COUNCIL PROPERTY FILE

48 Hospital Road, Te Kopuru

STATEMENT OF PASSING OVER

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

Pocklington

REAL ESTATE

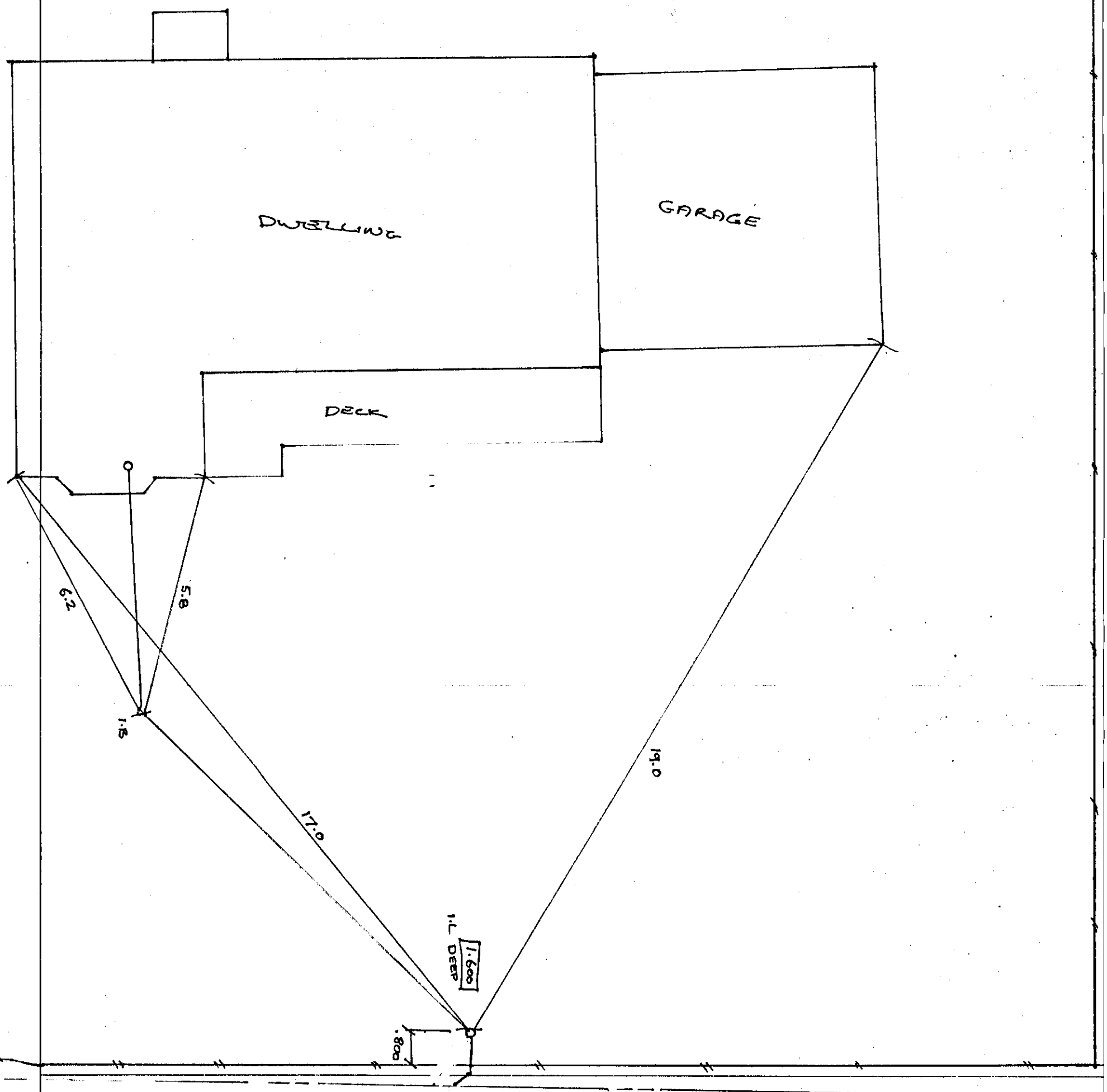
KALAMAZOO H 11,311

KAIPARA DISTRICT COUNCIL

DRAINAGE BLOCK PLAN

REFERENCE:

I. C. Inspection Chamber	G. T. Gully Trap
I. B. Inspection Bend	T. V. Terminal Vent
I. Y. Inspection Junction	Drain to be shown in **RED**
I. P. Inspection Pipe	SCALE—1-100



OWNER MRS. RAPICH

STREET HOSPITAL RD TE KOPURU

SECTION No. VAL. REF. 111/165

B. BOAKE
DRAINLAYER

DATE

0111016500-D

1111/165

D. RADICH

10/90

4754



HOSPITAL RD.

KAIPARA DISTRICT COUNCIL

Dargaville Office
Private Bag, Dargaville
Phone (0884) 7059

Paparoa Office
P.O. Box 1, Paparoa
Phone (089) 4317019

APPLICATION FOR BUILDING PERMIT

To the Engineer (ATTENTION: Building Inspector)

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

OWNER Name DOROTHY RADICH
Postal Address PO BOX 65 TEKOPURU
Phone

BUILDER Name W A. McCARROLL
Postal Address 23 ISLINGTON ST DARGAVILLE
Phone 8648

EXISTING USE OF SITE AND BUILDINGS

NATURE OF PROPOSED BUILDING WORK DWELLING
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No: (from rate demand) 111/165

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)
PT ALLOT 28 KOPURU PSH BLK V TOKATOKA S.D

ADDRESS OF SITE

AREA OF SITE Hectares 5397 sq. metres

NATURE OF SOIL (rock, clay, sand, loam etc)

FLOOR AREA (proposed work-square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		117	43 GARAGE	16
Accessory Buildings				

ESTIMATED VALUE OF WORK AND FEES

	VALUE	FOR OFFICE USE ONLY Fees	Receipt No.	Date	Permit No.
Main Buildings (excluding plumbing and drainage)	$ 80,000-00	$ 525		/ /	
Accessory Buildings (excluding plumbing and drainage)	$	$		/ /	
Plumbing	$ 6,000-00	$ 138		/ /	
Drainage	$	$		/ /	
Sub Total	$ 86,000	$		/ /	
Building Levy Fee (on Sub Total Value)		$ 86		/ /	
Vehicle Crossing Deposit		$		/ /	
Vehicle Crossing Payment		$		/ /	
Footpath and Street Damage Deposit		$		/ /	
Sewer Connection		$		/ /	
Water Connection		$		/ /	
Other e.g. Hoarding Licence, Stormwater Inspection, Off Street Parking		$		/ /	
TOTAL FEE		$ 749-00			

CERTIFICATE

I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Kaipara District Council Bylaws governing and regulating ail matters the subject of the foregoing.

Signature of Applicant W A McCarroll Date 12/10/90

FOR OFFICE USE ONLY

TO TOWN PLANNING OFFICER:

Checked and approved Signature .....
Date .....

TO BUILDING INSPECTOR

Checked and approved Signature .....
Date .....

TO STRUCTURAL ENGINEER:

Checked and approved Signature .....
Date .....

TO FIRE INSPECTOR

Checked and approved Signature .....
Date .....

TO HEALTH INSPECTOR:

Checked and approved Signature .....
Date .....

REMARKS:

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PERMIT TO BE ISSUED SUBJECT TO:

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,PERMITS:

Building 'Permit No. ..... Signature ..... Date .....
!Plumbing Permit No. ..... Signature ..... Date .....
'Drainage Permit No. ..... Signature ..... Date .....

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.....

.....

Valuation Reference	Computer Codes	Date of Revision	Date form printed
1110 165	extns. 0 change L indic. 111000	1/ 7/88	25/10/88

Special Values	Nature of Improvements	Occupier (within the maaning of the Rating Act)
VI 500 LV 12000 CV 12500	08 01	TE MOMO RICHARD ROBERTS GAEL-ANNE 5C BLACKROCK RD NEWLANDS 36

SQ METRES	Address of Property/Situation	Name of District
5397	HOSPITAL RD	HOBSON COUNTY

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

PT ALLOT 28 KOPURU PSH BLK V TOKATOKA SD

BRANZ BUILDING RESEARCH ASSOCIATION OF NEW ZEALAND.

SHEET A

(CIRCLE whichever is applicable)

NAME: D RADICH

STOREY:

Lower of **two or** middle of three

Lower **of** three

WIND AREA : High / (Medium) / Low

STOREY HEIGHT = 2400 mm

SITE ADDRESS :

HOSPITAL ROAD
TE KOPURU
(REF PT 28 CT 518/19)

1) FOR EARTHQUAKE

Roofweight : (light) / heavy

Averageroofslope : 15 °

Earthquake Zone: A / B / (C)

E = 2 B. U.'s / m²

2) WIND along the buildlng (Wl)

Average roof height : 0.6 m

Greatest roof slope : 15° °

ALONG

w1 wall = 12 B.U.'s/m

w1 roof = 9 B.U.'s/m

W1 total = 21 B.U.'s/m

3) WIND across the bulldlng (W2)

Averageroofheight : 1.000 m

Greatest roof **slope** : 15° °

ACROSS

w2 wall = 12 B.U.'s/m

w2 roof = 9 B.U.'s/m

W2 total = 21 B.U.'s/m

ROOF or BUILDING LENGTH **BL** = 20.400 m

ROOF or BUILDING WIDTH **BW** = 9.600 m

GROSS ROOF **or** BUILDING PLAN AREA GPA = 160 m²

EARTHQUAKE LOAD (ALONG end ACROSS) E x GPA = 2 x 60 = 320 B.U.'s

WIND: LOAD ALONG **W1 x BW** = [illegible] = 201.6 B.U.'s

WIND LOAD ACROSS **W2 x BL** = = 428.4 B.U.'s

BRANZ

SHEET B

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	a		①	1	42	2400	100.8
	B		②	2	62	2400	148.80
	C		③	1	42	2400	100.8
	D		④	8	67	1000	67
			⑤	8	67	1000	67
	W						
320					TOTAL		484.40

ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M		6	1	42	2400	100.8
	N		7				
	O		8	2	62	2400	148.80
	P		9	1	42	2400	100.80
			10	1	42	2400	100.80
	Q						
428.04					TOTAL		451.20

