

Sharalyn Fraser *Agency*

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Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Harvey Murray Kevin & Harvey Junko	No.	070016
15 Fleetwood Gr	Issue date	30/07/07
WAIKANA E	Application date	10/01/07

The Building

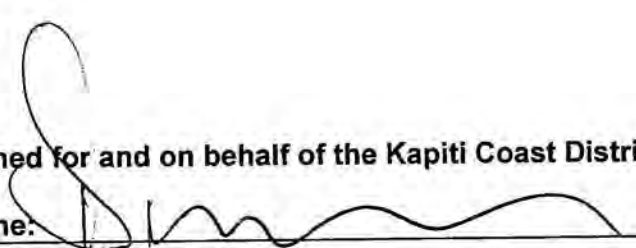
Street Address	15 Fleetwood Grove, Waikanae
Valuation No.	1494112900
Legal Description	LOT 2 DP 35063
Intended Use	residential
Intended Life	Indefinite, but not less than 50 years
Current Use	
Proposal	New bedroom & walk in Wardrobe
Estimated Value	\$25,000

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Name: 

Date: - 9 AUG 2007

Horowhenua County Council

PERMIT No. 7557

LOCALITY

Waikanae

DATE RECEIVED

27 : 8 : 73

DATE ISSUED

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

Doreen Holdings Ltd

FOR OFFICE USE ONLY

REMARKS:

*Provide construction of roof structure of over garage
on front of house to approval
Builder to note increase in amount of expenses.*

APPROVED

B. Hall

LOCAL ENGINEER

DATE

5-19-73

*Note of authorisation from owner of land to come
before panel to be issued.*

25.

NOTE—

1 All Plans and Specifications must be in ink.

22-15

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in Naimona CB. 5000 RING.

- Type of Building: Dwelling & Garage
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: Concrete Walls: Brick V Roof: Tile
Total floor area: 2024 sq. ft.
- Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose): Residential

- Allotment: Lot: 2 DP 10001403 Section: 23C
Area: 1.051 Hect: SD Locality: Levin
- Owner's Full Name: Dwight Howard Ltd
Address: P.O. Box 5000 Palmerston
- Previous Owner: Naimona Properties
(If Section has been recently transferred)
- Frontage (Length): 127' Name of Street or Road: 15 Fernwood Grove
- Estimated Value of Building: \$ 18,500 : 00.
Plumbing and Drainage: \$ 1400 : 00. Total \$ 19,900 : 00.
- Fees \$ 56 : 00 :
See Scales of Fees on Back Page. No. of Receipt: 24541

Building Research Levy \$ 10 : 00 : 24544 Footpath Damage Deposit \$ 60 : 00 : 24543

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE—The following MUST accompany this Application—

Plans and Specifications in Duplicate, including —

- Ground Plans of Proposed Work showing position of all sanitary fixtures and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front, Rear and Side Elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage Work a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant: Dwight Howard Ltd as BUILDER or OWNER

Address: 318 Ta Mouna Rd. Naimona

Builder's Name and Address: If not the applicant

2078
833
1866

Horowhenua County Council

HCC/DL

PERMIT NO. 2058

LOCALITY _____

DATE RECEIVED : : -

DATE ISSUED 11-9-73.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

Dunstan Holdings Ltd.FOR OFFICE USE ONLY

REMARKS:

P.O.C. Water fitting to be fully
lapped beneath slab floor.

APPROVEDB. W. Todd

COUNTY ENGINEER

DATE 5-9-73

NOTE: In all cases where septic tanks are installed the site and position must be first approved by the
County Health Inspector.

WT 910-7

22-15

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work SEPTIC + TANK, SEWER PIPS,

GULLY TRAPS, VENTS + PIPING ETC FOR

RESIDENTIAL HOME.

Allotment Lot 2 D.P. — Section — Area 1.2.052

Block — S.D. — Locality LEWISDALE CR.

Previous Owner { If Section has been previously transferred } Wainman Properties Ltd.

Frontage (Length) 127' (Name of Street or Road) LEWISDALE CR.

Water Supply (Description) TOWN

Estimated Value of Plumbing Work \$1,000.00

Estimated Value of Septic Tank \$200.00

Estimated Value of Drainage Work \$200.00 Total \$1,400.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 9-00

Receipt No. DUSTED

(For Scale of Fees see Back Page.)

Full Name and Address of Owner DUNCAN HARRISON LTD.

P.O. Box 54070 Palmerston.

NOTE.—The following MUST accompany this Application—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — 2in to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of 1in to one foot for large premises — in DUPLICATE

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: D. Harrison 11 Duncan Har.

Address: 342 12 Manua Rd. Wainman

Plumber's Name, Address, and Registered No. { If not the applicant } B.J. Hall, 23 Doreen Rd, Palmerston

204

N.C.C./B.I.

Horowhenua County Council

PERMIT No. 15008

LOCALITY WAIKANAHE

DATE RECEIVED: 25 : 5 : 87 DATE ISSUED: 14 : 6 : 87

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME BRIDGE

FOR OFFICE USE ONLY

REMARKS:

Sett Plan to come

Cheque attached
Please Issue

APPROVED

R. H. Harrison
COUNCIL CLERK

11/6/87

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
HONOLULU COUNTY COUNCIL,
RUSH STREET,
LEHI.

Postal Address: Honolulu County Council,
P.O. Box 542,
Lehi.

1. The undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-
mentioned particulars in WAIKANE RESIDING

1. Type of Building: ADDITIONS
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONC Walls: THICKEN Roof: POURCE/SHINGLE

Total floor area: 21-0 sq. meters

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended
for use of occupation for a separate purpose) SPA POOL & SHOWER ROOM
ENCLOSURE

3. Allotment: Lot 2 D.P. 35063 Section

Alex: Block S.D. Locality: WAIKANE

4. Owner's Full Name: MRS. & MRS. R. RIDGE

Address: 15 FREETHOOD CROVE Phone No. HOME 33430

5. Particulars of Section: Has been recently transferred

6. Particulars of Length: Job Address: 15 FREETHOOD CR WAIKANE

7. Estimated Value of Building: \$ 22,600.00

Planning and Drainage: \$ 10,000.00 Total: \$ 32,600.00

8. Fees: \$ 226.00 Fee of Stamp: 345

See Scale of Fees on Back Page.

Building Research Levy: \$ 23.00 Footpath Damage Deposit: \$

All work will be carried out in accordance with Honolulu County Council's By-laws.

NOTE: The following MUST accompany this Application:

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross-sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- (a) A floor plan of each floor level.
- (b) An elevation of each external wall.
- (c) The type and location of each foundation element (for example: reinforced masonry foundation wall, Anchor pile, cast-in-situ pile, etc.).
- (d) Adequate information on all soffits, floor, wall and roof framing, including the type and location of each exterior brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element.
- (e) The type and location of cladding, sheathing and lining.
- (f) Where a building requires Plumbing and Drainage Work, a separate form must be filed in and Permits obtained before commencing any such work.

Signature of Applicant: Ray Redican as BUILDER or

Address: 4 PARRA STREET, WAIKANE Phone No. HOME 36437
BUS 33710

Builder's Name and Address: [Signature] Phone No. HOME 36437
BUS 33710

3084

H.C.C./D.1

Horowhenua County CouncilPERMIT No. 14242LOCALITY Waiwaka Sewer.

DATE RECEIVED

DATE ISSUED 14.6.87**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**

OWNER'S NAME

BRIDGE**FOR OFFICE USE ONLY****REMARKS:**

NOTE: WHEN YOU ARE PAYING FOR PERMITS
NAME YOUR COMPANY AS APPLICANT
TO SIMPLIFY FOR S.S.T. PURPOSES.

It is the responsibility of the owner or builder to ensure that proposed building plans are submitted to the relevant authority for approval.

*James Brown**A. CHANDLER**Alastair*

8-6-87

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 542,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work Connect existing Drains
To Council Sewer and Plumbing to Shop

Allotment X Lot 2 X DP 35063 Section _____ Area _____

Block _____ S.D. _____ Locality: Waikanae

Previous Owner { If Section has been recently transferred }

Frontage (Length) _____ (Name of Street or Road) 15 FLEETWOOD CR.

Water Supply (Description) _____

X Est. Material Value of Plumbing Work \$ 500 Est. Labour Value of Plumbing Work \$ 200

X Est. Material Value of Drainage Work \$ 1200.00 Est. Labour Value of Drainage Work \$ 700.00

1700

900

Total Value \$ 2600.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

X Permit Fee Based on Labour Value \$ 117.00 Receipt No.: 2594 pt.

Water Connection Fee \$ _____

Receipt No.: _____

Full Name and Address of Owner: R. D. H. BRIDGE
15 FLEETWOOD GROVE Waikanae

NOTE—The following MUST accompany this Application—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used

Plan showing drain should be drawn to scale of 1:100

Stormwater drains should be shown (if any) in dotted lines

X Signature of Applicant R. D. H. Bridge Robert Cost Plumbing

X Address 15 Fleetwood Cr. Waikanae Box 11997

Craftsman
Plumber's Signature
Address, and
Registered No.

Registered Drainlayer's
Signature, Address, and
Registered No.

11997
Pen Mear 5 Avenue Ave Waikanae

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage			
Building			19/1/2005
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
OLD CONCRETE ROAD CROSSING FOOTPATH ALL ON NO CRACKING MARK FROM DRIVE		MARKED SOLID AT 400m	16/1/07
NOTES:			



Building Consent No. 070016

Building Project: New Bedroom & Walk in Robe

15 Fleetwood Gr - Waikanae

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1	✓	Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2		Engineer design specific components	22		Deck and stair balustrades with greater drop than 1 m
7	*	Pre-concrete slab inspection of plumbing	3	✓	foundations to solid bearing of 200mm	23		Installation of solid fuel appliance (wood burner) comply and secured
2	✓	Pre-Slab inspection, concrete floor	4	✓	NZS3604 as accept. solution in terms of NZ Bld Code	23A		Second hand wood burner - certified
16		Pre-Block-Fill inspection	5		Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit
23	✓	Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A	✓	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	✓	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	✓	Contractor to leave site clean and clear
25	✓	Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped
18		Substrate inspection - solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27	✓	Provide from contractor roof warranty
19		Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28		Contractor warranty covering roof, fascia and gutter system
8	*	Prelining inspection of plumbing	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty
4	✓	Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974
5	✓	Post-lining inspection, linings, fixed as per brace design	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel
10	*	Water test on sewer drains	12		Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes
15	✓	Completion inspection	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14		Copper water pipes not permitted	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised
72			19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty
80			20		Tempering valve to be installed on HW cylinder	44	✓	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

R:\consents and compliance\Building Control\BUILDING\msword\datainp

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....
Building Fee	\$ 1453-	2206.25
Sewer Connection	\$.....	RECEIPT NO DATE.....
Water Connection	\$.....	199469
Vehicle Crossing	\$.....	INVOICE NO DATE.....
Damage Deposit	\$.....	36487
Structural Checking	\$.....	RECEIPT NO DATE.....
Building Research Levy	\$ 25-	199469
Development Levy	\$.....	FEES PAID BY:
DBH Levy	\$ 49.25	M + J Harvey
Compliance Schedule	\$.....	
Digital Storage Fee	\$ 35-	BUILDING CONSENT DATE ISSUED
Certificate of Title Charge	\$ 204-	NUMBER
Photocopying	\$.....	70016
SUBTOTAL	\$ 2206.25	AUTHORISATION FOR REFUND OF DEPOSIT
Less Fee Paid	\$ 2206.25	Deposit held = \$.....
TOTAL	\$.....	Cost to Repair Damage Caused During Construction = \$.....
GST INCLUDED	\$.....	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

10-01-07 11:43 Receipt no.199469

COPY *COPY* *COPY*
DR BC070016 HARVEY M & 2,206.25-
M & J Harvey::15 Fleetwood Grove:Waikan
CQ A
M & J Harvey 2,206.25



Building consent 070016

Section 51, Building Act 2004

The building

Street address of building: 15 Fleetwood Grove, Waikanae

Legal description of land where building is located: LOT 2 DP 35063

Valuation number: 1494112900

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: M & J Harvey

Contact person: Murray Harvey

Mailing address: 15 Fleetwood Grove, Waikanae

Street address/registered office:

Phone number: Landline: 04 381 0026

Mobile:

Daytime: 0274 080 110

After hours: 04 293 6682

Facsimile number: 04 293 6682

Email address: pathway@xtra .co.nz

Website:

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

As above

Building work

The following building work is authorised by this building consent:

New bedroom & walk in Wardrobe

residential

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.

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

A handwritten signature in black ink, appearing to be 'B. Rogers', written over a horizontal line.

Signature

The words 'Customer Service Officer' written in a large, cursive, handwritten style in black ink, positioned above a horizontal line.

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 19/02/07

19 February 2007

M & J Harvey
15 Fleetwood Grove
Waikanae

Dear Sir/Madam

Approval of Building Consent: 070016

Description: New bedroom & walk in Wardrobe
Location: 15 Fleetwood Grove, Waikanae
Legal Description: LOT 2 DP 35063

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

M & J Harvey
15 Fleetwood Grove
Waikanae

No.

070016

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New bedroom & walk in Wardrobe
Intended Life	Indefinite, but not less than 50 years
Intended Use	residential
Estimated Value	\$25,000
Location	15 Fleetwood Grove, Waikanae
Legal Description	LOT 2 DP 35063
Valuation No.	1494112900

Builder:
9047318

Mathew Dixon Horopito Street Waikanae : 0274 728 271 A/H

Designer:
04 902 9095

The Plan Workz (Steve Neale) P O Box 227 Paraparaumu :

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre Wrap
 4. Pre Clad
 5. Weathertightness
 6. Preline
 7. Postline
 8. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
5. Note and comply with endorsements on approved plans.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
8. Contractor to leave site clear of all demolition materials and in a tidy state.
9. Provide from your Contractor a roof warranty covering the product and its installation.
10. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

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

10 JAN 2007

KAPITI DISTRICT

R. W. Muir
Registrar-General
of Land**Identifier**Land Registration District
Date Issued**WN12A/581**
Wellington
11 December 1973**Prior References**

WN9C/435

Estate

Fee Simple

Area

1115 square metres more or less

Legal Description Lot 2 Deposited Plan 35063**Proprietors**

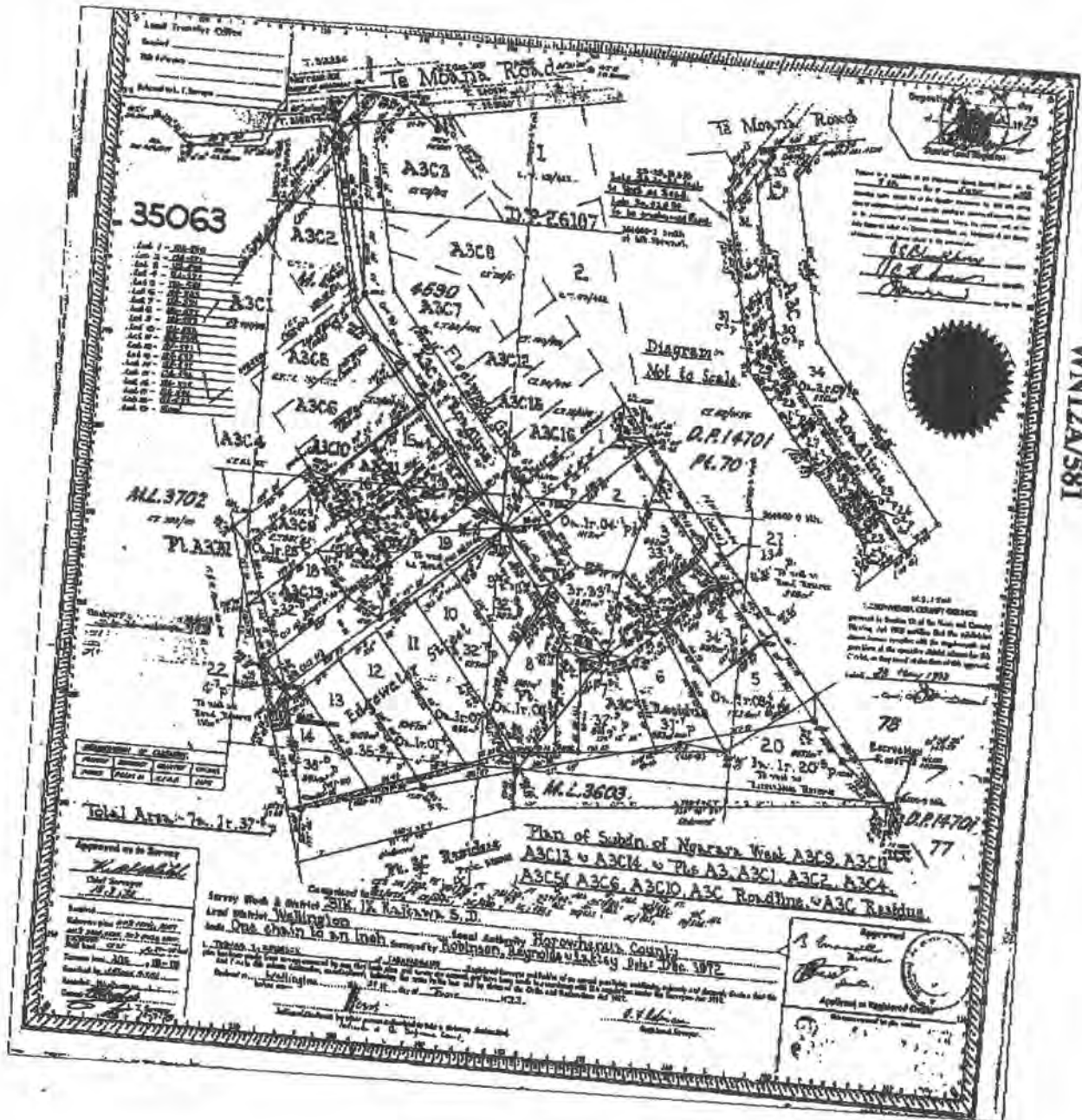
Murray Kevin Harvey and Junko Harvey

Interests

5621523.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 13.6.2003 at 9:00 am

Identifier

WN12A/581



Transaction Id 10264757
Client Reference Initial

Client: DIXON5 Site: Phone: MiTek New Zealand Ltd. Printed: 08:54:26 08 Jan 2007

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM

Verification of MiTek 20/20™ Truss Design Program

MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Details

Roof Truss

Timber Group:	No1Fx45	Pitch:	12.000 deg	Std Overhang:	450 mm
Roof		Ceiling		Wind	
Material:	Metal Tiles	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres		
Live Load:	Q _{ur} = 0.250 kPa				
	Q _c = 1.000 kN				

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise stated, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, Fxx = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
01	1	7670	12.000	799
02	1	7670	12.000	799
1	3	7670	12.000	799

Total quantity : 5

The computer design input has been carried out by:

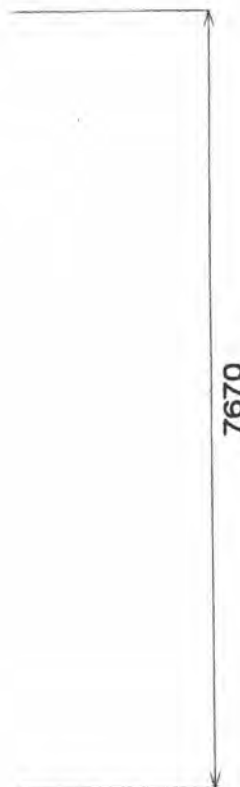
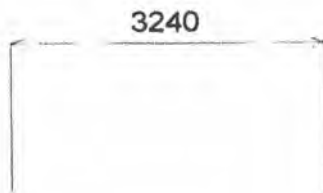
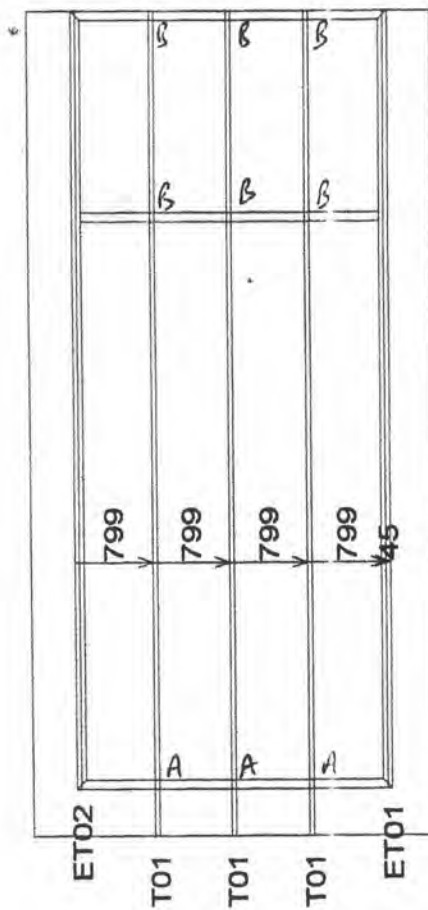
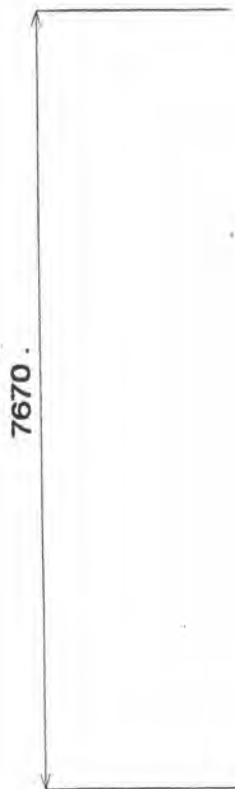
Designed: *B Hill* Date: *8/02/07*

Name of Computer Operator: *RUDYONG HILL*
Qualifications and Title: *DESIGNER + TRUSS MAKER*
Company: *waikanae frames and trusses*

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Designed: _____ Date: _____
Name: _____ Company: _____



FIXINGS
 A - PAIR OF WIRE RODS
 B - PAIR OF TTP LWS

Regarding File note 1077

- ① Two copies of all plans etc. ✓
- ② Certificate of title x 2 ✓
- ③ Clear copies of bracing calculations
page 4 of plans ✓
- ④ Producer Statement for roof trusses - attached x 2 ✓
- ⑤ Full details Framing Key & Lintel Connections
Page 3 ✓
- ⑥ Fee attached. ✓

Murray Harvey

FILE NOTE

Consents & Compliance Division



FILE NUMBER: _____

OFFICER: _____

DATE: _____

SUBJECT: 15 Fleetwood Grove

- 1 • two copies of all plans etc
- 2 • certificate of title
- 3 • clear copies of bracing calculations
- 4 • producer statement for roof trusses or full details of traditional roof construction & fixings etc.
- 5 • full details of beams, lintels, wall framing etc. — not being designed or produced by a pre-railer.
— full details of notes reg'd. as per NZS 3604.
- 6 • fee.

 3rd Jan. 2007.

Signature: _____



"Existing"



"Proposed"

2/. Site Plan

3/. Floor Plan

4/. Bracing Plan

5/. Foundation Plan

6/. Elevations

7/. Cross Section AA

8/. Details

9/. Details

10/. Details

Included Addendum:

Frame and Truss Design & Plan

GIB Bracing Systems March 2006

Proposed New Addition/Alteration for:

15 Fleetwood Grove

Waikanae

KAPITI COAST

RECEIVED

10 JAN 2007

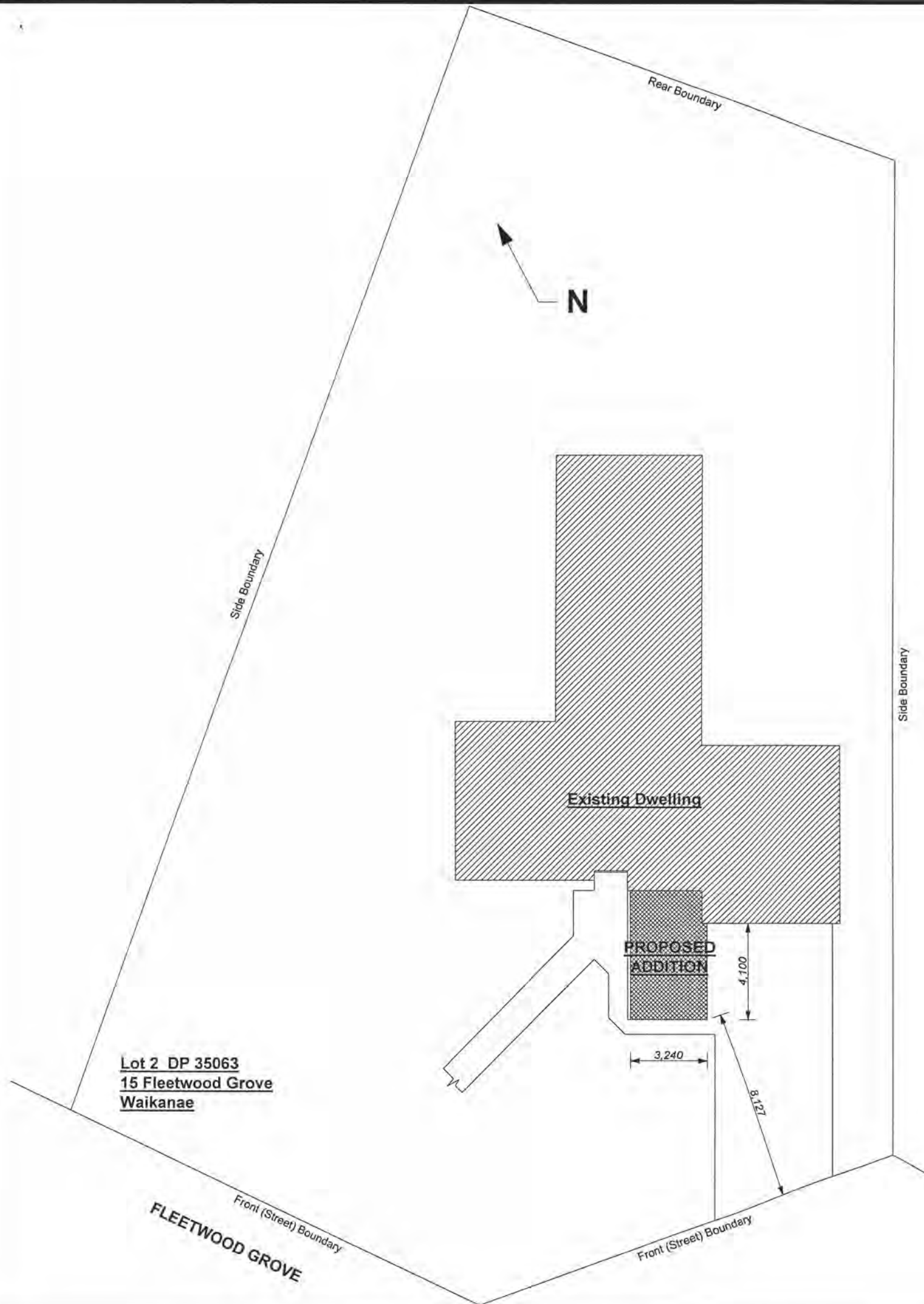
KAPITI COAST
DISTRICT COUNCIL

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Title: PLAN WORKZ
Prepared by: Kapiti Plains Ltd - trading as The Plan Works
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Paraparaumu - Ph 902 9095
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number
WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Kapiti Plains Ltd trading as The Plan Works) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer, & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

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 10 JAN 2007
 KAPITI COAST
 DISTRICT COUNCIL

2



SITE PLAN - Scale 1:200

Sheet 2 of 10

Note: Site information is taken from existing unverified documentation and any information not directly relevant to the proposed project should be taken as approximate only.

Proposed Addition/Alteration for: 15 Fleetwood Grove
 Waikanae
 Prepared by: Kapiti Plans Ltd. Trading as The Plan Workz
 "Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Paraparaumu. Ph 002 9005
 Drawn: S. Neale
 Date: 09-12-06
 Issue: A
 Job Number: WA 117
 08-01-07

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KAPITI COAST
DISTRICT COUNCIL

FRAMING KEY

(or as per Producer Statement of approved Framing Manufacturer)

All Framing (unless stated otherwise):



= 100 x 50mm Frame Studs
@ 600mm centres max.

Studs are to be @ max. 600mm centres unless stated otherwise
50 x 50mm or 75 x 40mm Nogs are NOT to be spaced
at more than 1350mm centres centre to centre.

MAIN WALLS:

BUILDING ENVELOPE RISK MATRIX

	RISK SEVERITY					
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUB - TOTALS	
Wind Zone	0	0	1	1	2	1
No. Stories	0	0	1	2	4	0
Roof/Wall Design	0	0	1	3	5	0
Eaves Width	0	1	1	2	5	1
Envelope Complexity	0	0	1	3	6	0
Deck Design	0	0	2	4	6	0
TOTAL RISK SCORE					2	2

Recommendation for Rusticated Weatherboard Cladding System:

Direct Fixed

GLAZING CONFORM NZS 4223

PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.

JOINERY

HIGH WIND

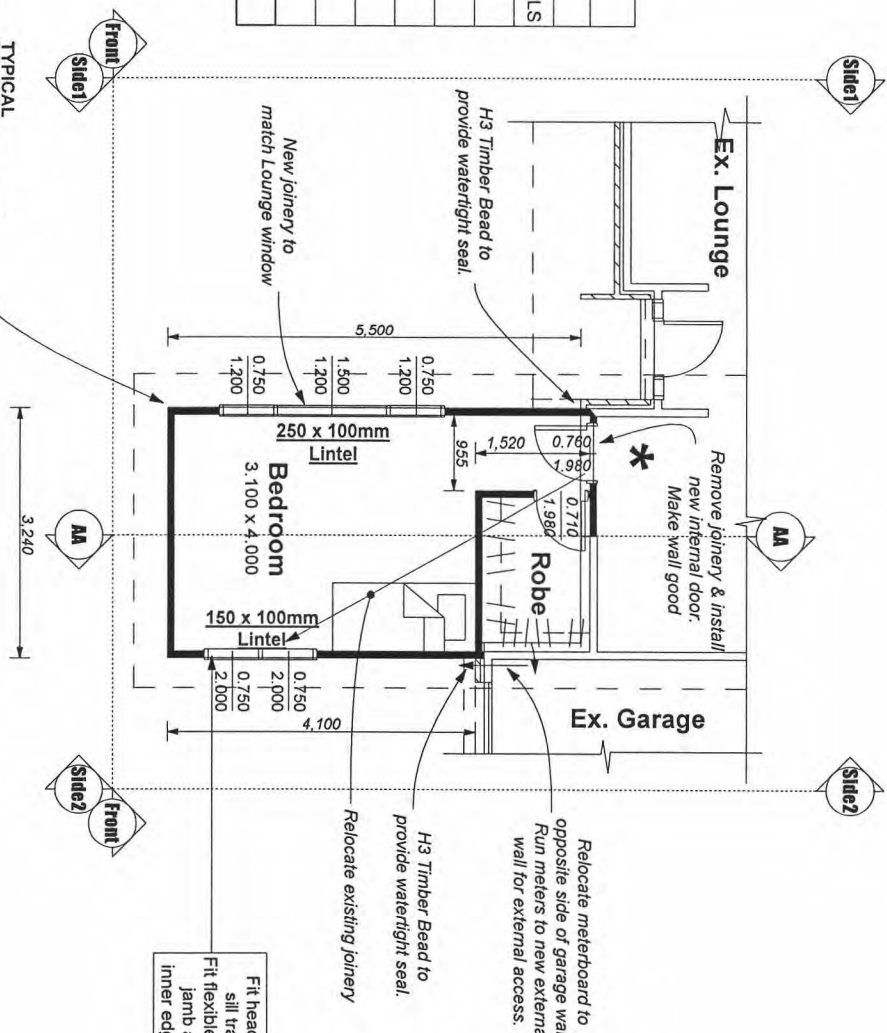
VERY HIGH WIND 1550Pa DWP

Install approved smoke alarm system
for detection and warning of fire NZBC / F7

Claddings to be installed to
manufacturers requirements in
particular, fixing and ground
clearance.

HIGH WIND ZONE

All habitable/service rooms to
have 5% of their floor area as
opening windows or approved
alternative, to achieve
ventilation requirements.



