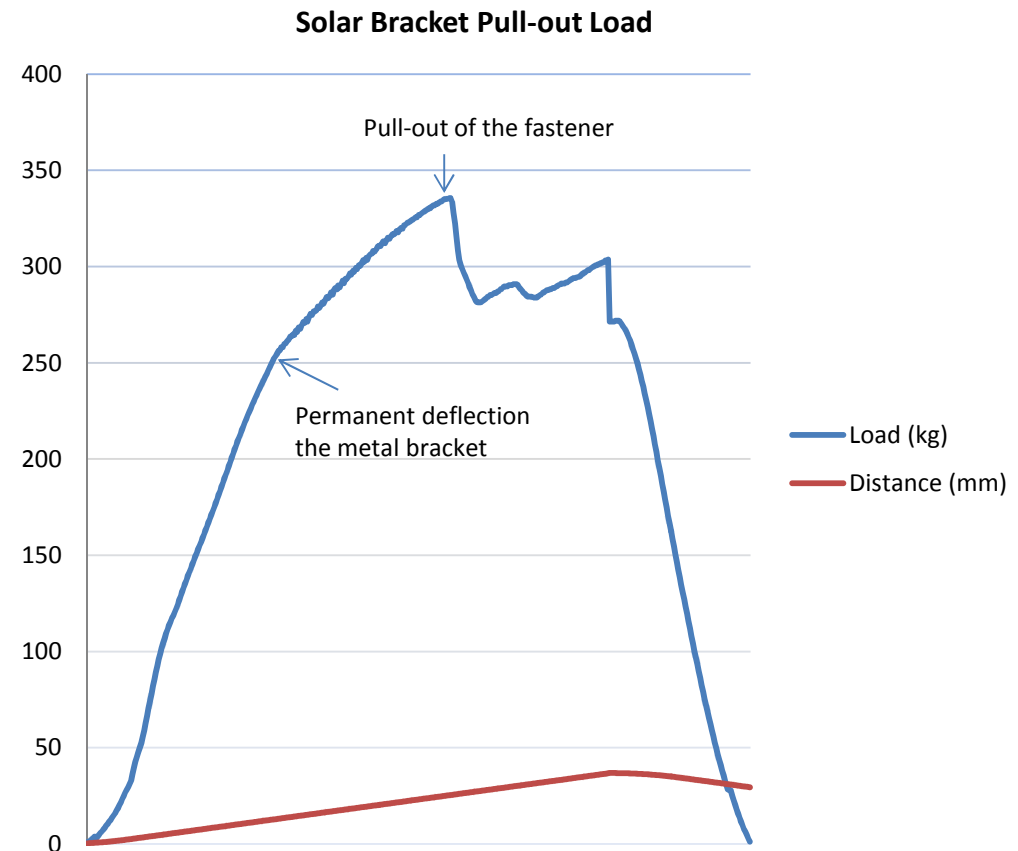


AHI Roofing Solar Bracket Load Testing and Installation

Solar Bracket located over Rafters.