BRANZ

SHEET B

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A		①	1	42	2400	100.8
	B		②	2	62	2400	148.80
	C		③	1	42	2400	100.8
	D		④	8	67	1000	67
			⑤	8	67	1000	67
	≤						
320					TOTAL		484.40

ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Pro				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M		6	1	42	2400	100.8
	N		7				
	O		8	2	62	2400	148.80
	P		9	1	42	2400	100.80
			10	1	42	2400	100.80
	Q						
428.04					TOTAL		451.20

BRANZ BUILDING RESEARCH ASSOCIATION OF NEWZEALAND

SHEET A

(CIRCLE whichever is applicable)

NAME : D RADICH

STOREY : (Single or top) / Lower of two or middle of three / Lower of three

WIND AREA: High / (Medium) / Low

STOREY HEIGHT = 2400 mm

SITE ADDRESS :

HOSPITAL ROAD
TE KOPURU
(REF PT 28 GT 518/19)

1) FOR EARTHOUAKE

Roofweight : (light) / heavy

Averageroofslope : 15 °

EarthquakeZone: A / B / (C)

E = 2 B.U.'s / m²

2) WIND along the bulldlng (W1)

Average roof height : 0.6 m

Greatest roof slope : 15° °

ALONG

W1 Wall = 12 B.U.'s/m

W1 roof = 9 B.U.'s/m

W1 total = 21 B.U.'s/m

3) WIND **across the** bulldlng (W2)

Average roof height : 1.000 m

Greatest roof **slope** : 15° °

ACROSS

W2 wall = 12 B.U.'s/m

W2 roof = 9 B.U.'s/m

W2 total = 21 B.U.'s/m

ROOF or BUILDING LENGTH **BL** = 20.400 m

ROOF or BUILDING **WIDTH** **BW** = 9.600 m

GROSS ROOF or BUILDING PLAN AREA GPA = 160 m²

EARTHOUAKE LOAD (ALONG **and** ACROSS) E x GPA = 2 x 60 = 320 B.U.'s

WIND: LOAD ALONG W1 x BW = [illegible] = 201.6 **B.U.'s**

WIND LOAD ACROSS W2 x BL = = 428.4 B.U.'s

BRANZ BUILDING RESEARCHASSOCIATION OF NEWZEALAND

SHEET A

(CIRCLE whichever is applicable)

NAME: D Radich

STOREY : (Single or top) / Lower of two or middle of three / Lower of three

WIND AREA : High / (Medium) / Low

STOREY HEIGHT = 2.4 m

SITE ADDRESS :

Hospital Road
Te Kopuru
DF DT 28 CT 518/19

1) FOR EARTHQUAKE

Roofweight : (light) / heavy

Average roof slope : 20 °

Earthquake Zone: A ■ □ / (C)

E = 2 B. U.'s / m²

2) WIND along the bulldlng **(W1)**

Average roof height : 0.85 m

Greatest roof slope : 20 °

ALONG

w1 well = 9 12 B.U.'s/m

w1 roof = 12 9 B.U.'s/m

W1 total = 21 B.U.'s/m

3)

Average roof height : 1.7 m

Greatest roof slope : 20 °

ACROSS

w2 wall = 12 B.U.'s/m

w2 roof = 27 B.U.'s/m

W2 total = 39 B.U.'s/m

ROOF or BUILDING LENGTH BL = 20.40 m

ROOF or BUILDING WIDTH BW = 9.60 m

GROSS ROOF or BUILDING PLAN AREA GPA = 160 m²

EARTHOUAKE LOAD (ALONG **and** ACROSS) E x GPA = 2 x 160 = 320 B.U.'s

WIND: LOAD ALONG W1 x BW = 21 x 9.6 = 201.6 B.U.'s

WIND: LOAD ACROSS W2 x BL = 39 x 20.4 = 795.6 B.U.'s

BRANZ

SHEET B

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Li La	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along			①	1	42	2000	84
	B		②	2	62	2400	148.8
	C		③	1	42	2000	84
	D		④	1	42	2000	84
	E						
320					TOTAL		400.8

ACROSS

	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M		⑤	1	42	2.400	100.8
	N		⑥	2	62	2.400	148.8
	O		⑦	2	62	2.400	148.8
	P		⑧	2	62	2.400	148.8
			⑨	2	62	2.400	148.8
	Q		⑩	1	42	2.400	100.8
795.6							

INDEX

PRELIMINARY AND GENERAL ..... *.PAGE NO. 2*

EXCAVATOR ..... *.PAGE NO. 3*

CONCRETE AND REINFORCING ..... *.PAGE NO. 4*

CONCRETE BLOCKLA YER ..... *PAGE NO. 6*

[redacted] ..... *PAGE NO. 7*

CARPENTER AND JOINER ..... *PAGE NO.10*

ROOFING CONTRACTOR ..... *PAGE N0.19*

PLUMBER ..... *PAGE N0.21*

DRAINLAYER ..... *PAGE N0.23*

SOLID PLASTERER ..... *PAGE N0.25*

FIBROUS PLASTERER ..... *PAGE N0.26*

ELECTRICIAN ..... *PAGE N0.27*

PAINTER AND GLAZIER ..... *PAGE N0.28*

BUILDING CENTRE AND SHOULD BE KEPT ON SITE.

LIMITATIONS

The full title of the current Light Timber Frame Code (NZS 3604) is given on the cover but otherwise referred to simply as NZS 3604.

NZS 3604 provides for so many variables, via new techniques and materials and its greater engineering approach, that a short standard specification of this type has to be limited to a "Guidance *Only* Format."

To use THIS specification for building permit application purposes, and for accurate pricing, it becomes more important than before to DELETE non-applicable clauses and to ADD new or more appropriate clauses. according to the owner's, designer's and builder's greater freedom of choice.

The necessity to delete and to add will increase the more the proposed new house is to differ from the normal 2.4m stud. single storey type.

GUIDANCE

Please do not neglect to make the necessary deletions and additions to this specification. Also ensure that your drawings for the house are corrected according to the deletions and additions made.

The Auckland Building Exhibition Centre along with the Canterbury Building Centre - Christchurch. contain a wide range of ideas and products available on the market for inclusion in your design. Please enquire lor further details from the helpful stall on Reception. or mail the 'Information Request' form included in this specification direct to P.O. Box 271. Auckland. 1.

We also have available by appointment independent Technical Building Consultants who. for a consultation fee. are available to advise on Building, Construction. Engineering and Architecture.

PRELIMINARY & GENERAL

1. SCOPE:

This specification conforming with the attached Agreement and Conditions of Contract describes the work to be done and the materials to be used in the construction of the house shown on the attached drawings. The Contractor is expected to be familiar with the site and the Local Building Bylaws. especially where relevant clauses of NZS 3604 and NZS 4229 (or NZS 4230)apply to the contract. The above numbered N.Z. Standards shall be included in the contract documents and kept on site and made available as necessary for purposes of supervision by the owner or his agent to ensure compliance of work during and on completion of the contract.

2. PERMITS:

Contractor to comply with the Labour and Building bylaws of the district, to apply for and obtain all the necessary permits and to pay all fees for same, unless otherwise mentioned.

3. CONSTRUCTION ACT:

The provision of the Construction Act 1959 and regulations are deemed to be part of. this contract.

4. PROVIDE & FIX:

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise mentioned.

5. INSURANCE/INDEMNITIES:

The Contractor to have all of his employees covered against accident by an Employers' Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to cover the full amount of the Contract Sum. both policies to remain in force until the building is taken over by the Owner; the fire insurance to be in the joint names of the Owner and Contractor.

★ The Conditions of Contract shall be approved, or include "Special Conditions of Contract" issued by the Building Performance Guarantee Corporation as necessary to effect a formal indemnity agreement.

6. INTERPRETATION:

Work or materials shown on the drawings or specified and not shown, must be supplied as though'both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale. The Contractor shall be held responsible for the setting out of work and he shall make good at his own. expense any errors that occur through his lack of checking or faulty workmanship.

7. STABILITY:

The Contractor shall carefully brace and support all parts of his work against damage by wind and protect work from the elements as necessary during construction.

8. PROTECTION OF PROPERTY:

The Contractor shall protect adjoining properties during the contract and shall make good all damage at his own expense.

9. DAMAGE:

The Contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, kerbs, drainage etc., or other property under control of such authorities.

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

★ THIS IS A WISE PRECAUTION

10. MAINTENANCE:

Period to be a minimum of thirty days or to a time agreed on by both parties and entered into the Agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in the Contract, shall be adjusted or replaced at the Contractor's expense.

11. MATERIALS:

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local Bylaws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

***12.* CONTINGENCIES:**

Provision is to be made by the Builder and Owner tc meet any contingencies that may. arise due to the fluctuations in the price of various materials or labour. Should there be either a rise or fall in the price of labour or materials, from the date that the tender is submitted until final payment, an adjustment to the Contract Price, is to be made accordingly provided that the Contract Price has been affected by such rise or fall in prices. The sum of $ is allowed in the Contract Price as a Contingency Fund. The Owner will expect the Builder to submit proof of any increases claimed for by way of invoices or labour costs.

13. VISIT SITE:

Tenderers shall visit the site and ascertain the nature and extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown on the drawing are approximately correct but tenderers shall varify these as no claims for extra will be allowed on the basis of incorrect levels shown.

14. WORKMANSHIP:

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the Owner. **All** defective or damaged work shall be removed and made good to the satisfaction of the Owner.

15. CLEANING:

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

EXCAVATOR

1. PRELIMINARY & GENERAL:

Note where Preliminary and General clauses apply to this trade.

2. ALLOWANCE IN TENDERING:

Allow for foundation depths as shown on drawings (450mm below cleared ground level as if in expansive clay). Any variations from dimensions shown to **be** adjusted in terms of Clause (Insert Clause No.) of the General Conditions of Contract.

3. SETTING OUT:

Set out the work as shown or implied on the drawings. Check accuracy in terms of position, levels and square.

continued.. .

4. CLEAR SITE:

Remove vegetation. trees, roots and 150mm top soil* within area to be covered by the building, driveway, paths, terraces and steps. Do not remove any other trees without Owner's consent.