TYPICAL
Internal and external vertical
flashings required behind all
external wall claddings.
Refer to Details Sheet - E2/AS1

Removed walls
New walls
Existing walls

PROPOSED FLOOR PLAN - Scale 1:100
Additional Area = 18m² (over plate)
Sheet 3 of 10
Note: Room Sizes Shown Indicative Only.
(refer to Dimension Plan for all accurate sizes)
* = Smoke Alarm Location

Builder to verify & check all dimensions & levels on site. All
construction to comply with NZS 3604: 1999, NZBC, Local
authority bylaws & engineer. Builder to verify all beams,
joists, studs, rafter & other structural members on site to
confirm full compliance.

LINTEL CONNECTIONS

(Doubling Stud)

Lintel / Stud:
25 x 100mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both lintel and stud
(or proprietary 7.5kN tension connection)

Lintel / Top Plate:
25 x 100mm strap over plate and 150mm
on each side of lintel c/w 6 / 30 x 2.5mm
nails each side of lintel

Continuous doubling stud (btm plate - lintel):
Studs fixed together with 100 x 3.75mm nails
@ 600mm centres and with 2 / 100 x 3.75mm
immediately under lintel

Doubling Stud to floor:
25 x 100mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both blocking and stud
(or proprietary 7.5kN tension connection)

TYPICAL
Fit head, jamb and proprietary
sill tray to external joinery.
Fit flexible flashing tape to corners
jamb and sill. Fit airseals to
inner edge of the joinery reveals.

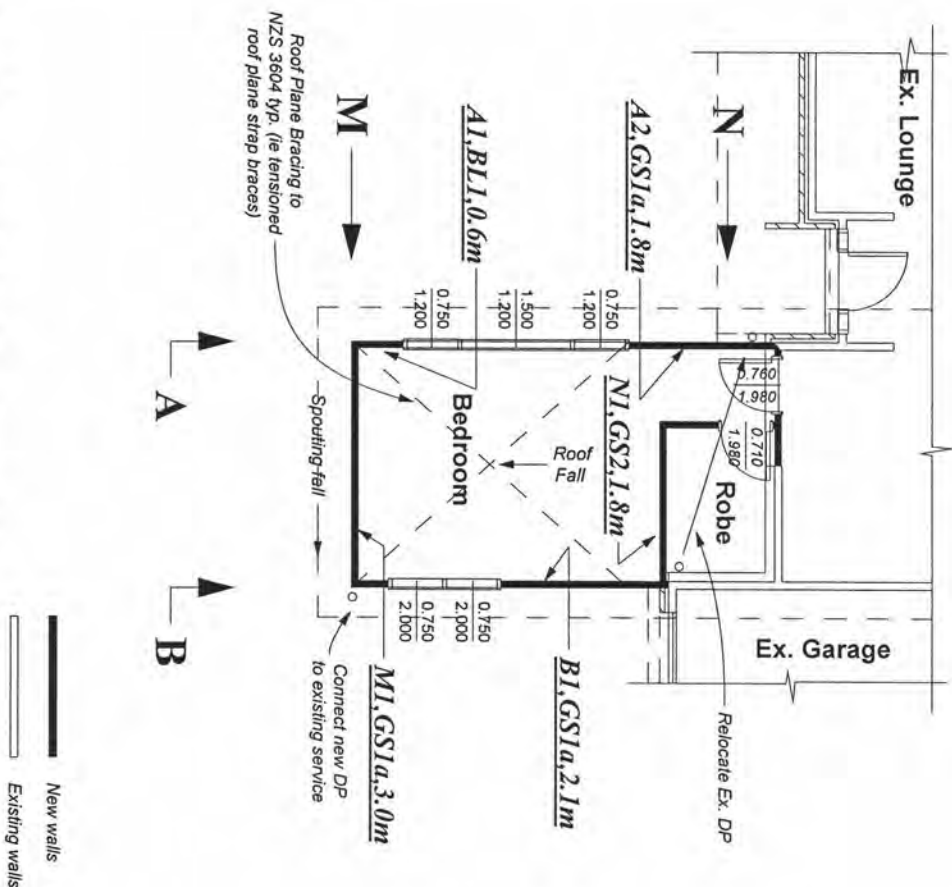
NOTE:
Check all dimensions on site ESPECIALLY before/after removing
linings/materials from existing walls. Some new walls may be
reliant on alignment with existing structure - Check on Site.
All care has been taken in sizing the original dwelling but in
some cases dimensions should be taken as approximate only.

Provide:
Electrical Certification Documentation
after completion and prior to
Code of Completion Issue

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: S. Neale
Drawn: S. Neale
Date: 09-12-06
Job Number: WA 117
Issue: A
08-01-07
PLAN WORKZ
Kapiti Plans Ltd - trading as The Plan Workz
Kapiti Plans Ltd & Kapiti Road, PO Box 227, Paopapaumu - Ph 902 9005
"Upstairs" Cnr SH1 & Kapiti Road

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with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

Roofing material to be installed to manufacturers requirements, in particular, fixing and minimum pitch reference
See Detail Sheets



BRACING/ROOF PLAN - Scale 1:100
Sheet 4 of 10

Note:
All Bracing Elements to be installed as per Manufacturers Installation Instructions
See Sheet 16 for Bracing Reference

WALL BRACING CALCULATION SHEET	
(For use with NZS 3604 : 1999)	
NAME: SITE ADDRESS: TOWN: LOT & D.P. NUMBER:	15 Fleetwood Grove Maitland Lot 2 DP 35063
1 LOCATION OF STOREY: SITE WIND ZONE: (Table 2.4) EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	SINGLE HIGH A
2 FOR EARTHQUAKE: ROOF WEIGHT: AVERAGE ROOF PITCH: TYPE OF CLADDING: EARTHQUAKE ZONE: STOREY IN ROOF SPACE:	LIGHT 12 LIGHT A NO
E =	3.80 BUS/m ²
3 FOR WIND: BUILDING HEIGHT: ROOF HEIGHT: STUD HEIGHT: WIND SPEED:	4.80 m 2.10 m 2.40 m
W(A ₁) = W(A ₂) =	66 BUS/m 57 BUS/m
4 ROOF OR BUILDING LENGTH: ROOF OR BUILDING WIDTH: GROSS FLOOR AREA	5.50 BL (m) 3.30 BW (m) 18.00 GPA m ²
5 EARTHQUAKE LOAD WIND LOAD, ACROSS: W(A ₂) * BL WIND LOAD, ALONG: W(A ₁) * BW	64.80 BUS 313.50 BUS 217.80 BUS

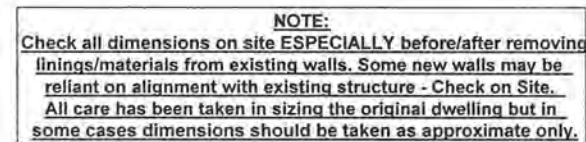
[illegible]

TOTALS ACHIEVED	EQ	321.00	W	369.00
TOTALS REQUIRED	EQ	64.80	W	313.50

[illegible]

TOTALS ACHIEVED	EO	283.50	W	328.50
TOTALS REQUIRED	EO	64.80	W	217.80

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Any Engineered Foundation Design to take Precedence

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae

THE
PLAN WORKZ

Prepared by: Kapiti Plans Ltd - trading as The Plan Workz
Tuparua Cnr SH1 & Kapiti Road, PO Box 227, Paraparaumu, Ph 902 9035

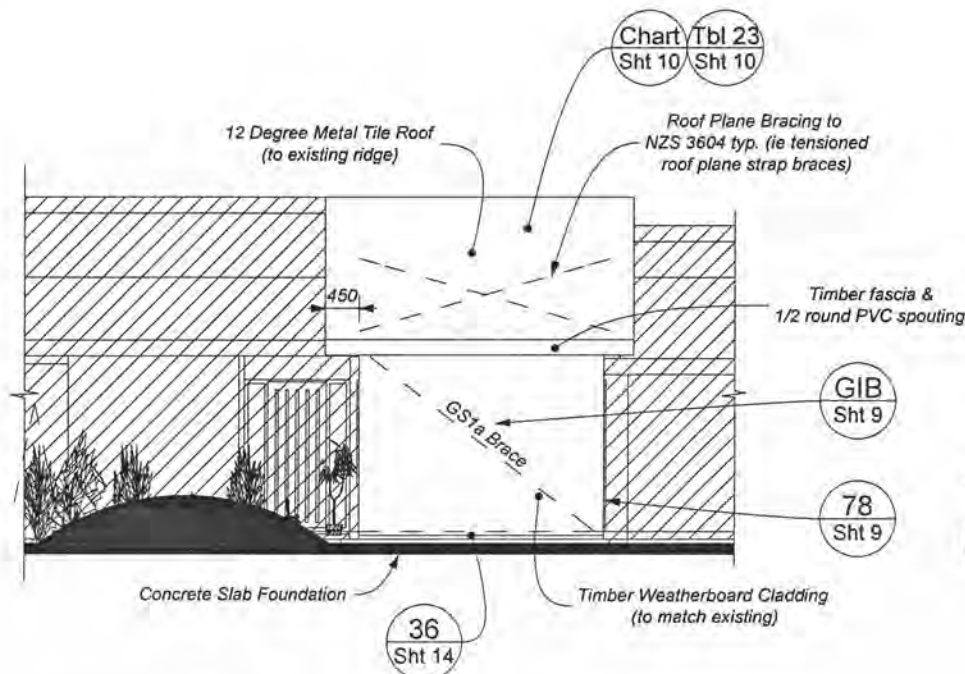
Drawn: S. Neale

Date: 09-12-06

Issue: A

08-01-07

Job Number
WA 117



All work to comply with the national
building code NZS 3604 & the
requirements of the territorial authority

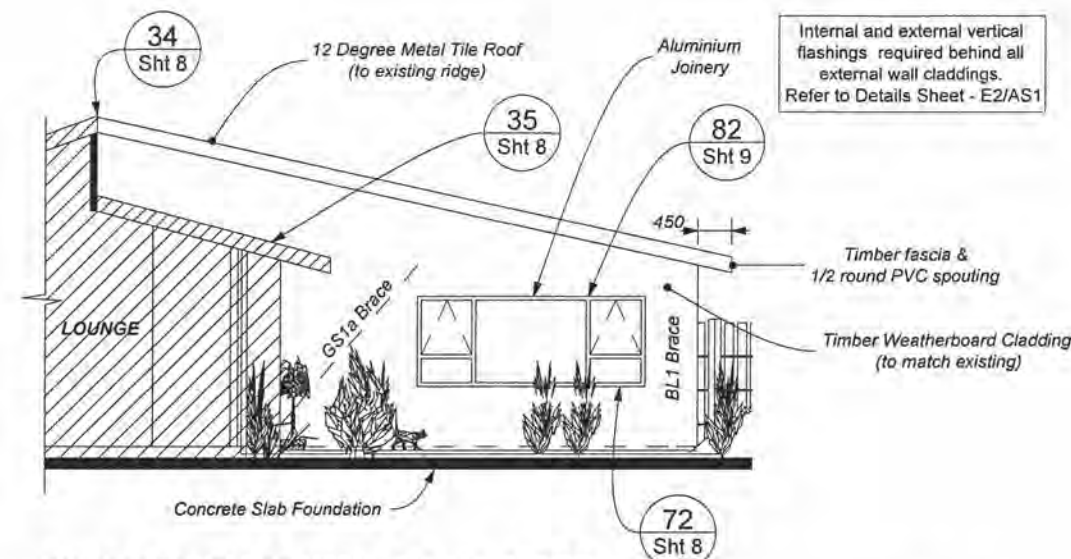
Additional Details:

69
Sht 10 = Meterbox

FRONT ELEVATION - Scale 1:100

Sheet 6 of 10

Note: Shaded area denotes "existing"



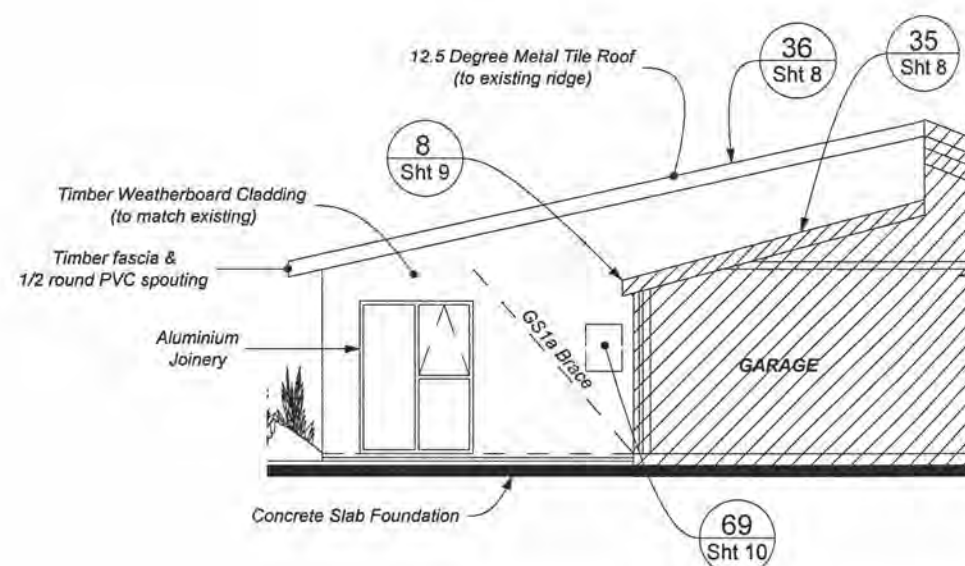
Internal and external vertical
flashings required behind all
external wall claddings.
Refer to Details Sheet - E2/AS1

SIDE1 ELEVATION - Scale 1:100

Sheet 6 of 10

Note: Shaded area denotes "existing"

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.



All habitable/service rooms to
have 5% of their floor area as
opening windows or approved
alternative, to achieve
ventilation requirements.

SIDE2 ELEVATION - Scale 1:100

Sheet 6 of 10

Note: Shaded area denotes "existing"

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae

Prepared by: Kapiti Plans Ltd. - trading as The Plan Workz
"Upstairs" Cnr Stry & Kapiti Road PO Box 221, Paraparaumu - Ph 902 9995

Drawn: S. Neale

Date: 09-12-06

Issue: A

Job Number
WA 117

08-01-07

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ROOF TRUSS CONNECTION (to internal walls:)

- The bottom chord of any truss that crosses a non-loadbearing internal wall containing any wall bracing elements shall be connected to the top plate of the wall either directly, or by a ceiling batten running parallel to the plate, and fixed to both the plate and the bottom chord.
- Install all ceiling framing and roof cladding before connecting trusses.
- Do not connect or support bottom chord at points other than those designated by the truss manufacturer.

ROOF TRUSSES

Roof trusses shall be specifically designed in accordance with NZS 3603.
Max. span between load points - 12m
Max. eaves overhang - 750mm
Max. truss spacings - 1200mm (light roof) & 900mm (heavy roof)

HIGH WIND ZONE ROOF TRUSS CONNECTION (to external walls:) SEE TRUSS / FRAME MANUFACTURERS DESIGN

The fixing for a roof truss at its support shall be given by the truss design BUT not less than -
Up to 8.0m span between load points:
- 2/100 x 3.75 skewed nails + 2 wire dogs (or 4.7kN alt fixing)
8.0m - 12m span between load points:
- 2/100 x 3.75 skewed nails + 3 wire dogs (or 6.7kN alt fixing)

PURLINS (Metal Tile)

The fixing for purlins at their support shall be determined by the approved roofer BUT not less than -
50 x 50mm Purlins @ up to 400mm centres and up to 1200mm span
c/w 2/100 x 3.75 skewed nails or 3/90 x 3.15 power driven nails
(or 0.7kN alternative fixing)

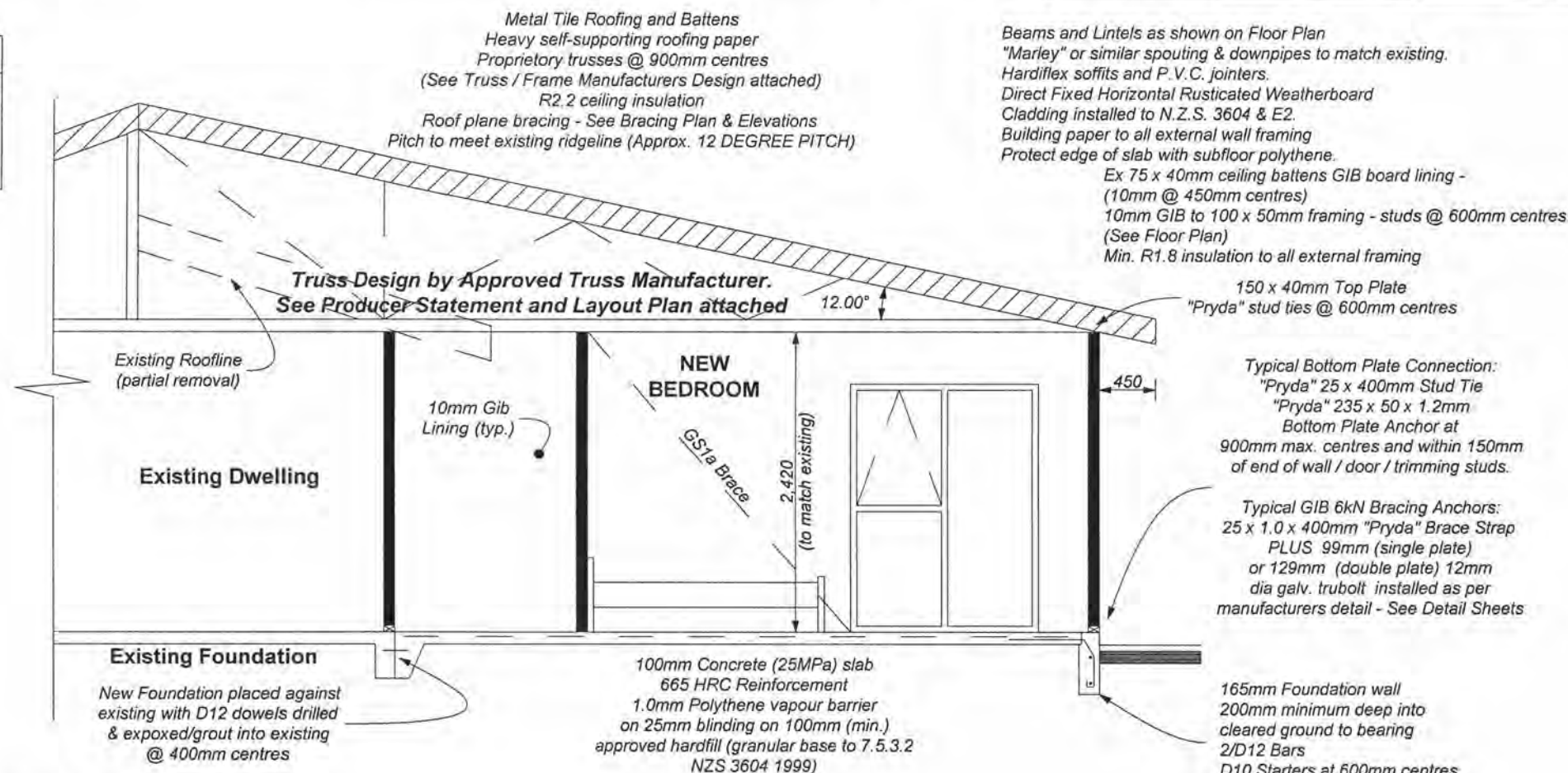
Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

Roofing material to be installed to manufacturers requirements, in particular, fixing and minimum pitch reference also Table 1 of E2 (NZ Building Code)

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

MINIMUM FINISHED FLOOR LEVEL ABOVE -

PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS
UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS



SECTION AA - Scale 1:50

Sheet 7 of 10

Note: Shaded area denotes "existing".

To be read in conjunction with all other Sections/Details

All work to comply with the NZBC and NZS 3604.

All truss loads to exterior frames.

Truss manufacturer to notify builder of any additional load bearing walls and modify foundation to suit.

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 1999, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Workz
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number: WA 117
These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drafter (Kapiti Plans Ltd trading as The Plan Workz) before any building or related work commences. The Drafter accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drafter before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the drafter, engineer & local authority renders the drafter, engineer & local authority not responsible for the said works.

Figure 33: Metal tile fixings
Paragraph 8.3.7

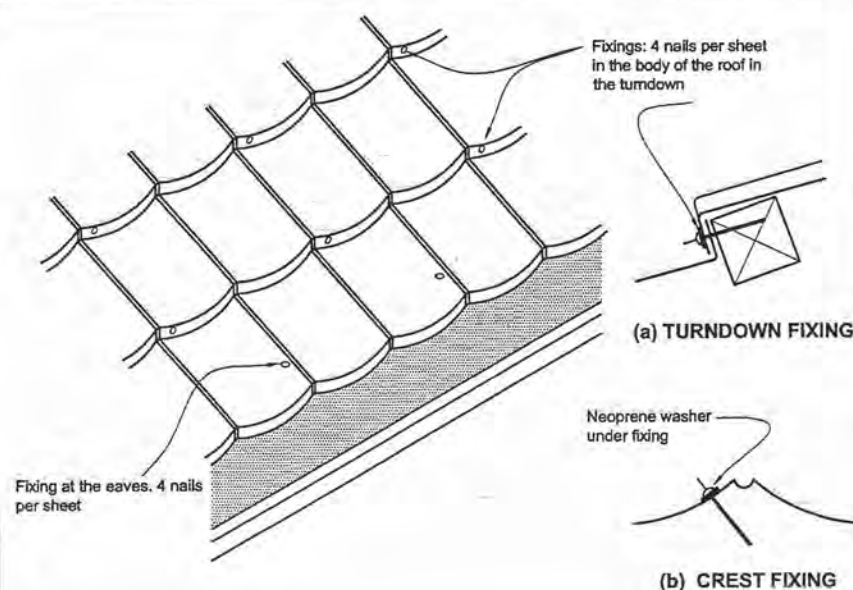


Figure 34: Ridge or hip flashings for metal tile
Paragraph 8.3.8

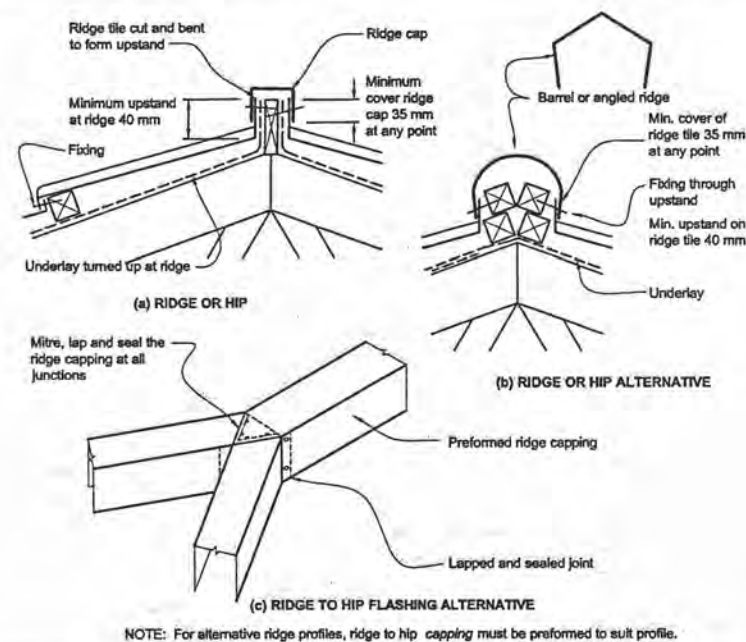


Figure 36: Eaves and barge for metal tile
Paragraph 8.3.8

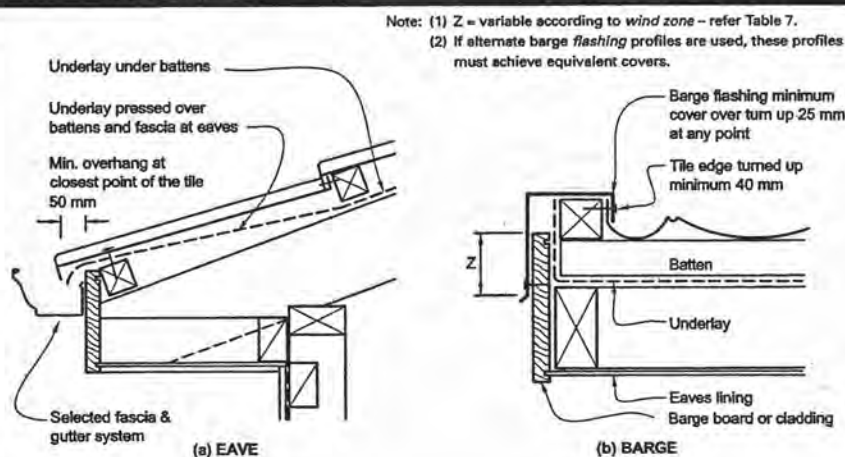


Figure 65: Levels and garage openings
Paragraphs 9.1.3 and 9.1.3.4

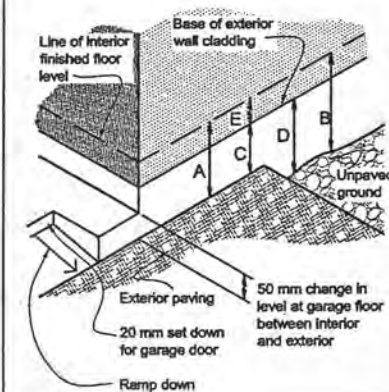


Table 18: Clearances
Paragraphs 9.1.3, 9.1.3.2, 9.1.3.3, 9.1.3.4 and 10.2.5

Minimum clearances (mm)	Masonry veneer	Other claddings
	A B	A B C D E
Concrete slab	100 150	150 225 100 175 50
Timber floor	Refer Note	Refer Note 100 175 50

NOTE: Refer to NZS 3604 for requirements.

Figure 71: General sealing of head flashing
Paragraphs 9.1.7 a), 9.1.10.3 and 9.1.10.4 c)

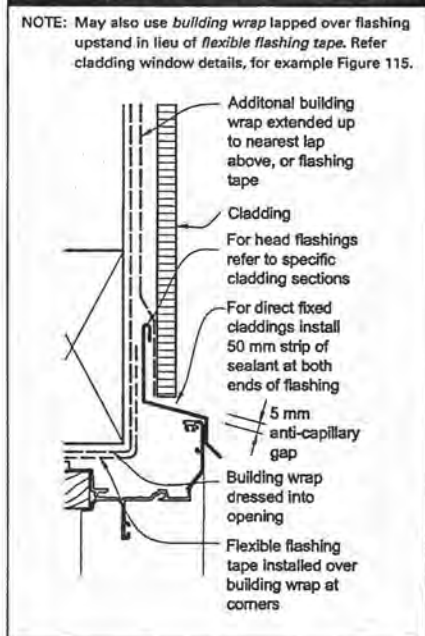


Figure 72: General window opening
Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128

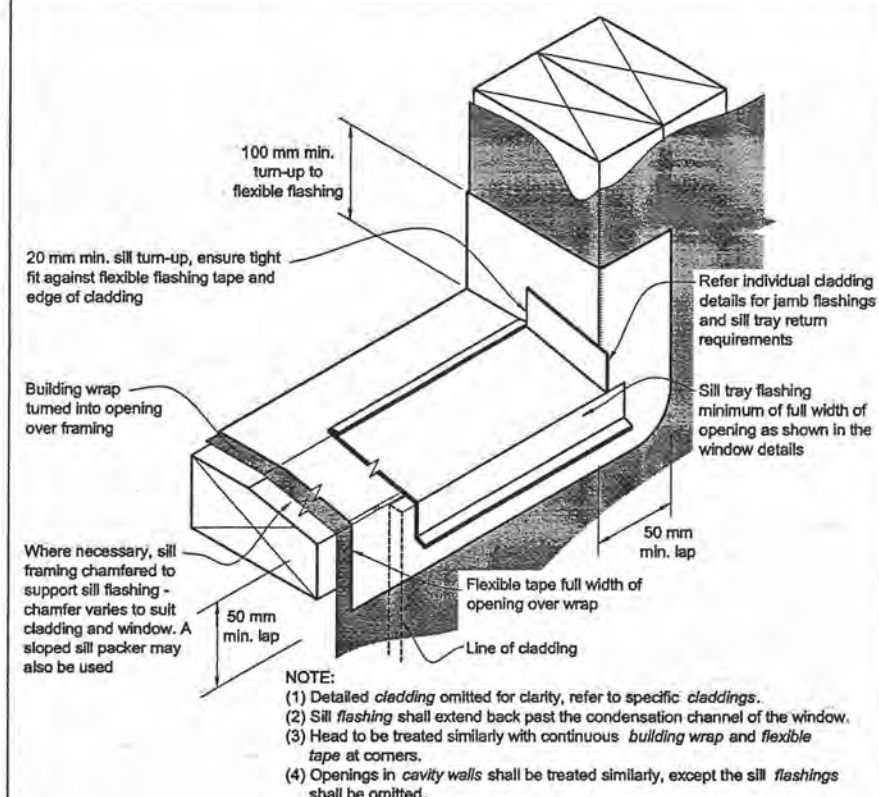
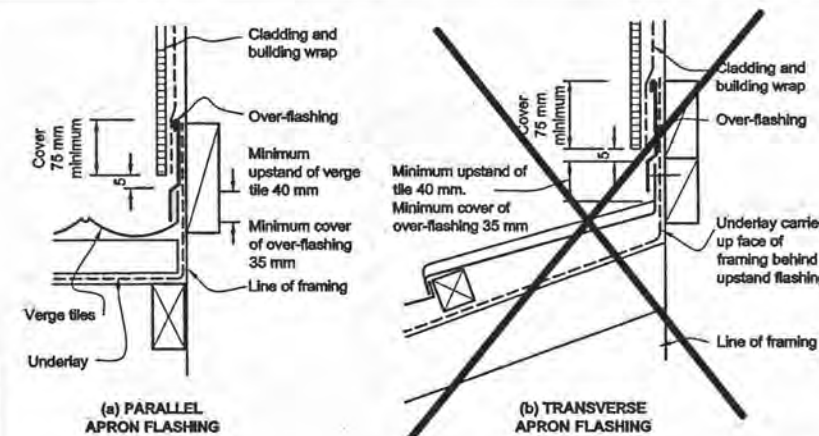


Figure 35: Apron flashings for metal tile
Paragraph 8.3.8



DETAILS - Scale as Shown
Sheet 8 of 10

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Workz
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 221, Paraparaumu - Ph 902 9095
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number WA 117
08-01-07

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GIB® BRACING SYSTEMS – DESIGN

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

MARCH 2006

The next step is to place selected wall bracing systems on the bracing lines. A range of GIB® Bracing Systems have been tested and the specifications and Bracing Unit ratings are listed on the next page. GIB® Standard Plasterboard systems often represent the majority of the wall bracing elements. GIB® Bracing systems are used for narrow walls or when high Bracing Unit ratings are required.

Wall Heights other than 2.4m

The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be multiplied by a factor $f = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor f must not be greater than 1.3.

For example:

The Bracing Unit rating of a 2.7 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/2.7 = 0.89$
The Bracing Unit rating of a 3.6 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/3.6 = 0.67$
The Bracing Unit rating of a 2.0 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/2.0 = 1.2$
The Bracing Unit rating of a 1.5 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/1.5 = 1.6$. However, note that f is not permitted to be greater than 1.3, so adopt $f = 1.3$.

The height of walls with a sloping top plate can be taken as the average height.

GIB® Bracing Systems – EzyBrace™ Specification Numbering System

The EzyBrace™ Specification Numbering System is designed to make specification of GIB® Bracing Systems by designers and identification on site by builders and building officials more transparent. Note: The EzyBrace™ Specification Numbering System (and sub-components thereof) are protected by copyright.

