS AND MATERIALS**
Handle products, materials and components in accordance with codes of practice and the manufacturer's or supplier's stated guidelines. Avoid distortion and any contact with potentially damaging surfaces or conditions.
- 1.23 **SUBSTRATE CONDITIONS**
Ensure substrate conditions are within the manufacturer's or supplier's stated guidelines both before and during the installation of any material, product or system. Obtain written instructions on the necessary action to rectify unsatisfactory conditions.
- 1.24 **INSTALLING PRODUCTS AND MATERIALS**
Install in accordance with the manufacturer's or supplier's technical literature. Ensure that all installers are familiar with the required substrate conditions and the manufacturer's or supplier's specified preparation, fixing and finishing techniques.
- 1.25 **COMPLY WITH STANDARDS**
Comply with the relevant and/or cited Standard for any material or component. Obtain certificates of compliance when requested by the contract administrator.
- 1.26 **CONDITION OF MATERIALS AND COMPONENTS**
To be in perfect condition when incorporated into the work.
- 1.27 **INCOMPATIBLE MATERIALS AND METALS**
Separate incompatible materials and metals with separation layers, sleeves or gaskets of plastic film, bituminous felt or mastic or paint coatings, installed so that none are visible on exposed surfaces.

Samples and tests

- 1.28 **SAMPLES AND PROTOTYPES**
Where specified in the work sections, submit samples, prepare sample panels, and construct prototypes for review as to appearance, form and conformance with the drawings and specifications. Submit all information required to assist the review process, including technical data, manufacturer's literature, independent appraisals and producer statements.
- Timing for the provision and review of samples, sample panels and prototypes to be included in the contract programme. Allow a minimum of 10 working days for each review. Proceed only after instructions to proceed have been issued in writing by the contract administrator.
- In situ work may be incorporated in the finished work if so confirmed, otherwise allow to remove completely and replace.
- 1.29 **CONTROL STANDARD**
Obtain the contract administrator's confirmation of material, component and work samples which then become the quality control standard. Remove from the site any rejected samples. Retain confirmed samples with care on site for comparison throughout the contract. Remove from the site when no longer required.

Spares

- 1.30 **SPARES**
Collect, protect and store safely all spare materials required under the contract. Give the contract administrator an inventory of all spares.

Final presentation and cleaning

- 1.31 **REMOVE TEMPORARY PROTECTION**
Remove all temporary markings, coverings, labels and protective wrappings unless instructed otherwise.
- 1.32 **REPLACE DAMAGED MATERIALS**
Replace all materials or component damaged during the works to the standard of and integral with the original.
- 1.33 **COMPLETE ALL SERVICES**
Ensure all services are complete and operational, with all temporary labelling removed, required labelling fixed and service instructions provided.

1.34 CLEANING BY CONTRACTOR

Clear the contract works of all construction materials, waste, dirt and debris. Clean the contract works including:

- Wipe all surfaces to remove construction dust
- Clean out service ducts and accessible concealed spaces
- Clean out all gutters and rainwater heads
- Wipe dust from both sides of glass. Take particular care when removing paint or cementitious materials to not damage the glass.
- Remove adhesive residue left by labels and other temporary protection/markings
- Clean out the interior of all cabinetry
- Wash down external concrete including driveways and concrete masonry. Take care when waterblasting to not cause damage to the surface or allow water to enter the building.
- Remove rubbish and building material from the area immediately adjacent to the contract works

1.35 CLEANING BY COMMERCIAL CLEANER

Use a commercial cleaning firm to clean the whole of the interior of the building, including all appliances, equipment, fittings, surfaces and finishes to leave it without any blemish. Cleaning to include:

- Clean and wash down all external surfaces to remove dirt, debris and marking.
- Clean all interior surfaces including cabinetwork, joinery, sanitary and hardware items.
- Vacuum or polish all floor finishes.
- Clean and polish all glass, both sides.

Commissioning**1.36 MOVING PARTS**

Adjust, ease and lubricate all doors, windows, drawers, hardware, appliances, controls and all moving parts to give easy and efficient operation.

1.37 SECURITY AT COMPLETION

Remove any temporary lock cylinders and complete final keying prior to handing over keys to the principal on completion of the works. Leave the works secure with all accesses locked. Account for all keys/cards/codes and hand to the principal along with an itemised schedule, retaining a duplicate schedule signed by the principal as a receipt.