*Note: Alternatively with consent of Owner and Local Building Authority, leave topsoil in place where excavation would otherwise cause ponding under timber ground floors (see Clause 3.4.1 of N.Z.S. 3604).

Deposit top soil in heap as directed and avoid covering with subsoil subsequently excavated.

5. LEVELLING AND BULK EXCAVATION:

Excavate for all site levelling, foundation walls and/or piles, underground services and subsoil drains etc. to correct levels, to firm bearing or to obtain sufficient frictional resistance* to satisfy Local Building Authority.

'Note: Item 5 allows for driven timber piles to NZS 3605.

6. FOUNDATION TRENCHES:

Take out trenches straight, level and to proper width and keep free of water and loose material. Concrete shall not be placed until excavations approved. If. other than under item 2 of this section, trenches are dug too deeply then such excess depth shall be filled with concrete, as specified for foundations, at the Contractor's expense.

7. HARDFILL:

Use only approved fill not less than 100mm thick and well compacted under concrete ground floors and where otherwise specified. Blind surface of fill with not less than 5mm of sand.

a. SITE DRAINAGE:

Take out land drainage trenches to adequate depth and falls to prevent dampness under the building. Provide for field tile drains (or perforated plastic drainage pipe) bedded on scoria. Back fill with clean graded scoria from 50mm to fine.

9. HOUSEHOLD DRAINAGE:

See Drainlayer Section.

10. BACKFILL AND TOPSOIL:

Backfill and well consolidate in 100mm layers to foundation walls, pile footings and service trenches. Spread previously excavated top soil as directed. Do not damage any waterproof coatings or polythene protecting foundation walls from ground water entry.

CONCRETE & REINFORCING

1. PRELIMINARY & GENERAL:

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

2. EXTENT OF WORK:

Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bands and any other concrete work shown in the drawings.

3. MATERIALS:

Concrete which shall be ordinary grade and comply with requirements of . NZS 3109

Builders mix may be used if agreed by Owner, providing the minimum crushing strength is 17.5 MPa at 28 days standard cure is unaffected.

continued.. .

4. FORMWORK:

Formwork shall be so constructed that the concrete thinkness and shapes required are obtained as detailed without removal causing damage. Times of removal of formwork. methods of construction and pouring and curing of concrete shall be as set down in NZS 3109.

5. CONCRETE FOUNDATION WALLS:

Foundation footings. walls and reinforcing shall be to the sizes shown on drawings in accordance with Table 4 and relevant clauses of NZS 3604. supporting single storey, 2 or **3** storey as appropriate. Such walls shall finish not less than 225mm above finished ground level but not measure more than 2m above the bottom of footings.

NOTE: A full (2.4m) storey concrete (or concrete masonry) foundation wall is outside the scope of NZS 3604 but is permissible either by:-

a) Construction to NZS 4229 for example using concrete block masonry.

.....

or

b) Specific Design using concrete or masonry.

It is then permissible to erect one or more storeys to NZS 3604 on top of such foundation walls.

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30 diameters for deformed bars in concrete. (See Concrete Blocklayer for other laps).

6. CONCRETE PILES:

Ordinary concrete piles to NZS 3604 shall for this project be precast piles embedded into insitu footings. All other concrete piles. i.e. anchor piles, braced piles and cantilever piles shall be formed insitu where indicated on drawings, reinforced and to depths in accord with NZS 3604.

7. CONCRETE FOOTINGS FOR EMBEDDED TIMBER PILES:

The minimum plan dimensions of square or circular footings. thickness of pile footings and embedment of the respective timber piles into such footings shall all accord with NZS 3604 for ordinary. anchor, braced and cantilever piles with any ends cut on site uppermost and brush treated according to Timber Preservation Authority requirements.

8. CONCRETE SLAB-ON-GROUND FLOORS:

Floors having foundation walls that support only one storey need not be reinforced providing that shrinkage control joints are provided at 3m spacings for 75mm thick slabs or 4m spacings for 100mm thick slabs. In all other cases concrete slab-on-ground floors and porches shall not be less than 100mm thick on well compacted granular fill and reinforced with a layer of *668* welded reinforcing mesh lapped 225mm at joins (or 665 mesh if cast in more than 15mm maximum dimension in one operation.) Reinforced slab-on-ground porches may be cast separately from foundation walls but shall be securely anchored to them with R 6 bars at 600mm c/cs lapped not less than 300mm with the slab reinforcing.

Where floor slabs occur in rooms for habitation they shall have 0.25mm thick polythene sheet under. either welded into one continuous sheet or with joints lapped not less than 150mm and sealed with a self adhesive tape to manufacturers' specification. The Contractor shall not use any other vapour barrier without approval in writing and shall protect from ounctures and tears before and during placement of concrete. Any damage done to the vapour barrier during provision of underslab or in the slab services shall also be made yood before placing concrete.

9. SUSPENDED CONCRETE FLOORS:

Precast, prestressed suspended concrete floor deckings shall be those manufactured by .....

All junctions with external walls shall include adequate tying in as per manufacturer's detail, and where there is brick veneer above provide for a solid minimum 50mm deep step detail treated with a bitumen water proofing compound to ensure freedom from rainwater entry. All insitu concrete placed over units and at ends to be of strength at standard 28 days cure prescribed by the manufacturer. Where metal trough sections supporting concrete floors are shown erect sections and place concrete all as details and instructions provided by .....

.....

CARPENTER AND JOINER

1. PRELIMINARY AND GENERAL:

Read and note all clauses of the Preliminary and General which apply to all works of this section.

2. EXTENT OF WORK:

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

3. ATTENDANCE AND PROTECTION:

Attend upon all other trades providing all blockings. fixings. trims, nogging as necessary for the full completion of their respective works and make good after all trades.

4. MATERIALS AND WORKMANSHIP:

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with the relevant NZS requirements, particularly NZS 3604.

5. TIMBER:

All timber used shall conform to NZS 3602 requirements. "Code of practice for specifying timber and wood – based products for use in building." Timbers shown in the Schedule of Timbers to be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

6. DAMP PROOFING:

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork, except as provided for under Clause 2.1.4 of NZS 3604.

7. PRIMING:

All exterior. finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate, etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in Painter.

8. CLEANING:

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

9. FASTENING AND FABRICATION:

(a) The Contractor should especially note that all aspects of fastening and fabrication of timber framing members and wood-based products on this contract shall accord with the following clauses of NZS 3604:-

Clause 2.5.1 – General
Clause 2.5.2 – Adhesives for timber & wood-based products.
Clause 2.5.3 – AND APPENDIX A – for nailing and use of wire dogs.
Clause 2.5.4 – for bolting and screwing.

continued.. . . .

CARPENTER AND JOINER

1. PRELIMINARY AND GENERAL:

Read and note all clauses of the Preliminary and General which apply to all works of this section.

2. EXTENT OF WORK:

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

3. ATTENDANCE AND PROTECTION:

Attend upon all other trades providing all blockings. fixings. trims. nogging as necessary for the full completion of their respective works and make good after all trades.

4. MATERIALS AND WORKMANSHIP:

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with the relevant NZS requirements, particularly NZS 3604.

5. TIMBER:

All timber used shall conform to NZS 3602 requirements, "Code of practice for specifying timber and wood – based products for use in building." Timbers shown in the Schedule of Timbers to be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

6. DAMP PROOFING:

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork, except as provided for under Clause 2.1.4 of NZS 3604.

7. PRIMING:

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate, etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in Painter.

a. CLEANING:

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

9. FASTENING AND FABRICATION:

(a) The Contractor should especially note that all aspects of fastening and fabrication of timber framing members and wood-based products on this contract shall accord with the following clauses of NZS 3604:-

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Clause 2.5.2 – Adhesives for timber & wood-based products.
Clause 2.5.3 – AND APPENDIX A – for nailing and use of wire dogs.
Clause 2.5.4 – for bolting and screwing.

continued

(b) Reference shall also be made to Appendix A of NZS 3604 for the proper fixing of sheet lining and cladding materials for walls and ceilings that are not wood-based e.g. Gibraltar board, fibrous plaster or wood cellulose sheeting; especially where such materials are used as diaphragms and for wall bracing.

(c) Mild steel structural components used in sub-floor spaces, exposed to the weather or in position where condensation or dampness will occur shall be hot dipped galvanised after forming and shall provide the necessary "capacities" called for by NZS 3604 dependent on function and location.

(d) In all other cases, select and use connectors according to manufacturers' literature conforming to NZS 3604 requirements.

10. INSULATION:

All roofs, walls and floors are to be insulated in accordance with NZS 1900 Ch.4. NZS 4214 and NZS 4218 P. (See B.R.A.N.Z. Paper C1 – A construction guide to home insulation).* No insulation material shall be used that does not comply with NZS 1340. All insulation materials are to be installed in accordance with manufacturer's recommendations.

11. MOISTURE CONTROL:

Where a vapour barrier is required in the form of foil or polythene film, this barrier shall be fixed according to B.R.A.N.Z. Bulletins Nos. 215 and 217* Foil or polythene film shall not be used as a substitute for building paper. Building paper shall be properly fixed to bottom plates, especially in veneer construction, to prevent entry of subfloor air into stud cavities. Brick veneer cavities shall be closed off at and by means of soffits so as not to connect with roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes driers into any wall, roof or floor cavity. Linings shall not be fixed until moisture content of framing has been tested and approved.

A proper solvent based paint or varnish finish must be used for plasterboard (Gibraltar board or fibrous plaster) linings to 'wet' rooms, such as kitchens, bathrooms and laundry.

Water based emulsion paints must not be used.

TIMBER SCHEDULE COMMENCES PAGE NO. 12

B.R.A.N.Z. Paper C1 and Information Bulletins on thermal insulation and on many other building topics can be purchased from the Building Centre.

12. SUB-FLOOR FRAMING:

(a) Driven Timber Piles shall be included in this section of the work and all driving, testing, sizes and spacing of piles shall accord with Appendices C & D of NZS 3604 and drawings.

(b) Bearers shall be 100 x 100mm, supported at 1.3m centres along length and spacing between bearers to be max. 2.5m except where spacing and size of joists and bearers are shown differently in plan. Jack studs to be securely fixed to foundation piles and wall plates or bearers as shown. Brace with 100 x 75mm as required. Floor joists shall be gauged over plates to uniform levels. Joists shall be 150 x 50mm. Laps not less than 150mm spiked. Nail plates may be used in place of lapping. Provide double joists under all load bearing walls.