GS = GIB® Standard Plasterboard
BL = GIB® Bracing
BLP = GIB® Bracing / Plywood
BLG = GIB® Bracing / GIB® Standard Plasterboard

1 = lined one side
2 = lined both sides
a = angle brace

Therefore:

GS1a = GIB® Standard Plasterboard one side with an angle brace
GS2 = GIB® Standard Plasterboard both sides
BL1 = GIB® Bracing one side
BL1a = GIB® Bracing one side with an angle brace
BLP = GIB® Bracing one side, Plywood on the other
BLG = GIB® Bracing one side, GIB® Standard Plasterboard on the other

Panel Hold-downs

Panel hold-down details are illustrated on page 29. GIB® Standard Bracing Systems (GS1a and GS2) do not require hold-downs. All bracing systems incorporating GIB® Bracing require a panel hold-down at both ends of the bracing element.

GIB® BRACING SYSTEMS – DESIGN

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

MARCH 2006

TABLE 1: Bracing Unit Ratings for 10mm GIB® Standard Plasterboard and any other 10mm and 13mm GIB® plasterboard.

TYPE	LENGTH (m)	LINING REQUIREMENT	OTHER REQUIREMENTS	BU PER METRE	
				WIND	EARTHQUAKE
GS1a	1.8	10mm GIB® Standard Plasterboard one face fixed horizontal or vertical	yes	65	55
	2.4			75	65
GS2	1.2	10mm GIB® Standard Plasterboard both sides fixed horizontal or vertical	no	70	60
	1.8			80	70
	2.4			90	80

TABLE 2: Bracing Unit Ratings for 10mm GIB® Bracing®, 10mm GIB® Notseline® and 10mm GIB® Toughline® (fixed with GIB® Bracing® screws or GIB® Bracing® nails)

TYPE	LENGTH (m)	LINING REQUIREMENT	OTHER REQUIREMENTS	BU PER METRE	
				WIND	EARTHQUAKE
BL1	0.4	GIB® Bracing® one face fixed horizontal or vertical	no	120	115
	0.6			125	115
BL1a	1.8	GIB® Bracing® one face fixed horizontal or vertical	yes	130	115
	0.6			145	135
BLP	0.6	GIB® Bracing® one face fixed horizontal or vertical, 7mm D-D plywood on the other	no	145	145
	0.9			145	145
BLG	0.6	GIB® Bracing® one face, 10mm GIB® Standard on the other face, linings fixed horizontal or vertical	no	145	130
	1.2			150	130

- Notes:
- Where linings are specified on both faces, each face must be fastened as a bracing element.
 - GIB® Aqualine® can be used in place of GIB® Bracing® in bracing elements 900mm or longer, provided the perimeter of the element is fixed with GIB® Bracing® nails or screws spaced at 100mm centres generally, using the GIB® Bracing® corner fixing pattern.
 - A maximum of 150 BU/m is recommended for any bracing system used with NZS 3604:1999 construction. Higher ratings generate loads beyond the capacity of NZS 3604:1999 timber foundation and slab details. If ratings exceed 150 BU/m, hold downs and foundations must be the subject of specific structural engineering design.

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 system specifications.

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FOR FURTHER INFORMATION VISIT WWW.GIB.CO.NZ

Figure 82: Windows for direct fixed rusticated weatherboards
Paragraph 9.4.4 b)

- GENERAL:
- Refer Figure 72 for wrapping of framed opening prior to window installation.
 - Sliding and bi-fold windows will require specific design.
 - A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.

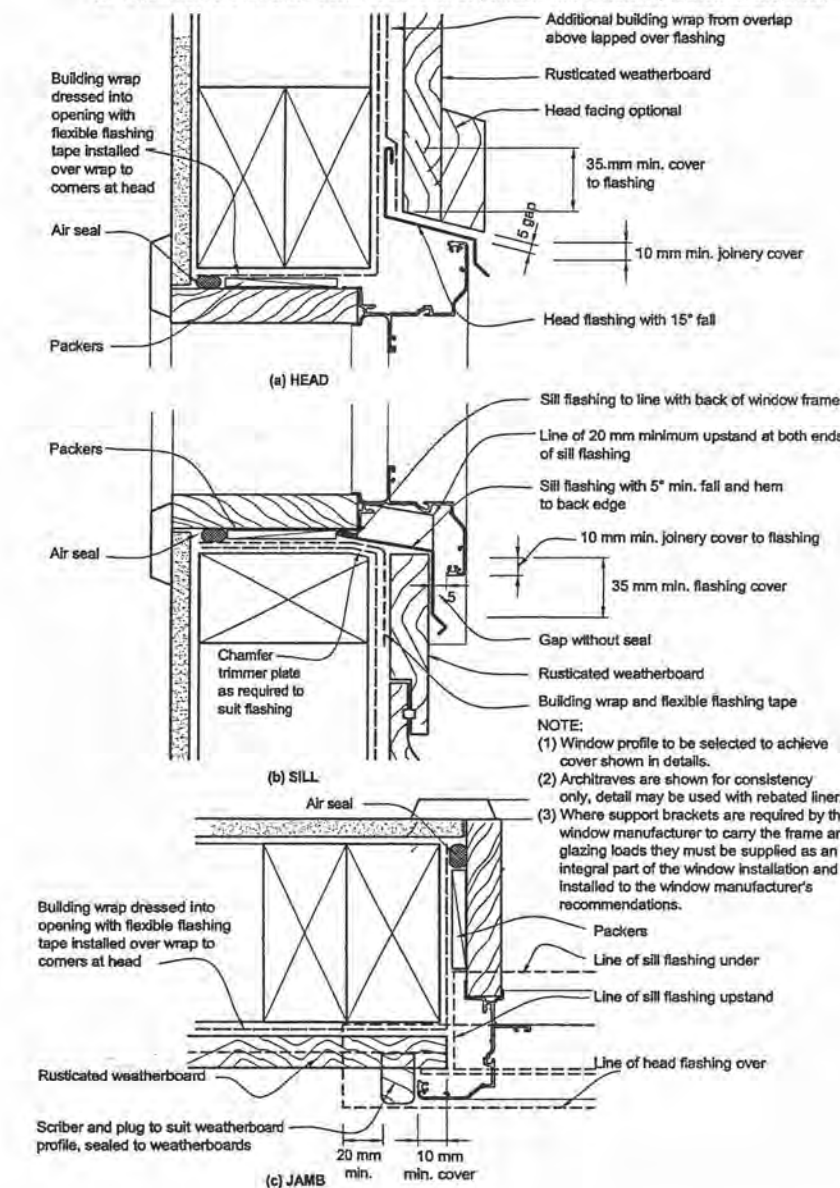


Figure 8: Gutter/wall junction
Paragraphs 5.1, 5.2 and 8.3.9

- NOTE:
- The upstand at the lower edge of the apron flashing may be performed to a larger size and then trimmed on site to suit.
 - The transition flashing bridges gap at the end of the fascia to protect the soffit framing. View (b) indicates position of transition flashing in relation to soffit, when viewed from below.
 - Building wrap omitted for clarity.

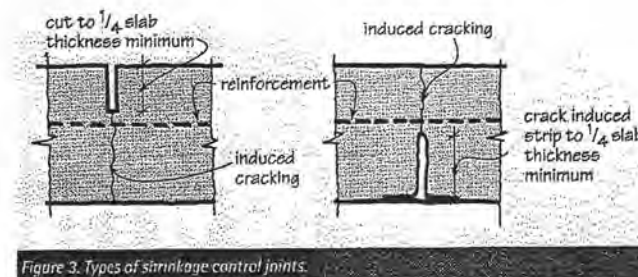
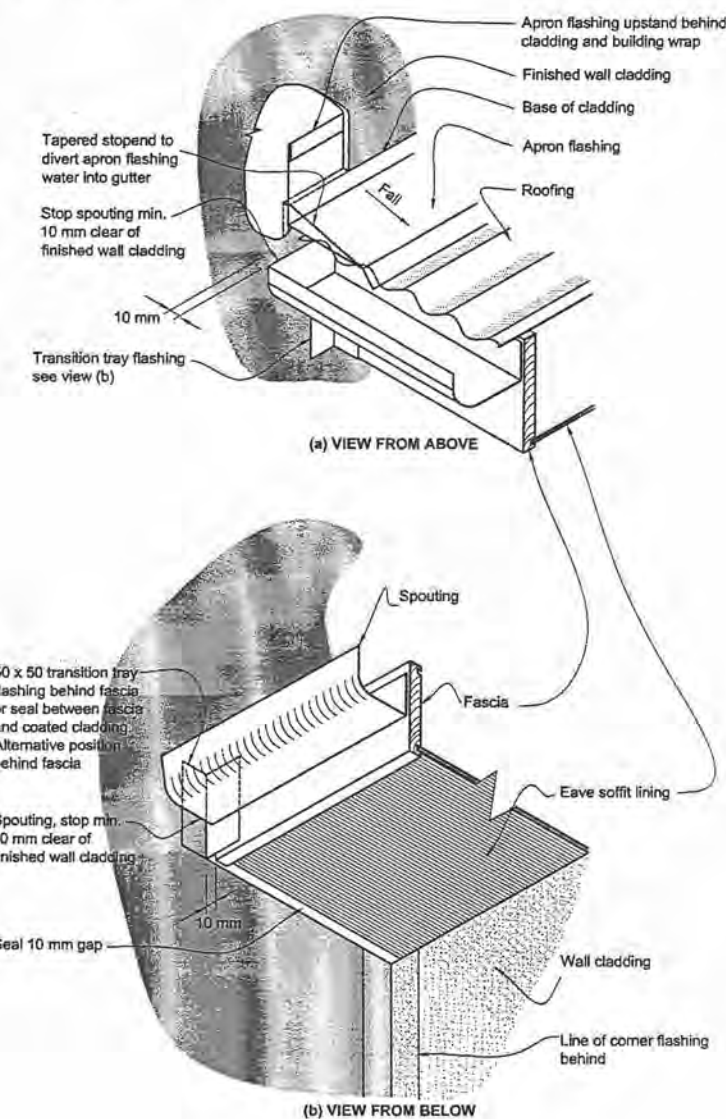
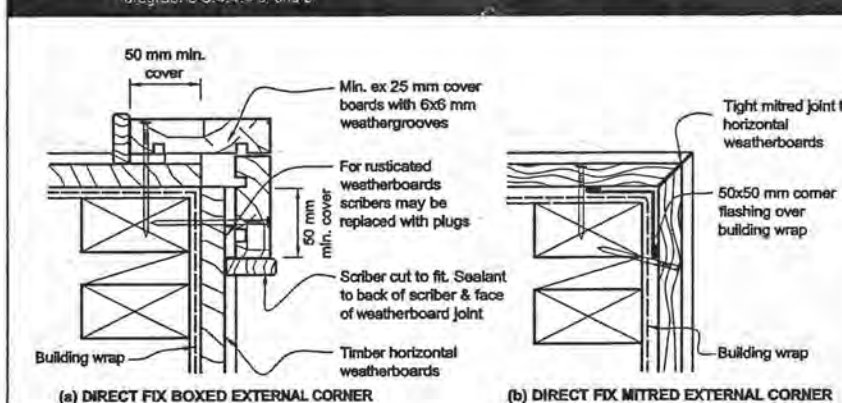


Figure 3: Types of shrinkage control joints.

Figure 78: External corners for horizontal weatherboards
Paragraphs 9.4.4 a) and b)



DETAILS - Scale as Shown
Sheet 9 of 10

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: TPLAN WORKZ
"Updates" Cnr SH1 & Kapiti Road, PO Box 227, Paraparaumu - Ph 802 9085
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number: WA 117
08-01-07

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drafter (Kapiti Plans Ltd trading as The Plan Workz) before any building or related work commences. The Drafter accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drafter before any building or related work commences. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken without the approval of the local authority, engineer, architect or designer, shall be at the owner's risk and the drafter shall not be responsible for any costs incurred by the owner or builder.

Table 7: Metal flashings – general dimensions
Paragraphs 4.6, 4.6.1.1 a), 4.6.1.2 b), 4.6.1.4, 4.6.1.5 b), 4.6.1.7 a), b), 5.1 a), c), d), 6.4 c), 7.4.4, 8.3.8, 9.1.10.4, 9.1.10.5, 9.1.10.6 and 9.4.5.3 b) Figures 7, 9, 10, 36, 41.48, 54, 55, 61, 92, 97 and 101

Type	Description	All ^m	Situation 1 ^m minimum mm	Situation 2 ^m minimum mm	Figure reference (as example)
Aprons: general	Transverse flashing over roofing		130 ^m	200 ^m	Figure 7 (X values)
	Parallel flashing over roofing	Two crests, finish in next trough – Paragraph 4.6.1.1 b)			Figure 48 (Y values)
Ridges/ hips	Transverse flashing over roofing	Refer Aprons: general			Figure 46 (X values)
Changes in roof pitches	Upper lap under roofing	250 mm min.			Figure 44 (X values)
	Transverse flashing over roofing	Refer Aprons: general			
Barges	Overlap to barge board		50 ^m	70 ^m	Figure 47 (Z values)
Cappings	Overlaps to cladding		50 ^m	70 ^m	Figure 10 (Z values)
	Slope to top, parapet	5°			
	Housing – balustrade ^m	5°			
Roof or deck to wall	Overlaps to roofing	Refer Aprons: general			Figure 7 (X or Y values)
	Lap under cladding above	75 mm min.			
	Clearance below cladding	35 mm min.			
	Total upstand	110 mm min.			
Windows	Window flange clearance for direct fixed claddings	5 mm			Figure 81
	Cover to window flange	10 mm ^m			
Sills	Sill flashing slope ^m	5°			
Heads	Head flashing slope	15°			
	Lap under cladding above	35 mm min.			
	Anti-capillary gap to cladding	5 mm			
	Total upstand	40 mm min.			
Corners	Corner flashings ^m	50 mm x 50 mm minimum			Figure 79
Inter-storey junctions	Junction flashing: slope	15°			Figure 70
	Lap over cladding below ^m	35 mm min.			
	Lap under cladding above	35 mm min.			
	Clearance under cladding	5 mm			
	Total upstand	40 mm min.			

- NOTES:**
- Unless otherwise dimensioned in details.
 - Situation 1:** In low, medium or high wind zones, where roof pitch is 10° or greater (X or Z values).
 - Situation 2:** For all roof pitches in very high wind zones.
For all wind zones where roof pitch is less than 10° (X or Z values).
 - Excluding any soft edge or turn-down to roofing.
 - For buildings other than housing, slope shall be as per F4/AS1.
 - Where applicable, unless shown otherwise in details – for windows requiring sill flashings.
Sill flashings must extend past the condensation channel.
 - Excluding drip edge. The aim is for at least 10 mm, but this may be reduced if necessary to account for on-site tolerances – to give an absolute minimum of 8 mm.
 - Excluding drip edge.

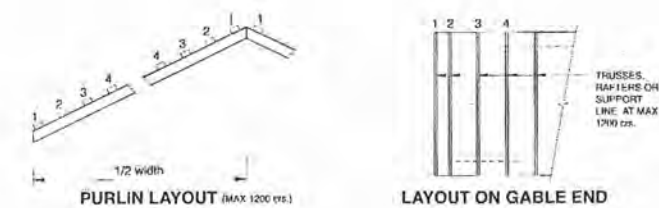
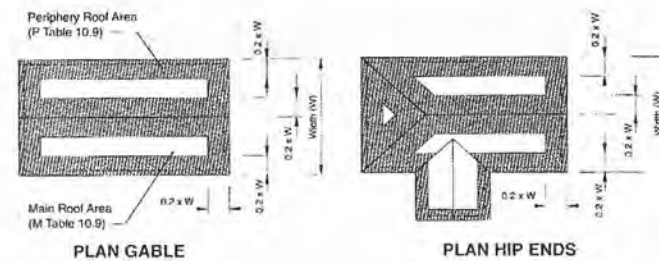
PURLIN & BATTEN FIXING CHART

(COMPLIES WITH NZS 3604:1999 TABLE 10.10)

02/4

NOTE:

- Max. truss overall span 12m
- All purlin and batten sizes as NZS 3604:1999 Section 10.
- These fixings assume purlin or battens are fixed over top of truss or rafter.



SELECTION CHART

- (minimum fixing requirements)
- HEAVY ROOFS**
All purlins and/or battens use fixing Type A only on roof width (w) up to 12m.
 - LIGHT ROOFS**
 - BATTENS** - Max. span 1200
- Max. crs. 400
- Roof width (w) up to 12m.
L & M wind loads use Type B fixing on all battens.
H & VH wind loads use Type C on all battens.
 - PURLINS** - Max. span 1200, Max. crs. 900 or - Max. span. 900, Max. crs. 1200
L & M wind loads use Type C fixing on purlin No.2 and Type B on all other purlins for all roof widths (w) up to 12m.
H & VH wind loads
1. On roof width (w) up to 8m;
Use Type D fixing on purlin No. 2 and Type C on all other purlins.
2. On roof width (w) up to 12m;
Use Type D fixing on purlins No. 2 & 3 and Type C on all other purlins.
 - PURLINS AND BATTENS ON GABLE END**
- Max. span 1200, Max. crs. 900 or - Max. span. 900, Max. crs. 1200
L & M wind loads use Type B fixing on support line No. 1, Type C on support lines No. 2, 3, & 4 and all other support lines as per Section A or B above.
H & VH wind loads use Type C fixing on support line No. 1, Type D on support lines No. 2, 3, & 4 and all other support lines as per Section A or B above.

STANDARD FIXING OPTIONS

FIXING DEFINITIONS
NAIL = Either 90 x 3.15 Power driven or 100 x 3.75 Hand driven
SCREW = 100 x 10 gauge LUMBERLOK Purlin screw
WIREDOG = Either left hand or right hand LUMBERLOK wiredog.



NOTE:
Skew nail when fixing to 35mm rafter or truss.

FIXING TYPE A & B OVER PURLIN SPLICE

FIXING TYPE C & D OVER PURLIN SPLICE

PURLIN / BATTEN SPLICE FIXING OPTIONS

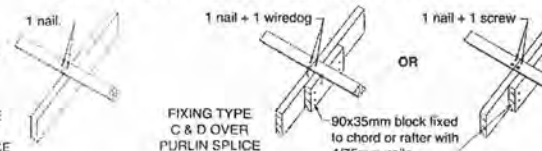


Table 23: Properties of roof underlays and building wraps
Paragraphs 8.1.5, 8.2.3, 8.3.6, 8.4.7, 9.1.4, 9.1.7, 9.1.8.2 a), 9.2.3 c), 9.3.3, 9.3.9.3, 9.6.8.1, 9.6.9.1, 9.6.9.2 a) and b), 9.7.3, 9.8.3, and 9.9.4

Category	Application	Absorbency	Vapour resistance	Water resistance	pH of extract	Shrinkage	Mechanical
Roof ^m underlay	All roofs. AS/NZS 4201: Part 6 Direct fixed non-absorbent paper-based products ^m	100 g/m ² ASTM E96 B Part 6	7 MN s/g AS/NZS 4201: Part 4	100 mm ASTM E96 B Part 4	6.0 and 9.0	0.5% AS/NZS 4201: Part 3	Edge tear and tensile strength to AS/NZS 4200
Wall wrap (includes building papers and synthetic wall wraps)	All cavity walls and direct fixed absorbent wall claddings ^m (e.g. timber, fibre cement etc) For direct fixed non-absorbent wall claddings see Roof Underlay	No requirement	7 MN s/g ASTM E96 B Part 4	20 mm AS/NZS 4201: Part 4	6.0 and 9.0	0.5% AS/NZS 4201: Part 3	Edge tear and tensile strength to AS/NZS 4200
Rigid sheathing (plywood ^m and fibre cement sheet)	Direct fixed non-absorbent wall claddings ^m Part 6	100 g/m ² AS/NZS 4201: Part 6	7 MN s/g ASTM E96 B Part 4	20 mm AS/NZS 4201: Part 4	6.0 and 9.0	NA	NA
Rigid sheathing (plywood ^m and fibre cement sheet)	Direct fixed absorbent wall claddings and wall claddings over a cavity ^m	No requirement	7 MN s/g ASTM E96 B Part 4	20 mm AS/NZS 4201: Part 4	NA	NA	NA
Air barrier	Where no internal linings	100 g/m ² ^m AS/NZS 4201: Part 6	7 MN s/g ASTM E96 B Part 4	20 mm AS/NZS 4201: Part 4	6.0 and 9.0	0.5% AS/NZS 4201: Part 3	Edge tear strength AS/NZS 4200 90N Air resistance BS 6538 Part 3: 0.1 MN s/m ²
DPC/DPM	All applications – there will be separate thicknesses depending on use		90 MN s/g ASTM E96				

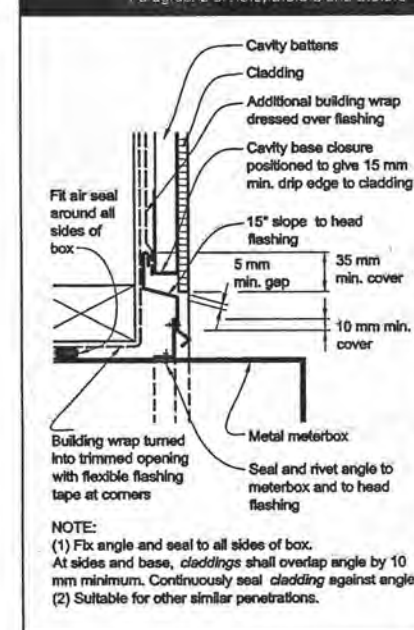
NOTE:

- Metal roofs and direct fixed metal wall claddings require paper-based underlays.
- Not including synthetic product.
- Used where necessary directly behind (and so in contact with) profiled metal wall cladding.
- Not used in contact with profiled metal wall cladding.
- Plywood to be treated in accordance with NZS 3602.
- Bitumen-based products shall not be used in direct contact with LOSP-treated plywood.
- Applies only to air barriers used with non-absorbent claddings.

COMMENT:

For guidance on measuring the pH of extract as required in Table 23, refer to AS/NZS 1301.421S: 1998 Determination of the pH value of aqueous extracts of paper, board and pulp – cold extraction method.

Figure 69: General meterbox
Paragraphs 9.1.9.3, 9.6.8.5 and 9.6.9.6



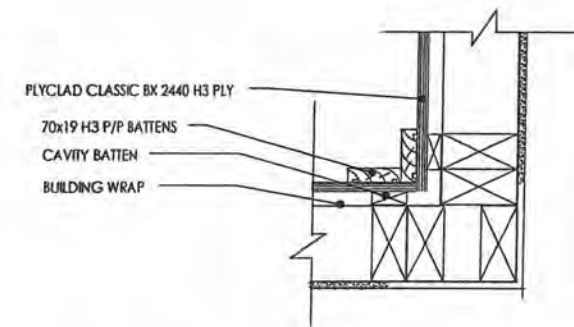
DETAILS - Scale as Shown
Sheet 10 of 10

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Workz
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number: WA 117
08-01-07

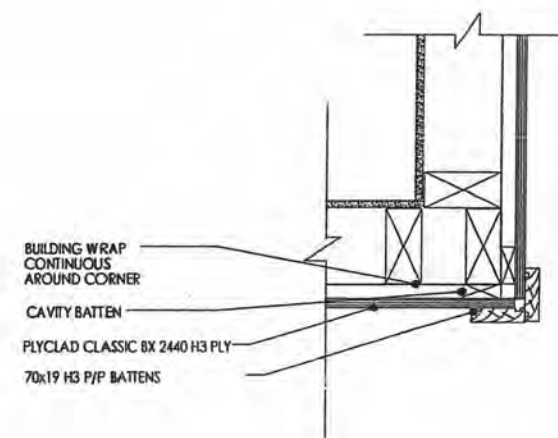
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Timothy Smithson
027-2442-938

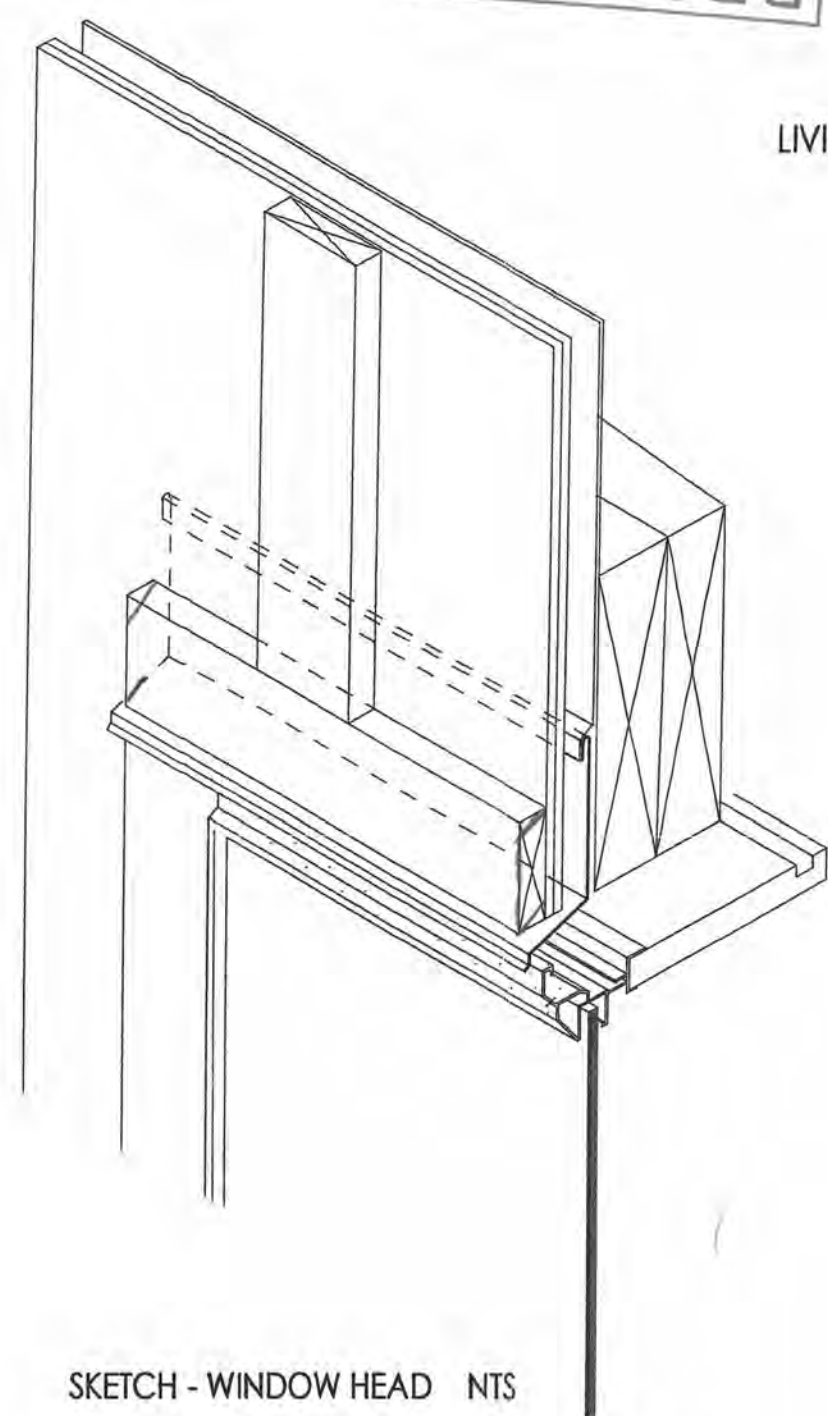
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DISTRICT COUNCIL



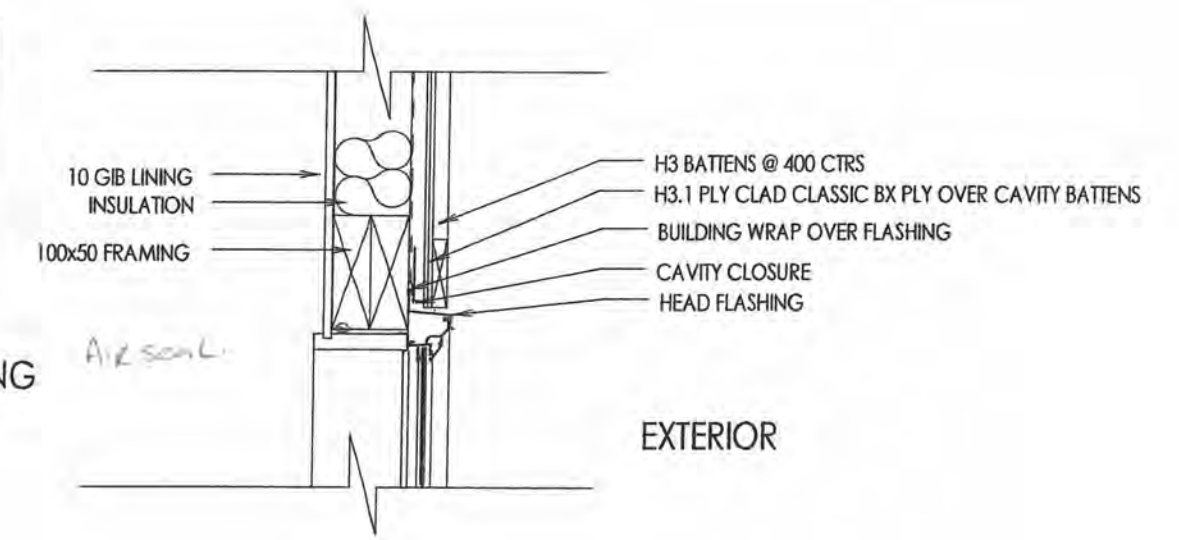
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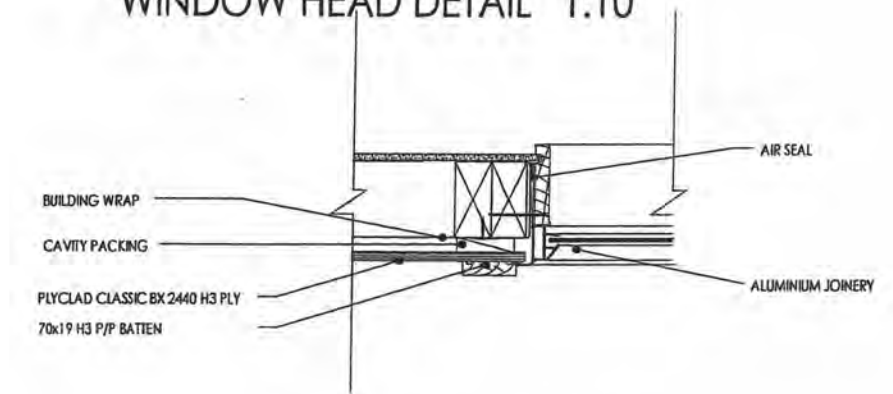
CLADDING EXTERNAL CORNER 1:10



