

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 160475



The Building			
Street address of building:	14 Ferndale Drive, Waikanae	Building name:	
Current, Lawfully established, use:	Residential	Location of building within site/block number:	
Level/unit number:		Intended life of the building if 50 years or less:	
Legal description of land where building is located:	LOT 6 DP 409302 C/T 434060	Year first constructed:	2016
The Owner			
Name of owner:	Ferndale Development Limited	Street address /registered office:	2 Kanuka Close, Ferndale, Waikanae
Contact person:		Phone numbers:	
Mailing address:	C/- David Reid Homes (Kapiti) Ltd P.O. Box 148 Paraparaumu 5254	Landline:	04 904 5959
Email address:	tim.sunderland@davidreidhomes.co.nz	Mobile:	021 88 0033
Website:		Daytime:	
		After hours:	
		Facsimile number:	
First point of contact for communications with the Kapiti Coast District Council:			
Full Name: David Reid Homes (Kapiti) Ltd Mailing Address: PO Box 148, Paraparaumu 5254 Phones:: 021 880033: 04 904 5959			
Building Work			
Building Consent No:	160475	Issued by:	Kapiti Coast District Council
Project Description:	New single level shadow clad dwelling		

Code Compliance

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

- (a) the building work complies with the building consent.

Russell Brook – Team Leader – Site Inspections

On behalf of **Kapiti Coast District Council**

Date: 23 February 2017

WEST COAST PLUMBING
Scott Tither reg. 19014
ph. 021 524 545

BC 160475
2 Karaka Close /
14 Fernside Drive
WAIKANAE

RECEIVED
29 JUN 2016
BY:

00007

PLUMBING & DRAINAGE NOTES:

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS, SINGLE STACK RESIDENTIAL SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS
- CONFIRM POSITION OF LATERALS & MAINS ON SITE
- PROVIDE 22500 litre WATER STORAGE TANK WITH PUMP SUPPLY TO WC CISTERNS AND EXTERIOR HOSE TAPS - LOCATION TO BE CONFIRMED BY CLIENT
- ALL PIPES FROM WATER TANK SUPPLYING WC AND EXTERIOR TAPS TO BE CLEARLY LABELLED AS SUCH
- INSTALL SIGNS AT EXTERIOR TAPS TO SHOW WATER NOT FIT FOR DRINKING
- HOT WATER SUPPLY PIPES FROM WATER HEATER SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH NZS 4308
- ALL TILED WET AREA SHOWERS TO HAVE AQUATITE WET WALL CADDY SYSTEM INSTALLED TO PENETRATIONS

PLUMBING KEY

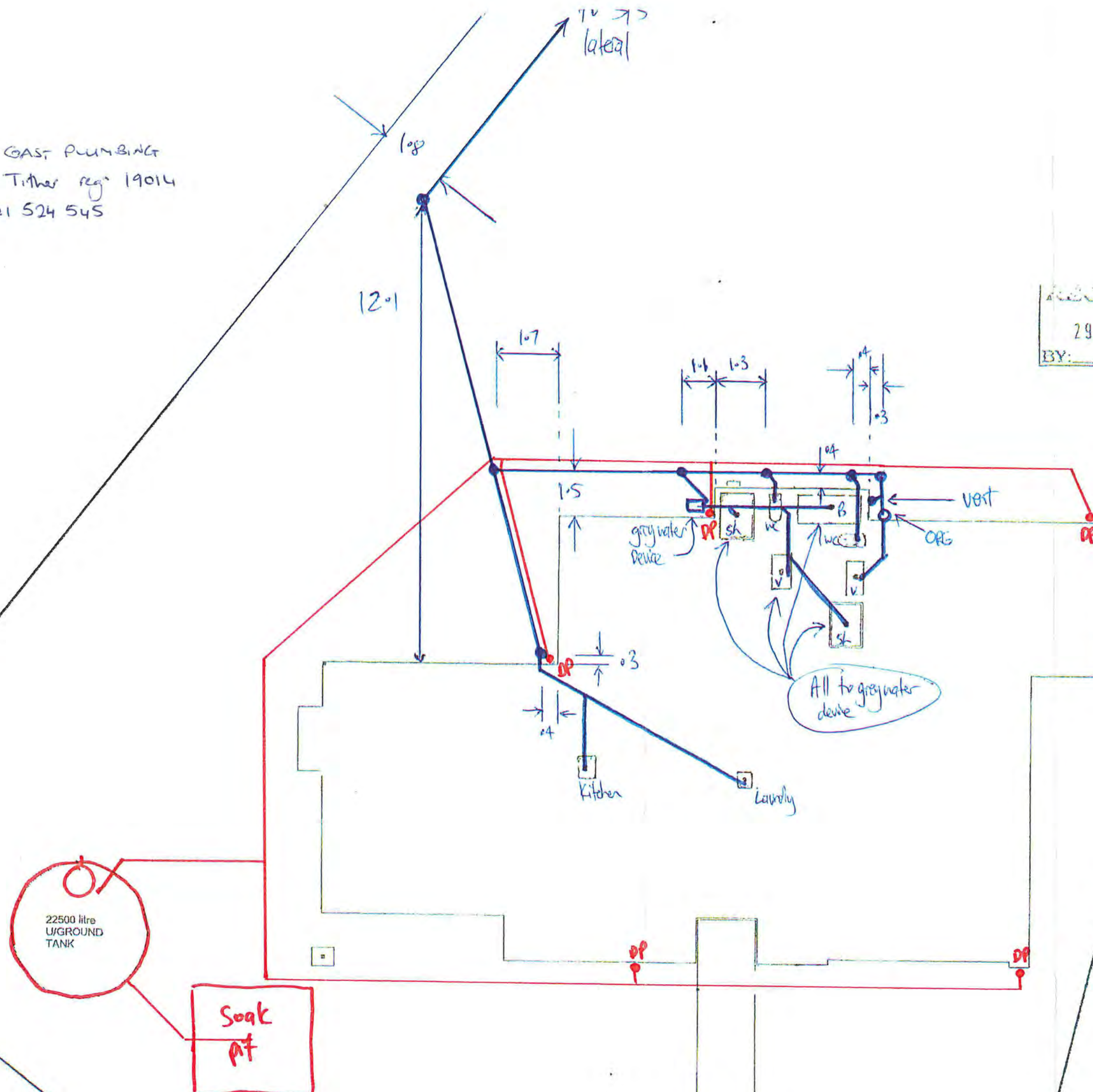
BATH	= BATH	= 4FU
BG	= BATHROOM GROUP	= 6FU
DW	= DISHWASHER	= 3FU
SHW	= SHOWER	= 2FU
SINK	= SINK	= 3FU
TUB	= LAUNDRY TUB	= 5FU
WC	= TOILET	= 4FU
WHB	= WASH HAND BASIN	= 1FU
WM	= WASHING MACHINE	= 5FU

DP	= DOWNPIPE
DV	= DRAIN VENT
HT	= HOSE TAP
IP	= INSPECTION POINT
AAV	= AIR ADMITTANCE VALVE
FWG	= FLOOR WASTE GULLY
HWC	= HOT WATER CYLINDER
ORG	= OVERFLOW RELIEF GULLY

MAXIMUM NUMBER FIXTURE UNITS FOR VENTED 100Ø DRAIN LAID 1 IN 60 = 165
REFER TO TABLE 4.3 AS/NZS 3500.2 FOR OTHER GRADIENTS.

PIPE GRADIENTS
MINIMUM GRADES FOR DRAINS & DISCHARGE PIPES:
65Ø & LESS = 1 IN 40
80Ø & 100Ø = 1 IN 60

DRAINAGE PLAN



PRODUCER STATEMENT PRIVATE SEWER DRAINS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by:

West Coast Plumbing

Registration number:

19014

In respect of: Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at:

2 Kanuka Close, Waikanae

Building Consent No:

160475

As a certified drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name:

Scott Tither

Signature:

Address:

Date:

21/2/17

Phone:

04 524545

Fax:

Mobile:

Email:

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Kāpiti Coast District Council Office Use Only

Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

23/2/17

Name:

Russell Brook

Signature:

PRODUCER STATEMENT STORMWATER DRAINS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by: West Coast Plumbing

Registration number: 19014

In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at: 2 Kanuka Close, Waikanae

Building Consent No: 160475

As a certified drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name: Scott Tither

Signature: [Signature]

Address:

Date: 21/2/17

Phone: 021 524 545

Fax:

Mobil:

Email:

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

Kāpiti Coast District Council Office Use Only

Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

23/2/17

Name:

Russell Brook

Signature:

[Signature]

PRODUCER STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by: *Pro Plumbing + gas Ltd*

Registration number: *13440*

In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at: *2 Kanuka Close, Waikanae*

Building Consent No: *160475*

As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name: *Bened Lyell*

Signature: *[Signature]*

Address:

Date: *21/2/17*

Phone: *021 524823*

Fax:

Mobile:

Email:

Kapiti Coast District Council Office Use Only

Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date: *23/2/17*

Name: *Russell Brook*

Signature: *[Signature]*

Department	For Referral	Comments	Approving Officer / Date
Site Inspection	☒	Refer to Form 241 for completion of Site Inspection & sign off this form when completed.	<i>Wang</i> 7-7-16
Resource Consents (refer PIM Sheet)	☒		
Plumbing and Drainage	☒		5/8/2016 <i>Simo-copp</i>
Building	☒	RFI points req for letter 27/7	2/8/2016 <i>Colin Clench</i>
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
Attachments: ☐ PIM ☐ DIF ☐ CS ☐ Sec 37/ Building work related to this consent may not yet commence because you need to obtain resource consent/s under the Resource Management Act 1991 or the proposal must be amended to comply with the requirements of the District Plan. Other: ☐ ☐		NOTES:	

APPLICATION WORKFLOW COVERSHEET (Blue Folder)



Building Consent No.	160175
Building Project	new single level shed/warehouse
Location (Site Address)	14 Fernside Drive, Waikare
Building Category	Circle appropriate category 0 R1 <u>R2</u> R3 C1 C2 C3

Received:

RECEIVED
29 JUN 2016
BY: _____

R B W

Note: A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed.

	Name and signature	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1	<i>Simo-copp</i>	30/06/16
Payment taken and receipted (details entered inside this cover sheet) by CSO BC1		
Data entered and invoiced by CSO BC1	<i>Yin Jun</i>	30/06/16
Pages numbered by CSO BC1	<i>Simo-copp</i>	30/06/16
BC Application and documentation scanned, checked & status update by CSO BC1	<i>Yin Jun</i>	30/06/16
BC Application signed over to BC BC1		
Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5	<i>Simo-copp</i> <i>Colin Clench</i>	5/8/2016 2/8/2016
Once Technical review complete, passed to CS for Plan Production and Invoicing BC3	<i>Colin Clench</i>	2.8.2016
CSO checks data entry input, including required inspections BC3		
BC, plans and other appropriate paperwork produced by CSO BC3		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3	<i>So Croft</i>	8/8/16
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3		

CONSENT DATA INPUT REQUIREMENTS

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
✓ Foundation/Piles	✓ Drainage	✓ Pre-lining (Plumbing)	✓ Final (Dwelling)
Block	✓ Pre-Wrap	✓ Wet Areas – Membrane	Final (Commercial)
✓ Pre-Slab (Plumbing)	✓ Pre-Clad	✓ Post Lining	✓ Chimney (Inbuilt Fire)
✓ Pre-Slab (Building)	✓ Weathertightness	Brick Veneer	
Sub-Floor	✓ Pre-lining (Building)	✓ Retaining Wall	

Office use ✓	Office use ✓
32 ✓ Lapse and cancellation after 12mths of consent	23A Second hand wood burner certified
2 ✓ Engineer design specific components	25 ✓ Contractor to leave site clean and clear
3 Foundations to solid bearing of 200mm	30 To comply with Food Hygiene Regulations 1974
4 NZS3604 as acceptable solution in terms of NZ Building Code	31 As in CCZ, all fixings need to be stainless steel
6 Not approved as Habitable Room	33 Approval only given for relocation purposes
9 ✓ Note and comply with all endorsements on approved plans	34 If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
10 Names and Registration of plumber and drain-layer required	38 Window sashes on upper levels less than 760mm above floor to have stays fixed
11 Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39 Construction of playground to comply with NZS5828
12 Hot & Cold water pipes tested to 1500kPa	40 Fencing, gates, doors directly leading to swimming pool to comply with the Fencing of Swimming Pools Act 1987
13 Roof stormwater to be connected to existing	43 Textured systems should be applied by licensed, trained applicators – supply warranty
15 Owner/builder to ensure prop foundation height will allow satisfactory connection	44 ✓ Exterior cladding system to be completed and inspected prior to internal lining
21 Minimum FFL to comply with NZS3604	
23 Installation of solid fuel appliance (wood burner) comply and secured	

Act Ref ✓	Standard Consent Conditions	Comment
37	Resource Consent has not yet been obtained	
72 - 73	Land subject to natural hazard	
75-80	Construction on two or more allotments	

Non-Standard Addenda

Yes/No **NO** Compliance Schedule

Yes/No **Yes** Office - please see additional consent data comments on next page

Attach Receipt			
✓ This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.		Attach receipt	
The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details that are not necessarily indicated on the architectural drawings. It is the responsibility of the owner and contractor to ensure the full fire precautions, systems and construction are incorporated in the building.			
Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring engineer specific design.			
Other:			
Office Use Only: Fees			
Building Consent Fee	\$ 1,849		
Inspection Fee	\$ 1,320		
Sewer Connection	\$	Application Fee	\$ 4,988
Water Connection	\$	Invoice No: 17228	Date: 30/06/16
Building Research Levy	\$ 400	Receipt No:	Date:
Vehicle Crossing Damage Deposit	\$	Fees Paid By:	
Certificate of Title Charge	\$	Building Consent Number: 160475	
MBIE Building Levy	\$ 804	Date Issued: 30/06/16	
AUTHORISATION FOR REFUND OF DEPOSITS			
Compliance Schedule	\$	Deposit Held	\$
Code Compliance Certificate	\$ 72	Cost to Repair Damage Caused During Construction	\$
Accreditation Levy	\$ 400	Total Balance to be Refunded	\$
Photocopying <i>DP check</i>	\$ 143	Authority Number:	
SUBTOTAL	\$	Authorised:	Date:
Less Fee Paid	\$	Deposit Held	\$
Total	\$ 4,988		

David Reid Homes (Kapiti) Ltd
PO Box 148
Paraparaumu 5254

08 August 2016

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 160475

Location: 14 Ferndale Drive, Waikanae
Legal Description: LOT 6 DP 409302 C/T 434060
Description: New single level shadow clad dwelling

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 Consent.
- 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) 296 4700.

Building Consent

160475

Section 51, Building Act 2004

The building

Street address of building: 14 Ferndale Drive, Waikanae
Legal description of land where building is located: LOT 6 DP 409302 C/T 434060
Valuation number: 1494126507
Building name:
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Ferndale Developments Ltd
Contact person:
Mailing address: 2 Kanuka Close, Waikanae 5254
Street address/registered office: 2 Kanuka Close, Ferndale, Waikanae
Email address: tim.sunderland@davidreidhomes.co.nz
Website:
Phone numbers:
Landline: 04 904 5959 *Mobile:* 021 88 0033
After hours: *Fax number:*

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

Full Name: David Reid Homes (Kapiti) Ltd
Mailing Address: PO Box 148, Paraparaumu 5254
Phones:: 021 880033: 04 904 5959

Building work

The following building work is authorised by this building consent:
New single level shadow clad dwelling

Residential dwelling

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.

Build conditions

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Building Consent Addendum
- List of required inspections
- Plans and specifications

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 5/08/16

Addenda to Application

Application

David Reid Homes (Kapiti) Ltd PO Box 148 Paraparaumu 5254	No.	160475
---	-----	--------

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage New single level shadow clad dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential dwelling
Estimated Value	\$400,000
Location	14 Ferndale Drive, Waikanae
Legal Description	LOT 6 DP 409302 C/T 434060
Valuation No.	1494126507

Builder: David Reid Homes - Timothy Sunderland 1 Kanuka Close,
Ferndale, Waikanae : 021 880033 / 04 904 5959

Designer: AD Architecture Ltd - Jon Ambler 45b Te Roto Dr,
Paraparaumu : 021 293400 / 04 295 5668

Contractor: Certa - Stuart Preston Level 1, 14 Laings Rd, Lower Hutt

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Site
 2. Foundations
 3. Pre-slab - Plumbing
 4. Pre-slab - Building
 5. Drainage
 6. Pre Wrap
 7. Pre Clad
 8. Weathertightness
 9. Preline - Building
 10. Preline - Plumbing
 11. Wet Area - pre Application
 12. Wet Area - post application
 13. Postline
 14. Retaining Wall
 15. Chimney Inspection
 16. Final Inspection

- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

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:

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. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Note and comply with endorsements on approved plans.
4. Contractor to leave site clear of all demolition materials and in a tidy state.
5. 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.
6. This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.
7. All work to be in accordance with Sec 221 Consent Notice imposed under RM070273

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:

GASFITTING CERTIFICATE OF COMPLIANCE — GAS SAFETY CERTIFICATE



Certificate of Compliance:

Client Name:

Reference / Job #: ICP (if known):

Address of work:

Suburb: Town / City:

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

Installed gas pipe work to framing from gas meter to appliance locations, performed a pipe work leak test, test was sound. Installed a Rinnai HD200i internal Infinity unit to roof space complete with flue system thru the roof. Gas hob supply has been capped off for potential use at a later date and an Escea fireplace was also supplied, installed and certified by others. Commissioned system and checked appliance operation, performed a final system leak test, test was sound.

Gas supply pressure kPa Risk classification (tick one) ☐ Low-Risk ☒ General ☐ High-risk

Gas type (tick one) ☒ Natural gas ☐ LPG ☐ Biogas ☐ Other (specify)

The work has been done in accordance with a certified design: ☐ Yes ☒ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on manufacturer's instructions: ☒ No ☐ Yes:

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with means of compliance (specify):

☒ Yes – AS/NZS 5601.1 sections 3 to 6 ☐ Yes – AS/NZS 5601.2 sections 3 to 9 ☐ No

Were any other standards or gas code of practice required for compliance?

☐ Yes (specify) ☒ No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?

☒ All ☐ Parts (specify)

Date(s) on which the work was done:

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Registration number:

Certifier Signature: Digitally signed by Bernard Lynch Date: 2017.02.21 20:26:50 +13'00' Date:

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection:

Registration number: Date of completion or connection:

Certifier Signature: Digitally signed by Bernard Lynch Date: 2017.02.21 20:27:50 +13'00' Date:

This Gas Safety Certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

web site checked 23/2/17 RCB



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

PL601

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

2 Kanuka Close, Furndale, Waikanae

Contact Details:
(Name and address)

David Reid Homes

Name of Electrical
worker:

Sam Lienert

Registration/Practising
licence number:

E20214

Organisation/company:

Prolight Electrial Ltd

Phone & email:

021 757 728

sam.l@prolight.net.nz

Type of work:

☐ Additions ☐ Alterations ☒ New work

The prescribed electrical work is:

☐ Low risk ☐ General ☒ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZ3000 ☒ Part 2 of AS/NZ3000☐ Additional Standards:Description of
work:

Carry out electrical work for new house installation.
Installation of new MCB Meter box, new main earthing and new mains to side of house.
Installation of new sigle phase mains from pillar.
Installation of general electrical work as per plans.

I certify that the completed prescribed electrical work to which this certificate applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Test Results

Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance	
Other (specify):	

Certifier's signature:

Date:

24/11/2016

¹ Attach or reference. If it is Impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Sam Lienert

Registration/Practising
licence number:

E20214

Certifier's signature:

Certificate Issue Date:

24/11/2016

**CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND
SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Independent Electrical Inspectors Ltd.

3 Celtic Way, Paraparaumu.

☑ Andrew Stellingwerf -12866 ph:027 280 4588

COMBINED COC / ROI / ESC

Customer Name: DANIO RAD HINES Reference: N289422

Location of Installation: 2 KANUKA CL
WAIKANA

Certificate of compliance: for revenue metering installed on this site in accordance with E.I.P.C code.

☐ Vircom EMS testhouse ☒ Indeserve testhouse ☐ Other

Record of Inspection: Description of work inspected: NEW HOUSE NEW MAINS
MEN + MAIN EARTH

Certificate of compliance supplied

Reference: PL601 Issued by: S LEINERT Reg Number: E20214 Dated: 24-11-16

Reference: _____ Issued by: _____ Reg Number: _____ Dated: _____

HAZARD IDENTIFICATIONS AND CONTROLS.

ELECTRA CONTROL ROOM PH: 06 367 9755 IN EMERGENCY PHONE: 111 NETWORK ACCESS PH: 0800 800 109

MINIMUM P.P.E. REQUIRED: HARD HAT, ARCPROOF OVERALLS, WORK BOOTS, GLOVES, SAFETY GLASSES.

FIRE EXTINGUISHER, FIRST AID KIT, AND WATER BOTTLE LOCATED REAR OF VEHICLE.

Client:	PROLIGHT		Electra acknowledgement #	2365675	
Job Type:	N/C		Time on:	1320	
			Time off:	1430 1355	
Assett #:	34255J		Pole ☐	Pillar ☒	Other ☐
<u>HAZARD</u>	<u>POTETIAL HARM</u>	<u>ACTIONS PROPOSED</u>	<u>COMMENTS</u>		<u>WORK CARRIED OUT</u>
Electricity	Shock, burns	MINIMISE	CHECK GLOVES + PPE		Inspect & Liven ✓
Heights	Gravity				1 PH tie in ✓
Falls, trips & slips	Injury				3 PH tie in
Outdoor/Weather	Cold/Heat/Rain				Disco/Reco
Traffic	Hlt by				Fuse
Public Access	Danger to public	MINIMISE	SIGN AT WORK AREA		

CONSIDER ALSO: SITE SECURITY, OTHER SERVICES, ENVIRONMENTAL ISSUES, HEAVY LIFTING, ELEVATED WORKING, ETC

TESTING AND COMMISSIONING

TESTING & INSPECTIONS CARRIED OUT IN ACCORDANCE WITH THE ELECTRICITY SAFETY REGULATIONS AS/NZS 3000 / AS/NZS 3019

Voltage:	R: <u>240</u> v	W: v	B: v	Comments:
Earth Loop impedance:	R: <u>27</u> Ω	R: Ω	B: Ω	
PSSC:	R: <u>89</u> ka	W: ka	B: ka	
Insulation Resistance:	<u>740</u> MΩ	Earth Lead Resistance:	<u>0.17</u> Ω	Bonding: <u>0.00</u> Ω
Polarity ☒	Visual Check ☒	R.C.D Test	ms	ma

NOTES

This work complies with the NZ building code, is connected to a power supply and has not adversely affected any other part of this installation. I certify that the installation or part thereof, to which this certificate applies, complies with the current electrical regulations and is safe to use.

SIGNATURE: [Signature]

DATE: 30-11-16

Reviewed 08/12/2015





Building Code Clause(s) **B1**

J40735



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: **Certa Engineering Ltd**
TO: **David Reid Homes Kapiti**
(Owner/Developer)
TO BE SUPPLIED TO: **Kapiti Coast District Council**
(Building Consent Authority)
IN RESPECT OF: **New Residence**
(Description of Building Work)
AT: **2 Kanuka Close, Waikanae**
(Address)

Lot: 6 DP: 409302

Certa Engineering Ltd has been engaged by **David Reid Homes Kapiti**

to provide ☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 observation services
(Engineering Categories)

in respect of clause(s) B1, VM1 of the Building Code for the building work described in documents relating to Building Consent No # **160475**. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / Site Inspection Reports **Numbered 1-2, Site Instructions 1-2 & Contractors PS3** (copies attached) have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works

I believe on reasonable grounds that ☐ All ☒

Part only as specified of building work outside the scope of NZS3604:2011-

- Ribraft Foundations
- Structural Beams 2-5 & Connections
- Portal Frame

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, VM1 of the Building Regulations.

I, **Stuart Preston** am CPEng Registered No. **138744**

I am a Member of IPENZ and hold the following qualifications: **BE (Civil), MIPENZ, CPEng**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ

SIGNED BY **Stuart Preston** **ON BEHALF OF** **Certa Engineering Ltd.**

Date: **17th February 2017**

Signature

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

web site checked / Book 23/2/17

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- PS1 Design** Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
- PS2 Design Review** Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
- PS3 Construction** Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:20031 ; or Schedules E1/E2 of NZIA's SCC 2007 2
- PS4 Construction Review** Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)3 (OL1-OL4)2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz

SITE INSTRUCTION



Date:	9 August 2016	Instruction No:	01	Job No:	40735
Authorised By:	Geert van de Vorstenbosch				
Principal:	David Reid Homes (Kapiti) Ltd				
Contractor:	David Reid Homes (Kapiti) Ltd				
Contract:	2 Kanuka Close, Waikanae	Number of pages incl this sheet:	02		

Please note the following instructions to this contract:

ITEM DESCRIPTION

1.01 Piling under Ribraft Slab

The Contractor has raised concerns about the ground support under the edge of the Ribraft slab close to the gabion basket retaining wall.

Following a site visit on 9 August 2016, the Ribraft slab is to have 150Ø SED H5 treated driven timber piles installed under it in accordance with the revised Foundation plan (refer attached).

Piles are to be driven to a minimum 20mm set.

Authorising signature.....

No change to the contract price or extension to the contract time is authorised in respect to this Site Instruction.

Copies to:

☐ Client	Quantity Surveyor	☒ Certa Staff (Martin Pratchett)
☐ Project Manager	File	
☐ Architect	Other	
☒ Contractor		

MASONRY WALL NOTES:

1. ALL MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS4210:2001. USE 800g/m² OF SIKKA 'CAVEX' EXPANSION AGENT, OR APPROVED ALTERNATIVE, FOR MASONRY BLOCK INFILL.
2. VERTICAL CONTROL JOINTS TO BE PROVIDED AT 6m MAX. CRS AND COMPLYING WITH NZS4229:2013 SECTION 12
3. IF MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN
4. CONCRETE SHALL BE:
 - SLABS & FOOTINGS N25 (25MPa)
 - BLOCK FILL N17.5 (17.5MPa)
 - PILES N17.5 (17.5MPa)
 - TIDY SLABS N10 (10MPa)

NOTES:

1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE AND FOR DETAILS OF ALL SERVICES TO BE CAST IN SLAB. DO NOT SCALE OFF THIS DRAWING.
2. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3109:1997
3. CONCRETE SHALL BE:
 - SLABS & FOOTINGS FIRTHS RIBRAFT MIX (25MPa)
4. MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE
5. HD12 BARS LAP LENGTH IS 600mm
6. CONCRETE FINISHES SHALL BE:
 - SLABS U3
 - EXPOSED FOOTINGS F4
7. CONCRETE COVER
 - 25mm MIN. INTERIOR
 - 40mm MIN. EXTERIOR
 - 75mm MIN. IN CONTACT WITH GROUND.
8. ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS4671:2001 (HD BARS SHALL NOT BE REBENT)
9. REFER RIB RAFT SPECIFICATIONS FOR SAWCUTS AND SHRINKAGE CONTROL JOINTS
10. BASECOURSE AS REQUIRED TO BRING SITE LEVEL. ANY SOFT SPOTS ARE TO BE EXCAVATED AND REPLACED WITH BASECOURSE.
11. ENGINEER TO INSPECT PRIOR TO POURING CONCRETE. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT

FILL SPECIFICATION:

1. SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES.
ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT.
2. FILL MATERIAL TO BE CRUSHED ROCK TOPCOURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS1377 TEST 9.
3. COMPACT IN MAXIMUM LAYERS OF 150mm THICK WITH A 2 TONNE ROLLER - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE

ENGINEER TO INSPECT AND TEST EVERY 2nd LAYER PLACED (300mm INTERVALS)

CLIENT

DAVID REID HOMES

PROJECT

2 KANUKA CLOSE
WAIKANA E



CERTA
ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
email@certa.co.nz

DATE: JUNE 2016

DESIGNED: MP

DRAWN: AV

APPROVED:

JOB No: 40735

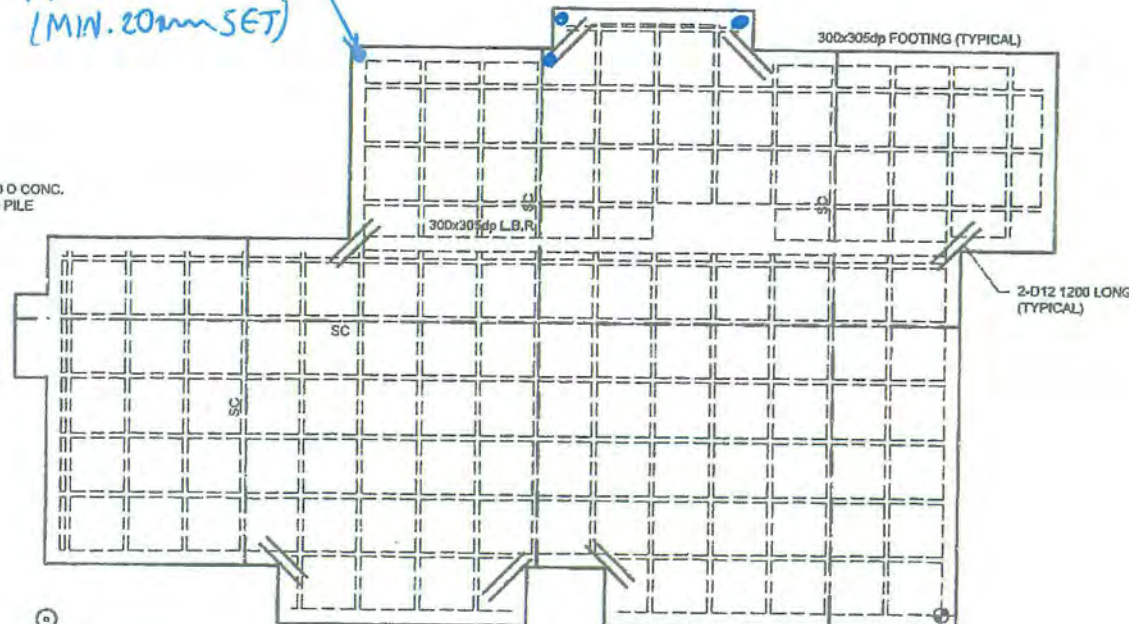
SHEET No: S1

REV: 0

150p SEO
HIS TREATED
DRIVEN TIMBER
PILES
(MIN. 20mm SET)

400Ø x 800 D CONC.
AUGERED PILE

2



400Ø x 800 D CONC.
AUGERED PILE

1

400Ø x 800 D CONC.
AUGERED PILE
2-HD12 VERT. BARS

3

FOUNDATION PLAN

SCALE 1:100

SC = SAWCUT.

L.B.R. = LOAD BEARING RIB

SITE INSPECTION REPORT

Date: 12-08-2016	Report No: 031	Job No: 40735
Inspected By: GERT VAN DE VORSTENBOOSCH		Sheet 01 of 01
Contractors Representative: AT RELIABLE FOUNDATIONS LTD (RFL)	Area Inspected: RIDRAFT CR6000	
Project: 2 KANUKA CLOSE, WAIKANA	BC Number: 160478	



CERTA
ENGINEERING

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Level 1
14 Laings Road
PO Box 30 535
Lower Hutt 5040

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Margaret Road, Raumati
Paraparaumu 5032

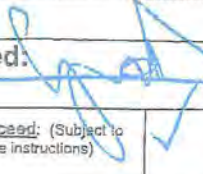
Email: email@certa.nz
Web: www.certa.nz

Observations:

- * ALL RIDRAFT PILES SET OUT CORRECTLY
- * ALL EXTERNAL FOOTINGS & RIS CORRECT DIMENSIONS
- * ALL REINFORCEMENT CORRECT EXCEPT INTERNAL CORNER BARS YET TO BE PLACED @ 916.
- * ALL MESH IN PLACE.

Instructions Given:

- * PLACE 2 916 INTERNAL CORNER BARS AS INDICATED ON THE FOUNDATION PLAN.

Approved: (Signed: )	Not Approved – Hold Point: (Signed:)		
Work may proceed: (Subject to completing above instructions)	Work may not proceed. Further design/instruction and re-inspection required:	Re-inspection required following completion of above instructions:	Contractor to supply photographs for approval following completion of above instructions. Work not to proceed until approval given.

Note: Approvals given in this report are subject to the satisfactory completion of Territorial Authority statutory inspections.

SITE INSTRUCTION



Date: 27/9/16	Instruction No: 2	Job No: 40735
Authorised By: MJP		
Principal: David Reid Homes		
Contractor: Stacey Hedley		
Contract: 2 Kanuka Close	Number of pages Incl this sheet: 2	

Please note the following instructions to this contract:

ITEM	DESCRIPTION
1	Beam attachment to portal frame. 6mm steel plate to be site welded to portal frame as shown in attached diagram. Beam to be bolted to plate with 2-M16 bolts. 50*50*3 washer to be used against timber. Both beams to be attached to portal same way.

Authorising signature.....MJP.....

No change to the contract price or extension to the contract time is authorised in respect to this Site Instruction.

Copies to:

☒ Client	☐ Quantity Surveyor	☐ Certa Staff
☐ Project Manager	☐ File	
☐ Architect	☐ Other	
☐ Contractor		

bum
plate

6V

50

60

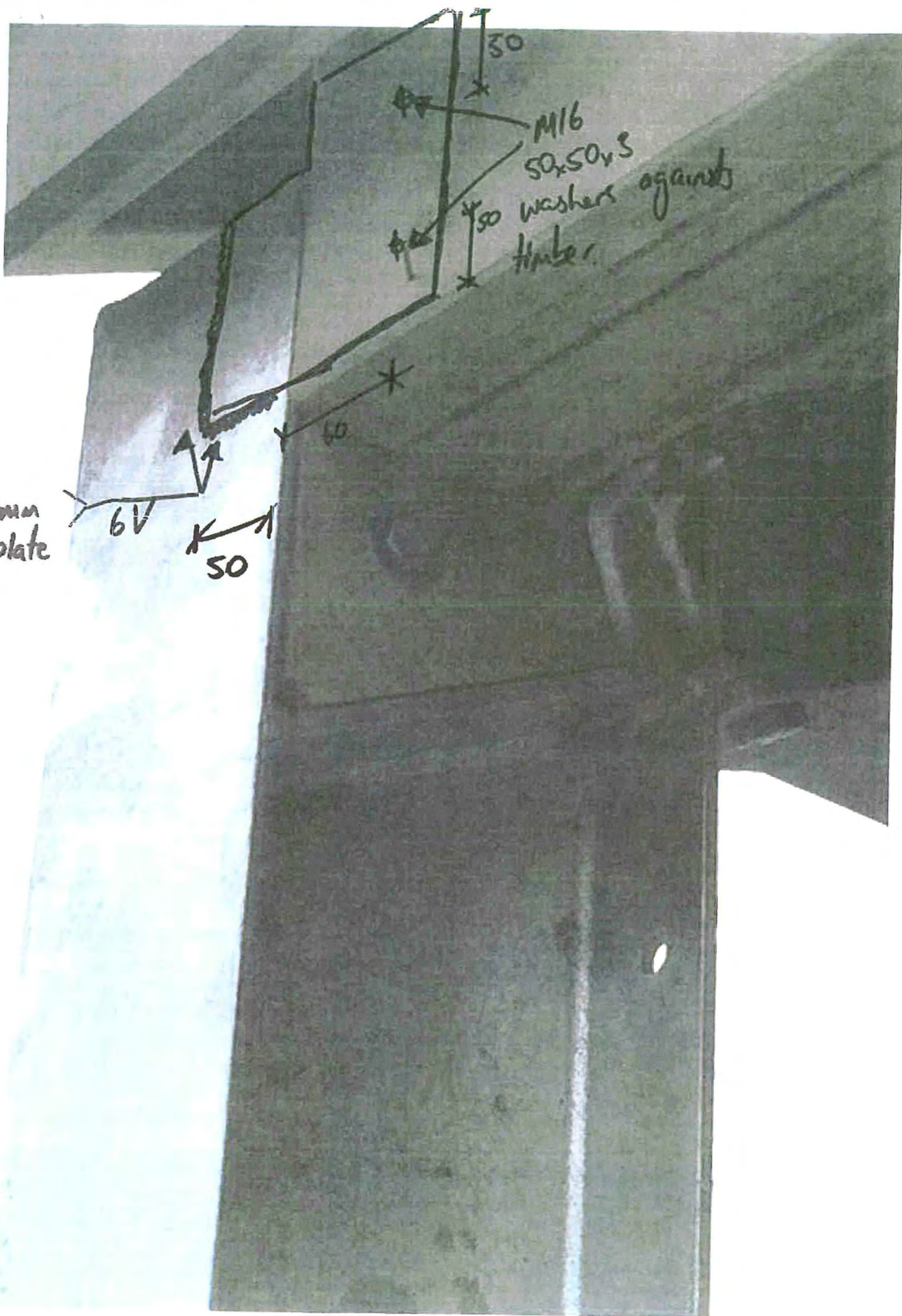
30

M16

50x50x3

washers against
timber

50



SITE INSPECTION REPORT

Date: 17-02-2017	Report No: 03	Job No: 40735
Inspected By: GERT VAN OGE VORSTENBOSCH		Sheet 01 of 01
Contractors Representative: TIM SWOERLAND (DORTI KAPITI)	Area Inspected: PRE-LINE OF BEAMS & PORTAL	
Project: 2 KANUKA CRSE WAIKANA	BC Number:	

Observations:

- * PORTAL FRAME & RHS BEAM AS PER DRAWING
- * EQUAL ANGLE STRUTS AS PER DRAWING
- * PROGRAM POST SIGHTED -
- THE FOLLOWING ITEMS WERE NOT VISIBLE:
 - * BEAMS 2,3,4 & 5 ELEV CONNECTIONS
 - * SHS POST


CERTA
ENGINEERING

 Civil & Structural
Seismic Risk Analysis
Building Compliance

 Lower Hutt Office
Tel: 04 566 8004
Level 1
70 Bloomfield Terrace
PO Box 30 535
Lower Hutt 5040

 Kapiti Office
Tel: 04 902 5750
Level 1, Kayal Building
Margaret Road, Raumati
Paraparaumu 5032

 Email: email@certa.nz
Web: www.certa.nz
Instructions Given:

- * SUPPLY PHOTOS OF MISSING ITEMS OR SUPPLY PS3 CORRELING MISSING ITEMS

Approved (Signed:)	Not Approved – Hold Point: (Signed:)			
Work may proceed: (Subject to completing above instructions)	Work may <u>not</u> proceed. Further design/instruction and re-inspection required:	Re-inspection required following completion of above instructions:	Contractor to supply photographs for approval following completion of above instructions. Work not to proceed until approval given.	

Note: Approvals given in this report are subject to the satisfactory completion of Territorial Authority statutory inspections.

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: *Paul Devereux*
(Building Contractor)

TO: *DAVID PEO HOMES (KAPITI) LTD.*
(Owner/Principal)

IN RESPECT OF: *NEW HOME*
(Description of Contract Works)

AT: *14 FERNDALE DRIVE (2 KANUKA CLOSE)*
(Address)

T/A: *KCDC* **BUILDING CONSENT No:** *160475*
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

..... *NEW HOME – 14 FERNDALE DRIVE* ("the contract")
(Title of building contract)

I *Paul Devereux* a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☒ All ☐ Part only as specified in the attached particulars

of the building works in accordance with the contract.

..... *[Signature]*
(Signature of Authorised Agent on behalf of the Building Contractor)

..... *22-2-2017*
(Date)

..... *20 Reikarangi Rd, Wai-karee*
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

G and S Roofing Ltd
Shed 6, Unit 3, 115 Gracefield Road, Seaview
PO Box 43-178, Wainuiomata, Lower Hutt
Ph: 0800 737 663 Fax: 04 566 6920
Email: info@gandsroofing.co.nz
www.gandsroofing.co.nz



FIVE YEAR WORKMANSHIP WARRANTY

The warranty set forth is given by G & S Roofing Limited with respect to the property at :

SITE	2 Kanuka Close, Waikanae
DATE OF WORKS	16 September 2016
WORKS COMPLETED	Install roofing iron and associated flashings
CONSENT NUMBERS	160475
COMMENTS	Iron supplied by MetalCraft Roofing G and S Roofing install only

This warranty covers defective workmanship for five years and limited to repair and adjustment of any workmanship resulting in unwaterproofness or wind vibration of said area.

G & S roofing shall not be responsible for any problems resulting from alterations or penetrations through the area by anyone other than G & S Roofing staff.

Please consult G & S Roofing in the first instance for any further work which may compromise this warranty if carried out by others.

Kind Regards


Jon Lucas
G&S Roofing Ltd

THE QUALITY OF
AUTHENTICITY

Congratulations on purchasing
an authentic COLORSTEEL® product

COLORSTEEL
NEW ZEALAND'S FAVOURITE ROOF



For more information about warranties and maintenance talk to
your local COLORSTEEL® distributor or visit colorsteel.co.nz

BH113937

COLORSTEEL
ENDURA®
FOR ENDURING PERFORMANCE

Supplied by: Metacraft Wgh.
Date: Sept 16
Coil Number: P551601, P556953
Project Address: 14 Fendale Dr,
Waikeane 5391

Residential Warranty and Maintenance Requirements

SUPPLY DATE: SEPTEMBER 2016

PROPERTY OWNER	FERNDALE LOT 6
SITE ADDRESS	14 Ferndale Drive, Waikanae 5391, New Zealand
SITE ENVIRONMENT	Moderate
BUILDING TYPE	Residential
ROLLFORMER	Metalcraft Wellington

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FASCIA
Will not flake, peel or excessively fade	18 Years	-	-	-
Will not perforate through corrosion	30 Years	-	-	-

The product manufactured from **COLORSTEEL® Endura®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® Endura®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.nzsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented**.
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories and Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® Endura®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact with soil, ash, fertilizer, moisture retaining substances, or sunscreen.

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® Endura®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® Endura®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



For more information call 0800 100 523, visit www.nzsteel.co.nz, mail us at Private Bag 92121, Auckland 1142, or email us at info@colorsteel.co.nz



PRODUCT USAGES

Roofing with a METCOM7 profile and a pitch of 3 degrees

- Will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **30 years**

Coil References: P551601: Flax Pod, 0.4mm

Roofing with a METCOM7 profile and a pitch of 3 degrees

- Will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **30 years**

Coil References: P556953: Flax Pod, 0.4mm

SIGNATURES

Installed by G AND S ROOFING LTD.

This Warranty is issued by (the manufacturer): Metalcraft Wellington

Signed: A. McGrath Position: Production Date: 17/11/16

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Not warranted
Wall Cladding	Manual washing every year	Not warranted	Not warranted
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Not warranted

Environment zones are described in detail in the *Environmental Categories and Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® Endura®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® Endura®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin 3 - *Removal of Lichen*.

Note: **high risk areas** include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area affected is required as highlighted in the above table.

COLORSTEEL® and **COLORSTEEL® Endura®** are registered trademarks of New Zealand Steel Limited.



For more information call 0800 100 523, visit www.nzsteel.co.nz,
mail us at Private Bag 92121 Auckland 1142, or email us at info@colorsteel.co.nz



Maintenance recommendations

To maximise the life of your steel roofing and cladding and to maintain your warranty, regular washing and maintenance is recommended.

The following maintenance practices will help to ensure the long term performance, durability and aesthetic appeal of your COLORSTEEL® prepainted steel, GALVSTEEL® or ZINCALUME® steel.

Helping your steel roofing and cladding last longer

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits.

Regular washing of steel roofing and cladding products increases the durability by reducing attack from airborne salts and pollutants.

Normal rain washing will remove most accumulated atmospheric contaminants from roofs.

Wall cladding requires manual washing every 3 to 12 months (depending on the local environment and paint system), to prevent build up of dirt, debris or other material that is not otherwise removed by rain washing.

Areas that do not receive adequate rain washing (known as unwashed areas) require more extensive manual washing. These areas include soffits, wall cladding under eaves, undersides of gutters, fascias, sheltered areas of garage doors, unwashed roof areas, and other **high risk areas** like around flues, under television aerials and solar panels or in sites prone to mould, lichen, bird droppings or debris.

External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area is required as highlighted in the table.

Washing your steel roofing and cladding

Roofing and cladding products should be manually washed by either water and a sponge or a soft nylon-bristled brush or by water blasting at pressures of no more than 20MPa.

When correctly installed and maintained, our products will meet or exceed New Zealand Building Code B2: Durability

The New Zealand Building Code B2 requirement of 15 years durability for roofs and exterior walls will be met, or exceeded if New Zealand Steel's roofing and cladding products are maintained according to the recommendations specified in this bulletin.

About the code

The New Zealand Building Code durability requirement does not include aesthetic appearance. It requires a durability of of 15 years minimum (with maintenance) for non-structural roofing, including valleys and wall cladding products. This means no moisture penetration due to product failure.

New Zealand Steel's roofing and cladding products are designed to exceed the requirements of New Zealand Building Code B2: Durability. Continued maintenance and over-painting will greatly extend the ultimate life of all roofing and cladding products.

For more information

The maintenance information contained in this document is intended as a guide. For more detailed information, please refer to our **Environmental Categories, Warranty & Product Maintenance Recommendations** guide.

Please also refer to the manufacturers' recommendations for each proprietary building product.

Where a 50 year durability is required, or where a product is to be used in aggressive internal or heavy industrial environments, please contact New Zealand Steel for advice.

MAINTENANCE RECOMMENDATIONS¹

PRODUCT		ENVIRONMENT		
		MODERATE	SEVERE	VERY SEVERE
COLORSTEEL maxx® FOR EXTREME CONDITIONS	Roof	Rain washing ²	Rain washing ²	Rain washing ²
	Wall Cladding	Rain washing plus manual washing every year	Rain washing plus manual washing every 6 months	Rain washing plus manual washing every 3 months
	Unwashed and High Risk Areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month
COLORSTEEL ENDURA® FOR ENDURING PERFORMANCE	Roof	Rain washing ²	Rain washing ²	Not recommended
	Wall Cladding	Rain washing plus manual washing every year	Not recommended	Not recommended
	Unwashed and High Risk Areas	Manual washing every 6 months	Manual washing every 3 months	Not recommended
Zincalume®	Roof	Rain washing ²	Not recommended	Not recommended
	Wall Cladding	Rain washing plus manual washing every 6 months	Not recommended	Not recommended
	Unwashed and High Risk Areas	Manual washing every 3 months	Not recommended	Not recommended
GALVSTEEL®	Roof	Rain washing ²	Not recommended	Not recommended
	Wall Cladding	Rain washing plus manual washing every 6 months. Painting may be advisable depending on location.	Not recommended	Not recommended
	Unwashed and High Risk Areas	Manual washing every 3 months. Painting may be advisable depending on location.	Not recommended	Not recommended



¹ The recommendations provided in this table apply to the standard provisions of the New Zealand Building Code, Section B2: Durability.

² If lichen or fungus growth occurs, further maintenance will be required. For identification and recommendations for removal of lichen or fungus, refer to Information Bulletin 3 – Removal of lichen.

³ In industrial environments the type of pollution generated may alter the recommendations contained in this bulletin. Please contact New Zealand Steel for advice.

Product Warranty:

The product warranty for your Metalcraft Roofing product is issued by New Zealand Steel Limited and the terms and conditions of the product warranty can be found in the enclosed product warranty entitled:

Residential Warranty and Maintenance Requirements.

Installation Warranty:

For jobs installed by Metalcraft Roofing, in conjunction with the relevant product warranties, a job specific installation warranty is provided. For terms and conditions please refer to enclosed installation warranty entitled:

RANZ Roofing Contract For Residential Building.

Maintenance Requirements:

The product maintenance requirements for your Metalcraft Roofing product is issued by New Zealand Steel Limited and the terms and conditions can be found in the enclosed product warranty entitled:

Residential Warranty and Maintenance Requirements.

Please note:

- It is important to carry out a regular schedule of maintenance in order to protect the appearance and prolong the durability of any Metalcraft Roofing product.
- Roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits.
- Normal rain washing will remove most accumulated atmospheric contaminants from roofs.
- Regular washing of steel roofing and cladding products increases the durability by reducing attack from airborne salts and pollutants.
- Wall cladding, requires manual washing every 3 to 12 months, (depending on the local environment and paint system), to prevent accumulation of dirt, debris or other material not removed by rain washing.
- Areas that do not receive any or adequate rain washing (called unwashed areas) such as soffits, wall cladding under eaves, underside of gutters, fascias, sheltered areas of garage doors and unwashed roof areas, more extensive manual washing is required. Similarly, other High Risk areas, around flues, under television aerials or overhanging trees and sites prone to mould, lichen, bird droppings or debris, need to have regular manual washing.
- Roofing and cladding products should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be more appropriate to use water blasting at pressures of no more than 20Mpa.

Please refer to the enclosed information bulletin 12 - Maintenance Recommendations from New Zealand Steel for general guidelines and your specific residential warranty and maintenance requirements.

Metalcraft Roofing are members of the Roofing Association, New Zealand and the New Zealand Metal Roofing Manufacturers Incorporated.





RANZ Roofing Contract for Residential Building – Members' Residential Installation Services Warranty

This warranty will be issued by the RANZ Member pursuant to clause 31(b)
of the RANZ Roofing Contract for Residential Building

WARRANTY BETWEEN

THE COMPANY: Steel building Products (Southern)
OF: 201 Gracefield Rd, Seaview Ltd.

AND

THE CLIENT: David Reid Homes (Kapiti) Ltd
OF:

WARRANTY FOR premises where the roof is to be installed situated at:

Address of premises: 14 Ferndale Dr, Waikanae

Scope of installation services:



Please indicate your acceptance of the warranty conditions of this Warranty by signing below:

Full name of the Client:

Signature:

Date:

NOTE: This warranty is only valid upon signature by the Company once the installation services warranted and forming part of the building work are complete and all sums due under the Contract have been paid, pursuant to clause 31(b) of the Contract

Full name of the Company: Steel Building Products (southern) Ltd.

Authorised Signature: A. McGrath

Date of Completion of Building Work
and Commencement of Warranty:

WARNING

This Warranty is only permitted to be used by Members of the Roofing Association of New Zealand Inc.

This Warranty is recommended for use by members of the Roofing Association of New Zealand Inc. but is not underwritten by the Roofing Association.

Terms and Conditions

The Company will repair or make good any defects in **workmanship** arising from the installation of the Client's roof **WITHIN FIVE YEARS** following the date of completion of building work as defined in the Roofing Contract. This warranty is subject to the following conditions (to the extent permitted by law).

1. The Company is not liable to carry out any remedial work unless it receives written notice from the Client of the claim within seven (7) days after discovery of the defect.
2. The Company is not obligated to carry out any remedial work for so long as the Client is in default in relation to any payment owing to the Company.



3. **The Company** will attend to any matter covered by this warranty within 14 days following receipt of written notice from **the Client** of the claim (weather permitting).
4. This warranty is available only in respect of the **installation services** provided by **the Company** and does not cover:
 - 4.1. Any act or negligence of **the Client**, tenant, or any other occupier of the premises;
 - 4.2. Any failure of roofing materials supplied in connection with the installation of the roof, or other materials, including those specified by the designer;
 - 4.3. Work carried out by other tradespersons;
 - 4.4. Any other materials, components or workmanship pertaining to, or attached to or over, the roof;
 - 4.5. Any defects, errors or discrepancies in the design of the roof, including inappropriate specification of matters by the designer, save where the design is undertaken by **the Company**;
 - 4.6. Any physical damage to the roof caused by fire, explosion, earthquake, war, subsidence, slips, flooding or any force of nature that **the Company** could not reasonably foresee;
 - 4.7. Any neglect or unnecessary delay by **the Client** in giving written notice to **the Company** of a defect in the Installation Services becoming apparent;
 - 4.8. The unintended use of the Client, tenant, or any other occupier of the premises;
 - 4.9. Any failure by the Client, tenant, or any other occupier of the premises to maintain the roof in accordance with good practice and any manufacturer's stated or recommended instructions or requirements.
5. **The Company's** liability in respect of all claims for loss, damage or injury arising from the performance of any installation services is limited to the price of those installation services. **The Company** is not liable for:
 - 5.1. Any act, omission or failure to perform any obligation under this agreement which is due to any cause beyond **the Company's** control; or
 - 5.2. Any verbal representations or any warranties, conditions as to fitness or suitability for any purpose, tolerance to any conditions, merchantability or otherwise (including where implied by law or trade custom) except where expressly stated by **the Company** in writing; or
 - 5.3. Any loss of profit or any consequential or indirect loss, damage or injury suffered by **the Client** arising from the supply of installation services to **the Client**.
6. Any remedial work which **the Company** carries out pursuant to this warranty shall be done:
 - 6.1. to the standard required by the Contract;
 - 6.2. in a prompt and timely manner;
 - 6.3. without any unnecessary inconvenience to any occupants of the premises; and
 - 6.4. at **the Company's** cost

This clause is subject to reasonable access being provided to the Company for the purpose of carrying out the remedial work.



7. If **the Company** fails (within 14 days) to respond and/or adequately and satisfactorily carry out the remedial work necessary, **the Client** may arrange for the remedial work to be carried out by other persons. In such an event, **the Company** shall not be released from its obligations under this warranty, which shall continue in full force and effect. The cost of remedial work carried out by such other persons shall be paid by **the Company** on demand from **the Client**.
8. Where the Consumer Guarantees Act 1993 applies, if **the Installation Services** are acquired by **the Client** for business purposes, **the Client** agrees that the Consumer Guarantees Act 1993 does not apply. Nothing in these terms is intended to have the effect of contracting out of the provisions of the Consumer Guarantees Act 1993 except to the extent permitted by that Act, and the terms of this Warranty are to be modified to the extent necessary to give effect to that intention.
9. This Warranty is personal to **the Client** and shall not be assigned by **the Client** without **the Company's** written consent.

CARE AND MAINTENANCE OF YOUR WINDOWS AND DOORS



Congratulations for purchasing one of New Zealand's most respected brands of aluminium joinery from a member of the Window Association of New Zealand.

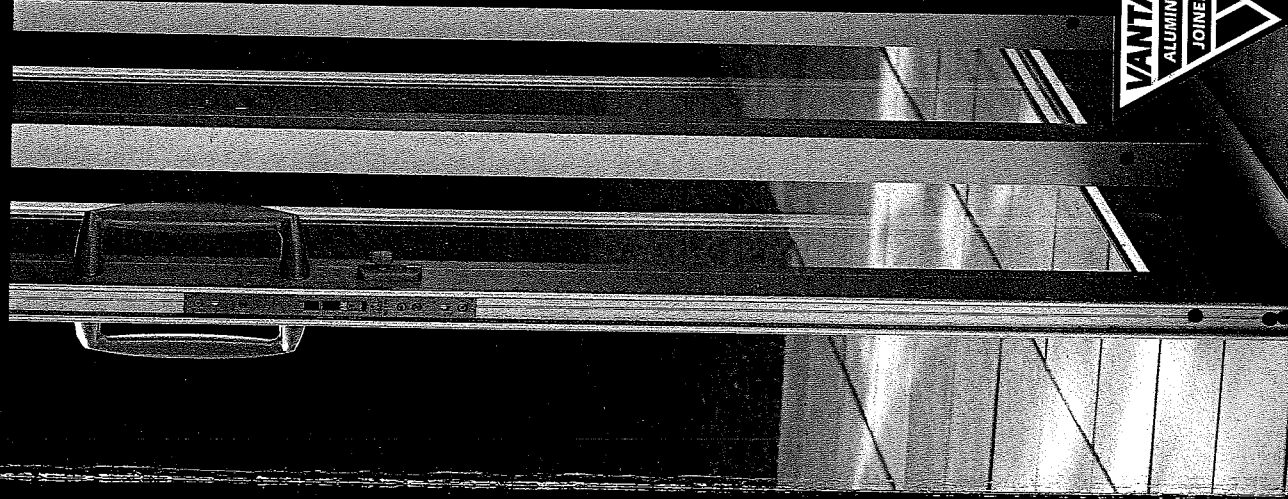
Remember that a very simple regular maintenance programme is required in order to comply with warranty requirements and will aid in retaining the appeal of your windows and doors for many years to come.

After house construction, pay particular attention to ensuring that builder's debris and dirt are cleaned from the inside of all door and window sills so that drainage holes are unobstructed. This is especially applicable to doorways that have been in regular use during the construction phase. Regularly clean door sills, tracks and all drain holes as part of your ongoing maintenance programme.

SMARTWOOD MAINTENANCE

To comply with warranty requirements and to ensure longevity of your Smartwood windows and doors the interior timber face should be sealed as soon as possible after installation with an appropriate finish e.g. oiled, varnished, stained or painted, according to manufacturer's instructions. If the timber is oiled or stained, this treatment will need to be reapplied every few years to maintain the appropriate level of product protection and appearance.

CLEANING YOUR WINDOWS AND DOORS



The aluminium frames should be cleaned each time the windows and doors are washed in order to remove atmospheric dirt and grime. A soft brush with warm water and a mild household detergent are recommended. Rinse with fresh water.

- DO remove obvious deposits as they occur.
- DO mask windows if painting. Use only Methylated Spirits, Isopropanol or water to remove fresh paint splashes.
- DO NOT use abrasive steel wool, scrapers, scouring liquids or aggressive solvents, thinners, petrol, etc. These will all damage the windows and doors and the surface finish.
- DO NOT expose your joinery to excessive heat, heaters or hot air guns as these may damage the surface finish of the joinery.

Cleaning once every three months should be sufficient, however in coastal or industrial environments more frequent washing will be required. The frequency of washing in these harsh environments should be determined by the degree of salt and/or other contaminant build up on the windows and doors, but ideally should be at least once a month. Washing should include the rinsing of all window and door cavities to avoid salt build up and corrosion.

CARE AND MAINTENANCE OF YOUR HARDWARE

Your windows and doors feature a bespoke hardware solution with unique features which will enhance your user experience.

Hinged and French doors will more than likely feature a Lever Compression Lock which can offer superior weathering and security features. By lifting the lever handle up when the door is closed bolts engage at the head and sill of the door. When the door is opened these bolts are retracted.

Powder coated hardware should be cleaned regularly with a wet sponge or soft brush, warm water and a mild detergent and rinsed with fresh water. Plated products should be cleaned with a wet sponge or dry duster. Never use detergent on plating.

Plated hardware is not recommended for coastal applications and is excluded from any warranty as deterioration is possible under some environmental conditions.

Stainless steel hardware also needs regular cleaning. It is resistant to rust but rust spots can sometimes occur. These can be removed with a mildly abrasive cleaner and rinsed with fresh water. In cases of heavy corrosion a Scotch-Brite hand pad can be used.

Stainless steel hardware should not be exposed to bleach products, hydrochloric acid solutions (sometimes used for tile and concrete cleaning), cement dust, soap concentrates and water with high iron content such as bore water. We recommend regular treatment with 3M Stainless Steel Cleaner and Polish to further protect and enhance stainless steel hardware.

YOUR SURFACE FINISHING

Powder coatings and anodising are surface finishes that have been well proven for corrosion resistance and durability.

Regular cleaning as detailed in the Care and Maintenance of Your Windows and Doors section is required in order to comply with warranty requirements.

Powder coating warranties, as offered by Dulux, are: Du-alloy, 10 years on film and colour integrity; and Duratec, 15 years on film and colour integrity.

For anodising, a 10-year warranty is available on a job-specific basis for 20 and 25 microns.

Projects within the coastal spray zone i.e. within 100m of the sea, should use either Duratec or 20 micron anodising as a minimum.

When judging colour consistency and integrity of finish, the accepted industry standard is inspection from a distance of two metres. Slight surface finish blemishes and/or colour variations that are not visible from 2 metres are deemed to be acceptable.

For products treated with standard anodising, variability of colour and visible grain are common features and are not defects.

Powder coated tracks in sliding and bifold applications will wear over time and show a silver use line. This is unavoidable and does not contravene either the warranty or the durability requirements of the building code.



GLASS

Glass is a very delicate product that can be easily damaged during the construction process. Extreme care is required when cleaning glass as scratching can occur; so never use abrasive cleaning solutions or razor blades in the maintenance process.

Please ensure that any concrete, plaster, mortar or paint is removed as soon as possible from the surface of the aluminium or glass before the splashes harden. Wipe with a damp cloth and wash down with clean water immediately.

Only detergents and cleaning solutions which are recommended for cleaning glass should be used. Commence cleaning by soaking the glass surfaces to loosen dirt and debris. Then using a mild, non-abrasive window washing solution, uniformly apply to the glass surfaces with a non-abrasive applicator and follow with a squeegee to remove all the cleaning solution from the glass surface. All water and cleaning residue should be dried from the window glass, gaskets, seals and frames as dried residue can permanently mark the surface of the glass.

A separate warranty of 10 years applies to your double glazed units and is held by the window manufacturer in conjunction with their glass supplier.



PRODUCER STATEMENT / WARRANTY

OUR WINDOWS COMPLY WITH THE BUILDING CODE

We hereby certify that all products supplied by VANTAGE ALUMINIUM JOINERY meet or exceed the requirements of the New Zealand Building Code and New Zealand Standards; NZS4211, Performance of Windows, and NZS4223, Glazing in Buildings - Parts 1 - 4 incl.

This means our windows and doors have been designed and successfully tested to perform in New Zealand's most diverse conditions, and will;

- satisfy the strength and deflection requirements of the standards,
- deliver the desired levels of weathertightness appropriate to the prescribed wind zones,
- meet the air leakage requirements necessary to provide comfort and efficiency,
- include glazing of appropriate weight, strength and safety to satisfy not only the expected wind load but also accidental human impact.

NZBC CLAUSE B2 – DURABILITY. VANTAGE ALUMINIUM JOINERY products can be expected to deliver a trouble free serviceable life. Clause B2 requires that building elements such as windows and doors, glazing and glazing beads, must have, with normal maintenance only, a durability of not less than 15 years, and that components such as window fasteners, door rollers, weather piles and the like, with normal use, have a durability of not less than 5 years.

NZBC CLAUSE E2 – EXTERNAL MOISTURE. Window and door units provided by VANTAGE ALUMINIUM JOINERY will comply with the appropriate clauses of E2/AS1 and generally satisfy the requirements of Clause E2. Installation in accordance with either E2/AS1, or specifically prepared shop drawings; is a requirement of the Product Warranty.

In accordance with the **TERMS AND CONDITIONS OF SALE** a warranty for all VANTAGE ALUMINIUM JOINERY products is provided, under normal conditions of use, against failure of materials and/or workmanship for a period of 5 years from the date of practical completion.

The surface finishing of the aluminium extrusion is covered by a separate Performance Warranty which is dependent on the actual finish selected.

A window and door hardware warranty protects against defects in manufacturing, functionality and surface finish for a period of 5 years, provided care and maintenance guidelines have been followed. Plated (soft) finishes are excluded from the warranty.

PLEASE NOTE:

- This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture.
- The warranty applies to the original installation only and does not cover subsequent reuse of windows and doors.
- The warranty does not cover product failure due to events outside the scope of normal use such as extreme seismic activity.

PART No. 99902226

In order to validate this warranty please register on-line at www.vantage.co.nz

Please insert the below warranty number and follow the online steps

Warranty Number: 16-10-1036V

Manufacturer: HPW NZ Ltd

WARRANTY QUERIES SHOULD BE DIRECTED TO THE ABOVE MANUFACTURER



Maintaining Your Interlock Products

Congratulations on selecting Interlock product. With care and regular cleaning, your hardware products will have a long life and stay in good condition for many years. Just as washing your car is important for removing dirt and grime, your hardware products need to be given a regular wash to keep them looking smart and performing well.

The effects of ultra violet light, atmospheric pollution, general dirt and grime, along with airborne salt deposits can all accumulate over time and should be removed at regular intervals.

Maintaining the Finish of Your Hardware

As a general rule, cleaning should take place at least every six months. In areas where environmental deposits are more prevalent, such as beach-front houses and industrial or geothermal areas, then cleaning should be carried out on a more frequent basis i.e. every two to three months.

Three Steps to Cleaning Your Powdercoated Hardware

- Step 1. Remove loose deposits with a wet sponge rather than risk scratching the surface with dry dusting.
- Step 2. Using a soft brush/cloth and soap or a mild household detergent in warm water, clean the surface to remove dust, salt and other deposits.
- Step 3. Always rinse with fresh water after cleaning to remove any remaining detergent.