(c) Plates shall be 100 x 50mm dowelled or bolted to foundation walls.

13. GENERAL FRAMING:

All framing to be 100 x **50mm** stud or 75 x 50mm stud with 50mm wide studs to all openings not exceeding 3m span where supporting only one storey. Top and bottom plates to be same size as studs in long lengths,halved or nail plated at wall junctions and jointed over studs. All studs at 600mm c.c. Provide two (2) rows of dwangs to full height each wall unless otherwise stated on drawings.

14. WALL BRACING:

Provide all wall bracing as shown on drawings and wall bracing calculation sheets as is intended to satisfy the Local Building Authority. Keep strictly to the "Type", Lengths and Locations shown on plan and elevations except that Type 1 can be substituted for Type 3 and Type 2 can be substituted for Type 4.

15. WALLLININGS:

Generally shall 'be of 9.5mm Gibraltar Board and shall be fixed to external walls only after placement of thermal insulation (bulk insulants). (Specify if different i.e. if using Winstone Ltd. Specific Thermal Design — withGib-foil only in walls and higher levels of insulation on battened ceiling on trusses). All nailed or fixed as per Appendix A of NZS 3604 or manufacturers' instructions and stopped to manufacturers' instructions; in particular where contributing to wall bracing.

16. ROOF CONSTRUCTION: (See Drawings and Schedule of Timbers for types).

(a) Trussed Roofs: Drawings showing clearly the type, pitch, span, spacing and overhangs of roof trusses and details of roof cladding shall be provided to the truss manufacturer .....
to allow him to comply with Clause 10.2.3 of NZS 3604. Thereafter, the Contractor shall match construction with the 'drawings and details provided by the truss .manufacturer throughout all stages of fixing and bracing. The Contractor shall especially accord with the manufacturer's instructions for tying down where overhangs exceed 750mm. In all cases anchorage of all trusses to plates shall be with not less than 2/100mm skew nails plus 2/4.9mm wire dogs.

(b) Framed Roofs: Roof to be'framed up to pitch indicated on plans and to detail properly checked, bird mouthed and well fixed. Fix valley board, ridge etc. Fix both underpurlins and collar ties where shown and where rafters exceed 10 degrees pitch. Collar ties are to be at 1.8m centres or to every 3rd set of rafters whichever is the closer.
Ceiling Joists to be generally 100 x 50mm spaced as required (refer to Plan) and to be well spiked to all plates. Provide adequate ceiling runners to spans of 2400mm and over.

(c) Monopitch. skillion and exposed rafter roofs: Construct as drawings in accord with **NZS** 3604.

17. PURLINS. EAVES, GABLE ENDS

Size of framing, spacing. overhangs and sheathing type as shown on plan.

Continued..

18. FASCIA BOARDS ETC.

Fix fascia, barge, frieze etc. to suit roofing selected (See ROOFING CONTRACTOR).

19. POST AND BEAMS:

Where within maximum permitted by NZS 3604 secure in equivalent manner and with equivalent materials as in Clauses 7.1, 7.2 and 7.3 thereof. Owner to provide "specific design" for all other posts and beams and contractor to fix as per details given.

20. FLOORING:

Timber joisted ground floors shall be insulated with ..... (brand) type perforated aluminium foil carefully laid, lapped and drooped 100mm between joists and stapled on top side all per manufacturers instructions before laying flooring.

(a) Particle Board Flooring Shall be 21mm High Density to NZS 3608. All aspects of handling, storage, sheet layout and fixing shall be to manufacturers' recommendations.
Nailing or stapling of pre-laid particle board floorings shall be done in two (2) stages to reduce the risk of floors squeaking. First secure at perimeter of floor, along the bottom plate positions for internal walls and sufficient elsewhere to hold the sheets flat during construction. Complete remainder of fixing to manufacturers' specification after the house has been totally "closed-in" and just prior to sanding. The Contractor shall be responsible for any damage done and for cost of repair or replacement of the flooring if not closed-in sufficiently early (normally within 2 months of laying) or if the floor is not otherwise adequately protected up to completion of the house.

Heads of fixings shall be punched to allow a reasonable depth of stopping, unless otherwise stated. Ceilings below particle board (or any other flooring) shall not be secured until all nailing or stapling above has been done.

OWNER TO SPECIFY ANY ALTERNATIVES TO 20 (a) e.g.:-

i) Particle board, laid only after closing in
ii) Tongue & Grooved (T & G) flooring, with or without secret nailing.
iii) Glue laminated timber flooring
iv) As (ii) and (iii) above but also forming ceiling to a room or number of rooms below.

(b) Finishing of Particle Board Flooring
Contractor to follow manufacturer's recommendations and sequence in sanding, sealing. stopping and application of coatings to provide a minimum 3 coat flat, smooth hard wearing polyurethane finish. Contractor should also follow manufacturer's recommendations for floor areas to be covered with vinyl flooring or carpeting as advised by owner and such finish of the particle board to be approved before either is laid.

OWNER TO AMEND 20 (b) if wishing to undertake all or part of finishing personally.

21. TIMBER TERRACES:

If shown on plan construct to detail or hest trade practice. All nail fixing with galvanised nails. all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservative retention as specified by The Timber Preservation Authority,

22. EXTERIOR WALL COVERINGS:

(a) Breather type building paper and masonry **veneer** shown on drawings shall he as given under "BRICKLAYER".
NOTE 1. Other exterior wall covering shown on the drawings and mentioned in Section 8 of the NZS 3604 should be fixed in accordance with all requirements therefore. It is important to appreciate that reference is made to NZS 3602 wherein advice is given on width of timber weatherboard and finishing. Should the owner specify overwide boards and any finish other than paint and not adequately maintain, the responsibility for any resultant **poor** performance should not be apportioned to the "Contractor."

Continued...

NOTE 2. Reference is made to wood cellulose flat sheets in NZS 3604 and should be taken to include such sheets that can be purchased with various finishes already applied, e.g. aggregate finish or imitation stone work and brick work finishes, as well as where sheets are used as a base for in situ finishes.

(b) Other exterior wall coverings shown on the drawings shall be .....
fixed in accord with .....
and finished with .....

23. EXTERIOR JOINERY

All windows shall be to NZS 4211 to suit location.

(a) Aluminium Joinery
Provide P.C. sum of $ ..... for windows and glazed doors to size. type and location shown on plan. Obtain joinery from ..... complete with glazing, frictional restraints and catches, and fix plumb both ways and in correct alignment and flash all in accord with manufacturer's instructions. Sliding patio doors shall be safety glazed and fixed to timber sub frames as per Code. NOTE: Owner should check with manufacturer regarding manner or type of safety glazing (also in shower screens). Also seek advice on satisfying the need for simple secure means of maintaining a little ventilation at night or when house is empty. Options can include substituting double spur catches for single, fixing security fasteners or provision of small sliding panes, or louvre or grill at high level.

(b) Timber Joinery
Unless otherwise specified sashes and frames shall be of finger-jointed radiata pine treated to the requirements of the Timber Preservation Authority, primed before leaving the factory, and to sizes and type shown on plan. Fix window frames plumb both ways to wall framing at not more than 750mm intervals with full width folding wedges, or to heart Totara dovetailed grounds in masonry walls. Cut all facings and scribers to fit neatly and fix quadrant under external sills. Provide and fix standard galvanized steel flashings unless otherwise specified.
Hang all sashes as required with suitable hinges or frictional restraints and fix stays and catches as supplied under P.C. sum (see Hardware).

24. DOORS & FRAMES (TIMBER)

External door frames shall be of 40mm full' width material rebated, and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158. where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with plywood or hardboard with clashing strips fixed to lock stiles. All timber core material shall be treated and doors shall be of approved manufacture. Doors over 1400mm in height shall be hung on **one** and **one** half pairs of 100 x 70mm antique butt hinges.

25. CEILINGS:

(a) Gibraltar Board: Fix painting quality 9.5mm gibraltar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface. In particular fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604. (See Winstone (Auck) Ltd. taped joint system). Check that each wall under or connected to has adequate bracing for a diaphragm.

(b) Pinex: First quality tiles or planks as directed by Owner to be fixed to manufacturers' specification. In particular note where dragon ties have been specified on drawings and refer to NZS 3604 for their proper fixing. Also check that each wall relative to the dragon ties having the prescribed bracing values.

(c) Fibrous Plaster: (See Fibrous Plasterer Section.)

continued.

26. WARDROBES:

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1.7m from floor and 20mm galvanised pipe coat rail at 75mm below shelf. Provide cupboards over wardrobe where required.

27. LINEN & COAT CUPBOARDS:

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

28. KITCHEN CUPBOARDS:

Construct cupboards and dresser unit to sizes shown on plans, with doors and shelves to Owner's approval.

29. SINK TOP:

Provide for standard sink-top. Unit to have standard 450 x 300mm stainless steel sink. Fix on unit either indicated on plan or to Owner's final approval. Units to be generally 900mm high and 500mm in depth, 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Owner.

30. HOT WATER CUPBOARD:

To be constructed where shown and fitted with slat shelving above cylinder spaced at 15mm apart. Provide two flush doors with thermostat boxed in.

31. ARCHITRAVES, SKIRTINGS ETC.

Finish all windows internally, door openings and wherever required with 50 x 12mm rounded or splayed architraves.
Finish at junction of floor and wall with 75 x 12mm skirtings neatly mitred at angles and scribed to floor.
Supply and fix beads, half rounds and where required scotia mould at ceiling junction and all trim as required to complete the work.

32. BATHROOM:

Provide and fix in bathroom one toilet cabinet 550 x 400mm recessed into wall with mirrored door. Bath to be built in and supported with 75 x 50mm framing on edge. Fix bath panels as agreed by Owner. Allow for toe space. All wall linings other than Gibraltar board to be fixed to manufacturers' specification. Provide for all sanitary fittings shown on plan and given under "Plumber".

33. METER RECESS:

Provide recess for Electric Meter Board where directed to the satisfaction of the Local Electric Supply Authority.

34. MANHOLE:

Provide manhole in ceiling 500 x 500mm where directed.