Load – pull-out test

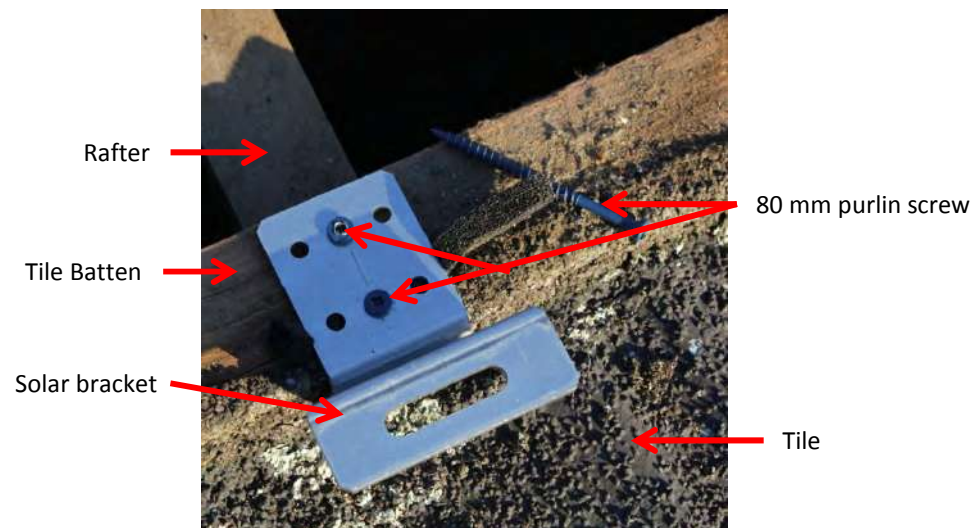


Prototype Testing

- Design capacity of the solar bracket installed through a batten and into a MSG8 pine rafter.
 - Variability of structural units (Table B1 AS/NZS1170.0)
 - Number of tests = 3
 - COV of material, v_{sc} – bracket steel 5%
 - Design capacity reduction factor, $k_t = 1.15$
 - Design capacity of the bracket Steel
 - Load test result = 252 kg
 - Design capacity
 - Result load/ k_t
 - $252 \text{ kg} / 1.15 = 2.19 \text{ kg} = 2.15 \text{ kN}$

Prototype Testing

- Design capacity of fastener pull-out from rafter.
- This has been determined and is included in NZS3604:2011.
 - A single 80 mm 10 gauge purlin screw has a load capacity of 2.4 kN
- We are proposing to use 2 x 80 mm 10 gauge screws to hold each bracket.
 - This will comfortably exceed the 2.4 kN loading given in NZS3604.
- The weakest point in solar bracket connection to a rafter is the bracket strength = 2.15 kN.
- The Load capacity of a solar bracket connected to a rafter through a tile batten is 2.15kN



Extract AS/NZS 1170.2 Section D6 Solar Panel

D6 SOLAR PANELS

The use of this Paragraph (D6) shall be limited to the calculation of wind loads on solar panels with the following restrictions:

- Panels attached to enclosed buildings with aspect ratios $h/d \leq 0.5$ and $h/b \leq 0.5$.
- Panels be attached parallel to the roof plane.
- Panels with a gap of between 50 mm and 300 mm between the underside of the panel and the roof(s) (no pitched frames).
- Panels with a minimum distance between panel and roof edge of $2s$ where s is the gap between the underside of the panel and the roof surface, as shown in Figure D8 (roof edge includes ridges with pitch $\geq 10^\circ$).

The aerodynamic shape factor (C_{fig}) for calculating net pressures for solar panels satisfying the above conditions, as shown in Figure D8, is given in Table D11. The aerodynamic shape factor (C_{fig}) contains local pressure and area reduction effects for calculating net loads on individual panels installed as part of an array of panels in the areas of the roof identified in Figure D9.

TABLE D11

AERODYNAMIC SHAPE FACTOR (C_{fig}) FOR CALCULATING NET PRESSURES ACTING NORMAL TO PANELS MOUNTED PARALLEL TO A ROOF SURFACE WITH A GAP OF $s = 50$ TO 300 mm

Wind direction	Array position	Aerodynamic shape factor (C_{fig})			
		$\alpha < 5^\circ$	$5^\circ \leq \alpha < 10^\circ$	$10^\circ \leq \alpha < 20^\circ$	$20^\circ \leq \alpha \leq 30^\circ$
$\theta = 0^\circ$	Upwind end	-	-	-1.1, +0.6	-1.0, +0.6
	Upwind central	-	-	-0.7, +0.3	-0.8, +0.3
	Downwind end	-	-	-1.4, +0.4	-1.3, +0.5
	Downwind central	-	-	-1.0, +0.4	-1.1, +0.4
$\theta = 90^\circ$				$5^\circ \leq \alpha \leq 30^\circ$	
	Upwind end	-	-	-1.7, +0.4	
	Central	-	-	-1.2, +0.5	
	Downwind end	-1.2, +0.5		-1.1, +0.5	

NOTES:

- Positive C_{fig} corresponds to a net downwards pressure.
- The installation of a panel may result in changes to the external pressure on the roof below the panel.