Weathered powdercoated areas, blemishes or scratches can be restored with the use of a Repair Kit. Please contact your aluminium joinery supplier for this.

Precautions for Powdercoated Hardware

- NEVER use aggressive solvent cleaners on the product i.e. thinners and petrol.
- AVOID the use of any solvents near joints or plastic components.
- NEVER use anything abrasive i.e. steel wool, scrapers, scouring liquids or powders.
- Ensure that the solvent is thoroughly rinsed from the product surface.
- Mask windows if painting. Where paint or plaster has spilled on the powdercoated finish, remove immediately with water or methylated spirits. (Prolonged use of methylated spirits is not recommended and if used should be rinsed off immediately using clean water. Test a small area first to ensure that no damage to the surface or colour change will occur).

Maintaining Your Plated Hardware

Special care needs to be taken to maintain plated surfaces.

- CLEAN with a soft damp cloth or dry duster.
- NEVER use abrasive cleaners, scourers or rough cloth that may damage or scratch the plated surface.
- NEVER use detergent.
- NEVER use chemical cleaners such as solvents or Brasso.
- AVOID the spray from ammonia window cleaners getting onto plated surfaces.
- PROTECT all plated surfaces when painting, varnishing or plastering.

Caring for Stainless Steel Hardware

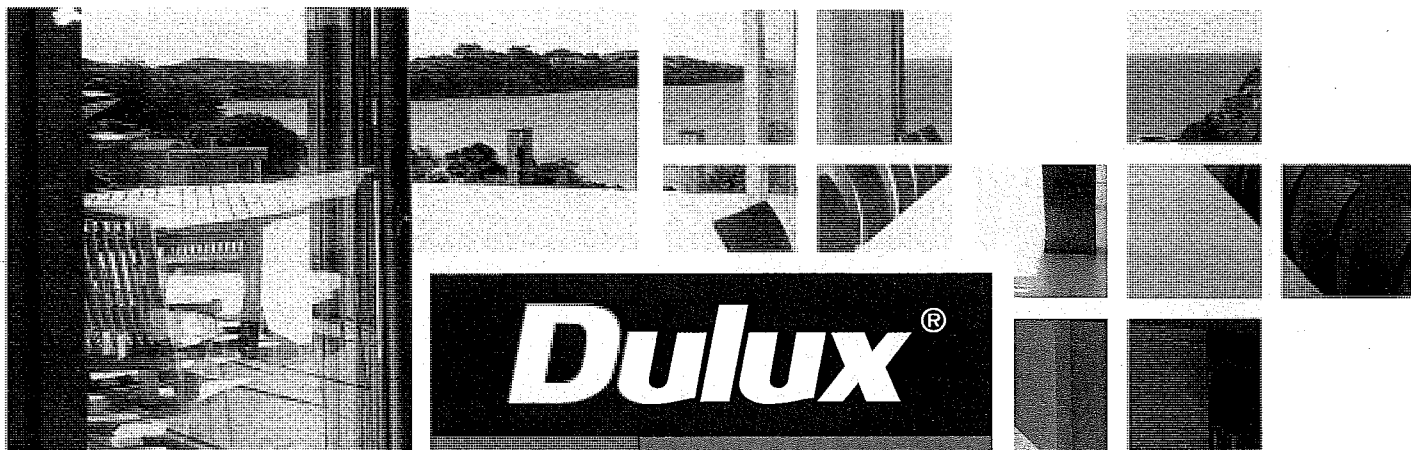
- ALWAYS CLEAN AND RINSE stainless steel that may have come in contact with construction cleaning chemicals or their vapours immediately.
- CLEAN REGULARLY using detergent and warm water, rinse with fresh water and dry afterwards.
- CLEAN STAINS and DISCOLOURATION with citric or nitric acid based cleaners or mild abrasive detergents like Jif. Rinse with fresh water and dry.
- NEVER allow construction cleaning chemicals (or any other cleaning chemical) to remain in contact or 'pool' on stainless steel.
- NEVER clean with wire wool or wire brushes (these will leave iron deposits that will rust).
- NEVER allow salt deposits to build up on stainless steel product.

Maintaining the Functional Performance of Your Hardware

Friction Stays – These may become stiff if the window is not operated at least once a week. If stiffness does occur, a light oil spray lubricant such as WD40 should be applied to the joints of the stays. Following application the window should be opened and closed at least ten times to remove the stiffness.

Hinges – Regular cleaning to remove build-up will ensure that the hinges retain a smooth operation. When necessary WD40 can be used to lubricate.

Cylinders – Salt build-up along with dust and grit can affect the performance of your cylinders. Keys can become harder to turn as build-up accumulates. WD40 is effective in reviving your cylinder. Spray WD40 in the cylinder and on the key. The repeated use of the key in the cylinder will free up the working components.



POWDER & INDUSTRIAL COATINGS

DURALLOY® Performance Warranty

POWDERCOAT RANGE for Residential and Light Commercial Joinery



Dulux® Duralloy® is a tough and durable Exterior Decorative Powder Coating which is factory applied to your Aluminium Joinery. Dulux® Duralloy® is manufactured by Dulux Powder & Industrial Coatings, and when applied by Dulux® Registered Applicators, via your joinery supplier, is covered by the following Performance Warranties.

This warranty applies only to the Dulux® Duralloy® coating on Aluminium extrusion, weather boards and panel products and does not include powder coated hardware items such as hinges and handles etc. This warranty applies only to Dulux® Duralloy® - in case of a claim, the use of Dulux® Duralloy® may require substantiation.

Dulux Powder & Industrial Coatings Warrants (subject to the conditions and exclusions of this warranty) that the Dulux® Duralloy® product when applied by a Dulux® Registered Applicator to Architectural Aluminium products will meet or exceed the following specifications.

Service Life (25 Years)

Duralloy® Powder Coatings are formulated to have a Maintainable Service Life in excess of 25 years under normal Atmospheric conditions.

Dulux® Duralloy® will maintain a consistent level of colour change and uniform appearance on those surfaces that are subjected to the same levels of UV exposure throughout the Maintainable Service Life of the coating.

Film Integrity (10 Years)

Dulux® Duralloy® is warranted not to be Peel, Crack, Flake, or Blister for a minimum period of 10 years from the date of application.

Colour Integrity (10 Years)

Dulux® Duralloy® Powder Coating will maintain its Colour Integrity for a minimum period of 10 years.

It will not fade or change colour so as to give, when readings are taken across all surfaces an averaged delta E (CIE Laboratory) reading of greater than 5 units within the 10 year warranty period.

Colour measurements shall be made on clean surfaces free of oil, dirt, chalk, oxidised film, or other contaminant's, and using the procedure described in ASTM D-2244-85. Bright colours are excluded from the Colour Integrity Warranty. For colour selection please refer to the Duralloy® Colour Guide.

Please note that the long term of colour change will depend on the colour chosen and the exposure to the natural elements. In areas of heavy pollution or where the coating is subjected to geothermal gasses or excessive salt environments this period may be reduced.



DURALLOY®
POWDERCOAT RANGE

Care and Maintenance:

• Just as washing your car is important for removing dirt and grime your powder coating needs to be given a regular wash to keep it in great shape. The effects of ultra violet light, atmospheric pollution, general dirt and grime and airborne salt deposits can all accumulate over time and for this reason it is a condition of this warranty that accumulated deposits must be removed at regular intervals. As a general rule cleaning must take place every six months. In areas where pollutants are more prevalent such as beach front houses and industrial or geothermal areas then a cleaning program must be carried out on a more frequent basis ie: every three months.

- Step (1)** Remove loose deposits with a wet sponge rather than risk micro scratching the surface by dry dusting.
Step (2) Using a soft brush and mild detergent in warm water clean the powder coating to remove any dust, salt, or other deposits. Pay particular attention to areas that would not normally be exposed to rain water.
Step (3) Always rinse after cleaning with fresh water to remove any remaining detergent.

Warning: In some cases strong solvents contained in household cleaners and those recommended for thinning various types of paints and for cleaning up mastics and sealants are harmful to the powder coated surface. These must not be used for cleaning purposes. If paint splashes or sealants or mastics need to be removed then the following are some products that can be used safely: Methylated Spirits, Isopropanol or water.

Warranty conditions and exclusions:

• The warranties shall not apply if the failure of the Dulux® Duralloy® coating is caused by a failure resulting from external influences including, but not limited to - mechanical abrasion, falling objects, damage occurring during transportation fabrication, storage, explosion, fire, riots, acts of war, or exposure to radiation, harmful gases, sprays or fumes, water chemicals, foreign substances, salt atmospheres, and any other occurrence beyond Dulux's control.

• For a claim to be made under this Performance Warranty the claimant shall establish to Dulux's satisfaction that 5% or more to the total coated area to which the product has been applied failed to meet the performance criteria as specified in this warranty as a result of an error or defect in the formulation or manufacture of the Product.

Liability:

• Dulux's liability shall be limited to the actual cost of repairing ie: replacing or re-coating insitu the defectively coated metal or replacing the Product which shall constitute Dulux's sole liability and the claimants sole remedy (whether by law or in equity or otherwise and including for negligence). In no event shall be liable for any further direct, incidental, special, or consequential damages.

• The cost of the repair or replacement shall be determined by Dulux® using contractors, materials and practices selected by Dulux®. Dulux® will determine at its reasonable discretion the most appropriate materials and practices for remedying the failure.

• Subject only to any overriding law (statutory or otherwise) to the contrary, shall not be liable for any representation or statement made by or on behalf of whether made prior to or after the giving of this Performance Warranty. Dulux's liability is solely derived from the terms of this Warranty Card.

Important: Please keep this card in a safe place as in the unlikely event of a claim the reference number on this Warranty card must be referred directly to your joinery supplier.

To register your Warranty and confirm that you have read and understood the terms and conditions please return this card to your joinery supplier.

Performance Warranty for Residential and Light Commercial Joinery

Owners Name

Kanuka Close job

Address

2 Kanuka Close
Waikanae

Date of fabrication

25-8-16

Joinery Supplier

HPW NZ Ltd

Ref No.

#6418

Dulux® and other marks followed by ® are registered trademarks. Marks followed by ™ are trademarks.

Updated 20/02/2016



**PRODUCER STATEMENT
- SUPPLY -**

Issued By: Larsens Concrete & Drainage
To: David Reid Homes (Kapiti) Ltd
In Respect of: ELE5000Flat – 25000 L Fully Buried Tank

Larsens Concrete & Drainage Ltd were engaged to supply the above item design as per our standard information and AS /NZS Water Tank Standards at

2 Kanuka Drive, Waikanae

The articles have been built and installed in accordance with the above standards and as described in our technical descriptions and drawings as issued by Larsens Concrete & Drainage and Septech Australia Pty Ltd.

I believe on reasonable grounds that subject to;

- (i) all proprietary products meeting the performance specification requirements that these items are constructed and installed in accordance with the New Zealand Standards as listed above.

Signed

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a dotted line.

Dated: 05/08/2016

Note: This producer statement covers only these sections of the work specifically referred to in the details above.

Some items of installation are required to be performed by others and we are not qualified to inspect these or these have not yet been performed.

- Electrical Connection
- House Plumbing Connection

**437 Heads Road
WANGANUI
Phone: (06) 344 5911 Fax: (06) 344 8189**

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: TIM SUMPERLAND
(Building Contractor)

TO: DAVID REID HOMES (KAPITI) LTD.
(Owner/Principal)

IN RESPECT OF: INTERNAL WET AREA MEMBRANE
(Description of Contract Works)

AT: 2 KANUKA CLOSE, WAIKANAE
(Address)

T/A: KCDC **BUILDING CONSENT No:**
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

2 KANUKA CLOSE, WAIKANAE ("the contract")
(Title of building contract)

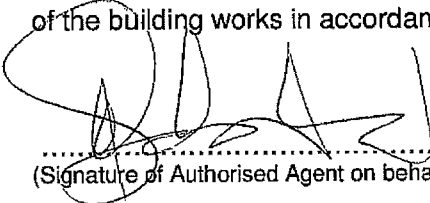
I TIM SUMPERLAND a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☐ All

☒ Part only as specified in the attached particulars

of the building works in accordance with the contract.


(Signature of Authorised Agent on behalf of the Building Contractor)

23.02.2017
(Date)

2 KANUKA CLOSE
WAIKANAE
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

FERNDALE DRIVE

BOUNDARY 14.710 98°

BOUNDARY 22.531 102°07'01"

BOUNDARY 18.983 258°21'01"

10.0

12.5

RP 4
15.0

RP 3
1700

RP 2
1598
BOUNDARY 16.002 258°21'01"

BOUNDARY 25.380 333°52'01"

22500 litre U/GROUND
WATER TANK

PATIO

PATIO

PROPOSED HOUSE

FFL 15.250

GABION
WALLS

DRIVEWAY

NEW KERB CROSSING

KANUKA CLOSE

APPROVED BY
PLANNING
Jill Burke
8/07/2016

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
5/11/2016

APPROVED
BY BUILDING
Colin Clench
5/08/2016

BOUNDARY
The Owner/Builder i
clearly defining the s
and pegs. This may
NOTE: established
necessarily on the

GREY WATER
DISPOSAL FIELD

SIT
CL
236
SIT
PL
WIL
EX
EA
SO
DO
SN
CL
HA

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-site Inspection**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **7 July 2016 11:59 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Contours match application	Pass
Datum point identified	N/A
Boundaries identified	Fail
No pegs found	
Ground conditions checked	Pass
Compacted sand.	
Footpath checked	N/A
Kerb and channel checked	N/A
Grass berm checked	Pass
Existence damage	Pass
None	
Vehicle crossing installed	Pass
None	
Dogs	N/A
Further investigation	N/A
Conforms with approved drawings	Pass
Resource consent	Pass
Producer statement	Pass
Driveway checked	N/A
Position of boundaries and datum height checked	Fail
Surveyor	Pass
Engineer supervision required	Pass



Taken at 11:58 AM on Thursday 7/07/2016



Taken at 11:58 AM on Thursday 7/07/2016

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Foundations**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **12 August 2016 2:47 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Footing depth 300x300	Pass
Engineers details required Certa	Pass
Good bearing	Pass
Reinforcing Hd12mm	Pass
Siting	Pass
Sub-floor vents	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **12 August 2016 2:49 p.m.**

Duration: **15 minutes**

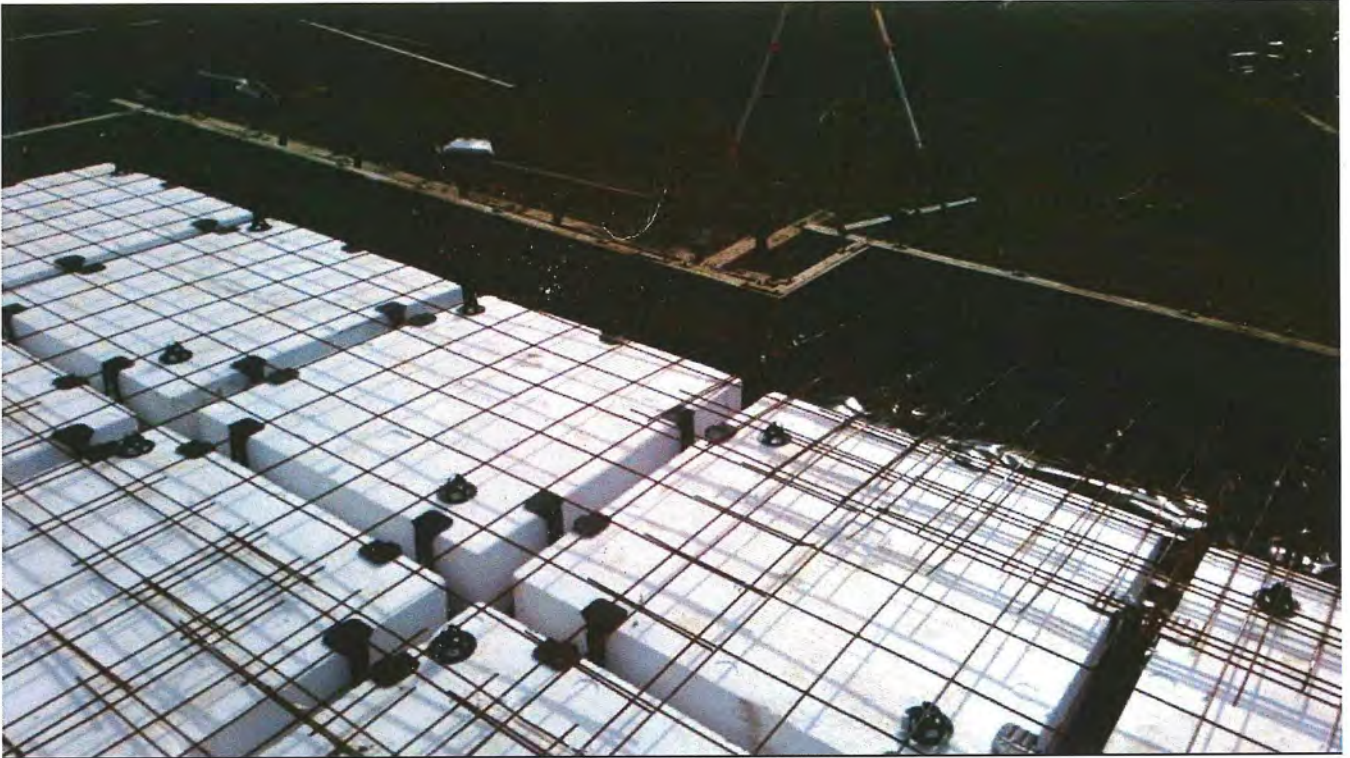
Inspection Element	Status
General	Pass
Engineers details required	Pass
Certa	
Rebate for brick veneer	N/A
Ground clearance	Pass
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings	Pass
85mm	
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing	Pass
SE62	
Bar chairs	Pass
DPC penetrations taped	Pass
Minimum floor level	Pass
Other	N/A
ok to pour after engineer has passed ps4 and site notes	



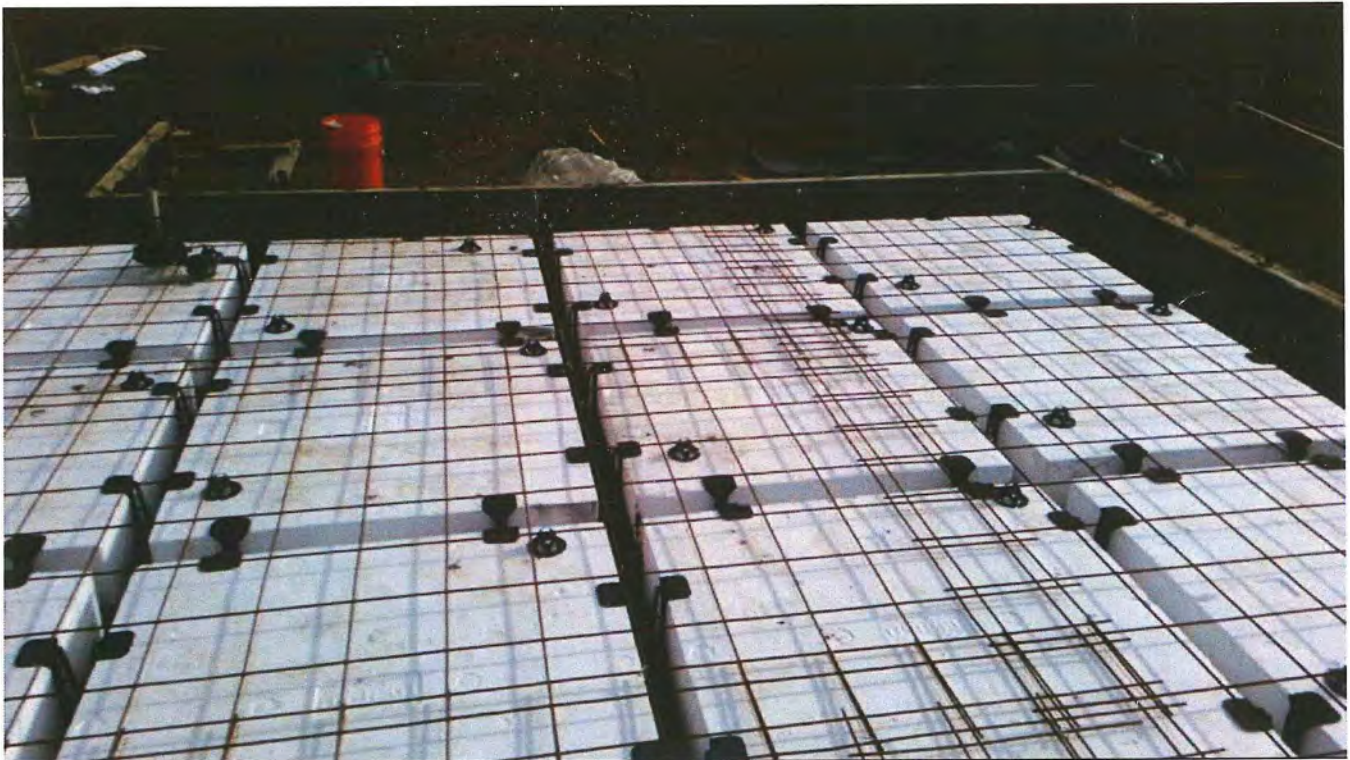
Taken at 2:53 PM on Friday 12/08/2016



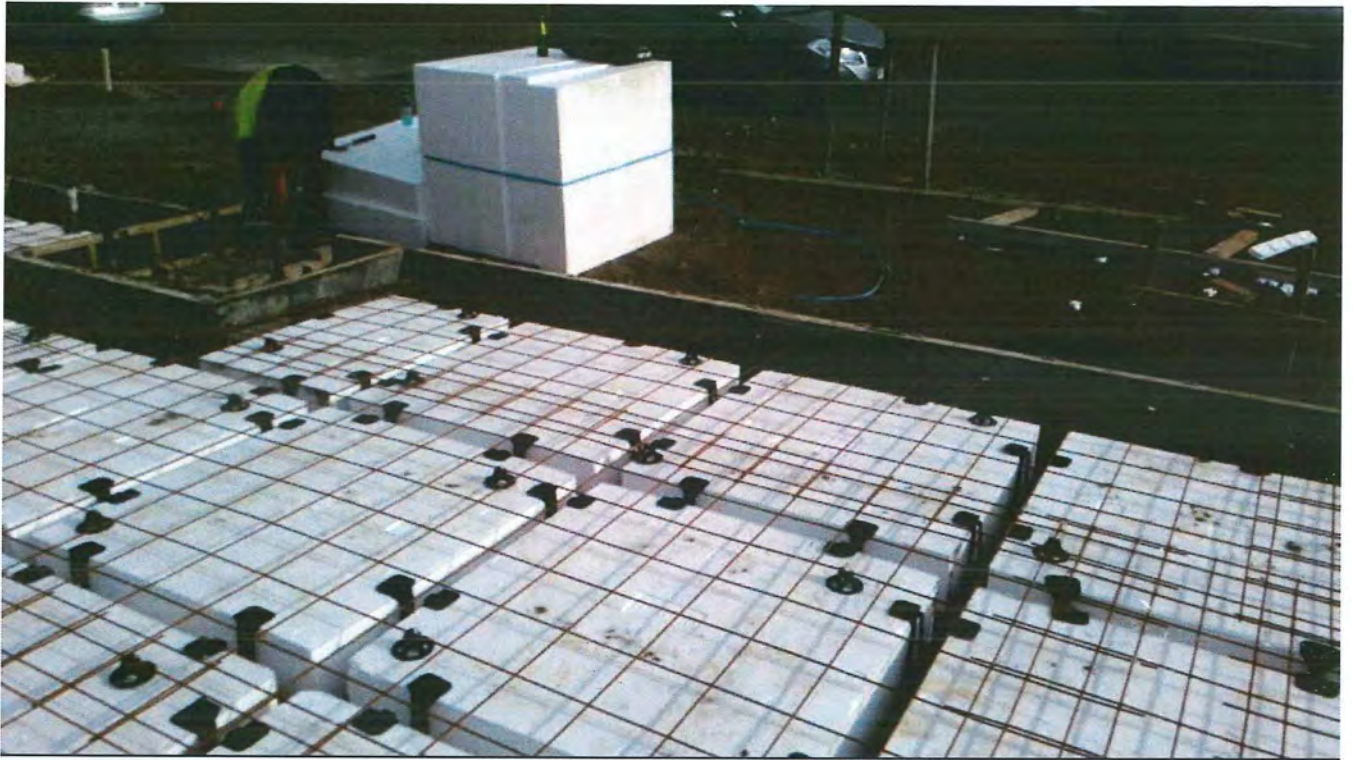
Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:54 PM on Friday 12/08/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **11 August 2016 3:26 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Bernard Lynch 13440.	
Secondary flow path	N/A
Pipe material	Pass
PVC	
Pipe protection	Pass
TRP line	N/A
Plumbing layout	Fail
has altered, as built underslab required	
Pipes supported	Pass
Wastes and drains	N/A
Water/air	Pass
water	
Leak check	Pass
Other	N/A
65mm to greywater, x2 lines, remaining all 100mm, external vent to follow	

Wellington Frame & Truss
178 KAPITI ROAD
PARAPARAUMU
WELLINGTON

Phone 04 296 1086

August 11, 2016

Client: David Reid Homes
Showhome

PRODUCER STATEMENT

Ref. 2 Kanuka Close
Waikanae

Job No. 16-203
Consent #

This statement is to confirm the frames & trusses supplied to the above job have been supplied as follows:

Timber frames:

External Walls -	Kiln Dried and Gauged Radiata Pine, Machine Stress Graded, H1.2 LOSP/Boron treated.
Internal Walls -	Kiln Dried and Gauged Radiata Pine, Machine Stress Graded, H1.2 LOSP/Boron treated.
Trusses -	Kiln Dried and Gauged Radiata Pine, Machine Stress Graded, H1.2 LOSP/Boron treated.

Note: All timber used in frames and trusses is a minimum grade MSG8 unless the architectural plan states MSG10/12 and then the higher grade is used.

Yours faithfully



Matt Taylor
Detailer

Job: 16-203

Client: Placemakers Paraparaumu
Phone:Site: DAVID REID HOMES
2 KANUKA CLOSE
WAIKANA EDescription:
Building Consent No.:
MiTek 20/20 Engineering 4.6.6.346

Phone:

Printed: 08:19:20 11 Aug 2016

MiTek New Zealand Limited.

MANUFACTURER STATEMENT

This statement is issued by **PLACEMAKERS - W.F.T.** to the client listed above, and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek® trusses for the job reference **16-203** have been fabricated in accordance with the MiTek 20/20® truss design, truss layout and shop drawing output and the specifications for timber defined therein, and are covered by the Producer Statement issued by MiTek New Zealand Limited and the MiTek Fabricator Design Statement.

Summary of fabricated MiTek® trusses in accordance with MiTek 20/20® output

These MiTek® trusses must be erected in accordance with the Truss Layout. Proper erection bracing must be installed to hold the trusses 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.

Job Details

Importance Level : 2

Design Working Life : 50 years

Roof

Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Q_{ur} = 0.250 kPa
Q_c = 1.100 kN

Ceiling

Material: Gib Board 12mm
Dead Load: 0.200 kPa
Restraints: 600 mm centres
Live Load: Q_c = 1.400 kN

Wind

Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

Occupancy Live Load

Distributed: Q_{uf} = 1.500 kPa
Concentrated: Q_{cf} = 1.800 kN

Attic Floor

Material: 20mm Particle Board
Dead Load: 0.200 kPa
Restraints: Continuous

Attic Room Ceiling

Material: Standard
Dead Load: 0.300 kPa
Restraints: 400 mm centres

Attic Wall

Material: Gib Board
Dead Load: 0.300 kPa
Restraints: Continuous

MiTek® Truss List

Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2														
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
B1	12	888	0.000	900	*FLY4	1	867	2.999	900	T3A	2	4890	3.000	933
B2	2	843	0.000	900	R1	6	1065	25.000	900	T3B	10	4090	3.000	933
EN1	2	940	3.000	900	*R2	7	1000	25.000	900	T3C	2	3950	3.000	900
FJ1	7	3310	0.000	933	*RP1	1	4660	0.000	900					
FJ2	1	3800	0.000	900	T1	2	7720	25.000	833					
*FLY1	3	4000	25.000	900	T1A	2	7810	25.000	833					
*FLY2	4	1000	3.000	900	T1B	2	7900	25.000	933					
*FLY3	1	3083	25.000	900	T3	2	4890	3.000	933					

Treatment: Top Chords - H1.2 Bottom Chords - H3.1 Webs - H1.2				
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
AT2	2	8450	25.000	933

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2 Cove Chords - H1.2				
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T1C	2	7900	25.000	933

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2 Cove Chords - H3.1				
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T2	6	6610	25.000	900

Roof Truss quantity : 79

Attic Truss

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2 Wall Webs - H1.2 Collar Tie - H1.2				
Attic	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
AT1	5	7900	25.000	933

Attic Truss quantity : 5

Total quantity : 84

PLACEMAKERS - W.F.T.

MANUFACTURER STATEMENT : Page 2

Job: 16-203

Client: Placemakers Paraparaumu
Phone:

Site: DAVID REID HOMES
2 KANUKA CLOSE
WAIKANA E

Description:
Building Consent No.:
MiTek 20/20 Engineering 4.6.6.346

MiTek New Zealand Limited

Phone:

Printed: 08:19:20 11 Aug 2016

The MiTek® trusses are fabricated under the supervision of:

Signed:

Date: 11/8/16

Name of Supervisor: M. J. Taylor

On behalf of : PLACEMAKERS - W.F.T.



Company
Placemakers Manufacturing
 Contact
Placemakers Paraparamu
 Customer Address
 2 KANUKA CLOSE, WAIKANAE
 Site
 Sld
 2455
 Ground Floor
 16-203
 Date
 1 : 75
 10/08/2016

4.5
 Next Version
 Factory Notes :
 Treatment :
 Est 10/11 - H1.2
 Int 10/11 - H1.2
 10/11 with 94 in the label to H1.1

Please Note :

These plans are provided solely to enable the builder to erect the product on site. They are not intended for any other purpose and Placemakers will not accept any liability arising from any other use of these plans.
 Builder to read pre-cut plans in conjunction with architectural plans.
 Builder should ensure that ALL CGM approved safety practices are carried out when erecting framing.
 Builder to check all spanning times / fixed sizes and bracing on site before erecting.
 Placemakers will not accept any charges for removal work unless a written order is issued before any work is commenced. A copy of the order is to accompany any invoice to Wellington Frame & Truss.
 All external door sills 200mm unless otherwise stated.
 If Experiencing Problems, Contact :
Melissa Rodrigues
 Phone (04) 125 028 email : melissa.rodrigues@placemakers.co.nz
 If Experiencing Problems, Contact Your Rep



Wellington Frame & Truss

44 Spence Hill Road
 Phone
 04 125 028
 Fax 04 125 0488

Customer :

Site name

2 Kanuka Close

Waikeana

16-203

Job No.

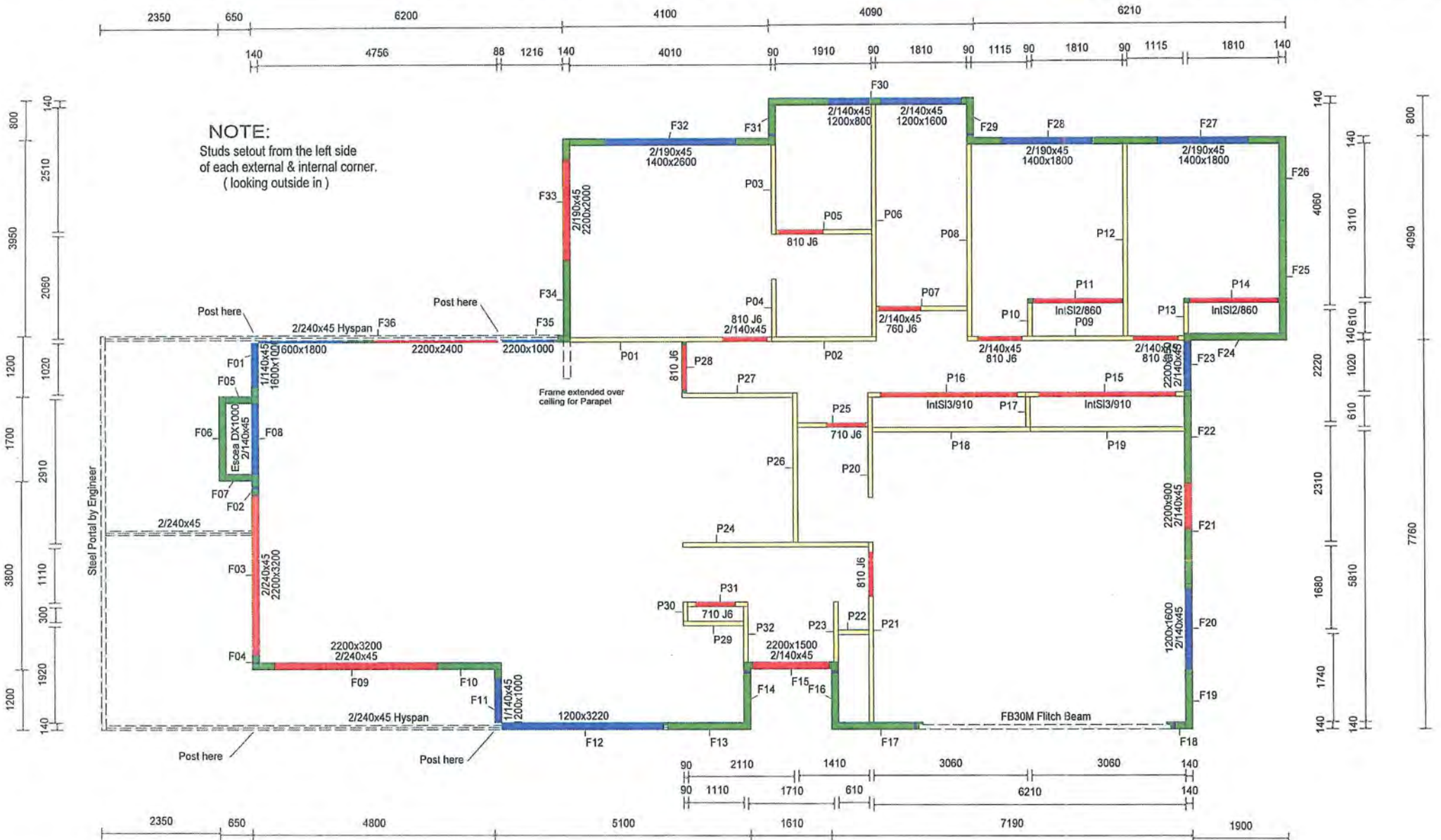
FILE

SITE

Level floor

EXPLANATION

FACTORY





Installation Guarantee

This is to certify that

this home has been insulated by PinkFit®,
the preferred installers of Pink® Batts® insulation.

The PinkFit® Licensee guarantees that, at the time of installation,
the insulation was installed in accordance with
New Zealand Standard Energy Efficiency -
Installing Insulation in Residential Buildings NZS 4246 A1:2006
Proper installation is essential for insulation to meet the
durability requirements of NZBC B2.3.1(a) of not less than 50 years.

This guarantee is transferable to subsequent owners of the home.

Please keep this document in a safe place.

Signature:  Date: 22/02/2017

PinkFit® licensee name:

PinkFit® licensee company name: t/a PinkFit® Wellington Ltd

Registration Details

Compliance Number: M100002590

Date Printed: 22/02/2017

Builder Details: David Reid Homes

Install Date: 27/10/2016

Site Details:

Completion: 02/11/2016

2 Kanuka Close
Ferndale
Waikanae

Product Details: **PINK BATTS R2.4 WALL 10.6M2,**PINK BATTS ULTRA R4.0 WALL 140mm 5.3m2,PINK
BATTS R3.2C SK 1220X432X115 7/BL,PINK BATTS R4.0 ULTRA CEILING 6.3M2

PinkFit® is a network of independent installers licensed by Tasman Insulation New Zealand Limited. PinkFit®, Pink® and the colour PINK are registered trade marks of Owen Corning used under license by Tasman Insulation. Batts® is the registered trade mark of Tasman Insulation New Zealand Limited.



0800 746 534
pinkfit.co.nz

May 2015 1071

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Andrew Hawea**

Inspection Date: **18 August 2016 2:13 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter black 100, Stormwater 90mm	Pass
Bedding material sand site	Pass
Gully trap placed	Pass
Connections/angles	Pass
Branch length	Pass
Direction/fall	Pass
Holding water free flowing when released	Pass
Terminal vent 50mm external	Pass
Registration number 19014	Pass
Other	N/A



Taken at 2:07 PM on Thursday 18/08/2016



Taken at 2:08 PM on Thursday 18/08/2016



Taken at 2:09 PM on Thursday 18/08/2016



Taken at 2:09 PM on Thursday 18/08/2016



Taken at 2:10 PM on Thursday 18/08/2016



Taken at 2:11 PM on Thursday 18/08/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **11 November 2016 9:13 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
engineer has added extra bl bracing	
Sighted previous inspection notes	Pass
Conforms with approved drawings	N/A
Confirm additional information/amended plan	Fail
need copy of updated drawing for bracing	
Max moisture content	N/A
Ventilation to rooms	N/A
Timber treatment	N/A
Lintel/beam size and fixing	N/A
Insulation	N/A
Top plate connection	N/A
Ceiling batten spacing	N/A
Stud spacing	N/A
Bracing connections	N/A
Air seals	N/A
Bottom plate fixings	Pass
all handibracks in place for bl bracing added	

Andrew Hawea

From: paulrdevereux <paulrdevereux@xtra.co.nz>
Sent: Tuesday, 8 November 2016 9:33 p.m.
To: Andrew Hawea
Subject: 2 Kanuka Close additional work as required.
Attachments: 20161031_081217.jpg; 20161031_081305.jpg

Hi Andrew,

Here is the requested photo of additional work - of continuous solid fixing on perimeter of diaphragm ceiling. Dwangs are in turn nailed to continuous member (truss) above. I've also taken pics of other perimeter fixings if you need them.

Thanks, Paul

Sent from Samsung tablet.





GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Andrew Hawea**

Inspection Date: **27 October 2016 2:43 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Max moisture content 17-20%	Pass
Ventilation to rooms	Pass
Timber treatment	Pass
Lintel/beam size and fixing	N/A
Insulation	Pass
Top plate connection	N/A
Ceiling batten spacing 75X35 at 600 centres	Pass
Stud spacing	Pass
Bracing connections in place, ends of ceiling brace to be solid	Pass
Air seals placed	Pass
Bottom plate fixings	Pass
Weathertightness	N/A



Taken at 2:42 PM on Thursday 27/10/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **27 October 2016 9:40 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Plumber 13440	Pass
Soil pipe size and test	N/A
Pipes fixed/supported all fixed and supported	Pass
System used AS3500 20mm cold feed to infinity Gas then 20mm hot and cold to 15mm branch to all fixtures non-potable to toilets and outside taps	Pass
TRP line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated all external	Pass
Pressure test 1500kpa and holding	Pass
Waste pipe size and test	N/A
Floor wastes	N/A
Shut off valves in garage wall	Pass
Fire wraps and collars	N/A
Other	N/A



Taken at 9:37 AM on Thursday 27/10/2016



Taken at 9:37 AM on Thursday 27/10/2016



Taken at 9:38 AM on Thursday 27/10/2016

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **18 October 2016 11:17 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Head flashings

Pass



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:13 AM on Tuesday 18/10/2016

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Cavity System**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

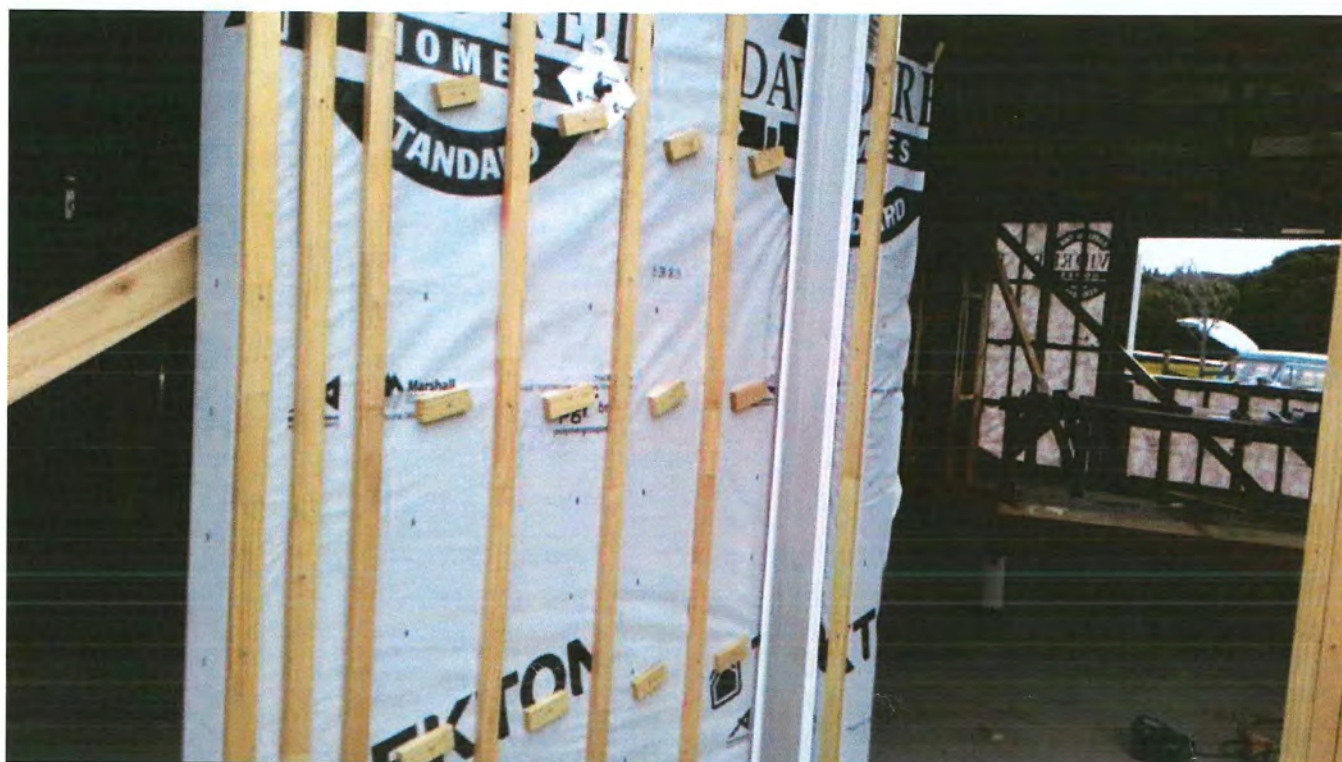
Inspection Date: **11 October 2016 12:39 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Additional strapping to wrap	Pass
Batten timber treatment	Pass
H3.1	
Cavity closers	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	Pass
Cavity spacers size and slope	N/A
Reinforcing fixed in place (stucco)	N/A
Proprietary self spacing mesh	N/A
Mesh spacers (stucco)	N/A
Proprietary control joints (stucco)	N/A
Rigid backing type (stucco)	N/A
Fixings (galvanised or stainless) (stucco)	Pass
Waterproofing to slab-edge	N/A
Other	N/A



Taken at 12:37 PM on Tuesday 11/10/2016



Taken at 12:38 PM on Tuesday 11/10/2016



Taken at 12:39 PM on Tuesday 11/10/2016



Taken at 12:39 PM on Tuesday 11/10/2016

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **11 October 2016 12:36 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Inspection notes

Pass

Drawings

Pass

Additional information/plan

Pass

Building wrap type

Pass

Tekton

Flexible seling tape

Pass

Protecto

Deck membrane fixed in accordance with specification

N/A

Head flashings

N/A

Sill flashings

N/A

Back flashings

N/A

Saddle flashings

N/A

Internal/external corner flashings

Pass

Jamb flashings

N/A

Capillary clearances

N/A

Flashing penetrations

N/A

Ground/deck cladding clearance

Pass

Other

N/A

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **3 October 2016 9:12 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
inspection on truss fixings	
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Cladding type identified	N/A
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	N/A
Building wrap type	N/A
Bracing requirements	N/A
Purlin fixing	N/A
Decking substrate	N/A
Other	Pass
checked all external truss fixings in place as per plan Internal truss fixings In place	

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

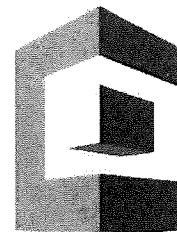
Inspected By: **Andrew Hawea**

Inspection Date: **8 September 2016 11:33 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
Building wrap type	N/A
Bracing requirements to external only	Pass
Purlin fixing	Pass
Decking substrate	N/A
Other to check 18 external and all internal truss come others as marked on as built plan	Fail

SITE INSTRUCTION



Date:	31 October 2016	Instruction No:	02	Job No:	40735
Authorised By:	Geert van de Vorstenbosch				
Principal:	David Reid Homes (Kapiti) Ltd				
Contractor:	David Reid Homes (Kapiti) Ltd				
Contract:	2 Kanuka Close, Waikanae	Number of pages incl this sheet:	02		

Please note the following instructions to this contract:

ITEM DESCRIPTION

2.01 **Revised Bracing**

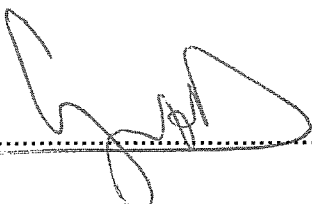
The Contractor has advised that the bracing is to be revised due to one bracing element (B1) made shorter on site to recess an item into the wall; and all the walls in the Garage being lined in Strandboard

The attached revised bracing plan (SK1 – Revision 1) is to be followed.

2.02 **Gib Ceiling Diaphragm**

The Contractor has queried the Gib ceiling diaphragm specified on the bracing plan given there is a step from a sloping ceiling in the Living room to a lower flat ceiling over the Kitchen and Dining room.

The Gib ceiling diaphragm either side of the bulkhead is to be constructed as per the Gib Ezybrace document. The vertical lining of the bulkhead is to be fixed off using the same fixings/spacing.

Authorising signature.....

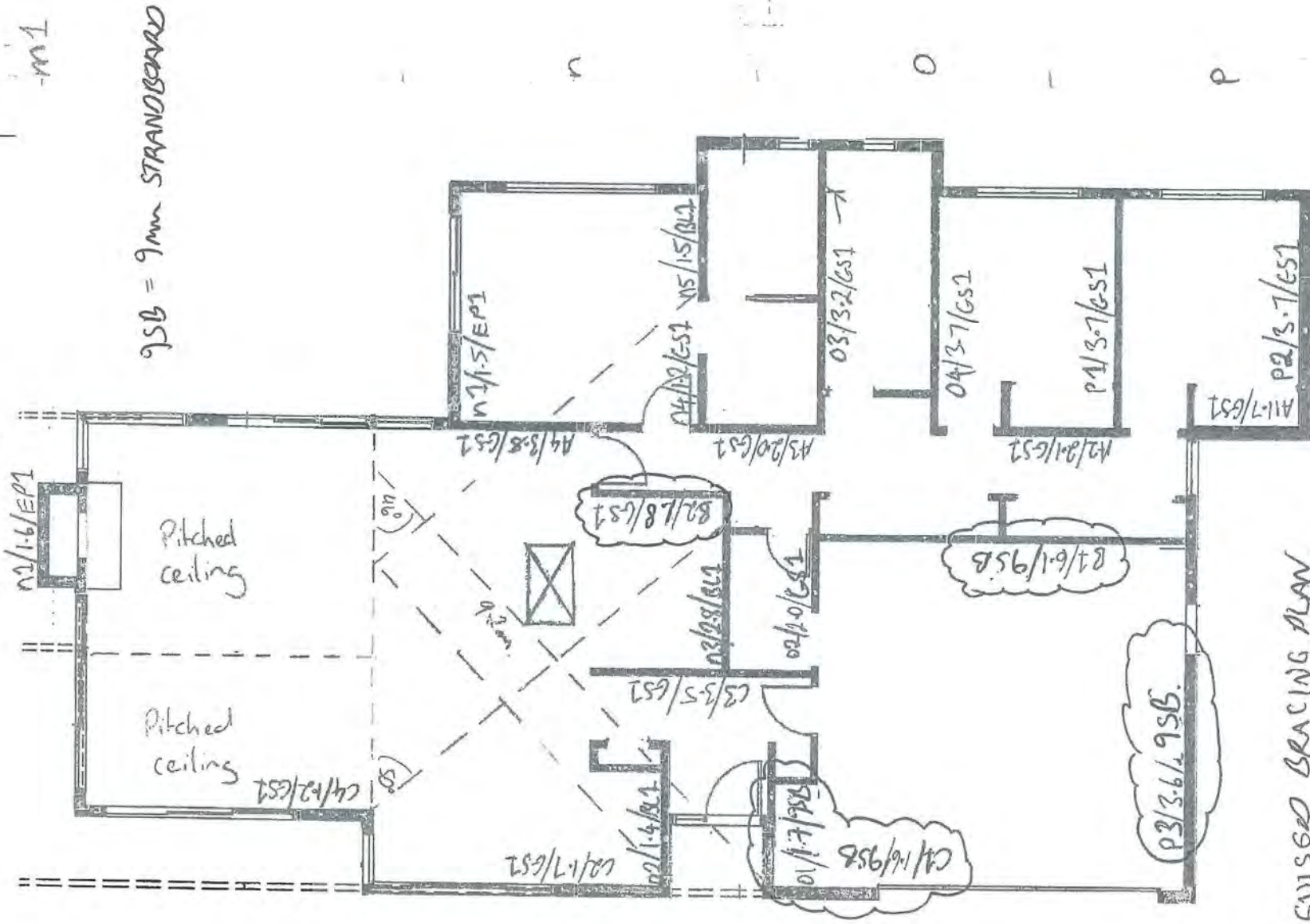
No change to the contract price or extension to the contract time is authorised in respect to this Site Instruction.

Copies to:

☐ Client	☐ Quantity Surveyor	☒ Certa Staff (Martin Pratchett)
☐ Project Manager	☐ File	_____
☐ Architect	☐ Other	_____
☒ Contractor	_____	_____

31 OCT 2016

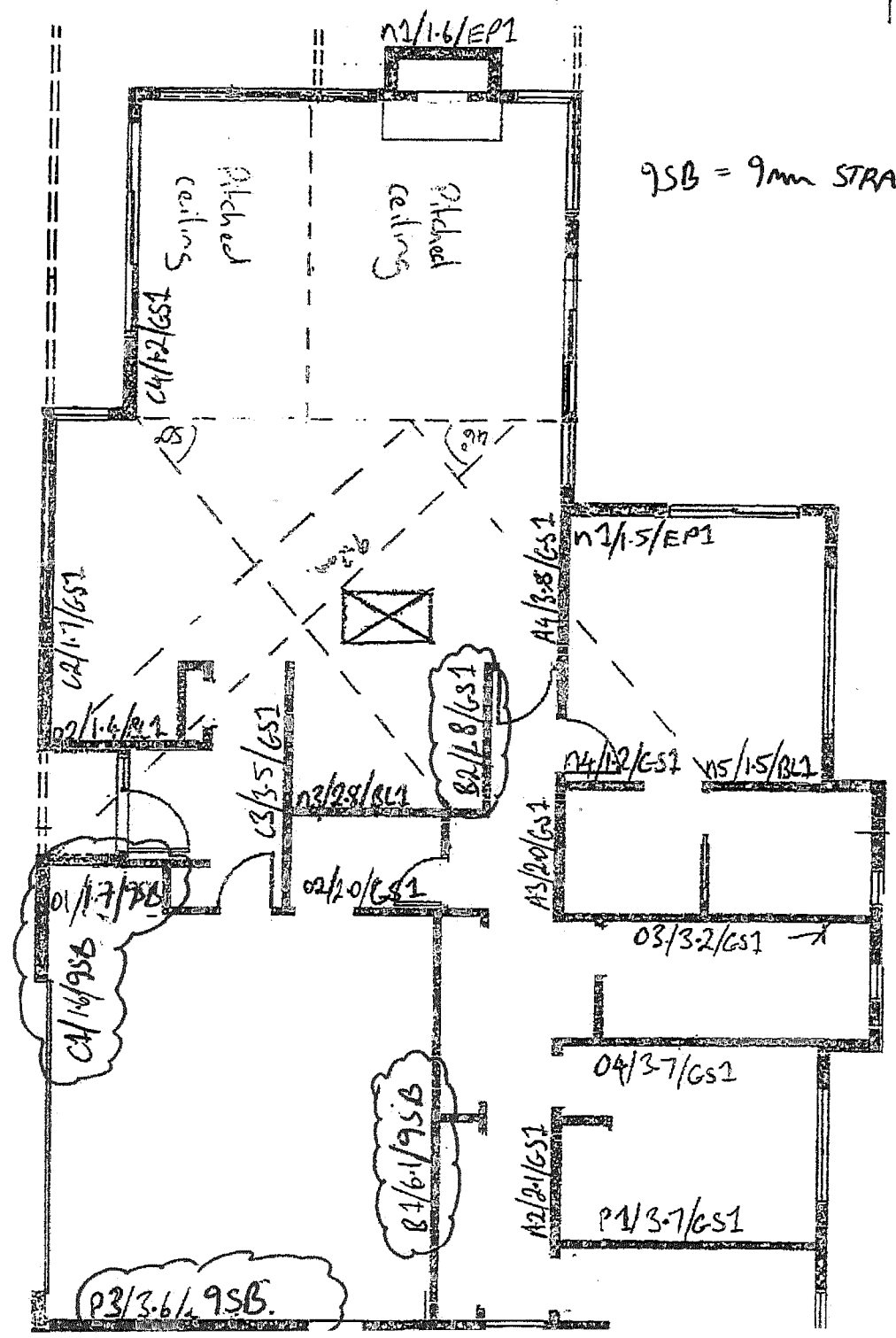
J40755



REVISED BRACING PLAN
SK1 (REVISION 1)

-m1

9SB = 9mm STRANDBOARD



CLIENT	David Re
PROJECT	2 Kanuka

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Wet Area Post-application**

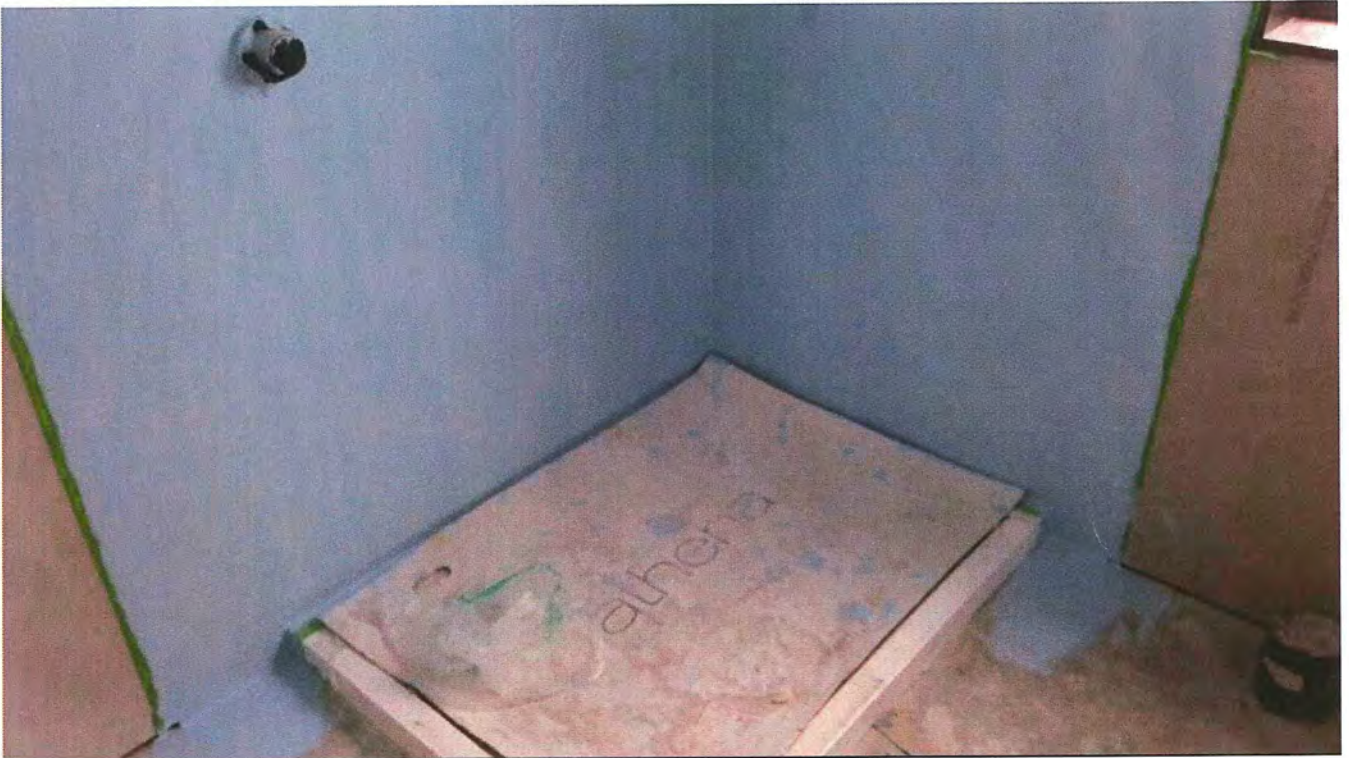
Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **20 December 2016 10:12 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Bond breaker tape to all corners and 2 coats Liquid flash 1	
Confirm additional information/amended plan	N/A
Penetrations sleeved	Pass
Other	Pass
Jarad Williams Tiler	



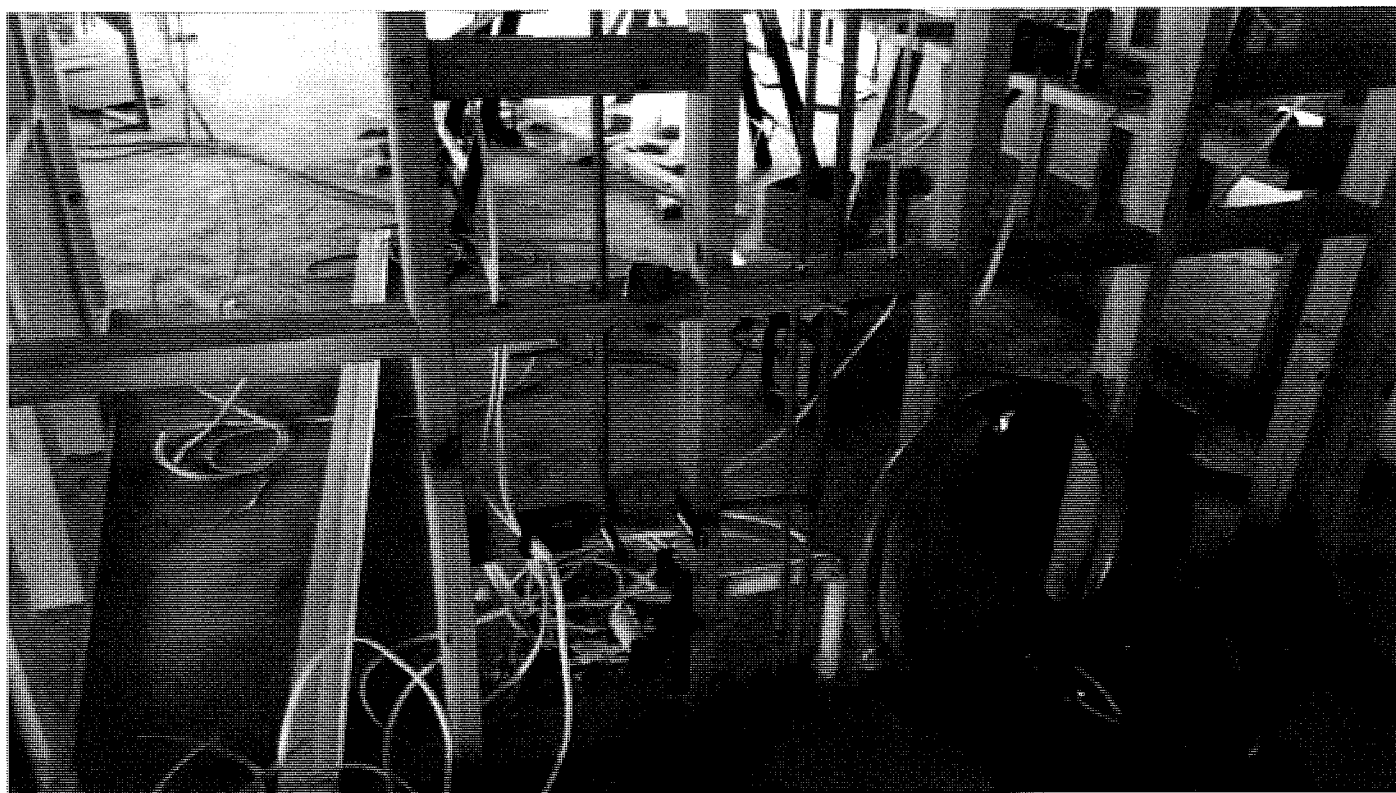
Taken at 10:09 AM on Tuesday 20/12/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 November 2016 8:47 a.m.**
Duration: **15 minutes**

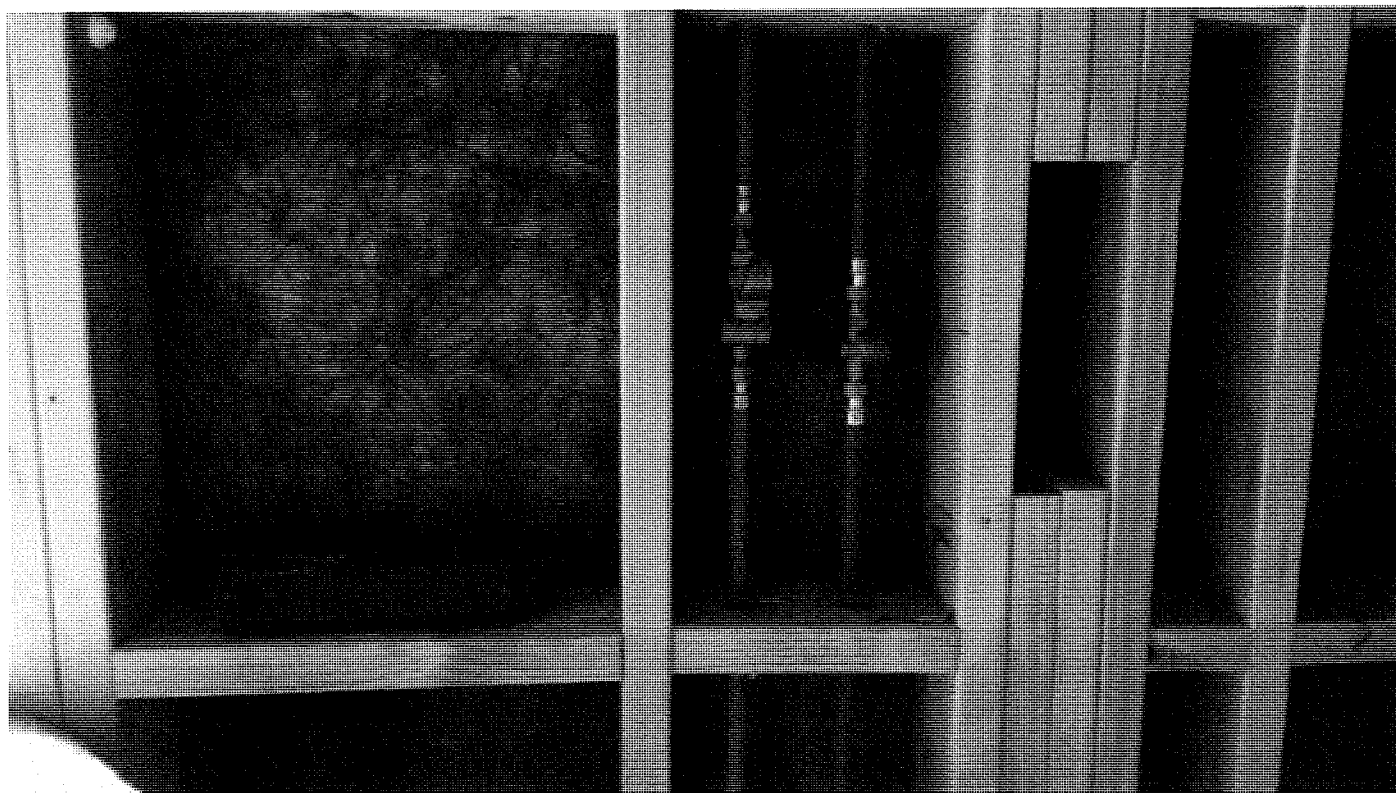
Inspection Element	Status
General	Pass
engineer has added extra bl bracing	
Confirm additional information/amended plan	Pass
new bracing plan provided	



Taken at 9:38 AM on Thursday 27/10/2016



Taken at 9:37 AM on Thursday 27/10/2016



Taken at 9:37 AM on Thursday 27/10/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017 10:19 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Bernard Lynch 13440.	
Plumbing layout	Pass
As built under slab received as requested.	