35. HARDWARE:

Allow the P.C. sum of $..... for the supply of all hardware required. Door handles. locks, window fittings, door and drawer pulls, stops, angles, vents, towel rails etc. Allow to take delivery and fix. The supply of hinges and butts for all doors and windows is not included in the P.C. sum.

36. INTERNAL WOOD STAIRS:

Consult with owner on construction of internal wooden stairs.

ROOFING CONTRACTOR

1. PRELIMINARY & GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade. (Also see Plumber).

2. ROOF FRAMING AND WALLS:

Roof framing shall orovide adequate support and fixings for purlins (roofing battens). No member shall be overloaded by landing heavy, localised. stacks of cladding on them prior to fixing, and temporary braces as might be necessary shall be provided in walls below to sustain such loading until roof cladding is complete and wall linings subsequently fixed.
In roof types (B) and (C) of .timber schedule, the size of purlins if not shown or stated shall be such as to accommodate the required thickness of thermal insulation to comply with the bylaws; advise arid agree with owner.

3. ROOFING UNDERLAY:

Underlay shall be breather type building paper to NZS 2295. Run horizontally with upper sheets lapped 75mm over lower sheets and with bottom edges turned over fascia into gutters. Such underlay shall be provided under all metal roofs and be adequately supported unless self-supporting type.
Where other roof claddings are specified and where at less than 12-½ degree pitch undertake all work in accord with a method approved in writing from the cladding manufacturer for the particular job.

4. PREPARATORY WORK:

Provide all gutters, valleys and underflashings before cladding commences. Except where stated, valleys shall be of 0.6mm galvanised steel at least 400mm wide with folded edges and with lower end finishing well into spouting. Use 0.7mm aluminium valley for aluminium roofing. For profiled metal roofing set out purlins to give reduced span at eaves and between top purlin and ridge as recommended. For tiled roofs provide anti-ponding boards at eaves as shown to support building paper. Allow tiles to adequately project into spouting and set out *so* that when laid there is a full height course of tiles both at eaves and ridge.
Ensure all edges of roof cladding are adequately supported around projections such as pipes, ducting and roof lights.

5. SARKING TO ROOFS, DECKS AND GUTTERS:

Profiled metal roofing shall not be laid at less than 5 degree pitch except where shown and only when adequately supported by hit-and-miss type sarking or full sheet sarking so as to prevent oonding.
Sarking for roofs, decks and gutters that are to be covered by Nuralite or Butynol shall be of material and fixed in a manner approved by the manufacturer.

6. ROOF CLADDING MATERIALS AND COMPONENTS:

Roofcladdingshallbe .....
(nominated colour and type), manufactured by .....
Materials selected shall be set out and fixed by approved FIXERS and all shall accord with the manufacturers' specification and in all cases with NZS Specifications or others where appropriate i.e.—

NZS 3403: 1978 Hot-dipped galvanised corrugated steel sheets for building purposes.
NZS 3441: 1978 Hot-dipped zinc-coil steel coil and cut lengths.
NZS 4206: 1973 Concrete interlocking roofing tiles
NZS 4217: 1980 Pressed Metal Tile Roofs
BS 4300/6: 1969 NS31 sheet and strip (Part 6 is one of a series covering wrought aluminium and aluminium alloys).

continued.. .

Thickness of materials unless otherwise specified shall not be less than the following:-

Aluminium cladding, valleys and flashings	0.7mm
Galvanised steel cladding, spouting, downpipes and overflows	0.6mm
Copper flashings, gutters and sumps	0.6mm
Lead flashings to small diameter vent pipe with **PVC** flashing cone	1.7mm
Other lead flashings and soakers	2mm

7. UNPAINTED GALVANISED STEEL ROOFING:

Areas which are inaccessible for maintenance such as laps in the roofing cladding and between cladding and metal flashings and cappings shall be primed and top coated on both surfaces before fixing.

8. FACTORY PREFINISHED MATERIAL:

Treat all such material with great care and obtain matching colour for making good minor damage and covering fixings made through the face of the claddings.

9. CAPPINGS AND OVERFLASHINGS (ALSO SEE PLUMBER)

Adequately and neatly secure all ridgings, cappings and overflashings wherever needed to make and keep roof watertight. As much as possible use only materials compatible with the roof cladding. If dissimilar metals are used keep from making contact.
Sealants shall not be used except where approved. Remove all traces of flux after welding, soldering or brazing. Do not leave swarf. broken rivets, screws, nails or waste metal on roof, nor in gutters or spouting.

10. BIRD PROOFING:

Where indicated bird proof eaves with purpose-made foam plastic impregnated with bitumen.

11. SPOUTING AND DOWNPIPES – SEEPLUMBER

12. GUARANTEES:

On completion of all roofing thoroughly clean down and furnish owner with written guarantees to watertightness and security of the roof cladding. Guarantees to **be** signed by the approved FIXER/FIXERS and run for a period of three (3) years from the date of completion of the building contract.

PLUMBER

1. PRELIMINARY & GENERAL:

Read and note all clauses in the Preliminary and General of this specification which shall apply to all work in this section. (ALSO SEE ROOFING CONTRACTOR)

2. GENERAL:

Inclusion of roof flashings, provision of roof drainage and other general flashing requirements in this section shall mean that all shall he of the quality expected of work customarily done by plumbers. The foregoing shall apply whether or not the ROOFING CONTRACTOR employs a plumber to execute or supervise, or if the builder himself fixes flashings to windows and external doors. All other work shall conform to the requirements of the Local Authority under Model General Bylaw NZS 9201: Chapter 7: "Water Supply" and Drainage and Plumbing Regulations 1978. No connections to sanitary fittings or main shall be made except by a Registered Plumber. Plumber shall arrange all permits. connection and testing fees.

3. FLASHINGS:

Wherever possible use flashings that are readily available but purpose-made by the roof cladding manufacturer to suit the roofing material and profile selected. Otherwise provide flashings as recommended but not supplied by cladding manufacturer and adequately secure. Flash wherever needed to make and keep roof watertight. Prime and topcoat both surfaces at laps with galvanised steel.

Flashings to each window head and door shall be provided in one piece, each 150mm long than the head it is to protect.

4. SPOUTING AND DOWNPIPES:

Spouting shall be that manufactured by the roof cladding manufacturer, or standard 125mm quadrant type galvanised steel, or approved white P.V.C. Provide and fix as recommended with even fall to downpipes. Provide all necessary stopped ends, mitred returns and outlets and ensure all joints in metal spouting are adequately soldered or welded, or for P.V.C. are made with solvent cement except where joints provide for thermal movement. Connect outlets to 80mm diameter downpipes fixed at not more than 1200mm centres. Downpipes to discharge stormwater into soakaways or street channel. NOT into foulwater drainage system UNLESS permitted by Local Authority.

NOTES AND ASSUMPTIONS RELEVANT TO CLAUSES 5 - 10.

Very careful consideration needs to be given to the design of household plumbing and selection from a wide range of materials nowadays available in supply pipe for both hot and cold water services; and from a similarly wide range of materials for sanitary fittings and waste pipes from them. Every effort should be made to consult with manufacturers and plumbers BEFORE completing this specification in order to attain plumbing to suit individual circumstances. Local Authority plumbing inspectors can advise on such matters as water pressure and volume obtainable from mains and materials approved. The following is offered for guidance to help in the completion of the plumbing specification similar to the clauses given but other clauses might also be necessary if choice differs from the assumptions made.

(a) Cold water can be obtained from a Local Authority mains normally providing adequate water pressure and volume; *so* avoiding the need for a cold water supply tank in or on the roof.

(b) Water heating is to be mainly by means of a low-pressure thermal storage electric water heater; with cold water feed into Hot Water Cylinder through a pressure-reducing valve and separate non-return valve. Alternatives include:-

continued.. ....

B1. Use of a break-pressuretank installed above Hot Water cylinder. OR
B2. A mains pressure water heater; with check valve (gate valve) between two (2) stop valves. OR
B3. Provision for gas water heater or heaters. OR
64. Provision for wet-back, e.g. from free-standing fireplace or stove, or solar water heating: supplementary to main method of water heating. OR
B5. Water heating for space (room) heating as well as serving sanitary fittings.

(c) Proximity of sanitary fittings to Hot Water Cylinder will normally be in order of most frequent use; e.g kitchen sink, bath or lavatory basin, bath/shower, tub and washing machine.

(d) Cold and hot water supply to ALL fittings is assumed to be by 12mm nominal bore pipes with temperature-compensating mixer valve to shower to reduce severe temperature changes when taps are turned on or off elsewhere in house. This practice is now common in many areas having reasonable water pressure. Check if permittedand satisfactory in your area and discuss alternative methods of reducing shower temperature fluctuations (by pipe sizing and positioning) with plumber.

5. COLD WATER SUPPLY:

Tap off from mains service pipe in .....mm COPPER/POLYBUTYLENE/U.P.V.C./ or TYPE 3 or TYPE 5 POLYETHYLENE (Polythene). Run pipe not less than 450mm below finished ground level to house with entry through or under the wall foundation. Supply and fix a water meter, box and cover when required by Local Authority.

Provide ..... mm ..... pipe to hose taps at front and rear of building and to all fittings including hot water cylinder and washing machine. All branches to be as short, straight and at as even gradient as possible with easybends used throughout (NOT ELBOW FITTINGS). Use only approved connections throughout. All pipes are to be adequately supported. well secured and where possible concealed. When using any form of plastic piping, plumber to discuss, and provide, means of ELECTRICAL EARTHING with electrician.

6. HOT WATER SUPPLY:

Supply one (1) pressure electrical hot-water cylinder of ..... litre capacity of approved make and type and install and connect all pipes to the approval of the Local Authority. Provide .....mm COPPER or POLYBUTYLENE hot water supply pipes and branches to all fittings including washing machine.

7. SANITARY FITTINGS ETC.

Provide P.C. sum of $..... for the following. Carefully note dimensions and install where shown on plan and to owners approval (Specification should preferably include the number of each required size, brand, colour, material and where necessary height).