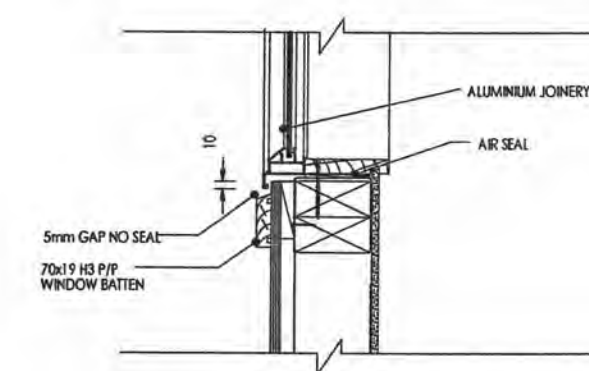
SKETCH - WINDOW HEAD NTS



WINDOW HEAD DETAIL 1:10



WINDOW HEAD DETAIL 1:10

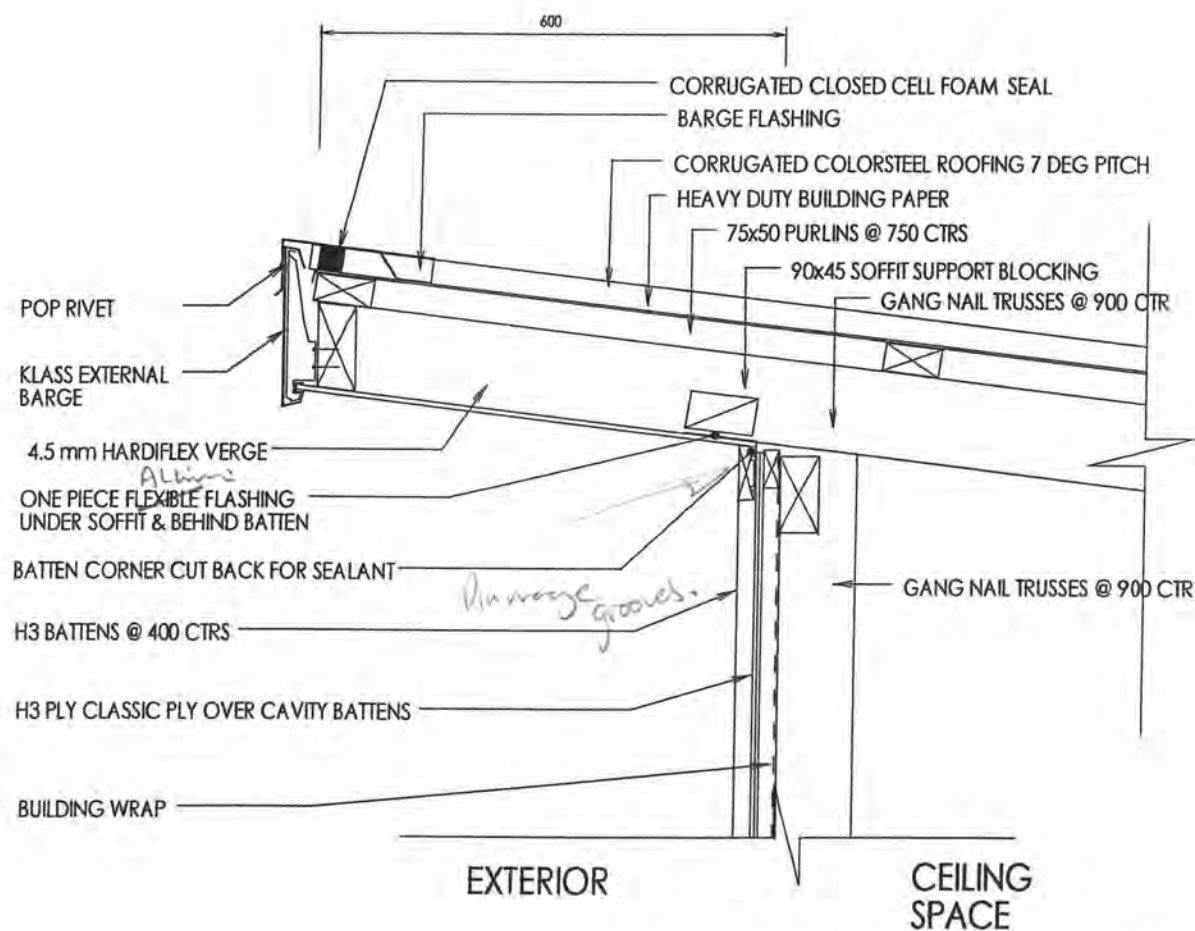


WINDOW SILL DETAIL 1:10

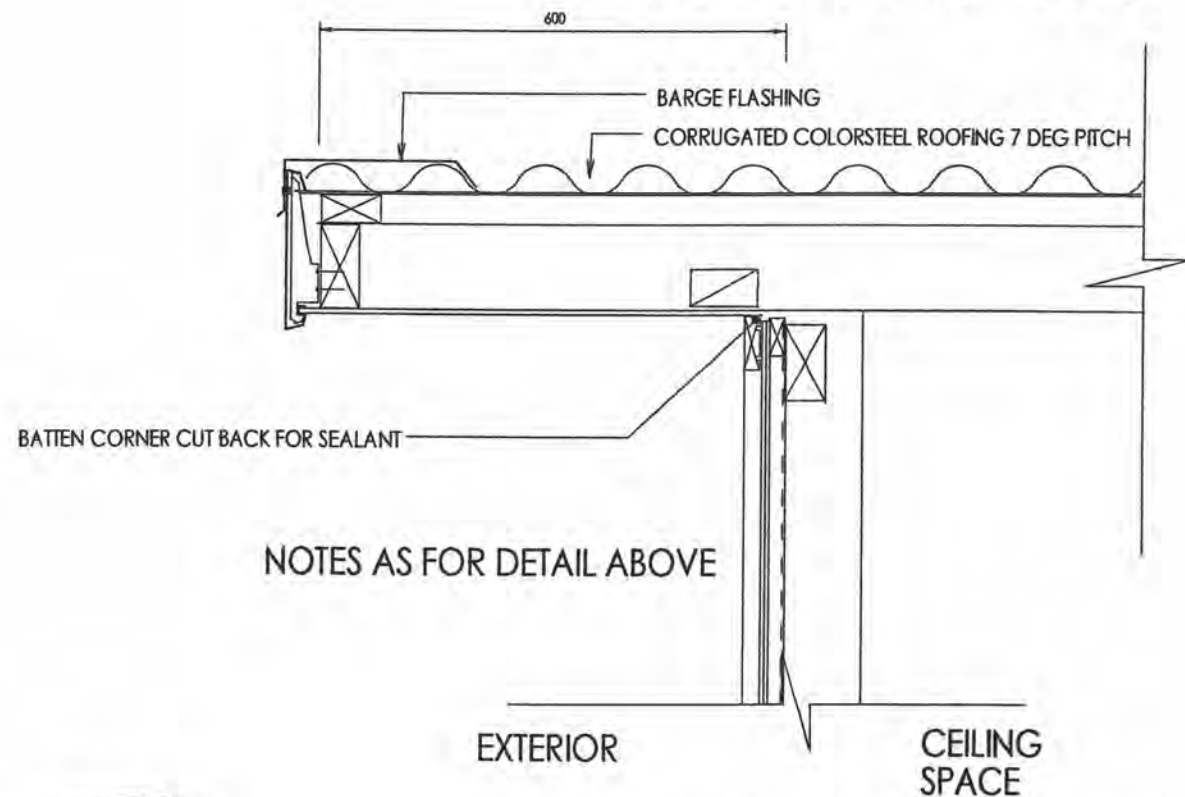


PROPOSED NEW DWELLING - LOT 24 - No 6 RIDGEVIEW LANE BELLA VISTA - PARAPARAUMU

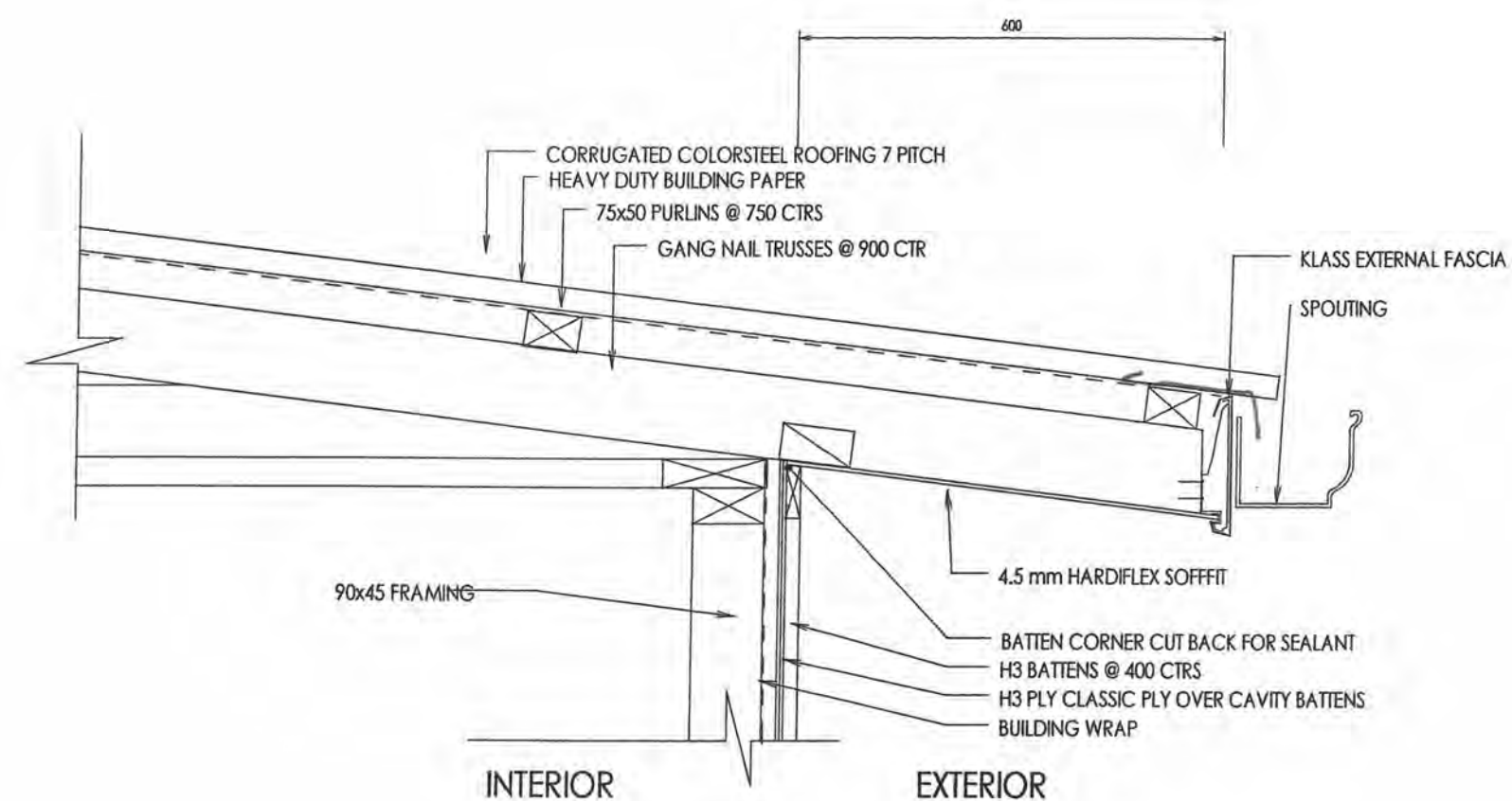
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RW	CONSENT DETAILS	1	10/1/07
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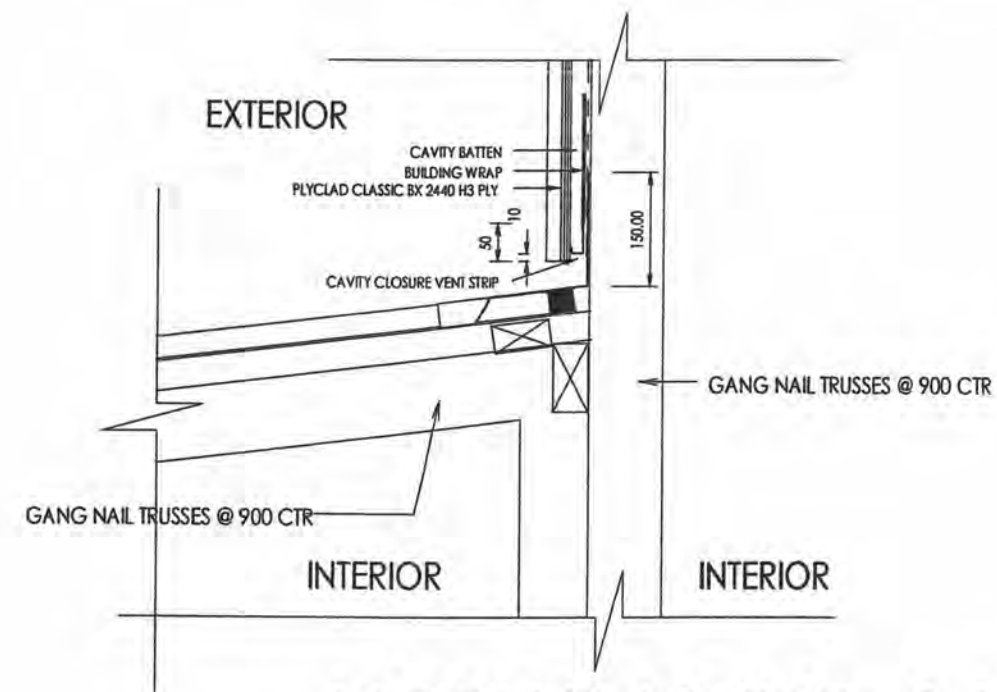
VERGE DETAIL 1:10



VERGE DETAIL 1:10



SOFFIT DETAIL 1:10



APRON FLASHING 1:10



PROPOSED NEW DWELLING - LOT 24 - No 6 RIDGEVIEW LANE BELLA VISTA - PARAPARAUMU

DRAWN	DRAWING	ISSUE	DATE
R W	CONSENT DETAILS	1	10/1/07
Copyright: Homecreators Ltd ©			D1

Building Consent Checklist

BC...070016

Wind zone; high / very high / specific design / refer glazing stamp

Corrosion zone; sea spray / zone 1

Contaminated site: Refer PIM ☐ Yes ☐ No ☐ NA

Known hazards: sections 71-74

Certificate of title required? Refer to planning ☐ Yes ☐ No ☐ NA

Fill on site / ground conditions. Re to site inspection set to 4/10/16 ☐ Yes ☐ No ☐ NA

Refer to inspection comment then appear for confirmation prior to placing of retaining ☐ Yes ☐ No ☐ NA

Building over 2 or more allotments s75-77

Refer to PIM ☐ Yes ☐ No ☐ NA

Risk assessment: attached

E2/AS1 risk matrix category verified ☒ Yes ☐ No ☐ NA

Bracing calculations: ☒ Yes ☐ No ☐ NA

BC sent to NZFS

Comment received and considered ☐ Yes ☐ No ☐ NA

Alternative solutions: critical issues ☐ Yes ☐ No

Alterations with change of use: ☐ Yes ☐ No

Alteration - S112 (2) discretion to avoid upgrade triggers: ☐ Yes ☒ No

Waiver or modification: ☐ Yes ☒ No

Areas requiring especial attention with this application;
(areas of potential risk for the building)

Assessment

Code clauses assessed as compliant; B1 non specific design, B1 specific design, B2, C1, C2, C3, C4, D1, D2, E1, E2 roof, E2, E3, F1, F2, F3, F4, F5, F6, F7, F8, G1 accessible facilities, G1, G2, G3, G4 natural, G4 mechanical, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, H1 where applicable.

Building

Assessed By

Signature:

Date: 22 07

Plumbing

Assessed By:

Signature:

Date:

Worksheet

Your notes

Wind zone: high / very high / specific design / refer also glazing stamp

Corrosion zone: sea spray (zone 1)

Ponding / flooding no

Soil conditions Soft 400mm (check alternative
Prior reinforcing & concrete placement

Soft ground stamp

- Boundary lines

- Endowment

- Centre stake

- Chalking

- FFL

- NZS3604 stamps

- Centre site coverage

- Slip resistance

- High wind

- Bottom Plates

- Glazing stamp

- Lintel

- Roofing stamps

Bracing Cables

- Reinforcing Bands

- Impressed Concrete

- E-2

- Cable and strap

- Fit Flashing

- Control Joints

- Foot Bracing

- Timber treatment

- Risk assessment

Downlights

Electrical Certificate

- Smoke detectors

- Thermal insulation

- Filling Gaps

Prompts

BUILDERS Category 1

Ground conditions

Structure NZS 3604 or engineer

Balustrades B1/AS2 or engineer

Cut stability, retaining walls

Work close to boundaries

Durability, timber treatments

Fire report, 4 storey, 1m to boundary

Smoke detectors

Access; stairs, handrails, slip resist

Siteworks around buildings

Cladding selection appropriate

Flashings

Waterproof retaining walls

Floor heights and crawl space

Wet area, waterproofing, surfaces

Safety from falling

Pool fencing

Glazing for impact

Natural light and awareness

Natural ventilation

Thermal insulation

BUILDERS Categories 2 & 3

Fire report, purpose groups, escape

height, path lengths, egress width

F ratings, surface finishes

Fire systems required, AS or

alternative

Accessible route from carpark/street

Lifts

Accessible facilities,

Hazardous substances/processing

Site safety, hoardings, gantries

Assistive hearing systems

Signage

Sound control

Energy efficiency (lighting)

Specified systems/compliance

schedule

PLUMBERS Category 1

Flood zone, secondary flow path

Stormwater disposal to existing

Subsoil drainage (retaining walls)

Durability, material compatibility

Flashing cover (roof and pipes)

Internal gutter sizing

Downpipe sizing, spreaders

Foulwater disposal, overflow relief

On site disposal systems

Potable water supply

HWC venting, restraint, thermal

Water temperature at sanitary fixtures

Gas appliance venting, thermal

PLUMBERS Category 2 & 3

Stack drainage, venting

Toilet numbers include accessible

Mechanical ventilation/fume cupb'ds

Penetrations through fire rated and

acoustic rated walls/ceilings

Trade waste, grease trap

BUILDING CONSENT NOTES

ADDRESS: 15 Fleetwood Grove, Waikanae

LEGAL DESCRIPTION: Lot 2 DP35063

Zone: Residential

NOTES *CT Supplied.
* DP 35063
* S221 - Nil
* S36 - Nil
* District Plan Features - Nil
* Resource Consents - Nil
* Flood Hazards - Nil
* Hazards - Nil
* Services - Nil
* Designations -
* Eco Sites / GNS Fault / Invi Springs / CNB - Nil
* Airport Zones - Conical Surface 1:20
* Yards - Nil Issues
* HIRB - Nil Issues
* Site Coverage - Nil Issues.

Neighbours Written Approval:

•
•

Consulted Parties:

•
•
•

Approved/Approved with Conditions

Name: Smith Date: 18/01/07



Project Information Memorandum No. 070016P

Building Project: NEW Bedroom - Walk in Robe

15 Fleetwood Gr - Waikanae

FOR OFFICE USE ONLY

FEES	PIM Fee	\$.....
\$.....	RECEIPT NO.	DATE
\$.....	INVOICE NO	DATE
\$.....	RECEIPT NO	DATE
SUBTOTAL		
Less Deposit Paid		
TOTAL		
GST INCLUDED		



Project Information Memorandum

Section 34, Building Act 2004

Application

M & J Harvey	No.	070016P
15 Fleetwood Grove	Issue date	19/01/07
Waikanae	Application date	10/01/07

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New bedroom & walk in Wardrobe
Intended Life	Indefinite, but not less than 50 years
Intended Use	residential
Estimated Value	\$25,000
Location	15 Fleetwood Grove, Waikanae
Legal Description	LOT 2 DP 35063
Valuation No.	1494112900

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- ☐ Information identifying special features of the land concerned
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date:

19-02-07

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC

Application Details

Applicant Name :
Contact Address :
Location :
Legal Description :
Proposal :

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	None listed
Easements :	None listed
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Comply
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion :	None Known
Potential avulsion :	None Known
Potential subsidence :	None Known
Potential slippage :	None Known
Potential alluvion :	None Known
Potential inundation :	None Known
Presence of hazardous contaminants :	None Known

Other features

Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	shown
Location and size of water toby :	15mm shown
Location of public drains (if any) :	N/A
Location of easments (if any) :	see planners comments
Stormwater disposal to :	Soak pits

Plumbing and drainage notes



BC070016P

18 January 2007

M & J Harvey
15 Fleetwood Grove
Waikanae

Re: New bedroom & walk in Wardrobe for M & J Harvey at 15 Fleetwood Grove, Waikanae

I am pleased to advise that the Project Information Memorandum (PIM) component of your Building Consent application, BC070016P, has been completed.

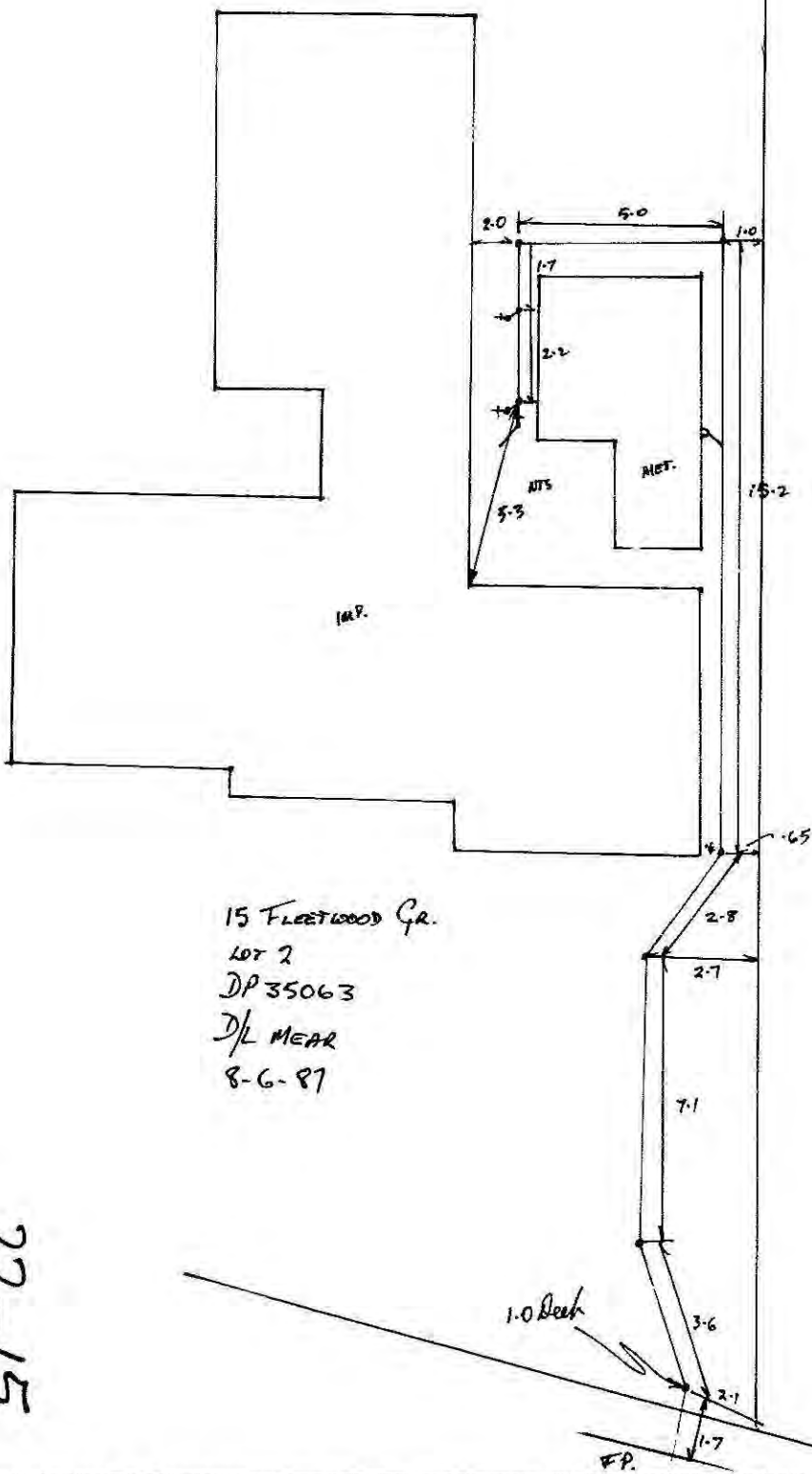
Your proposed building project meets all the requirements of Council's District Plan which means that once you have received your Building Consent you may proceed with construction.

Council's Customer Service group is currently holding the PIM documents so that they can be forwarded to you once your Building Consent is completed however if you require them to be sent earlier please contact our Customer Service staff on 04 2964700.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Sam Mitchell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Sam Mitchell
Resource Consents Projects Officer



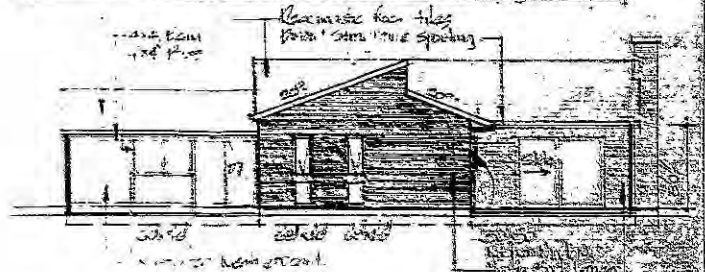
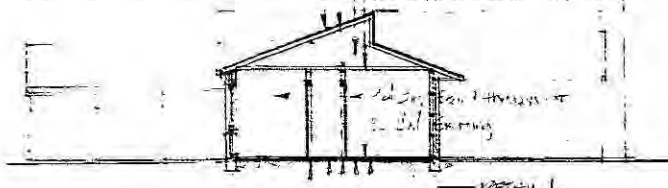
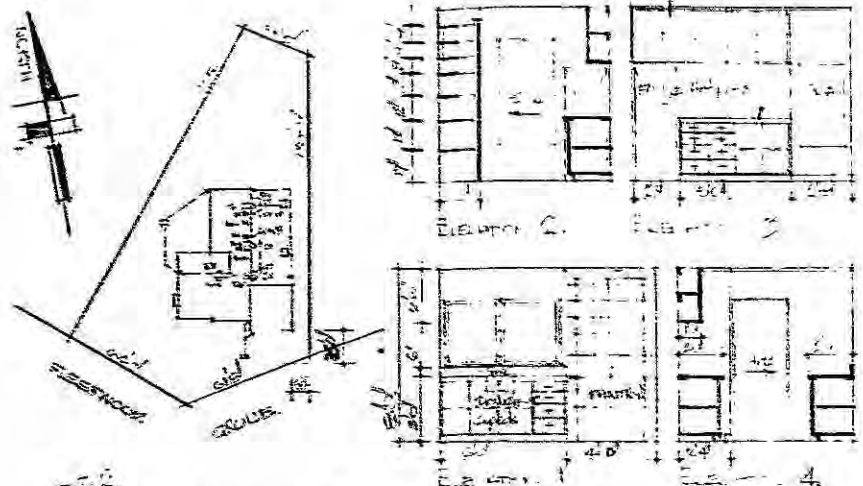
22-15

ELECTRICAL KEY

Light Switch
Outlet
Panel
Water
Drain
Gas
Fire
Alarm
TV
Phone
Radio
Refrigerator
Stove
Washing Machine
Dishwasher
Freezer
Ice Box
Hot Water Heater
Boiler
Radiator
Furnace
Stove
Refrigerator
Washing Machine
Dishwasher
Freezer
Ice Box
Hot Water Heater
Boiler
Radiator
Furnace

DOOR SCHEDULE

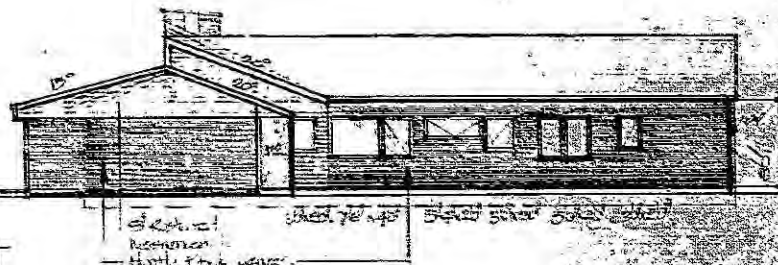
No.	Size	Material	Finish
D5	3'0" x 7'0"	Hardwood	Stain
D6	2'0" x 7'0"	Hardwood	Stain
D7	3'0" x 7'0"	Hardwood	Stain
D8	2'0" x 7'0"	Hardwood	Stain



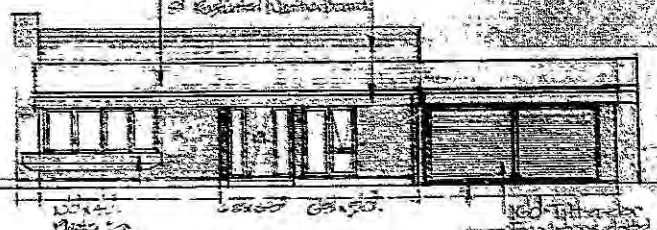
WEST ELEVATION

SITE PLAN

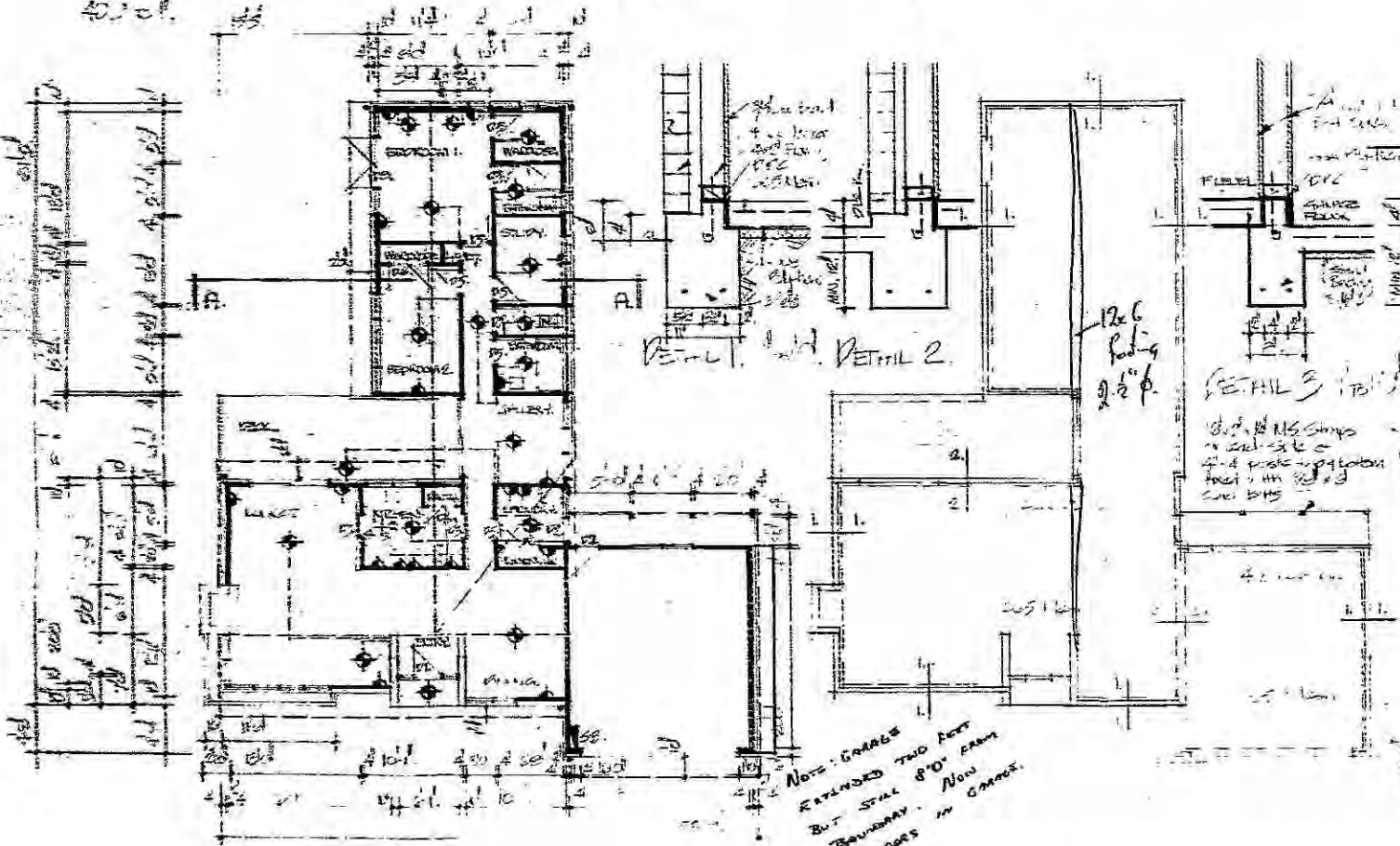
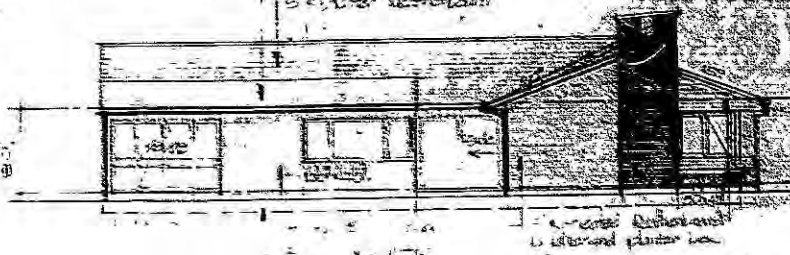
SECTION 1



EAST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

NOTE: GARAGE
EXTENDED TWO FEET
BUT STAY 8'0" FROM
BOUNDARY. NOW
2 DOORS IN GARAGE.