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Wet Area Pre-application**

Inspection Outcome: **Pass**

Inspected By: **Russell Brook**

Inspection Date: **23 February 2017 10:30 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

The wet area pre application was checked and noted on the post line inspection

Sighted previous inspection notes

N/A

Conforms with approved drawings

Pass

Confirm additional information/amended plan

N/A

Wet area substrate system

Pass

Other

N/A

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Andrew Hawea**

Inspection Date: **22 February 2017 2:20 p.m.**

Duration: **45 minutes**

Inspection Element	Status
Exterior	Pass
Recheck.	
Cladding painted/sealed	Pass
still to complete external corners and paint under ranch sliders living.	
Above items have been completed.	
Interior	Pass
Smoke detectors	Pass
x2 installed and working	
Intertenancy/commercial	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **160475**
 Applicant: **David Reid Homes (Kapiti) Ltd**
 Site Address: **14 Ferndale Drive, Waikanae**
 Work Type: **New single level shadow clad dwelling**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **20 February 2017 1:28 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
Exterior	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	Pass
Spouting and down-pipes	Pass
Deck structure	N/A
Flashings - roof	Pass
Penetrations - flashings	Pass
Barriers	N/A
Gully dishes	Pass
gully traps in place	
Stormwater and site drainage	Pass
Handrails	N/A
Wastes to gully	Pass
Fixings - durability	Pass
Steps/stairs	Pass
Terminal vents/AAVs	Pass
Cladding painted/sealed	Fail
still to complete external corners and paint under ranch sliders living	
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
Road crossing complete	Pass
Final check complete	Pass
Interior	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Service areas-floors/walls	Pass
all sealed as required	
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass
Laundering	Pass
Cooking facilities	Pass

Smoke detectors need two in hallway	Fail
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues	N/A
HWC restraint	Pass
Tempering valve	Pass
Glazing - human impact	Pass
Hot water temp 51 degrees	Pass
Solid fuel heater	N/A
Water supply tank	Pass
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
Road crossing complete	Pass
Final check complete	Pass
Support Documentation	
Construction review PS4 statement for geo-technical engineering	Clear
Timber framing and truss certification	Clear
Record of Work	Required
Window manufacturers producer statement	Required
Septic tank warranty	Clear
asbuilt plan of gray water installation	
Other (specify)	Clear
Gas Certification	



Taken at 1:10 PM on Monday 20/02/2017



Taken at 1:10 PM on Monday 20/02/2017



Taken at 1:11 PM on Monday 20/02/2017



Taken at 1:11 PM on Monday 20/02/2017



Taken at 1:12 PM on Monday 20/02/2017



Taken at 1:12 PM on Monday 20/02/2017



Taken at 1:13 PM on Monday 20/02/2017

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Postline Building**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **25 November 2016 8:47 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sheet bracing	Pass
checked outstanding bracing all fixed as required One gs1 and two external ply sheets	
Sheet fixings	Pass

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Postline Building**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **23 November 2016 3:15 p.m.**

Duration: **15 minutes**

Inspection Element

General

Other

Status

Fail

N/A

BUILDING CONSENT DOCUMENTATION FILED

Building Consent Number:

160475

Street Address:

14 Fendley Dr, Waikanae

Tick indicates documents (s) included in this Building Consent

Tick indicates documents (s) included in this Building Consent	✓
Building Consent Documentation	✓
Application Workflow Coversheet	✓
Application for a Building Consent Form	✓
Application for a Building Consent Checksheet	✓
Proof of ownership	✓
Costing Schedule	✓
Building plans and specifications	✓
Production Checklist	✓
GoGet Processing Summary	
Scope of Inspection Sheet and Inspection Checksheets	
1 to 45 53-55 78 to 84 107-114 194 to 310 418 to 429	
Building consent and memorandum	✓
Inspection reports	✓
Application for CCC	✓
Site Plan	
PIM	
Certificate of Design Work	
Copy of electrical certificate	✓
Copy of gas certificate	✓
An "as-built" drainage plan	✓
Plumbing (Form 125) for pressure test and installation piped services	✓
Drainage (Form 126) for stormwater installation	✓
Drainage (Form 127) for private sewer installation	✓
A Construction Review (PS4) statement for structural engineering	✓
A Construction Review (PS4) statement for fire engineering	
A Construction Review (PS4) statement for geo-technical engineering	
Roof cladding warranty	✓
Solar water heating technical specifications	
Wall cladding/texture coating installation applicator warranty	
A copy of the lift certificate	
A certificate from the fire alarm installer	
A certificate from the sprinkler certifier	
A copy of wet-area membrane installers warranty	
A copy of deck membrane manufacturer's installers warranty/guarantee	

BUILDING CONSENT PRODUCTION CHECKLIST

Proposal: <u>New Dwelling</u>		BC: <u>160475</u>
Address: <u>14 Fernside Dr</u> <u>Waikanae</u>		Category: <u>2</u>
		Residential: ☒ Commercial: ☐
Officer:	Date:	

Key	
N/A ☐	Not Applicable to this application. (The deletion of whole sections as N/A is permitted. For alternatives comment below each section).
No ☐	Plans, specifications & documentation not complying with the Building Code &/or Bld Act (The reason specified alongside each prompt)
Yes ☐	Plans, specifications & documentation complying with Category Bld Code &/or Bld Act (The reason specified alongside each prompt)

Site Plan (NZS 3604 Sec 3.4, 4, 5 Code c/B1, B2, E1, E2, F1 & F2 Sect. 72, 75 BA04)			
N/A	No	Yes	Comments
☒	☐	☐	Wind zone High V/ High Specific <u>(GIS)</u> Site specific (3604)
☒	☐	☐	Flooding / ponding hazards <u>(GIS)</u>
☒	☐	☐	Slippage / fault line hazards <u>(GIS)</u>
☒	☐	☐	Erosion, river & coastal hazards <u>(GIS)</u>
☒	☐	☐	Subsidence / soft soil hazards <u>(Site inspection notes)</u> <u>Pass - compacted sand</u>
☒	☐	☐	Corrosion zone Zone D or Zone C
☒	☐	☐	Soil contamination (F1) <u>(GIS)</u>
☐	☐	☒	Distances to boundaries / siting (District plan) <u>C no boundaries located - peps</u>
☐	☐	☒	Floor levels / contours (E2/AS1 & NZS 3604 E1) <u>FFL = 15.25, contours 10 - 15</u>
☒	☐	☐	Two or More Allotments (Sec 75 - 83 Bld Act)
☒	☐	☐	Noise / sound insulation (airport & highway)
☐	☐	☒	CT/221 notice reviewed <u>Refer to consent notice & RM 070 273</u>
☒	☐	☐	Outstanding Building Consents, No CCC
			BC:
			BC:
Additional comments:			

Ambiguity / Contradictions			
N/A	No	Yes	Comments
☐	☐	☐	Manufacturers Specs
☐	☐	☐	Engineer compared with Designer/Arch
☐	☐	☐	Any Other contradictions
Additional comments:			

Commercial Fire report (C/NM1, C/As1, C/AS2, C/A34, C/AS4, C/AS5, C/AS6, C/AS7, F6, F7, F8)			
N/A	No	Yes	Comments
☐	☐	☐	Referral to NZFS Fire Engineering unit
Additional Comments:			

Notes

Single story dwelling

D.P checked

221 checked

* GIS checked services plan attached to B.C

Form 159 + 164 supplied emailed to Alchin

P+D Pack. ✓

Rates forms ✓

General stamp prompts:

Wind Zone
Corrosion
Cladding and Roofing
Electrical
Compliance Schedule
Boundary setting out
Engineers design and addendum
Slip resistance

Set Status
Complete checklist
Addendum and note re fire report
Section 72 / ponding
Set inspections
Glazing
Sec 72
Hazard Assessment

Dialogue Record

List further information requested, info received, records / reference of communication etc.
via Phone / Email / letter / counter / fax

[illegible]

Change of Use – Sec 114: (Record decisions and basis for decisions – confirm whether sec 115 applies)		
Date:		
Alteration to Existing Building - Sec 112 (Record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		
Date:		
Hazards – Sec 71-74: (Record decisions and basis for decisions – see under "site plan above already done")		Letter Sent Yes ☐ No ☐
Date:		
Compliance Schedule – Sec 100 - 107: (Record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date:		

Declaration of Owner-builder		
N/A	Yes	Comments
☐	☐	Declaration of Owner-builder
☐	☐	Design
☐	☐	Building

Owner-builder register – Edocs: 406692

Inspections		
No of inspections estimated on application	No of inspections estimated at processing	Additional fees actioned if required

CODE COMPLIANCE CERTIFICATE REVIEW CHECKSHEET

*Criteria: All building work except for minor works or major projects.
Refer QAS: B14, B15, B16*



Address of Project:

Date:

BC No:

160475

	N/A	Yes	No
Application for Code Compliance Certificate (Form 278) completed?		☐	☐
Confirm all required inspections and been completed and passed		☐	☐
If inspections have been missed, what supporting information and method of verification has been provided to compensate for missed inspections?			

For consents issued after change to inspection fees on 1 July 2015

Inspections estimated at time consent issued (number)	
Inspections undertaken (number)	
Number of extra inspections to be invoiced and paid before CCC issued	
☐ Invoice actioned Date:	

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

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. Form completed during BC Approval process

Tick indicates yes, N/A indicates considered – but not applicable

	Req'd	Supplied	Accept
Copy of electrical certificate	✓		
Copy of gas certificate	✓		
An "as-built" drainage plan	✓		
Plumbing (Form 125) for pressure test and installation piped services	✓		
Drainage (Form 126) for stormwater installation	✓		
Drainage (Form 127) for private sewer installation	✓		
A Construction Review (PS4) statement for structural engineering	✓		
A Construction Review (PS4) statement for fire engineering			
A Construction Review (PS4) statement for geo-technical engineering	✓		
Roof cladding warranty	✓		
Solar water heating technical specifications			
Wall cladding/texture coating installation applicator warranty			
A copy of the lift certificate			
A certificate from the fire alarm installer			
A certificate from the sprinkler certifier			
A copy of wet-area membrane installers warranty	✓		
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (verifier) Fire Systems Certification			
Specified Systems – Make - Model - Location			
A copy of windows			
A copy of water tank warranty	✓		
A copy of septic tank warranty	✓		
Record of work			
Owner Builder Statutory Declaration			
Building Consent Amendment Documentation Filed			

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate? *(Describe)*

Compliance Schedule	Yes	No
Is a new or amended compliance schedule required?	☐	☐
If "Yes" Has it been issued? (Refer note below)	☐	☐
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	Yes	No
Are there any items specified in the Building Consent or PIM that have not been completed? (If yes, outline below)	☐	☐
Are there any development impact fees to be paid outstanding? (if Yes, CCC cannot be issued)	☐	☐
Are there any other outstanding fees? (if Yes, CCC cannot be issued)	☐	☐

Decision
Issue Code Compliance Certificate? ☐ or Refuse Code Compliance Certificate? ☐
Give reasons for decision:
☐ On review of the inspection notes and supporting documentation it can be considered on reasonable grounds that all work has been completed in compliance with the Building Consent. OR ☐ Other

Building officer:	Co- reviewer:	
Signature:	Signature:	
Date:	Date:	
Name:	Name:	
Copies	Yes	No
File: Compliance Schedule, Compliance Schedule Statement, and CCC placed on file.	☐	☐
Applicant: Copies of Compliance Schedule, Compliance Schedule Statement sent out with the CCC	☐	☐
Inspection Pack: Add copies of Compliance Schedule, Compliance Schedule Statement and CCC	☐	☐

VEHICLE CROSSING INSPECTION FORM

Building Consent: _____

Date: _____

To: Building Inspectors

Owner: _____

Address: _____

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

Thank you

Inspected by:	
Date Inspected:	
Approved:	☐ YES ☐ NO

COMMENTS:



Statement of Compliance with the NZ Building Code

Consent No: 160475

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 14 Ferndale Drive, Waikanae
Legal Description: LOT 6 DP 409302 C/T 434060
Work Description: New single level shadow clad dwelling
Building Category: R2

OWNER

Name(s): Ferndale Developments Ltd
Address: 2 Kanuka Close, Waikanae

- [P] Application for CCC received and accepted
- [P] Confirm all required inspections completed and documented in GoGet
- [NA] If inspection(s) have been missed, have they been compensated for?
- [NA] If supervision was required for any inspection - did it occur?
- [P] Work in accordance with approved consent and approved amendments
- [NA] Have any notices to fix been uplifted?
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [P] Restricted building work
- [NA] Additional information required and received
- [NA] Compliance schedule issued
- [NA] Earthquake prone building
- [NA] Swimming Pool details updated
- [P] Approve to issue Code Compliance Certificate if all fees paid
- [NA] Approve to issue Certificate for Public Use if all fees paid
- [NA] Approve to issue Certificate of Acceptance if all fees paid
- [NA] Supervision review

NOTES:

Inspections Prepaid:

Inspections Done:

Due to personal issues regarding the membrane applicator, the owner is unable to obtain a producer statement; however as the appropriate inspection have been carried out pre and post application of membrane it can be considered on reasonable grounds that the work has been completed to meet the requirements of the manufacturer. A statement and manufactures specification has been supplied regarding the change from acrylic shower to membrane.

LICENSED BUILDING PRACTITIONERS:

Carpentry 1	BP128060
Foundations 1	BP126576
Roofing 1	BP106255

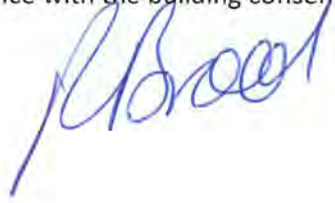
P.T.O.

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Name: Russell Brook

Position: Building Officer

A handwritten signature in blue ink, appearing to read 'R Brook', is written over the printed name.

Date: 23 February 2017

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address: 2 Kanuka Close/ 14 Ferndale Drive	
Suburb: Ferndale	
Town/City: Waikanae	Postcode: 5036

THE PROJECT
Building consent number: 160475

THE OWNER(S)	
Name(s): David Reid Homes (Kapiti) Ltd	
Mailing address:	
Suburb:	PO Box/Private Bag: PO Box 148
Town/City: Paraparaumu	Postcode: 5254
Phone number: 049045959	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☒	Installed ribraft concrete foundation to engineers design and as per consented plans.	☒ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☒	Installed polythene to underside of concrete foundation as per ribraft design shown in consented plans.	☒ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY

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

Name: **Matthew Goodin**

LBP number: **126576**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: **19 Otaki Gorge Rd**

Suburb: **Rd2**

Town/City: **Otaki**

PO Box/Private Bag

Postcode:

Phone number: **063646593**

Mobile: **0223538212**

After hours:

Fax:

Email address: **goodincontractors@gmail.com**

Website:

DECLARATION

I **Matthew Goodin** carried out or supervised the restricted building work recorded on this form.

Signature:

MT Goodin

Date:

17/08/2016

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING

Street address: **2 Kanuka Close/ 14 Ferndale Drive**

Suburb: **Ferndale**

Town/City: **Waikanae**

Postcode: **5036**

THE PROJECT

Building consent number: **160475**

THE OWNER(S)

Name(s): **David Reid Homes (Kapiti) Ltd**

Mailing address:

Suburb:

PO Box/Private Bag: **PO Box 148**

Town/City: **Paraparaumu**

Postcode: **5254**

Phone number: **049045959**

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐	by others.	☐ Carried out ☐ Supervised
Walls ☒	erected frames provided by Placemakers. installed cavity system and cladding. installed interior lining	☒ Carried out ☐ Supervised
Roof ☒	installed Trusses provided by Place.m installed all hold downs for trusses installed purlins. Others fixed steel roof + flashings	☒ Carried out ☐ Supervised
Columns and beams ☒	installed all engineered beams x 4 = (garage x 1, verandah x 3) + tie downs. Others installed portal	☒ Carried out ☐ Supervised
Bracing ☒	installed all bracing tie downs (bolts) and all bracing elements	☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

PD

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☒	<i>DP under all frames</i>	☒ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐	<i>by others</i>	☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☒	<i>installled cavity system for exterior cladding</i>	☒ Carried out ☐ Supervised
Wall cladding or wall cladding system ☒	<i>installled all wall cladding</i>	☒ Carried out ☐ Supervised
Waterproofing ☒	<i>installled flashings under cladding</i>	☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

PD

ISSUED BY

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

Name: Paul Devereux

LBP number: BP 128060

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 20 Reikorangi Rd

Suburb:

Town/City: Waikanae

PO Box/Private Bag

Postcode: 5391

Phone number:

Mobile: 0220533615

After hours: 04 293 4080

Fax:

Email address: paulrdevereux@tra.co.nz

Website:

DECLARATION

I Paul Devereux carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 21-1-2017

PO

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING

Street address: **2 Kanuka Close/ 14 Ferndale Drive**

Suburb: **Ferndale**

Town/City: **Waikanae**

Postcode: **5036**

THE PROJECT

Building consent number: **160475**

THE OWNER(S)

Name(s): **David Reid Homes (Kapiti) Ltd**

Mailing address:

Suburb:

PO Box/Private Bag: **PO Box 148**

Town/City: **Paraparaumu**

Postcode: **5254**

Phone number: **049045959**

Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

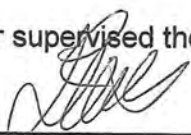
PRIMARY STRUCTURE

Work that is restricted building work	Description	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☒	Laid roofing underlay, Installed metal long run roofing iron, including all associated flashings and under flashings.	☐ Carried out ☒ Supervised
Ventilation system (for example, ☐ subfloor or cavity)		☐ Carried out ☐ Supervised
Wall cladding or wall cladding ☐ system		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

Note: continue on another page if necessary.

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work	
Name: Jon Lucas	LBP Number: 106255
Class(es) licensed in: Roofing 2, Roofing 4,	
Plumbers, Gasfitters and Drainlayers Board registration number (if applicable):	
Mailing address (if different from below): P O Box 43-178 Wainuiomata, Lower Hutt, Wellington.	
Street address / Registered office: 18 Ashburn Road, Wainuiomata	
Phone number: Landline: 0800 737 663	Mobile: 021 023 33306
Daytime:	After hours::
Fax: 564 3540	
Email address: info@gandsroofing.co.nz	Website: www.gandsroofing.co.nz

DECLARATION
I, <u>Jon Lucas</u> , [name of practitioner]
Carried out or supervised the restricted building work recorded on this form.
Signature: 
Date: <u>10/10/16</u>



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier 434060
Land Registration District Wellington
Date Issued 06 July 2009

Prior References

WN48B/879

Estate Fee Simple
Area 987 square metres more or less
Legal Description Lot 6 Deposited Plan 409302

Proprietors

Ferndale Development Limited

Interests

7983109.1 Mortgage to ANZ National Bank Limited - 7.11.2008 at 3:52 pm
8217543.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.7.2009 at 1:32 pm
Land Covenant in Easement Instrument 8217543.4 - 6.7.2009 at 1:32 pm
Fencing Covenant in Deed 8217543.8 - 6.7.2009 at 1:32 pm (subject to section 6(2) Fencing Act 1978)

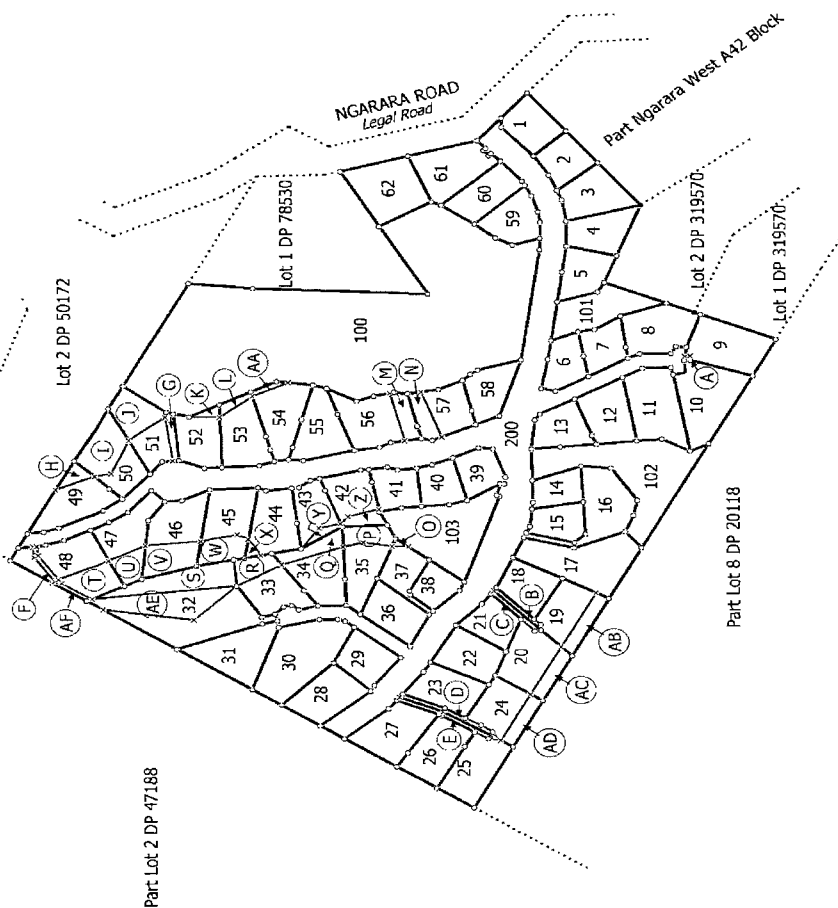


NOTE:
Lots 100, 101, 102 & 103 are to vest as Recreation Reserve in the
Kapiti Coast District Council.
Lot 200 is to vest as road in the Kapiti Coast District Council.

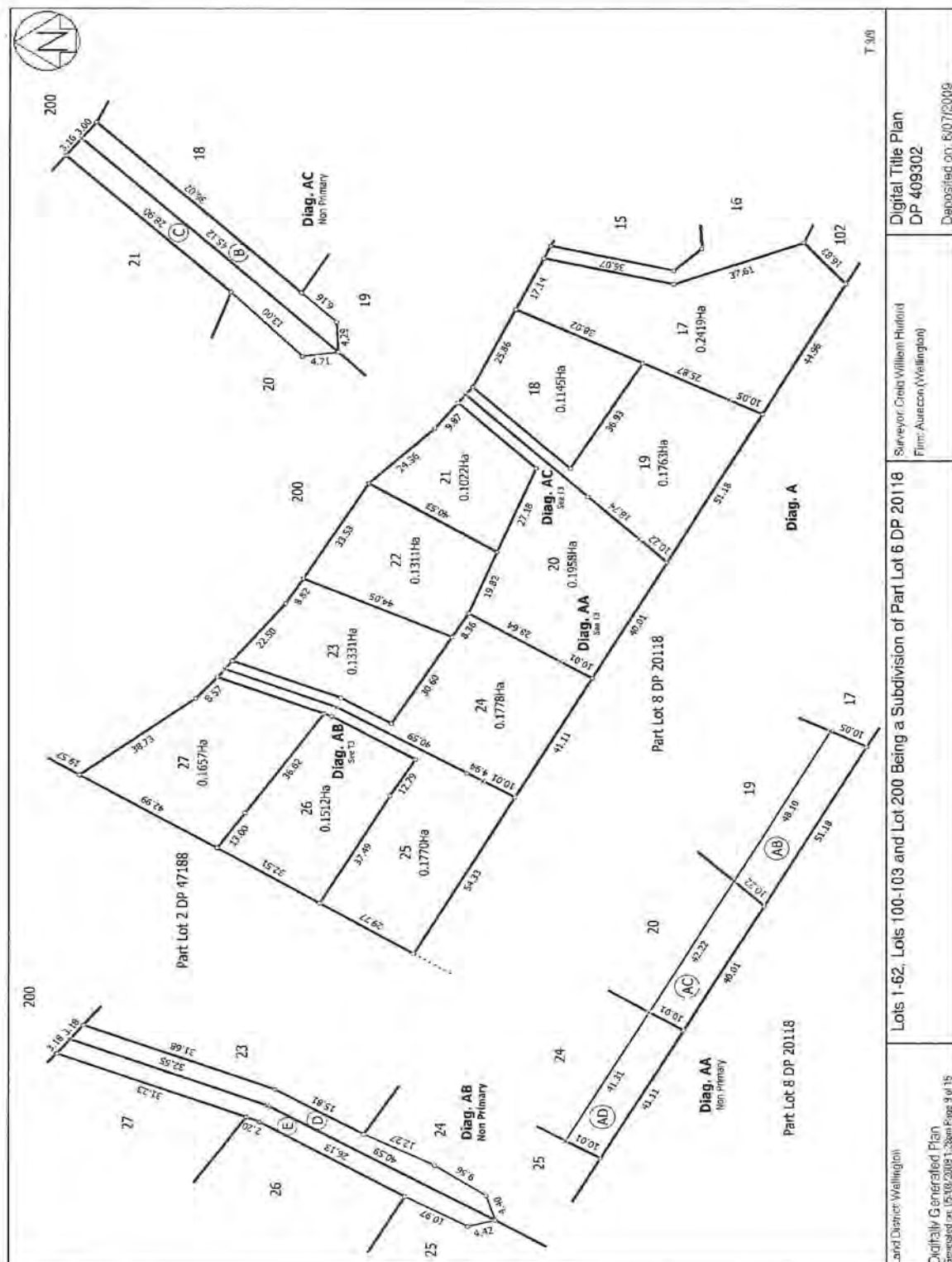


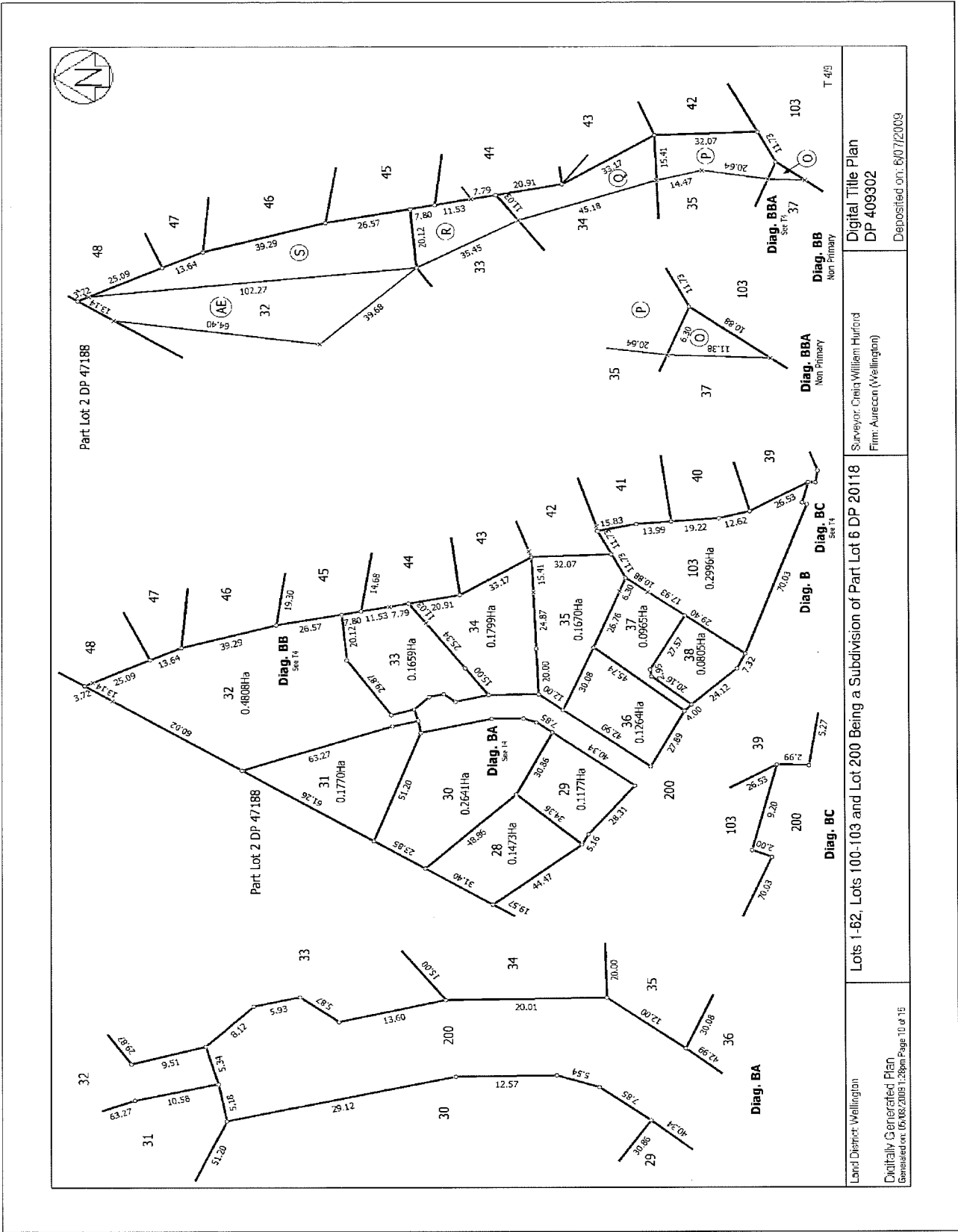
T 1/9

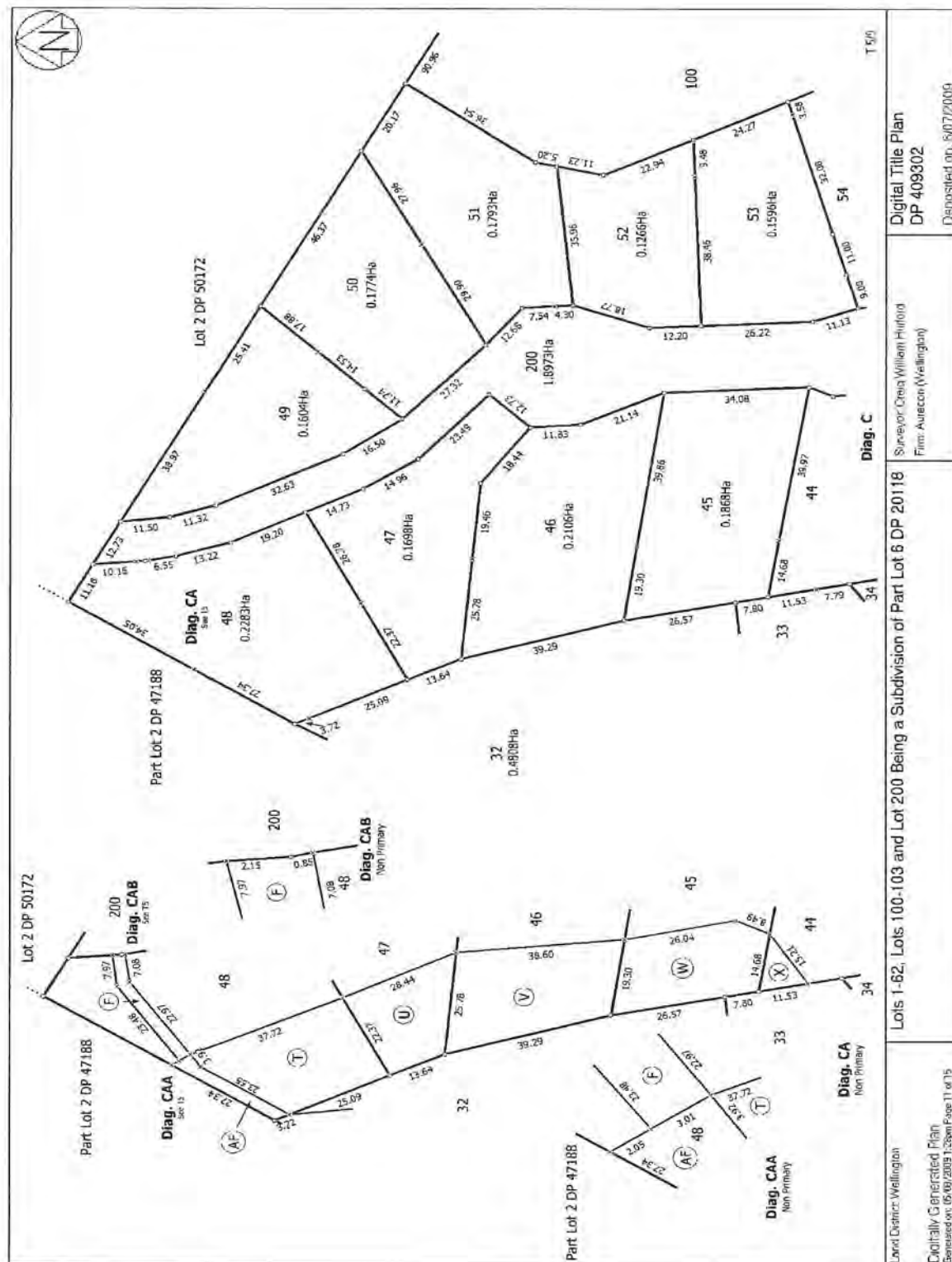
Land District: Wellington	Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118	Surveyor: Craig William Hurrend Firm: Aurecon (Wellington)	Digital Title Plan DP 409302
Digitally Generated Plan (Generated on: 15/02/2018 11:25am Page 7 of 15)		Deposited on: 8/07/2009	

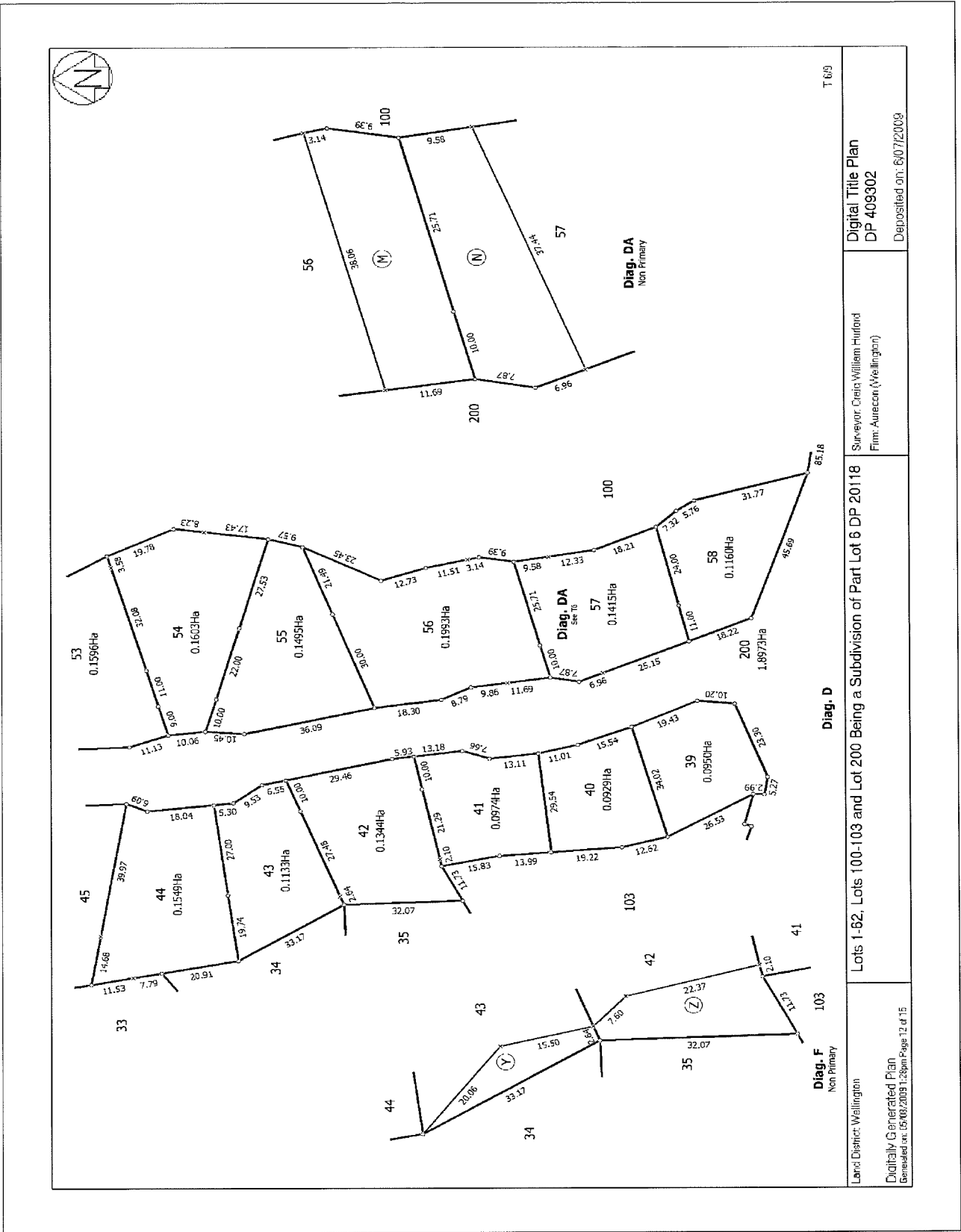


Land District: Wellington	Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118	Surveyor: Craig William Hurford Firm: Aurecon (Wellington)	Digital Title Plan DP 409302 Deposited on: 6/07/2009
---------------------------	--	---	--



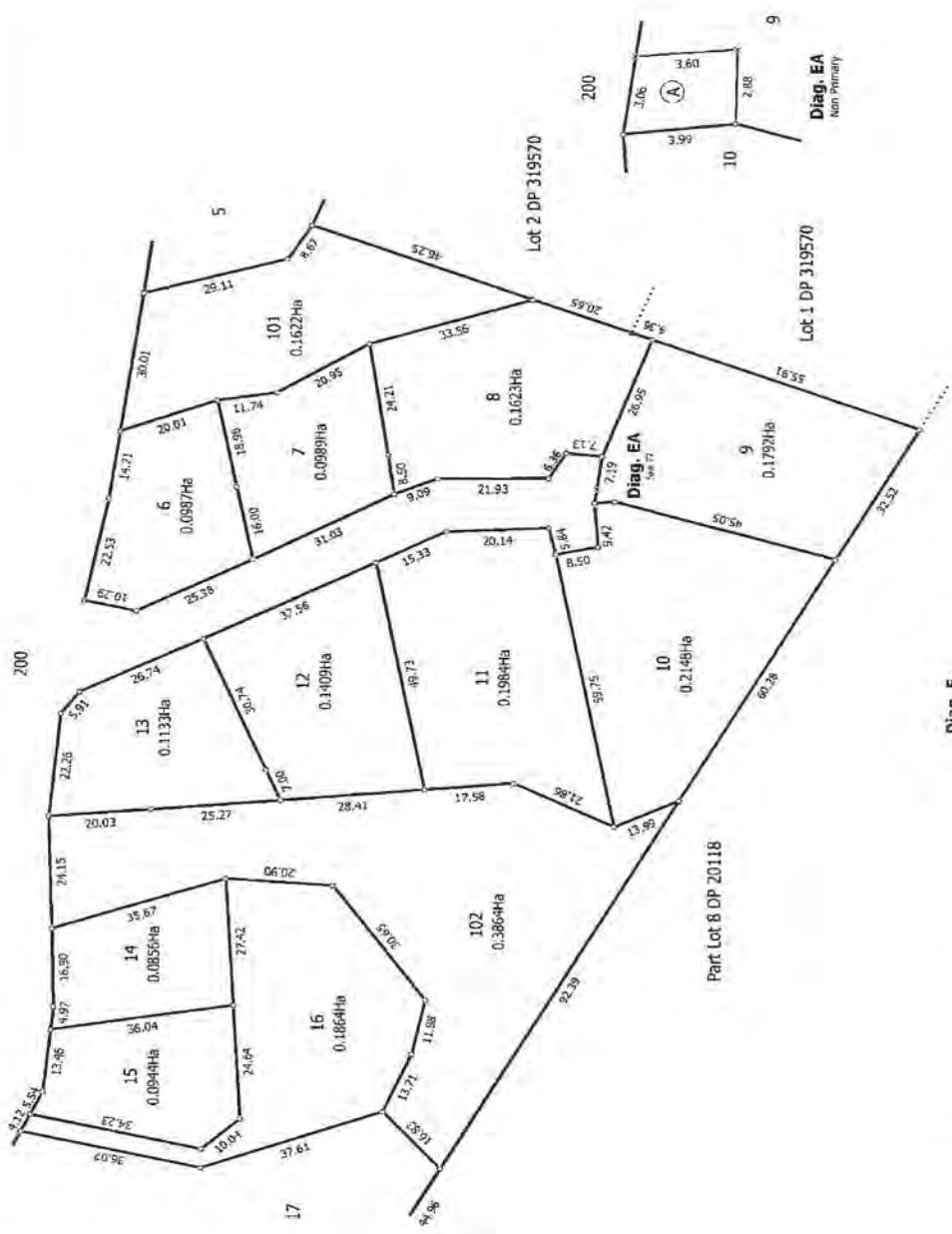






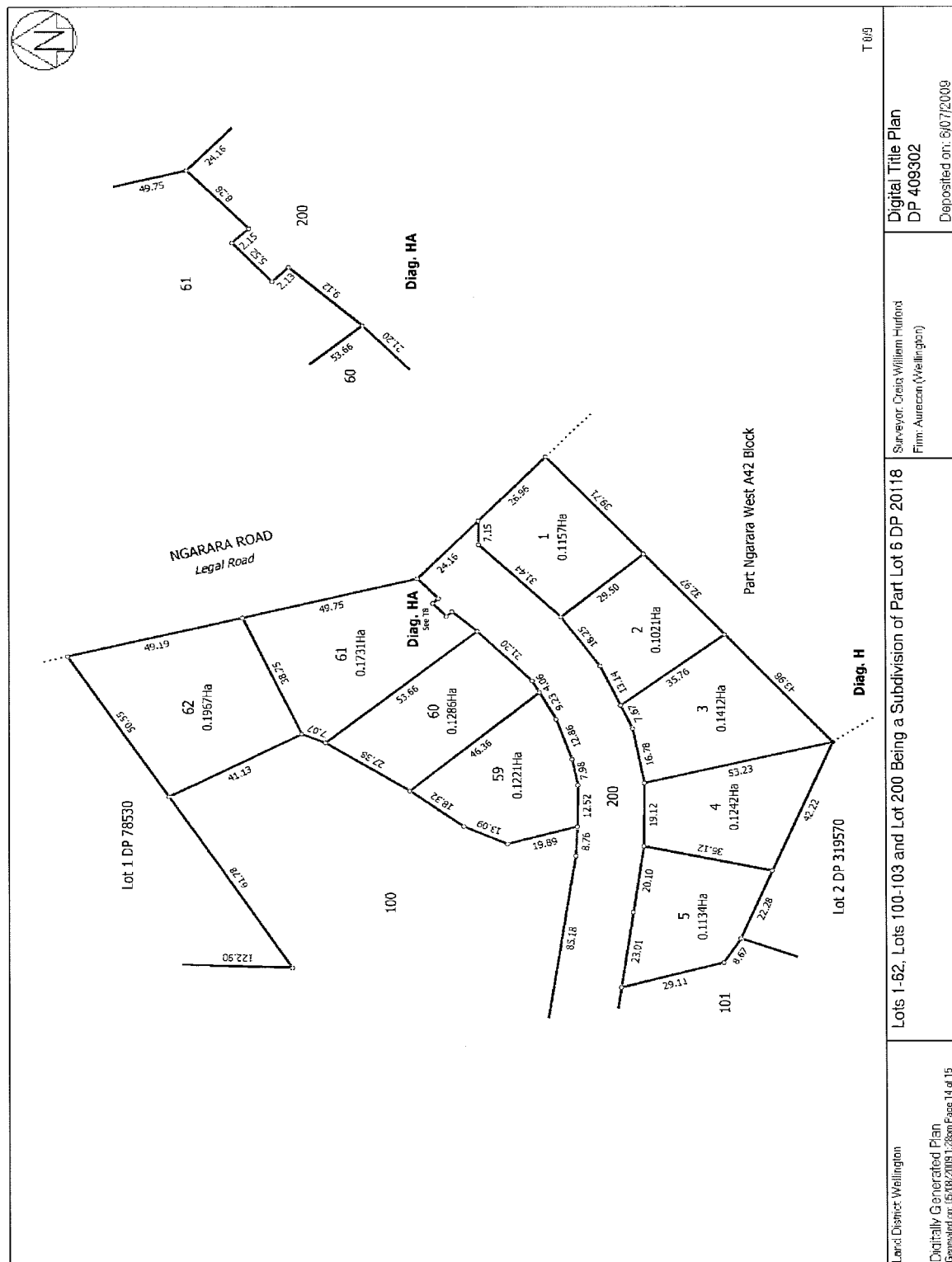
Identifier

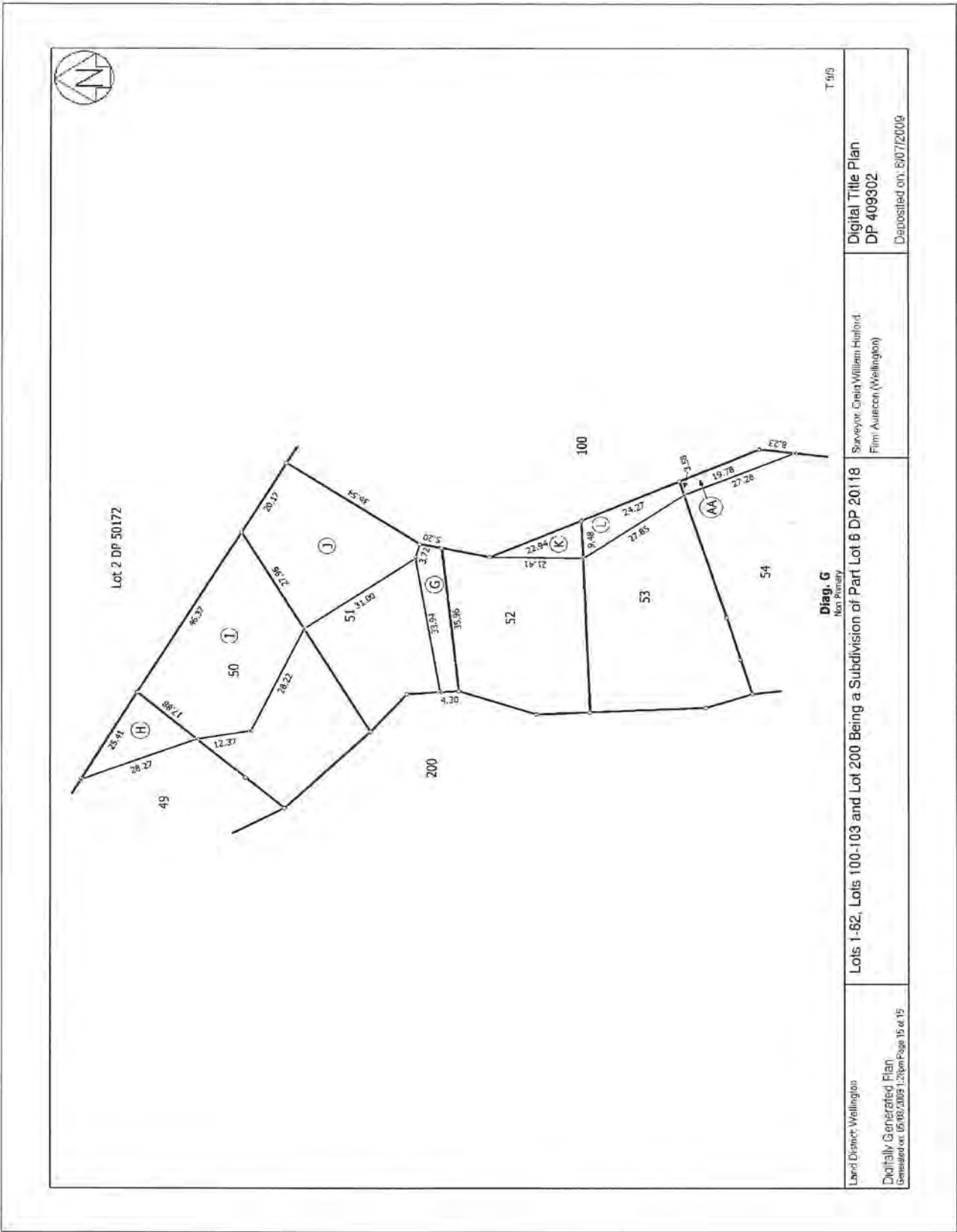
434060



T79

Land District: Wellington	Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118	Surveyor: Dalia Willem Hurford Firm: Aurecon (Wellington)	Digital Title Plan DP 409302 Deposited on: 8/07/2009
Digitally Generated Plan Generated on: 05/02/2009 12:38pm Page 13 of 15			





GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Cavity System**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **11 October 2016 12:39 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Additional strapping to wrap	Pass
Batten timber treatment	Pass
H3.1	
Cavity closers	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	Pass
Cavity spacers size and slope	N/A
Reinforcing fixed in place (stucco)	N/A
Proprietary self spacing mesh	N/A
Mesh spacers (stucco)	N/A
Proprietary control joints (stucco)	N/A
Rigid backing type (stucco)	N/A
Fixings (galvanised or stainless) (stucco)	Pass
Waterproofing to slab-edge	N/A
Other	N/A



Taken at 12:37 PM on Tuesday 11/10/2016



Taken at 12:38 PM on Tuesday 11/10/2016



Taken at 12:39 PM on Tuesday 11/10/2016



Taken at 12:39 PM on Tuesday 11/10/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **11 October 2016**

Passed Items

General

Inspection notes	
Drawings	
Additional information/plan	
Building wrap type	Tekton
Flexible sealing tape	Protecto
Internal/external corner flashings	
Ground/deck cladding clearance	

Inspection Type: **Cavity System**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **11 October 2016**

Passed Items

General

Inspection notes	
Drawings	
Additional information/plan	
Additional strapping to wrap	
Batten timber treatment	H3.1
Cavity closers	
Battens in place	
Cavity spacers	
Fixings (galvanised or stainless) (stucco)	

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required

Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **18 August 2016 2:13 p.m.**
Duration: **30 minutes**

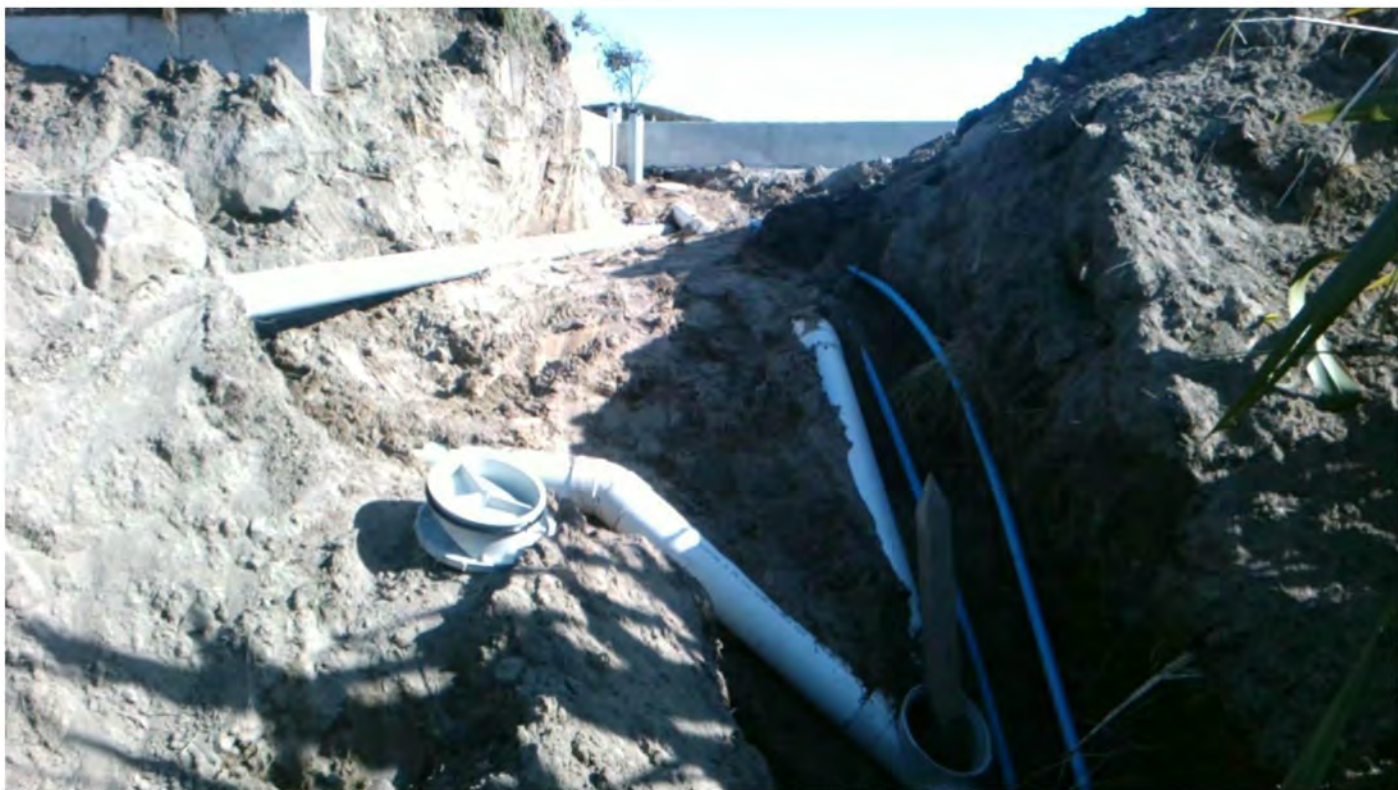
Inspection Element	Status
General	Pass
Pipe diameter black 100, Stormwater 90mm	Pass
Bedding material sand site	Pass
Gully trap placed	Pass
Connections/angles	Pass
Branch length	Pass
Direction/fall	Pass
Holding water free flowing when released	Pass
Terminal vent 50mm external	Pass
Registration number 19014	Pass
Other	N/A



Taken at 2:07 PM on Thursday 18/08/2016



Taken at 2:08 PM on Thursday 18/08/2016



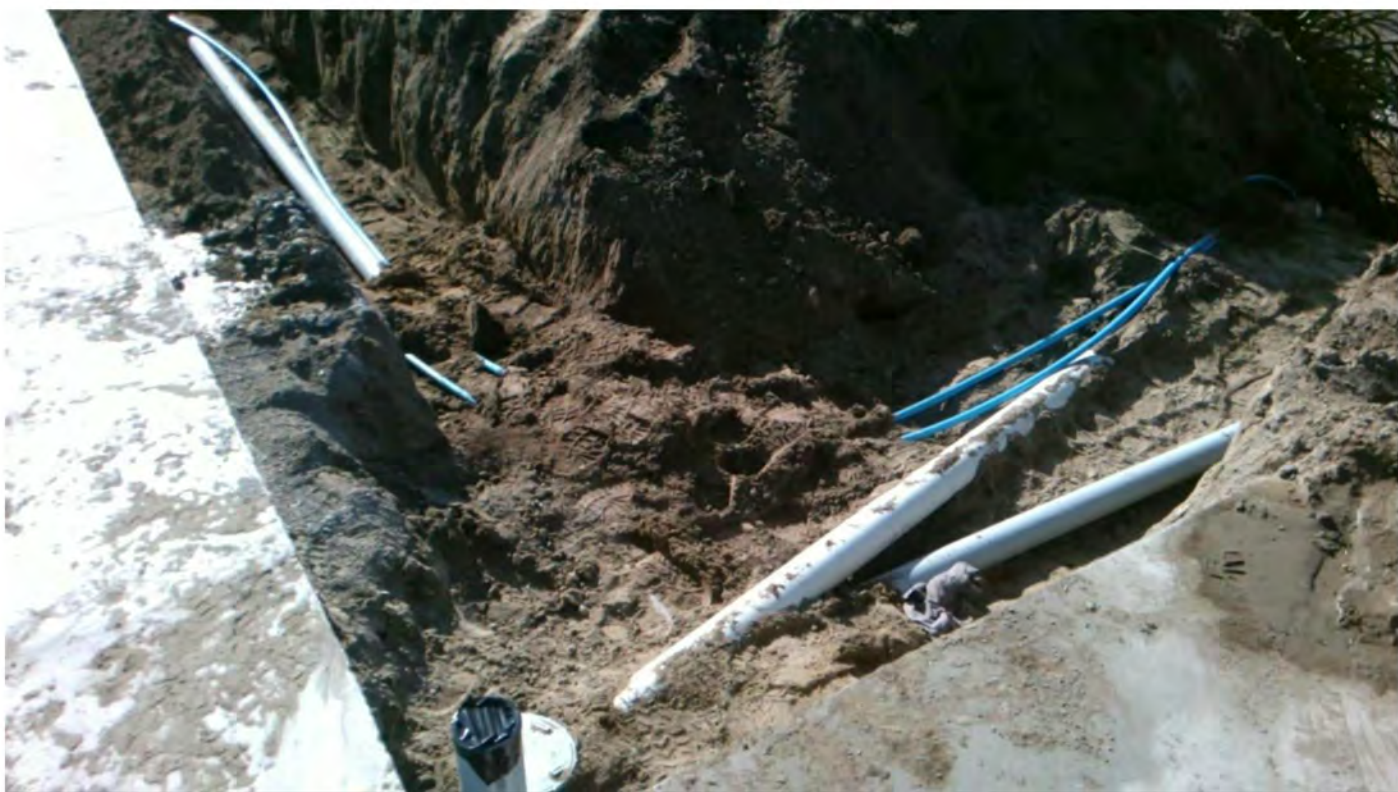
Taken at 2:09 PM on Thursday 18/08/2016



Taken at 2:09 PM on Thursday 18/08/2016



Taken at 2:10 PM on Thursday 18/08/2016



Taken at 2:11 PM on Thursday 18/08/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **18 August 2016**

Passed Items

General

Pipe diameter	black 100, Stormwater 90mm
Bedding material	sand site
Gully trap	placed
Connections/angles	
Branch length	
Direction/fall	
Holding water	free flowing when released
Terminal vent	50mm external
Registration number	19014

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required

18 August 2016

KEEP ON SITE FOR RECHECK

Page 1 of 2

Gas Certification

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 February 2017 1:28 p.m.**
Duration: **30 minutes**

Inspection Element	Status
Exterior	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Sub-floor ventilation	N/A
Roof fixings	Pass
Spouting and down-pipes	Pass
Deck structure	N/A
Flashings - roof	Pass
Penetrations - flashings	Pass
Barriers	N/A
Gully dishes	Pass
gully traps in place	
Stormwater and site drainage	Pass
Handrails	N/A
Wastes to gully	Pass
Fixings - durability	Pass
Steps/stairs	Pass
Terminal vents/AAVs	Pass
Cladding painted/sealed	Fail
still to complete external corners and paint under ranch sliders living	
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
Road crossing complete	Pass
Final check complete	Pass
Interior	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Service areas-floors/walls	Pass
all sealed as required	
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass
Laundrying	Pass
Cooking facilities	Pass

Smoke detectors need two in hallway	Fail
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues	N/A
HWC restraint	Pass
Tempering valve	Pass
Glazing - human impact	Pass
Hot water temp 51 degrees	Pass
Solid fuel heater	N/A
Water supply tank	Pass
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
Road crossing complete	Pass
Final check complete	Pass

Support Documentation

Construction review PS4 statement for geo-technical engineering	Clear
Timber framing and truss certification	Clear
Record of Work	Required
Window manufacturers producer statement	Required
Septic tank warranty	Clear
asbuilt plan of gray water installation	
Other (specify)	Clear
Gas Certification	



Taken at 1:10 PM on Monday 20/02/2017



Taken at 1:10 PM on Monday 20/02/2017



Taken at 1:11 PM on Monday 20/02/2017



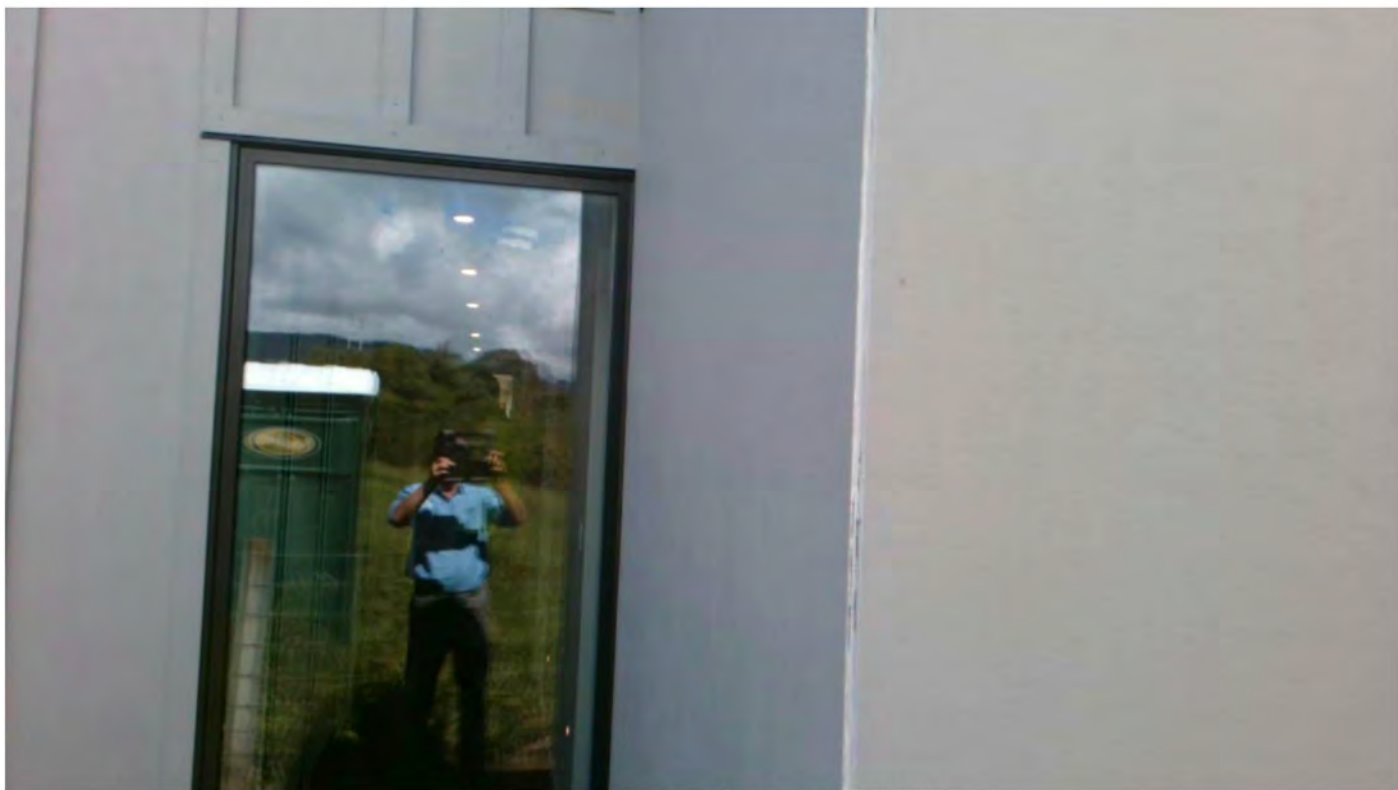
Taken at 1:11 PM on Monday 20/02/2017



Taken at 1:12 PM on Monday 20/02/2017



Taken at 1:12 PM on Monday 20/02/2017



Taken at 1:13 PM on Monday 20/02/2017

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 February 2017**

Passed Items

Exterior

Inspection notes
Drawings
Roof fixings
Spouting and down-pipes
Flashings - roof
Penetrations - flashings
Gully dishes **gully traps in place**
Stormwater and site drainage
Wastes to gully
Fixings - durability
Steps/stairs
Terminal vents/AAVs
Flashings - windows/doors
Cladding ground clearance
Road crossing complete
Final check complete

Interior

Inspection notes
Drawings
Service areas-floors/walls **all sealed as required**
Lightings
Laundering
Cooking facilities
Food storage/preparation
Ventilation
Insulation and clearance
HWC restraint
Tempering valve
Glazing - human impact

Hot water temp	51 degrees
Water supply tank	
Trap seals and AAVS	
Cistern flushing	
WC pan connection	
Window labels	
Road crossing complete	
Final check complete	

Failed Items

Exterior

Cladding painted/sealed	still to complete external corners and paint under ranch sliders living
-------------------------	--

Interior

Smoke detectors	need two in hallway
-----------------	----------------------------

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required
Roof installers warranty	Required
Window manufacturers producer statement	Required
Water tank warranty	Required
Construction review PS4 statement for geo-technical engineering	Clear
Timber framing and truss certification	Clear
Septic tank warranty	Clear
asbuilt plan of gray water installation	
Other (specify)	Clear
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **22 February 2017 2:20 p.m.**
Duration: **45 minutes**

Inspection Element	Status
Exterior	Pass
Recheck.	
Cladding painted/sealed	Pass
still to complete external corners and paint under ranch sliders living.	
Above items have been completed.	
Interior	Pass
Smoke detectors	Pass
x2 installed and working	
Intertenancy/commercial	N/A
Other	N/A

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **22 February 2017**

Passed Items

Exterior

Cladding painted/sealed

Recheck.

still to complete external corners and paint under ranch sliders living.
Above items have been completed.