..... Bath/s mm x mm .....
Vitreous China/Porcelain enamelled pressed steel/acrylic

..... W.C./s ....
Vitreous china complete with ..... double flap plastic seat

..... W.C. Cistern/s ....
P.V.C. complete with ..... P.V.C. flush pipe or chrome plated flush pipe

..... Basin/s (on wall brackets) (on pedestal) (or in vanity)
..... mm x ..... mm
vitreous china/porcelain enamel/acrylic

..... Shower tray/s (or Shub Tub) .....
Stainless Steel/Porcelain/enamel/Acrylic/G.R.P.

continued..

SANITARY FITTINGS (Continued)

..... Bidet .....
Vitreous china

..... Sink/s and top ..... with single or double drainer.
As per plan with laminated top/stainless steel/ or tiled or mosaic top. Height .....mm.

..... Laundry tub ..... rnrn x ..... mm single or twin tub combination.
Stainless steel/Porcelain enamelled, on stand, with cupboard below. Height .....mm.

8. TAPS, FAUCETS AND VALVES:

Consult with owner on choice of brands and fixing of all taps, faucets and mixing valves. Provide and fix all other water supply fittings as necessary.

9. WASTES AND VENTS:

Provide all necessary traps, waste pipes, soil stacks, back vents and terminal vents. Provide cleaning eyes to all waste pipes at junctions and all necessary overflow pipes.

10. OTHER MEANS OF HEATING WATER:

Consult with owner on choice and fitting of free standing fireplace with wet-back/or stove with wet-back/or solar water heating panels to supplement hot water heating system.

DRAINLAYER

1. PRELIMINARY & GENERAL:

Read and note all clauses under Preliminary and General of this contract where they apply to this trade.

2. EXTENT OF WORK:

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and specials, fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes. The Drainlayer shall confer with the Plumber and shall arrange with the Contractor before the foundations are laid to fix the exact position of all connections of wastes and drains.

3. STANDARD OF WORK:

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Owner and the Local Council's Drainage Inspector. It shall conform to requirements of the Drainage and Plumbing Regulations of 1978 and the Local Council Specification, the Contractor shall allow accordingly should conflict exist. Obtain all permits, service all notices and pay all fees required and arrange for all tests.

4. MATERIALS:

All materials shall be the best of their respective kinds. All cast iron pipes shall be free from rust and be of first quality and of even wall thickness and shall be hot dipped. Those for the use in foul drains shall have a wall thickness of not less than 4.7mm. Cast iron fittings shall be of similar quality and have inspection plates as required. General drains shall be 100mm diameter first class glazed earthenware with rubber ring joints.

continued..

5. CONNECTION TO EXISTING DRAINAGE:

The Drainlayer is responsible for verifying the position and depth of the connection and commence laying his drains from this point.

6. DRAIN TRENCHES:

The excavation of trenches for drains shall be accurately made with base clean and true to grade so that no unnecessary filling is required. Adequate width shall be allowed in accordance with depth of drain to enable laying and jointing to be properly carried out. Trenches shall be kept firm and dry and shall be opened up only in lengths that can be protected, utilised and refilled within a reasonable time.

7. LAYING OF DRAINS:

All drains are to be laid on and surrounded to mid-point with 100mm concrete composed of 6 parts shingle to 1 part Portland Cement. Any cast-iron drains that have been laid on any type of filling are to be set on a continuous bed of concrete 225mm wide x 150mm deep reinforced with three continuous 10mm rods. The pipes are to be laid to straight lines and even grades with socket against fall in all cases.

8. FITTINGS:

The plan shows the layout of the system. Additional fittings that are normally required such as inspection points and inspection bends, etc. that may be required but are not specifically shown must be allowed for by the Drainlayer to comply with normal practice under the regulations or special requirements of Local Council.

9. JOINTING AND BEDDING OF PIPES:

The pipes are to be jointed or cautked with lead in a proper manner and each and every junction or change of direction is to have removable cover plates for inspection.

10. FALL IN DRAINS:

The whole of the soil and stormwater drains are to be laid to a regular and even fall.

11. GULLY TRAPS:

Supply all gully traps and securely bed and build up with 5:1 concrete surround. 150mm above finished ground levels. Form large and deep dishings and finish the surface with blue metal, dust and cement. one to one and steel trowel smooth. All gully traps are to be fitted with large cast iron gratings and also a grating or perforated plate above the wastes discharging into it.

12. SEWER AND STORMWATER CONNECTIONS:

Arrange for the Council to connect drain to sewer and stormwater where provided and pay all charges in connection therewith.

13. COMPLETION:

Prooerly backfill all trenches, consolidate as filling proceeds and leave area in a tidy state.

FIBROUS PLASTERER

1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. WORK INCLUDED:

The manufacture and application of fibrous plaster or plasterglass sheet to wall or ceiling surfaces as specified. The manufacture and application of cornices or other decorative fibrous plaster items as specified.

3. MATERIALS AND WORKMANSHIP:

All fibrous plaster or plasterglass sheets and other products shall be manufactured and fixed, strictly in accordance to NZS 4221 or with the Code of Practice of the New Zealand Fibrous Plaster Manufacturers' Assn. The whole of the labour required for the erection, fixing, wadding and stopping shall be that of competent fibrous plaster tradesmen. Admixtures, release agents and stopping materials shall not be of a deleterious nature nor used in quantities sufficient to impair the properties of the sheet when used with or without decoration.

4. FRAMING:

All noggings. trimmings, straightening and packing of studs or joists, necessary for the fixing of fibrous plaster products shall be provided and completed by the Builder before the commencement of such work. Timber framing shall comply with NZSS 3631 (framing grades) and shall be pre-dried to an equilibrium moisture content not exceeding 15-16%. The surface to which fibrous plaster is fixed must be clean, straight and dry.

5. CEILING DIAPHRAGMS:

Fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604 (obtain methods of fixing and size limitations from manufacturer). Check that each wall under or connected to has bracing for a diaphragm.

6. PAINTING:

All fibrous plaster or plasterglass sheets and other products shall be painted strictly in accordance with the specifications outlined below:

SYSTEM	FIRST COAT	SECOND COAT	THIRD COAT
No.1	Varnish based Pigmented Sealer	Primer Undercoat	Full Gloss
No.2	Varnish based Pigmented Sealer	Semi Gloss	Semi Gloss
No.3	Varnish based Pigmented Sealer	Alkyd Flat	Alkyd Flat
No.4	Varnish based Pigmented Sealer	P.V.A. Plastic	P.V.A. Plastic.

Allow overnight drying between coats except for system No.4 where one or two hours drying time, according to manufacturers' instructions may be allowed between second and third coats.

N.B. The fibrous plasterer will not accept responsibility for the effect of glancing light on fibrous plaster with a gloss paint finish.

ELECTRICIAN

1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. FEES:

Pay all fees and charges and obtain all necessary permits for this trade.

3. SCOPE OF WORK:

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's By-Laws, and meter wiring diagrams.

4. MATERIALS AND WORKMANSHIP:

All materials used under this contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away for the entry of cables.

5. CO-OPERATION:

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

6. COMPLETION AND CONNECTION OF POWER:

Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasioned to the job once the contract is completed.

7. POWER BOARD SUPPLY:

Arrange with the Power Board, allow for and pay all fees for the connection of an underground, or overhead, supply to the residence.

a. METER BOX:

Provide and install recessed meter box where shown on plan,.. Confer with. Carpenter. for." trimming same.

9. MAIN SWITCHBOARD:

Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment.

10. ELECTRIC STOVE:

Allow the P.C. sum of $ . . . . . for the supply only of the stove. Provide and fix a 30-amp flush switch for stove and sufficient cable for connection and allow for installation.

11. WATER HEATER:

Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/W element and thermostat to .... litres hot water cylinder provided by the Plumber. Refer clause 3 of this section.

12. POWER POINTS:

All wall plugs shall be 230v. 10 amp, 3 pin flush type. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

continued.. .

13. LIGHTS:

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

14. LIGHT SWITCHES:

Light switches shall be 10-amp. all insulated P.D.L. micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

15. SPECIAL FITTINGS:

Allow the sum of $ . . . . . for fittings to be selected by Owner.

16. LIGHT POINTS:

Allow for installing a total of.. . . . . outlets in building.

17. POWER POINTS:

Allow for installing a total of. . . . . power points in the building.

PAINTER AND GLAZIER

1. PRELIMINARY AND GENERAL:

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

2. MATERIALS:

Generally all materials shall be of N.Z. manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

3. WORKMANSHIP:

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZS 7703 "Painting of Building."

4. COLOUR SCHEME:

The Owner will select from standard colour charts, colours he will require and Contractor is to allow for picking out sashes, doors. porches or any other reasonable colour change required.

5. STOPPING:

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work, holes etc. are to be stopped with matching putty after first cnat of sealer.

6. PAINTING OF EXTERNAL WOODWORK:

After priming all external woodwork and adjacent metal work such as flashings. spouting and downpipes is to be given one good coat of undercoat followed by finished coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered. **ends** of laps and tops and sides of sashes, doors etc.

continued.. .

10. ROOF:
Roof — if corrugated iron prime all laps before fixing. For corrugated iron or galvanised trough section roofing after fixing prime roof with calcium plumbate galv. iron primer and then apply one good coat of approved roof paint.

11. PAPERHANGING:
All rooms to be papered shall have paper hung to a value of $ ..... per roll.
Walls shall be properly prepared by sizing, paper hung straight and true with butt joints, and paste used shall have a fungicide incorporated.

12. GLAZIER:
Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or headed into rebates. Where required glazing shall be selected obscure patterned glass.

MIRROR:
Provide a

14. COMPLETION:
The Painter and Glazier is to do all that is required of their trades to leave the work complete and all must be left clean including all glass at completion.

PROVISION FOR VARIATION NO.l.

Cost of Variation Order No.1. $ ..... Signatures: ....

Date: .....

PROVISION FOR VARIATION N0.2.

Cost of Variation Order No.2. $ ..... Signatures: ....

Date: .....

PROVISION FOR VARIATION N0.3.

Cost of Variation Order No.3. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION N0.4.

Cost of Variation Order No.4. $ ..... Signatures: ....

Date: .....

PROVISION FOR VARIATION N0.5.

Cost of Variation Order No.5. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION N0.6.