To H.E.C. Brown's Workshop

Mr & Mrs BLEDGE
15 FREEMOOD CROFT
WATFORD.

PROPOSED SPA & SAUNA ROOMS

SPECIFICATION : SAUNA ROOM.

INTERIOR WORKS

TIMBER FORMED WALLS.

21-6 BATES

SITUATION approx 10m to water/sealing.

25mm CEDAR BATTENS (FOR DECOR)

100x15 CEDAR T.V.

CEILING - SPLITTED 75x50 WHITE PINE THATCHED.

22-15

Revised Foundation Detail

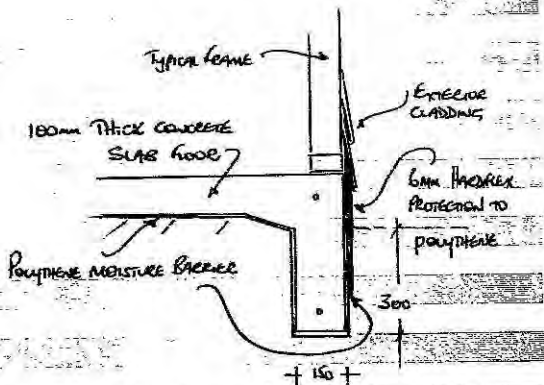
f.l.c.

PROPOSED ADDITIONS

MR & MRS BRIDGE

15 FREEMOOD CREVE

WALKWAY.



NOTE - CONCRETE FLOORS - NO REINFORCING MESH

- CUT INTO 4M² SECTIONS

BARRY MEDICAL BUILDERS LTD.

[Signature]

DATE 2 30/8/87

22-15

Horowhenua County Council No 18008

Inspector: M

File No.

Receipt No. 3415

Date Permit Issued 17/6/87

OWNER

Name R Bridge

Mailing Address 15 Fleetwood Grove
Nahanga

BUILDER

Name B Redican

Mailing Address 4 Parata Street
Nahanga

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 15

Street Name Fleetwood Grove

Town/District Nahanga

Riding Nahanga A

LEGAL DESCRIPTION

Valuation Roll No. 14940 749.00

Lot 2 DP 35063

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Additions to Dwelling

FLOOR AREA

Whole Sq. Metres 21

DWELLING UNITS

Number Erected _____

ESTIMATED VALUES

	Building	Planting	Drainage	TOTAL
	<u>22000</u>			
				<u>22000</u>

NATURE OF PERMIT WORKS

☐ NEW BUILDING
- include domestic sewage and storm water

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED (CONCRETE REINFORCED)
- include replacement of existing structures

☐ NEW CONSTRUCTION OTHER THAN BUILDINGS - include swimming

☐ EXISTING CHANGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	<u>22000</u>	Water Connection	\$ _____	Receipt No. <u>3415</u>
Street Damage Deposit	<u>2300</u>	Vehicle Crossing Levy	\$ _____	
Building Research Levy	\$ _____	M.S. Planting	\$ _____	
Planting	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____	TOTAL:	<u>24300</u>	Date of Payment <u>15/6/87</u>
				Authorized Officer _____

Special Conditions:

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

2/7/87 Foundation Slab poured in one stage basis
is to be protected at the edge. sand fill is to be

22-15

Pelime. Framing very well

check over 2 weeks until dry

styles completed



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number :

Applicant Name :

Project :

Location :

Legal Description :

Please note the list below, which identifies the inspections required for this project. To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 7.30am and 5.30pm Monday- Friday inclusive. Close off for booking inspections is 4.30pm on the day prior to the requested inspection.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes	J. Fisher	7/5/07
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	Yes	J. Fisher	7/5/07
Pre-block-fill	No		
Pre-wrap	Yes	J. Fisher	24/5/07
Post wrap	Yes		
Post-clad	Yes	M. Bond	19/6/07
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	M. Bond	19/6/07
Post-lining	Yes	M. Bond	22/6/07
Waste Water Drain	No		
Final Inspection	Yes	M. Bond	27/7/07

2/02/2007

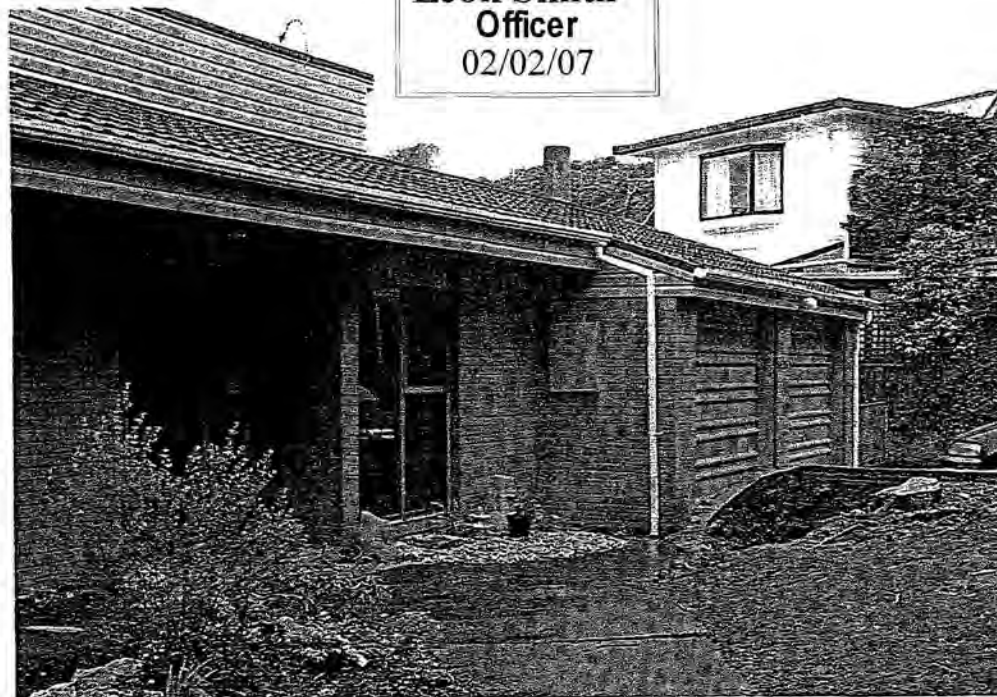
**APPROVED
BY BUILDING
Leon Smith
Officer
02/02/07**

BC070016

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10 JAN 2007

KAPITI COAST
DISTRICT COUNCIL



SOFT GROUND

Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring Engineers Specific Design

BOUNDARY LINES

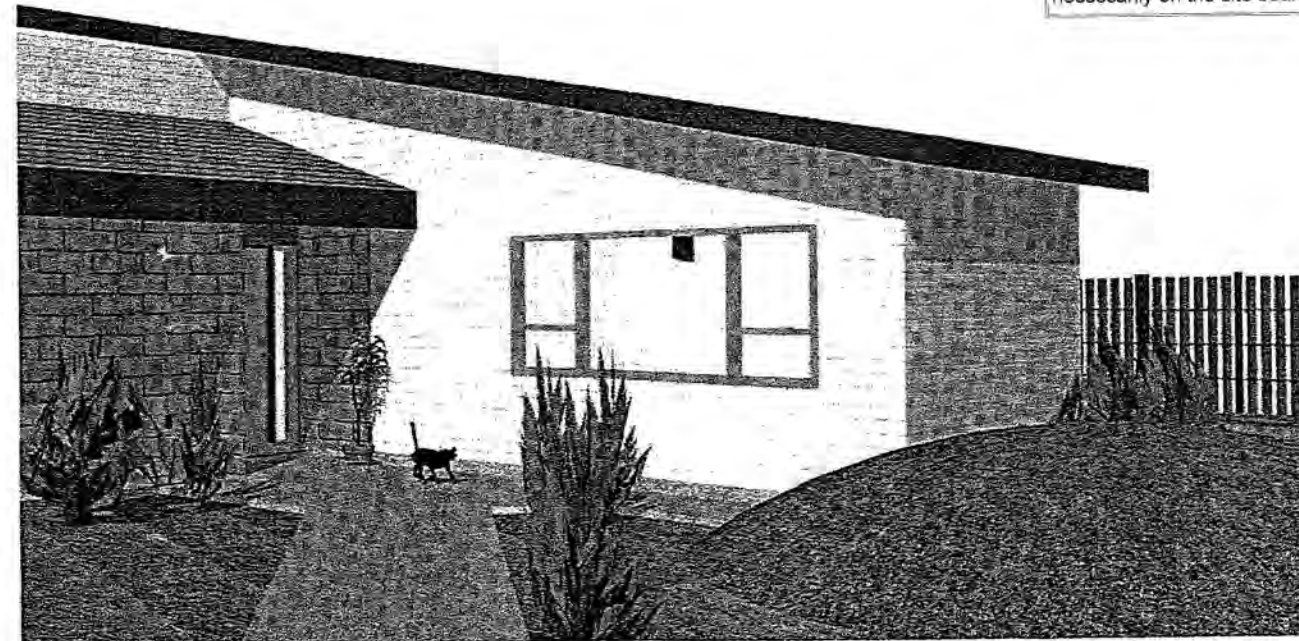
The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the site boundary.

CAUTION

Plans have been digitally reproduced and may not be to scale.

"Existing"

Endorsements made on any single page apply equally to the entire project.



"Proposed"

CAUTION

Each Site shall have a permeable surface that is not covered by buildings or paving of not less than 30% coverage.

Buildings are to have a maximum site coverage of 40% of the lot surface

Cladding to be installed to manufacturers requirements in particular fixing and ground clearance.

2/. Site Plan

3/. Floor Plan

4/. Bracing Plan

5/. Foundation Plan

6/. Elevations

7/. Cross Section AA

8/. Details

9/. Details

10/. Details

Included Addendum:

Frame and Truss Design & Plan

GIB Bracing Systems March 2006

**MINIMUM FINISHED GROUND
LEVEL CLEARANCES. (to FFL)**

BRICK VENEER

Protected ground minimum 100mm.

Unprotected ground minimum 150mm

OTHER CLADDINGS

Protected ground minimum 150mm.

Unprotected ground minimum 225mm.

Proposed New Addition/Alteration for:

15 Fleetwood Grove

Waikanae

KAPITI COAST

All references to standards and codes etc shall be taken as reference to latest version including amendments.

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Works
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Paopapa, Ph 902 8085
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number
WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawing is found it is to be immediately reported to the Drawer (Kapiti Plans Ltd trading as The Plan Works) before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer, and local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

2/02/2007

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Leon Smith
Officer
02/02/07

ensure that any services are sited clear of the proposed work.

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DISTRICT COUNCIL

APPROVED
BY PLANNING
Sam Mitchell
Officer

18/01/07

APPROVED
BY P & D
Simon Copp
Officer

19/1/2007

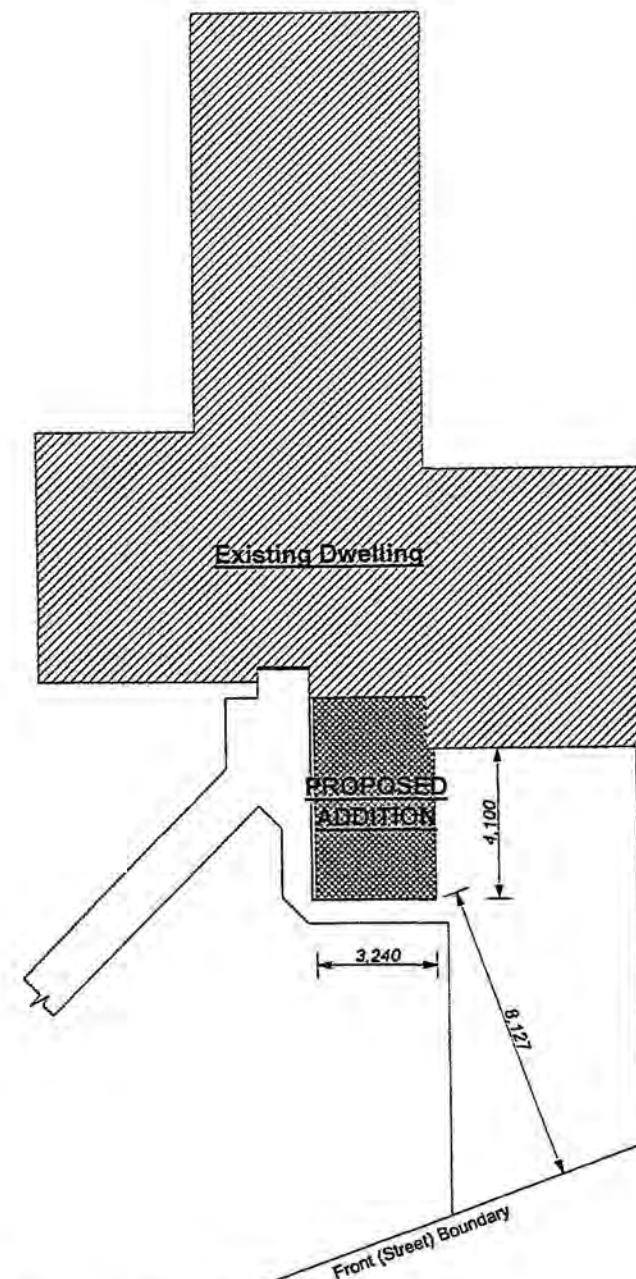
SITE PLAN - Scale 1:200

Sheet 2 of 10

Note: Site information is taken from existing unverified documentation and any information not directly relevant to the proposed project should be taken as approximate only.

Lot 2 DP 35063
15 Fleetwood Grove
Waikanae

FLEETWOOD GROVE



Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Title
PLAN WORKZ
Prepared by: Kapiti Plans Ltd. Trading as The Plan Workz
"Upstairs" Car SHI & Kapiti Road, PO Box 227, Paraparaumu - Ph 902 9095
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number
WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3601. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Kapiti Plans Ltd Trading as The Plan Workz) before any building or related work commences. Any works carried out by any contractor, sub-contractor, or other person, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the Designer, Engineer, Architect or other person, shall be at the risk of the person undertaking the work.

2/02/2007

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Officer
02/02/07**

Slip resistance of trafficable surfaces
to conform to Table 2. of D1.NZBC.

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KAPITI COAST
DISTRICT COUNCIL

**APPROVED
BY P & D
Simon Copp
Officer**

19/1/2007

FRAMING KEY

(or as per Producer Statement of approved Framing Manufacturer)

All Framing (unless stated otherwise):

90 = 100 x 50mm Frame Studs
600 @ 600mm centres max.

Studs are to be @ max. 600mm centres unless stated otherwise.
50 x 50mm or 75 x 40mm Nogs are NOT to be spaced
at more than 1350mm centres centre to centre.

MAIN WALLS:**BUILDING ENVELOPE RISK MATRIX**

RISK FACTOR	RISK SEVERITY					SUB - TOTALS
	LOW	MEDIUM	HIGH	VERY HIGH		
Wind Zone	0	0	1	1	2	1
No. Stories	0	0	1	2	4	0
Roof/Wall Design	0	0	1	3	5	0
Eaves Width	0	1	1	2	5	1
Envelope Complexity	0	0	1	3	6	0
Deck Design	0	0	2	4	6	0
TOTAL RISK SCORE						2

Recommendation for Rusticated Weatherboard Cladding System:
Direct Fixed

**GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.**

FIT SUITABLE FLASHINGS, ETC.

JOINERY

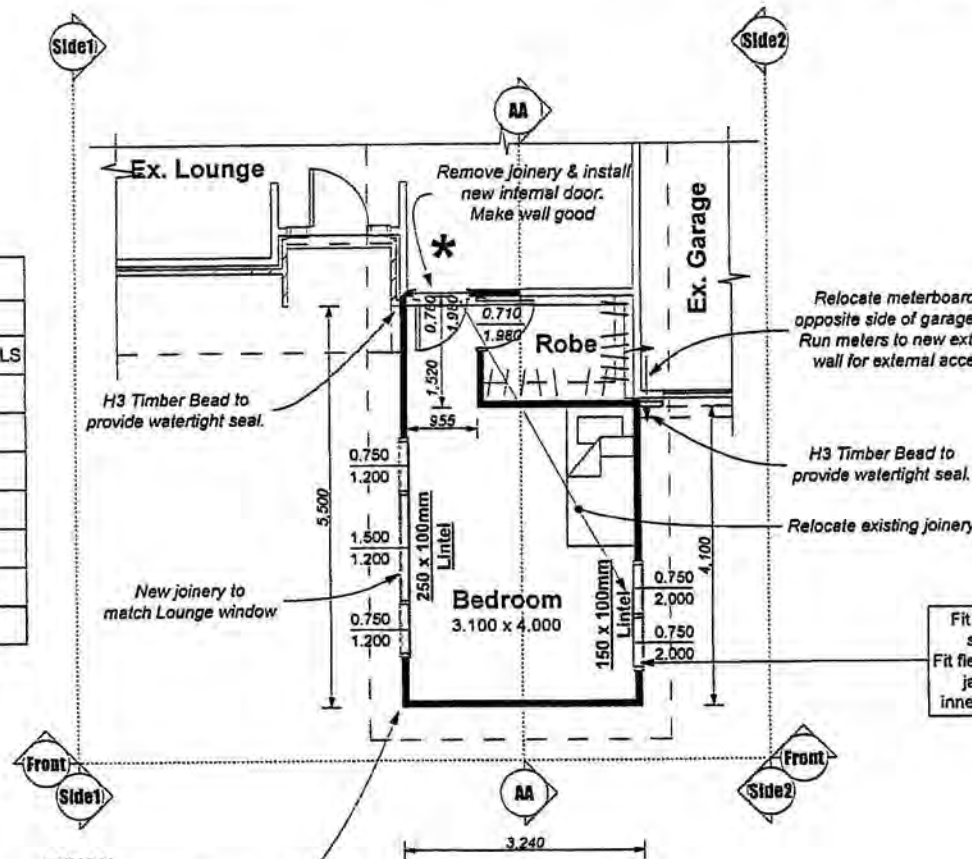
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

Install approved smoke alarm system
for detection and warning of fire NZBC / F7

HIGH WIND ZONE

Claddings to be installed to
manufacturers requirements in
particular, fixing and ground
clearance.

All habitable/service rooms to
have 5% of their floor area as
opening windows or approved
alternative, to achieve
ventilation requirements.

**LINTEL CONNECTIONS**
(Doubling Stud)

Lintel / Stud:
25 x 1mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both lintel and stud
(or proprietary 7.5kN tension connection)

Lintel / Top Plate:
25 x 1mm strap over plate and 150mm
on each side of lintel c/w 6 / 30 x 2.5mm
nails each side of lintel

Continuous doubling stud (btm plate - lintel):
Studs fixed together with 100 x 3.75mm nails
@ 600mm centres and with 2 / 100 x 3.75mm
immediately under lintel

Doubling Stud to floor:
25 x 1mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both blocking and stud
(or proprietary 7.5kN tension connection)

TYPICAL

Fit head, jamb and proprietary
sill tray to external joinery.
Fit flexible flashing tape to corners
jamb and sill. Fit airseals to
inner edge of the joinery reveals.

NOTE:
Check all dimensions on site ESPECIALLY before/after removing
linings/materials from existing walls. Some new walls may be
reliant on alignment with existing structure - Check on Site.
All care has been taken in sizing the original dwelling but in
some cases dimensions should be taken as approximate only.

PROPOSED FLOOR PLAN - Scale 1:100**Additional Area = 18m² (over plate)****Sheet 3 of 10**

Note: Room Sizes Shown Indicative Only.
(refer to Dimension Plan for all accurate sizes)

*** = Smoke Alarm Location**

Builder to verify & check all dimensions & levels on site. All
construction to comply with NZS 3604: 1999, NZBC, Local
authority bylaws & engineer. Builder to verify all beams,
joists, studs, rafter & other structural members on site to
confirm full compliance.

Lintels where specified other than to tables
of NZS 3604:1999 and all proprietary beams
& trusses must be confirmed by the Supplying
Licensed Prenailer or Registered Engineer.

**Thermal insulation must be provided to floor, walls & roof
sufficient to satisfy NZBC clause H1 Energy Efficiency**

Bottom Plate Fixing

10mm dia. cast in @ max 900mm crs.
12mm dia. cast in @ max 1400mm crs.
Approved anchors (fixed to manufactures
instructions.) Ramset Dynabolt "Plus",
Trubolts & Reid Anchors. @ 900 crs.

Removed walls
New walls
Existing walls

Joinery styles indicative only
Allow for opening sizes as shown
Exact style to be confirmed by owner
&/or project manager

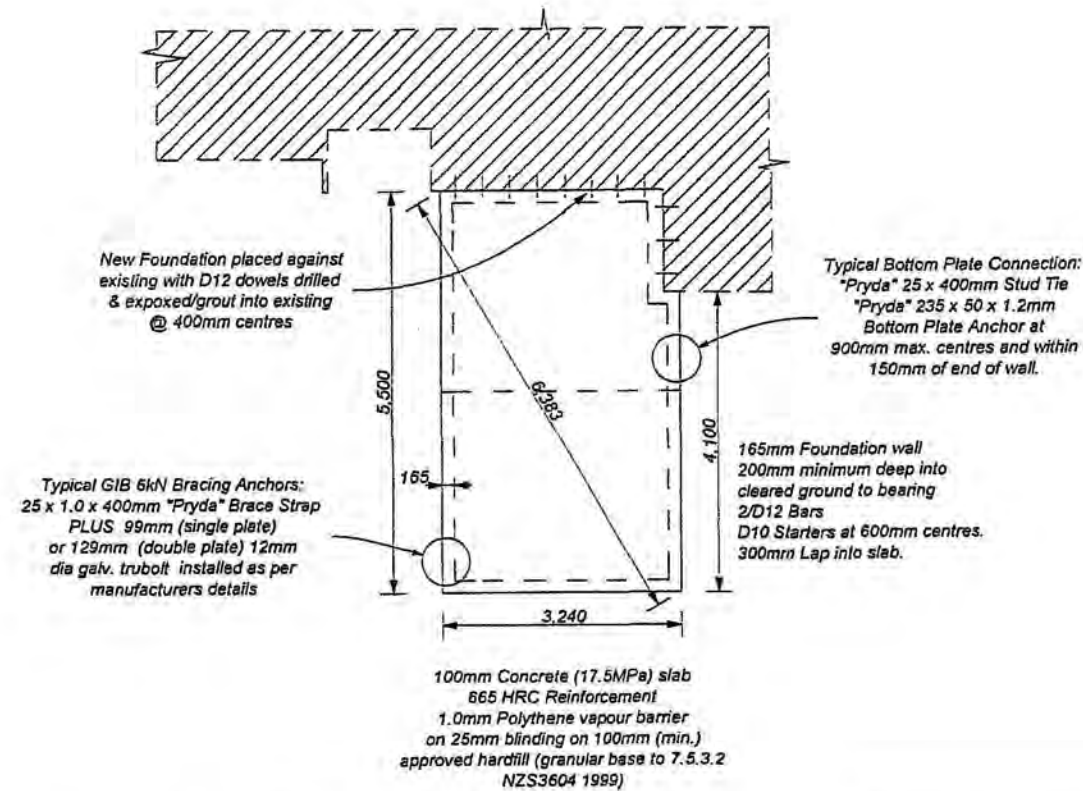
Provide:
Electrical Certification Documentation
after completion and prior to
Code of Completion Issue

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Works
"Upstairs" On Site & Kapiti Road, PO Box 227, Paopapa, Ph 022 8908
Drawn: S. Neale
Date: 09-12-06
Job Number: WA 117
Issue: A
08-01-07

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Kapiti Plans Ltd) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the Drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the Designer, Engineer or local authority hereby indemnifies the Drawer of any claim or damages in respect to the said works.

[illegible]

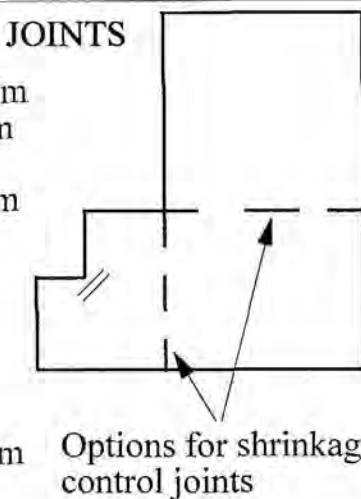
Within 500m of mean high tide - 25mpa
Beyond 500m of mean high tide - 20mpa



Confirm with Project Manager location of Concrete Slab Control Joints
Standard Foundation Only Shown
Any Engineered Foundation Design to take Precedence

NOTE:
site ESPECIALLY before/after removing
existing walls. Some new walls may be
with existing structure - Check on Site.
in sizing the original dwelling but in
s should be taken as approximate only.

- > Max bay size 665 mesh 6m
668 mesh 5m
- > Bay dimensions maximum length/width ratio of 2:1
- > 2/D10, 1.2m bars on internal corners with no control joints
- > Depth of cut will be 25mm



Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae

Prepared by: Kapiti Plans Ltd., trading as The Plan Works
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Paopapaumu, Ph 602 9085

PLAN WORKS LTD

Drawn: S. Neale

Date: 09-12-06

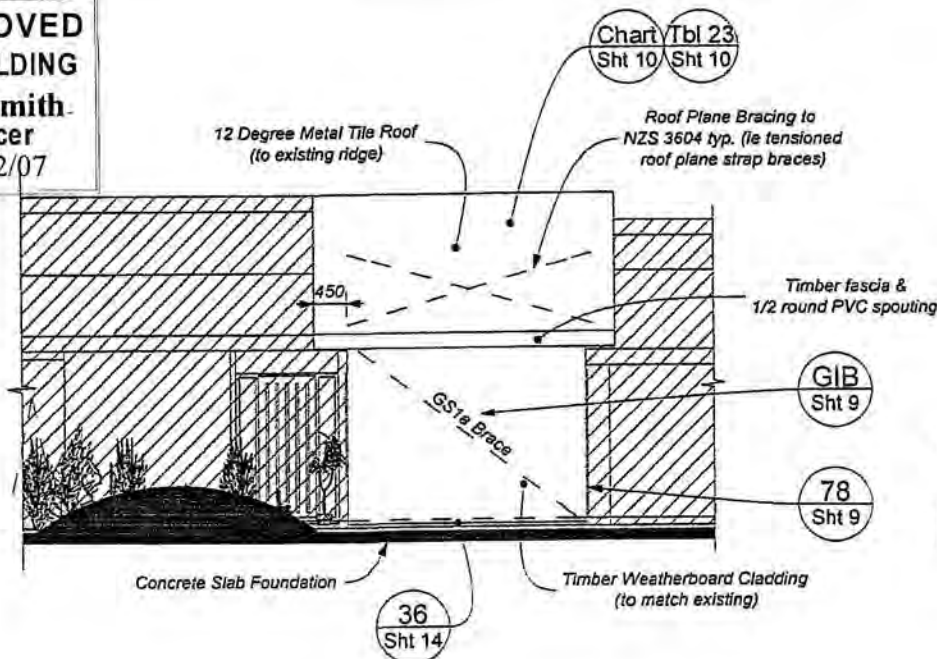
Issue: A

08-01-07

Job Number
WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who we have a sound knowledge of. NZBC and NZS 3604, if any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Keani Plans Ltd trading as The Plan Works) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the Drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority heavily penalises the Drawer or agent against any claim or claims in respect to the said works.

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BY BUILDING
Leon Smith
Officer
02/02/07



All work to comply with the national building code NZS 3604 & the requirements of the territorial authority

Additional Details:

69 Sht 10 = Meterbox

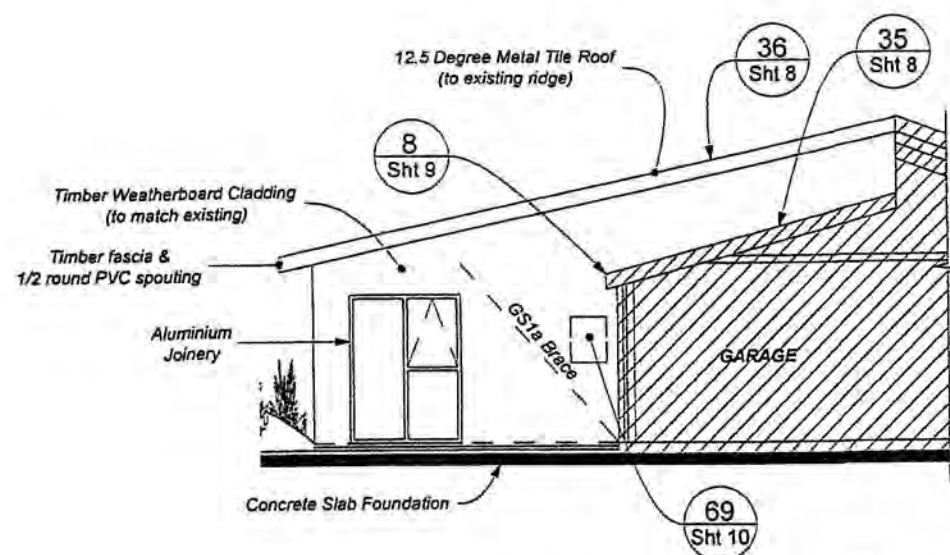
FRONT ELEVATION - Scale 1:100

Sheet 6 of 10

Note: Shaded area denotes "existing"

Fit head flashing & proprietary sill tray to external joinery. Fit flexible flashing tape to corners, jamb and sill. Fit airseals to the inner edge of the joinery reveals.

All junctions to claddings & other external moisture protection areas, to have capillary gaps/breaks & in-seals where relevant, stopping wind driven or surface tension water.



All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

SIDE2 ELEVATION - Scale 1:100

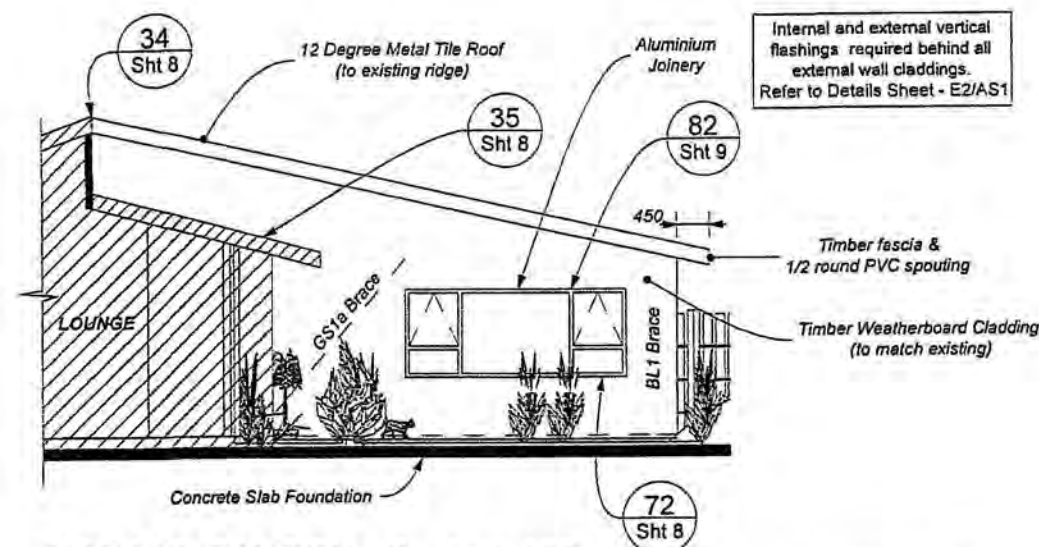
Sheet 6 of 10

Note: Shaded area denotes "existing"

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.