2110 DEMOLITION MINOR

1. GENERAL

This section relates to the demolition of existing buildings and structures in whole or in part, to the extent necessary to carry out the new work.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC F5/AS1	Construction and demolition hazards
NZS 6803	Acoustics - Construction noise
OSH	Approved code of practice for demolition
OSH	Guidelines for the management and removal of asbestos
Health and Safety in Employment Act 1992	

1.2 QUALIFICATION

Carry out demolition only under the supervision of a suitably experienced person and using only experienced operators and drivers. Use only experienced, certified, construction blasters for explosives demolition.

1.3 NOISE

Refer to NZS 6803, tables 2 and 3 for the allowable upper limits of construction work noise in residential, commercial and industrial areas over the various time periods. Use silenced and noise insulated plant to ensure compliance with these requirements.

1.4 NUISANCE

Take all precautions necessary to minimise nuisance caused by dust, dirt, rubbish and water.

1.5 HEALTH AND SAFETY

Comply with the Health and Safety in Employment Act in general, NZBC F5/AS1 and OSH Approved code of practice for demolition, section 1.2.

1.6 BUILDING CONSENT REQUIREMENTS

Demolition work to be carried out to building consent requirements

1.7 INSPECTIONS

Inspection of the demolition work to take place at each of the stages as scheduled in the building consent. Confirm a written programme to facilitate these inspections, including notification when each stage of the work is ready for inspection. Allow 48 hours advanced notice for the inspections. Obtain and pay for any required inspections which are additional to the building consent.

1.8 SURVEY

Before commencing work, carry out a thorough survey and examination of all buildings or structures to be demolished in order to ensure the extent, sequence, technique and method of demolition proposed can be safely and efficiently carried out. Take photographs of the works, adjacent buildings and sites, before commencing work. Provide a set of these photographs as a record of existing condition.

1.9 SERVICES

Before commencing demolition, arrange with all utility network operators to disconnect services and remove fittings and equipment. Pay all fees and charges for this work.

1.10 MATERIAL

Material from the demolition becomes the property of the contractor except where expressly provided otherwise. Remove redundant materials from the site as work proceeds.

1.11 SALVAGE

Designated items remain the property of the owner.

1.12 BURNING OF MATERIALS

Burning of materials is not permitted on site.

2. PRODUCTS

2.1 ELEMENTS FOR SALVAGE OR RE-USE

Carefully dismantle, remove and store on site where directed. Protect from damage and weather until required.

3. EXECUTION

- 3.1 **DEMOLITION GENERALLY**
Comply with the requirements of the OSH publication: Approved code of practice for demolition. Submit a written demolition plan to the requirements of clause 4.8, Demolition plan (method statement).
- 3.2 **ADJOINING PROPERTY**
Support and protect adjoining property. Survey adjoining properties and take all precautionary measures necessary to avoid damage or nuisance. Copy of the survey results to be sent to adjoining property owners.
- 3.3 **PROTECT**
Protect retained parts of existing buildings, the site and site structures, trees and shrubs. Take care in the cutting away and stripping out to reduce the amount of making good.
- 3.4 **SUPPORT**
Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure all work remains structurally stable and sound.
- 3.5 **TEMPORARY SCREENS**
Erect approved screens wherever penetration of weather, dust and dirt needs to be prevented. Adjust screens as work proceeds.
- 3.6 **SITE SAFETY**
Prevent access by unauthorised persons. Illuminate and protect all holes, unsafe buildings and other hazards. Leave site and buildings safe at the close of each day's work.
- 3.7 **FLAMMABLE OR EXPLOSIVE CONDITIONS**
Prevent fire or explosion and arrange to alert the appropriate authority where any danger exists.
- 3.8 **DEMOLISH**
Demolish buildings and structures down to the existing finished ground level. Do not remove support to adjacent properties or buildings.
- 3.9 **DEMOLITION, ASBESTOS**
Where demolition work includes contact with or removal of material containing asbestos, comply with the OSH publication: Guidelines for the management and removal of asbestos.
- 3.10 **DIG OUT**
Dig out foundations, footings, basements, floor slabs, paths, drains, cesspits and manholes that are part of or service the demolished building. Do not backfill the resulting voids.
- 3.11 **SALVAGE**
Carefully dismantle and store safely all salvage items where directed; for removal, use on the site, or until completion of the works.
- 3.12 **REINSTATE AND MAKE GOOD**
Reinstate and make good demolition damage to adjoining properties, existing work, services, or property.
- 3.13 **TAKE AWAY**
Take away from the site all plant and equipment, temporary access works and demolished materials and elements. Leave the site completely clean and tidy.