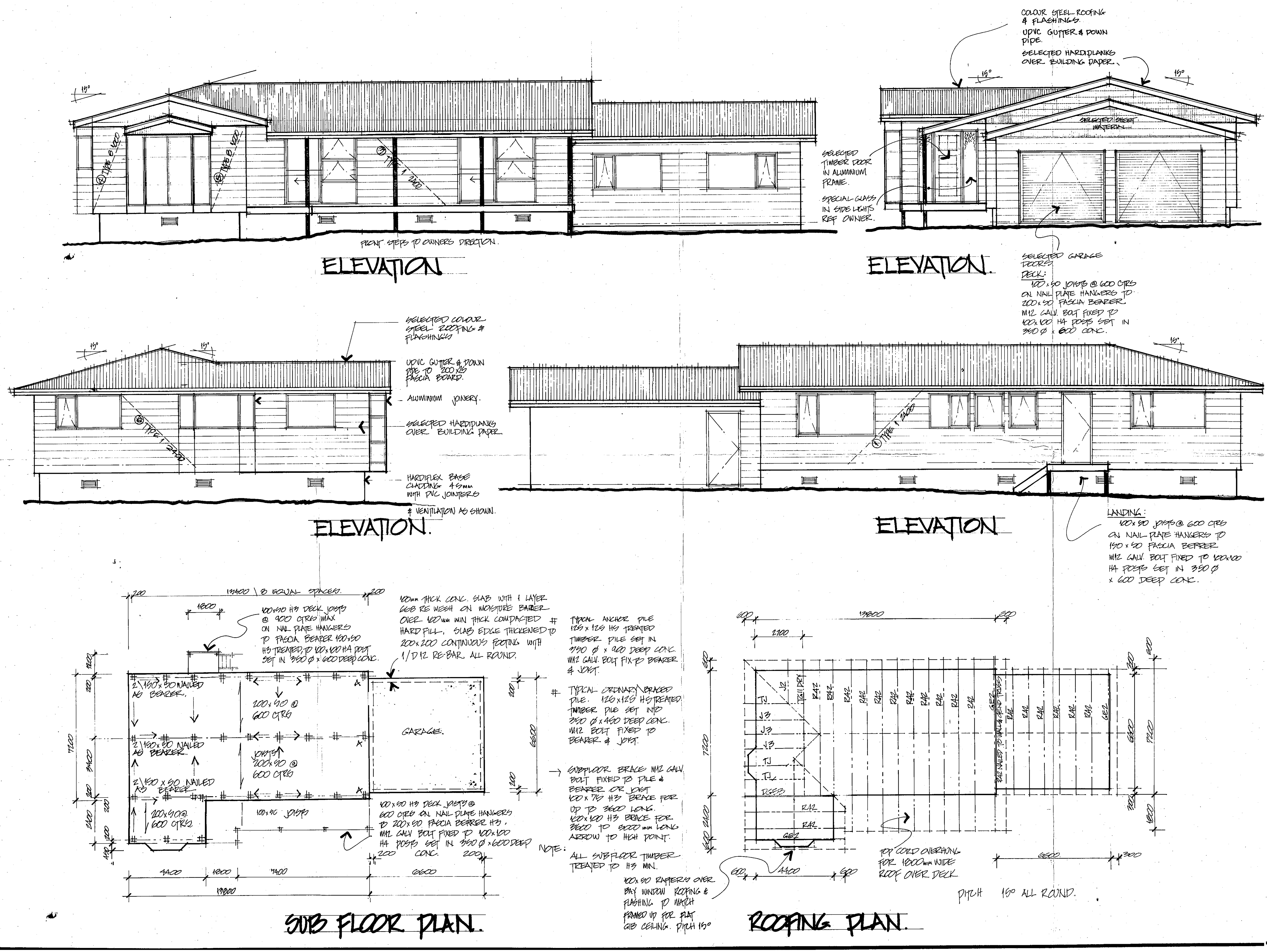
Cost of Variation Order No.6. $ ..... Signatures:

Date:

PROVISION FOR VARIATION N0.7.

Cost of Variation Order No.7. $ ..... Signatures: .....

Date:



otes:-

mendments:-

Copyright: Drawings to be Considered

Derek Frith
Architectural Designer

'reject-

RADICH HOUSE.

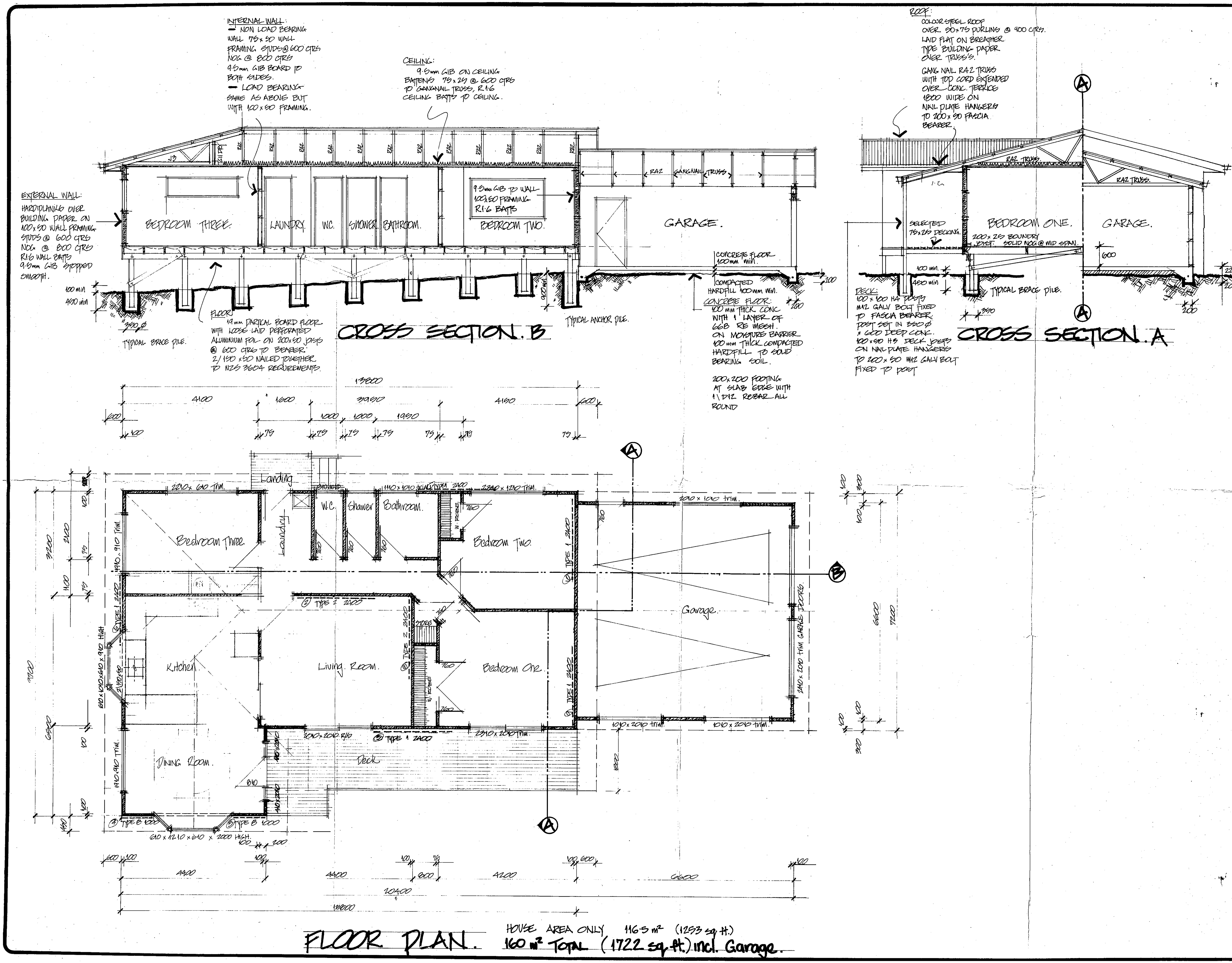
HOSPITAL ROAD.
TE KOPURU.

euroclass INTERIORS
1 RIVER RD, P.O.BOX
TELEPHONE: 4) 6765

SUB FLOOR ELEVATIONS. ROOFING.

Scale	Date
1:50	OCT 90
Sheet No.	Drawn
2	

Drawing No.



Notes:-

BEAMS:

FOR BEAMS REQUIRED TO SPAN 0.95 m USE 2/100 x 50 NAILED TOGETHER TO NZS 3604 REQUIREMENTS

FOR BEAMS REQUIRED TO SPAN FROM 0.95 TO 2450 m USE 2/150 x 50 NAILED TOGETHER TO NZS 3604 REQUIREMENTS.

TRUSS:
DESIGN & CALC'S BY GANGNAIL.

Amendments:-

These Drawings to be Considerec Copyright of

Derek Frith Architectural Designer

'reject-

RADICH HOUSE

HOSPITAL ROAD
TE KOPURU.

euroclass INTERIORS
1 RIVER RD, P.O.BOX 393, DARGAVILLE
TELEPHONE: (0884) 6765

FLOOR PLAN.
SECTIONS.

Scale	Date
1:50	OCT 90
Sheet No.	Drawn
I.	

Drawing No.

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. H 028161

KAIPARA DISTRICT COUNCIL No.

Inspector: M

File No.

Name	D. RADICH
Mailing Address	P.O. BOX 65
	TE KOPURU

BUILDER

Name	C.J.A MCCARROLL
Mailing Address	23 ISLINGTON ST
	DARGAVILLE

SITE

Street No.	
Street Name	HOSKING RD
Town/District	TE KOPURU
Riding	

LEGAL DESCRIPTION

Valuation Roll No.	111/165
Lot	PT ALLOT 2
D.P.	
Section	KOPURU PSH
Block	
Survey District	TOKA TOKA

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT NEW DWELLING FOR OWNERS USE

FLOOR AREA

Whole Sq. Metres: 160

DWELLING UNITS

Number Erected: 1

ESTIMATED VALUES $

Building	50,000
Plumbing	6,000
Drainage	
G.S.T. 12½%	
TOTAL	56,000

NATURE OF PERMIT (TICK BOX)

- [✓] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, AEPAIREO. EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$525	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 56		$
Plumbing	$ 120		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T. 12½%	$
M.S. Plumbing	$	TOTAL:	$ 749 00

Receipt No. 13011

Date of Payment 18 / 10 / 90

Authorised Officer

Special Conditions:

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

(CONTINUED OVER)

Date Inspected	
7/11/90	General inspection: bearers + joists down
6/12/90	" " : internal partition being framed.
	discussed screening of solid fuelled cooker
17/12/90	Drainage inspection O.K., running soil pipes and
	Hygeia Gully traps.
5/2/90	General visit O.K. inspected woodstove O.K

COMPLETED (Signature)_____ **Date** / /

BC/MP/01A

KAIPARA DISTRICT COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To: The Engineer (Attn. Plumbing & Drainage Inspector)
Kaipara District Council

Private Bag
DARGAVILLE

~~P.O. Box 1~~
PAPAROA

I, the undersigned D RADICH (full name) of TE KOPURU (full postal address) hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated at:

Valuation Number: 111,/165

Street or Road: HOSPITAL RD.