Where walls are not lined, such as attic spaces at gable ends, a rigid sheathing (ply or fibre cement sheet) or an air barrier to be fixed to framing prior to fixing cladding or cavity battens. E2/AS1 9.1.4

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity



Internal and external vertical flashings required behind all external wall claddings. Refer to Details Sheet - E2/AS1

SIDE1 ELEVATION - Scale 1:100

Sheet 6 of 10

Note: Shaded area denotes "existing"

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plains Ltd - trading as The Plan Works
Drawn: S. Neale
Date: 09-12-06
Job Number: WA 117
Issue: A
08-01-07

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**APPROVED
BY BUILDING**

**Leon Smith
Officer
02/02/07**

ROOF TRUSS CONNECTION (to internal walls:)

- The bottom chord of any truss that crosses a non-loadbearing internal wall containing any wall bracing elements shall be connected to the top plate of the wall either directly, or by a ceiling batten running parallel to the plate, and fixed to both the plate and the bottom chord.
- Install all ceiling framing and roof cladding before connecting trusses.
- Do not connect or support bottom chord at points other than those designated by the truss manufacturer.

ROOF TRUSSES

Roof trusses shall be specifically designed in accordance with NZS 3603.
Max. span between load points - 12m
Max. eaves overhang - 750mm
Max. truss spacings - 1200mm (light roof) & 900mm (heavy roof)

Top Plate Fixing

Where walls are supporting trusses the top plate must be fixed to the supporting member (eg studs and lintels) as per Table 8.18 NZS3604:1999

HIGH WIND ZONE

ROOF TRUSS CONNECTION (to external walls:) SEE TRUSS / FRAME MANUFACTURERS DESIGN

The fixing for a roof truss at its support shall be given by the truss design BUT not less than -
Up to 8.0m span between load points:
- 2/100 x 3.75 skewed nails + 2 wire dogs (or 4.7kN alt fixing)
8.0m - 12m span between load points:
- 2/100 x 3.75 skewed nails + 3 wire dogs (or 6.7kN alt fixing)

PURLINS (Metal Tile)

The fixing for purlins at their support shall be determined by the approved roofer BUT not less than -
50 x 50mm Purlins @ up to 400mm centres and up to 1200mm span
c/w 2/100 x 3.75 skewed nails or 3/90 x 3.15 power driven nails
(or 0.7kN alternative fixing)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

Roofing material to be installed to manufacturers requirements, in particular, fixing and minimum pitch reference also Table 1 of E2 (NZ Building Code)

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

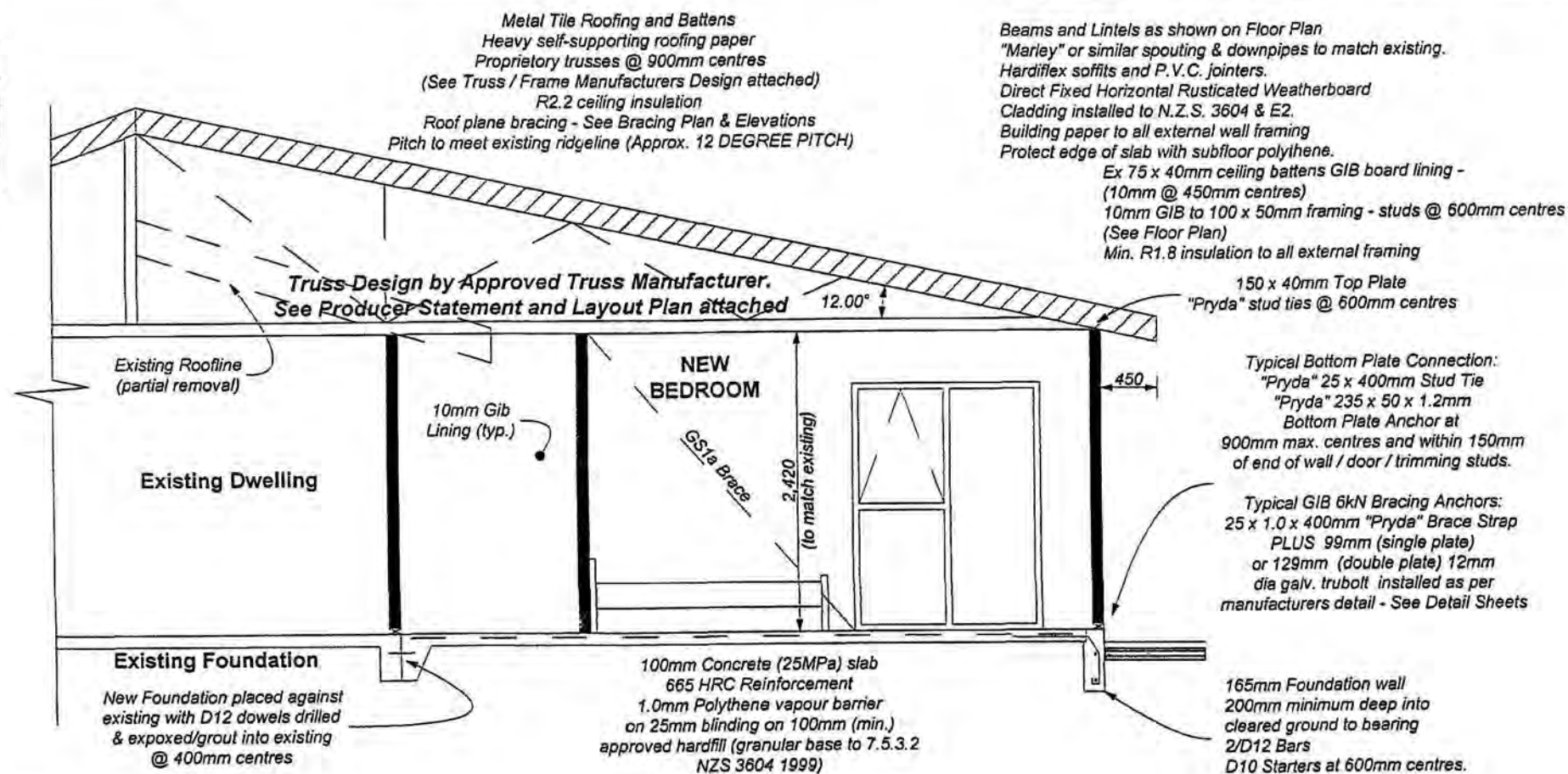
MINIMUM FINISHED FLOOR LEVEL ABOVE -

PROTECTED GROUND

100mm BRICK VENEER
150mm OTHER CLADDINGS

UNPROTECTED GROUND

150mm BRICK VENEER
225mm OTHER CLADDINGS



SECTION AA - Scale 1:50

Sheet 7 of 10

Note: Shaded area denotes "existing".

To be read in conjunction with all other Sections/Details

All work to comply with the NZBC and NZS 3604.

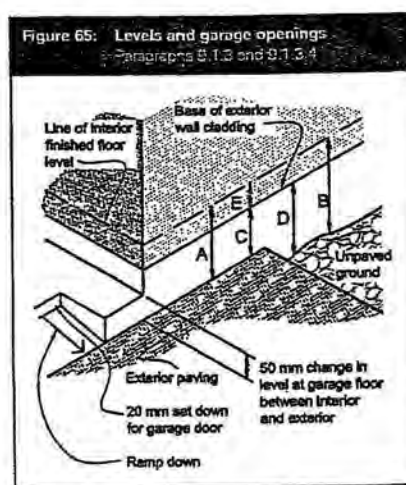
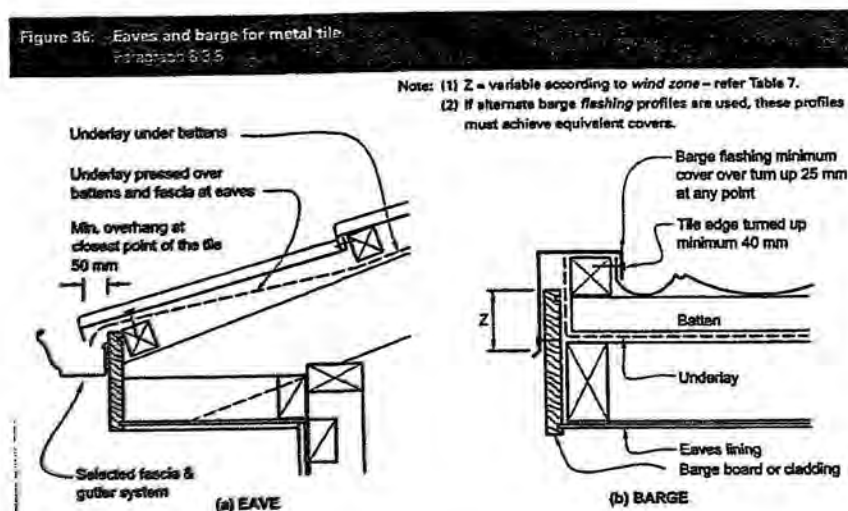
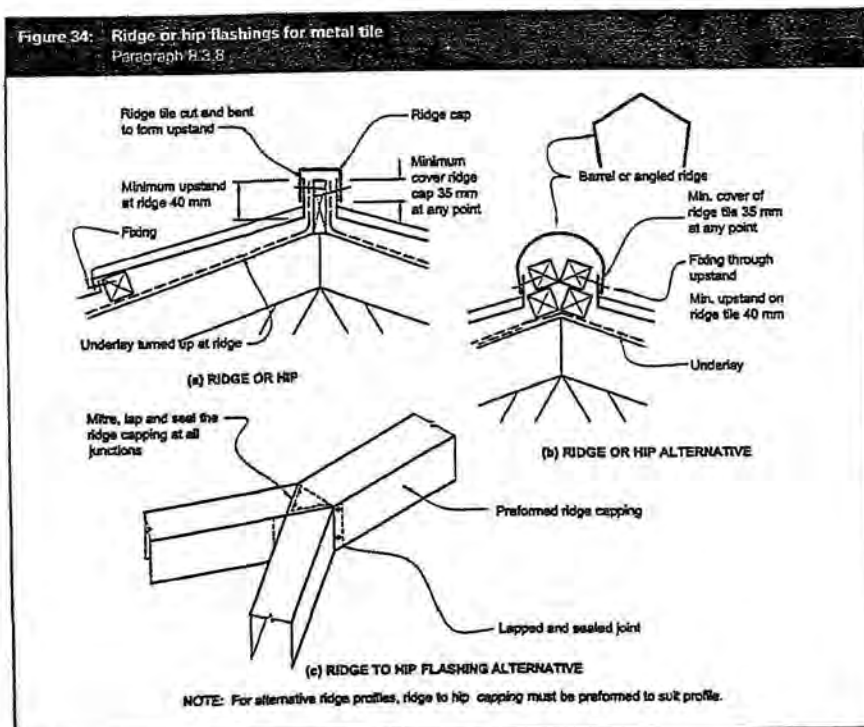
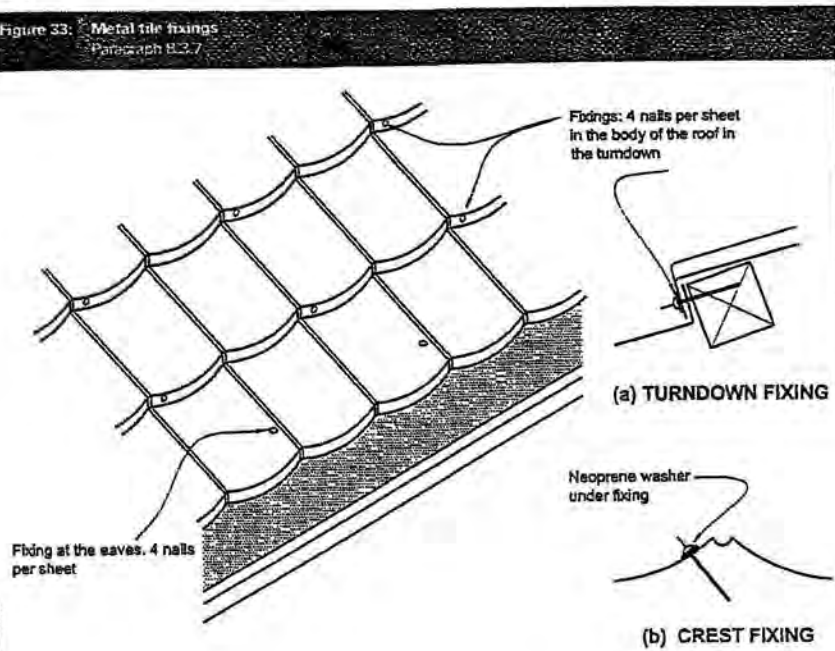
All truss loads to exterior frames.

Truss manufacturer to notify builder of any additional load bearing walls and modify foundation to suit.

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 1999, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

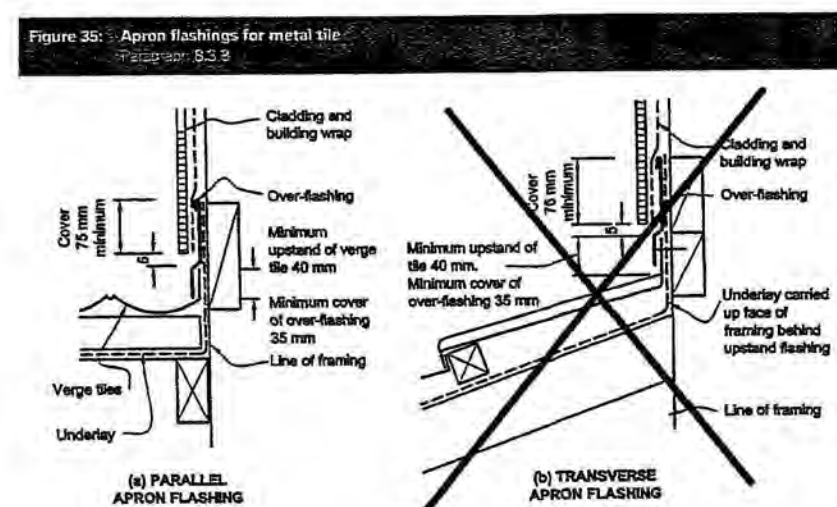
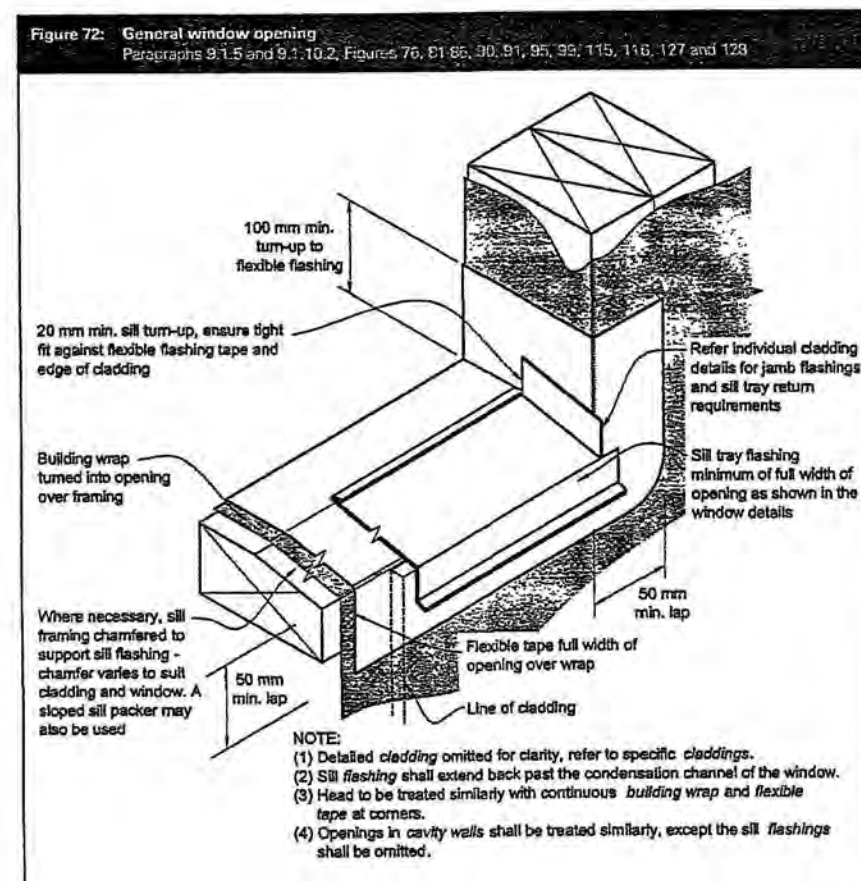
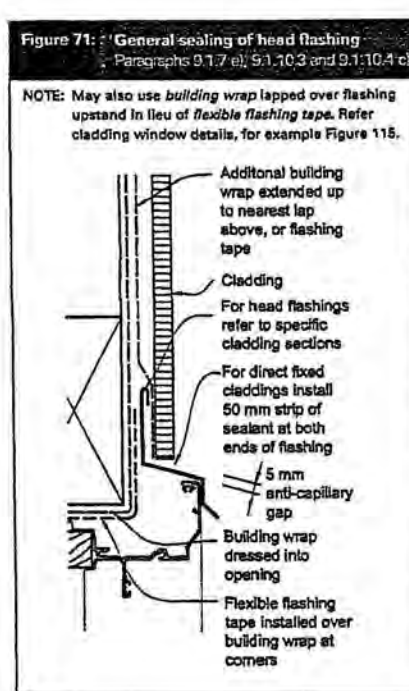
Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plains Ltd - trading as The Plan Works
Drawn: S. Neale
Date: 09-12-06
Job Number: WA 117
Issue: A
08-01-07

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Kapiti Plains Ltd trading as The Plan Works) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim in respect to the said works with the requirements of the local authority.



Minimum clearances (mm)	Mainstream		Other claddings					
	Vertical		Horizontal					
	A	B	A	B	C	D	E	
Complete slab	100	150	150	225	100	175	50	
Timber floor, Paro, Hore, Refer Note	100	175	50					

NOTE: Refer to 10.2.5.20 for requirements.



(b) TRANSVERSE
APRON FLASHING

Line of framing

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikeane

PLAN WORKZ.T

Prepared by: Kapiti Plants Ltd. trading as The Plant Works
Updates: Car SHI & Kapiti Road, PO Box 227, Paraparaumu - Ph 992 9095

Drawn: S. Neale

Date: 09-12-06

Issue: A

Job Number
WA 117

08-01-07

These plants have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the drawings. It is to be immediately reported to the Drawer (Rajni Lal Trading as The Plan Works) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in the drawings in the drawings is found to be not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside those requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works with the requirements of the local authority.

GIB® BRACING SYSTEMS – DESIGN

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

MARCH 2006

The next step is to place selected wall bracing systems on the bracing lines. A range of GIB® Bracing Systems have been tested and the specifications and Bracing Unit ratings are listed on the next page. GIB® Standard Plasterboard systems then represent the majority of the wall bracing elements. GIB® Braceline® systems are used for narrow walls or when high Bracing Unit ratings are required.

Wall Heights other than 2.4m

The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be modified by a factor $f = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor f must not be greater than 1.3.

For example:

The Bracing Unit rating of a 2.7 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/2.7 = 0.89$
 The Bracing Unit rating of a 3.6 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/3.6 = 0.67$
 The Bracing Unit rating of a 2.0 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/2.0 = 1.2$
 The Bracing Unit rating of a 1.5 metre high wall is obtained by multiplying the values in Tables 1 and 2 by $f = 2.4/1.5 = 1.6$. However, note that f is not permitted to be greater than 1.3, so adopt $f = 1.3$.

The height of walls with a sloping top plate can be taken as the average height.

GIB® Bracing Systems – EzyBrace™ Specification Numbering System

The EzyBrace™ Specification Numbering System is designed to make specification of GIB® Bracing Systems by designers and identification on site by builders and building officials more transparent. Note: The EzyBrace™ Specification Numbering System (and sub-components thereof) are protected by copyright.

GS = GIB® Standard Plasterboard
 BL = GIB® Braceline®
 BLP = GIB® Braceline® / Plywood
 BLG = GIB® Braceline® / GIB® Standard Plasterboard

1 = fixed one side
 2 = fixed both sides
 A = angle brace

Therefore:

GS1a = GIB® Standard Plasterboard one side with an angle brace
 GS2 = GIB® Standard Plasterboard both sides
 BL1 = GIB® Braceline® one side
 BL1a = GIB® Braceline® one side with an angle brace
 BLP = GIB® Braceline® one side, Plywood on the other
 BLG = GIB® Braceline® one side, GIB® Standard Plasterboard on the other

Panel Hold-downs

Panel hold-down details are illustrated on page 26. GIB® Standard Bracing Systems (GS1a and GS2) do not require hold-downs. All bracing systems incorporating GIB® Braceline® require a panel hold-down at both ends of the bracing element.

GIB® BRACING SYSTEMS – DESIGN

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

MARCH 2006

TABLE 1: Bracing Unit Ratings for 10mm GIB® Standard Plasterboard and any other 10mm and 13mm GIB® plasterboard.

TYPE	HEIGHT (m)	FIXING REQUIREMENTS	OTHER REQUIREMENTS		BU PER METRE	
			DIAGONAL BRACE	HOLD-DOWNS	WIND	EARTHQUAKE
GS1a	1.8	10mm GIB® Standard Plasterboard one face fixed horizontal or vertical	yes		65	55
	2.4				75	65
GS2	1.8	10mm GIB® Standard Plasterboard both sides fixed horizontal or vertical	no		70	60
	2.4				80	70

TABLE 2: Bracing Unit Ratings for 10mm GIB® Braceline®, 10mm GIB® Noteline® and 10mm GIB® Toughline® (fixed with GIB® Braceline® screws or GIB® Braceline® nails)

TYPE	HEIGHT (m)	FIXING REQUIREMENTS	OTHER REQUIREMENTS		BU PER METRE	
			DIAGONAL BRACE	HOLD-DOWNS	WIND	EARTHQUAKE
BL1	0.4	GIB® Braceline® one face fixed horizontal or vertical	no	yes	120	115
	0.6		no	yes	125	115
BL1a	1.8	GIB® Braceline® one face fixed horizontal or vertical	yes	yes	130	115
	0.8	GIB® Braceline® one face fixed horizontal or vertical, 7mm D-D plywood on the other	no	yes	145	135
BLP	0.8	GIB® Braceline® one face fixed horizontal or vertical, 7mm D-D plywood on the other	no	yes	145	145
	0.6	GIB® Braceline® one face, 10mm GIB® Standard on the other face, single fixed horizontal or vertical	no	yes	145	130
BLG	0.8	GIB® Braceline® one face, 10mm GIB® Standard on the other face, single fixed horizontal or vertical	no	yes	145	130
	1.2				150	130

- Notes:
- Where fixings are specified on both faces, each face must be fastened as a bracing element.
 - GIB® Acquiline® can be used in place of GIB® Braceline® in bracing elements 900mm or longer, provided the perimeter of the element is fixed with GIB® Braceline® nails or screws spaced at 100mm centres generally, using the GIB® Braceline® corner fixing pattern.
 - A maximum of 150 BLUM is recommended for any bracing system used with NZS 3604:1999 construction. Higher ratings generate loads beyond the capacity of NZS 3604:1999 timber foundation and slab details. If ratings exceed 150 BLUM, hold downs and foundations must be the subject of specific structural engineering design.

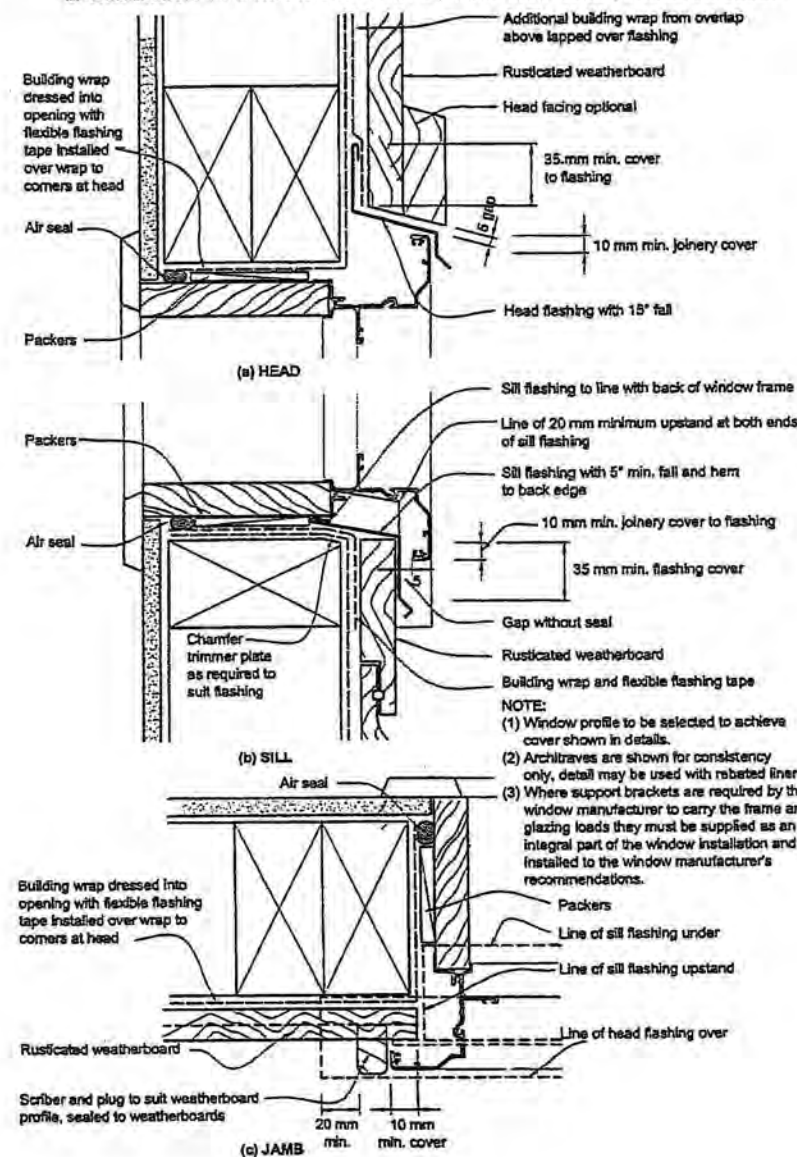
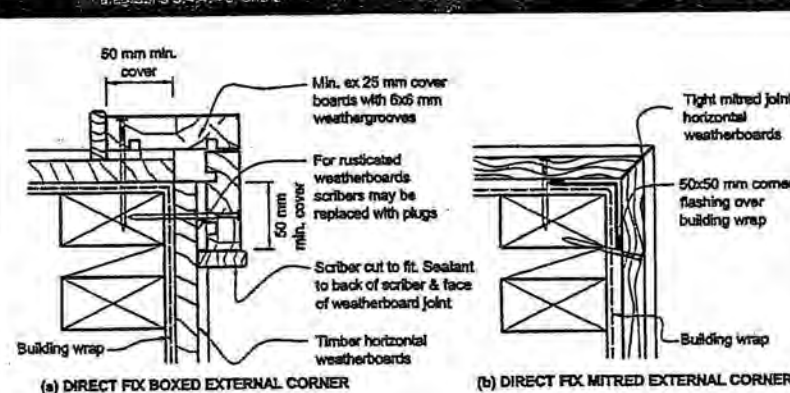
In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow system specifications.

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For further information visit www.gib.co.nz

Figure 82: Windows for direct fixed rusticated weatherboards
Paragraphs 9.4.6 b)

- GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
 (b) Sliding and bi-fold windows will require specific design.
 (c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.

Figure 78: External corners for horizontal weatherboards
Paragraphs 9.4.4 a) and b)Figure 8: Gutter/wall junction
Paragraphs 5.1, 5.2 and 8.3.9

- NOTE: (1) The upstand at the lower edge of the apron flashing may be performed to a larger size and then trimmed on site to suit.
 (2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing. View (b) indicates position of transition flashing in relation to soffit, when viewed from below.
 (3) Building wrap omitted for clarity.

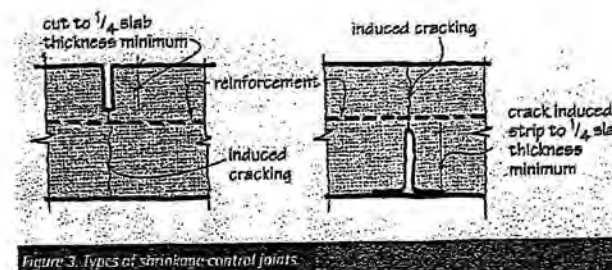
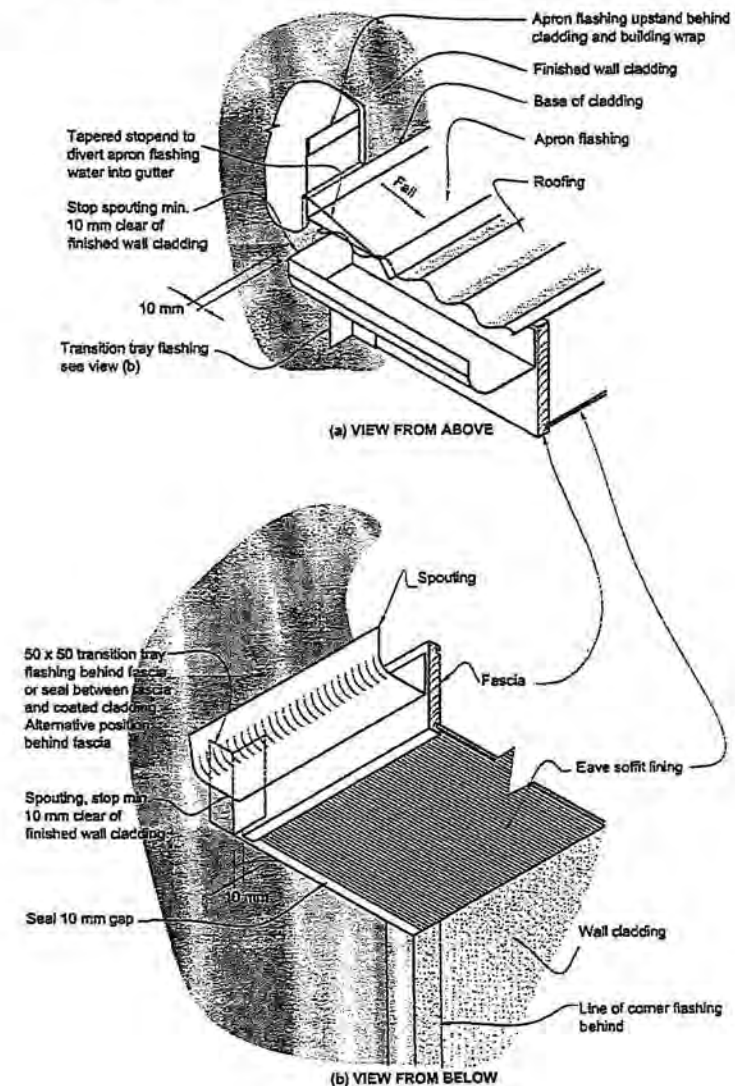


Figure 3: Types of shrinkage-control joints

DETAILS - Scale as Shown
 Sheet 9 of 10

Proposed Addition/Alteration for: 15 Fleetwood Grove
 Waikanae
 Prepared by: Kaiti Plains Ltd. trading as The Plan Works
 Drawn: S. Neale
 Date: 09-12-06
 Issue: A
 Job Number: WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the site and the building. The Plan Works Ltd. is not responsible for any building or related work commencing. The Drawers accept no responsibility for costs resulting from any building or related work commencing. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority, hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

NOTES:

- (1) Unless otherwise dimensioned in details.
- (2) Situation 1: In low, medium or high wind zones, where roof pitch is 10° or greater (X or Z values).
- (3) Situation 2: For all roof pitches in very high wind zones.
For all wind zones where roof pitch is less than 10° (X or Z values)
- (4) Excluding any *slope edge* or turn-down to roofing.
- (5) For buildings other than housing, slope shall be as per F4/A5.1.
- (6) Where applicable, unless shown otherwise in details – for windows requiring sill flashings.
Sill flashings must extend past the condensation channel.
- (7) Excluding *drip edge*. The aim is for at least 10 mm, but this may be reduced if necessary to account for on-site tolerances – to give an absolute minimum of 8 mm.
- (8) Excluding *drip edge*.