Interior

Smoke detectors

x2 installed and working

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required
Roof installers warranty	Required
Window manufacturers producer statement	Required
Water tank warranty	Required

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Foundations**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **12 August 2016 2:47 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Footing depth 300x300	Pass
Engineers details required Certa	Pass
Good bearing	Pass
Reinforcing Hd12mm	Pass
Siting	Pass
Sub-floor vents	N/A
Other	N/A

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Foundations**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **12 August 2016**

Passed Items

General

Footing depth	300x300
Engineers details required	Certa
Good bearing	
Reinforcing	Hd12mm
Siting	

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **12 August 2016**

Passed Items

General

Engineers details required	Certa
Ground clearance	
Concrete cover	
Sand blinding	
Slab thickenings	85mm
Vapour barrier	
Steel reinforcing	SE62
Bar chairs	
DPC penetrations taped	
Minimum floor level	

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required

Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Postline Building**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **18 November 2016 10:43 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Gareth received revised brace plan and has added it to BC packet	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Sheet bracing	Fail
3 elements to be rechecked as circled on builders brace plan, also to check postline to bathrooms.	
Sheet fixings	Pass
Fire/acoustic separation	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Postline Building**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **23 November 2016 3:15 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Fail

Other

N/A

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Postline Building**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **18 November 2016**

Passed Items

General

Sighted previous inspection notes	Gareth received revised brace plan and has added it to BC packet
Conforms with approved drawings	
Confirm additional information/amended plan	
Sheet fixings	

Failed Items

General

Sheet bracing	3 elements to be rechecked as circled on builders brace plan, also to check postline to bathrooms.
---------------	---

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required

Gas Certification

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Postline Building**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **23 November 2016**

Failed Items

General

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Postline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 November 2016 8:47 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sheet bracing	Pass
checked outstanding bracing all fixed as required One gs1 and two external ply sheets	
Sheet fixings	Pass

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **11 October 2016 12:36 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Building wrap type Tekton	Pass
Flexible seling tape Protecto	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Pass
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/deck cladding clearance	Pass
Other	N/A

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **18 October 2016 11:17 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Head flashings	Pass



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:12 AM on Tuesday 18/10/2016



Taken at 11:13 AM on Tuesday 18/10/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **18 October 2016**

Passed Items

General

Head flashings

Support Documentation

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **8 September 2016 11:33 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
Building wrap type	N/A
Bracing requirements to external only	Pass
Purlin fixing	Pass
Decking substrate	N/A
Other	Fail
to check 18 external and all internal truss come others as marked on as built plan	

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **8 September 2016**

Passed Items

General

Inspection notes
Drawings
Additional information/plan
Cladding type identified
Framing moisture meets cladding requirements
Stud spacing appropriate for cladding
Bottom plate connections
Bracing requirements **to external only**
Purlin fixing

Failed Items

General

Other **to check 18 external and all internal truss come others as marked on as built plan**

Support Documentation

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required

Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **3 October 2016 9:12 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
inspection on truss fixings	
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Cladding type identified	N/A
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	N/A
Building wrap type	N/A
Bracing requirements	N/A
Purlin fixing	N/A
Decking substrate	N/A
Other	Pass
checked all external truss fixings in place as per plan Internal truss fixings In place	

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **3 October 2016**

Passed Items

General

Inspection notes
Drawings
Framing moisture meets cladding requirements
Stud spacing appropriate for cladding
Other

inspection on truss fixings

**checked all external truss fixings in place as per plan
Internal truss fixings in place**

Support Documentation

Application for CCC
Electrical safety certificate
Gas safety certificate
As-built drainage plan
Drainage (Form 126) for stormwater installation
Drainage (Form 127) for private sewer installation
Plumbing (Form 125) for pressure test and installation
piped services
Construction review PS4 statement for structural
engineering
Construction review PS4 statement for geo-technical
engineering
Membrane applicator certificates - internal wet area
Timber framing and truss certification
Roof product manufacturers warranty
Roof installers warranty
Water tank warranty
Septic tank warranty
asbuilt plan of gray water installation
Other (specify)
Gas Certification

Status

Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **11 November 2016 9:13 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
engineer has added extra bl bracing	
Sighted previous inspection notes	Pass
Conforms with approved drawings	N/A
Confirm additional information/amended plan need copy of updated drawing for bracing	Fail
Max moisture content	N/A
Ventilation to rooms	N/A
Timber treatment	N/A
Lintel/beam size and fixing	N/A
Insulation	N/A
Top plate connection	N/A
Ceiling batten spacing	N/A
Stud spacing	N/A
Bracing connections	N/A
Air seals	N/A
Bottom plate fixings all handibracks in place for bl bracing added	Pass

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **11 November 2016**

Passed Items

General	engineer has added extra bl bracing
Sighted previous inspection notes	
Bottom plate fixings	all handibracks in place for bl bracing added

Failed Items

General	engineer has added extra bl bracing
Confirm additional information/amended plan	need copy of updated drawing for bracing

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **27 October 2016 2:43 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Max moisture content 17-20%	Pass
Ventilation to rooms	Pass
Timber treatment	Pass
Lintel/beam size and fixing	N/A
Insulation	Pass
Top plate connection	N/A
Ceiling batten spacing 75X35 at 600 centres	Pass
Stud spacing	Pass
Bracing connections in place, ends of ceiling brace to be solid	Pass
Air seals placed	Pass
Bottom plate fixings	Pass
Weathertightness	N/A



Taken at 2:42 PM on Thursday 27/10/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 November 2016 8:47 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
engineer has added extra bl bracing	
Confirm additional information/amended plan new bracing plan provided	Pass

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **27 October 2016**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Max moisture content	17-20%
Ventilation to rooms	
Timber treatment	
Insulation	
Ceiling batten spacing	75X35 at 600 centres
Stud spacing	
Bracing connections	in place, ends of ceiling brace to be solid placed
Air seals	
Bottom plate fixings	

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required

Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 November 2016**

Passed Items

General	engineer has added extra bl bracing
Confirm additional information/amended plan	new bracing plan provided

Inspection Type: **Postline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 November 2016**

Passed Items

General	
Sheet bracing	checked outstanding bracing all fixed as required One
	gs1 and two external ply sheets
Sheet fixings	

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required

Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **27 October 2016 9:40 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Plumber 13440	Pass
Soil pipe size and test	N/A
Pipes fixed/supported all fixed and supported	Pass
System used AS3500 20mm cold feed to infinity Gas then 20mm hot and cold to 15mm branch to all fixtures non-potable to toilets and outside taps	Pass
TRP line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated all external	Pass
Pressure test 1500kpa and holding	Pass
Waste pipe size and test	N/A
Floor wastes	N/A
Shut off valves in garage wall	Pass
Fire wraps and collars	N/A
Other	N/A



Taken at 9:37 AM on Thursday 27/10/2016



Taken at 9:37 AM on Thursday 27/10/2016



Taken at 9:38 AM on Thursday 27/10/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **27 October 2016**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings
Confirm additional information/amended plan

Plumber

13440

Pipes fixed/supported

all fixed and supported

System used

AS3500

20mm cold feed to infinity Gas then 20mm hot and cold to 15mm branch to all fixtures non-potable to toilets and outside taps

Vents terminated

all external

Pressure test

1500kpa and holding

Shut off valves

in garage wall

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required

Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-site Inspection**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **7 July 2016 11:59 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Contours match application	Pass
Datum point identified	N/A
Boundaries identified No pegs found	Fail
Ground conditions checked Compacted sand.	Pass
Footpath checked	N/A
Kerb and channel checked	N/A
Grass berm checked	Pass
Existence damage None	Pass
Vehicle crossing installed None	Pass
Dogs	N/A
Further investigation	N/A
Conforms with approved drawings	Pass
Resource consent	Pass
Producer statement	Pass
Driveway checked	N/A
Position of boundaries and datum height checked	Fail
Surveyor	Pass
Engineer supervision required	Pass



Taken at 11:58 AM on Thursday 7/07/2016



Taken at 11:58 AM on Thursday 7/07/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre-site Inspection**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **7 July 2016**

Passed Items

General

Contours match application	
Ground conditions checked	Compacted sand.
Grass berm checked	
Existence damage	None
Vehicle crossing installed	None
Conforms with approved drawings	
Resource consent	
Producer statement	
Surveyor	
Engineer supervision required	

Failed Items

General

Boundaries identified	No pegs found
Position of boundaries and datum height checked	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-site Inspection**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017 10:08 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Boundaries identified	Pass
Siting passed on foundation inspection	
Position of boundaries and datum height checked	Pass
Siting passed on foundation inspection and datum heights on pre slab building	

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre-site Inspection**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017**

Passed Items

General

Boundaries identified
Position of boundaries and datum height checked

Siting passed on foundation inspection
Siting passed on foundation inspection and datum heights on pre slab building

Support Documentation

Application for CCC
Electrical safety certificate
Gas safety certificate
As-built drainage plan
Drainage (Form 126) for stormwater installation
Drainage (Form 127) for private sewer installation
Plumbing (Form 125) for pressure test and installation piped services
Construction review PS4 statement for structural engineering
Membrane applicator certificates - internal wet area
Roof product manufacturers warranty
Record of Work
Roof installers warranty
Window manufacturers producer statement
Water tank warranty

Status

Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required
Required

GoGet Inspection Audit Report

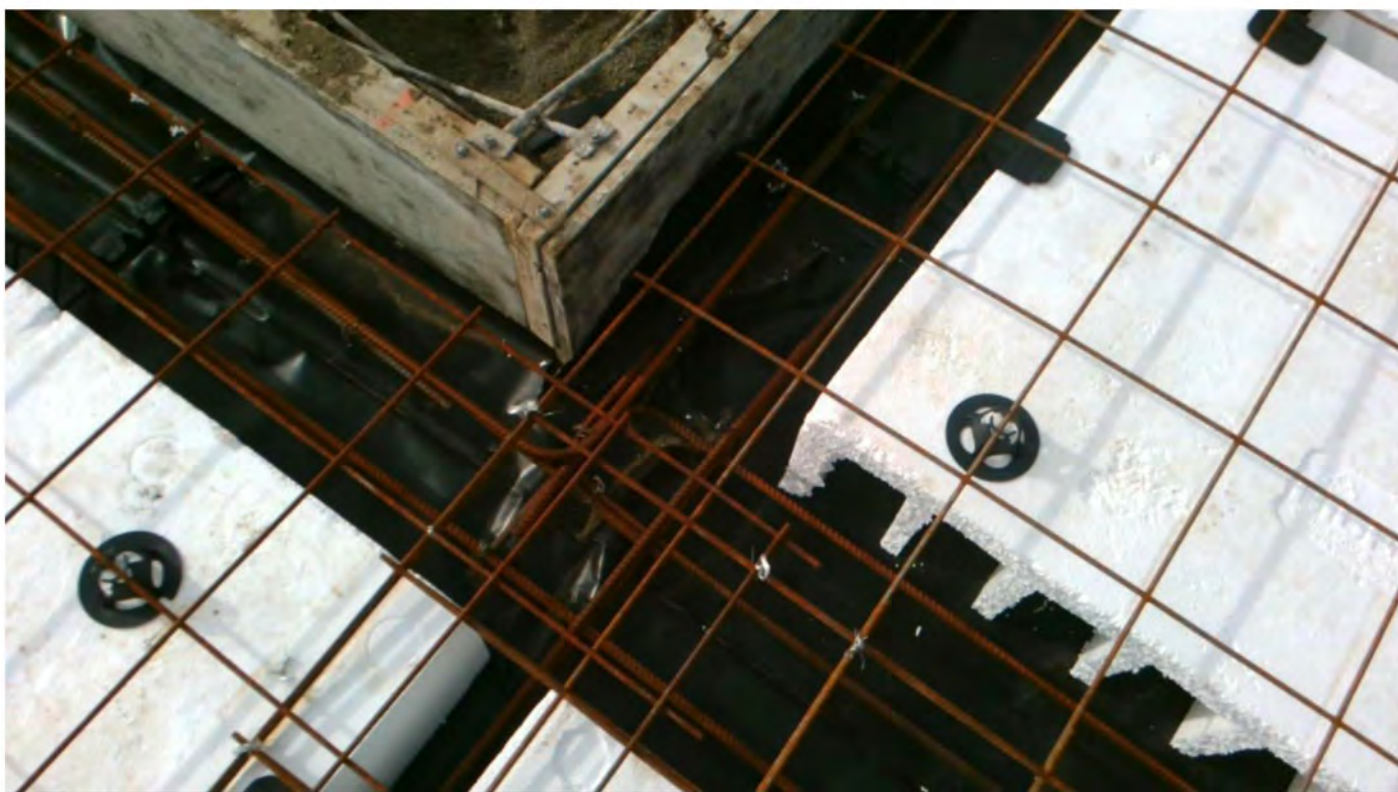
Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **12 August 2016 2:49 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Engineers details required	Pass
Certa	
Rebate for brick veneer	N/A
Ground clearance	Pass
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings	Pass
85mm	
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing	Pass
SE62	
Bar chairs	Pass
DPC penetrations taped	Pass
Minimum floor level	Pass
Other	N/A
ok to pour after engineer has passed ps4 and site notes	



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:53 PM on Friday 12/08/2016



Taken at 2:54 PM on Friday 12/08/2016

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **11 August 2016 3:26 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Bernard Lynch 13440.	
Secondary flow path	N/A
Pipe material PVC	Pass
Pipe protection	Pass
TRP line	N/A
Plumbing layout has altered, as built underslab required	Fail
Pipes supported	Pass
Wastes and drains	N/A
Water/air water	Pass
Leak check	Pass
Other 65mm to greywater, x2 lines, remaining all 100mm, external vent to follow	N/A

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **11 August 2016**

Passed Items

General	Bernard Lynch 13440.
Pipe material	PVC
Pipe protection	
Pipes supported	
Water/air	water
Leak check	

Failed Items

General	Bernard Lynch 13440.
Plumbing layout	has altered, as built underslab required

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required

Gas Certification

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017 10:19 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Bernard Lynch 13440.	
Plumbing layout	Pass
As built under slab received as requested.	

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017**

Passed Items

General	Bernard Lynch 13440.
Plumbing layout	As built under slab received as requested.

Support Documentation

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required
Roof installers warranty	Required
Window manufacturers producer statement	Required
Water tank warranty	Required

GoGet Inspection Audit Report

Consent No: **160475**

Applicant: **David Reid Homes (Kapiti) Ltd**

Site Address: **14 Ferndale Drive, Waikanae**

Work Type: **New single level shadow clad dwelling**

Inspection Type: **Wet Area Post-application**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **20 December 2016 10:12 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Bond breaker tape to all corners and 2 coats Liquid flash 1	
Confirm additional information/amended plan	N/A
Penetrations sleeved	Pass
Other	Pass
Jarad Williams Tiler	



Taken at 10:09 AM on Tuesday 20/12/2016

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Wet Area Post-application**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **20 December 2016**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings

Bond breaker tape to all corners and 2 coats Liquid flash 1

Penetrations sleeved
Other

Jarad Williams Tiler

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Construction review PS4 statement for geo-technical engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Roof product manufacturers warranty	Required
Roof installers warranty	Required
Water tank warranty	Required
Septic tank warranty	Required
asbuilt plan of gray water installation	
Other (specify)	Required
Gas Certification	

GoGet Inspection Audit Report

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**

Inspection Type: **Wet Area Pre-application**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017 10:30 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
The wet area pre application was checked and noted on the post line inspection	
Sighted previous inspection notes	N/A
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Wet area substrate system	Pass
Other	N/A

SITE NOTICE

Consent No: **160475**
Applicant: **David Reid Homes (Kapiti) Ltd**
Site Address: **14 Ferndale Drive, Waikanae**
Work Type: **New single level shadow clad dwelling**
Building Category: **R2**

Inspection Type: **Wet Area Pre-application**
Inspection Outcome: **Pass**
Inspected By: **Russell Brook**
Inspection Date: **23 February 2017**

Passed Items

General

Conforms with approved drawings
Wet area substrate system

The wet area pre application was checked and noted on the post line inspection

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required
Roof installers warranty	Required
Window manufacturers producer statement	Required
Water tank warranty	Required

CAUTION

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

APPROVED
BY BUILDING
Colin Clench
5/08/2016

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

Plan notes take precedence over general specifications

DRAWING LIST		
No.	Sheet Name	Rev.
A01	BUILDING 3D	B
A02	CONSTRUCTION NOTES	
A03	SITE PLAN	
A04	FLOOR PLAN	B
A05	ELEVATIONS	B
A06	DRAINAGE PLAN	E
A07	FOUNDATION PLAN	
A08	FRAMING PLAN	D
A09	ELECTRICAL PLAN	B
A10	LIGHTING PLAN	
A11	ROOF PLAN	B
A12	BUILDING SECTION	C
A13	BUILDING SECTION	C
A14	BUILDING SECTION	C
A15	EXTERIOR JOINERY SCHEDULE	B
A16	INTERIOR OPENING SCHEDULE	
A17	INTERIOR ELEVATIONS	B
A18	FOUNDATION DETAILS	A
A19	ROOF DETAILS	
A20	ROOF DETAILS	A
A21	ROOF DETAILS	
A22	ROOF DETAILS	A
A23	CLADDING DETAILS	B
A24	WINDOW DETAILS	
A25	WINDOW DETAILS	
A26	GARAGE DOOR DETAILS	
A27	BATHROOM DETAILS	B
A28	BUILDING SECTION	B

Proposed House

FOR

David Reid Homes

AT

2 Kanuka Close Waikanae

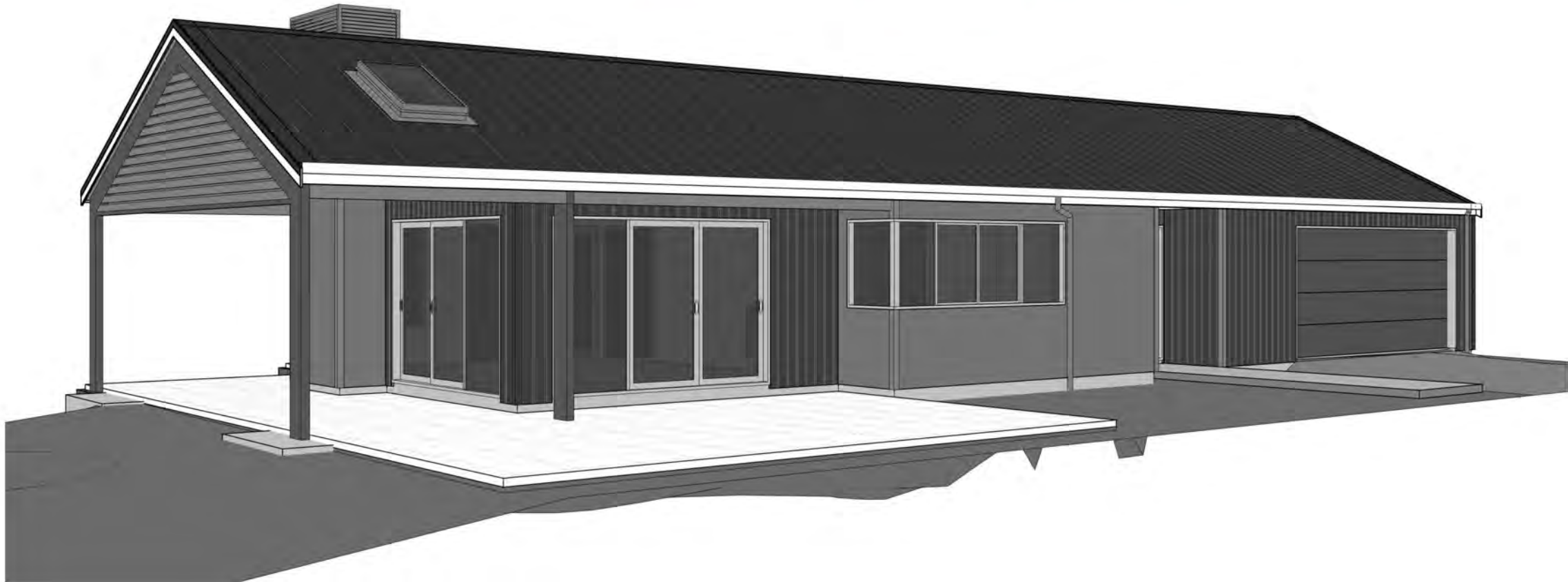
ENGINEERS DESIGN

This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.

Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment shall 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 or public Holidays.





a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B Rev	11/07/16 Date	Client Changes Description
BUILDING 3D		
BUILDING CONSENT		
Job	Date	Sheet Rev.
10029	AUG2016	A01 B

GENERAL CONSTRUCTION NOTES

- ALL WORK IS TO COMPLY WITH THE NEW ZEALAND BUILDING CODE, TERRITORIAL AUTHORITY REQUIREMENTS, NZ STANDARDS (IN PARTICULAR NZS 3604), MANUFACTURERS LITERATURE AND ENDORSED BUILDING CONSENT PLANS
- ALL REFERENCES TO CODES AND STANDARDS SHALL BE TAKEN TO MEAN THE LATEST VERSION INCLUDING AMENDMENTS
- DOCUMENTS MAY HAVE BEEN SCANNED AND DIGITALLY REPRODUCED AND MAY NOT BE TO SCALE
- CONTRACTOR TO PROVIDE BARRIERS, SIGNAGE AND SCAFFOLDING TO COMPLY WITH NZBC F5 AND WORKSAFE NZ REQUIREMENTS
- INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS
- SLIP RESISTANCE RATING OF TRAFFICABLE SURFACES TO COMPLY WITH NZBC D1
- THIS PROJECT CONTAINS ELEMENTS DESIGNED BY A STRUCTURAL ENGINEER. THE CONTRACTOR IS REQUIRED TO ENSURE THE ENGINEER INSPECTS THE WORK THEY HAVE DESIGNED AND PROVIDE THE TERRITORIAL AUTHORITY WITH WRITTEN EVIDENCE OF THE INSPECTION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR ANY VARIATIONS TO PLANS AND CONSTRUCTION DETAILS

BUILDING ENVIRONMENT NOTES

- THIS CONSTRUCTION SITE SHALL ADHERE TO THE REBRI (RESOURCE EFFICIENCY IN THE BUILDING AND RELATED INDUSTRIES) GUIDELINES FOR CONSTRUCTION - WASTE REDUCTION
- THIS SITE IS IN A HIGH WIND ZONE. ENSURE CORRECT FIXINGS, TIE DOWNS, CONNECTORS, GLAZING ETC ARE USED
- THIS SITE IS IN EXPOSURE ZONE C :
 - ALL STRUCTURAL FIXINGS (EXCEPT FABRICATED BRACKETS) IN SHELTERED LOCATIONS TO BE HOT DIP GALVANISED, AND IN EXPOSED SITUATIONS TO BE TYPE 304 S.S.
 - ALL FABRICATED BRACKETS TO BE MINIMUM 5mm MILD STEEL AND BE HOT DIP GALVANISED
- ALL FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER QUATERNARY (ACQ) OR COPPER AZOLE (CuAz) PRESERVATIVE ARE TO BE TYPE 304 S.S. IN EXPOSED OR SHELTERED LOCATIONS, AND HOT DIPPED GALVANISED IN CLOSED SITUATIONS

SITE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR CLEARLY DEFINING THE SITE BOUNDARIES. IN ORDER TO CORRECTLY SET THE BUILDING OUT, A REGISTERED SURVEYOR MAY BE REQUIRED. ESTABLISHED FENCES ARE NOT NECESSARILY ON THE SITE BOUNDARY
- THE SITE IS TO HAVE PERMEABLE SURFACES THAT ARE NOT COVERED BY BUILDINGS OR PAVING OF AT LEAST 30% OF THE SITE AREA
- THE MINIMUM CLEARANCE FROM FLOOR SLAB TO FINISHED GROUND LEVEL TO BE:
 - 100mm TO PAVED AREAS AND 150mm TO NON-PAVED AREAS FOR BRICK VENEER
 - 150mm TO PAVED AREAS AND 225mm TO NON-PAVED AREAS FOR OTHER CLADDINGS

FOUNDATION NOTES

- ALL FOUNDATIONS ARE TO SPECIFIC DESIGN BY A CONSULTING STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT THE FOUNDATION HEIGHT WILL ALLOW FOR REQUIRED DRAINAGE FALLS TO THE SEWER MAIN
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS

ALUMINIUM JOINERY & GLAZING NOTES

- ALL HABITABLE AND SERVICE ROOMS ARE REQUIRED TO HAVE OPENING WINDOWS EQUIVALENT TO A MINIMUM OF 5% OF THEIR FLOOR AREA, OR AN APPROVED ALTERNATIVE VENTILATION SYSTEM
- OPENING WINDOWS PROJECTING OVER ACCESS ROUTES AND DECKS TO BE PROTECTED TO COMPLY WITH NZBC D1, CLAUSE 1.5.4
- PROVIDE SILL SUPPORT BRACKETS TO EXTERNAL WINDOWS AND DOORS
- ALUMINIUM JOINERY TO BE IN ACCORDANCE WITH NZS 4211
- ALL GLAZING IS TO COMPLY WITH NZS 4223 PARTS 1,2,3
- WINDOW MANUFACTURER IS TO CONFIRM ALL WINDOWS REQUIRED TO HAVE SAFETY GLASS
- WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WANZ WIS COMPONENTS

WALL AND ROOF FRAMING NOTES

- TIMBER TREATMENT TO COMPLY WITH NZS 3602
- TRUSSES MUST BE DESIGNED AND SUPPLIED BY A LICENSED PRE-NAIL MANUFACTURER. PROVIDE A COPY OF THE DESIGN AND PRODUCER STATEMENT TO THE TERRITORIAL AUTHORITY
- PREFABRICATED WALLS MUST BE DESIGNED AND SUPPLIED BY A LICENSED PRE-NAIL MANUFACTURER.
- BOTTOM PLATES TO BE FIXED WITH APPROVED BOTTOM PLATE ANCHORS INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND NZS 3604
- STUD / TOP PLATE FIXINGS TO BE IN ACCORDANCE WITH LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE
- LINTEL HOLD DOWNS TO BE IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE UNLESS SPECIFIED BY PRENAIL MANUFACTURER
- ALL FIXINGS TO BE min. GALVANISED TO PREVENT DETEIORATION DUE TO TEMPORARY EXPOSURE
- WHERE BOLTED CONNECTIONS ARE USED, FIT WITH 50x50x3mm SQUARE OR 550x3mm ROUND WASHERS TO BOTH SIDES
- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604 SECTION 10
- DO NOT SUPPORT BOTTOM CHORDS OF TRUSSES AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER

CLADDING NOTES

- WHERE WALLS ARE NOT LINED (E.G. GABLE ENDS AND FRAMED CHIMNEYS), A RIGID SHEATHING OR AN AIR BARRIER WRAP IS TO BE INSTALLED TO COMPLY WITH NZBC E2/AS1 CLAUSE 9.1.4 PRIOR TO FIXING CAVITY BATTENS AND CLADDING
- RETURN WALL UNDERLAY INTO ALL FRAMING OPENINGS AND FIT APPROVED WINDOW FLASHING SYSTEM TO MANUFACTURERS SPECIFICATION.
- FIT FLASHINGS TO COMPLY WITH THE WINDOW AND CLADDING MANUFACTURERS SPECIFICATIONS AND DETAILS. FIT AIR SEALS TO THE INNER EDGE OF JOINERY REVEALS

ROOFING NOTES

- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604 SECTION 10
- ROOF CLADDING TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATION AND THE REQUIREMENTS OF NZBC E2, SECTION 8. STEEL COATING TO BE SUITABLE FOR THE CORROSION ZONE. SITE AND PROJECT SPECIFIC CONFIRMATION OF THE SPECIFIED ROOFING IS REQUIRED. PROVIDE A COPY OF THE MANUFACTURERS WARRANTY TO THE TERRITORIAL AUTHORITY
- ENSURE ADEQUATE CROSS FLOW VENTILATION IS PROVIDED TO ROOF SPACE ABOVE THE THERMAL INSULATION TO PREVENT CONDENSATION
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE
- CONTRACTOR TO PROVIDE OWNER WITH SUITABLE WRITTEN DETAILS OF A REGULAR INSPECTION AND MAINTENANCE REGIME FOR ALL ROOF AND DECK MEMBRANES AND ASSOCIATED FLASHINGS

EXTERIOR DECK NOTES

- DECK AND SURFACES TO ACHIEVE A SLIP RESISTANCE RATING TO COMPLY WITH NZS 3604 CLAUSE 7.4.4

INTERIOR NOTES

- "WET AREA" SHOWERS TO BE FULLY WATERPROOFED USING AN APPROVED MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. INSTALLATION TO BE BY A REGISTERED SPECIALIST. SUPPLY A COPY OF THE MATERIALS WARRANTY AND INSTALLATION INSTRUCTIONS TO THE TERRITORIAL AUTHORITY

PLUMBING NOTES

- ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH AS / NZS 3500 PART 2
- CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING LATERALS ON SITE
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS
- PROVIDE DRAINAGE PRODUCER STATEMENT AND AS-BUILT DRAINAGE PLAN TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED
- HOT WATER SUPPLY PIPES FROM WATER HEATER SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH NZS 4305
- FIT A TEMPERING VALVE TO THE HOT WATER SERVICE
- WATER PIPES TO BE TESTED TO 1500 KPa
- ENSURE THAT PLUMBING CAN RUN TO THE EXTERIOR WITHOUT DAMAGING STRUCTURAL MEMBERS
- DRAINAGE PIPES TO BE TESTED AND INSPECTED PRIOR TO BACKFILLING
- PROVIDE GAS CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

ELECTRICAL NOTES

- INSTALL SMOKE ALARMS TO COMPLY WITH NZBC F7
- RECESSED DOWN LIGHTS (IF USED) ARE TO BE IC-F RATED AND INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE TO COMPLY WITH NZECP 54
- PROVIDE ELECTRICAL CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

FIRE NOTES

- PROVIDE PERMANENT EXTERNAL SUPPLY OF COMBUSTION AIR TO GAS FIRES TO COMPLY WITH NZBC G4, SECTION 2.1

TIMBER TREATMENT SCHEDULE

COMPONENT	TREAT
BELOW GROUND / SET IN CONCRETE	H5
IN CONTACT WITH GROUND	H4
EXTERIOR TIMBER - COATED	H3.1
EXTERIOR TIMBER - EXPOSED	H3.2
WALL FRAMING GENERALLY	H1.2
BOTTOM PLATES	H3.2
FLOOR JOISTS BATHROOMS	H3.1
ALL ROOF FRAMING & PURLINS	H1.2
TIMBER SLAT DECKING & FRAMING	H3.2
CAVITY BATTENS	H3.1
PLYWOOD CLADDING	H3.1
CLADDING BATTENS AND TRIM	H3.1
EXTERIOR TIMBER JOINERY	H3.1

● ALL TIMBER TO COMPLY WITH NZS 3602
 ● TREAT CUT ENDS AND BORE HOLES AS REQUIRED BY NZS3602, NZS3460 AND TIMBER MANUFACTURERS SPECIFICATIONS
 ● TIMBER SPECIES TO BE RADIATA PINE UNLESS NOTED OTHERWISE
 ● ALL FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER QUATERNARY (ACQ) OR COPPER AZOLE (AzCu) PRESERVATIVE ARE TO BE TYPE 304 S.S. IN EXPOSED OR SHELTERED LOCATIONS, AND HOT DIPPED GALVANISED IN CLOSED SITUATIONS



SITE NOTES
THIS PAGE IS TO BE READ IN CONJUNCTION
WITH SHEET 02 - CONSTRUCTION NOTES
FOR ADDITIONAL INFORMATION

LEGAL DESCRIPTION:
LOT 6
DP 409302

SITE AREA = 987m²

SITE COVERAGE (MEASURED OVER
CLADDING AND INCLUDING VERANDAHS) =
236.4m² = 23.95%

SITE FEATURES:
PLANNING ZONE = RESIDENTIAL
WIND ZONE = HIGH
EXPOSURE ZONE = C
EARTHQUAKE ZONE = 3
SOIL CLASS = REFER ENGINEERS
DOCUMENTATION
SNOW ZONE = N1 (0 - 400m ALTITUDE)
CLIMATE ZONE = 2
HAZARD ZONE = NO KNOWN HAZARDS

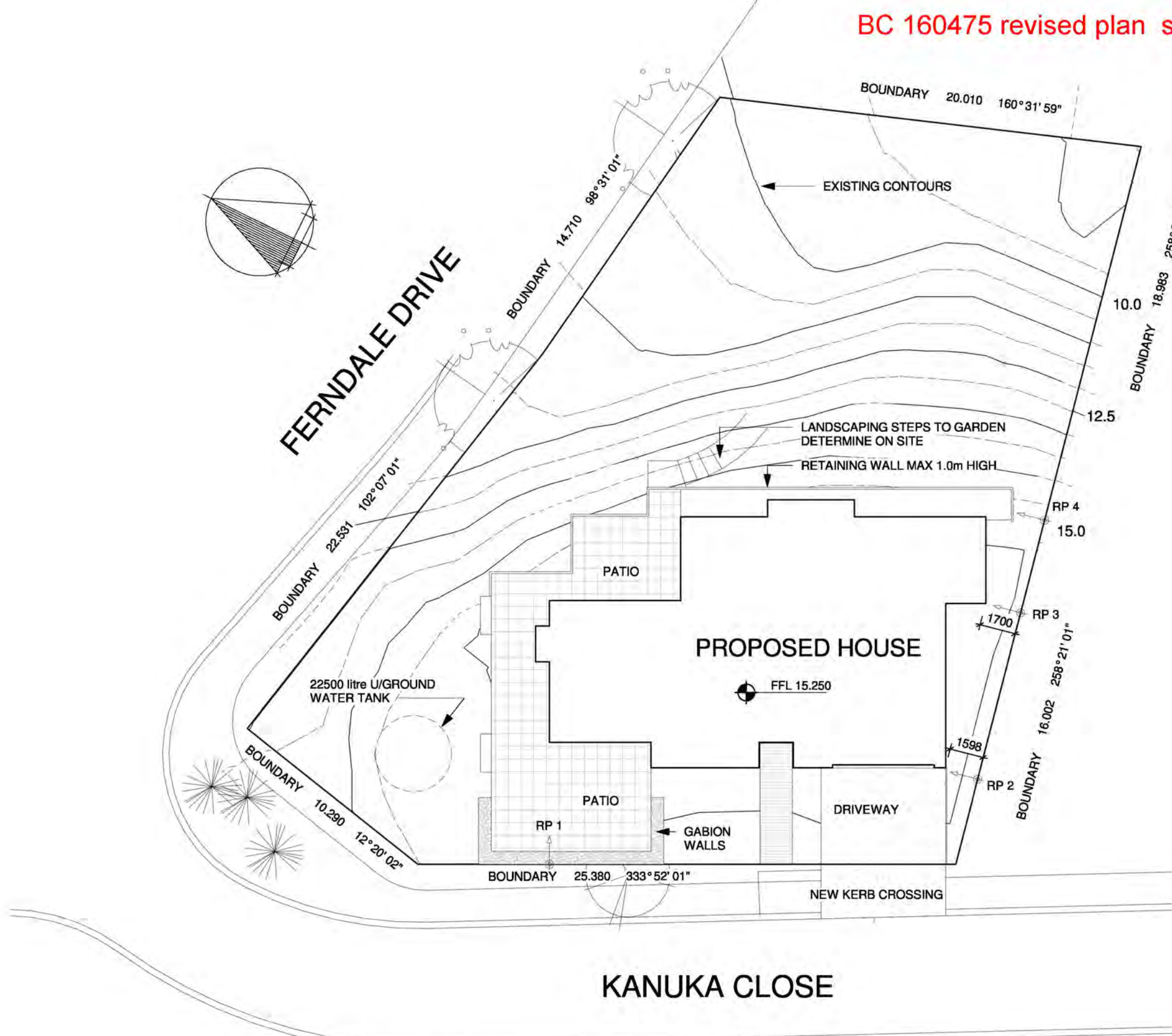
**APPROVED BY
PLANNING**
Jill Burke
8/07/2016

**APPROVED
BY
PLUMBING
AND
DRAINAGE**
Simon C
5/8/2016

**APPROVED
BY BUILDING**
Colin Clench
5/08/2016

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.



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

Kapiti Office - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
Wellington Office - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

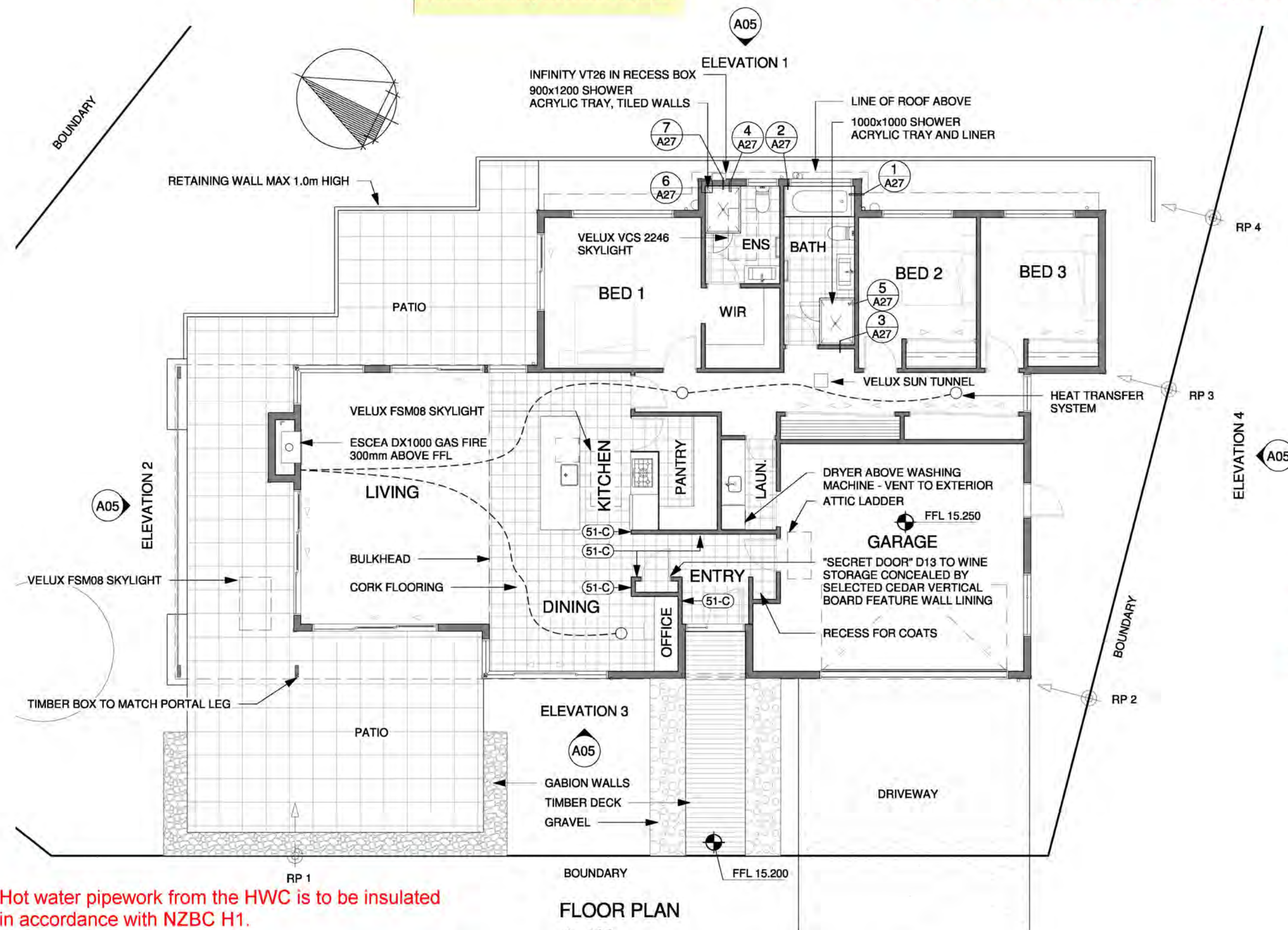
Rev	Date	Description
-----	------	-------------

SITE PLAN

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A03	

A preline plumbing inspection required.



CONSTRUCTION NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- 13mm GIB STANDARD CEILINGS ON 70x35 TIMBER BATTENS (13mm AQUALINE TO BATHROOMS AND ENSUITES)
- 10mm GIB WALL LININGS (10mm AQUALINE TO BATHROOMS AND ENSUITES)
- 9mm VILLABOARD WALL LININGS TO TILED SHOWER AREAS
- 9mm STRANDBOARD WALL LININGS TO GARAGE
- SQUARE STOP SCOTIA DETAIL THROUGHOUT
- BA85x12 BEVEL EDGE PRE-PRIMED MDF SKIRTINGS (PINE TO WET AREAS, GARAGE)
- SLIMLINE REVEALS TO WINDOWS AND DOORS REBATED FOR WALL LININGS
- PANTRY PARTITION WALL AND DOOR INTEGRAL WITH KITCHEN JOINERY, BY KITCHEN MANUFACTURER (DOOR 810w 2200h)
- RINNAI INFINITY VT26 GAS WATER HEATING SYSTEM IN RECESS BOX, TO MANUF SPEC.
- ALL FLOOR FINISHES TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE
- ALL VENT OUTLETS DUCTED THROUGH WALLS ARE TO HAVE WEATHERPROOF GRILLES AND RAIN DEFLECTORS INSTALLED
- ALL VENT OUTLETS DUCTED THROUGH SOFFITS ARE TO HAVE WEATHERPROOF GRILLES INSTALLED

KEYNOTE LEGEND

51-C	SELECTED CEDAR VERTICAL BOARD FEATURE WALL LINING, NOTE THIS CONCEALS "SECRET DOOR" D13
------	---

A certifying gas fitter is to provide a compliance certificate to council.

All frost prone pipes are to be lagged with a suitable type of insulation

Hot water pipework from the HWC is to be insulated in accordance with NZBC H1.

FLOOR PLAN
1 : 100FLOOR AREA = 201.6m² OVER FRAMING (203.8m² OVER CLADDING)

ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

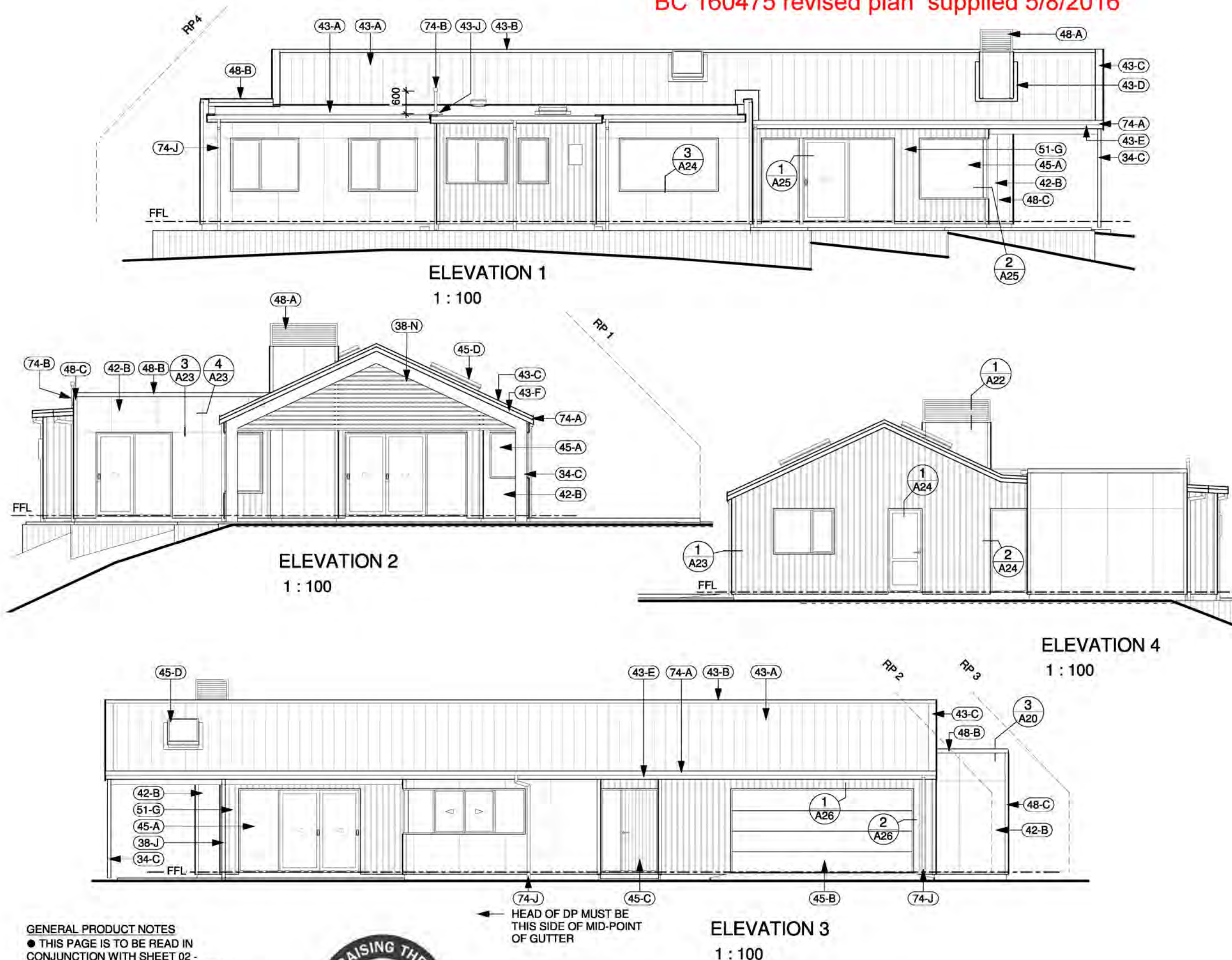
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B	11/07/16	Client Changes
Rev	Date	Description

FLOOR PLAN

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A04	B



KEYNOTE LEGEND	
34-C	STEEL PORTAL FRAME TO ENGINEERS DESIGN, BOX IN WITH CEDAR TO RESEMBLE TIMBER PORTAL
38-J	PROLAM PLP8H3-100 88x88mm H3.2 LAMINATED TIMBER POST
38-N	ex100x25 H3.2 TIMBER SLATS GAPPED 25mm, PAINT FINISH
42-B	PAINT FINISH 12mm H3.1 ULTRA TEXTURE SHADOWCLAD PLY ON ex50x25 H3.1 TIMBER CAVITY BATTENS ON PAUL INDUSTRIES FASTWRAP WALL UNDERLAY ON FRAMING
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
43-B	0.40 BMT COLORSTEEL ENDURA RIDGE FLASHING, TO MATCH ROOFING
43-C	0.40 BMT COLORSTEEL ENDURA BARGE FLASHING, TO MATCH ROOFING
43-D	0.40 BMT COLORSTEEL ENDURA APRON FLASHING, TO MATCH ROOFING
43-E	ex150x25 CEDAR FASCIA
43-F	ex200x25 CEDAR BARGE
43-J	EPDM FLEXIBLE BOOT FLASHING WITH MALLEABLE FLANGE, DIAGONALLY FIXED AS PER fig53 OF E2/AS1
45-A	APL 35mm VANTAGE POWDERCOAT ALUMINIUM DOUBLE GLAZED WINDOWS
45-B	AUTO-SECTIONAL GARAGE DOOR, GARADOR CAMDEM WITH AUTO OPENER
45-C	ALUMINIUM AXIS AS1 ENTRY DOOR
45-D	VELUX FSM08 FIXED SKYLIGHT
48-A	LOUVRETEC POWDERCOAT ALUMINIUM FLUE CAGE, COLOUR MATCH TO ROOFING
48-B	0.40 BMT COLORSTEEL ENDURA PARAPET FLASHING TO MATCH ROOFING
48-C	PAINT FINISH H3.1 ex75x25/100x25 TIMBER CORNER BATTENS WITH WEATHERGROOVES
51-G	9mm STRANDBOARD WALL LINING
74-A	COLORSTEEL 125 BOX GUTTER
74-B	65Ø uPVC DRAIN VENT
74-J	80mmØ COLORSTEEL METAL DOWNPIPE

GENERAL PRODUCT NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS



- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B 11/07/16 Client Changes
Rev Date Description

ELEVATIONS

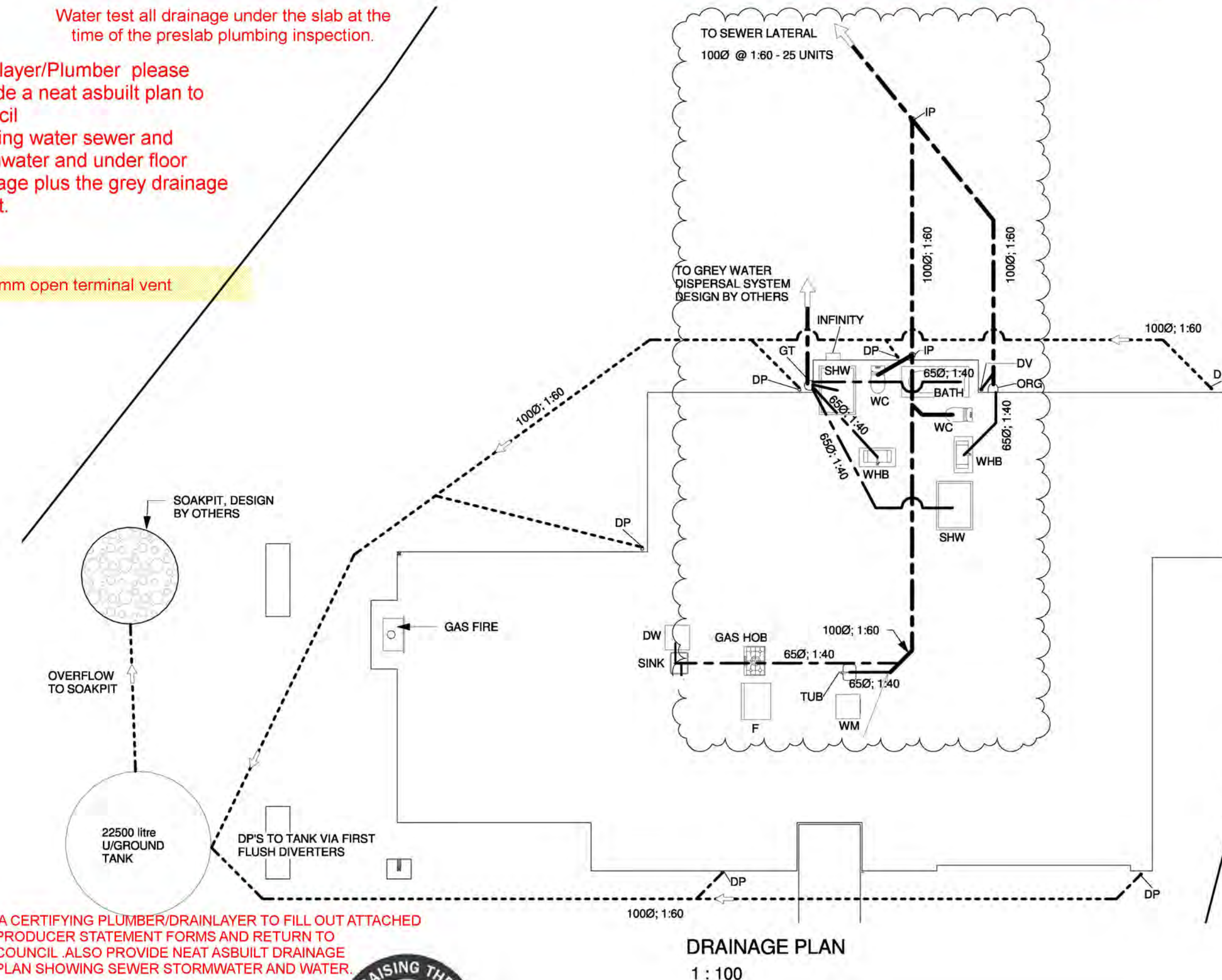
BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A05 B

BC 160475 revised plan supplied 5/8/2016

Drainlayer/Plumber please provide a neat asbuilt plan to Council showing water sewer and stormwater and under floor drainage plus the grey drainage layout.

an 50mm open terminal vent



☒ **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

☐ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

PLUMBING & DRAINAGE NOTES:

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS, SINGLE STACK RESIDENTIAL SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS
- CONFIRM POSITION OF LATERALS & MAINS ON SITE
- PROVIDE 22500 litre WATER STORAGE TANK WITH PUMP SUPPLY TO WC CISTERNS AND EXTERIOR HOSE TAPS - LOCATION TO BE CONFIRMED BY CLIENT
- ALL PIPES FROM WATER TANK SUPPLYING WC AND EXTERIOR TAPS TO BE CLEARLY LABELLED AS SUCH
- INSTALL SIGNS AT EXTERIOR TAPS TO SHOW WATER NOT FIT FOR DRINKING
- HOT WATER SUPPLY PIPES FROM WATER HEATER SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH NZS 4305
- ALL TILED WET AREA SHOWERS TO HAVE AQUATITE WET WALL CADDY SYSTEM INSTALLED TO PENETRATIONS

PLUMBING KEY

BATH	= BATH	= 4FU
BG	= BATHROOM GROUP	= 6FU
DW	= DISHWASHER	= 3FU
SHW	= SHOWER	= 2FU
SINK	= SINK	= 3FU
TUB	= LAUNDRY TUB	= 5FU
WC	= TOILET	= 4FU
WHB	= WASH HAND BASIN	= 1FU
WM	= WASHING MACHINE	= 5FU
DP	= DOWNPIPE	
DV	= DRAIN VENT	
HT	= HOSE TAP	
IP	= INSPECTION POINT	
AAV	= AIR ADMITTANCE VALVE	
FWG	= FLOOR WASTE GULLY	
HWC	= HOT WATER CYLINDER	
ORG	= OVERFLOW RELIEF GULLY	

MAXIMUM NUMBER FIXTURE UNITS FOR
VENTED 100Ø DRAIN LAID 1 IN 60 = 165
REFER TO TABLE 4.3 AS/NZS 3500.2 FOR
OTHER GRADIENTS.

PIPE GRADIENTS

MINIMUM GRADES FOR DRAINS & DISCHARGE PIPES:
 65Ø & LESS = 1 IN 40
 80Ø & 100Ø = 1 IN 60

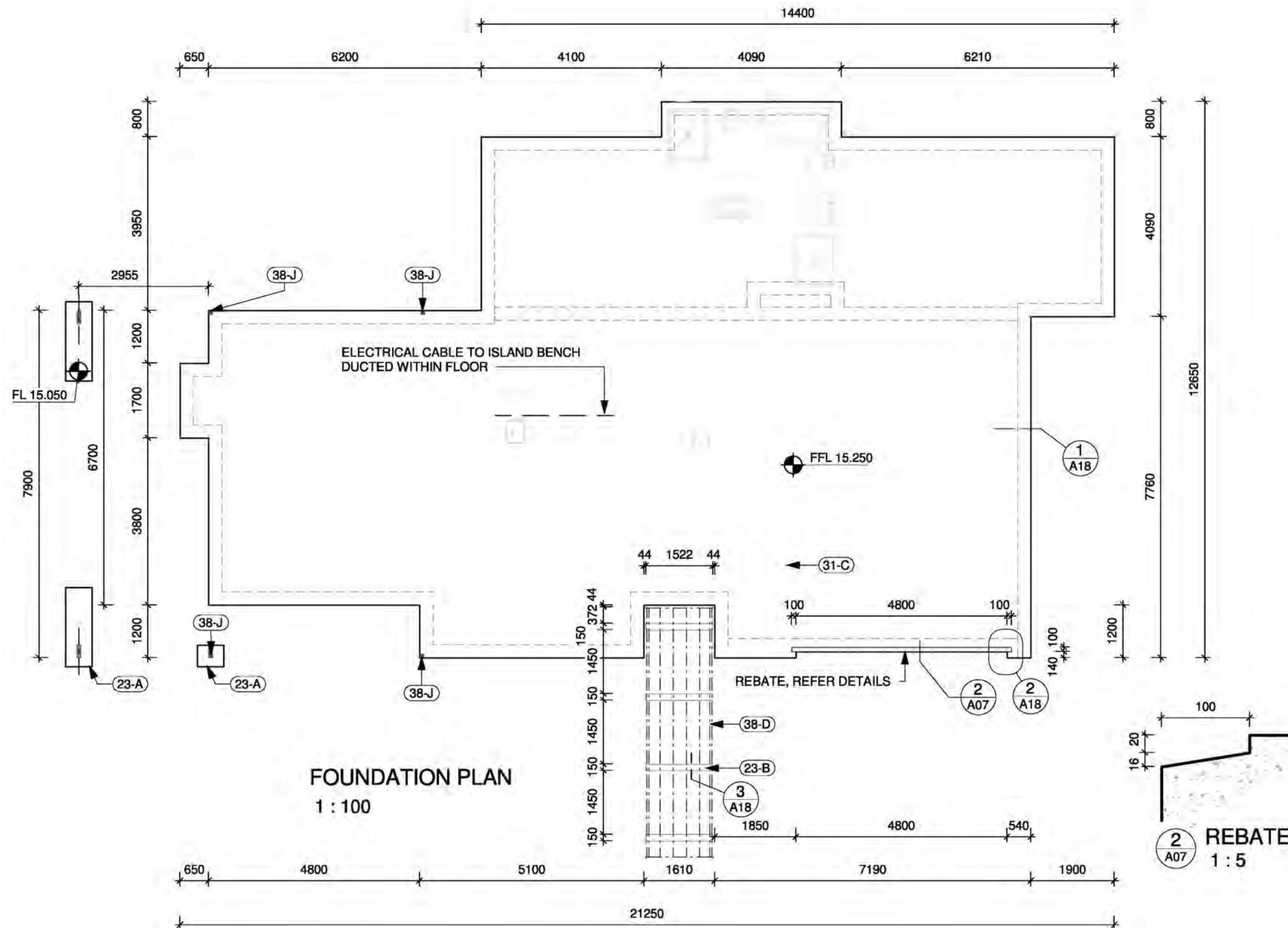
THE BUILDER IS TO ENSURE
THAT
PROPOSED FOUNDATION
HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE
CONNECTION TO THE
COUNCIL'S SEWER.