District: TE KOPURU

Legal Description:
Lot No.: PT ALLOT 28
Deposited Land:
Block:
Survey District:

Name and Address of Person for whom work is to be carried out:

DOROTHY RADICH P.O. BOX 65 TE KOPURU

Name and Address of Registered Craftsman Plumber, or Registered Drainlayer:

Plumber: TO BE NOMINATE

Drainlayer:

Registration Number:

Registration Number:

DESCRIPTION OF WORK

State type of premises: PRIVATE DWELLING

State extent of work: ALL P+D. FOR NEW DWELLING

ESTIMATED VALUE OF WORK

	Materials	Labour	Subtotal
Drainage			
Plumbing			
		TOTAL	

Signed: W & Mc Carroll Date: 12/10/90

- SEE NOTES ON REVERSE -

OFFICE USE ONLY

Fee Paid: $138-00 Receipt Number: Date:

SCALE OF PERMIT FEES PAYABLE

Labour Value	Up to $200.00.....$30.00
	Plus $6.00 for every $100.00 or part thereof

NOTE:

Fees are calculated on the total value of the work less the cost of materials. Such items as digger hire should not be included in the value of materials. Where the value of materials is not stated these will be calculated at 60% of the total value of plumbing work and 40% of the total value of drainage work. The Council reserve the right to alter the estimated value of all work for permit fee purposes at the discretion of the Plumbing and Drainage Inspector.

Water Conservation Bylaw (Dargaville Only)

Dual Flush Toilets

All water closet flushing cisterns in new installations or where the cistern is being replaced shall be of a dual flush type approved by the engineer.

On Demand Urinal Flush Controllers

The flushing of all urinals in new installations or where the cistern is being replaced, shall be controlled by an on-demand controller or a type approved by the Engineer.

Work is to be carried out by a registered plumber or drainlayer.

A plan of the proposed work is to be submitted with this application.

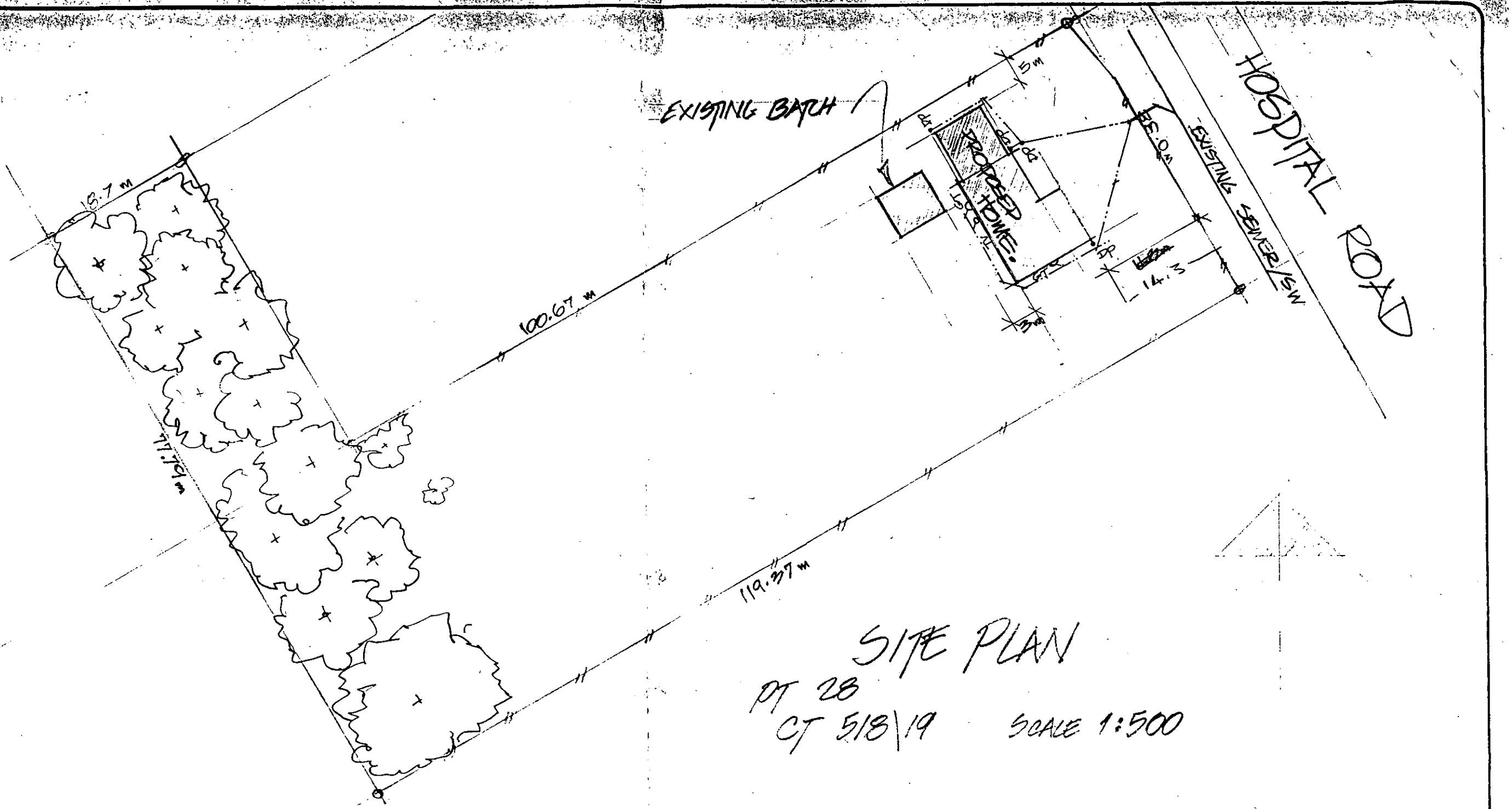
"As built" plans of the completed work will be the responsibility of the Drainage and Plumbing Inspector.

All testing gear to be supplied by the Drainlayer and drains are to be pretested by air.

Permit fees are payable on sanitary plumbing and drainage, but not on roofing, spouting etc.

Plan

A suitable plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances from boundaries and the position and dimensions of effluent disposal.



SITE PLAN

PT 28
CT 518/19 SCALE 1:500

euroclass INTERIORS

for D. RADICH HOUSE — SITE PLAN —

BY
DATE
NO. OF
QUOTE NO. JOB NO.

GENERAL INFORMATION

(1) The following MUST accompany this Application:

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE in ink or on print paper to an acceptable metric scale (eg. Plans and Elevations 1:100, Cross sections 1:50, Details 1:10, Site Plan 1:200 would be normal) and drawings shall be drawn or printed on quality paper preferably of Standard A1, A2 or A3 size.

The following shall be included:

(a) A floor plan of each floor level showing position of all sanitary fittings and names and sizes of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown,

(c) An elevation of each external wall.

(d) Cross-sections showing framing, the type and location of cladding, insulation, sheathing and lining.

(e) 'The type and location of each' foundation element **(for** example: reinforced masonry foundation wall, anchor pile, cantilevered pile, and ***so*** on).

(f) Adequate information on all subfloor, floor, wall, and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element.

(g) Where a building requires Plumbing and Drainage work a separate Application form must be filled in and fee paid before a Building Permit can be issued.

(h) Such drawings and information in details as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.

(i) A report and calculations showing'how the design complies with the By-laws in the case of buildings requiring specific designs.

(j) Applications for (in **so** far applicable):

(1) Drainage and Plumbing
(2) Sewer Connections
(3) Water Supply Connection
(4) Footpath Damage Deposit
(5) Hoarding Licence
(6) Vehicle Crossing
(7) Stormwater Connection

(k) In duplicate a location drawing showing the site (all four boundaries) the buildings already on the site and the new proposed building shown in black. The measurements from the proposed buildings to all buildings on the site and the boundary lines should be given.

(2) FEES may be forwarded later on advice of availability of permit and the amount of fees required.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the Engineer shall have the absolute determination of the value of the proposed work or building.

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK (Value to exclude value of Plumbing and Drainage work).

Values must be calculated at current market rates and include the GST content of the price of the building.

0 to $ 2,500	fee	$ 55.00
$ 2,501 to $ 5,000	fee	$ 95.00
$ 5,001 to $ 9,000	fee	$145.00
$ 9,001 to $ 13,000	fee	$220.00
$ 13,001 to $ 20,000	fee	$300.00
$ 20,001 to $ 30,000	fee	$370.00
$ 30,001 to $ 45,000	fee	$425.00
$ 45,001 to $ 60,000	fee	$485.00
$ 60,001 to $ 80,000	fee	$525.00
$80,001 to $110,000	fee	$585.00
$110,001 to $150,000	fee	$650.00
$150,001 to $200,000	fee	$750.00

$200,001 and above — $750.00 for the first $200,000 plus $100.00 for every $50,000 or part thereof thereafter.

That where a design certificate or structural checking is required, that the fee be increased by 25%

BUILDING RESEARCH LEVY FEE

In addition to the above fee, there will also be payable a Building Research Levy in accordance with the Building Research Levy Act 1969, which is set at $1.00 in each $1,000 or part thereof of the value of each Building Permit issued. Permits for work of a value less than $20,000 are exempted.

PLUMBING AND DRAINAGE PERMIT FEE

See Drainage and Plumbing Application Form

A minimum fee of $30.00 for the first $200 worth of work (labour without materials).

$6.00 per $100.00 worth of work thereafter.

All the above fees include GST.