Sheet 10 of 10

021

- Max crs 400
- Roof width (w) up to 12m
- L & M wind loads use Type B fixing on all battens
- H & VH wind loads use Type C on all battens
- B. PURLINS
 - Max. span 1200, Max crs. 900
 - Max. span 800, Max crs. 1200
 - L & M wind loads use Type C lying on purlins No. 2 and Type B on all other purlins for roof widths (w) up to 12m.
 - H & VH wind loads
 - 1. On roof width (w) up to 8m:
Use Type D lying on purlin No. 2 and Type C on all other purlins.
 - 2. On roof width (w) up to 12m.
Use Type D lying on purlin No. 2 & 3 and Type C on all other purlins
- C. PURLINS AND BATTENS ON GABLE END
 - Max. span 1200, Max crs. 900
 - Max. span 900, Max crs. 1200
 - L & M wind loads use Type B lying on support line No. 1. Type C on support lines No. 2, 3, 4 and all other support lines as per Section A or B above
 - H & VH wind loads use Type C fixing on support line No. 1, Type D on support lines No. 2, 3, 4 and all other support lines as per Section A or B above.

FIXING TYPE A
0.40kN
1 NAIL

FIXING TYPE B
0.70kN
2 NAILS

FIXING TYPE C
1.20kN
3 NAILS
OR
1 NAIL - 1 SCREW

FIXING TYPE D
2.00kN
2 NAILS + 1 WIREDOG
OR
2 SCREWS

Purlin / Batten

Purlin / Batten

Purlin / Batten

OR

Purlin / Batten

Purlin / Batten

OR

Purlin / Batten

NOTE: Skew nail when lashing to 35mm rafter or truss.

1 nail

1 nail - 1 winedog

1 nail - 1 screw

OR

FIXING TYPE
A & B OVER
PURE B SPLICE

FIXING TYPE
C & D OVER
PURE A SPLICE

90x35mm block, fixed to chord or rafter with

COMMENT:
For guidance on measuring the pH of extracts as required in Table 23, refer to AS/NZS 1301.42:S: 1999 Determination of the pH value of aqueous extracts of paper, board and pulp - cold extraction method.

Technical drawing illustrating the construction of a metal metabox flashing detail. The drawing shows a cross-section of the assembly with various components and dimensions labeled:

- Cavity battens
- Cladding
- Additional building wrap dressed over flashing
- Cavity base closure positioned to give 15 mm min. drip edge to cladding
- 15° slope to head flashing
- 5 mm min. gap
- 35 mm min. cover
- 10 mm min. cover
- Fx air seal around all sides of box
- Building wrap turned into trimmed opening with flexible flashing tape at corners
- Metal metabox
- Seal and rivet angle to metabox and to head flashing

NOTE:

- (1) Fx angle and seal to all sides of box. At sides and base, claddings shall overlap angle by 15 mm minimum. Continuously seal cladding against angle.
- (2) Suitable for other similar penetrations.

mm
cover

mm min.
er

gle to
head

le by 10
inst angle.

Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae

Prepared by: Kapiti Plains Ltd - trading as The Plan Worker
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Papanui, Ph 04-536-1111

PLAN WORKZ
T118

Issue: A

Drawn: S. Neale

Date: 09-12-06

Job Number: 08-01
WA 1

8.3 Pressed Metal Tiles

8.3.1 Limitations

This Acceptable Solution is limited to pressed metal tile roofs with no internal gutters (except *hidden gutters* and *valley gutters* as detailed in Figure 37).

Amend 2
Jul 2005

COMMENT:

Additional guidance on pressed metal tiles can be found in the New Zealand Metal Roof and Wall Cladding Code of Practice.

8.3.2 Installation

Amend 2
Jul 2005

COMMENT:

It is recommended that the installation of pressed metal tile roof cladding be by trained installers, approved by the tile manufacturer or the New Zealand agent (in the case of imported tiles).

Amend 2
Jul 2005

8.3.3 Tiles

Tiles shall meet the requirements of NZS 4217.

8.3.4 Metal substrate

8.3.4.1 Choice of metal

The metal substrate shall be selected according to the exposure conditions as defined in:

Amend 2
Jul 2005

- NZS 3604 Clause 4.2, or
- AS/NZS 2728.

The metal substrate shall be selected from Table 20 to minimise corrosion.

COMMENT:

The exposure zone in which a building is located can affect the durability of pressed metal tiles.

AS/NZS 2728 lists atmospheric classes derived from ISO 9223 for Australia and New Zealand.

Exposure zones are defined in Clause 4.2 of NZS 3604, based on the likely exposure to wind-driven sea-salt or geothermal gases.

8.3.4.2 Steel

Steel for the manufacture of pressed metal tiles shall:

Amend 2
Jul 2005

- Have a *base metal thickness (BMT)* of 0.39 mm minimum,
- Be grade G300,
- Have applied protective metallic coating of:

- aluminium-zinc AZ 150 to AS 1397, or
 - zinc ZM275 to AS 1397, and
- Have a factory-applied finish complying with AS/NZS 2728, or a factory-painted or bonded resin and chip finish of minimum 15 year *durability*.

Amend 2
Jul 2005

8.3.4.3 Aluminium

Aluminium for the manufacture of pressed metal tiles shall comply with AS/NZS 1734, and shall:

- Have a *base metal thickness (BMT)* of 0.7 mm minimum,
- Be minimum 5000 series,

Amend 2
Jul 2005

- For pre-painted aluminium, have a factory-applied finish complying with AS/NZS 2728.

8.3.5 Roof pitch

General approximations of profile types for standard profile and shake profile metal roof tiles are shown in Figure 32.

The minimum roof pitches for metal tiles where *rafter* length does not exceed 12 m shall be limited to:

Amend 2
Jul 2005

- 12° (1:4.75) for profiles resembling standard profiles, and
- 15° (1:3.75) for profiles resembling shake profiles.

Where *rafter* length exceeds 12 m, increase minimum pitch by 1° per additional 0.5 m.

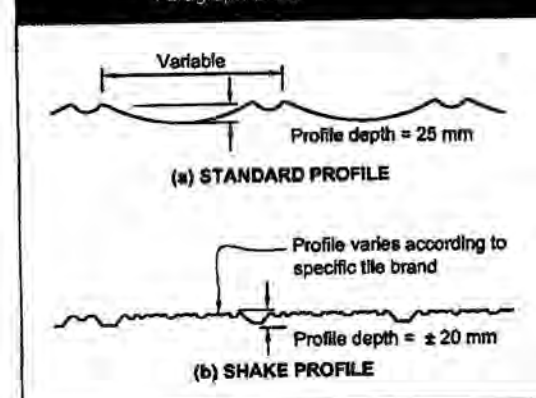
Amend 2
Jul 2005

COMMENT:

Profiles are available in a wide range of patterns.

Where manufacturers have more stringent requirements, these should be followed to optimise performance and to avoid invalidating guarantees.

Figure 32: Metal tile profiles
Paragraph 8.3.5



8.3.6 Underlay

All metal tile roofing shall have a *roof underlay* installed. Only bitumen-impregnated or fire-retardant paper-based *roof underlays* complying with Table 23 shall be used. Refer to Paragraph 8.1.5 for installation details.

If LOSP-treated timber is used, roof underlay should not be applied until any LOSP solvent has been allowed to evaporate.

COMMENT:

Freshly LOSP-treated timber can affect the bitumen in building wraps, so solvent must evaporate prior to the timber coming in contact with the roof underlay.

8.3.7 Fixings

Pressed metal tiles shall be fixed as shown in Figure 33, with:

- a) 50 x 2.8 mm hot-dipped galvanized painted flat-head annular-grooved nails. For fixings through the top of the tiles, use neoprene

Amend 2
Jul 2005

washers containing no more than 15% by weight carbon black content, with

Amend 2
Jul 2005

- b) Four fixings per sheet through:

- i) the turn-down of the tiles for the body of the roof, and
- ii) the top of the profile slope for sheets at the eaves, avoiding the weather channel of the tiles.

8.3.8 Flashings

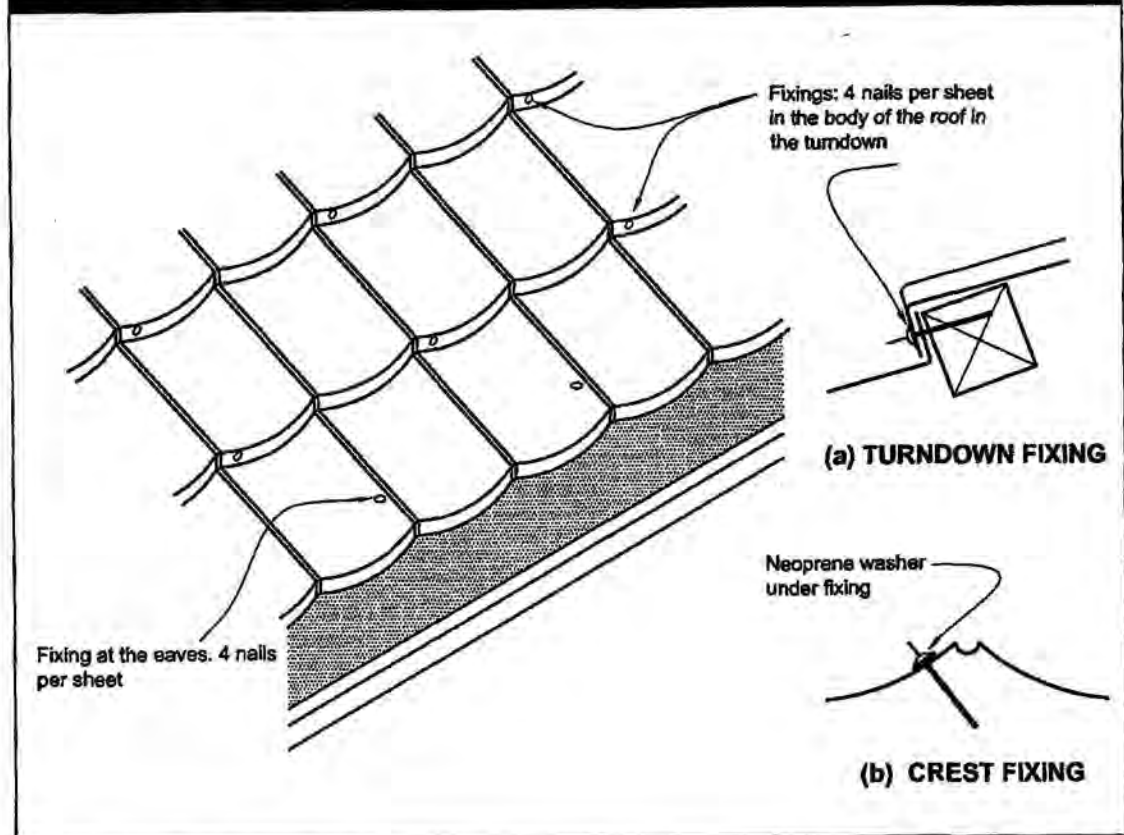
The roof shall be flashed at all boundaries, except at the discharge to a gutter, using the details shown in Figure 34 to Figure 37.

Metal flashings shall comply with Paragraph 4.3 and Table 7, unless specifically shown otherwise in the details.

COMMENT:

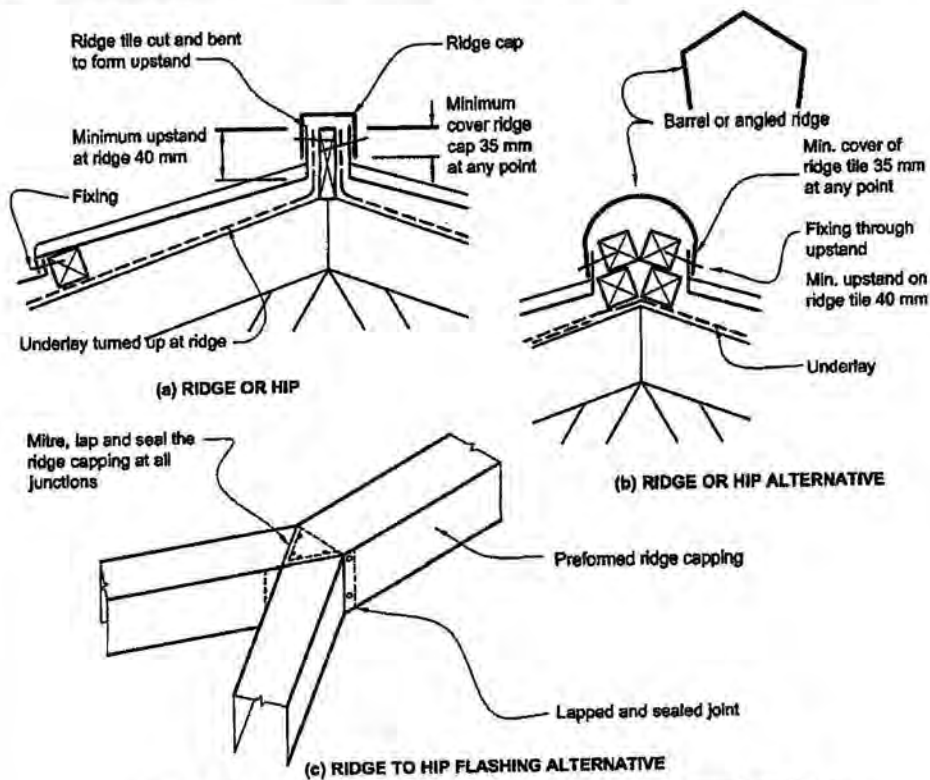
Use purpose-made pre-folded flashings supplied by the tile manufacturer where available.

Figure 33: Metal tile fixings
Paragraph 8.3.7



Amend 2
Jul 2005

Figure 34: Ridge or hip flashings for metal tile
Paragraph 8.3.8



NOTE: For alternative ridge profiles, ridge to hip capping must be preformed to suit profile.

Figure 35: Apron flashings for metal tile
Paragraph 8.3.8

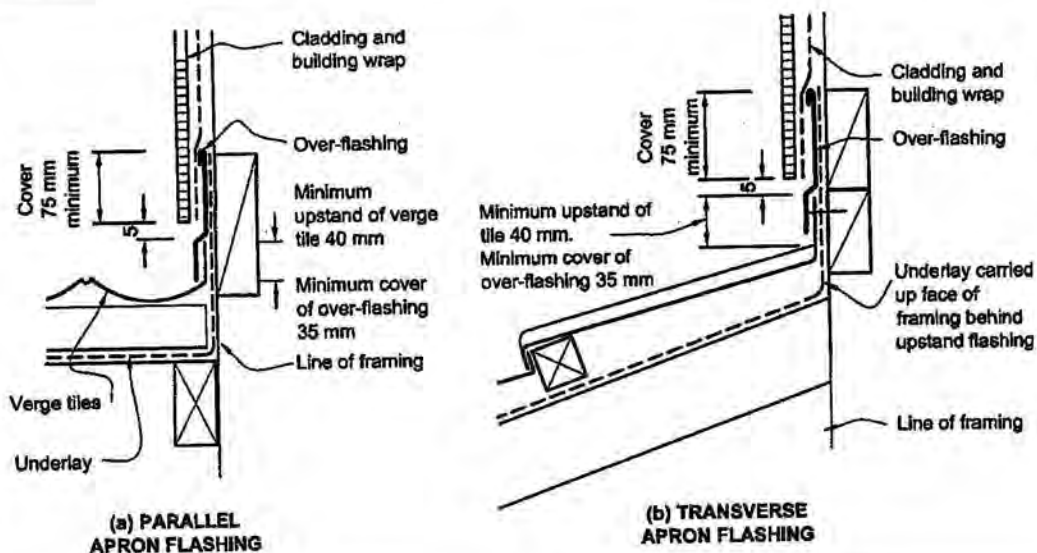
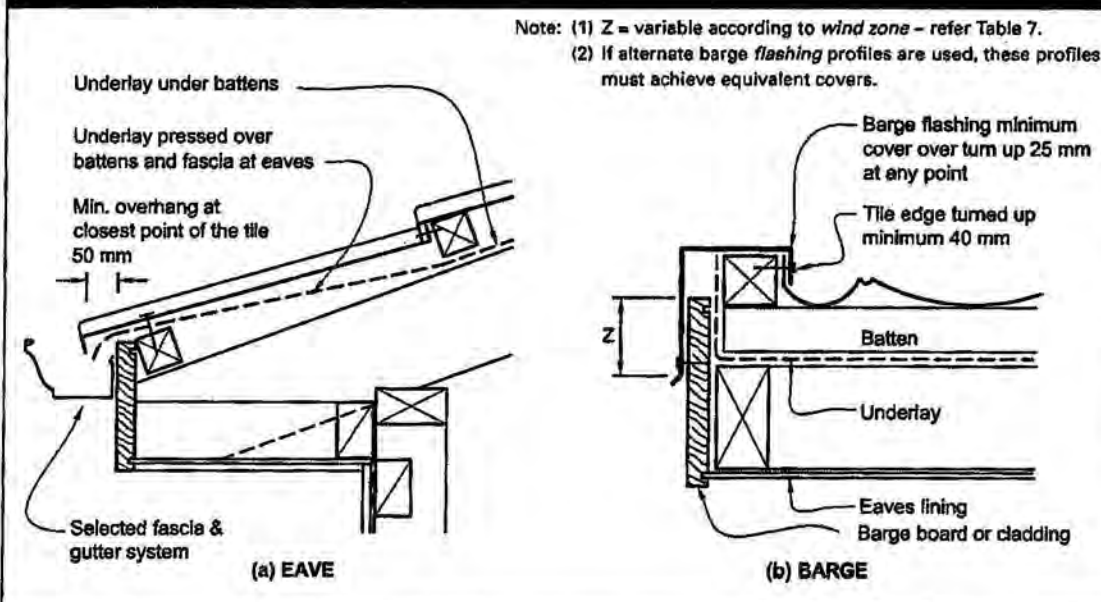
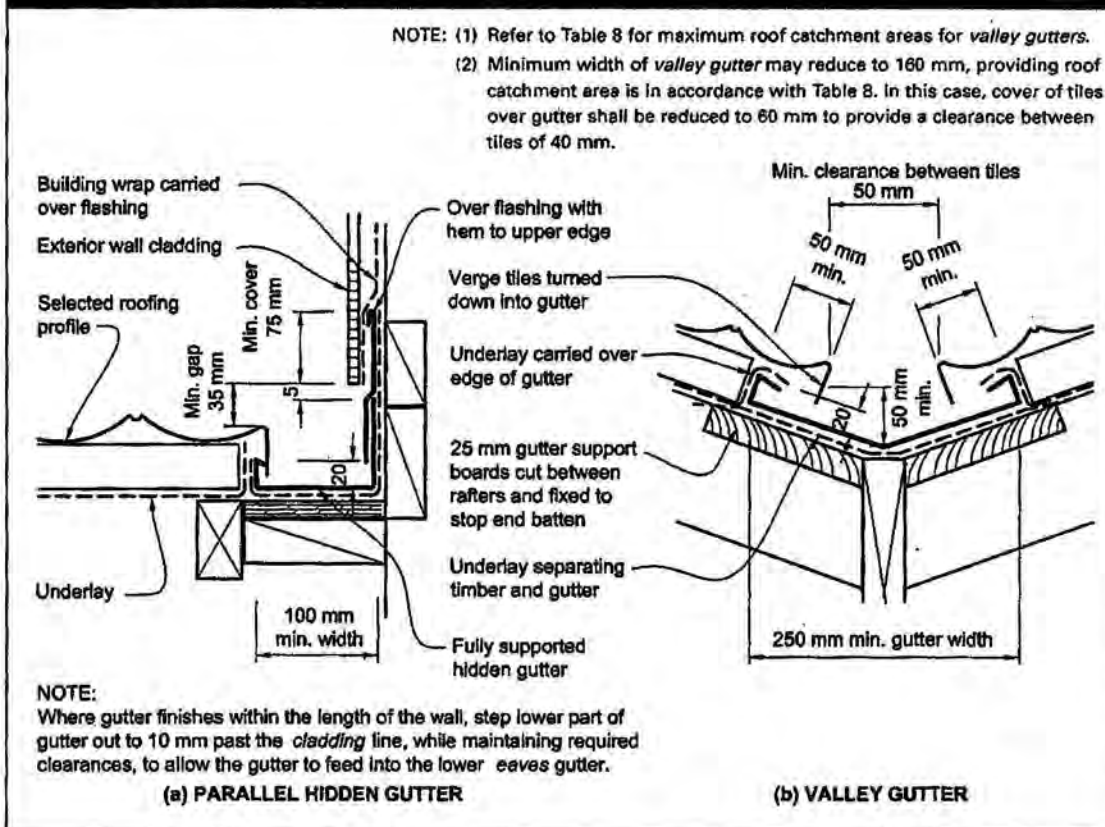


Figure 36: Eaves and barge for metal tile
Paragraphs 8.3.8



Amend 2
Jul 2005

Figure 37: Hidden and valley gutter flashings for metal tile
Paragraphs 8.3.1 and 8.3.8



Amend 2
Jul 2005

8.3.9 Gutters, barge and fascias

Where gutters, barge or fascias terminate against *claddings*, these shall be installed after the wall *cladding* and after any protective finishes have been applied.

Gutters, barge and fascias shall terminate so as to leave a gap of 10 mm from the finished wall *cladding* as shown in Figure 8.

COMMENT:

It is important to ensure the *cladding* behind gutters, barge and fascias is protected by the surface coating to prevent moisture penetration through the unsealed *cladding*.

8.3.10 Roof penetrations

Pipe penetrations shall be flashed using EPDM or silicone rubber boot *flashings* as shown for profiled metal roofing in Figure 53 and Figure 54.

COMMENT:

Use purpose-made preformed rooflights and ventilators supplied by the manufacturer of the tiles where available.

Addenda to Application

Application

M & J Harvey
15 Fleetwood Grove
Waikanae

No.

070016

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New bedroom & walk in Wardrobe
Intended Life	Indefinite, but not less than 50 years
Intended Use	residential
Estimated Value	\$25,000
Location	15 Fleetwood Grove, Waikanae
Legal Description	LOT 2 DP 35063
Valuation No.	1494112900

Builder:
9047318

Mathew Dixon Horopito Street Waikanae : 0274 728 271 A/H

Designer:
04 902 9095

The Plan Workz (Steve Neale) P O Box 227 Paraparaumu :

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre Wrap
 4. Pre Clad
 5. Weathertightness
 6. Preline
 7. Postline
 8. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
5. Note and comply with endorsements on approved plans.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
8. Contractor to leave site clear of all demolition materials and in a tidy state.
9. Provide from your Contractor a roof warranty covering the product and its installation.
10. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

SCOPE OF INSPECTION SHEET

Date 27/7/07 SR or BCA 070016 Inspection No. 6

Time 1.25 Documents on site YES / NO

Owner Name Mr J Harvey Project Description ADDITION

Site Address 15 FLEETWOOD GROVE WAIKANA

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall ☒ Final

Engineer Supervision Yes No n/a - Name

Notes ALL FINISHED AS PER PLAN. Diagram (if necessary)

ROOF WARRANTY ✓
ELECTRICAL CERTIFICATION ✓

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

OK TO ISSUE OCC

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be

(Guidance notes for inspection on the rear of this sheet)

Agreed, John Harvey Sign John Harvey Date 27, 7, 07

Officer sign [Signature] Name Aidan Date 27, 7, 07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Post-clad: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

FINAL INSPECTION

Date 27/7/07

SR or BCA 070016

Inspection No. 6

Time 1.25 Documents on site YES / NO

Owner Name Mr J Harvey Project Description ADDITION

Site Address 15 12 COTWOOD GROVE WAIKANAÉ

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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FINAL – Exterior

Sub-floor ventilation	P	F	<u>NA</u>	Roof fixings	<u>P</u>	F	NA	Spouting + Down-pipes	<u>P</u>	F	NA
Deck Structure	P	F	<u>NA</u>	Flashings – Roof	<u>P</u>	F	NA	Penetrations – Flashings	<u>P</u>	F	NA
Barriers	P	F	<u>NA</u>	Gully Dishes	P	F	<u>NA</u>	Storm-water + site drainage	<u>P</u>	F	NA
Handrails	P	F	<u>NA</u>	Wastes to gully	P	F	<u>NA</u>	Fixings – Durability	<u>P</u>	F	NA
Steps/Stairs	P	F	<u>NA</u>	Terminal vents/AAV's	P	F	<u>NA</u>	Cladding painted/sealed	<u>P</u>	F	NA
Flashings – Windows/Doors	<u>P</u>	F	NA	Cladding Ground Clearance	<u>P</u>	F	NA		P	F	NA

FINAL – Interior

Service areas – floors/walls	P	F	<u>NA</u>	Food storage	P	F	<u>NA</u>	Hot water temp	P	F	<u>NA</u>
Stair design	P	F	<u>NA</u>	Ventilation	P	F	<u>NA</u>	Solid fuel heater	P	F	<u>NA</u>
Handrails	P	F	<u>NA</u>	Insulation + clearance	<u>P</u>	F	NA	Water supply tank	P	F	<u>NA</u>
Balustrades	P	F	<u>NA</u>	HWC flues	P	F	<u>NA</u>	Trap seals + AAV's	P	F	<u>NA</u>
Lightings	<u>P</u>	F	NA	HWC valves	P	F	<u>NA</u>	Cistern flushing	P	F	<u>NA</u>
Laundrying	P	F	<u>NA</u>	HWC restraint	P	F	<u>NA</u>	WC pan connection	P	F	<u>NA</u>
Cooking facilities	P	F	<u>NA</u>	Tempering valve	P	F	<u>NA</u>	Septic tank	P	F	<u>NA</u>
Smoke detectors	<u>P</u>	F	NA	Glazing – Human Impact	P	F	<u>NA</u>	Window labels	<u>P</u>	F	NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	<u>P</u>	F	NA	Intertency STC	P	F	NA
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All Inspections

Road Crossing Complete	<u>P</u>	F	NA	Energy Certificates supplied	<u>P</u>	F	NA	Final Check Complete	<u>Y</u>	N	
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Officer Sign: [Signature] Name: Alan Date: 27/7/07

SCOPE OF INSPECTION SHEET

Date 22/6/07 SR or BCA 070016 Inspection No. 5

Time Documents on site ☒ YES ☐ NO

Owner Name M. J. Harvey Project Description Addition

Site Address 15 Fleethwood Grove Waiwera

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine ☒ PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes All brace units fixed as required

Diagram (if necessary)

Ok to Plaster & finish

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign M Dixon Date 22/6/07
(Print Name)

Officer Name Keressen Brook Sign K Brook Date 22/6/07

Additional Insp. Sheet No.

SCOPE OF INSPECTION

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Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Weathertightness: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

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Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 22/6/07 SR or BCA 070016 Inspection No. 5

Time Documents on site YES / NO

Owner Name M & S Harvey Project Description Addition

Site Address 15 Fleethwood Grove Wairarapa

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	<u>P</u>	F	NA	Wet area substrate system	P	F	<u>NA</u>	Sheet fixings	<u>P</u>	F	NA
Penetrations sleeved	P	F	<u>NA</u>		P	F	NA	Fire/Acoustic separation	P	F	<u>NA</u>

Officer Name: [Signature] Officer Sign: Russell Brook Date: 22, 6, 07

SCOPE OF INSPECTION SHEET

Date 19/6/07 SR or BCA 070096 Inspection No. 4

Time Documents on site YES / NO

Owner Name M & I Harvey Project Description Addition

Site Address 15 Fleetwood Grove Waikeano

Building Plumbing Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * Bradford gold insulation Diagram (if necessary)
* Framing 10-15% moisture
* Ceiling battens spaced
@ 400's
small addition
* Addition weathertight
* All flashings fixed as required
* External corner flashings fixed behind weatherboard

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Post line
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign M Dixon Date 19/6/07
(Print Name)

Officer Name Russell Brock Sign R Brock Date 19/6/07

Additional Insp. Sheet No.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date: 19/6/07 SR or BCA: 070076 Inspection No.: 4

Time: Documents on site YES / NO

Owner Name: M. J. Harvey Project Description: Addition

Site Address: 15 Fleetwood Grove Waikeane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	<u>P</u>	<u>F</u>	<u>NA</u>	Roof material complies with BC?	<u>P</u>	<u>F</u>	<u>NA</u>	Sheets fixed to manufacturers	<u>P</u>	<u>F</u>	<u>NA</u>
Roof fixing complies	<u>P</u>	<u>F</u>	<u>NA</u>	Fixings appropriate for durability?	<u>P</u>	<u>F</u>	<u>NA</u>	Sheet layout	<u>P</u>	<u>F</u>	<u>NA</u>
Ridge/hip flashings in place	<u>P</u>	<u>F</u>	<u>NA</u>	Roof/wall junctions flashed	<u>P</u>	<u>F</u>	<u>NA</u>	Control joints where appropriate	<u>P</u>	<u>F</u>	<u>NA</u>
Penetrations correctly flashed	<u>P</u>	<u>F</u>	<u>NA</u>	Fixings appropriate for bracing elements	<u>P</u>	<u>F</u>	<u>NA</u>	Flashings in place	<u>P</u>	<u>F</u>	<u>NA</u>
Clearance provided for fascia & spouting	<u>P</u>	<u>F</u>	<u>NA</u>	Ground clearances achieved	<u>P</u>	<u>F</u>	<u>NA</u>	Clearance off deck surface	<u>P</u>	<u>F</u>	<u>NA</u>
Flashings/wraps in place, parapets/barriers	<u>P</u>	<u>F</u>	<u>NA</u>	Glazing - human impact	<u>P</u>	<u>F</u>	<u>NA</u>	Truss/Rafter fixings	<u>P</u>	<u>F</u>	<u>NA</u>

PRELINE

Max moisture Content <u>10-15</u> %	<u>P</u>	<u>F</u>	<u>NA</u>	Insulation R Value	<u>P</u>	<u>F</u>	<u>NA</u>	Bracing connections	<u>P</u>	<u>F</u>	<u>NA</u>
Ventilation to rooms	<u>P</u>	<u>F</u>	<u>NA</u>	Top plate connection	<u>P</u>	<u>F</u>	<u>NA</u>	Air seals	<u>P</u>	<u>F</u>	<u>NA</u>
Timber treatment	<u>P</u>	<u>F</u>	<u>NA</u>	Ceiling batten spacing	<u>P</u>	<u>F</u>	<u>NA</u>	Bottom plate fixings	<u>P</u>	<u>F</u>	<u>NA</u>
Lintel/beam size & fixing	<u>P</u>	<u>F</u>	<u>NA</u>	Stud spacing	<u>P</u>	<u>F</u>	<u>NA</u>		<u>P</u>	<u>F</u>	<u>NA</u>
Plumber Name				TPR line	<u>P</u>	<u>F</u>	<u>NA</u>	Waste pipe size & test	<u>P</u>	<u>F</u>	<u>NA</u>
Soil pipe size and test	<u>P</u>	<u>F</u>	<u>NA</u>	Inbuilt S/W pipes tested	<u>P</u>	<u>F</u>	<u>NA</u>	Floor wastes	<u>P</u>	<u>F</u>	<u>NA</u>
Pipes fixed/supported	<u>P</u>	<u>F</u>	<u>NA</u>	Vents terminated	<u>P</u>	<u>F</u>	<u>NA</u>	Shut off valves	<u>P</u>	<u>F</u>	<u>NA</u>
System: AS3500, G13, Other	<u>P</u>	<u>F</u>	<u>NA</u>	Pressure Test	<u>P</u>	<u>F</u>	<u>NA</u>	Fire wraps and collars	<u>P</u>	<u>F</u>	<u>NA</u>

POSTLINE

Sheet bracing	<u>P</u>	<u>F</u>	<u>NA</u>	Wet area substrate system	<u>P</u>	<u>F</u>	<u>NA</u>	Sheet fixings	<u>P</u>	<u>F</u>	<u>NA</u>
Penetrations sleeved	<u>P</u>	<u>F</u>	<u>NA</u>		<u>P</u>	<u>F</u>	<u>NA</u>	Fire/Acoustic separation	<u>P</u>	<u>F</u>	<u>NA</u>

Officer Name: Russell Brock Officer Sign: [Signature] Date: 19/6/07

SCOPE OF INSPECTION SHEET

Date 25/5/07 SR or BCA 070016 Inspection No. 3

Time Documents on site YES / NO

Owner Name M & J Harvey Project Description Addition

Site Address 15 Fleetwood Grove Waikeke

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * All Flashing tape fixed Diagram (if necessary)

as required

* External corner Flashing

in place as required

* Internal corner flashings

fixed to existing house

and new boarding

* Thermokraft cover up.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

H/W Building Paper to

be fixed on gable ends

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Pre-line

(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign Matthew Dixon Date 25, 5, 07