E	Date	Description
Rev	Date	Description

DRAINAGE PLAN

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A06	E



FOUNDATION NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- FIRTH RIBRAFT CONCRETE FLOOR SYSTEM TO ENGINEERS DESIGN
- FOUNDATION DETAILS TO ENGINEERS DESIGN
- REFER TO ENGINEERS DWGS FOR SAWCUT LOCATIONS
- ALL WINDOW AND DOOR SILL SLAB REBATE SIZES TO BE CONFIRMED BY WINDOW MANUFACTURER
- THIS SITE IS IN EXPOSURE ZONE C :
 - ALL STRUCTURAL FIXINGS (EXCEPT FABRICATED BRACKETS) IN SHELTERED LOCATIONS TO BE HOT DIP GALVANISED, AND IN EXPOSED SITUATIONS TO BE TYPE 304 S.S.
 - ALL FABRICATED BRACKETS TO BE MINIMUM 5mm MILD STEEL AND HOT DIP GALVANISED
- ALL FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER QUATERNARY (ACQ) OR COPPER AZOLE (CuAz) PRESERVATIVE ARE TO BE TYPE 304 S.S. IN EXPOSED OR SHELTERED LOCATIONS, AND HOT DIPPED GALVANISED IN CLOSED SITUATIONS

KEYNOTE LEGEND

23-A	CONCRETE FOUNDATIONS TO ENGINEERS DESIGN
23-B	300x150w CONCRETE STRIP FOOTINGS TO ENGINEERS DESIGN. 15° FALL TO TOP TO SHED WATER, REFER DETAIL DRAWINGS
31-C	RIBRAFT FLOOR SYSTEM TO ENGINEERS DESIGN
38-D	90x45 SG8 H3.2 DECK JOISTS AT 300crs ON 90x45 H4 PLATE ON CONCRETE STRIP FOOTINGS PER 23-B
38-J	PROLAM PLP8H3-100 88x88mm H3.2 LAMINATED TIMBER POST



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

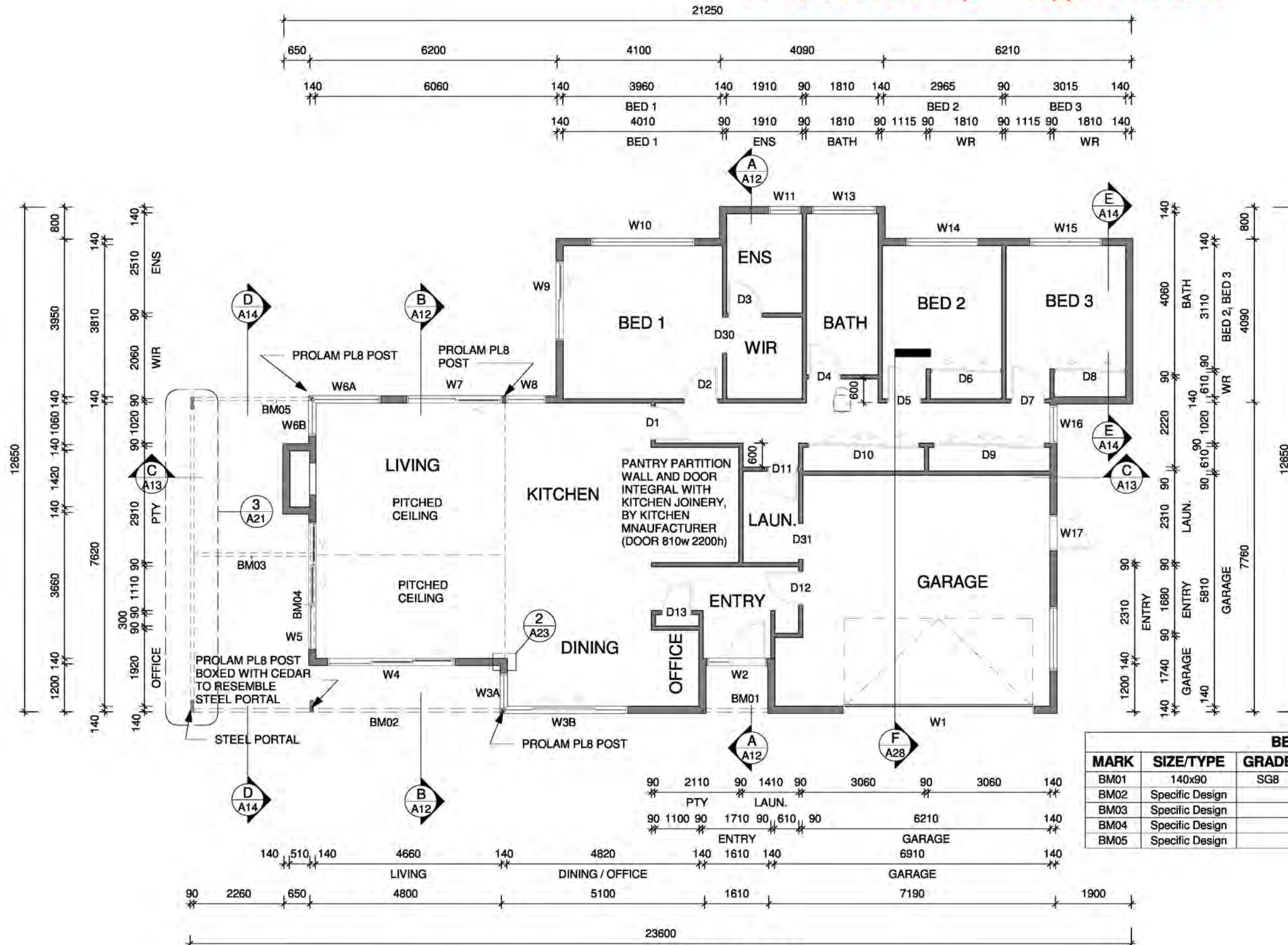
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev Date Description

FOUNDATION PLAN

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A07



- WALL FRAMING NOTES**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - WALL FRAMING TO BE IN ACCORDANCE WITH NZS 3604 SECTION 8
 - ALL WALL FRAMING TO BE KILN DRIED GRADE SG8 MINIMUM UNLESS NOTED OTHERWISE
 - ALL BOTTOM PLATES TO BE H3.2 TREATED
 - EXTERIOR WALL FRAMING TO BE 140x45 AT 400crs UP TO 3600 STUD HEIGHT
 - INTERIOR WALL FRAMING TO BE 90x45 AT 600crs UP TO 3000 STUD HEIGHT
 - INSTALL GIB FRAME SAVER BRACKETS TO ALL GIB WALL LINING INTERNAL CORNERS
 - TOP PLATES TO BE FIXED TO STUDS IN ACCORDANCE WITH LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE
 - LINTEL FIXINGS TO BE IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE
 - ALL WINDOW AND DOOR LINTELS ARE TO PRENAIL MANUFACTURERS DESIGN UNLESS NOTED OTHERWISE
 - WINDOW OPENINGS TO BE 20mm LARGER THAN WINDOW SIZES (10mm TOLERANCE EACH SIDE)
 - ALL FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER QUATERNARY (ACQ) OR COPPER AZOLE (CuAz) PRESERVATIVE ARE TO BE TYPE 304 S.S. IN EXPOSED OR SHELTERED LOCATIONS, AND HOT DIPPED GALVANISED IN CLOSED SITUATIONS

BEAM SCHEDULE					
MARK	SIZE/TYPE	GRADE	TREATMENT	DESIGN	NOTES
BM01	140x90	SG8	H1.2	per 3604	above soffit
BM02	Specific Design		H3.2	by Engineer	
BM03	Specific Design		H1.2	by Engineer	
BM04	Specific Design		H1.2	by Engineer	supports BM03
BM05	Specific Design		H3.2	by Engineer	

FRAMING PLAN
1 : 100



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

D 28/07/16 KCDC RFI'S
Rev Date Description

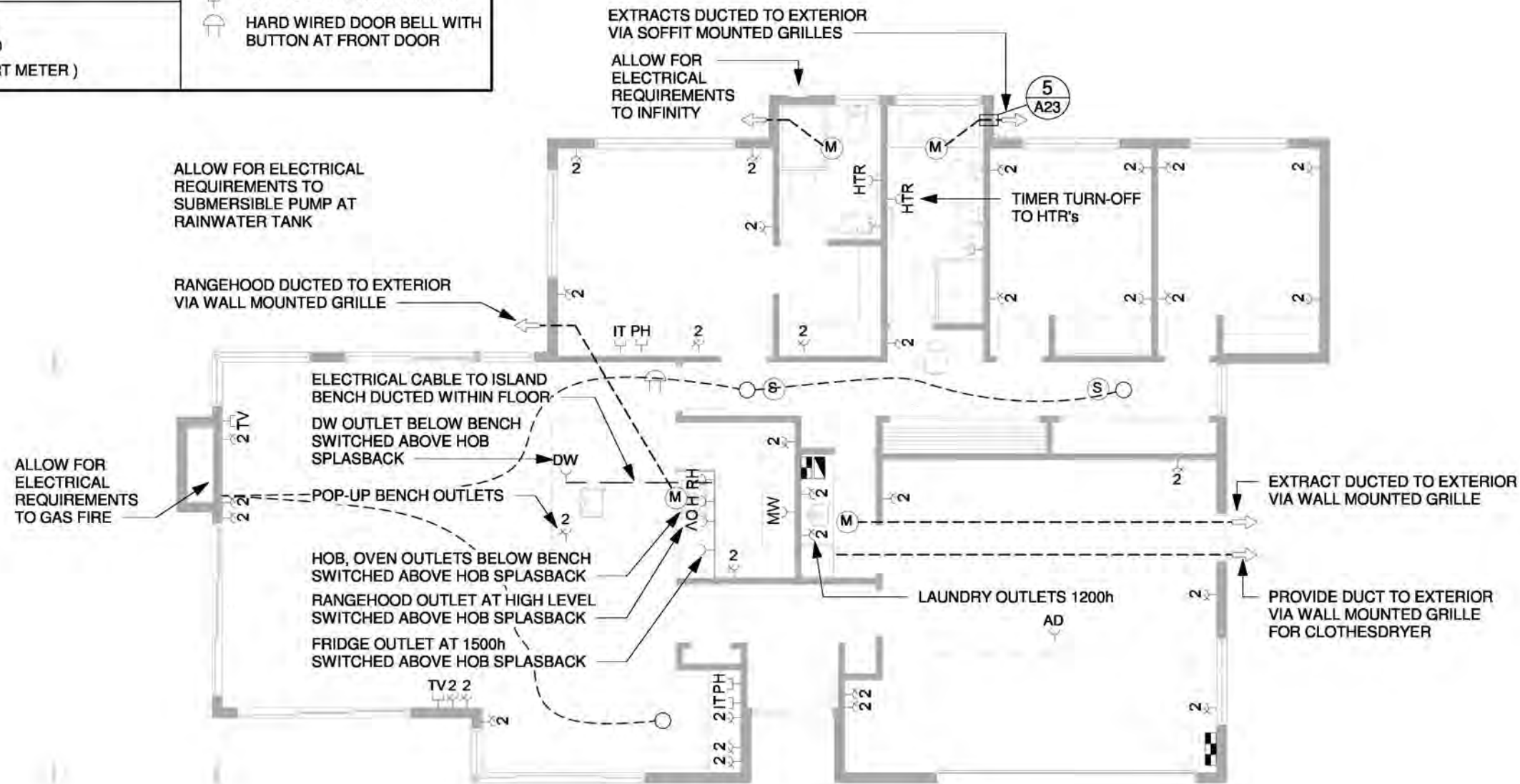
FRAMING PLAN

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A08 D

ELECTRICAL LEGEND	
	POWER POINT (2 = DOUBLE)
	AD AUTO GARAGE DOOR OPENER
	HTR HEATED TOWEL RAIL
	100mm MANROSE EXTRACT FAN 20L/s MIN - VENTED TO EXTERIOR
	WALL MOUNTED FAN HEATER
	PIR SENSOR
	HARD WIRED SMOKE DETECTOR
	MAIN SWITCHBOARD
	DISTRIBUTION BOARD
	METER PANEL (SMART METER)
	DW DISHWASHER
	RH RANGEHOOD
	OV OVEN
	MW MICROWAVE
	H HOB
	CH CUPBOARD HEATER
	PH PHONE OUTLET
	TV TV OUTLET (F, COAX)
	IT DATA OUTLET ON SEP. LINE
	HARD WIRED DOOR BELL WITH BUTTON AT FRONT DOOR

- ELECTRICAL NOTES:-**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - ALL SOCKET AND SWITCH GEAR TO BE AS SELECTED
 - TV WIRING TO BE SUITABLE FOR SKY DIGITAL, VODAFONE CABLE TV AND FREEVIEW HD
 - PHONE LINE WIRING TO BE SUITABLE FOR INTERNET AND HIGH SPEED CONNECTIONS
 - ALL POWER CIRCUITS TO HAVE RCD AT SWITCHBOARD
 - METER PANEL TO BE A SMART METER
 - ALLOW FOR SECURITY SYSTEM TO BE INSTALLED TO MANUF DESIGN AND SPEC.
 - INSTALL HEAT TRANSFER SYSTEM TO MANUFACTURERS SPEC.
 - ALL VENT OUTLETS DUCTED THROUGH WALLS ARE TO HAVE WEATHERPROOF GRILLES AND RAIN DEFLECTORS INSTALLED
 - ALL VENT OUTLETS DUCTED THROUGH SOFFITS ARE TO HAVE WEATHERPROOF GRILLES INSTALLED
 - ALL DUCTING TO BE RIGID PIPE (NO FLEXI DUCTING TO BE INSTALLED)
 - ALLOW FOR ELECTRICAL REQUIREMENTS TO PUMP AT WATER STORAGE TANK
 - ALLOW FOR ELECTRICAL REQUIREMENTS TO GREY WATER DISPERSAL SYSTEM



ELECTRICAL PLAN
1 : 100



Kapiti Office - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

Wellington Office - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

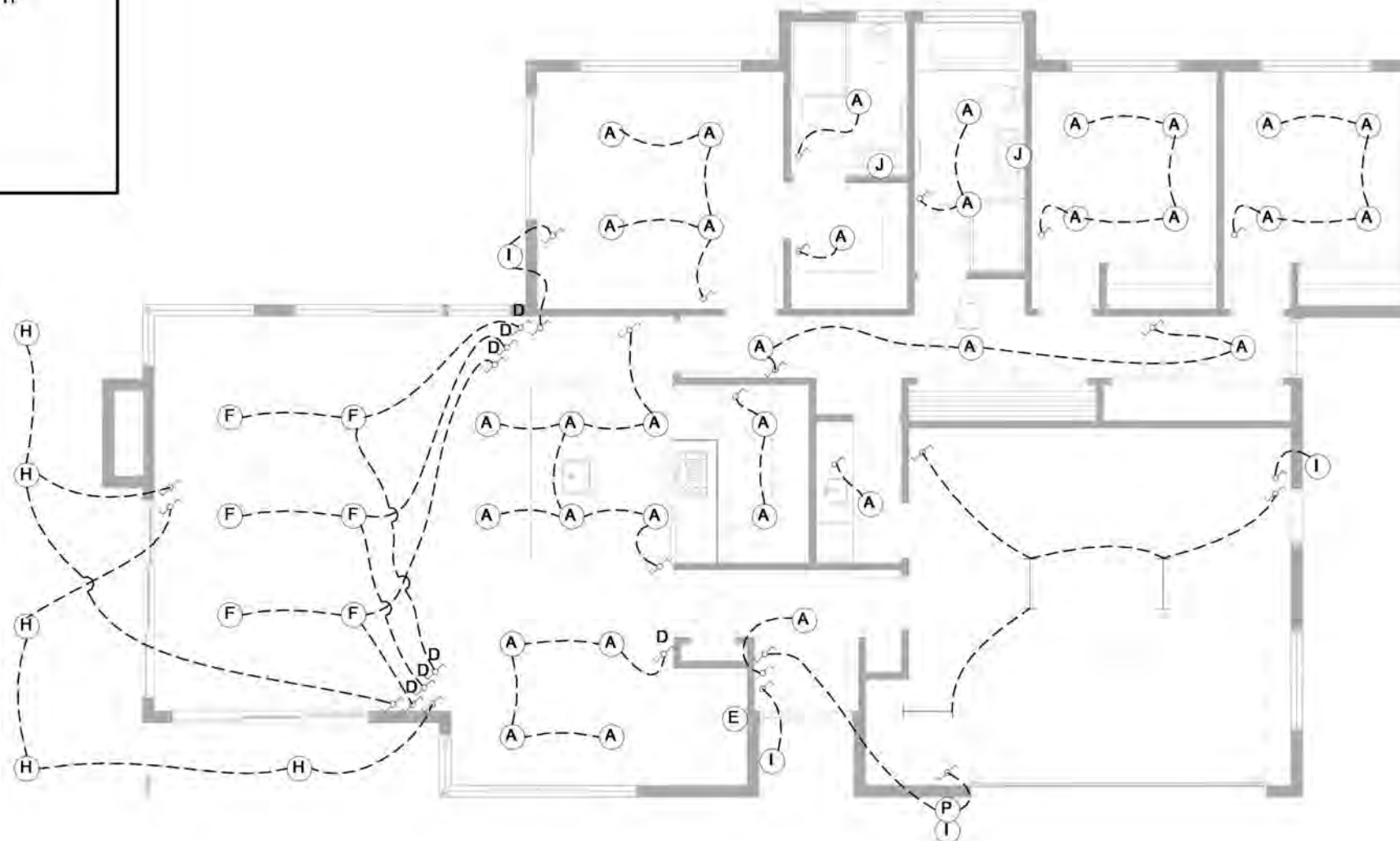
B	11/07/16	Client Changes
Rev	Date	Description

ELECTRICAL PLAN
BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A09	B

LIGHTING LEGEND

- (A) RECESSED LED DOWNLIGHT
- (B) IC-F RATED HALOGEN RECESSED DOWNLIGHT
- (C) SUSPENDED HALOGEN LIGHT
- (D) INTERIOR CEILING MOUNTED LED LIGHT
- (E) INTERIOR WALL MOUNTED LED LIGHT
- (F) INTERIOR SUSPENDED LED LIGHT
- (G) INTERIOR RECESSED LED WALL LIGHT
- (H) EXTERIOR SOFFIT MOUNTED LED LIGHT
- (I) EXTERIOR WALL MOUNTED LED LIGHT
- (J) OVER MIRROR LED LIGHT
- (K) BATTEN HOLDER
- (L) DOOR SWITCH OPERATED LED LIGHT
- (P) PIR SENSOR
- FLUORESCENT LIGHT
- ONE WAY LIGHT SWITCH
- MULTIPLE LIGHT SWITCH
- D DIMMER SWITCH

**LIGHTING PLAN**

1 : 100

ELECTRICAL NOTES:

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- ALL SOCKET AND SWITCH GEAR TO BE AS SELECTED
- TV WIRING TO BE SUITABLE FOR SKY DIGITAL, VODAFONE CABLE TV AND FREEVIEW HD
- PHONE LINE WIRING TO BE SUITABLE FOR INTERNET AND HIGH SPEED CONNECTIONS
- ALL POWER CIRCUITS TO HAVE RCD AT SWITCHBOARD
- METER PANEL TO BE A SMART METER
- ALLOW FOR SECURITY SYSTEM TO BE INSTALLED TO MANUF DESIGN AND SPEC.
- INSTALL HEAT TRANSFER SYSTEM TO MANUFACTURERS SPEC.
- ALL VENT OUTLETS DUCTED THROUGH WALLS ARE TO HAVE WEATHERPROOF GRILLES AND RAIN DEFLECTORS INSTALLED
- ALL VENT OUTLETS DUCTED THROUGH SOFFITS ARE TO HAVE WEATHERPROOF GRILLES INSTALLED
- ALL DUCTING TO BE RIGID PIPE (NO FLEXI DUCTING TO BE INSTALLED)
- ALLOW FOR ELECTRICAL REQUIREMENTS TO PUMP AT WATER STORAGE TANK
- ALLOW FOR ELECTRICAL REQUIREMENTS TO GREY WATER DISPERSAL SYSTEM



Email: info@adarchitecture.nz
 Web: www.adarchitecture.nz

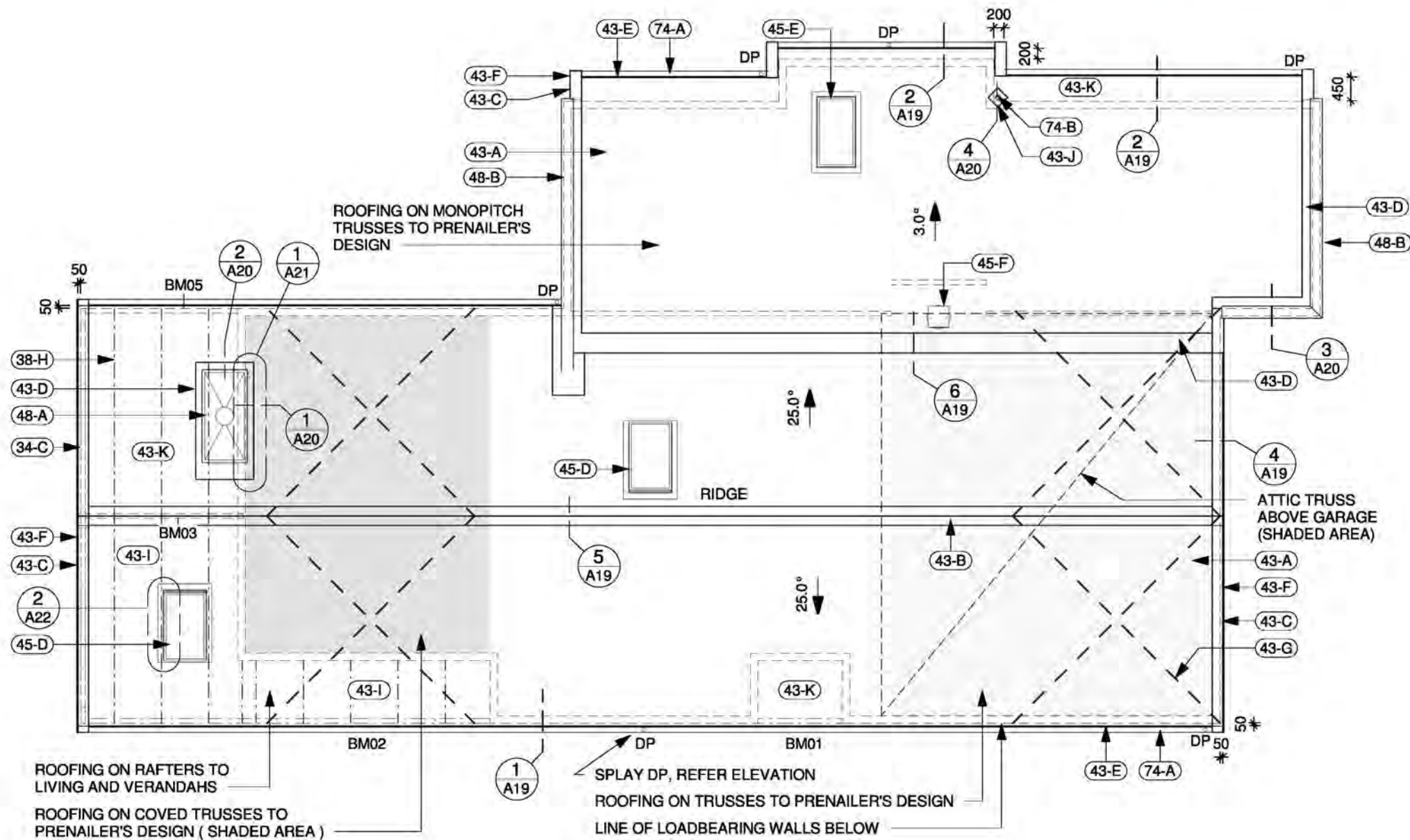
- **Kapiti Office** - Phone: (04) 298 5662
 Smarter Building Centre
 45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
 Level 9 Crowe Horwath House

Proposed House
 for
David Reid Homes
 2 Kanuka Close
 Waikanae

Rev	Date	Description
-----	------	-------------

LIGHTING PLAN**BUILDING CONSENT**

Job	Date	Sheet	Rev.
10029	AUG2016	A10	



KEYNOTE LEGEND	
34-C	STEEL PORTAL FRAME TO ENGINEERS DESIGN, BOX IN WITH CEDAR TO RESEMBLE TIMBER PORTAL
38-H	H1.2 225 LPI 70T I-BEAM RAFTERS AT 900cfs. PROVIDE WEB STIFFENERS AS REQUIRED, REFER I-BUILT DESIGN AND INSTALLATION GUIDE APRIL2014
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
43-B	0.40 BMT COLORSTEEL ENDURA RIDGE FLASHING, TO MATCH ROOFING
43-C	0.40 BMT COLORSTEEL ENDURA BARGE FLASHING, TO MATCH ROOFING
43-D	0.40 BMT COLORSTEEL ENDURA APRON FLASHING, TO MATCH ROOFING
43-E	ex150x25 CEDAR FASCIA
43-F	ex200x25 CEDAR BARGE
43-G	DIAGONALLY OPPOSED PAIR OF HD GALV. STEEL STRIP BRACES INSTALLED AND TENSIONED IN ACCORDANCE WITH LUMBERLOK ROOF BRACING SPECIFICATION
43-I	12mm H3.1 SHADOWCLAD ULTRA GROOVED EAVES LINING
43-J	EPDM FLEXIBLE BOOT FLASHING WITH MALLEABLE FLANGE, DIAGONALLY FIXED AS PER fig53 OF E2/AS1
43-K	7.5mm JH HARDIEGROOVE EAVES LINING
45-D	VELUX FSM08 FIXED SKYLIGHT
45-E	VELUX VCS2246 SOLAR SKYLIGHT
45-F	VELUX SUN TUNNEL
48-A	LOUVRETEC POWDERCOAT ALUMINIUM FLUE CAGE, COLOUR MATCH TO ROOFING
48-B	0.40 BMT COLORSTEEL ENDURA PARAPET FLASHING TO MATCH ROOFING
74-A	COLORSTEEL 125 BOX GUTTER
74-B	65Ø uPVC DRAIN VENT

GENERAL PRODUCT NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS

ROOF NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR TIMBER TREATMENT AND ADDITIONAL INFORMATION
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS
- ALL ROOF FRAMING TO BE GRADE SG8 MINIMUM UNLESS NOTED OTHERWISE
- ROOF PURLINS TO BE GRADE SG8 70x45 AT 800 CRS ON THEIR FLAT
- ROOF PURLIN HOLD DOWN FIXINGS TO BE 1no. 12g SELF DRILLING 80mm SCREW OR OTHER APPROVED 2.4kN CONNECTION
- SKILLION RAFTER / TOP PLATE CONNECTION TO BE NAIL STRAP FIXING EACH SIDE OF RAFTER WITH 8no. 30x3.15 NAILS EACH STRAP (4no. NAILS TO TOP PLATE AND 4no. NAILS TO RAFTER) OR OTHER APPROVED 7kN CONNECTION - REFER NZS 3604 FIGURE 10.6
- TRUSS / TOP PLATE CONNECTION AS SPECIFIED BY TRUSS MANUFACTURER

DOWNPIPE AND GUTTER CALCULATIONS

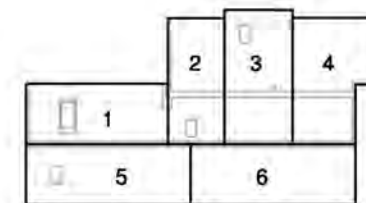
RAINFALL INTENSITY = 100mm/HOUR
ALL DOWNPIPES 80mmØ
FROM NZBC E1/AS1 TABLE 5:
80Ø DOWNPIPE SERVES 85m² ROOF AREA
WHERE ROOF PITCH IS BETWEEN 0 & 25°

125 BOX GUTTER CROSS SECTIONAL AREA = 7500mm²
FROM NZBC E1, FIGURE 15:
EXT. GUTTER WITH CROSS SECTIONAL AREA OF 7500mm² CAN SERVE ROOF AREA OF 68m² WHERE ROOF PITCH IS BETWEEN 0 & 25°

ROOF PLAN

1 : 100

DOWNPIPE CALCULATION			
MARK	DIA	PITCH	AREA
1	80Ø	25	37.6 m²
2	80Ø	25, 3	31.3 m²
3	80Ø	25, 3	40.0 m²
4	80Ø	25, 3	42.4 m²
5	80Ø	25	43.6 m²
6	80Ø	25	43.6 m²
DOWNPIPES REQUIRED: 6			238.5 m²



DOWNPIPE AREA PLAN



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B	11/07/16	Client Changes
Rev	Date	Description

ROOF PLAN

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A11	B

GENERAL PRODUCT NOTES

● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

● WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE

● PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS

INSULATION "R" VALUES

● COMPLY WITH NZBC H1 AS1 & NZS 4218

● REFER TO SPEC FOR INSULATION TYPES

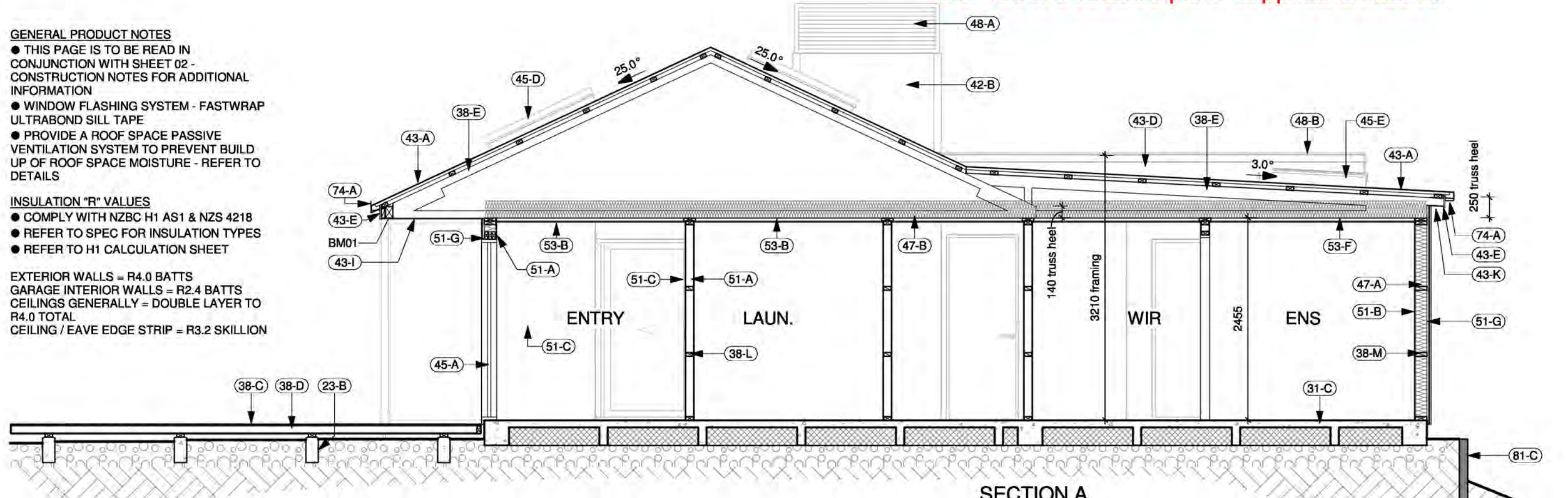
● REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = R4.0 BATTS

GARAGE INTERIOR WALLS = R2.4 BATTS

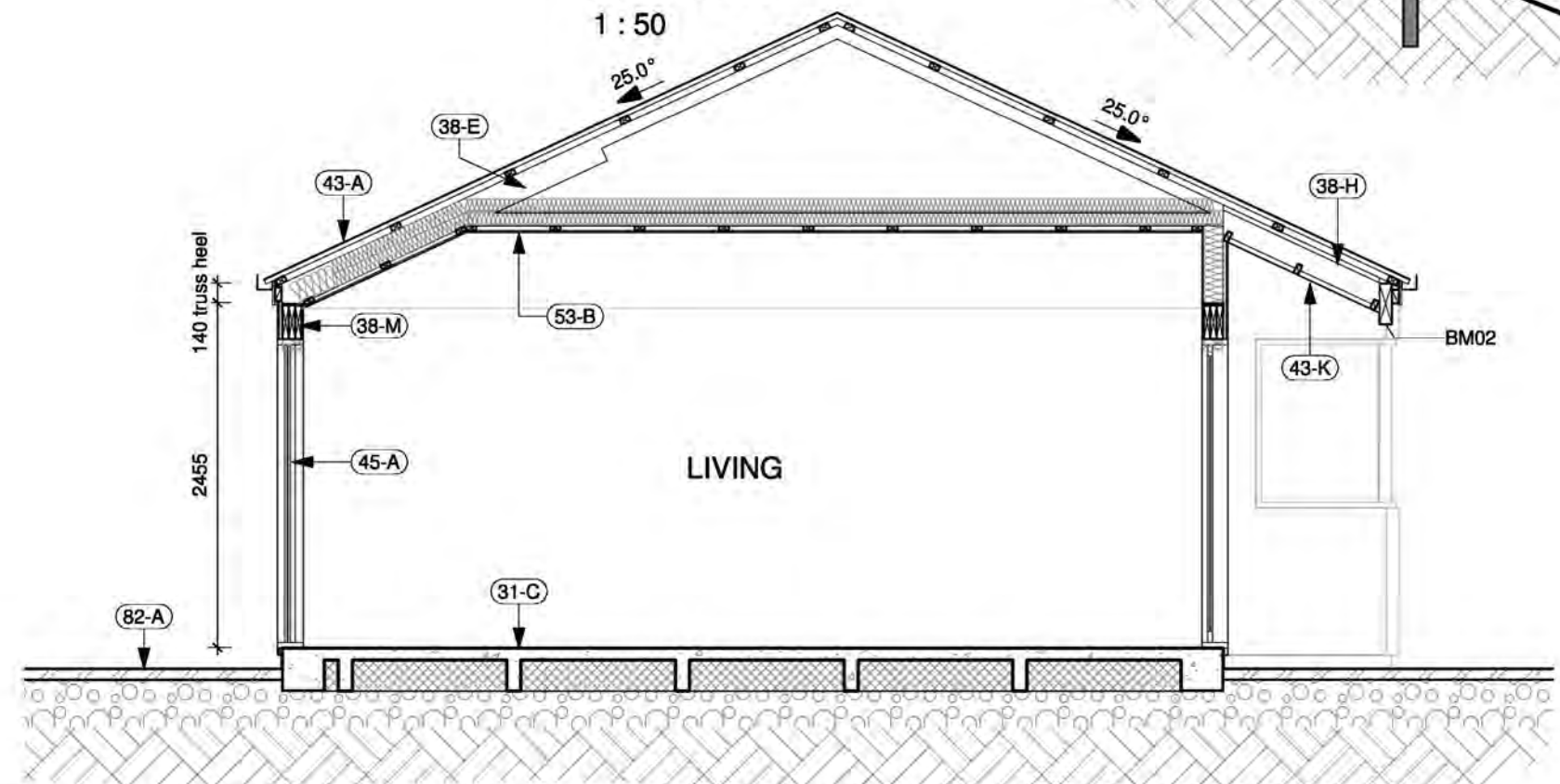
CEILINGS GENERALLY = DOUBLE LAYER TO R4.0 TOTAL

CEILING / EAVE EDGE STRIP = R3.2 SKILLION



SECTION A

1 : 50



SECTION B

1 : 50

KEYNOTE LEGEND	
23-B	300x150w CONCRETE STRIP FOOTINGS TO ENGINEERS DESIGN. 15° FALL TO TOP TO SHED WATER, REFER DETAIL DRAWINGS
31-C	RIBRAFT FLOOR SYSTEM TO ENGINEERS DESIGN
38-C	SELECTED H3.2 TIMBER DECKING FIXED TO DECK JOISTS
38-D	90x45 SG8 H3.2 DECK JOISTS AT 300crs ON 90x45 H4 PLATE ON CONCRETE STRIP FOOTINGS PER 23-B
38-E	H1.2 ROOF TRUSSES TO MANUFACTURERS DESIGN
38-H	H1.2 225 LPI 70T I-BEAM RAFTERS AT 900crs. PROVIDE WEB STIFFENERS AS REQUIRED, REFER I-BUILT DESIGN AND INSTALLATION GUIDE APRIL2014
38-L	90x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
38-M	140x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
42-B	PAINT FINISH 12mm H3.1 ULTRA TEXTURE SHADOWCLAD PLY ON ex50x25 H3.1 TIMBER CAVITY BATTENS ON PAUL INDUSTRIES FASTWRAP WALL UNDERLAY ON FRAMING
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
43-D	0.40 BMT COLORSTEEL ENDURA APRON FLASHING, TO MATCH ROOFING
43-E	ex150x25 CEDAR FASCIA
43-I	12mm H3.1 SHADOWCLAD ULTRA GROOVED EAVES LINING
43-K	7.5mm JH HARDIEGROOVE EAVES LINING
45-A	APL 35mm VANTAGE POWDERCOAT ALUMINIUM DOUBLE GLAZED WINDOWS
45-D	VELUX FSM08 FIXED SKYLIGHT

KEYNOTE LEGEND	
45-E	VELUX VCS2246 SOLAR SKYLIGHT
47-A	PINK BATTS WALL INSULATION - REFER INSULATION R-VALUES NOTE
47-B	PINK BATTS CEILING INSULATION - REFER INSULATION R-VALUES NOTE
48-A	LOUVRETEC POWDERCOAT ALUMINIUM FLUE CAGE, COLOUR MATCH TO ROOFING
48-B	0.40 BMT COLORSTEEL ENDURA PARAPET FLASHING TO MATCH ROOFING
51-A	10mm GIB STANDARD WALL LINING
51-B	10mm GIB AQUALINE WALL LINING
51-C	SELECTED CEDAR VERTICAL BOARD FEATURE WALL LINING, NOTE THIS CONCEALS "SECRET DOOR" D13
51-G	9mm STRANDBOARD WALL LINING
53-B	13mm GIB STANDARD ON 70x35 H1.2 TIMBER BATTENS AT 600crs
53-F	13mm GIB AQUALINE ON 70x35 H1.2 TIMBER BATTENS AT 600crs
74-A	COLORSTEEL 125 BOX GUTTER
81-C	TIMBER RETAINING WALL TO ENGINEER DESIGN, HEIGHT 1000max
82-A	PAVERS ON 30mm SAND BLINDING AND 50mm MIN COMPACTED HARDFILL LAID TO FALLS



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

C 19/07/16 Porch Soffit
Rev Date Description

BUILDING SECTION

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A12 C

INSULATION "R" VALUES

- COMPLY WITH NZBC H1 AS1 & NZS 4218
- REFER TO SPEC FOR INSULATION TYPES
- REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = R4.0 BATTS
GARAGE INTERIOR WALLS = R2.4 BATTS
CEILINGS GENERALLY = DOUBLE LAYER TO R4.0 TOTAL
CEILING / EAVE EDGE STRIP = R3.2 SKILLION

GENERAL PRODUCT NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS

KEYNOTE LEGEND

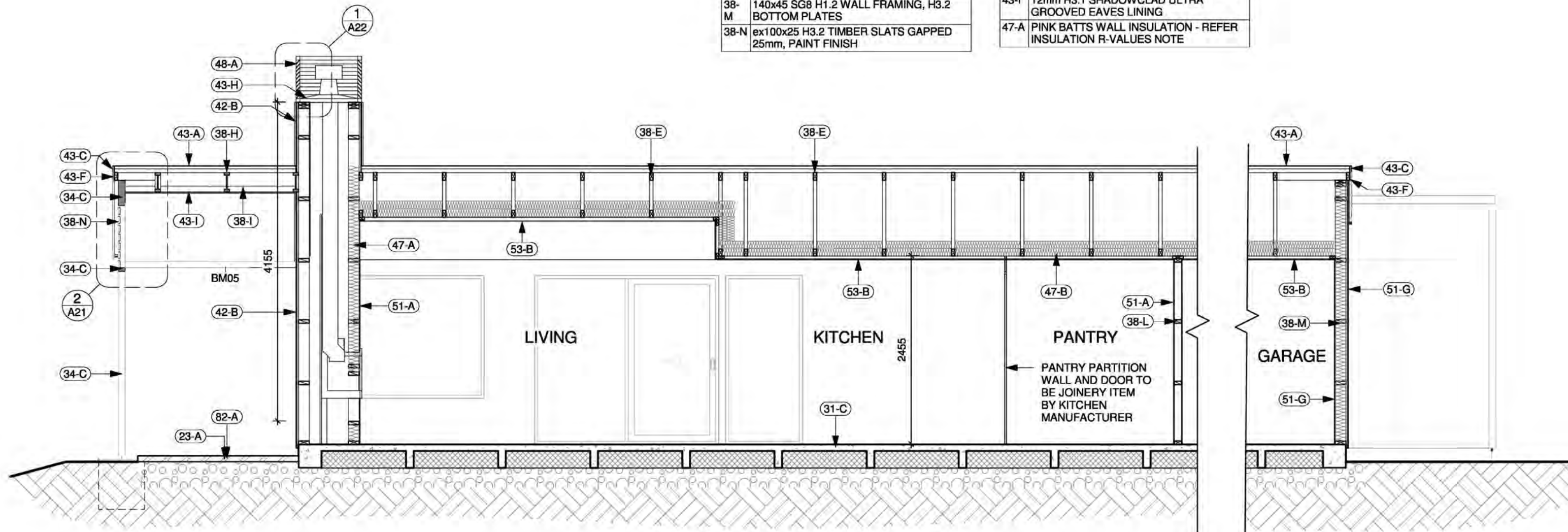
23-A	CONCRETE FOUNDATIONS TO ENGINEERS DESIGN
31-C	RIBRAFT FLOOR SYSTEM TO ENGINEERS DESIGN
34-C	STEEL PORTAL FRAME TO ENGINEERS DESIGN, BOX IN WITH CEDAR TO RESEMBLE TIMBER PORTAL
38-E	H1.2 ROOF TRUSSES TO MANUFACTURERS DESIGN
38-H	H1.2 225 LPI 70T I-BEAM RAFTERS AT 900crs. PROVIDE WEB STIFFENERS AS REQUIRED, REFER I-BUILT DESIGN AND INSTALLATION GUIDE APRIL2014
38-I	70x35min H1.2 SG8 FRAMING AS REQUIRED FOR SOFFIT LININGS
38-L	90x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
38-M	140x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
38-N	ex100x25 H3.2 TIMBER SLATS GAPPED 25mm, PAINT FINISH

KEYNOTE LEGEND

42-B	PAINT FINISH 12mm H3.1 ULTRA TEXTURE SHADOWCLAD PLY ON ex50x25 H3.1 TIMBER CAVITY BATTENS ON PAUL INDUSTRIES FASTWRAP WALL UNDERLAY ON FRAMING
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
43-C	0.40 BMT COLORSTEEL ENDURA BARGE FLASHING, TO MATCH ROOFING
43-F	ex200x25 CEDAR BARGE
43-H	0.40 BMT COLORSTEEL ENDURA CUSTOM-MADE CHIMNEY CAP FLASHING, TO MATCH ROOFING
43-I	12mm H3.1 SHADOWCLAD ULTRA GROOVED EAVES LINING
47-A	PINK BATTS WALL INSULATION - REFER INSULATION R-VALUES NOTE

KEYNOTE LEGEND

47-B	PINK BATTS CEILING INSULATION - REFER INSULATION R-VALUES NOTE
48-A	LOUVRETEC POWDERCOAT ALUMINIUM FLUE CAGE, COLOUR MATCH TO ROOFING
51-A	10mm GIB STANDARD WALL LINING
51-G	9mm STRANDBOARD WALL LINING
53-B	13mm GIB STANDARD ON 70x35 H1.2 TIMBER BATTENS AT 600crs
82-A	PAVERS ON 30mm SAND BLINDING AND 50mm MIN COMPACTED HARDFILL LAID TO FALLS



SECTION C

1 : 50



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

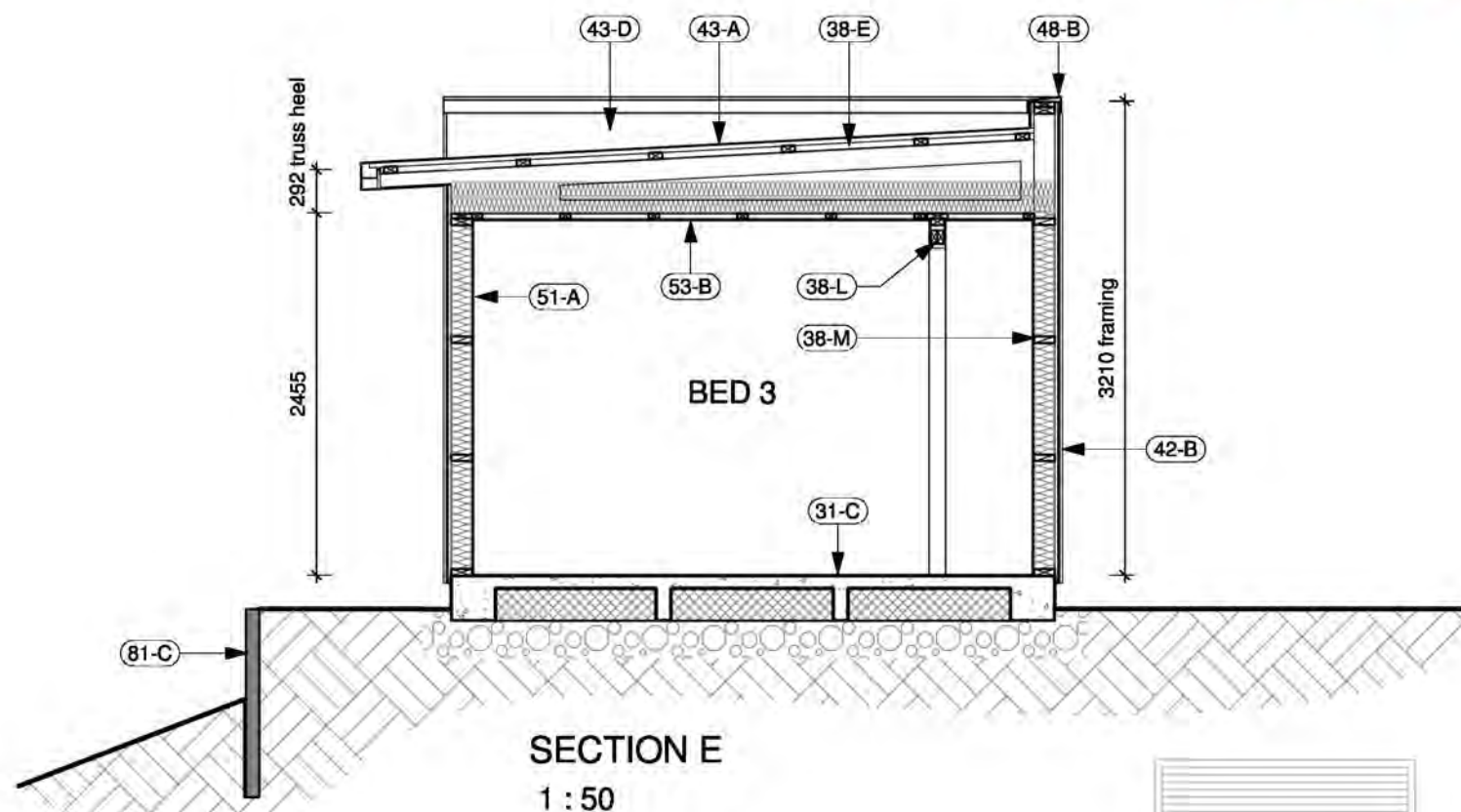
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

C 19/07/16 Porch Soffit
Rev Date Description

BUILDING SECTION

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A13 C



GENERAL PRODUCT NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS

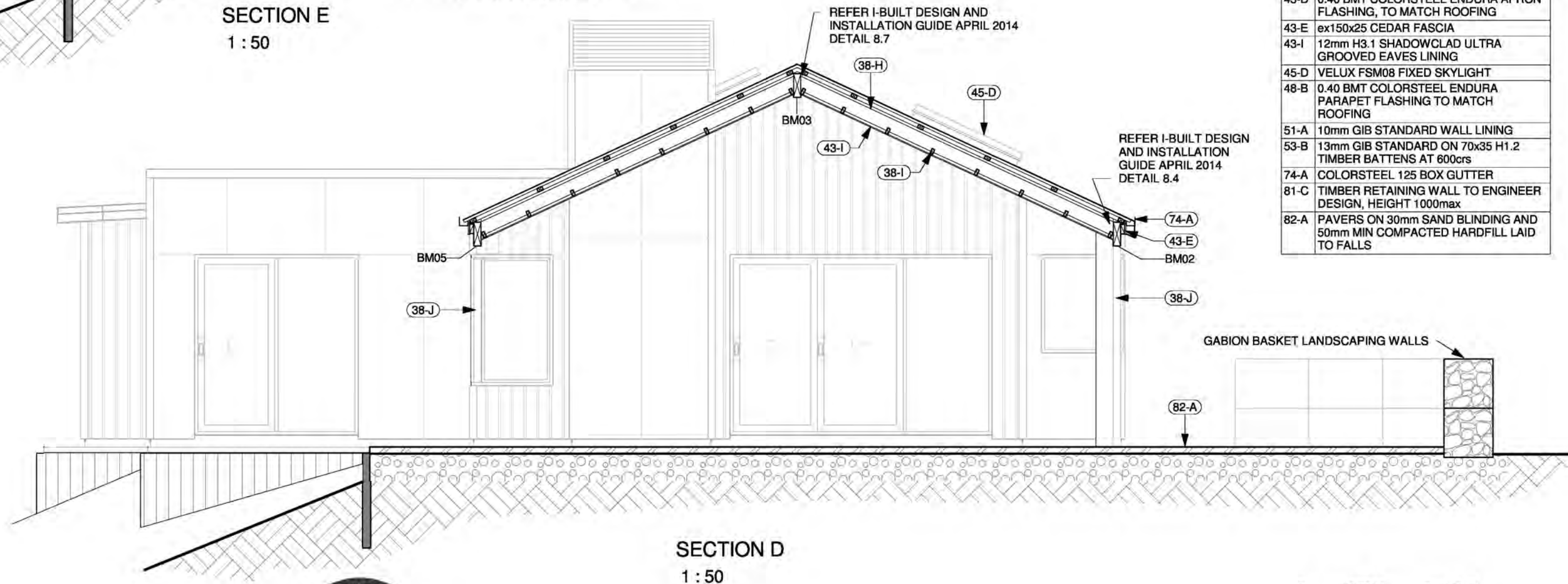
INSULATION "R" VALUES

- COMPLY WITH NZBC H1 AS1 & NZS 4218
- REFER TO SPEC FOR INSULATION TYPES
- REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = R4.0 BATTS
GARAGE INTERIOR WALLS = R2.4 BATTS
CEILINGS GENERALLY = DOUBLE LAYER TO R4.0 TOTAL
CEILING / EAVE EDGE STRIP = R3.2 SKILLION

KEYNOTE LEGEND

31-C	RIBRAFT FLOOR SYSTEM TO ENGINEERS DESIGN
38-E	H1.2 ROOF TRUSSES TO MANUFACTURERS DESIGN
38-H	H1.2 225 LPI 70T I-BEAM RAFTERS AT 900crs. PROVIDE WEB STIFFENERS AS REQUIRED, REFER I-BUILT DESIGN AND INSTALLATION GUIDE APRIL 2014
38-I	70x35min H1.2 SG8 FRAMING AS REQUIRED FOR SOFFIT LININGS
38-J	PROLAM PLP8H3-100 88x88mm H3.2 LAMINATED TIMBER POST
38-L	90x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
38-M	140x45 SG8 H1.2 WALL FRAMING, H3.2 BOTTOM PLATES
42-B	PAINT FINISH 12mm H3.1 ULTRA TEXTURE SHADOWCLAD PLY ON ex50x25 H3.1 TIMBER CAVITY BATTS ON PAUL INDUSTRIES FASTWRAP WALL UNDERLAY ON FRAMING
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
43-D	0.40 BMT COLORSTEEL ENDURA APRON FLASHING, TO MATCH ROOFING
43-E	ex150x25 CEDAR FASCIA
43-I	12mm H3.1 SHADOWCLAD ULTRA GROOVED EAVES LINING
45-D	VELUX FSM08 FIXED SKYLIGHT
48-B	0.40 BMT COLORSTEEL ENDURA PARAPET FLASHING TO MATCH ROOFING
51-A	10mm GIB STANDARD WALL LINING
53-B	13mm GIB STANDARD ON 70x35 H1.2 TIMBER BATTS AT 600crs
74-A	COLORSTEEL 125 BOX GUTTER
81-C	TIMBER RETAINING WALL TO ENGINEER DESIGN, HEIGHT 1000max
82-A	PAVERS ON 30mm SAND BLINDING AND 50mm MIN COMPACTED HARDFILL LAID TO FALLS



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

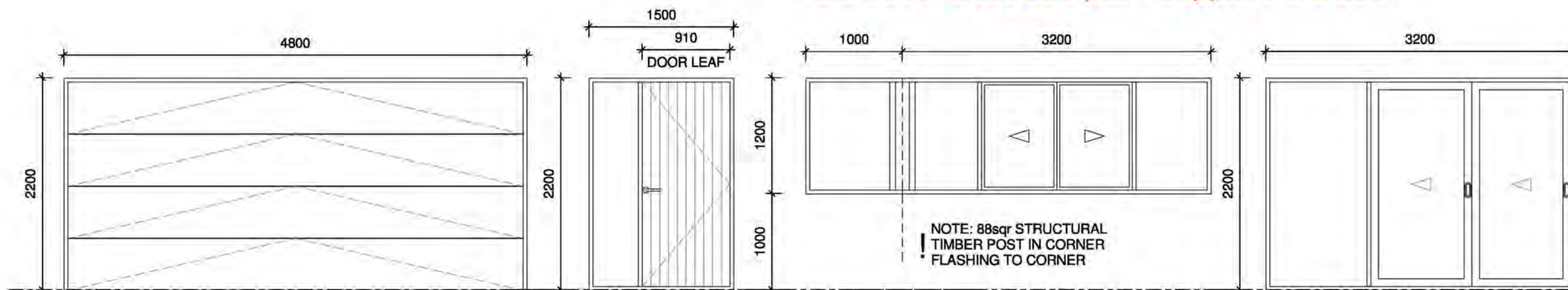
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

C 19/07/16 Porch Soffit
Rev Date Description

BUILDING SECTION

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A14 C



W1
FLAT PANEL SECTIONAL GARAGE DOOR
TIMBER REVEALS
GARADOOR CAMDEM WITH GDO-9 BELT DRIVE
MOTOR AND 2no. REMOTES

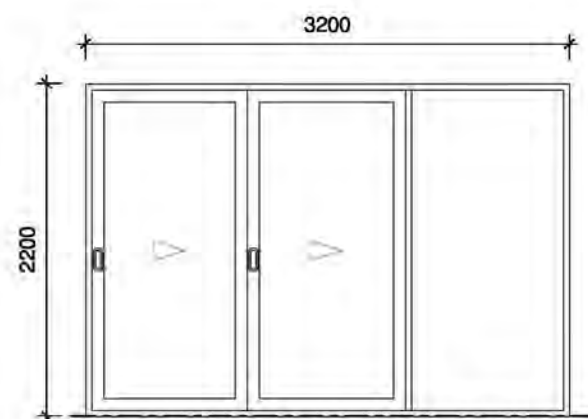
W2
AXIS A51 ENTRY DOOR WITH
SAFETY GLAZED SIDELIGHT

W3A
FIXED WINDOW - PART
CORNER UNIT

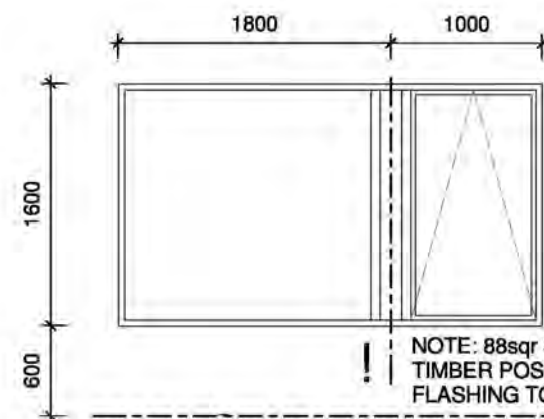
W3B
SLIDING WINDOW -
PART CORNER UNIT

W4
SAFETY GLAZED STACKER SLIDING
DOOR UNIT

- ALUMINIUM WINDOWS & DOORS:**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - JOINERY SHOWN AS VIEWED FROM EXTERIOR
 - WINDOW DIMENSIONS DENOTE SIZE MEASURED OVER WINDOW REVEALS
 - ALUMINIUM JOINERY TO CHECK OPENING SIZES ON SITE BEFORE MANUFACTURE
 - WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WANS WIS COMPONENTS
 - REFER ALSO TO WINDOW DETAILS
 - ALL WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE
 - 19mm PINE PAINT FINISH SLIMLINE REVEALS REBATED FOR WALL LININGS, ALUMINIUM REVEALS TO WET AREAS
 - ALL OPENING SASHES TO HAVE COLOUR MATCHED DOUBLE TONGUE CATCHES
 - ALL WINDOW & DOOR OPENINGS IN EXTERIOR WALLS TO HAVE A WINDOW FLASHING SYSTEM INSTALLED
 - 35mm VANTAGE JOINERY UNLESS NOTED OTHERWISE



W5
SAFETY GLAZED STACKER SLIDING
DOOR UNIT

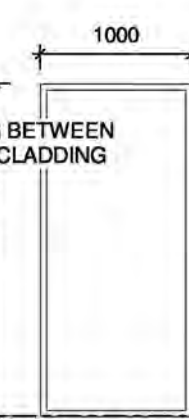


W6A
PART CORNER UNIT

W6B
PART CORNER UNIT



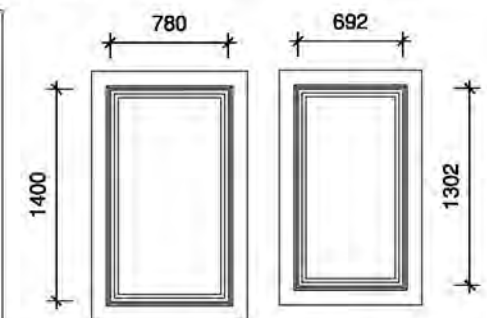
W7
SAFETY GLAZED STACKER SLIDING
DOOR UNIT



W8
SAFETY GLAZED
WINDOW

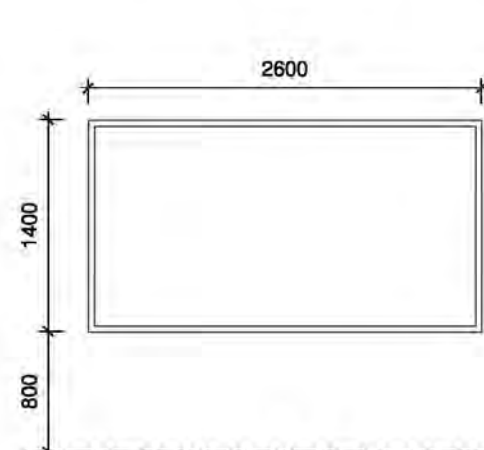


W9
SAFETY GLAZED SLIDING DOOR
UNIT

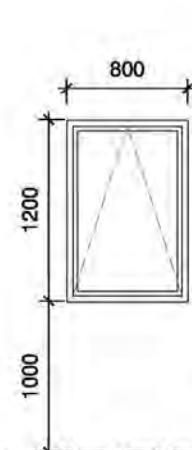


VELUX
FSM08

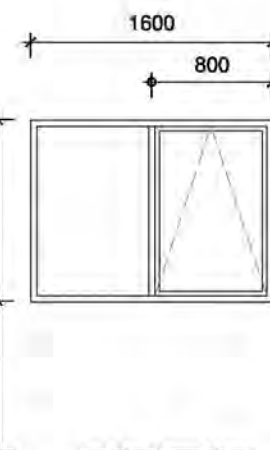
VELUX
VCS2246



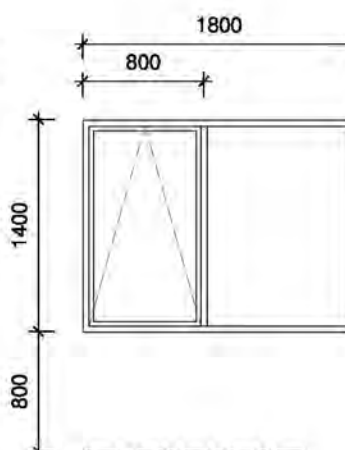
W10
FIXED WINDOW



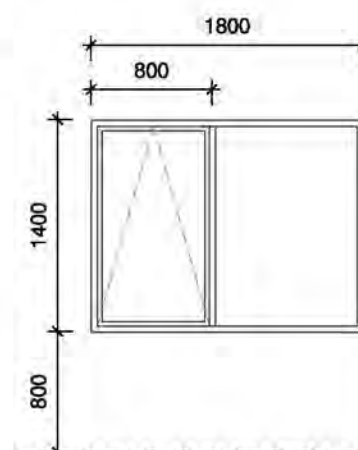
W11
SAFETY AND OBSCURE
GLAZED



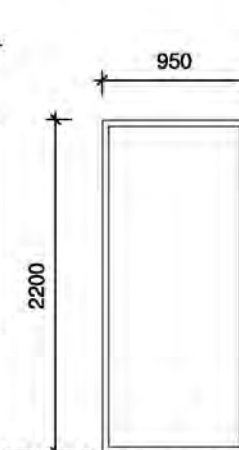
W13
SAFETY AND OBSCURE
GLAZED



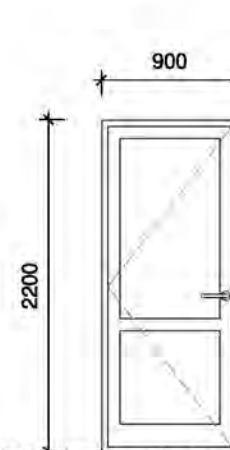
W14



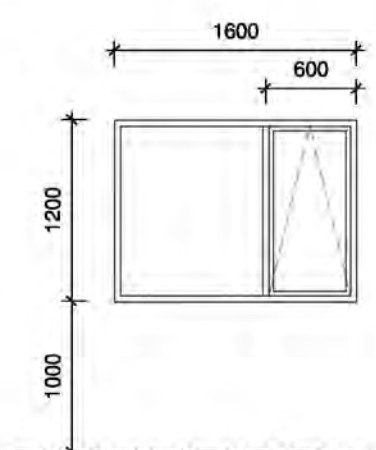
W15



W16
SAFETY GLAZED
WINDOW



W17
SINGLE GLAZE



W18



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

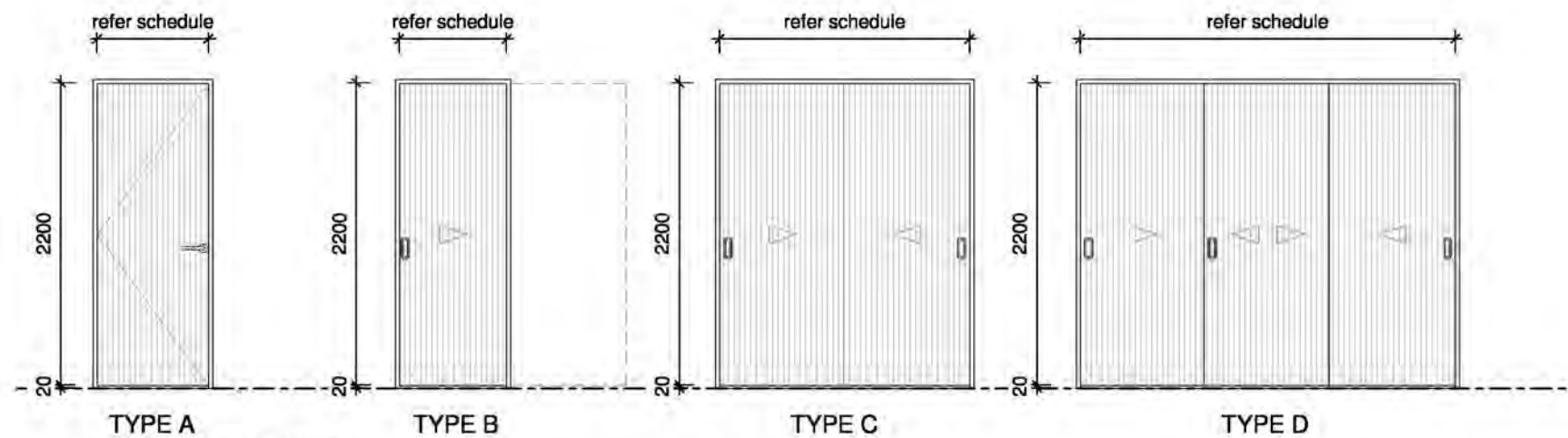
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B 11/07/16 Client Changes
Rev Date Description

**EXTERIOR JOINERY
SCHEDULE**

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A15 B



INTERIOR DOOR NOTES

- INTERIOR DOORS AND HARDWARE TO BE AS SELECTED BY CLIENT
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION
- ALL DOOR HANDLES TO BE 1050mm ABOVE FLOOR LEVEL OR TO MATCH EXISTING

INTERIOR DOOR SCHEDULE						
MARK	TYPE	SIZE	OPERATION	FRAME MATERIAL	PANEL MATERIAL	COMMENTS
D1	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D2	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D3	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore panel with steel inserts	V-groove panels
D4	A	760w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D5	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D6	C	2/860w x 2200h	Sliding	Timber Frame	Ribcore Panel	V-groove panels
D7	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D8	C	2/860w x 2200h	Sliding	Timber Frame	Ribcore Panel	V-groove panels
D9	D	3/910w x 2200h	Sliding	Timber Frame	Ribcore Panel	V-groove panels
D10	D	3/910w x 2200h	Sliding	Timber Frame	Ribcore Panel	V-groove panels
D11	A	710w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D12	A	810w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	V-groove panels
D13	A	710w x 2200h	Hinged Swinging	Timber Frame	Ribcore Panel	hidden door in feature wall
D30		900w x 2455h	Opening			framed opening only
D31		900w x 2455h	Opening			framed opening only

NOTE: PANTRY DOOR (810w x 2200h) AND PARTITION WALLS, TO BE INTEGRAL WITH KITCHEN JOINERY, SUPPLIED BY KITCHEN MANUFACTURER

INTERIOR OPENING SCHEDULE

1 : 50



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

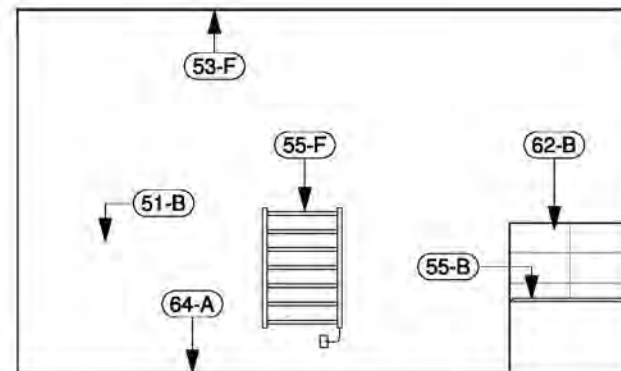
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev	Date	Description	
INTERIOR OPENING SCHEDULE			
BUILDING CONSENT			
Job	Date	Sheet	Rev.
10029	AUG2016	A16	



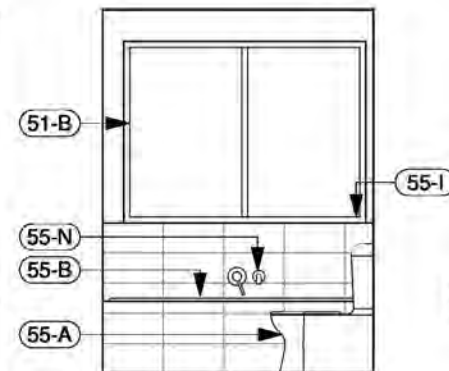
BATHROOM, ENSUITE PLAN

1 : 50



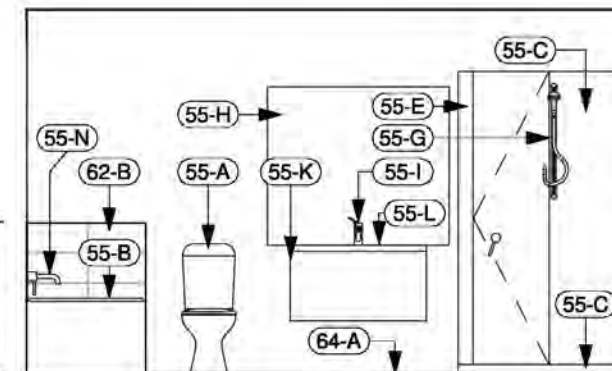
BATHROOM ELEVATION 1a

1 : 50



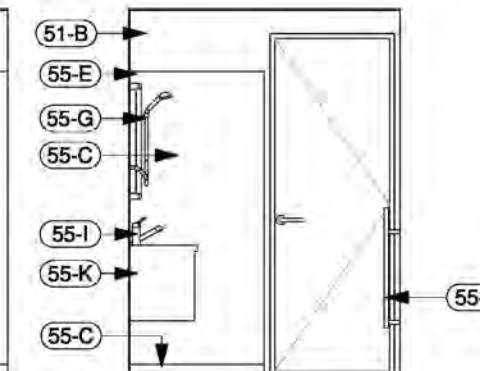
ELEVATION 1b

1 : 50



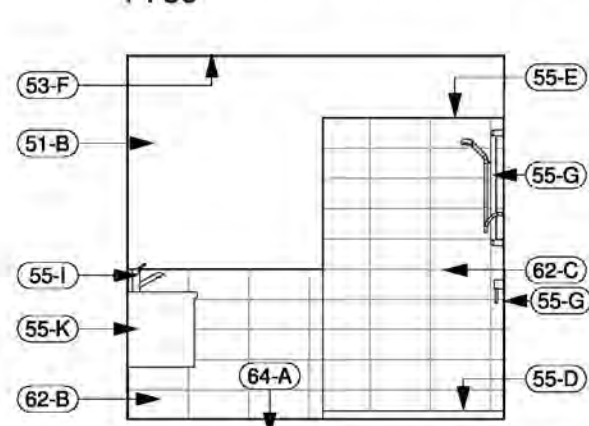
ELEVATION 1c

1 : 50



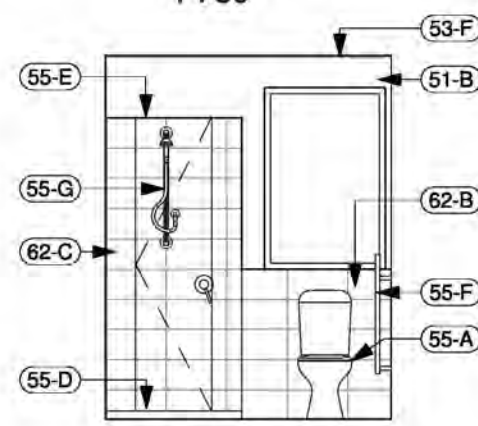
ELEVATION 1d

1 : 50



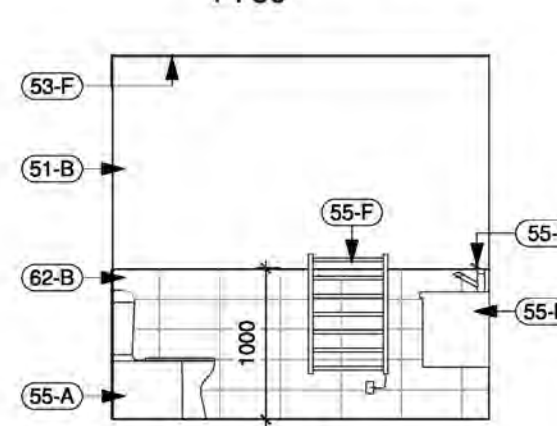
ENSUITE ELEVATION 2a

1 : 50



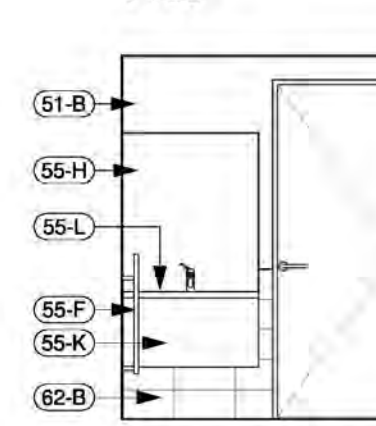
ELEVATION 2b

1 : 50



ELEVATION 2c

1 : 50



ELEVATION 2d

1 : 50

KEYNOTE LEGEND	
51-B	10mm GIB AQUALINE WALL LINING
53-F	13mm GIB AQUALINE ON 70x35 H1.2 TIMBER BATTENS AT 600crs
55-A	SELECTED WC SUITE FIXED TO FLOOR, SEAL AROUND PERIMETER AT FLOOR JUNCTION
55-B	SELECTED ACRYLIC BATH IN MANUFACTURER SUPPLIED CRADLE
55-C	SELECTED 900x1200 ACRYLIC SHOWER TRAY AND WALL LINER
55-D	SELECTED 900x1200 ACRYLIC SHOWER TRAY WITH TILED WALL
55-E	SAFETY GLASS SCREEN, HINGED DOOR
55-F	SELECTED HEATED TOWEL RAIL WITH TIMER SWITCH-OFF
55-G	SELECTED SLIDE SHOWER & MIXER WITH 1500mm LONG FLEXIBLE HOSE
55-H	MIRROR WITH ALU. FRAME TO TOP & BOTTOM
55-I	SELECTED LEVER HANDLE BASIN MIXER
55-K	SELECTED 900 WALL HUNG VANITY UNIT
55-L	PROVIDE WATERPROOF JUNCTION BETWEEN BASIN & WALL, REFER TO fig.3 OF E3/AS1
55-N	SELECTED LEVER HANDLE MIXER AND SPOUT
62-B	SELECTED WALL TILES, TILE PATTERN INDICATIVE ONLY
62-C	SELECTED WALL TILES ON WATERPROOF MEMBRANE ON 9mm VILLABOARD, TILE PATTERN INDICATIVE ONLY. EXTENT OF WATERPROOF MEMBRANE: TO 1800h min, ALSO 300min. ABOVE HIGHEST POSITION OF SHOWER ROSE, REFER fig.5 OF E3/AS1
64-A	SELECTED CORK FLOORING (TILE OR SHEET) SEALED WITH WATERPROOF APPLIED COATING AND SEALED JOINTS

DETAIL NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

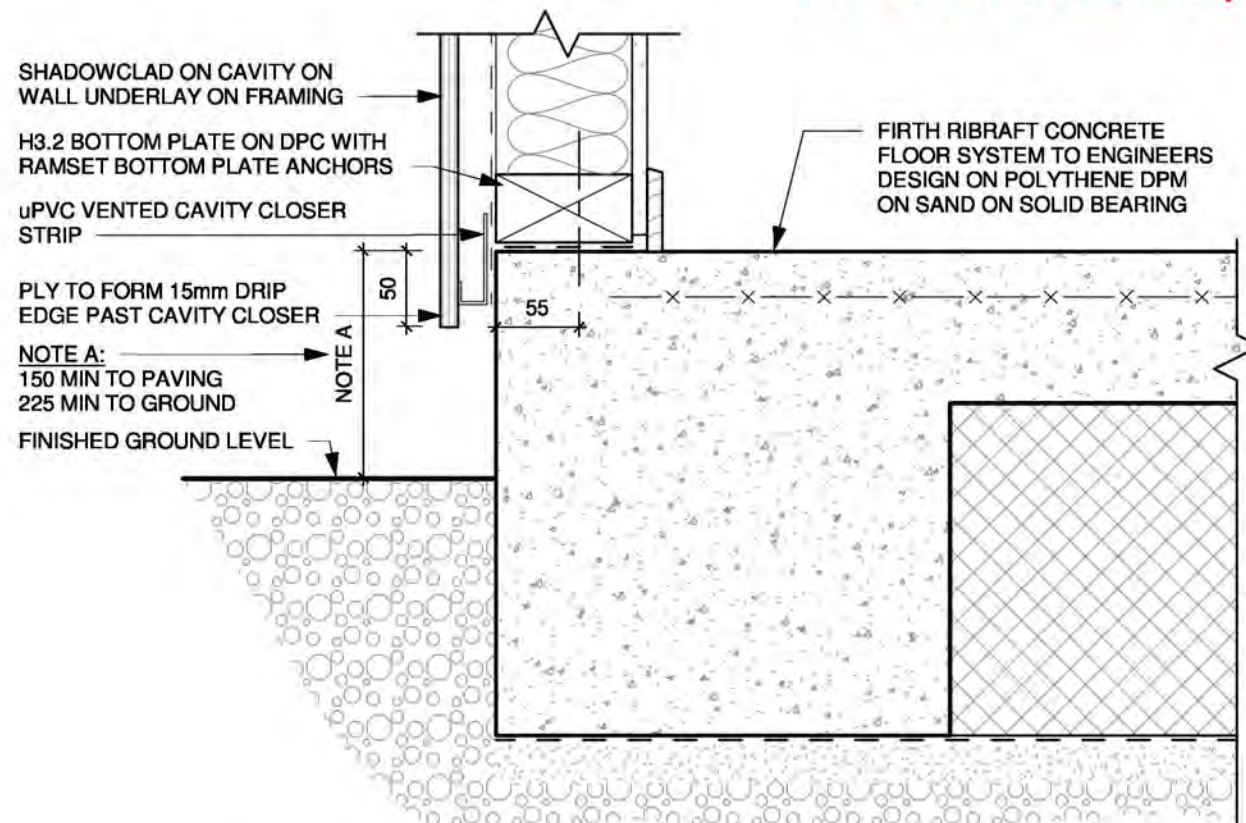
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B 11/07/16 Client Changes
Rev Date Description

INTERIOR ELEVATIONS

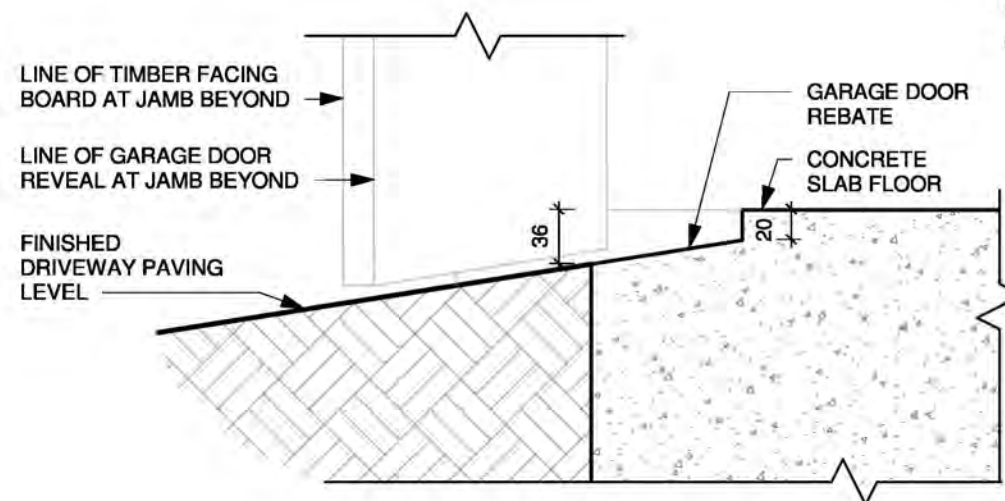
BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A17 B



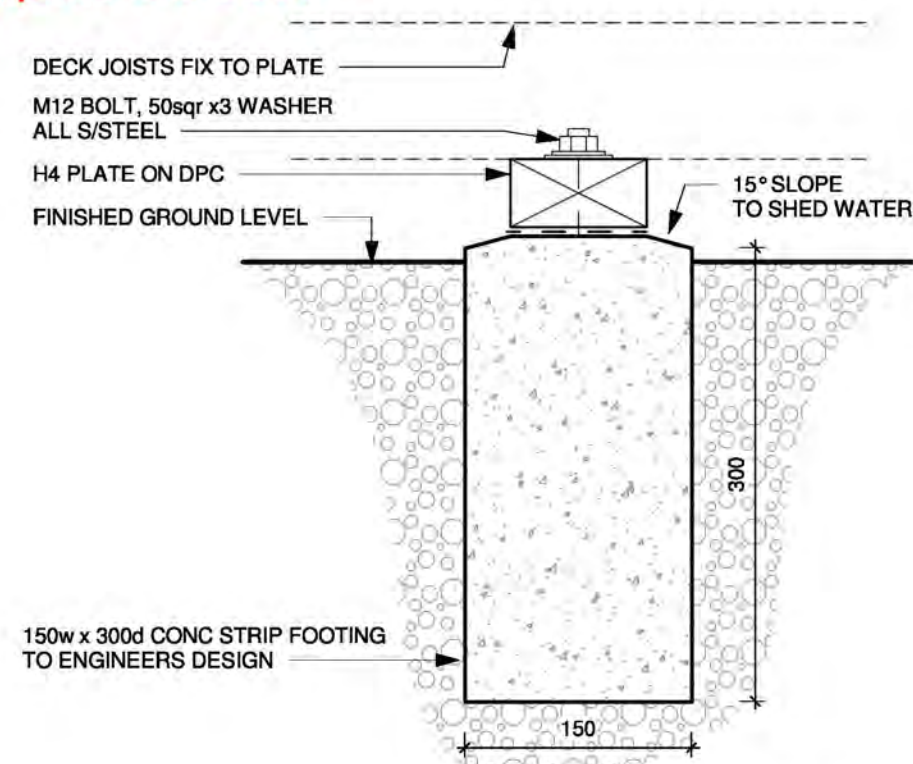
1 PLY FOUNDATION
A07 1:5

- BOTTOM PLATE ANCHORS FOR CONCRETE FOUNDATIONS TO BE AS12150GH ANKASCREWS AT 900crs
- REFER ALSO TO BRACING PLAN NOTES FOR BRACING PANEL HOLD DOWN REQUIREMENTS



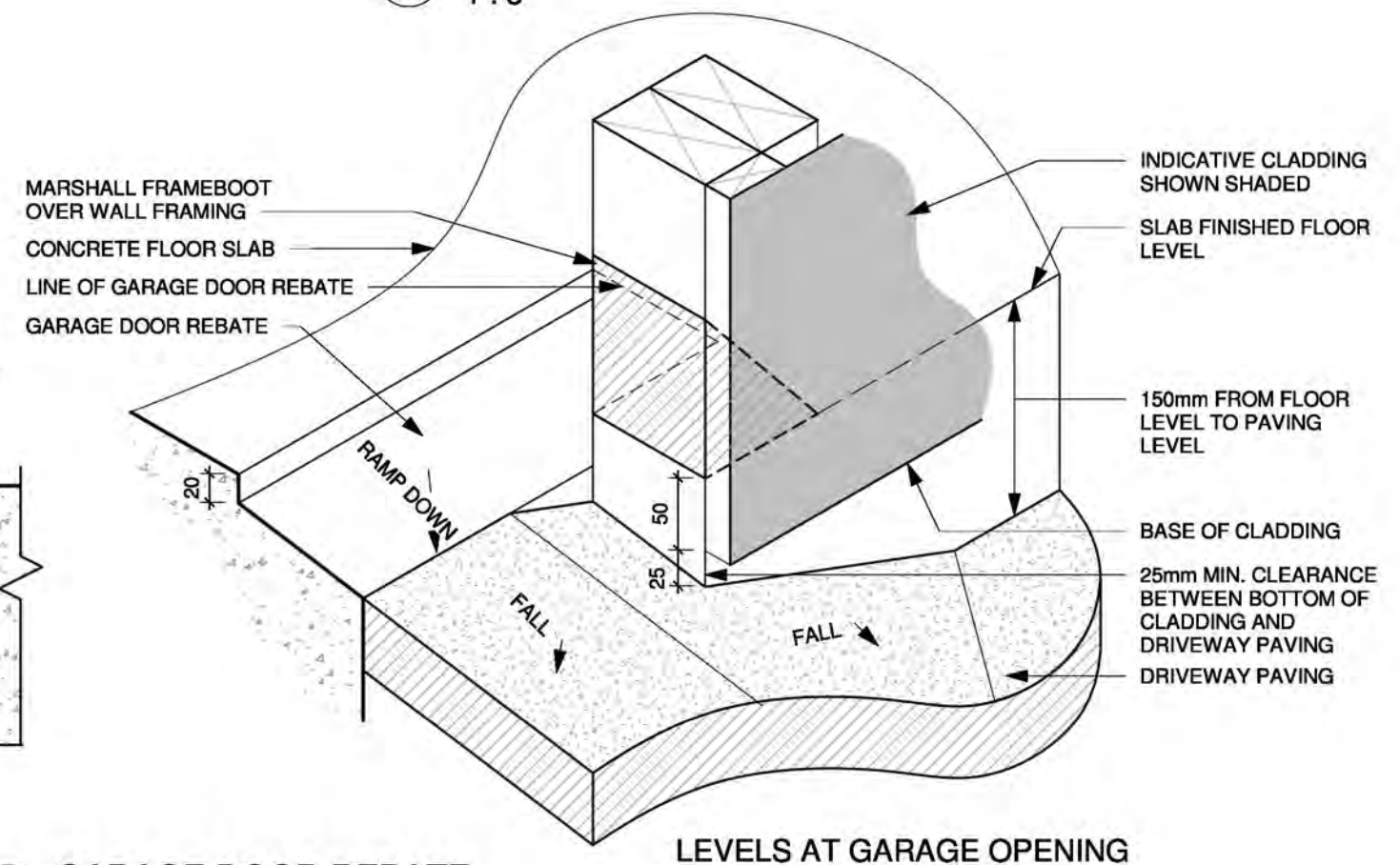
GARAGE DOOR REBATE

2 GARAGE DOOR REBATE
A07 1:5



3 DECK STRIP FOOTING
A07 1:5

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



LEVELS AT GARAGE OPENING



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

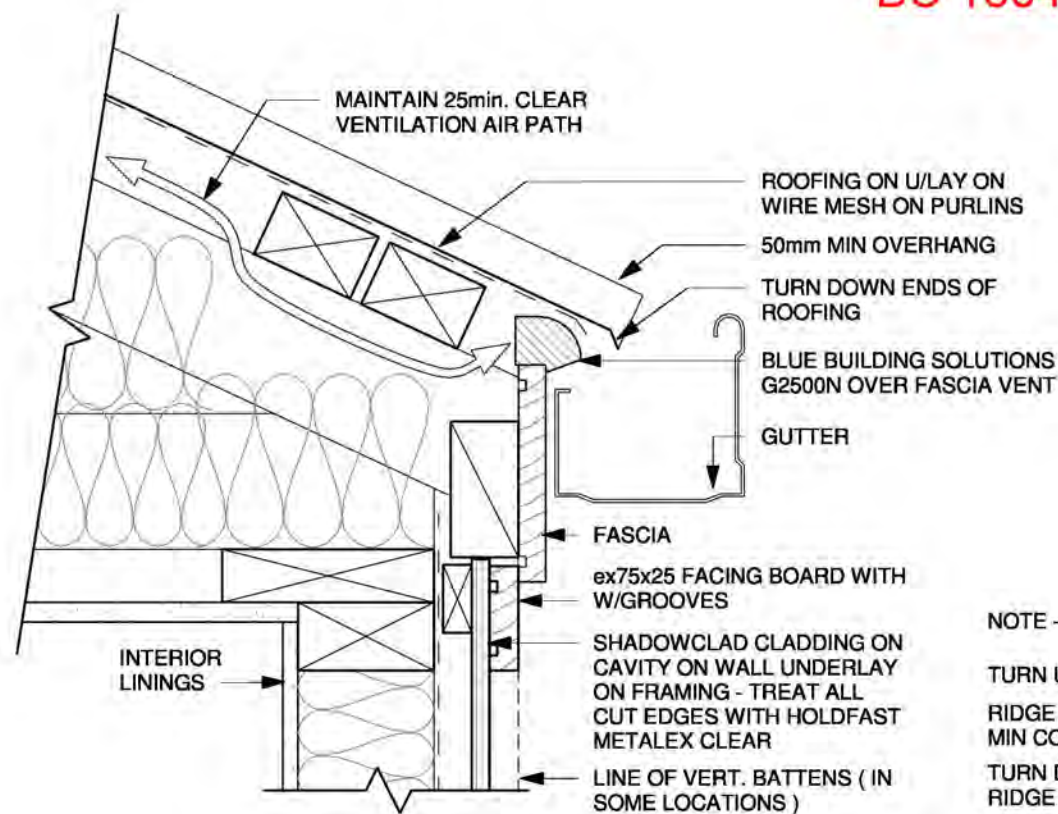
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev	Date	Description
A	24/06/16	Cladding, Deck and Vent

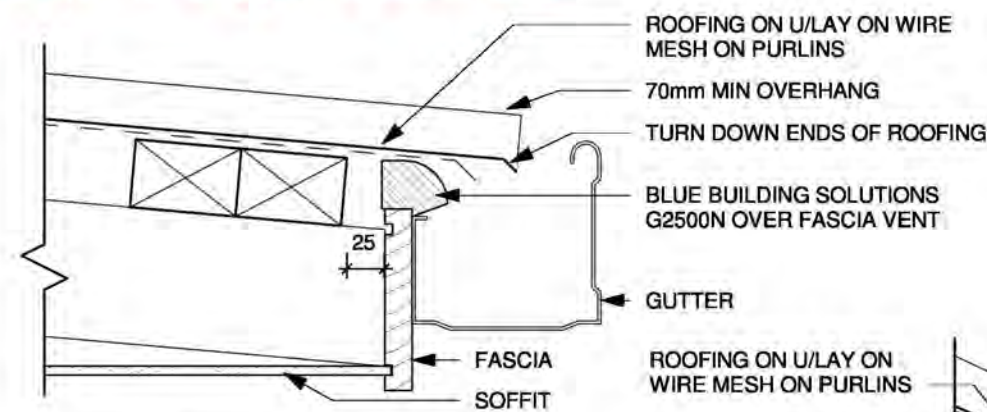
FOUNDATION DETAILS

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A18	A

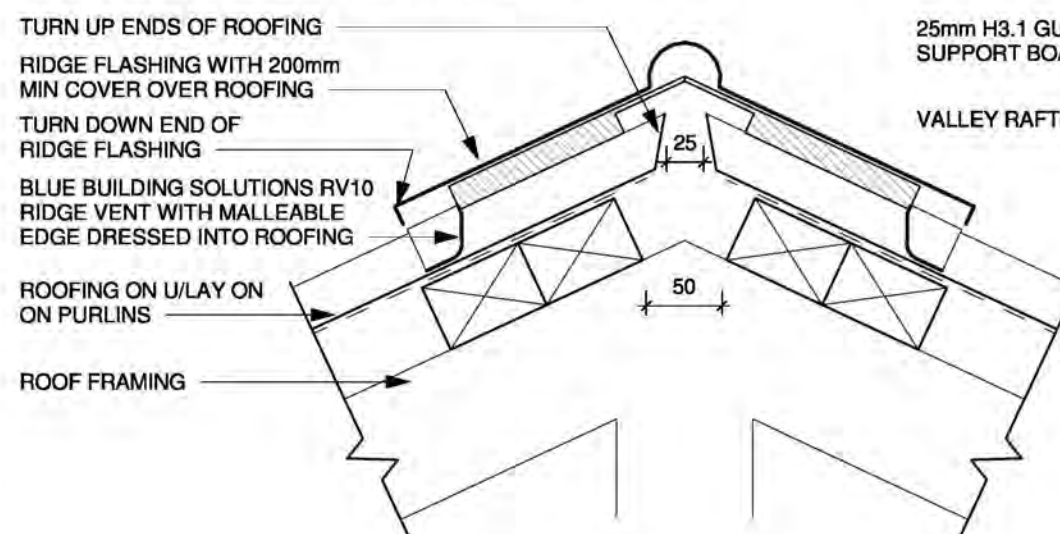


1 METAL ROOF EAVE 25°
A11 1:5

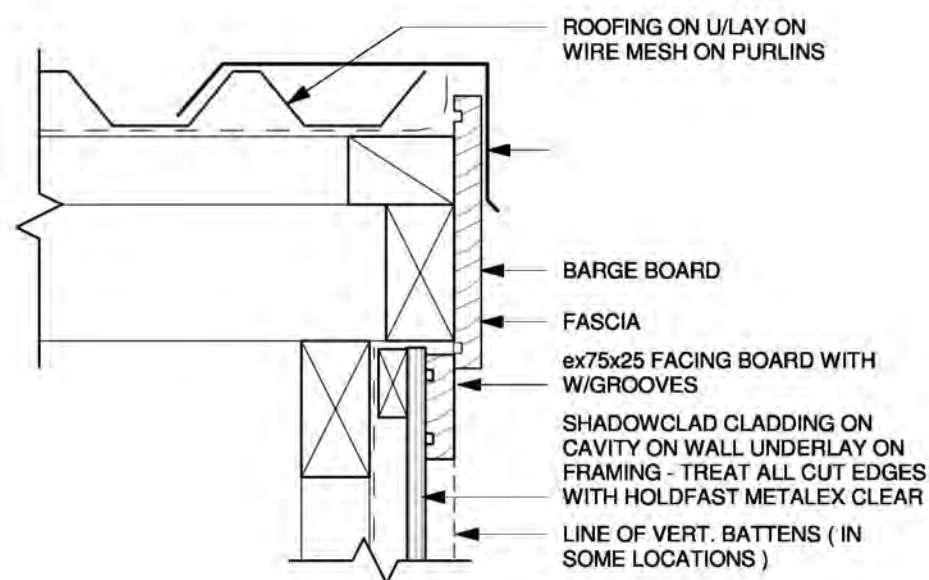


2 METAL ROOF EAVE 3°
A11 1:5

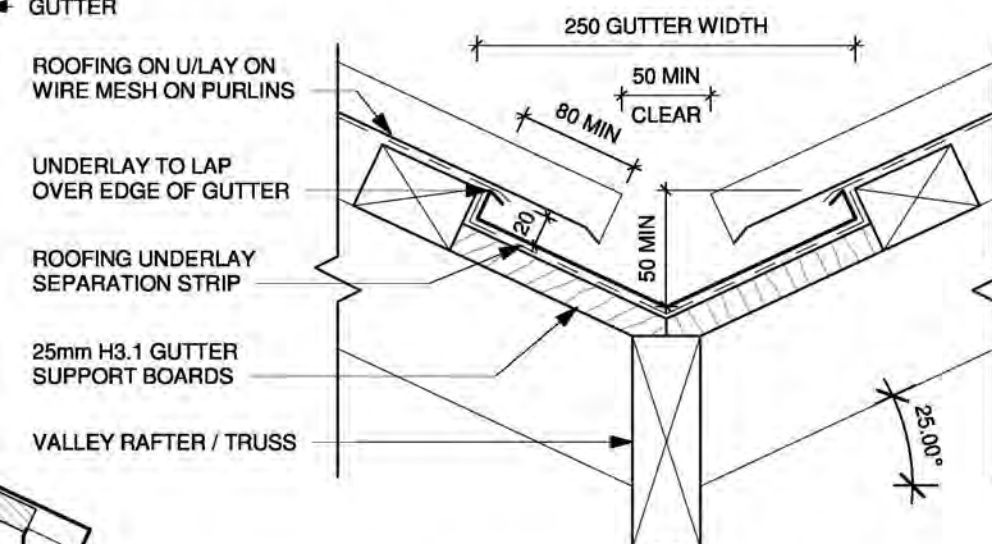
NOTE - UNDERLAY NOT CONTINUED ACROSS RIDGE



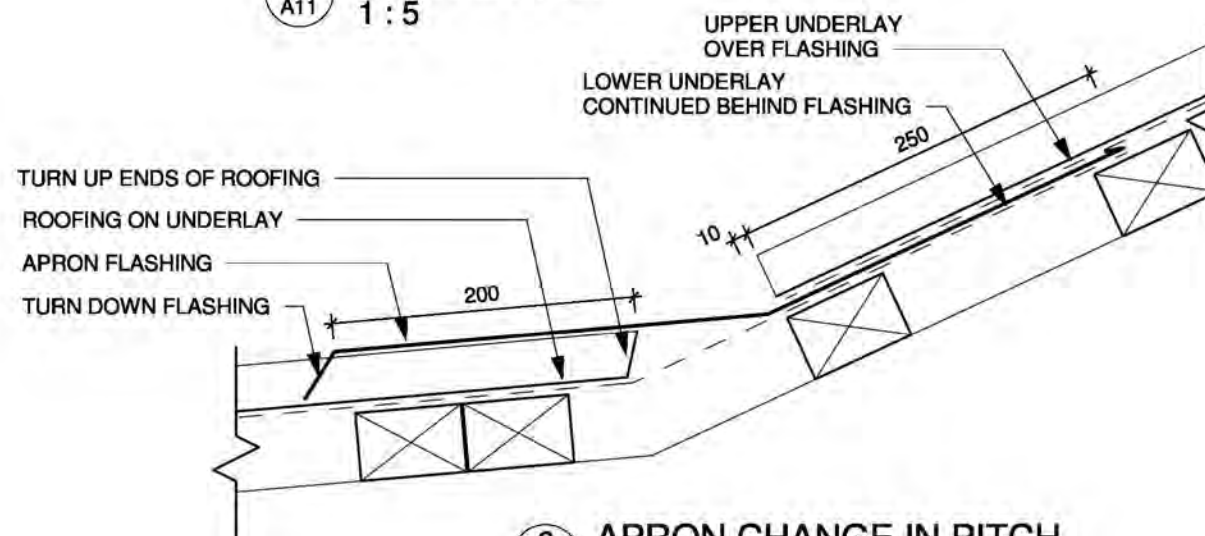
5 VENTED RIDGE
A11 1:5



4 METAL ROOF BARGE
A11 1:5



3 METAL ROOF VALLEY
1:5



6 APRON CHANGE IN PITCH
A11 1:5

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

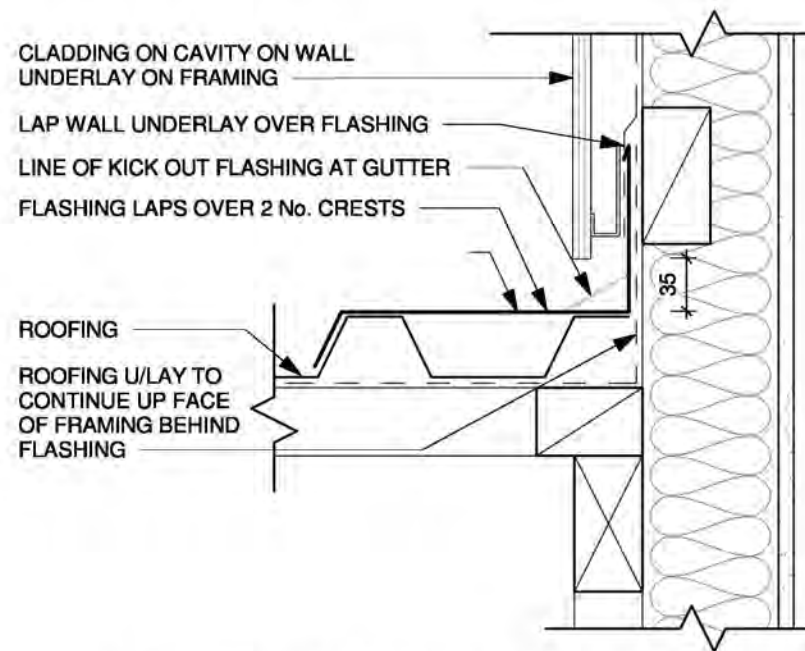
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev Date Description

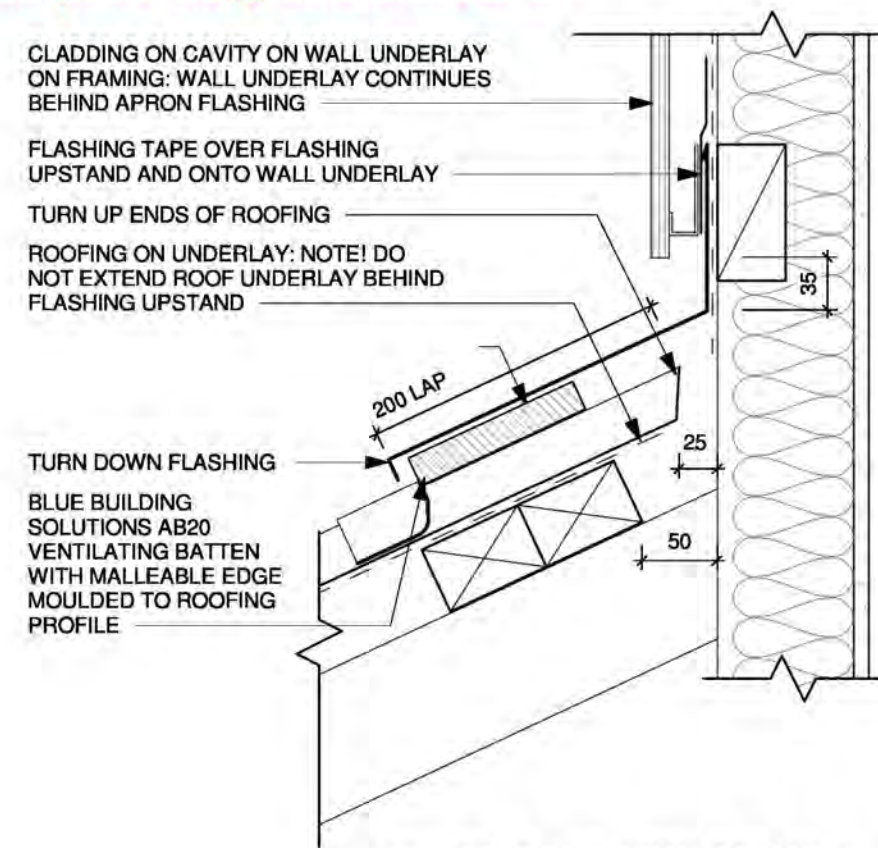
ROOF DETAILS

BUILDING CONSENT

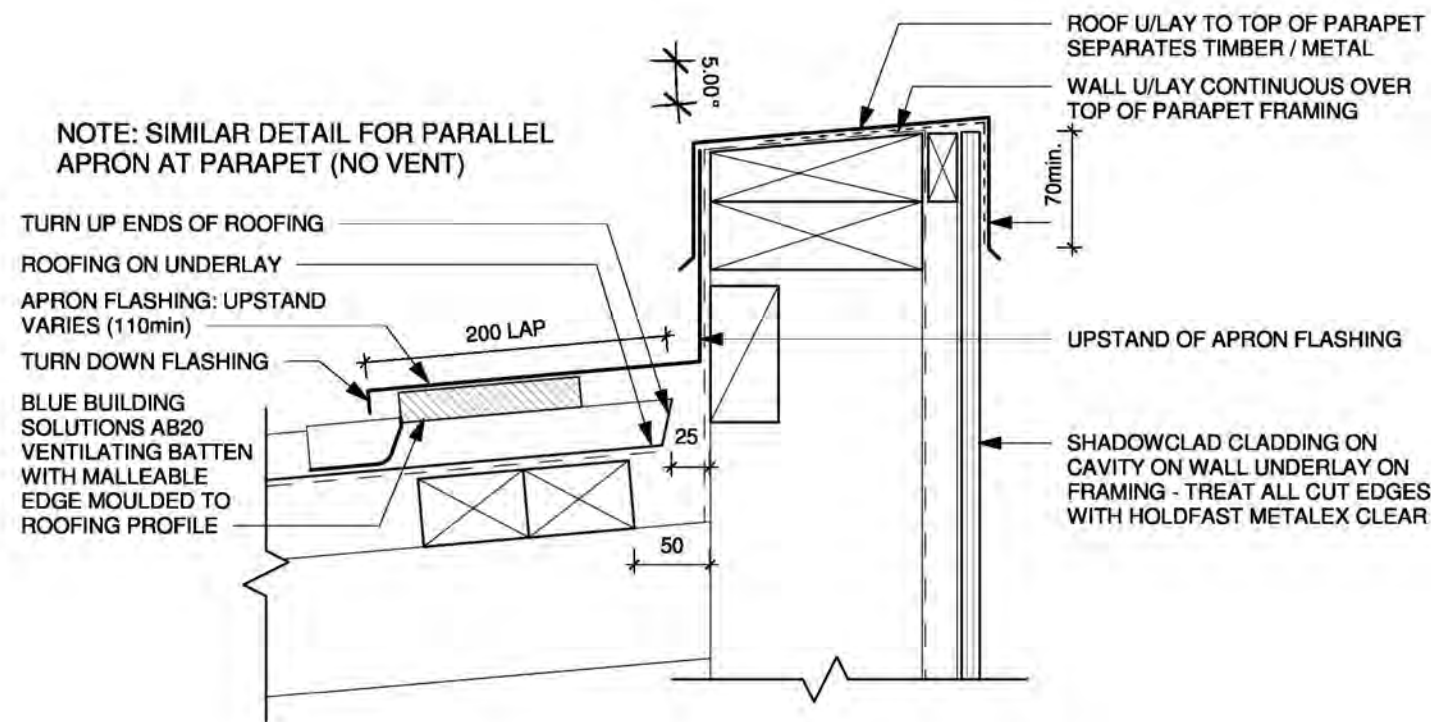
Job Date Sheet Rev.
10029 AUG2016 A19



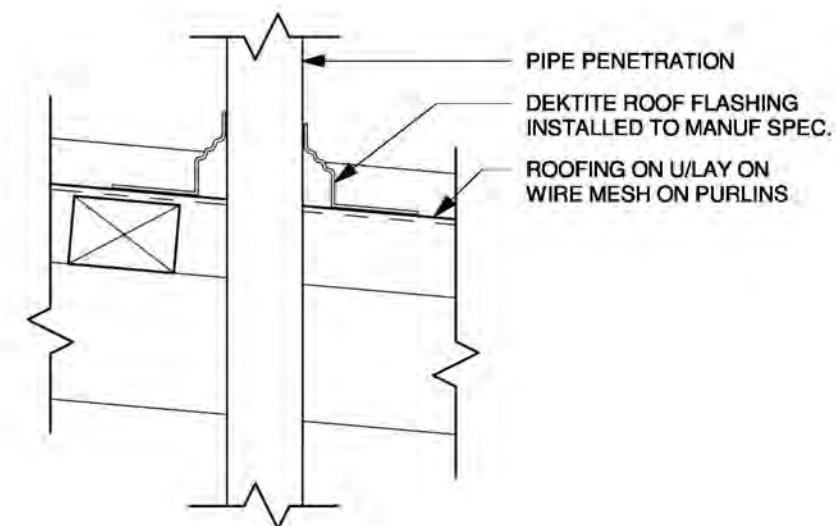
1 METAL ROOF PARALLEL APRON
A11 1:5



2 METAL ROOF APRON
A11 1:5



3 METAL ROOF APRON / PARAPET
A05 1:5



4 ROOF PENETRATION
A11 1:5

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

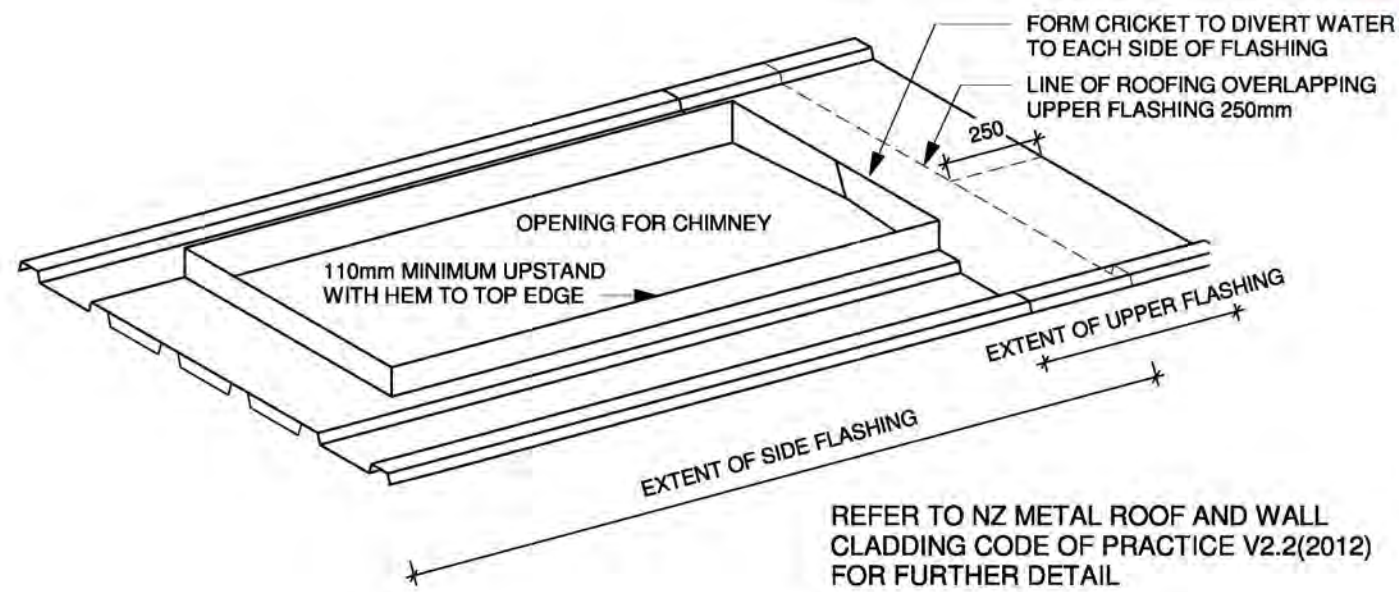
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

A 24/06/16 Cladding, Deck and Vent
Rev Date Description

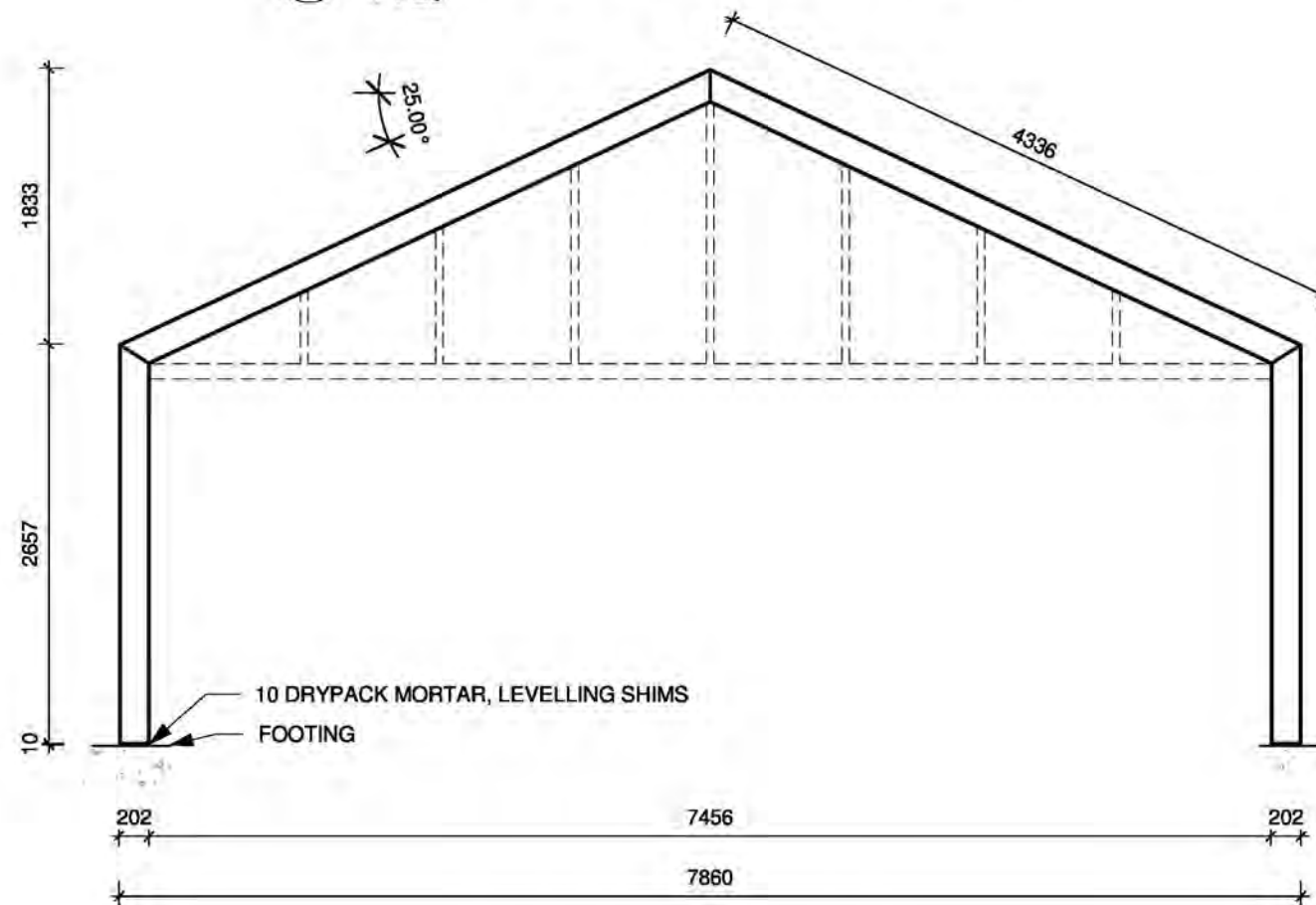
ROOF DETAILS

BUILDING CONSENT

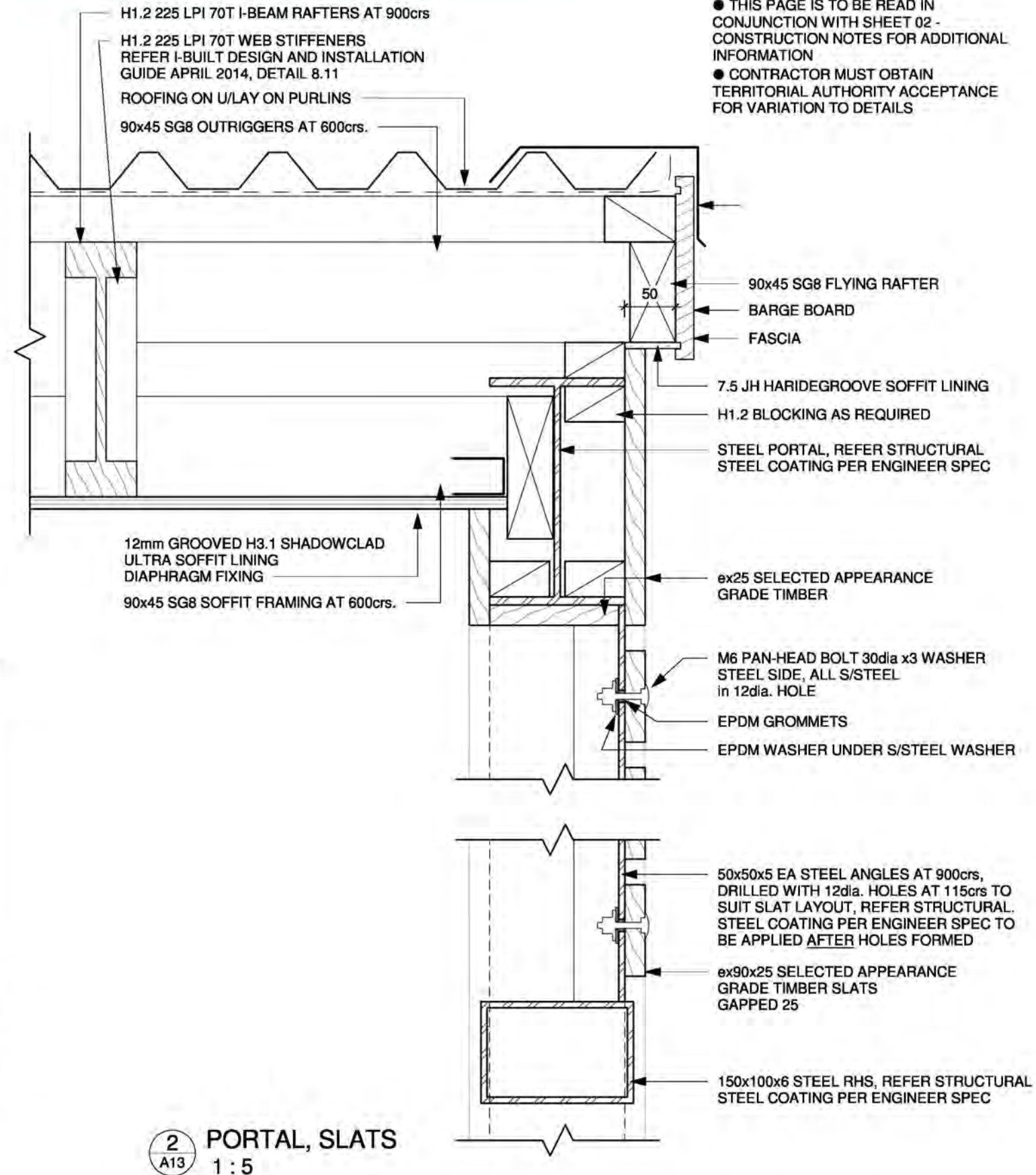
Job	Date	Sheet	Rev.
10029	AUG2016	A20	A



1
A11
METAL ROOF CHIMNEY FLASHING
1 : 20



3
A08
PORTAL ELEVATION
1 : 50



2
A13
PORTAL, SLATS
1 : 5

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

Rev	Date	Description
-----	------	-------------

ROOF DETAILS

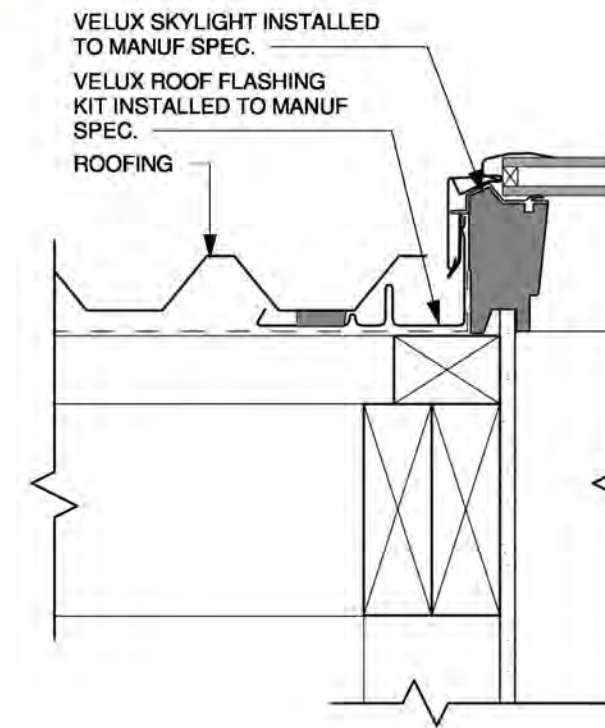
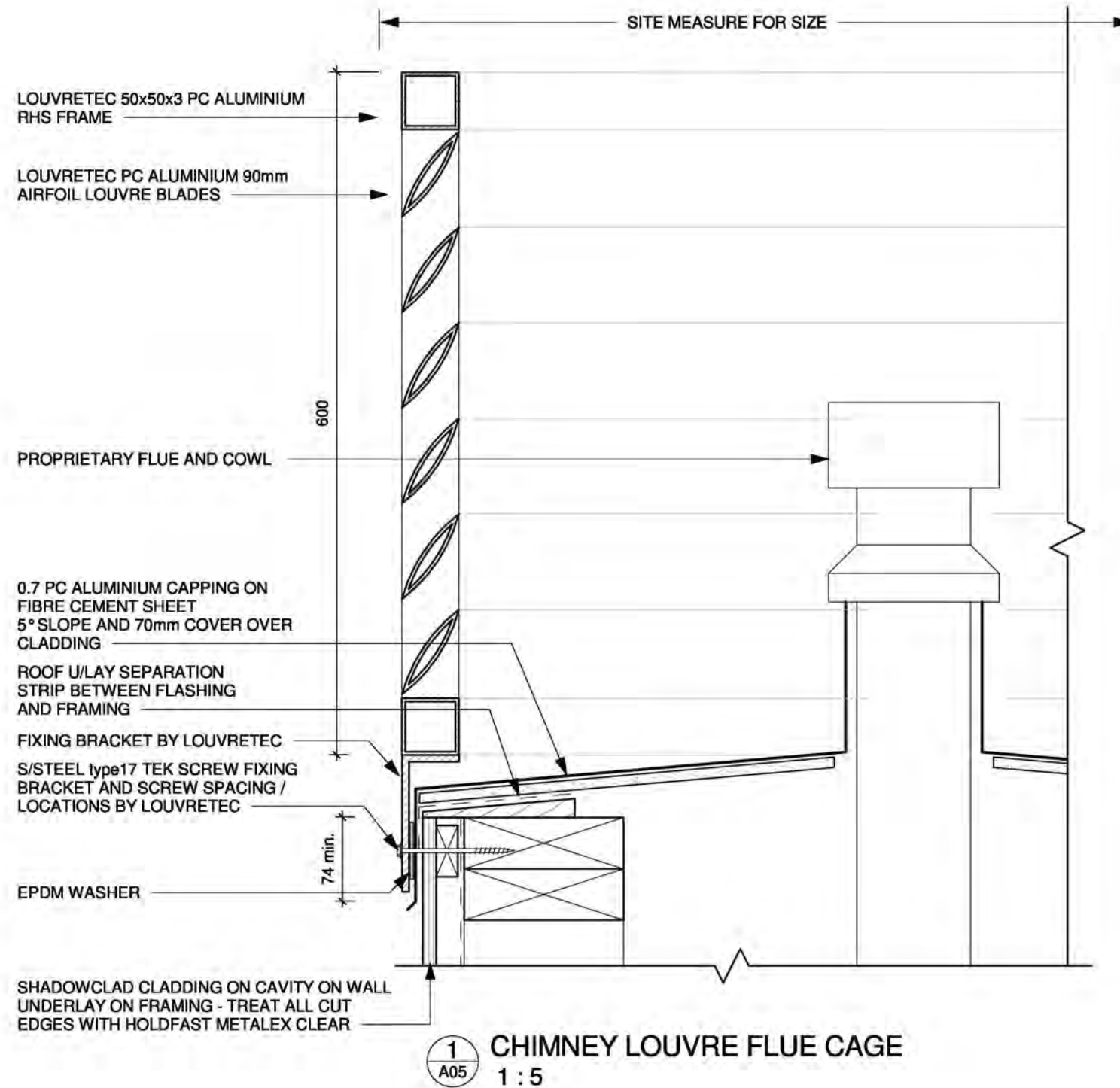
BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A21	

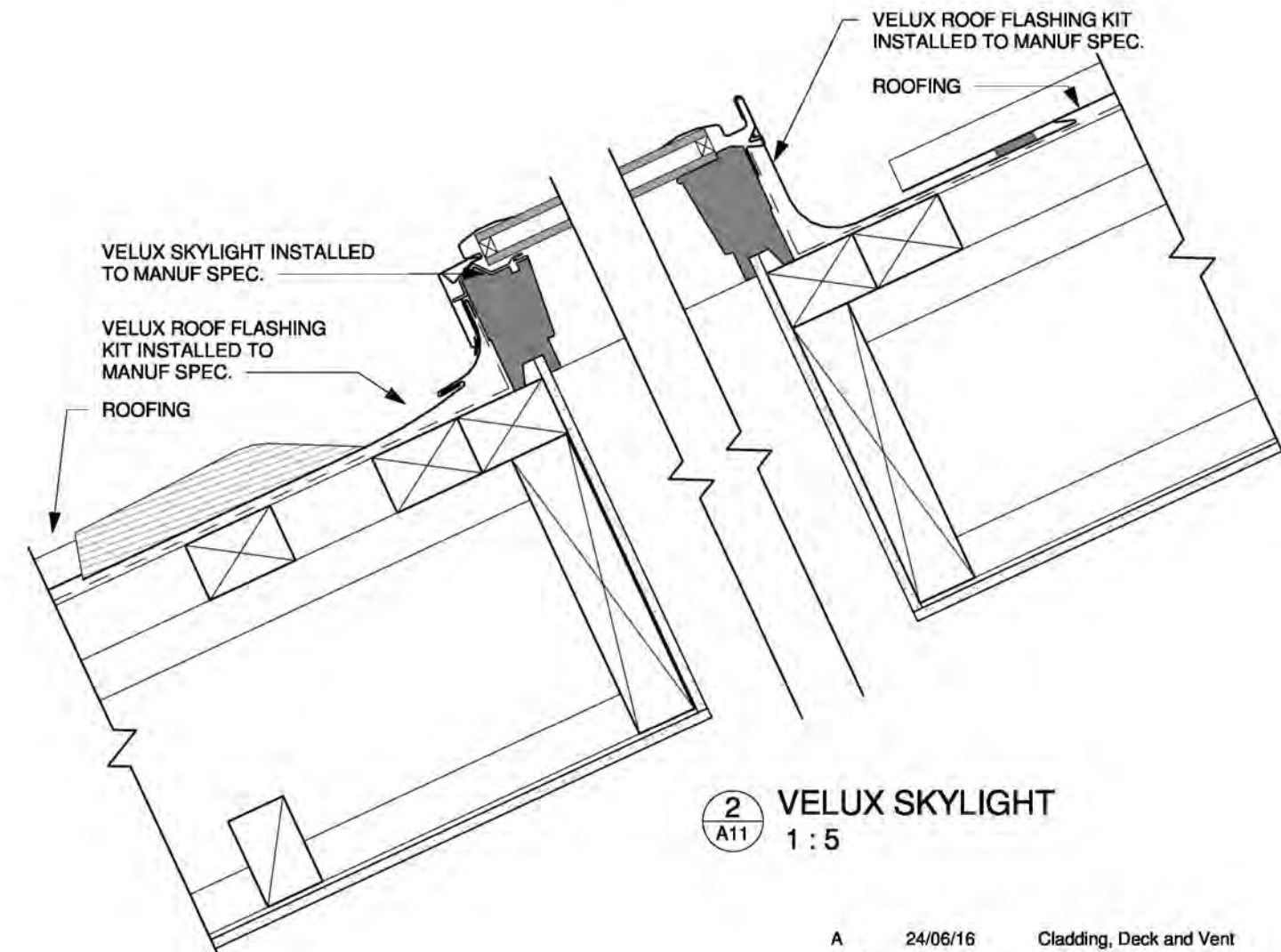
● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae



DETAIL NOTES
 ● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 ● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



a. ADarchitecture
 Applied Design
 Email: info@adarchitecture.nz
 Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
 Smarter Building Centre
 45B Te Roto Drive, Paraparaumu
 ○ **Wellington Office** - Phone: (04) 232 4258
 Level 9 Crowe Horwath House

Proposed House
 for
David Reid Homes
 2 Kanuka Close
 Waikanae

Rev	Date	Description
A	24/06/16	Cladding, Deck and Vent

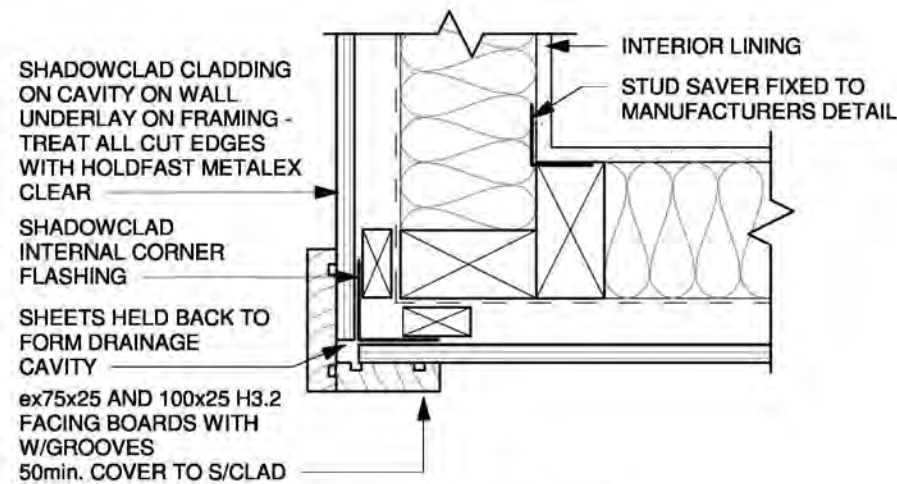
ROOF DETAILS

BUILDING CONSENT

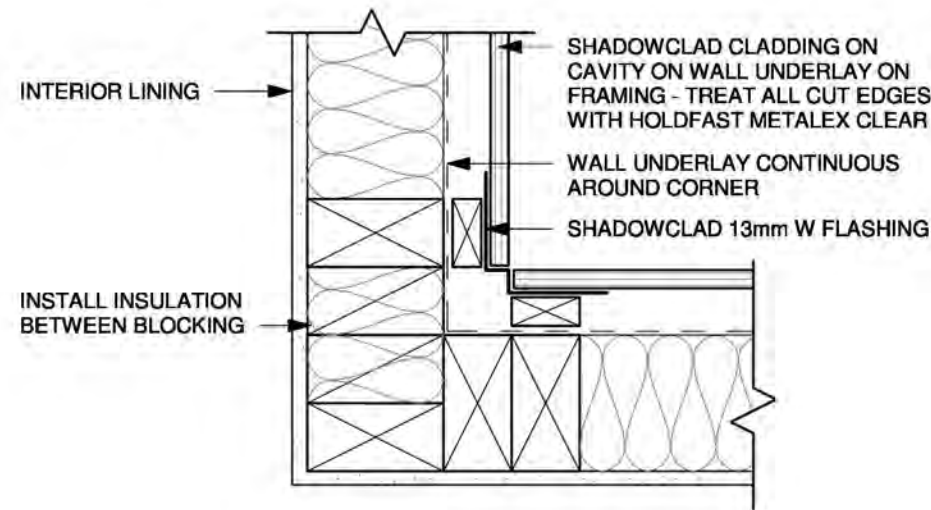
Job	Date	Sheet	Rev.
10029	AUG2016	A22	A

DETAIL NOTES

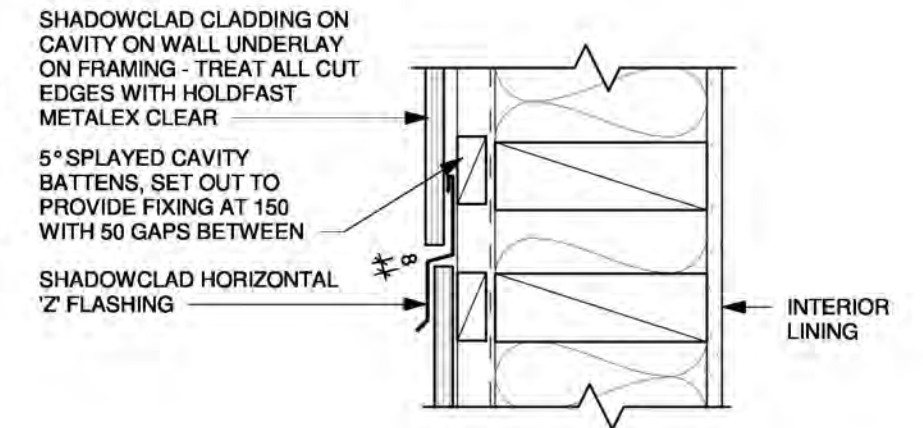
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