(Print Name)

Officer sign Robert Name Russell Brock Date 25, 5, 07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

PRE WRAP / PRE CLAD

Date 25/5/07 SR or BCA 070016 Inspection No. 3

Time Documents on site YES / NO

Owner Name M & J Harvey Project Description Addition

Site Address 15 Fleetwood Grove Wairarapa

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type <u>Protecta</u>	P	F	NA	Flexible sealing tape	P	F	NA	Sill flashings <u>to come</u>	P	F	NA
Deck membrane type	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA		P	F	NA		P	F	NA

Officer Sign: Russell Brook Name: Russell Brook Date: 25/5/07

SCOPE OF INSPECTION SHEET

Date 24/5/07 SR or BCA 070016 Inspection No. 2

Time 8-55 Documents on site YES / NO

Owner Name M & J HARVEY Project Description NEW Bedroom

Site Address 15 FLEETWOOD GROVE WAIKANA

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage ☒ PreWrap ☐ PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes
 • BRACING REQUIREMENTS CORRECT
 • BOTTOM PLATE / TOP PLATE TO STUD CONNECTIONS CORRECT
 • BUILDING WRAP OK
 • SEAL TAPES IN PLACE EXCEPT FOR WINDOW OK
 • ROOF BRACING CORRECT
 • ROOF FIXING OK

Diagram (if necessary)

OK to continue

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
 (Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign [Signature] Date 24/5/07

Officer sign [Signature] Name J McKEOWN Date 24/5/07

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 24/5/07

PRE WRAP / PRE CLAD

Date 24/5/07 SR or BCA 070016 Inspection No. 2
 Time 8.55 Documents on site YES / NO
 Owner Name M-I-J HARVEY Project Description New Bedroom
 Site Address 15 FLEETWOOD GROVE WAIKANAHE

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>BRACING BN</u>	<u>NA</u>	Confirms with approved drawings	<u>NA</u>	Confirm Additional information/amended plan	<u>Y</u>	<u>N</u>	<u>NA</u>
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PRE WRAP

Cladding type identified	<u>P</u>	<u>F</u>	<u>NA</u>	Exterior sheet bracing & angle brace fixing	<u>P</u>	<u>F</u>	<u>NA</u>	Bracing requirements	<u>P</u>	<u>F</u>	<u>NA</u>
Framing moisture meeting cladding requirements	<u>P</u>	<u>F</u>	<u>NA</u>	Bottom plate connections	<u>P</u>	<u>F</u>	<u>NA</u>	Purlin fixing	<u>P</u>	<u>F</u>	<u>NA</u>
Stud spacing appropriate for cladding	<u>P</u>	<u>F</u>	<u>NA</u>	Building wrap type	<u>P</u>	<u>F</u>	<u>NA</u>	Decking substrate	<u>P</u>	<u>F</u>	<u>NA</u>

PRE CLAD

Building wrap	<u>P</u>	<u>F</u>	<u>NA</u>	Building wrap	<u>P</u>	<u>F</u>	<u>NA</u>	Head flashings	<u>P</u>	<u>F</u>	<u>NA</u>
Flexible sealing tape type	<u>P</u>	<u>F</u>	<u>NA</u>	Flexible sealing tape	<u>P</u>	<u>F</u>	<u>NA</u>	Sill flashings	<u>P</u>	<u>F</u>	<u>NA</u>
Deck membrane type	<u>P</u>	<u>F</u>	<u>NA</u>	Deck membrane fixed in accordance with Spec	<u>P</u>	<u>F</u>	<u>NA</u>	Back flashings	<u>P</u>	<u>F</u>	<u>NA</u>
Saddle flashings	<u>P</u>	<u>F</u>	<u>NA</u>	Internal/external corner flashings	<u>P</u>	<u>F</u>	<u>NA</u>	Jamb flashings	<u>P</u>	<u>F</u>	<u>NA</u>
Capillary clearances	<u>P</u>	<u>F</u>	<u>NA</u>	Flashing of penetrations	<u>P</u>	<u>F</u>	<u>NA</u>	Ground/deck cladding clearance	<u>P</u>	<u>F</u>	<u>NA</u>

CAVITY SYSTEM

Additional strapping to wrap	<u>P</u>	<u>F</u>	<u>NA</u>	Batten timber treatment	<u>P</u>	<u>F</u>	<u>NA</u>	Cavity closers	<u>P</u>	<u>F</u>	<u>NA</u>
Battens in place	<u>P</u>	<u>F</u>	<u>NA</u>	Battens structural fixing	<u>P</u>	<u>F</u>	<u>NA</u>	Cavity spacers	<u>P</u>	<u>F</u>	<u>NA</u>
Cavity spacers size & slope	<u>P</u>	<u>F</u>	<u>NA</u>	Reinforcing fixed in place (stucco)	<u>P</u>	<u>F</u>	<u>NA</u>	Proprietary self spacing mesh	<u>P</u>	<u>F</u>	<u>NA</u>
Mesh spacers (stucco)	<u>P</u>	<u>F</u>	<u>NA</u>	Proprietary control joints (stucco)	<u>P</u>	<u>F</u>	<u>NA</u>	Rigid backing type (stucco)	<u>P</u>	<u>F</u>	<u>NA</u>
Fixings (galvanized or stainless) (stucco)	<u>P</u>	<u>F</u>	<u>NA</u>		<u>P</u>	<u>F</u>	<u>NA</u>		<u>P</u>	<u>F</u>	<u>NA</u>

Officer Sign: [Signature]

Name: [Signature]

Date: 24/5/07

SCOPE OF INSPECTION SHEET

Date 7/5/07 SR or BCA 070016 Inspection No. 1

Time 1 4 40 PM Documents on site YES / NO

Owner Name Mrs J HARVEY Project Description NEW DECK

Site Address 10 FLEETWOOD GROVE

Building Plumbing

Circle appropriate Type & Inspection Other

Site	Found	Piles	PreSlab	Subfloor	Drainage	PreWrap	PreClad	Weathertight	PreLine	PostLine	Block	Brick	Ret.Wall	Final
------	-------	-------	---------	----------	----------	---------	---------	--------------	---------	----------	-------	-------	----------	-------

Engineer Supervision Yes No n/a - Name

Notes: Don't try to learn ANY C++

Diagram (if necessary)

- STEEL & CHAINS OK
- ADDITIONAL EXCAVATION OF FOUNDATION REQD - NOW OK AT FIRM BEARING
- GROUND PENETRATION OK AT BETWEEN FORM-TEAM
- STEEL STARTERS IN PLACE
- SLAB MESH CORRECT & IN PLACE
- ALL AS PER PLANS/SPECS

• Polythene Taped & Sealed

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued.....

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by ☒ person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be 1 RG 2 WAT, 11/11

(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sullivan Sign Matthew Dixon Sullivan Date 1/15/01

Officer Name Detective G. J. Gorman Sign [Signature] Date 11/2/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 7/5/07 SR or BCA 070016 Inspection No.
 Time 4.40 PM Documents on site YES / NO
 Owner Name Mrs J HARVEY Project Description NEW BEDROOM
 Site Address 15 FLEETWOOD GROVE

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	<u>Y</u>	<u>N</u>	<u>NA</u>	Checked driveway	<u>Y</u>	<u>N</u>	<u>NA</u>	Engineer supervision required	<u>Y</u>	<u>N</u>	<u>NA</u>
Scope of Resource consent granted?	<u>Y</u>	<u>N</u>	<u>NA</u>	Checked position off relevant boundaries and datum height	<u>Y</u>	<u>N</u>	<u>NA</u>		<u>Y</u>	<u>N</u>	<u>NA</u>
Expert Opinion (Producer statement) required	<u>Y</u>	<u>N</u>	<u>NA</u>	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footings Depth	<u>P</u>	<u>F</u>	<u>NA</u>	Pile size	<u>P</u>	<u>F</u>	<u>NA</u>	Pile/Bearer/Joist Fixings	<u>P</u>	<u>F</u>	<u>NA</u>
Good bearing (NZS 3604)	<u>P</u>	<u>F</u>	<u>NA</u>	Pile layout is to plan	<u>P</u>	<u>F</u>	<u>NA</u>	Notching, Holes, etc	<u>P</u>	<u>F</u>	<u>NA</u>
Reinforcing	<u>P</u>	<u>F</u>	<u>NA</u>	Special piles - point load	<u>P</u>	<u>F</u>	<u>NA</u>	Solid Blocking	<u>P</u>	<u>F</u>	<u>NA</u>
Siting	<u>P</u>	<u>F</u>	<u>NA</u>	Timber Treatment	<u>P</u>	<u>F</u>	<u>NA</u>	Joists	<u>P</u>	<u>F</u>	<u>NA</u>
Sub-floor vents	<u>P</u>	<u>F</u>	<u>NA</u>	Hole depth	<u>P</u>	<u>F</u>	<u>NA</u>	Beams/Bearers	<u>P</u>	<u>F</u>	<u>NA</u>

PRE SLAB

Rebate for brick veneer	<u>P</u>	<u>F</u>	<u>NA</u>	Sand blinding	<u>P</u>	<u>F</u>	<u>NA</u>	Steel reinforcing	<u>P</u>	<u>F</u>	<u>NA</u>
Ground clearance	<u>P</u>	<u>F</u>	<u>NA</u>	Slab thickenings	<u>P</u>	<u>F</u>	<u>NA</u>	Bar chairs	<u>P</u>	<u>F</u>	<u>NA</u>
Concrete Cover	<u>P</u>	<u>F</u>	<u>NA</u>	Vapour barrier (DPC)	<u>P</u>	<u>F</u>	<u>NA</u>	DPC penetrations taped	<u>P</u>	<u>F</u>	<u>NA</u>
Driveway s/w control	<u>P</u>	<u>F</u>	<u>NA</u>	Bottom plate fixings	<u>P</u>	<u>F</u>	<u>NA</u>	Minimum Floor Level	<u>P</u>	<u>F</u>	<u>NA</u>
Secondary flow path	<u>P</u>	<u>F</u>	<u>NA</u>	TPR line	<u>P</u>	<u>F</u>	<u>NA</u>	Wastes and drains - size / fall	<u>P</u>	<u>F</u>	<u>NA</u>
Pipe material	<u>P</u>	<u>F</u>	<u>NA</u>	Plumbing layout	<u>P</u>	<u>F</u>	<u>NA</u>	Test - Water / Air	<u>P</u>	<u>F</u>	<u>NA</u>
Pipe protection	<u>P</u>	<u>F</u>	<u>NA</u>	Pipes supported	<u>P</u>	<u>F</u>	<u>NA</u>	Visual leak check	<u>P</u>	<u>F</u>	<u>NA</u>

DRAINAGE

Drain diameter	<u>P</u>	<u>F</u>	<u>NA</u>	Connections/Angles	<u>P</u>	<u>F</u>	<u>NA</u>	Holding water	<u>P</u>	<u>F</u>	<u>NA</u>
Drain material	<u>P</u>	<u>F</u>	<u>NA</u>	Branch length	<u>P</u>	<u>F</u>	<u>NA</u>	Terminal vent	<u>P</u>	<u>F</u>	<u>NA</u>
Drain direction	<u>P</u>	<u>F</u>	<u>NA</u>	Direction/Fall	<u>P</u>	<u>F</u>	<u>NA</u>	LBP/Registration No:			

Sign: [Signature]

Date: 7.5.07

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for major projects.

Address: 15 Fleetwood Grove Warkent	Date: 27/7/07 BC No: 070016
---	--------------------------------

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

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

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

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

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Supporting documentation required in building consent addenda (Accept in accordance with AP-WI-020 – Acceptance of expert opinion)

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	
copy of gas certificate	X		
an "as-built" drainage plan	X		
plumbing (Form 125) for pressure test and installation piped services	X		
drainage (Form 126) for stormwater installation	X		
drainage (Form 127) for private sewer installation	X		
a Construction Review (PS4) statement for Structural engineering	X		
a Construction Review (PS4) statement for Fire engineering	X		
a Construction Review (PS4) statement for Geo-technical engineering	X		
texture coating certificates	X		
membrane applicator certificates	X		
wall cladding installation applicator warranty	X		
a copy of the lift certificate	X		
a certificate from the fire alarm installer	X		
a certificate from the sprinkler installer	X		
a copy of wet-area membrane installers warranty	X		
A copy of deck membrane manufacturer's installers warranty/guarantee	X		
a mechanical systems/air pressurisation certificate and system manual	X		
a ventilation system certificate			

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?	☐ Y	☐ N
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 no, 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:

Name of Purchaser **Matt Dixon**
Address Warranted **15 Fleetwood Grove**
Waikanae
Type of Warranty **N**
Installation Contractor **Horowhenua Tile Co Ltd-Paraparaumu**
Date of Warranty **July 2007**
Brand **Colortile Textured Cedar**

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 766 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Warranty number

95657AZ

Purchase order No.

dixon

AHI Roofing is proud to provide you with the attached **Gerard Roofs ® Warranty**.

Our tiles are made from Zincalume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read** the attached **warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions **to validate your Gerard Roofs Warranty**:

- Please **complete the attached warranty card** and post back to Gerard Roofs.
- Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
- Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit www.gerardroofs.co.nz.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington - Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



No. 1845530

Murray Kevin Harvey

2936682

15 Fleetwood Grove, Waikanae

6
6

☒	☒	☒	☒
☒	☒	☒	☒
☒	☒	☒	☒

Description
Move Meters outside
turn & upgrade fuseboard
Fit out extension
Main Joint in ceiling
above metering

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance _____ Mohm

Other _____

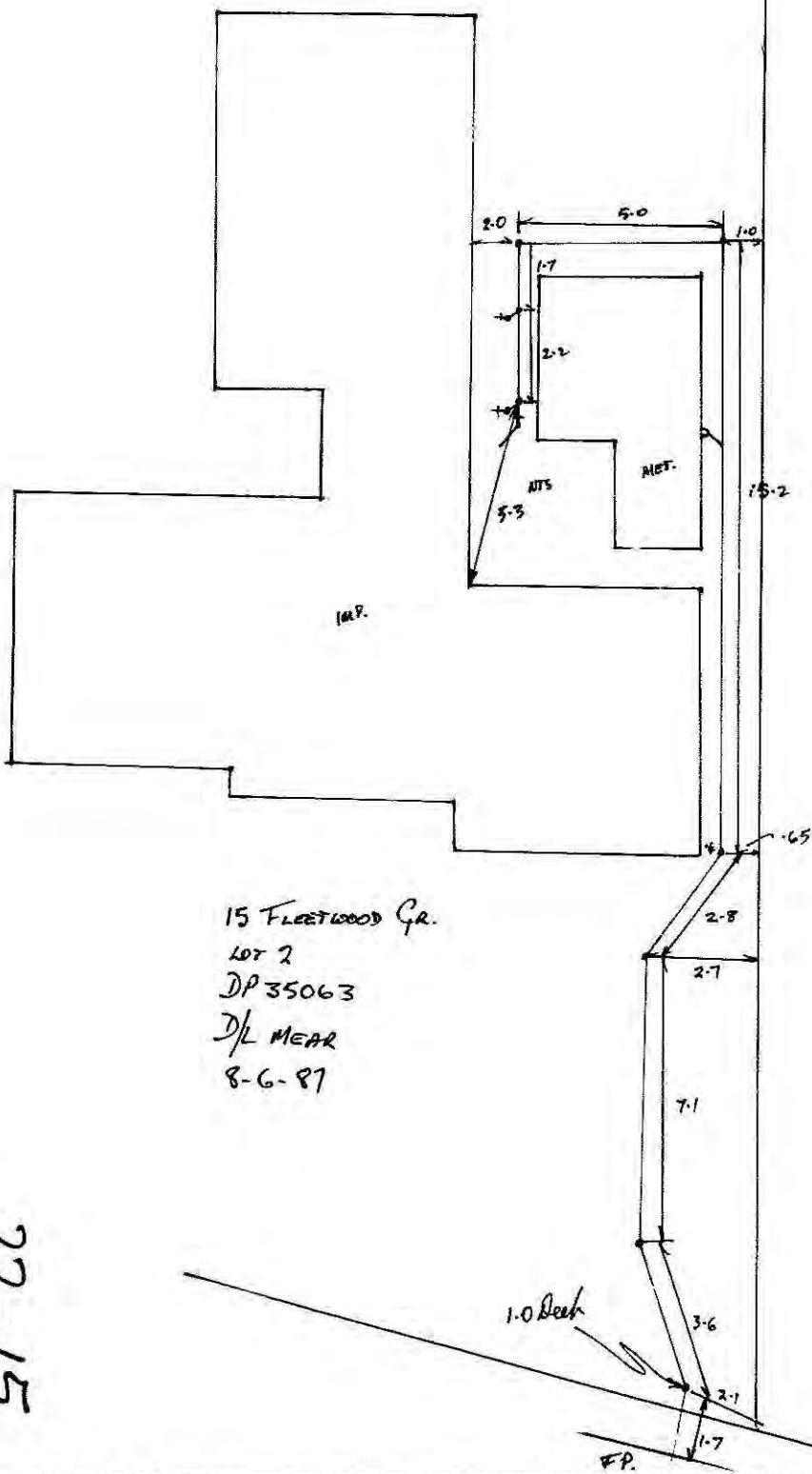
If necessary attach any pages with sketches of work done

Richard Green
E 17913
Green Tech Solutions Ltd
// Ken
29/5/07
0274640399

☒	☒	☒	☒
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Kim Vasey

J247667
30-5-07
021734416



22-15

FRAMING KEY
(or as per Producer Statement of approved Framing Manufacturer)

All Framing (unless stated otherwise):

90
600 = 100 x 50mm Frame Studs
@ 600mm centres max.

Studs are to be @ max. 600mm centres unless stated otherwise
50 x 50mm or 75 x 40mm Nogs are NOT to be spaced
at more than 1350mm centres centre to centre.

BUILDING ENVELOPE RISK MATRIX					
RISK FACTOR	RISK SEVERITY				
	LOW	MEDIUM	HIGH	VERY HIGH	SUB - TOTALS
Wind Zone	0	0	1	1	2
No. Stories	0	0	1	2	4
Roof/Wall Design	0	0	1	3	5
Eaves Width	0	1	1	2	5
Envelope Complexity	0	0	1	3	6
Deck Design	0	0	2	4	6
TOTAL RISK SCORE					2

Recommendation for Rusticated Weatherboard Cladding System:
Direct Fixed

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS, ETC.	
JOINERY	
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

Install approved smoke alarm system
for detection and warning of fire NZBC / F7

PROPOSED FLOOR PLAN - Scale 1:100
Additional Area = 18m² (over plate)
Sheet 3 of 10

Note: Room Sizes Shown Indicative Only.
(refer to Dimension Plan for all accurate sizes)

*** = Smoke Alarm Location**

Builder to verify & check all dimensions & levels on site. All
construction to comply with NZS 3604: 1999, NZBC, Local
authority bylaws & engineer. Builder to verify all beams,
joists, studs, rafter & other structural members on site to
confirm full compliance.

Claddings to be installed to
manufacturers requirements in
particular, fixing and ground
clearance.

HIGH WIND ZONE

All habitable/service rooms to
have 5% of their floor area as
opening windows or approved
alternative, to achieve
ventilation requirements.

LINTEL CONNECTIONS
(Doubling Stud)

Lintel / Stud:
25 x 1mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both lintel and stud
(or proprietary 7.5kN tension connection)

Lintel / Top Plate:
25 x 1mm strap over plate and 150mm
on each side of lintel c/w 6 / 30 x 2.5mm
nails each side of lintel

Continuous doubling stud (btm plate - lintel):
Studs fixed together with 100 x 3.75mm nails
@ 600mm centres and with 2 / 100 x 3.75mm
immediately under lintel

Doubling Stud to floor:
25 x 1mm strap c/w 6 / 30 x 2.5mm nails
on one side only into both blocking and stud
(or proprietary 7.5kN tension connection)

TYPICAL

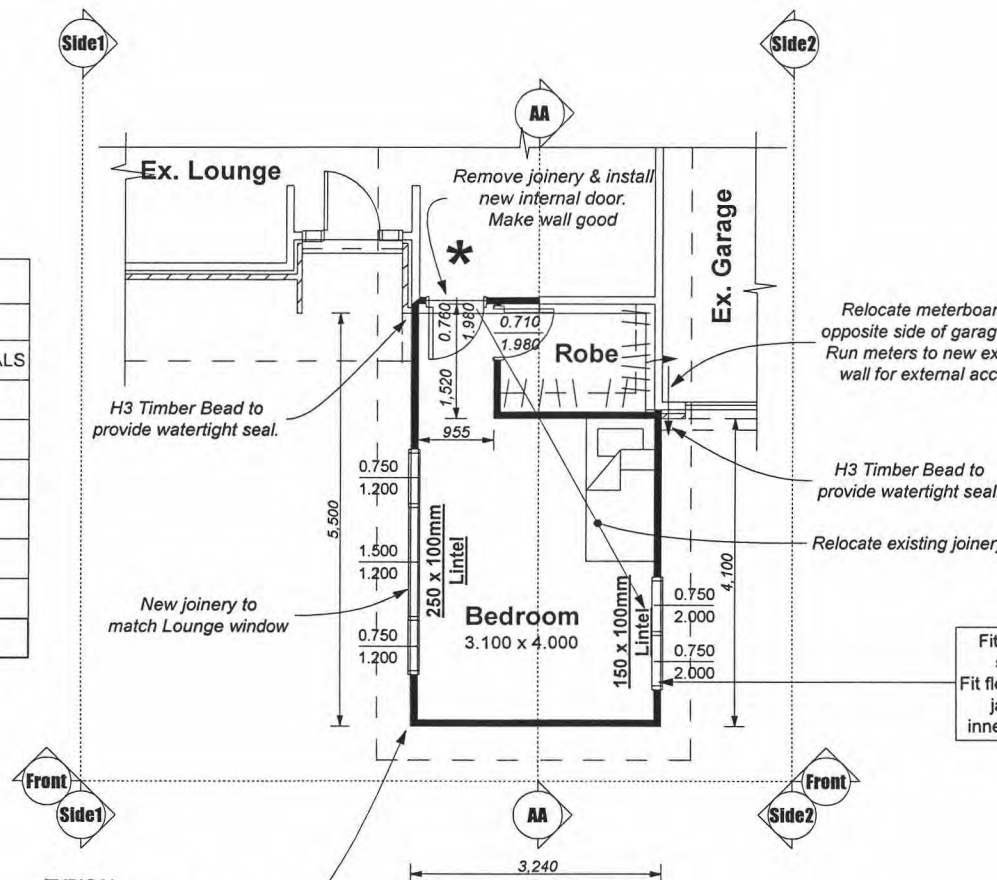
Fit head, jamb and proprietary
sill tray to external joinery.
Fit flexible flashing tape to corners
jamb and sill. Fit airseals to
inner edge of the joinery reveals.

NOTE:
Check all dimensions on site **ESPECIALLY** before/after removing
linings/materials from existing walls. Some new walls may be
reliant on alignment with existing structure - Check on Site.
All care has been taken in sizing the original dwelling but in
some cases dimensions should be taken as approximate only.

Provide:
Electrical Certification Documentation
after completion and prior to
Code of Completion Issue

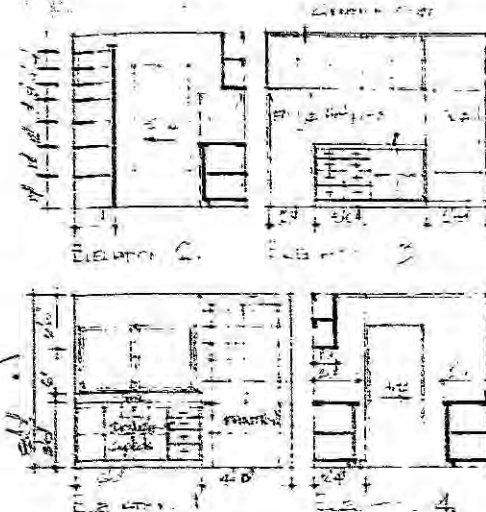
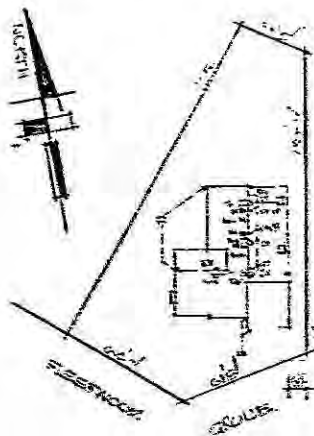
Removed walls
New walls
Existing walls

Joinery styles indicative only
Allow for opening sizes as shown
Exact style to be confirmed by owner
&/or project manager



Proposed Addition/Alteration for: 15 Fleetwood Grove
Waikanae
Prepared by: Kapiti Plans Ltd - trading as The Plan Workz
"Upstairs" Cnr SH1 & Kapiti Road, PO Box 227, Paraparaumu - Ph 902 9095
Drawn: S. Neale
Date: 09-12-06
Issue: A
Job Number
WA 117

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the
NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drafter (Kapiti Plans Ltd trading as The Plan Workz) before any building or related work commences. The Drafter accepts no responsibility for costs
resulting from discrepancies in any plans produced which are not reported to the drafter before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply
with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drafter or agent against any claim or claims in respect to the said works.

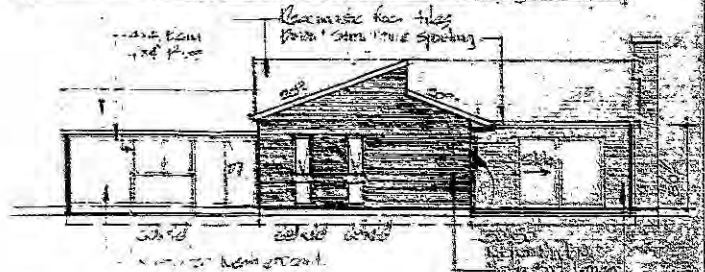
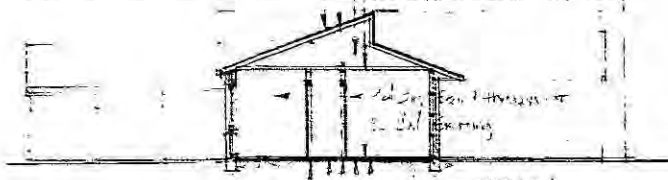


ELECTRICAL KEY

●	Light Switch
○	Outlet
□	Panel
—	Wiring
—	Ground

DOOR SCHEDULE

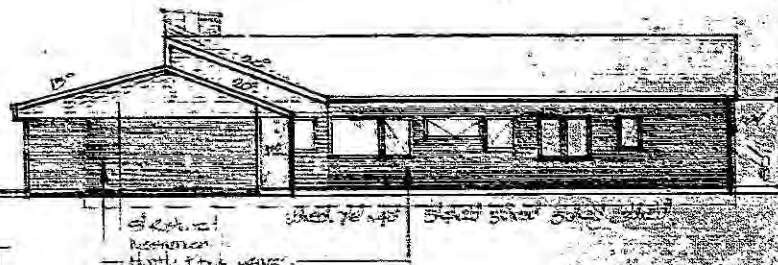
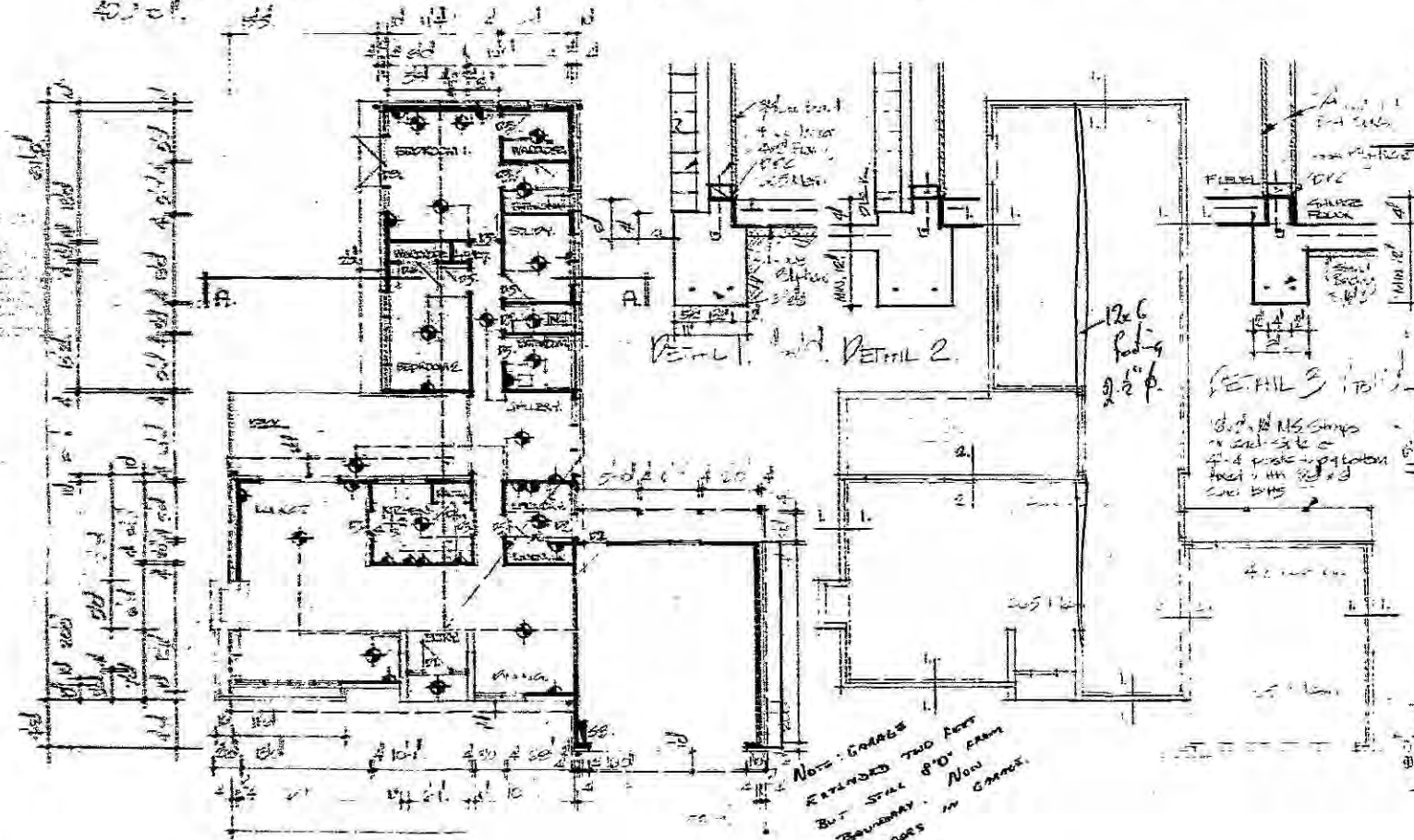
Door	Size	Material	Finish
D5	3'0" x 7'0"	Hardwood	Stain
D6	2'0" x 7'0"	Hardwood	Stain
D7	3'0" x 7'0"	Hardwood	Stain
D8	2'0" x 7'0"	Hardwood	Stain



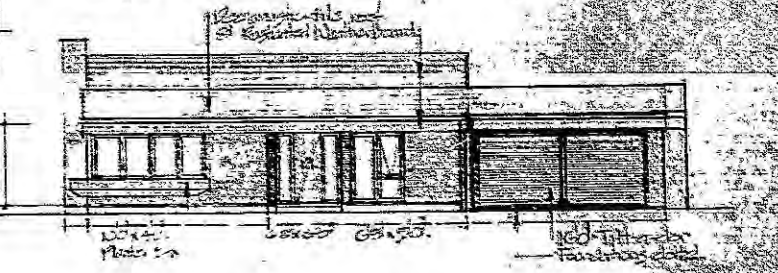
NORTH ELEVATION

SITE & FLOOR PLAN

SECTION 1



EAST ELEVATION



SOUTH ELEVATION

NOTE: GARAGE
EXTENDED TWO FEET
BUT STAY 8'0" FROM
BOUNDARY. NOW
2 DOORS IN GARAGE.

FLOOR PLAN

22-15