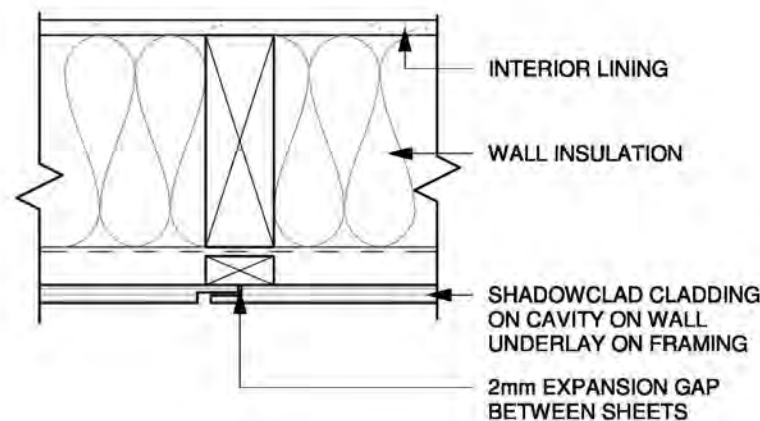
1 PLY EXTERNAL CORNER
A05 1:5



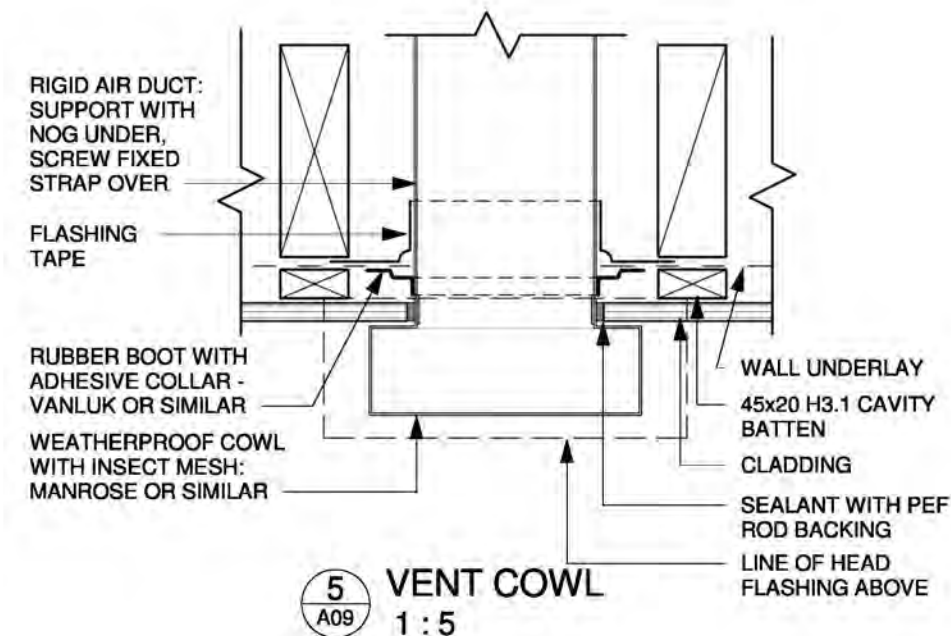
2 PLY INTERNAL CORNER
A08 1:5



3 HORIZONTAL SHEET JOINT
A05 1:5



4 VERTICAL SHEET JOINT
A05 1:5



5 VENT COWL
A09 1:5



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

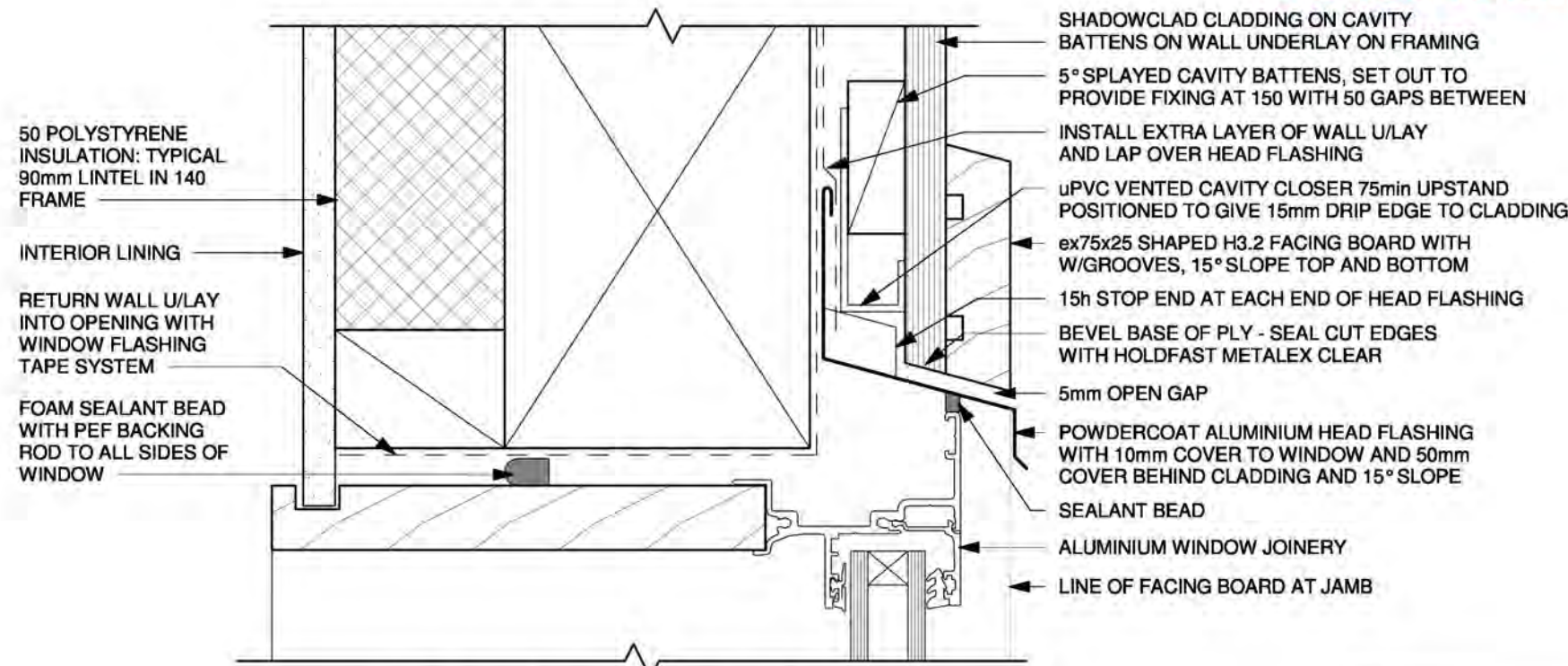
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B 11/07/16 Client Changes
Rev Date Description

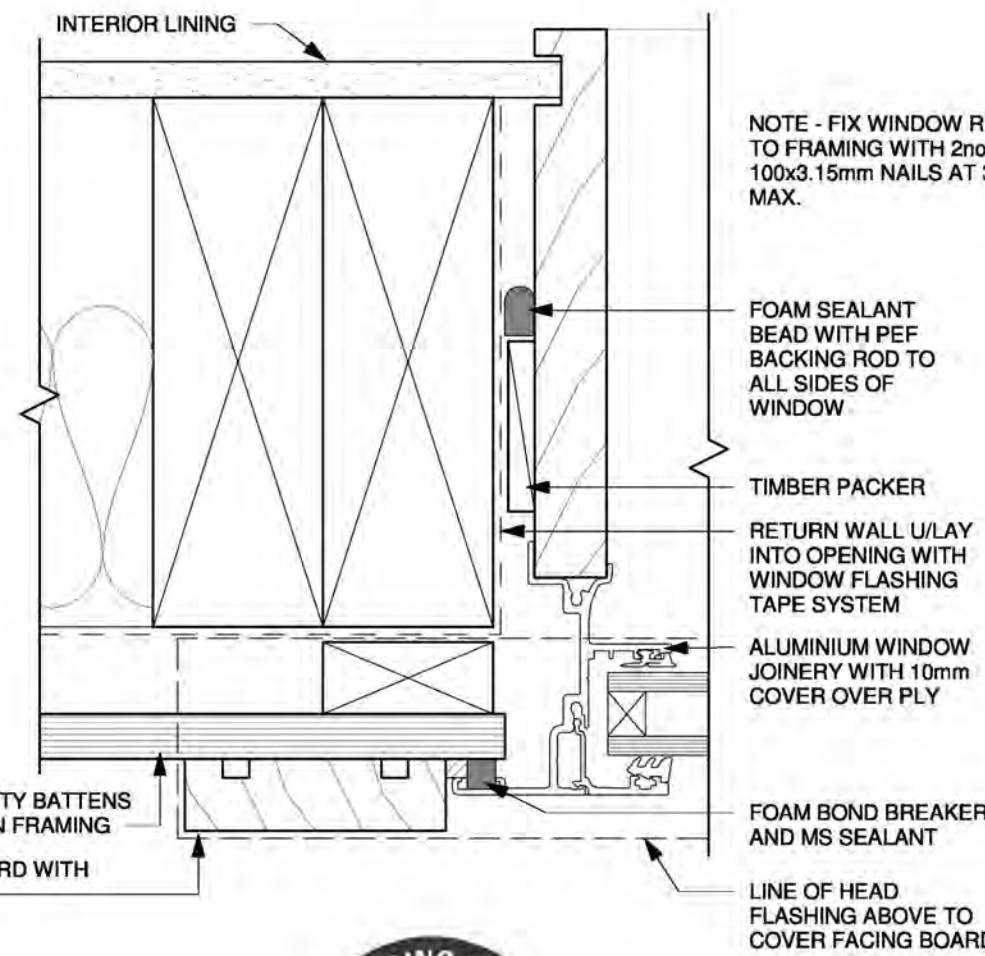
CLADDING DETAILS

BUILDING CONSENT

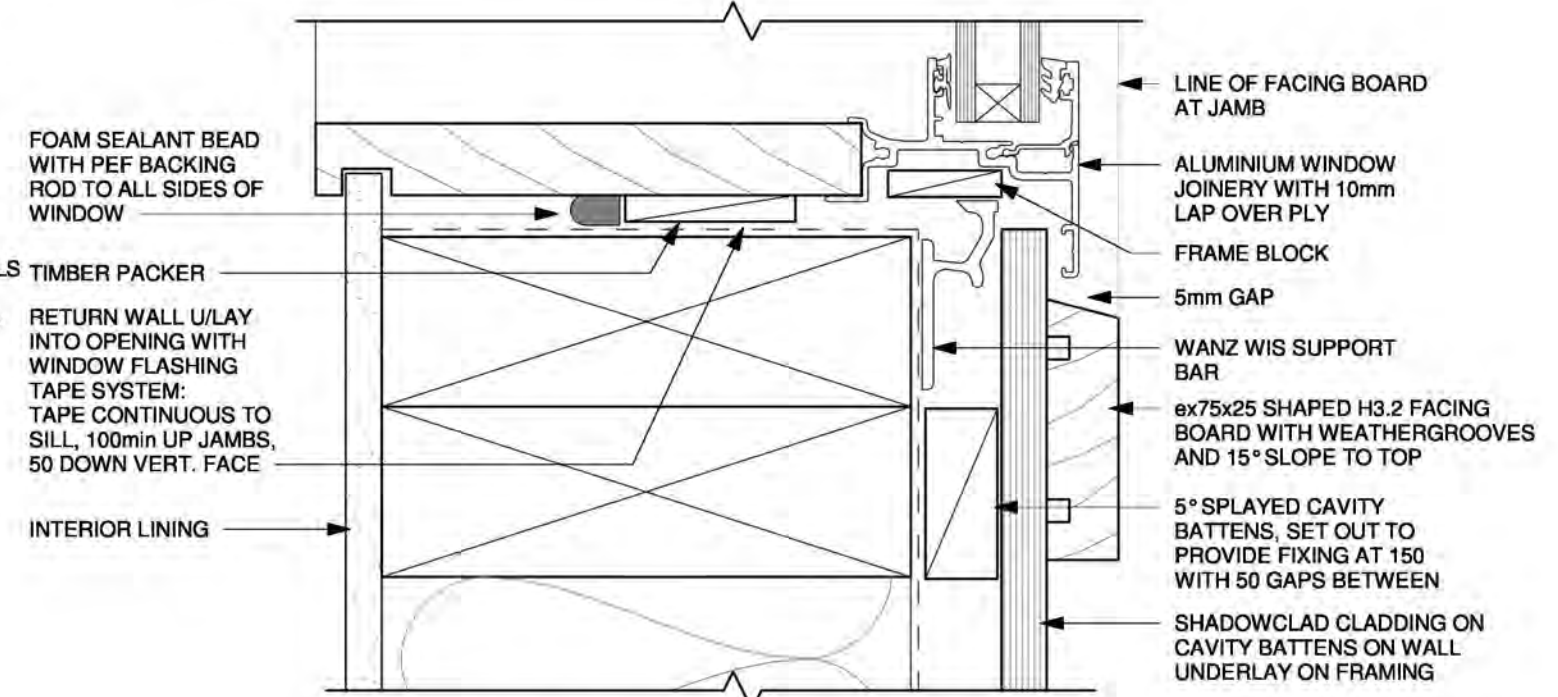
Job Date Sheet Rev.
10029 AUG2016 A23 B



1 SHADOWCLAD WINDOW HEAD
A05 1:2



2 SHADOWCLAD WINDOW JAMB
A05 1:2



3 SHADOWCLAD WINDOW SILL
A05 1:2

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

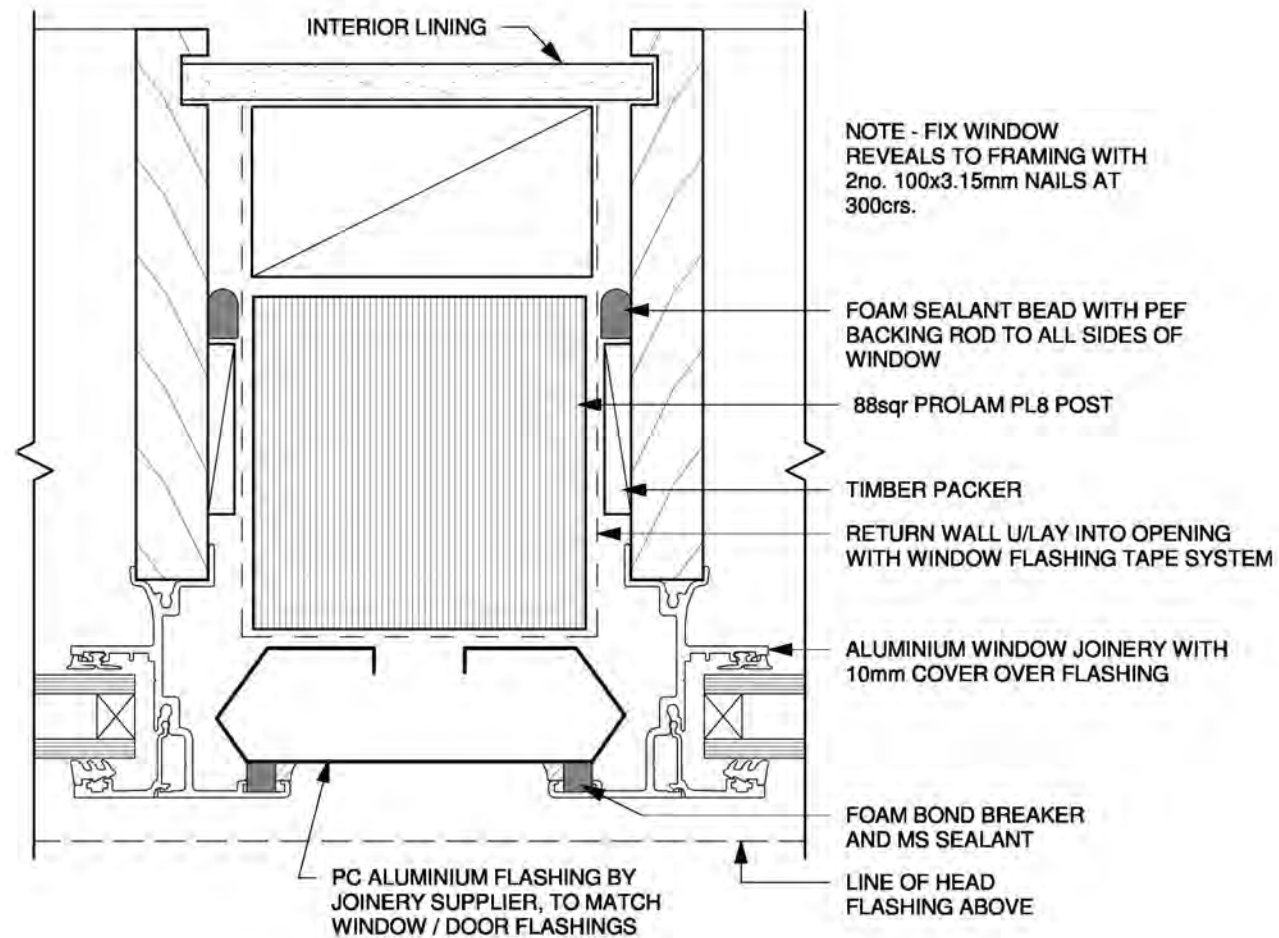
● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

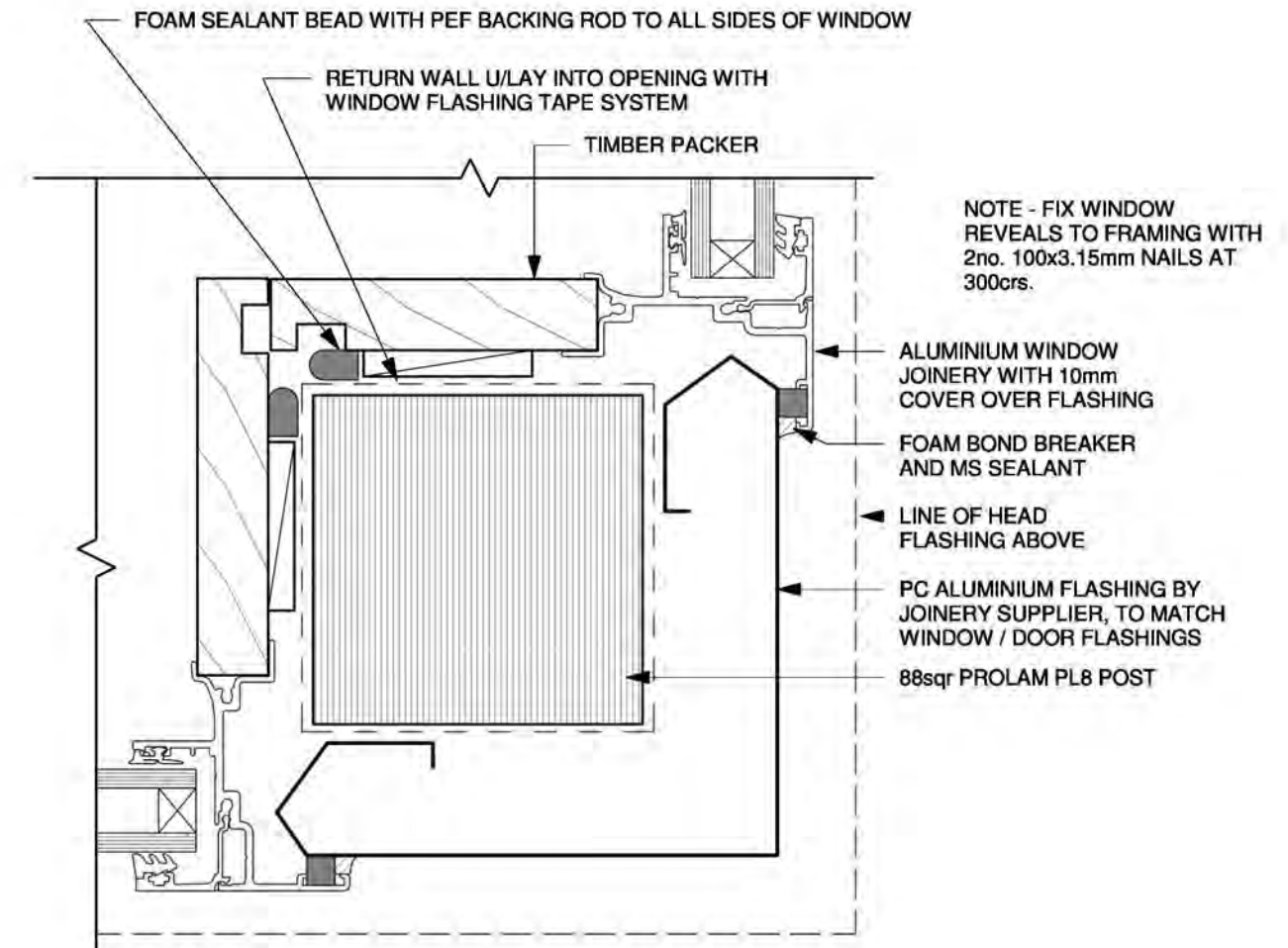
Rev	Date	Description
WINDOW DETAILS		
BUILDING CONSENT		
Job	Date	Sheet Rev.
10029	AUG2016	A24

DETAIL NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



1 SHADOWCLAD JAMB - FLASHING
A05 1:2



2 SHADOWCLAD JAMB - CORNER FLASHING
A05 1:2



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev	Date	Description
-----	------	-------------

WINDOW DETAILS

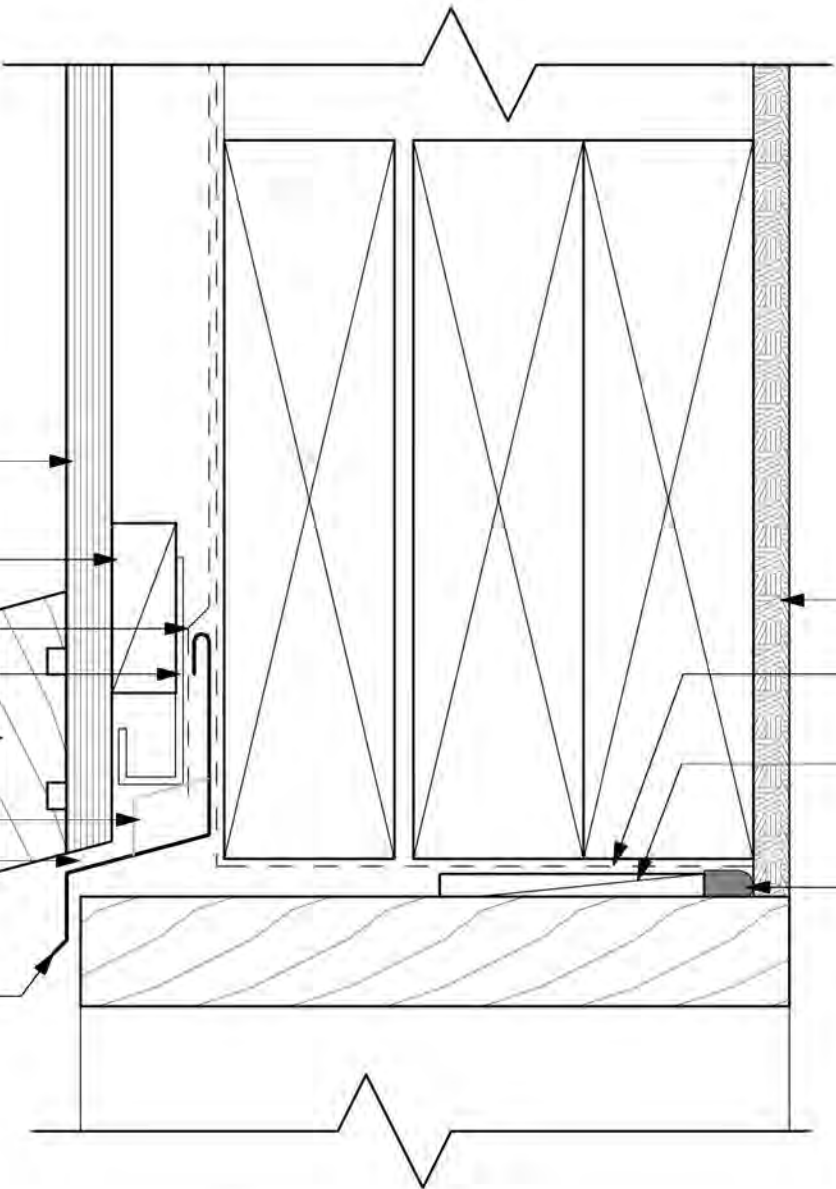
BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A25	

DETAIL NOTES
● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
● CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SHADOWCLAD CLADDING ON CAVITY ON WALL UNDERLAY ON FRAMING - TREAT ALL CUT EDGES WITH HOLDFAST METALEX CLEAR
5° SPLAYED CAVITY BATTENS, SET OUT TO PROVIDE FIXING AT 150 WITH 50 GAPS BETWEEN
INSTALL EXTRA LAYER WALL U/LAY AND LAP OVER HEAD FLASHING
CAVITY CLOSER 75min UPSTAND
ex75x25 SHAPED H3.2 FACING BOARD WITH W/GROOVES, 15° SLOPE TOP AND BOTTOM
15h STOP ENDS TO BOTH ENDS OF HEAD FLASHING
5mm GAP
POWDERCOAT ALUMINIUM HEAD FLASHING WITH 10mm MIN COVER OVER JAMB LINER AND 50mm COVER BEHIND CLADDING AND 15° SLOPE

BEVEL BASE OF PLY



1 GARAGE DOOR HEAD
A05 1:2

INTERIOR LINING

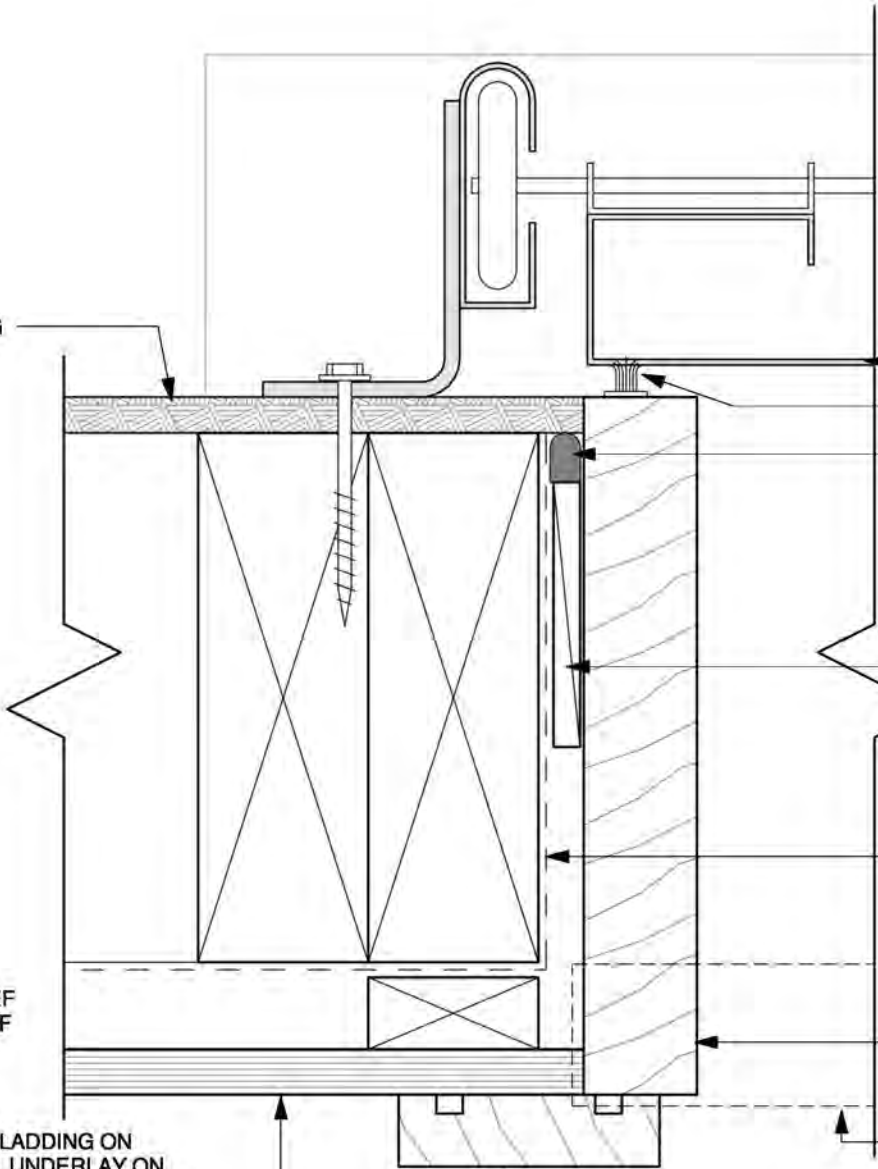
INTERNAL LINING

RETURN WALL U/LAY INTO OPENING WITH FLASHING TAPE SYSTEM

TIMBER PACKER

FOAM SEALANT BEAD WITH PEF BACKING ROD TO ALL SIDES OF GARAGE DOOR

SHADOWCLAD CLADDING ON CAVITY ON WALL UNDERLAY ON FRAMING - TREAT ALL CUT EDGES WITH HOLDFAST METALEX CLEAR
ex75x25 H3.2 FACING BOARD WITH WEATHERGROOVES



GARAGE DOOR

WEATHERSEAL

FOAM SEALANT BEAD WITH PEF BACKING ROD TO ALL SIDES OF OPENING

TIMBER PACKER

RETURN WALL U/LAY INTO OPENING WITH WINDOW FLASHING TAPE SYSTEM

H3.2 GARAGE DOOR REVEAL

LINE OF FLASHING ABOVE

2 GARAGE DOOR JAMB
A05 1:2



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

Rev Date Description

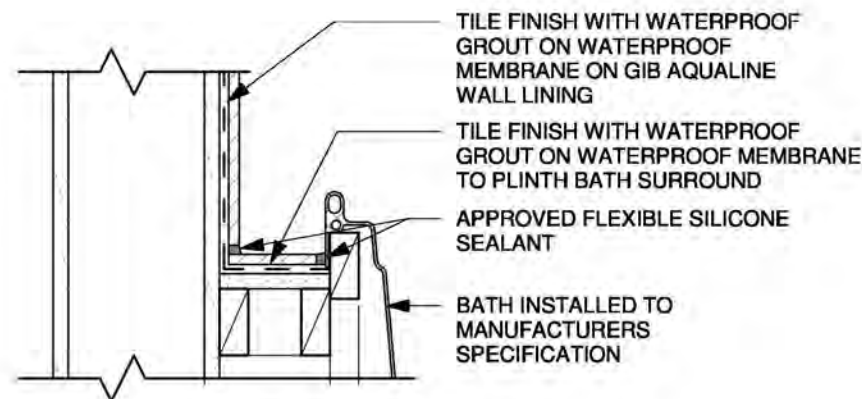
GARAGE DOOR DETAILS

BUILDING CONSENT

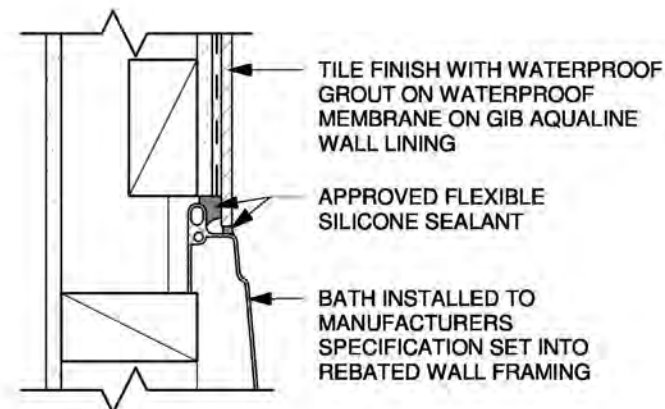
Job Date Sheet Rev.
10029 AUG2016 A26

DETAIL NOTES

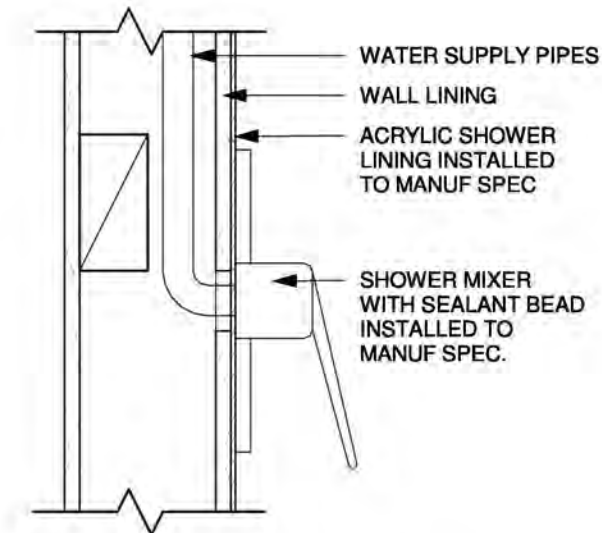
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



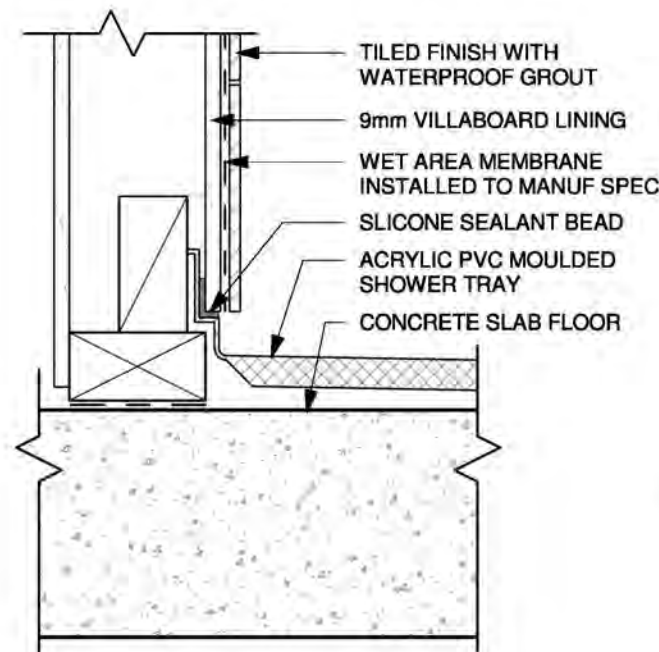
1 BATH / WALL JUNCTION
A04 1:5



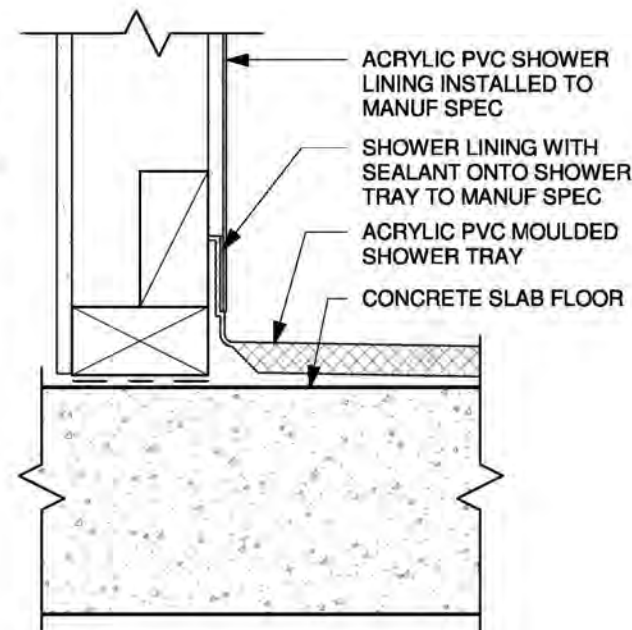
2 BATH / WALL JUNCTION
A04 1:5



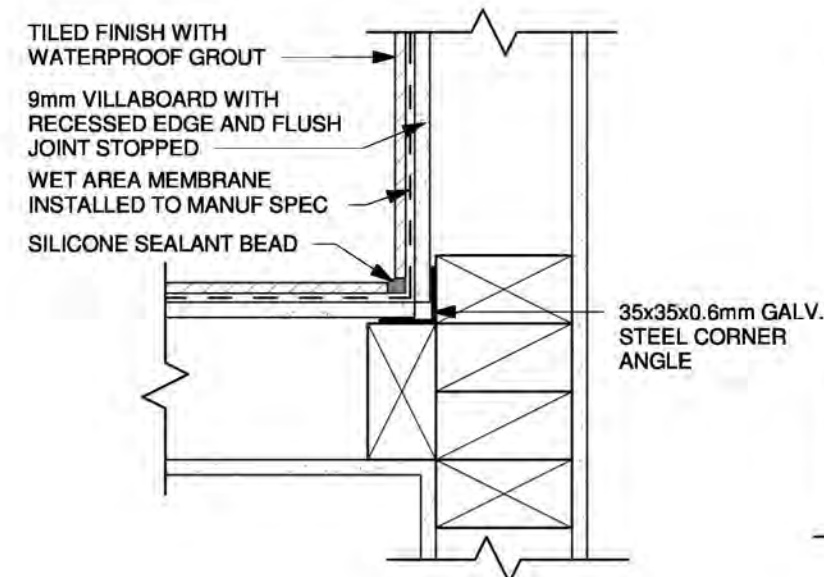
3 ACRYLIC SHOWER PENETRATION
A04 1:5



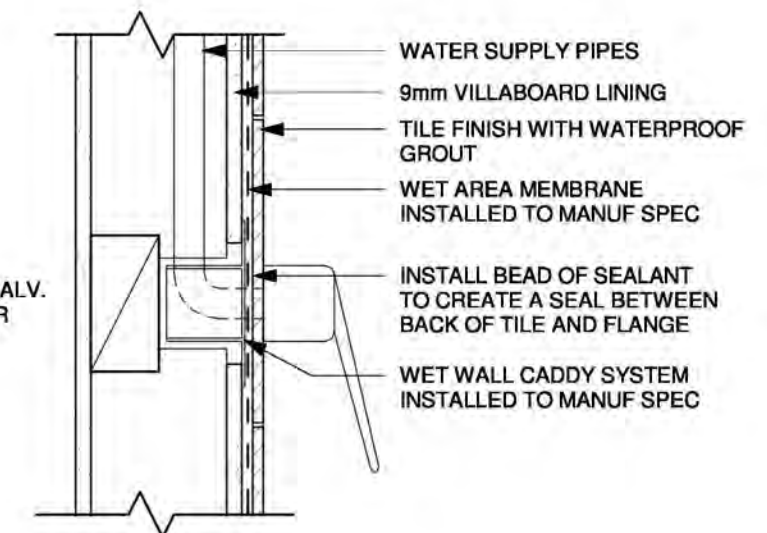
4 TILE SHOWER BASE
A04 1:5



5 ACRYLIC SHOWER BASE
A04 1:5



6 TILED SHOWER CORNER JUNCTION
A04 1:5



7 TILED SHOWER PENETRATION
A04 1:5



a. ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

- **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu
- **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

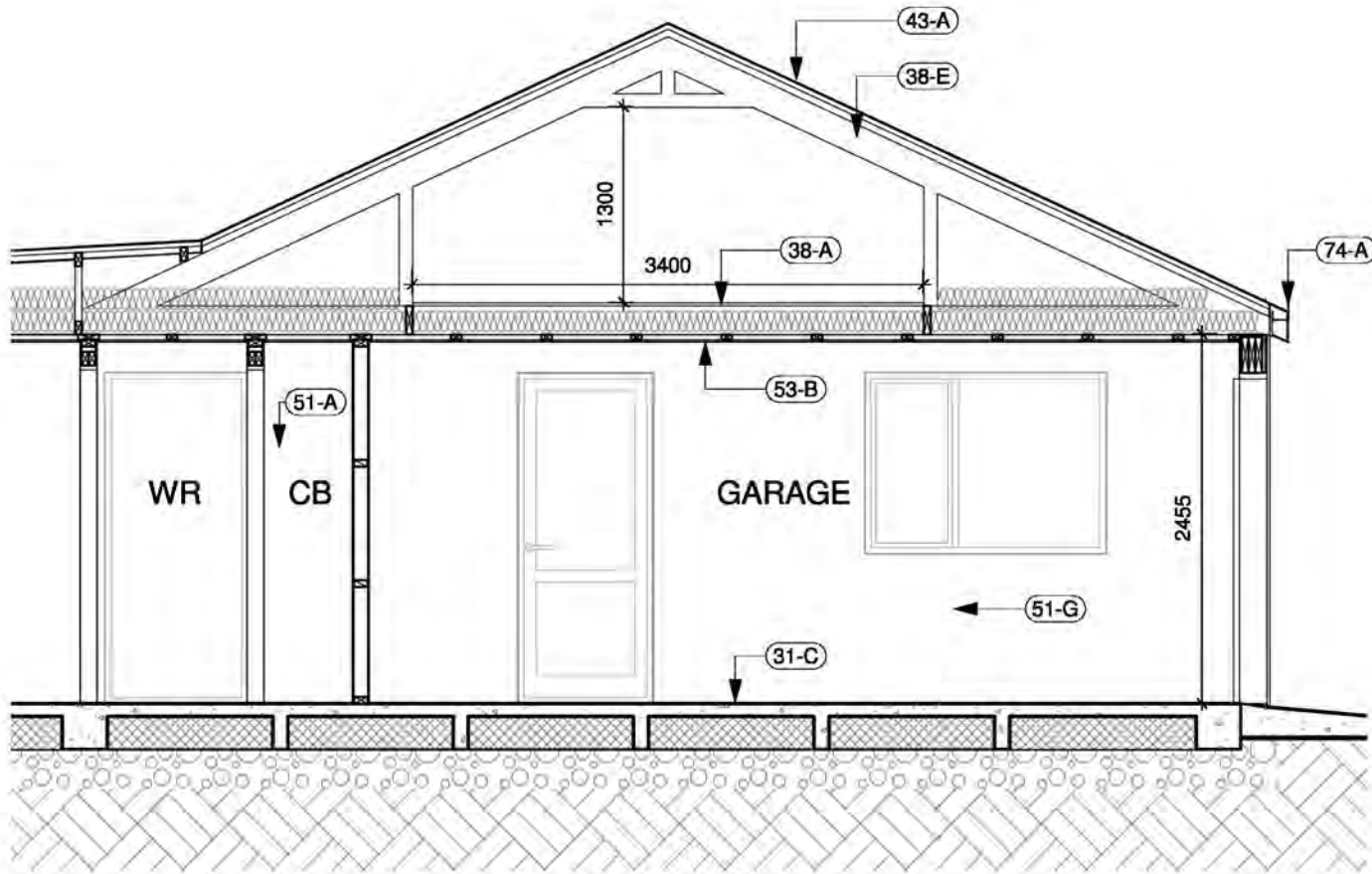
Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B 11/07/16 Client Changes
Rev Date Description

BATHROOM DETAILS

BUILDING CONSENT

Job Date Sheet Rev.
10029 AUG2016 A27 B



SECTION F
1 : 50

KEYNOTE LEGEND	
31-C	RIBRAFT FLOOR SYSTEM TO ENGINEERS DESIGN
38-A	20mm STRANDBOARD FLOORING SCREW FIXED TO FLOOR JOISTS
38-E	H1.2 ROOF TRUSSES TO MANUFACTURERS DESIGN
43-A	0.40 BMT COLORSTEEL ENDURA TRAPEZOIDAL PROFILED METAL ROOFING ON PAUL INDUSTRIES FASTWRAP FLAMESPEC SELF SUPPORTING UNDERLAY ON ROOF FRAMING. FIXINGS ON EVERY CREST
51-A	10mm GIB STANDARD WALL LINING
51-G	9mm STRANDBOARD WALL LINING
53-B	13mm GIB STANDARD ON 70x35 H1.2 TIMBER BATTENS AT 600crs
74-A	COLORSTEEL 125 BOX GUTTER

GENERAL PRODUCT NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- WINDOW FLASHING SYSTEM - FASTWRAP ULTRABOND SILL TAPE
- PROVIDE A ROOF SPACE PASSIVE VENTILATION SYSTEM TO PREVENT BUILD UP OF ROOF SPACE MOISTURE - REFER TO DETAILS

INSULATION "R" VALUES

- COMPLY WITH NZBC H1 AS1 & NZS 4218
- REFER TO SPEC FOR INSULATION TYPES
- REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = R4.0 BATTS
GARAGE INTERIOR WALLS = R2.4 BATTS
CEILINGS GENERALLY = DOUBLE LAYER TO R4.0 TOTAL
CEILING / EAVE EDGE STRIP = R3.2 SKILLION



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

● **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

○ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

B	11/07/16	Client Changes
Rev	Date	Description

BUILDING SECTION			
BUILDING CONSENT			
Job	Date	Sheet	Rev.
10029	AUG2016	A28	B

00029



Structural Calculations

For

2 Kanuka Close

Waikanae

These calculations are in accordance with:

AS/NZS 1170:2004 Structural Design Actions
NZS 3101:2006 Concrete Structures Standard
NZS 3404:1997 Steel Structures Standard
NZS 3603:1993 Timber Structures Standard
NZS 3604:2011 Timber Framed Buildings
NZS 4229:2013 Concrete Masonry Buildings Not Requiring Specific Design
NZS 4230:2004 Design of Reinforced Concrete Masonry Structures

Engineer:

Stuart Preston
Hugh Falkner
Martin Pratchett

Initials:

SRNP
HAF
MJP

Preamble:

The project comprises of a proposed new single storey dwelling on a Ribraft slab. There is a steel frame at the front of the house to support vertical and wind face loads only. These calculations pertain to the design of:

- Foundations
- Beams and their connections
- Bracing schedule to NZS 3604
- Portal Frame

The ultimate limit state site wind speed has been determined as 44m/s based on Specific Wind Speed calculation.

Scala penetrometer soil tests indicate that an ultimate bearing capacity of 250 kPa is achieved at a depth of 300mm. Therefore this does not meet the requirements of NZS 3604 and as such a Ribraft slab foundation is required. The bearing capacity is to be confirmed on site by the Engineer.

SCHEDULE OF INSPECTIONS

for 2 Kanuka Close Waikanae



We confirm that CERTA Engineering Ltd have been engaged to undertake construction monitoring of the specific engineering design items to an IPENZ /ACENZ CM3 level and propose to undertake the following site inspections:

No.	Item of inspection	Timeframe
1	Concrete piles and reinforcing steel, foundation beams, pads and slabs	Pre-pour
2	Internal and external beams, posts and connections	Pre-line or prior to building in to such an extent that remediation work could not be carried out.
3	External portal frame and connections	Pre-clad or prior to building in to such an extent that remediation work could not be carried out.

Notes:

- a) The above items of inspections are the minimum required to enable CERTA Engineering Ltd to issue a PS4 – Producer Statement Construction Review for the specific engineering design items.
- b) The above items of inspection do not cover work constructed in accordance with NZS 3604:2011, for which inspections are to be undertaken by the Building Consent Authority.
- c) The Contractor/Builder is to provide CERTA Engineering Ltd at least 24 hours' notice of the requirement for an inspection. The above timeframes are indicative, the Engineer and Contractor are to agree the timing of inspection prior to work commencing on site.
- d) The Contractor /Builder is to provide reasonable and safe access to enable works to be inspected.
- e) The above schedule does not necessarily represent the actual number of inspections to be undertaken. The number of inspections will depend on the construction method, sequence of the works and whether or not unforeseen conditions or difficulties are encountered on site.

**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance notes on the use of this form are printed on page 2)

ISSUED: CERTA Engineering Ltd
TO: David Reid Homes
 (Owner / Developer)
TO BE SUPPLIED TO: Kapiti District Council
 (Building Consent Authority)
IN RESPECT OF: Proposed New Dwelling
 (Description of Building Work)
AT: 2 Kanuka Close
 (Address)

All work carried out under jurisdiction of producer statement to meet the engineer's requirements fully.
 Engineer to sign off work supervision after construction

LOT 6 DP 409302 SO.....

We have been engaged by the owner/developer referred to above to provide **structural design services and construction monitoring of specifically designed elements** in respect of the requirements of Clause B1 (B2 of specifically designed elements) of the building code for

☐ All ☒ **Part only as specified of building work:**

- Specifically designed foundations outside the scope of NZS3604:2011 only
- Specifically designed beams outside the scope of NZS3604:2011 only.
- Specifically designed portal frame outside the scope of NZS3604:2011 only.
- Specifically designed bracing outside the scope of NZS3604:2011 only.

The design carried out by us has been prepared in accordance with Compliance Documents issued by the Ministry of Business, Innovation & Employment B1, VM1 & VM4 (foundations and retaining walls loads)

The proposed building work covered by this producer statement is described on the drawings titled 2 Kanuka Close and numbered **S1 to S5** and **SK01**

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: Bearing capacity of excavated foundations to satisfy the requirements of NZS3604:2011 and to be confirmed on site by council inspector.
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the Building Code and b), the persons who have undertaken this design work have the necessary competency to do so. I also recommend the following level of construction monitoring:

☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 observation services.
 (Engineering Categories)

I, Stuart Preston am CPEng # 138744

I am a member of: IPENZ and hold the following qualifications: BE(Civil), MIPENZ, CPEng

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$ 200,000*.

The Design Firm is a member of ACENZ

SIGNED BY Stuart Preston ON BEHALF OF CERTA Engineering Ltd

Date 13/6/2016

(Signature).....

Note: this statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provide to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.
 This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- | | |
|--------------------------------|--|
| PS1 Design | Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent; |
| PS2 Design Review | Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent; |
| PS3 Construction | Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:20031 ; or Schedules E1/E2 of NZIA's SCC 2007 2 |
| PS4 Construction Review | Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6). |

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)3 (OL1-OL4)2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003

2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)

3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



Memorandum from licensed building practitioner:
Certificate of design work
 Section 45 and Section 30C, Building Act 2004

J40735

THE BUILDING

Street address: 2 Kanuka Close

Suburb: Waikanae

Town/City: Kapiti District

Postcode:

THE OWNER

Name(s): David Reid Homes

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the **Specialist** designer who supervised specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work.

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

I, Stuart Preston, supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description (as required)
Foundations (✓)	SED ⁽¹⁾ Foundations
Retaining Walls (✗)	
Beams (✓)	SED ⁽¹⁾ Beams as shown
Columns (✗)	
Bracing (✓)	SED ⁽¹⁾ Bracing
Other (✓)	SED ⁽¹⁾ Portal frame

WAIVERS AND MODIFICATIONS

No waivers or modifications of the building code are required.

ISSUED BY

Name: Stuart Preston

CPEng number: 138744

Design Entity/Company : Certa Engineering Limited

DECLARATION

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

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

Signature: 

Date: 13/06/2016

(1) SED = Elements subject to **Specific Engineering Design** outside of the scope of NZS 3604:2011, unless noted otherwise.

MASONRY WALL NOTES:

- ALL MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS4210:2001. USE 800g/m³ OF SIKA 'CAVEX' EXPANSION AGENT, OR APPROVED ALTERNATIVE, FOR MASONRY BLOCK INFILL
- VERTICAL CONTROL JOINTS TO BE PROVIDED AT 6m MAX. CRS AND COMPLYING WITH NZS4229:2013 SECTION 12
- IF MAXIMUM HEIGHT DIMENSIONS VARY FROM THAT SHOWN CONTACT ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SET OUT ON SITE AND DETERMINING ACTUAL WALL HEIGHTS AS THESE MAY VARY FROM THAT SHOWN
- CONCRETE SHALL BE:
 - SLABS & FOOTINGS N25 (25MPa)
 - BLOCK FILL N17.5 (17.5MPa)
 - PILES N17.5 (17.5MPa)
 - TIDY SLABS N10 (10MPa)

NOTES:

- REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE AND FOR DETAILS OF ALL SERVICES TO BE CAST IN SLAB. DO NOT SCALE OFF THIS DRAWING.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3109:1997
- CONCRETE SHALL BE:
 - SLABS & FOOTINGS FIRTHS RIBRAFT MIX (25MPa)
- MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE
- HD12 BARS LAP LENGTH IS 600mm
- CONCRETE FINISHES SHALL BE:
 - SLABS U3
 - EXPOSED FOOTINGS F4
- CONCRETE COVER
 - 25mm MIN. INTERIOR
 - 40mm MIN. EXTERIOR
 - 75mm MIN. IN CONTACT WITH GROUND.
- ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS4671:2001 (HD BARS SHALL NOT BE REBENT)
- REFER RIB RAFT SPECIFICATIONS FOR SAWCUTS AND SHRINKAGE CONTROL JOINTS
- BASECOURSE AS REQUIRED TO BRING SITE LEVEL. ANY SOFT SPOTS ARE TO BE EXCAVATED AND REPLACED WITH BASECOURSE.
- ENGINEER TO INSPECT PRIOR TO POURING CONCRETE. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT

FILL SPECIFICATION:

- SITE TO BE CLEARED OF ALL TOPSOIL AND ANY ORGANIC MATERIAL THEN CUT TO A SERIES OF LEVEL BENCHES.
ENGINEER TO INSPECT PRIOR TO ANY FILL PLACEMENT.
- FILL MATERIAL TO BE CRUSHED ROCK TOPCOURSE MATERIAL FREE OF ORGANIC MATERIAL FULLY COMPACTED TO 90% OF MAXIMUM DENSITY TO BS1377 TEST 9.
- COMPACT IN MAXIMUM LAYERS OF 150mm THICK WITH A 2 TONNE ROLLER - TRACK ROLLING WITH A DIGGER IS NOT ACCEPTABLE

ENGINEER TO INSPECT AND TEST EVERY 2nd LAYER PLACED (300mm INTERVALS)

CLIENT

DAVID REID HOMES

PROJECT

2 KANUKA CLOSE
WAIKANAE



CERTA
ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: JUNE 2016

DESIGNED: MP

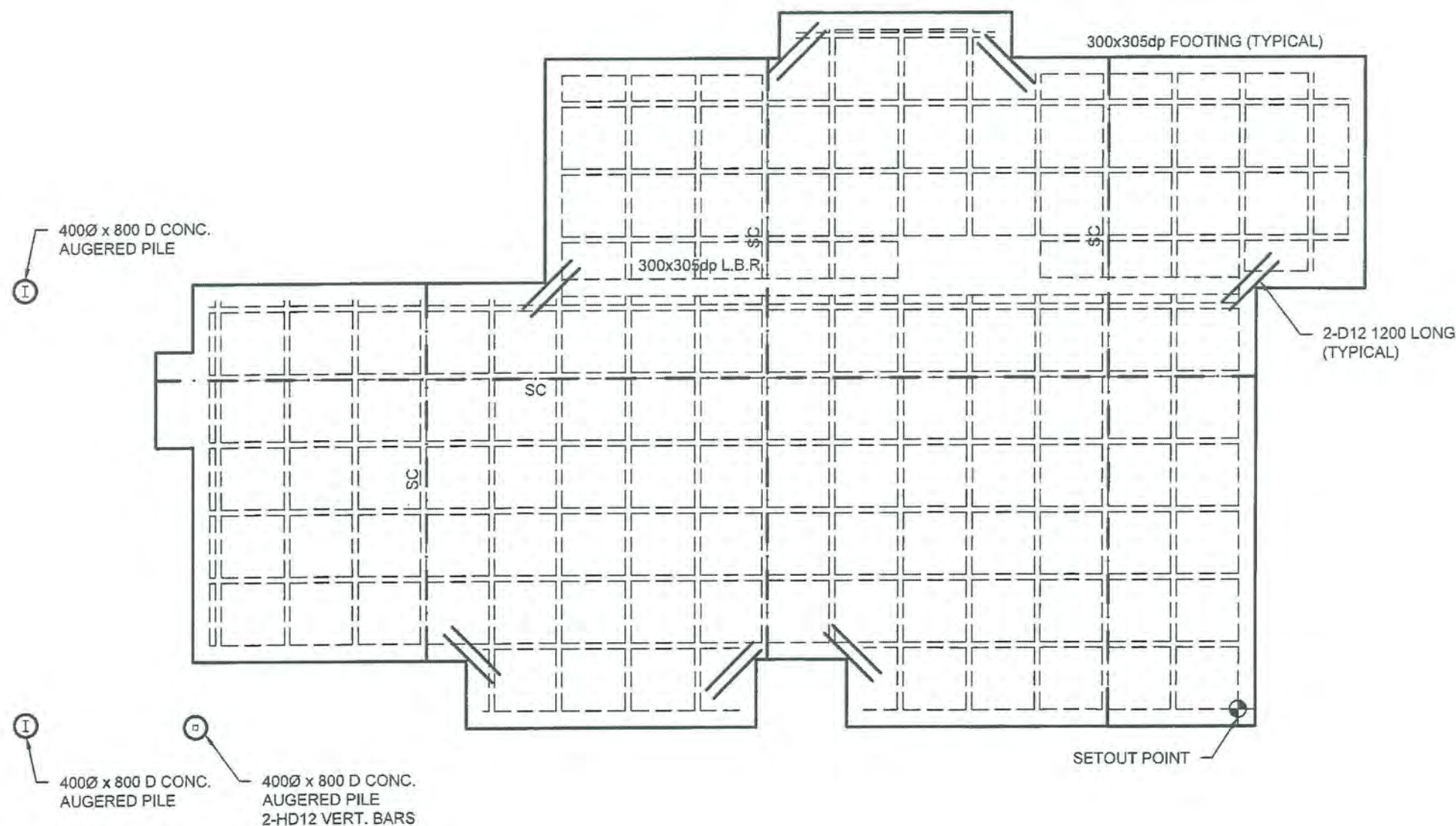
DRAWN: AW

APPROVED:

JOB No: 40735

SHEET No: S1

REV: 0



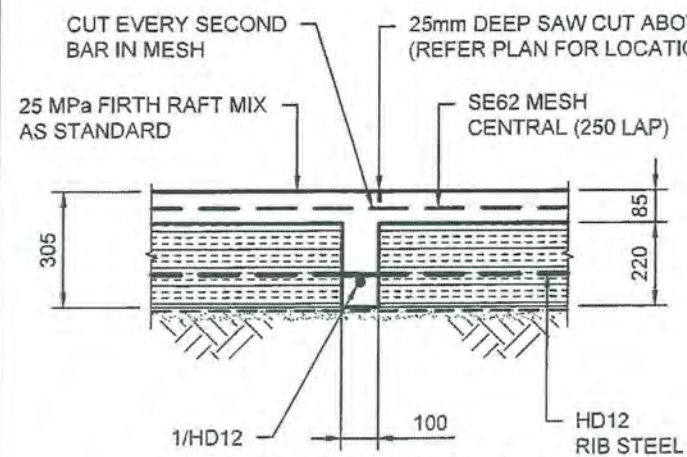
FOUNDATION PLAN

SCALE 1:100

SC

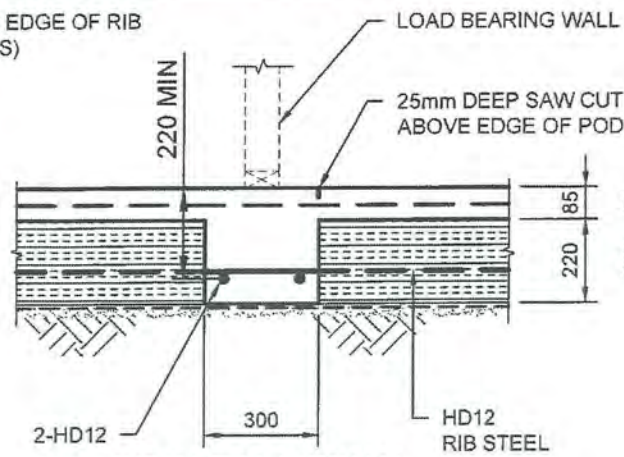
S.C. = SAWCUT.

L.B.R. = LOAD BEARING RIB



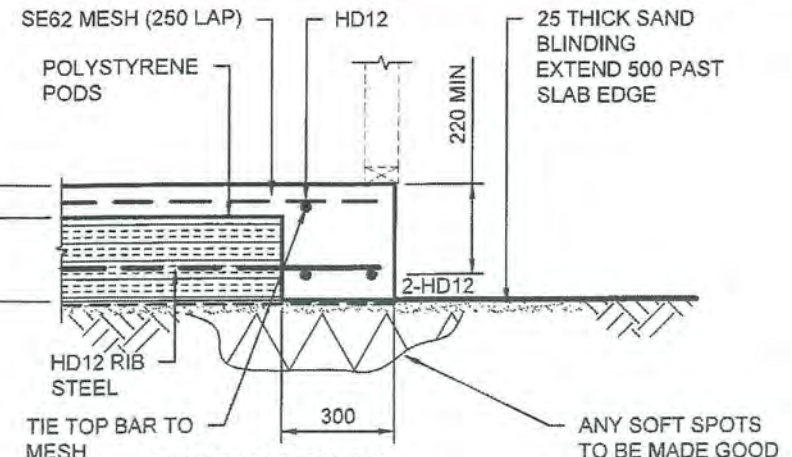
**RIBRAFT SAW CUT
JOINT RIB DETAIL**

SCALE 1:20



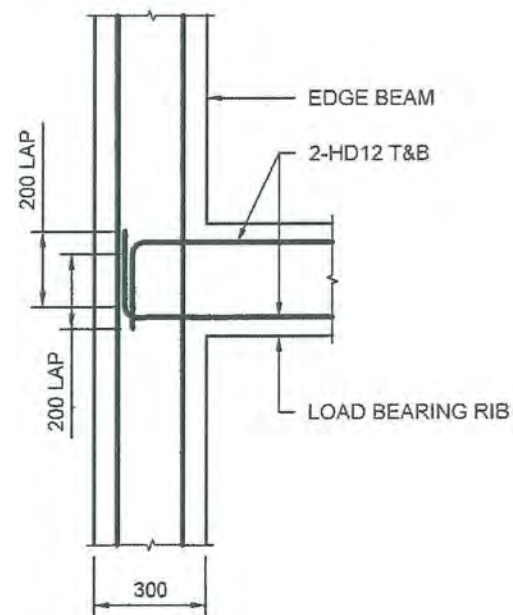
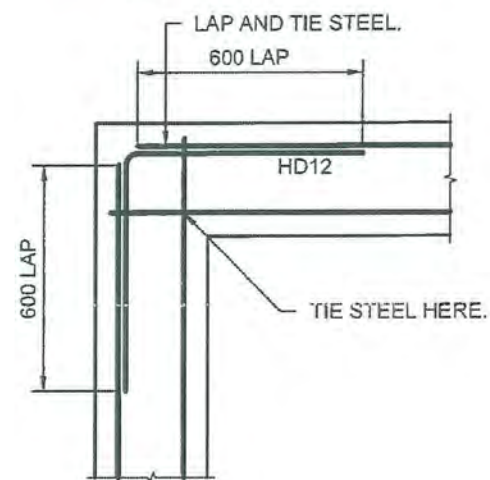
**RIBRAFT INTERNAL
LOAD BEARING RIB DETAIL**

SCALE 1:20



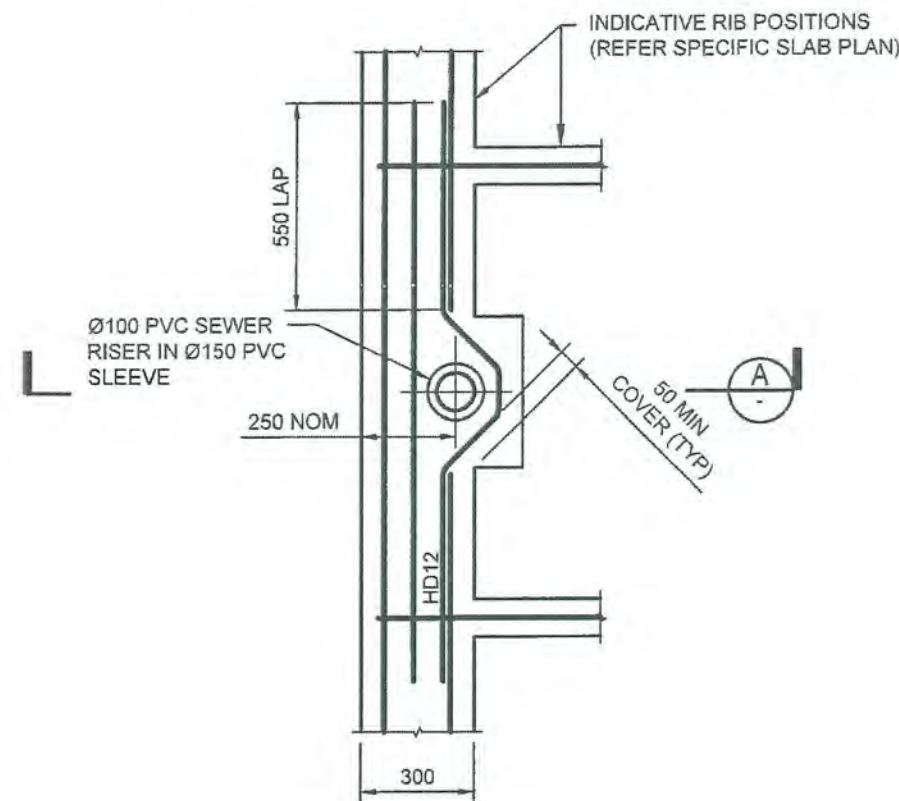
**RIBRAFT EDGE
BEAM DETAIL**

SCALE 1:20



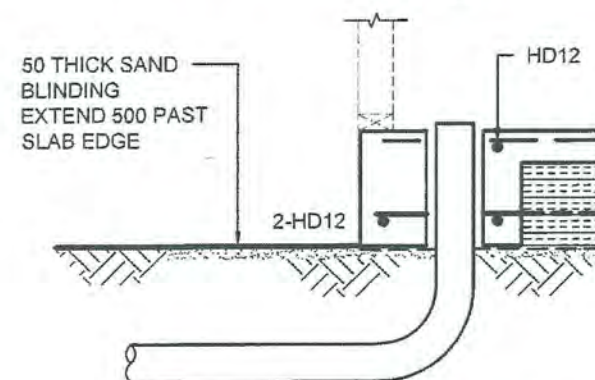
**RIB RAFT SLAB
CORNER/LOAD BEARING RIB STEEL**

SCALE 1:20

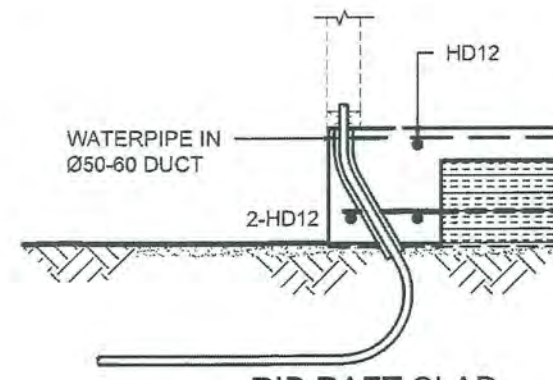


**RIB RAFT SLAB
SEWER PENETRATION DETAIL**

SCALE 1:20



SECTION A
SCALE 1:20



**RIB RAFT SLAB
PENETRATION DETAIL**

SCALE 1:20

NOTE: IF HEATING COILS ARE TO BE INSTALLED, INCREASE SLAB TO 125mm THICK AND ADD 2nd LAYER OF SE62 MESH OVER COILS. REFER TO ENGINEER FOR DETAILS.

CLIENT **DAVID REID HOMES**

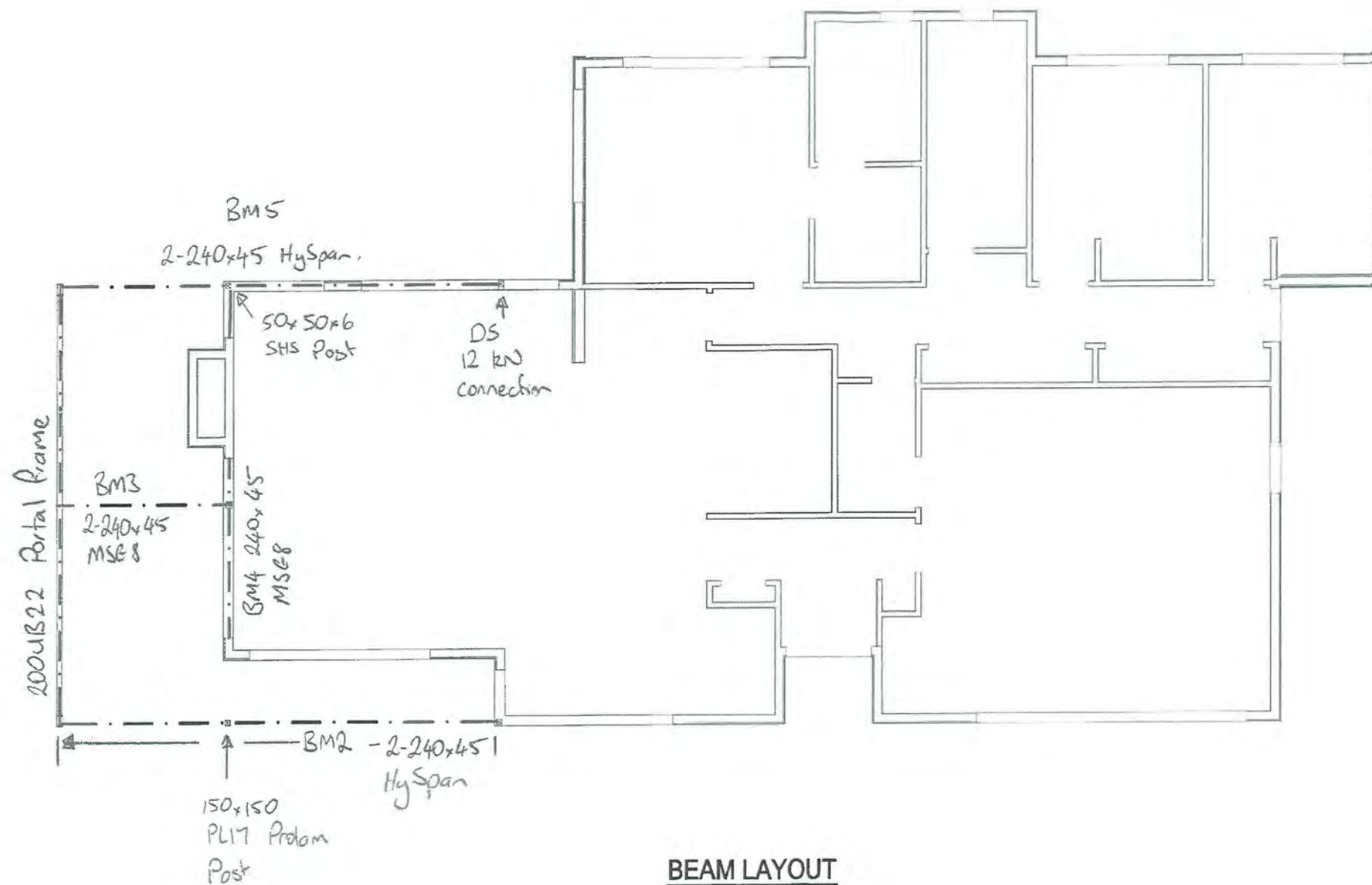
PROJECT **2 KANUKA CLOSE
WAIKANA**



**CERTA
ENGINEERING**

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: JUNE 2016	DESIGNED: MP
DRAWN: AW	APPROVED:
JOB No: 40735	SHEET No: S2 REV: 0



BEAM LAYOUT
SCALE 1:100

CLIENT **David Reid Homes**

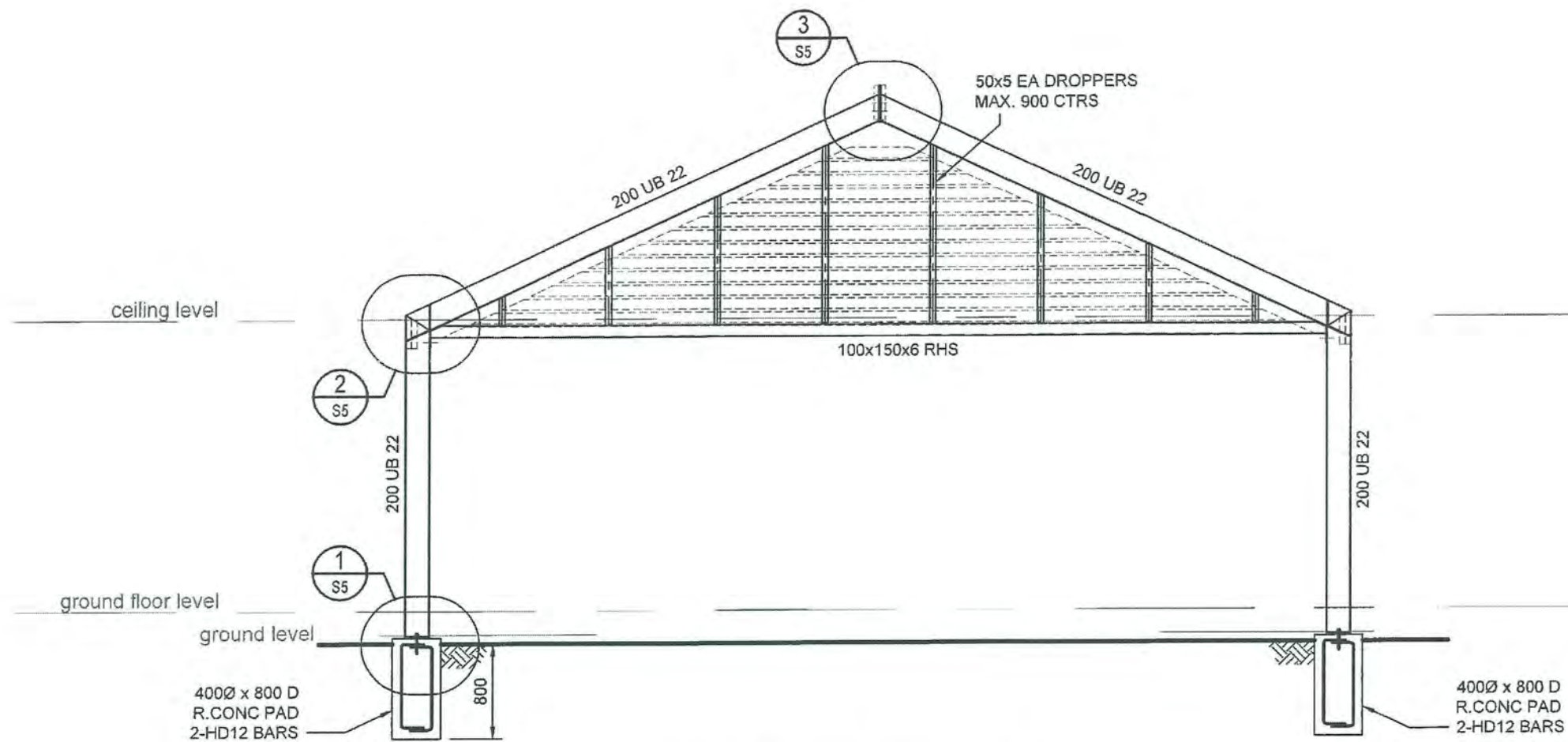
PROJECT **2 Karuka Close**



CERTA
ENGINEERING

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: 13/6/16	DESIGNED: MSP	
DRAWN: MSP	APPROVED:	
JOB No: 40735	SHEET No: S3	REV: 0



PORTAL FRAME ELEVATION
SCALE 1:50

CLIENT **DAVID REID HOMES**

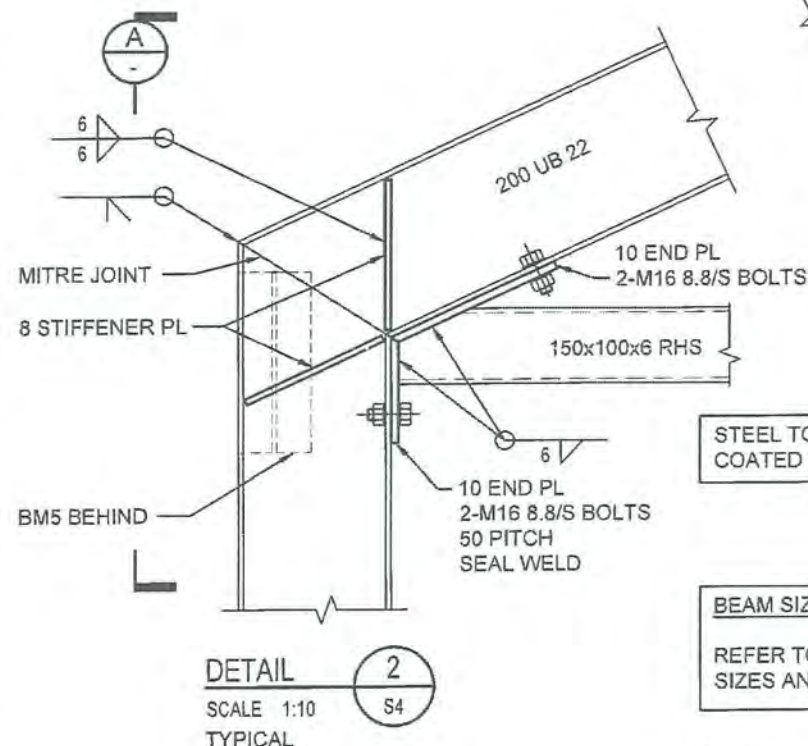
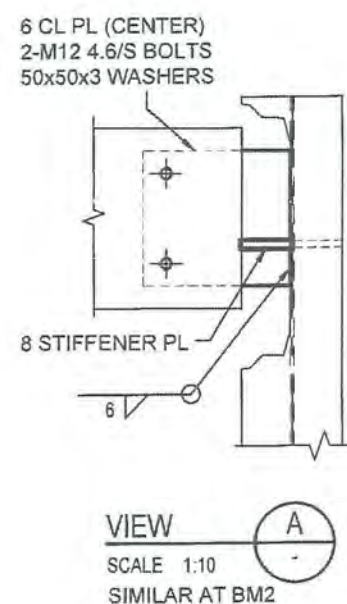
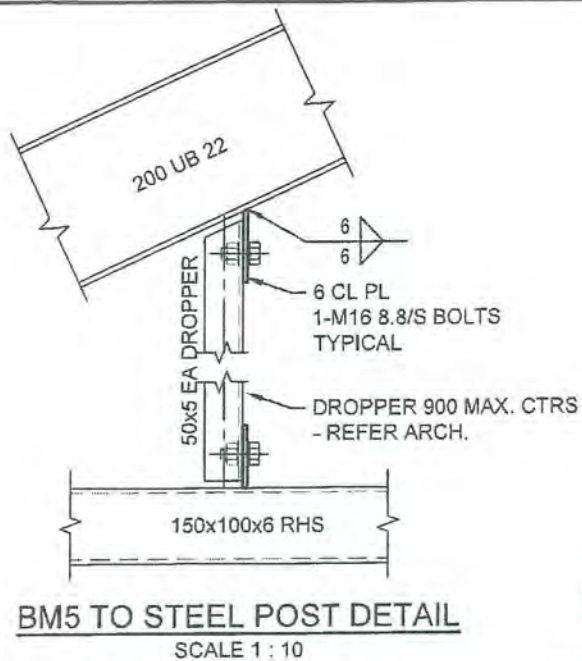
PROJECT **2 KANUKA CLOSE
WAIKANA**



**CERTA
ENGINEERING**

Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

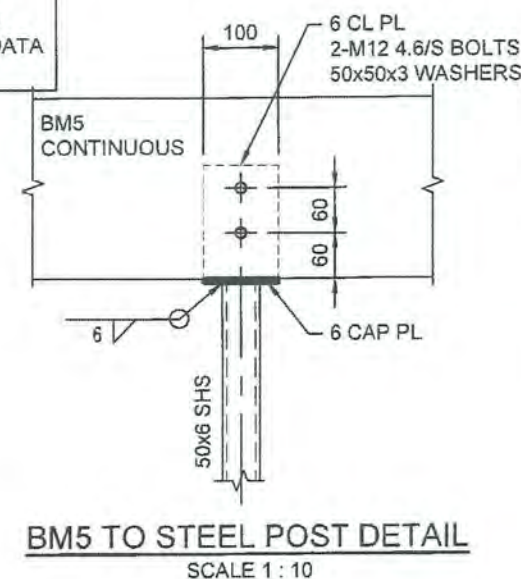
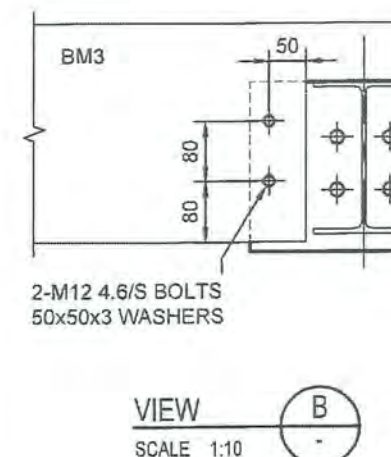
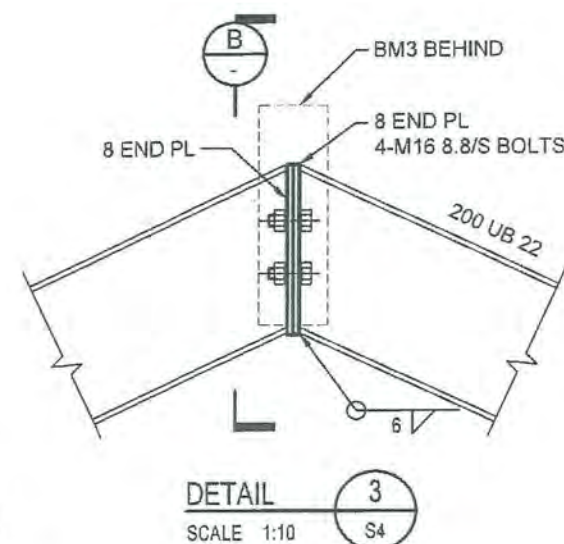
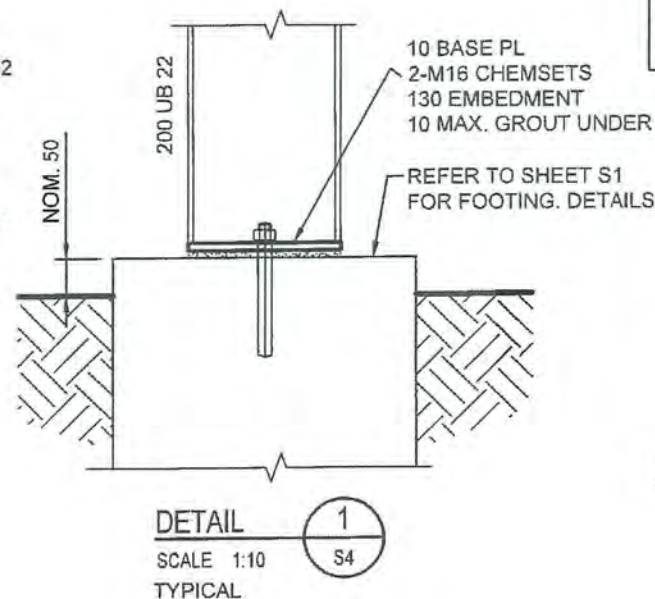
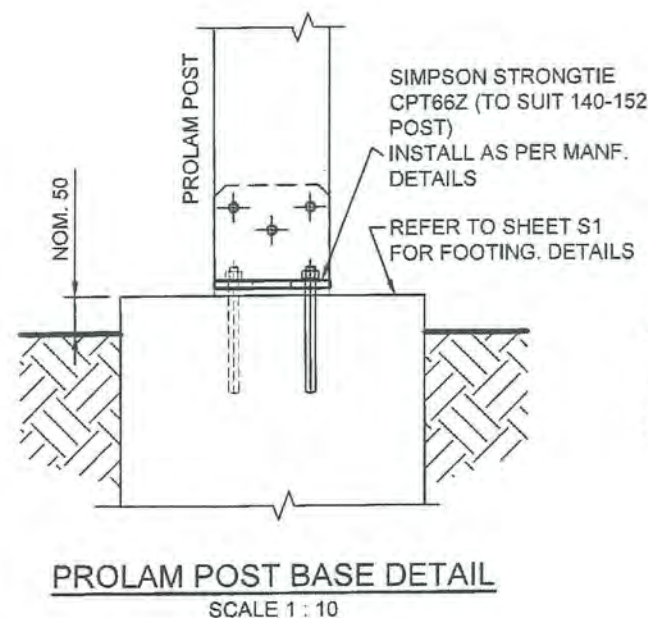
DATE: JUNE 2016	DESIGNED: MP	
DRAWN: AW	APPROVED:	
JOB No: 40735	SHEET No: S4	REV: 0



STEEL TO BE THERMAL ZINC
COATED TO TSZ150S.

BEAM SIZES
REFER TO SHEET S3 FOR BEAM
SIZES AND LOCATIONS

GROUTING
USE SIKAGROUT 212 OR SIMILAR
APPROVED PRODUCT.
PLACE GROUT ACCORDING TO
MANUFACTURER'S PRODUCT DATA
SHEET.



1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO STEEL FABRICATION. DO NOT SCALE OFF DRAWINGS.
2. ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE.
3. ALL M12 BOLTS TO BE GRADE 4.6. ALL M16 BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE.
4. ALL PLATES TO BE 10 THICK UNLESS NOTED OTHERWISE.
5. STEEL GRADES:
 - PLATES 250MPa
 - HOT ROLLED SECTIONS 300MPa
 - HOLLOW SECTIONS 350MPa
6. ALL WELD ELECTRODES ARE E48XX OR W50X.
7. ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION AS/NZS2312/AKL1 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.
8. ALL EXTERNAL STRUCTURAL STEEL TO BE AS/NZS2312/THERMAL ZINC SPRAY TSZ150S WITH 75µm SEALER COAT (CERTIFICATE OF CONFORMITY TO BE SUPPLIED). ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.
9. ALL BOLTED TIMBER CONNECTIONS TO HAVE 50x50x3 WASHERS.
10. ALL TIMBER TO BE MSG8 UNLESS SPECIFIED OTHERWISE.
11. TIMBER CONNECTIONS NOT SHOWN TO BE IN ACCORDANCE WITH NZS3604. TIMBER SIZES NOT SHOWN REFER ARCHITECT.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE STRUCTURE IS ADEQUATELY SUPPORTED DURING CONSTRUCTION.
13. ENGINEER TO INSPECT ALL STEEL CONNECTIONS PRIOR TO CLOSING IN. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT.
14. TIMBER TREATMENT:
 - TIMBER EMBEDDED INTO GROUND TO BE TREATED TO TPC SPECIFICATION H5.
 - TIMBER IN CONTACT WITH GROUND TO BE TREATED TO TPC SPECIFICATION H4.
 - EXTERIOR TIMBER NOT IN CONTACT WITH GROUND TO BE TREATED TO TPC SPECIFICATION H3.2
 - EXTERIOR WALL FRAMING TO BE TREATED TO TPC SPECIFICATION H1.2

CLIENT **DAVID REID HOMES**

PROJECT **2 KANUKA CLOSE
WAIKANA**



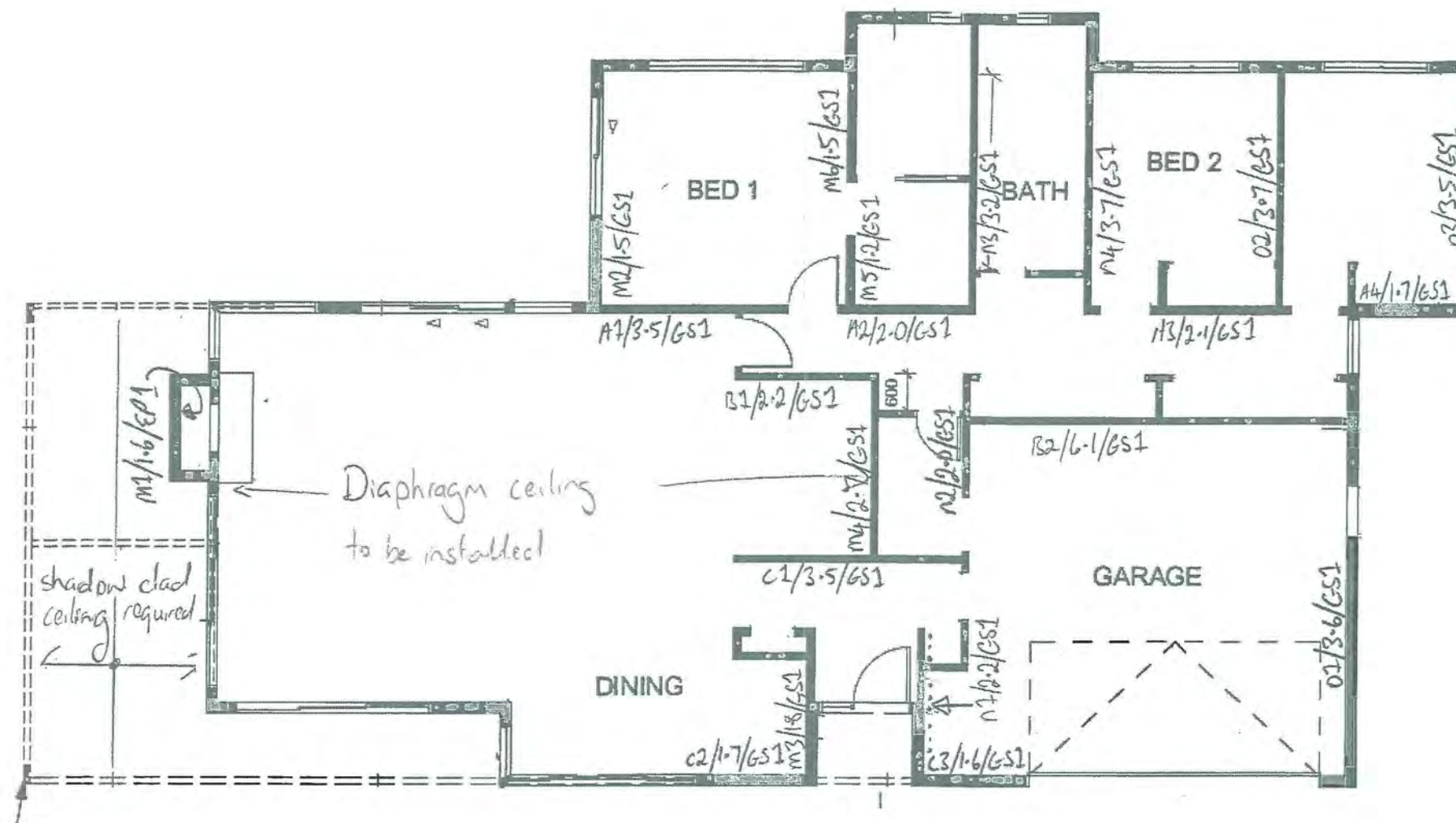
Lower Hutt Office
Tel: 04 566 8004
Level 1, 14 Laings Rd.
P.O. Box 30 535
Lower Hutt 5040
email@certa.nz

DATE: JUNE 2016	DESIGNED: MP
DRAWN: AW	APPROVED:
JOB No: 40735	SHEET No: S5 REV: 0

A

B

C



CLIENT David Reid Homes	
PROJECT 2 Kanuka Close	
 CERTA ENGINEERING	
Lower Hutt Office Tel: 04 566 8004 Level 1, 14 Laings Rd P.O. Box 30 535 Lower Hutt 5040 email@certa.nz	
DATE: 13/6/16	DESIGNED: MSP
DRAWN: MSP	APPROVED:
JOB No: 40735	SHEET No: SK01 REV: 0

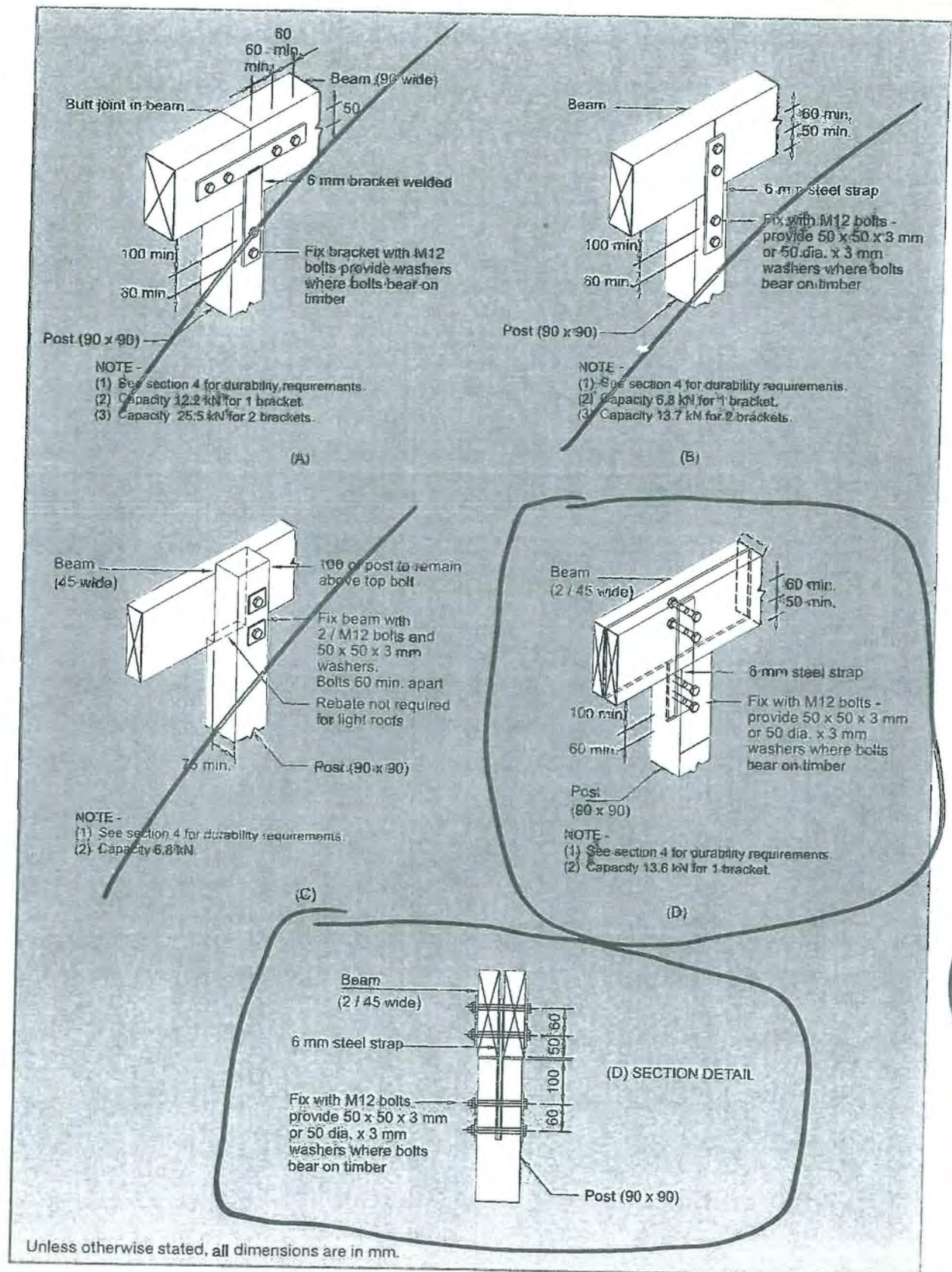


Figure 9.3 - Beam/post connections (see 9.3)



Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING**Timber Floor**

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

Concrete floor**INTERNAL WALL BRACING LINES**

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

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

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.

Sheets can be fixed vertically or horizontally.

Sheet joints shall be touch fitted.

Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING**Fasteners**

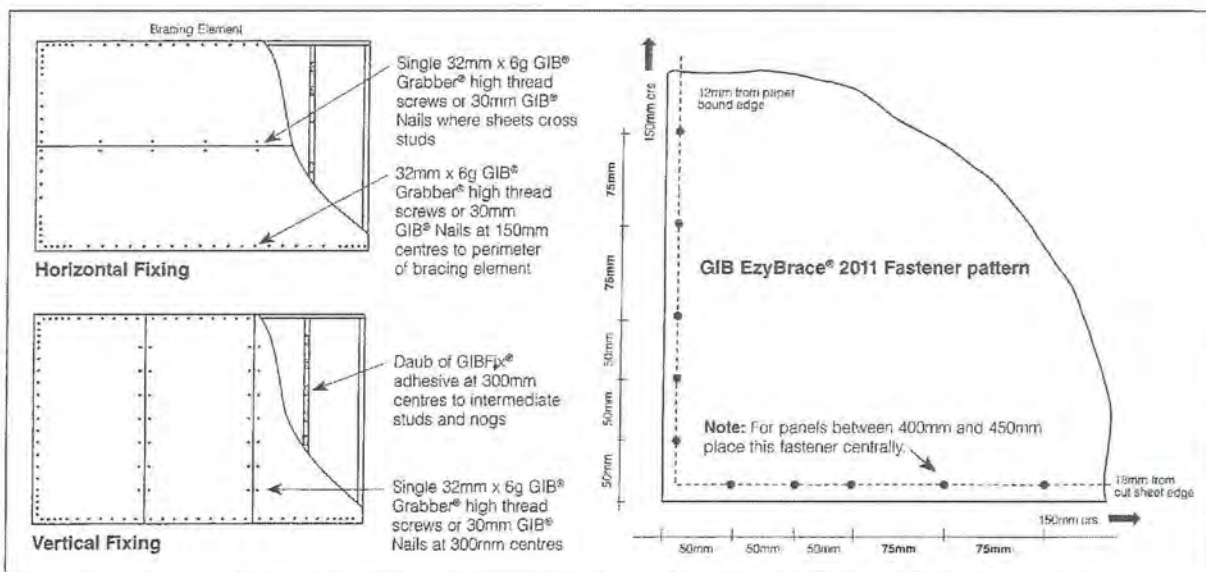
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

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



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).





Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB® Braceline.

Sheets can be fixed vertically or horizontally.

Sheet joints shall be touch fitted.

Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® high thread screws.

(GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)

Fastener centres

50, 100, 150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.

For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.

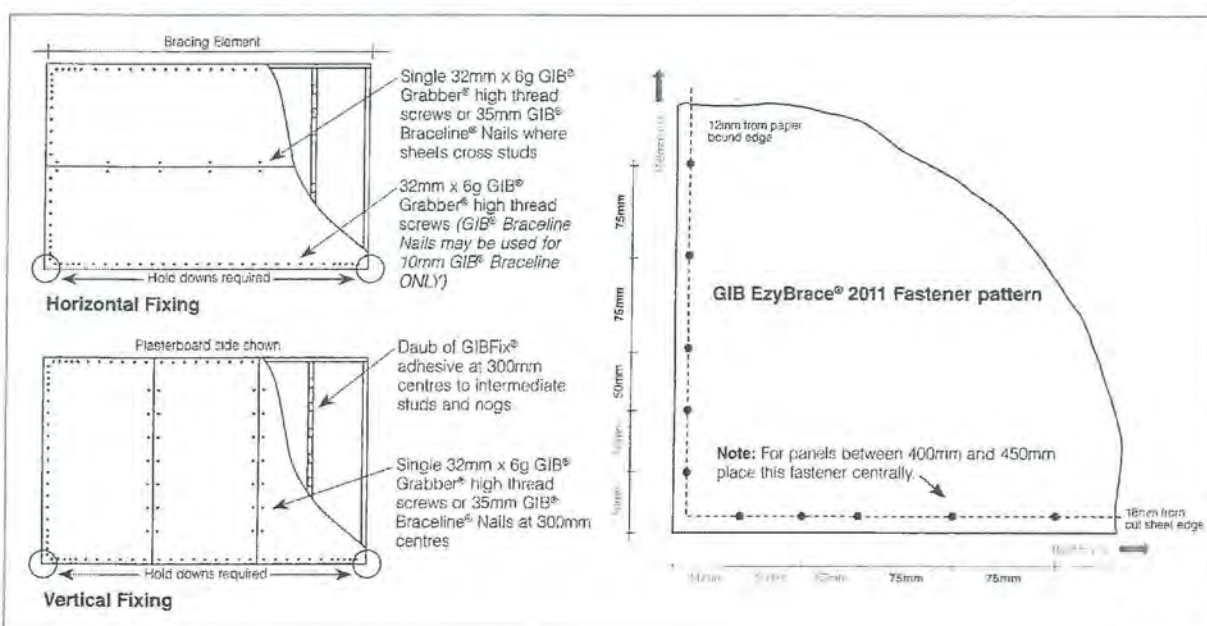
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.

Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.

Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

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



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).





Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BLG-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus any 10mm or 13mm GIB Plasterboard to the other side	Hold downs

WALL FRAMING

Wall framing to comply with:

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING**Timber Floor**

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB® Braceline to one side of the wall plus any 10mm or 13mm GIB® Plasterboard lining to the other side. Sheets can be fixed vertically or horizontally. Sheet joints shall be touch fitted. Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011

FASTENING THE LINING**Fasteners***GIB Braceline® side*

32mm x 6g GIB® Grabber® high thread screws.
(GIB Braceline® Nails may be used with 10mm GIB Braceline® only)

Other side

32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element.

For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints.

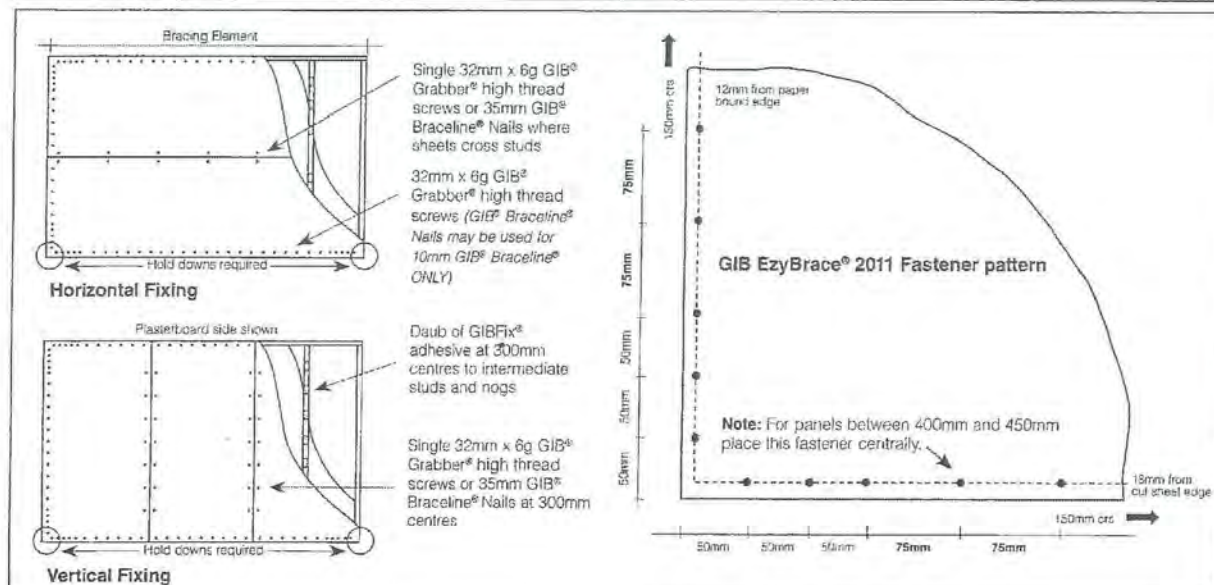
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.

Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.

Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

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



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).





Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BLP-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus minimum 7mm EcoPLY to the other side	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING**Timber Floor**

Use panel hold downs at each end of the bracing element. The GIB® HandiBrac is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB Braceline® to one side of the wall plus minimum 7mm EcoPLY construction plywood manufactured to AS/NZS 2269:2004 to the other side. Plasterboard sheets can be fixed vertically or horizontally. Plywood is to be fixed vertically with edges supported. Sheet joints shall be touch fitted. Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011

FASTENING THE LINING**Fasteners***GIB Braceline® side*

32mm x 6g GIB® Grabber® high thread screws.

(GIB Braceline® Nails may be used with 10mm GIB Braceline® only)

Plywood

50 x 2.8mm Galv or Stainless steel FH nails.

Fastener centres*GIB® Plasterboard side*

50, 100, 150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element.

For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints.

For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.

Use daubs of GIB®Fix adhesive at 300mm centres to intermediate studs.

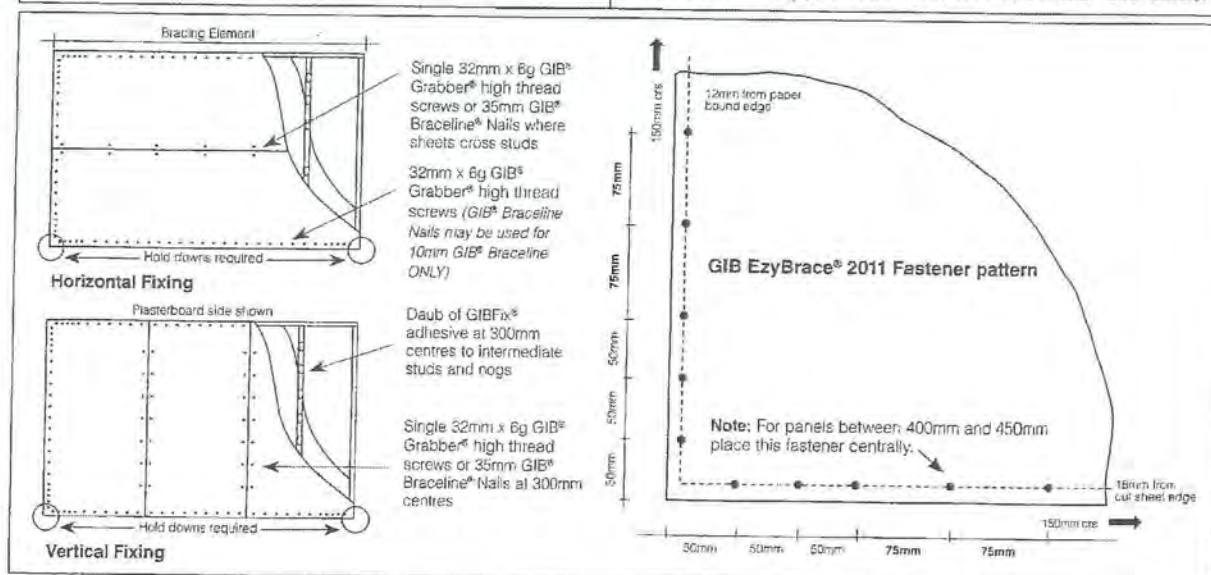
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

Plywood side

150mm centres to the perimeter of each sheet. GIB® corner fastener pattern does not apply to the plywood side. 300mm centres to intermediate studs.

JOINTING

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



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).



AS/NZS1170 BEAM LOAD CALCULATION SHEET

Job Name: 2 Kanuka Close

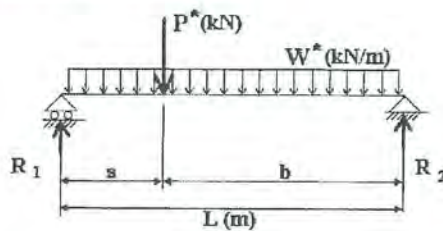
Job No. 40735

Date: 8-Jun-16

Engineer MJP

Beam No. V12a + BM5

Beam Properties:



Beam Length L = 2.8 m
 $a =$ m
 $b =$ 2.8 m
 Wind Trib Width = 3.75 m
Check: $a < b$ OK

Material: MSG8

Section: 240x45

x 2

E: 8.00E+03 MPa

Ixx: 1.04E+08 mm⁴

☐ wetted in service?

Beam Loads:

Uniform loading-W*:

Dead Load: Beam Self weight: 0.05 kN/m
 Roof 0.35kPa * 3.8m 1.33 kN/m
 kN/m
 kN/m
 kN/m

$\Sigma G udl = 1.38$ kN/m

Live Load:

Roof Qr = 1.00 kN/m
 kN/m
 kN/m
 kN/m

$\Sigma Q (f+d) udl = 1.0$ kN/m

Wind Load:

$W_{u up} = -6.5$ kN/m
 $W_{u down} = 1.3$ kN/m

Concentrated loading-P*:

$\Sigma G pt = 0.0$ kN
 kN
 kN
 kN

Roof Qr = kN
 kN
 kN
 kN

$\Sigma Q (f+d) p = 0.0$ kN

Reaction from roof beam :

$P_{wu up} =$ kN
 $P_{wu down} =$ kN

Design Wind Speed $V_{(z)} = 44.0$ m/s

$q_{(z)} = 0.5(\rho_{air})V_{(z)}^2 \times 10^{-3} = 1.16$ kPa (ULS)

Design for enclosed building as per AS/NZS1170:

$C_{fig,e} = C_{p,e}K_aK_cK_{li}K_p$

$C_{fig,i} = C_{p,i}K_{ci}$

Calculate Aerodynamic shape factor and design wind pressure:

$K_a = 1.00$ $K_f = 1.00$ $K_p = 1.00$

Upward Wind Loads

$C_{p,e(min)} = -0.9$
 $K_{c,e} = 1$ OK

External Pressure $C_{fig,e(min)} = -0.90$
 $C_{p,i(max)} = 0.6$
 $K_{c,i} = 1$

Internal Pressure $C_{fig,i(max)} = 0.60$
 $C_{fig comb} = -1.50$

Combined Pressure $P_z = -1.74$ kPa

Downward Wind Loads

$C_{p,e(max)} = 0.0$
 $K_{c,e} = 1$ OK

$C_{fig,e(max)} = 0.00$
 $C_{p,i(min)} = -0.3$
 $K_{c,i} = 1$ OK

$C_{fig,i(min)} = -0.3$
 $C_{fig comb} = 0.30$

$P_z = 0.35$ kPa

Note: Negative wind pressure indicates roof is under uplift loading.

Analysis:

Input Parameters	Check Beam Strength				Check Beam Deflection			
	Load Combination	$V^* = WL/2 + P^*b/L$	$M^* = w^*L^2/8 + P^*a^*b/L$		Deflection			Comment
					LComb	mm	Span/	
K8= Built-In	1.2G + 1.5Q _r	4.4 kN	3.1 kN-m		G	2.7	1,048	OK
k1= 0.80	1.2G + 1.5Q _r	4.4 kN	3.1 kN-m		G + 0.7Q _r	3.3	837	OK
k4= 1.00	1.2G + W _{down} + 0.4Q _f	4.7 kN	3.3 kN-m		G + 0.4Q _f	3.4	813	OK
k2= 2.00	0.9G + W _{up}	-7.4 kN	-5.2 kN-m		Ws up	-4.5	627	OK
$\alpha_m = 1.13$	$V^*_{max} =$	7.4 kN	$M^*_{max} =$	5.2 kN-m	Ws down	1.8	1,564	OK
le (m) = 1	$\Phi V_{sx} =$	17.5 kN	$\Phi M_{bx} =$	7.7 kN-m	Δ 1kN	0.55	≤1mm	OK

OK

OK

Reactions (kN):

	G	Qr	Qf	W _{up}	W _{down}	1.2G+ 1.5Qr	1.2G+ 1.5Qf	1.2G+W _d + 0.4Qf	0.9G+W _{up}
R1	1.9	1.4	1.4	-9.1	1.8	4.4	4.4	4.7	-7.4
R2	1.9	1.4	1.4	-9.1	1.8	4.4	4.4	4.7	-7.4

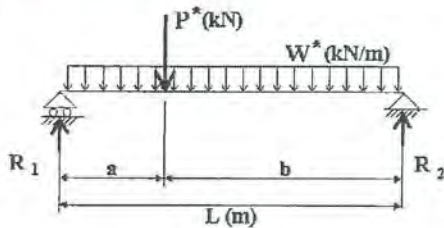
AS/NZS1170 BEAM LOAD CALCULATION SHEET

Job Name: 2 Kanuka Close

Date: 8-Jun-16

Job No. 40735
Engineer MJP
Beam No. BM2

Beam Properties:



Beam Length L = 4.7 m $Q_{pt} = 1.4$ kN
a = m b = 4.7 m
Wind Trib Width = 0.60 m **Check: a < b OK**

Material: hySPAN E: 1.32E+04 MPa
Section: HS240x45 x 2 Ixx: 1.04E+08 mm⁴

☐ wetted in service?

Beam Loads:

Uniform loading-W*:
Dead Load: Beam Self weight: 0.05 kN/m
Roof 0.35kPa * 0.6m 0.21 kN/m
kN/m
kN/m
kN/m

$\Sigma G udl = 0.26$ kN/m

Live Load:

Roof $Q_r = 0.60$ kN/m
kN/m
kN/m
kN/m

$\Sigma Q (f+d) udl = 0.6$ kN/m

Wind Load:

$W_{u up} = -1.0$ kN/m
 $W_{u down} = 0.2$ kN/m

Concentrated loading-P*:

$\Sigma G pt = 0.0$ kN
kN
kN
kN
kN

Roof $Q_r =$ kN
kN
kN
kN

$\Sigma Q (f+d) p = 0.0$ kN

Reaction from roof beam :

$P_{wu up} =$ kN
 $P_{wu down} =$ kN

Design Wind Speed $V_{(z)} = 44.0$ m/s $q_{(z)} = 0.5(\rho_{air})V_{(z)}^2 \times 10^{-3} = 1.16$ kPa (ULS)

Design for enclosed building as per AS/NZS1170: $C_{fig,e} = C_{p,e}K_aK_cK_{d,i}K_p$ $C_{fig,i} = C_{p,i}K_{ci}$

Calculate Aerodynamic shape factor and design wind pressure:

$K_a = 1.00$ $K_l = 1.00$ $K_p = 1.00$

Upward Wind Loads

$C_{p,e(min)} = -0.9$
 $K_{c,e} = 1$ OK

External Pressure $C_{fig,e(min)} = -0.90$
 $C_{p,i(max)} = 0.6$

$K_{c,i} = 1$

Internal Pressure $C_{fig,i(max)} = 0.60$

$C_{fig comb} = -1.50$

Combined Pressure $P_z = -1.74$ kPa

Downward Wind Loads

$C_{p,e(max)} = 0.0$
 $K_{c,e} = 1$ OK

$C_{fig,e(max)} = 0.00$

$C_{p,i(min)} = -0.3$

$K_{c,i} = 1$ OK

$C_{fig,i(min)} = -0.3$

$C_{fig comb} = 0.30$

$P_z = 0.35$ kPa

Note: Negative wind pressure indicates roof is under uplift loading.

Analysis:

Input Parameters	Check Beam Strength			Check Beam Deflection			
	Load Combination	$V^* = WL/2 + P^*b/L$	$M^* = w^*L^2/8 + P^*a^2/bL$	Deflection			Comment
				LComb	mm	Span/	
K8= Built-In	1.2G + 1.5Q _r	2.8 kN	3.3 kN-m	G	2.5	1,916	OK
k1= 0.80	1.2G + 1.5Q _f	2.8 kN	3.3 kN-m	G + 0.7Q _r	4.4	1,070	OK
k4= 1.00	1.2G + W _{down} + 0.4Q _f	1.8 kN	2.1 kN-m	G + 0.4Q _f	4.7	1,007	OK
k2= 2.00	0.9G + W _{up}	-1.9 kN	-2.2 kN-m	Ws up	-3.4	1,363	OK
$\alpha_m = 1.13$	$V^*_{max} =$	2.8 kN	$M^*_{max} =$	Ws down	1.4	3,407	OK
le (m) = 4.5	$\Phi V_{sx} =$	24.4 kN	$\Phi M_{bx} =$	$\Delta 1kN$	1.58	$\leq 1mm$	NG
		OK	OK				

Reactions (kN):

	G	Q _r	Q _f	W _{up}	W _{down}	1.2G + 1.5Q _r	1.2G + 1.5Q _f	1.2G + W _d + 0.4Q _f	0.9G + W _{up}
R1	0.6	1.4	1.4	-2.5	0.5	2.8	2.8	1.8	-1.9
R2	0.6	1.4	1.4	-2.5	0.5	2.8	2.8	1.8	-1.9

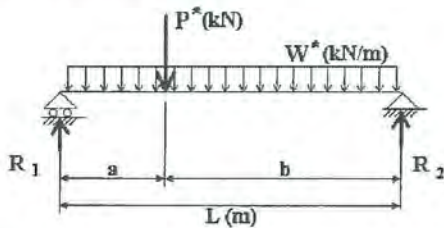
AS/NZS1170 BEAM LOAD CALCULATION SHEET

Job Name: 2 Kanuka Close

Date: 9-Jun-16

Job No. 40735
Engineer MJP
Beam No. BM3

Beam Properties:



Beam Length L = 2.8 m
a = m
b = 2.8 m
Wind Trib Width = 3.75 m
Check: $a < b$ OK

Material: MSG8
Section: 240x45 x 2
E: 8.00E+03 MPa
Ixx: 1.04E+08 mm⁴
☐ wetted in service?

Beam Loads:

Uniform loading-W*:

Dead Load: Beam Self weight: 0.05 kN/m
Roof 0.35kPa * 3.8m 1.33 kN/m
kN/m
kN/m
kN/m
 $\Sigma G \text{ udl} = 1.38 \text{ kN/m}$

Live Load:

Roof Qr = 1.00 kN/m
kN/m
kN/m
kN/m
 $\Sigma Q (f+d) \text{ udl} = 1.0 \text{ kN/m}$

Wind Load:

$W_{u \text{ up}} = -6.5 \text{ kN/m}$
 $W_{u \text{ down}} = 1.3 \text{ kN/m}$

Concentrated loading-P*:

kN
kN
kN
kN
 $\Sigma G \text{ pt} = 0.0 \text{ kN}$

Roof Qr = kN
kN
kN
kN
 $\Sigma Q (f+d) \text{ p} = 0.0 \text{ kN}$

Reaction from roof beam :

$P_{wu \text{ up}} = \text{kN}$
 $P_{wu \text{ down}} = \text{kN}$

Design Wind Speed $V_{(z)} = 44.0 \text{ m/s}$ $q_{(z)} = 0.5(6_{\text{air}})V_{(z)}^2 \times 10^{-3} = 1.16 \text{ kPa (ULS)}$

Design for enclosed building as per AS/NZS1170: $C_{\text{fig},e} = C_{p,e}K_aK_cK_{d,i}K_p$ $C_{\text{fig},i} = C_{p,i}K_{c,i}$

Calculate Aerodynamic shape factor and design wind pressure:

$K_a = 1.00$ $K_f = 1.00$ $K_p = 1.00$

Upward Wind Loads

$C_{p,e(\text{min})} = -0.9$
 $K_{c,e} = 1$ OK

External Pressure

$C_{\text{fig},e(\text{min})} = -0.90$
 $C_{p,i(\text{max})} = 0.6$
 $K_{c,i} = 1$

Internal Pressure

$C_{\text{fig},i(\text{max})} = 0.60$
 $C_{\text{fig comb}} = -1.50$

Combined Pressure

$P_z = -1.74 \text{ kPa}$

Downward Wind Loads

$C_{p,e(\text{max})} = 0.0$
 $K_{c,e} = 1$ OK

$C_{\text{fig},e(\text{max})} = 0.00$
 $C_{p,i(\text{min})} = -0.3$
 $K_{c,i} = 1$ OK

$C_{\text{fig},i(\text{min})} = -0.3$
 $C_{\text{fig comb}} = 0.30$

$P_z = 0.35 \text{ kPa}$

Note: Negative wind pressure indicates roof is under uplift loading.

Analysis:

Input Parameters	Check Beam Strength				Check Beam Deflection			
	Load Combination	$V^* = WL/2 + P^*b/L$	$M^* = w^*L^2/8 + P^*a^2/L$		Deflection			Comment
					LComb	mm	Span/	
K8= Built-In	1.2G + 1.5Q _r	4.4 kN	3.1 kN-m		G	2.7	1,048	OK
k1= 0.80	1.2G + 1.5Q _r	4.4 kN	3.1 kN-m		G + 0.7Q _r	3.3	837	OK
k4= 1.00	1.2G + W _{down} + 0.4Q _f	4.7 kN	3.3 kN-m		G + 0.4Q _f	3.4	813	OK
k2= 2.00	0.9G + W _{up}	-7.4 kN	-5.2 kN-m		Ws up	-4.5	627	OK
$\alpha_m = 1.13$	$V^*_{\text{max}} =$	7.4 kN	$M^*_{\text{max}} =$	5.2 kN-m	Ws down	1.8	1,564	OK
le (m) = 1	$\Phi V_{sx} =$	17.5 kN	$\Phi M_{bx} =$	7.7 kN-m	$\Delta 1\text{kN}$	0.55	$\leq 1\text{mm}$	OK
	OK				OK			

Reactions (kN):

	G	Qr	Qf	W _{up}	W _{down}	1.2G + 1.5Qr	1.2G + 1.5Qf	1.2G + W _d + 0.4Qf	0.9G + W _{up}
R1	1.9	1.4	1.4	-9.1	1.8	4.4	4.4	4.7	-7.4
R2	1.9	1.4	1.4	-9.1	1.8	4.4	4.4	4.7	-7.4

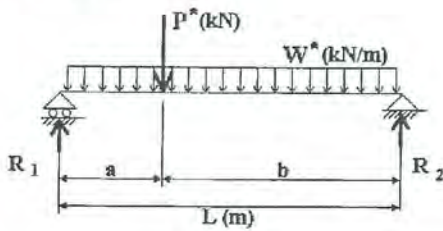
AS/NZS1170 BEAM LOAD CALCULATION SHEET

Job Name: 2 Kanuka Close

Date: 9-Jun-16

Job No. 40735
Engineer MJP
Beam No. BM4

Beam Properties:



Beam Length L = 3.2 m
a = 0.6 m
Wind Trib Width = 0.60 m
Q_{pt} = 1.4 kN
b = 2.6 m
Check: a < b OK

Material: MSG8

Section: 240x45



x 2

E: 8.00E+03 MPa

I_{xx}: 1.04E+08 mm⁴

☐ wetted in service?

Beam Loads:

Uniform loading-W*:

Dead Load: Beam Self weight: 0.05 kN/m
Roof 0.35kPa * 0.6m 0.21 kN/m
kN/m
kN/m
kN/m

Σ G udl = 0.26 kN/m

Live Load:

Roof Q_r = 0.88 kN/m
kN/m
kN/m
kN/m

Σ Q (f+d) udl = 0.9 kN/m

Wind Load:

W_{u up} = -1.0 kN/m
W_{u down} = 0.2 kN/m

Concentrated loading-P*:

From BM3 1.90 kN
kN
kN
kN

Σ G pt = 1.9 kN

Roof Q_r = kN
From BM3 1.40 kN
kN
kN

Σ Q (f+d) p = 1.4 kN

Reaction from roof beam :

P_{wu up} = -9.7 kN
P_{wu down} = 1.8 kN

Design Wind Speed V_(z) = 44.0 m/s

q_(z) = 0.5(ρ_{air})V_(z)² × 10⁻³ = 1.16 kPa (ULS)

Design for enclosed building as per AS/NZS1170:

C_{fig,e} = C_{p,e}K_aK_{c,e}K_lK_p

C_{fig,i} = C_{p,i}K_{ci}

Calculate Aerodynamic shape factor and design wind pressure:

K_a = 1.00 K_l = 1.00 K_p = 1.00

Upward Wind Loads

C_{p,e (min)} = -0.9
K_{c,e} = 1 OK

External Pressure C_{fig,e (min)} = -0.90
C_{p,i (max)} = 0.6

K_{c,i} = 1

Internal Pressure C_{fig,i (max)} = 0.60
C_{fig comb} = -1.50

Combined Pressure P_z = -1.74 kPa

Downward Wind Loads

C_{p,e (max)} = 0.0
K_{c,e} = 1 OK

C_{fig,e (max)} = 0.00
C_{p,i (min)} = -0.3

K_{c,i} = 1 OK

C_{fig,i (min)} = -0.3
C_{fig comb} = 0.30

P_z = 0.35 kPa

Note: Negative wind pressure indicates roof is under uplift loading.

Analysis:

Input Parameters	Check Beam Strength			Check Beam Deflection			
	Load Combination	V* = WL/2 + P*a/L	M* = w*L ² /8 + P*a*b/L	Deflection			Comment
				LComb	mm	Span/	
K8= Built-In	1.2G + 1.5Q _r	4.5 kN	3.2 kN-m	G	2.5	1,257	OK
k1= 0.80	1.2G + 1.5Q _f	6.2 kN	4.2 kN-m	G + 0.7Q _r	3.6	900	OK
k4= 1.00	1.2G + W _{down} + 0.4Q _f	5.2 kN	3.4 kN-m	G + 0.4Q _f	4.2	763	OK
k2= 2.00	0.9G + W _{up}	-7.8 kN	-4.9 kN-m	Ws up	-4.3	751	OK
α _m = 1.13	V* _{max} =	7.8 kN	M* _{max} =	Ws down	1.1	3,040	OK
le (m) = 1	ΦV _{sx} =	17.5 kN	ΦM _{bx} =	Δ 1kN	0.82	≤1mm	OK
		OK	OK				

Reactions (kN):

	G	Q _r	Q _f	W _{up}	W _{down}	1.2G + 1.5Q _r	1.2G + 1.5Q _f	1.2G + W _d + 0.4Q _f	0.9G + W _{up}
R1	2.0	1.4	2.5	-9.6	1.8	4.5	6.2	5.2	-7.8
R2	0.8	1.4	1.7	-3.5	0.7	3.0	3.4	2.3	-2.8

Date 10/6/15	Eng. MSP	Job No. 40735	Sheet No.
Project 2 Karuka Close			
<u>Bracing preamble</u> 1/ House bracing is to NZS3604. There appears to be a lack of bracing along the end of the house by the chimney. This was checked by Rational Analysis with all of the load from the deck roof and two metres of the house being attributed to the wall behind the chimney. The chimney wall is attached to the ceiling diaphragm with the specification of Shadowclad to the ceiling of the deck roof. This provides a suitable diaphragm to transfer load. 2/ The portal frame at the front is to carry vertical load only. It carries load from the ridge beam. (BM03)			



CALCULATIONS

Date

9/6/16

Eng.

MJP

Job No.

40735

Sheet No.

Project

2 Koruka Close.



CALCULATIONS

Analysis of forces resisted by fireplace wall

$(d(T_1)) = 0.39$ (See seismic coefficient sheet attached)

Weight of structure attributed

$$\text{Deck roof} - 0.35 \text{ kPa} \times 24 \text{ m}^2 = 8.4 \text{ kN}$$

$$\text{House roof} - 0.35 \text{ kPa} \times 16 \text{ m}^2 = 5.6 \text{ kN}$$

$$\frac{1}{2} \text{ External walls} - 0.4 \text{ kN/m} \times 13.5 \text{ m} = \underline{5.4 \text{ kN}}$$

$$\underline{19.4 \text{ kN}}$$

$$19.4 \text{ kN} \times 0.39 = 7.6 \text{ kN.}$$

$$7.6 \times 20 = \underline{152 \text{ Bu.}}$$

Length of wall available to resist = $1.6 \text{ m} + 0.6 \text{ m} + 0.6 \text{ m}$

Using EP1 brace along 1.6m wall.

$$1.6 \text{ m} \times 135 \text{ Bu/m} = \underline{216 \text{ Bu.}}$$

Capacity exceeds design. Works O.K.

Project: 2 Kanuka Close, Waikanae
Location: Kapiti

Date: 9-Jun-16
Engineer: MJP
Job No. 40735



DETERMINATION OF AS/NZS1170 SEISMIC COEFFICIENT

Applicable to Structure Of Period $T < 0.7$ Seconds

Base Shear Force $V = C_d \cdot W_t$

Location =	Kapiti	First Mode Period (>0.4 sec) =	0.4
Site Subsoil Category	Deep/Soft Soil (Class D)	Structural Ductility Factor $\mu =$	3
From AS/NZS1170 $C_h(T_1) =$	3.00	$S_p =$	0.70
$C(T) = C_h(T_1)RZN(T,D) =$	1.20	$R =$	1.00
$K_u = (\mu-1)T_1 / 0.7 + 1 =$	2.14	$Z =$	0.40
$C_d(T_1) = C(T)S_p/K_u =$	0.39	$N(T,D) =$	1
Serviceability $C_d(T1) =$	0.21	$\mu = 3, C_d(T1) =$	0.39

GIB EzyBrace® 2011 Software



Demand Calculation Sheet

single storey

V06/11

Job Details

Street and Number 2 Kanuka Close
 Suburb Waikanae
 Lot and DP Number Lot 12 DP409302
 City/Town/District Kapti
 Designer & Date MJP 9-Jun-16
 Company Name Certa Engineering Ltd
 Job Number J40735



Select Lining Option

10 or 13 mm GIB® Plasterboard

Building Specification

Number of storeys	single	
Floor Loading	2kPa	
Foundation Type	slab	
	Single Floor	Complete Single Floor
		Column only
Cladding Weight	light	
Roof Weight	light	
Room in Roof Space	no	
Roof Pitch (degrees)	25	25
Roof height above eaves (m)	1.0	1.0
Building height to apex (m)	5.0	
Ground to lower floor level (m)	0.2	
		3.0
Stud Height (m)	2.4	2.4
Building Length (m)	21.0	20.0
Building Width (m)	12.5	10.0
Building Plan Area (m2)	214	200

Building Location

Wind Zone	High	Earthquake Zone	Soil Type
Select by Building Consent Authority Map		3	D&E (deep to very soft)
or Preference	High		
Wind Region	Preference selected	Annual exceedance probability	
Lee Zone	Preference selected	1/500 (NZS3604:2011 default)	
Ground Roughness	Preference selected		
Site Exposure	Preference selected		
Topographic Class	Preference selected		

Bracing Units required for Wind

Demand W (BU)		
		Walls single
along	slab	670
across	slab	984

Bracing Units required for Earthquake

Demand along / across E (BU)	
	Walls
	single
slab	1207