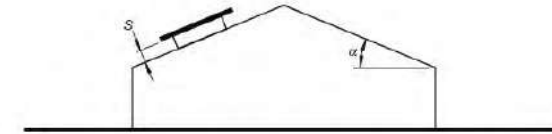


FIGURE D8 PANEL MOUNTED PARALLEL TO ROOF PLANE

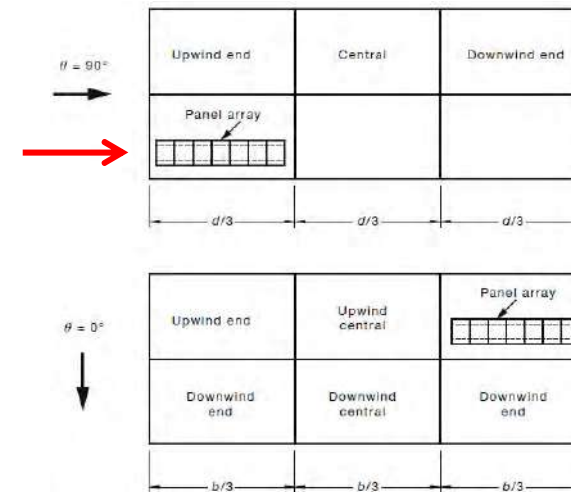
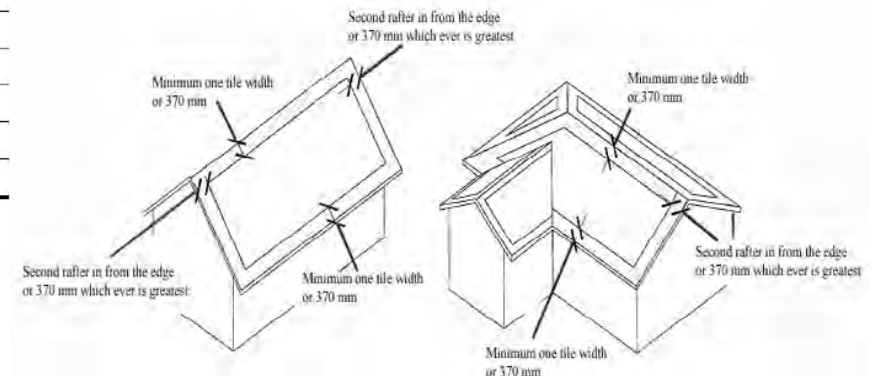


FIGURE D9 ROOF ZONES FOR PANEL ARRAY

Largest pressure coefficients (C_{fig}) used in determining the Solar Bracket Spacing's

Solar panel position limitations to meet or exceed $2s$ (item (d))



Wind Load - Bracket Spacing – Design Pressure and Minimum fastening requirement of a solar bracket connection

[illegible]

Solar panel Bracket Spacing for wind areas where the solar panels are parallel to the roof surface and the panels are installed within the boundary of one tile width (370 mm) from the perimeter of any section of roof.

Solar Brackets Installed Directly over and to Rafters

- Shake and shingle profiles
- for up to and including Very High Wind Zone installation
 - 0.900 m x 0.74 m

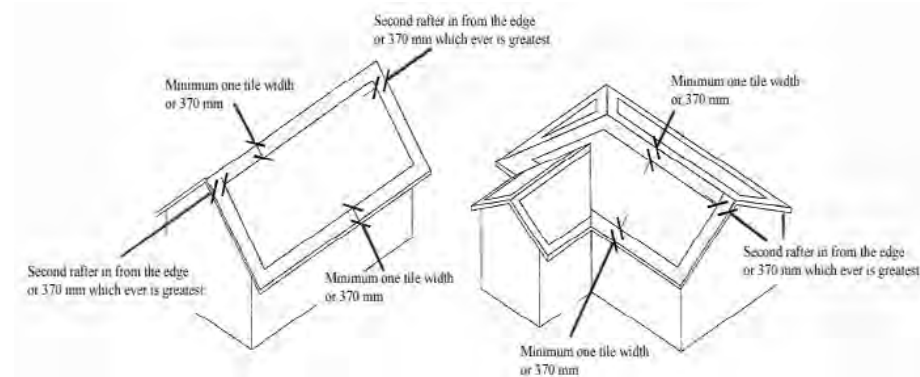
Extra High Wind Zone

- Refer to data sheets for bracket spacing.

Solar Brackets Installed along an AHI Solar Bevelled Batten

Tiles, shakes and shingles

- for up to and including Very High Wind Zone installation
 - shakes or shingles 0.920 m x 0.74 m
 - tiles at every 5th module

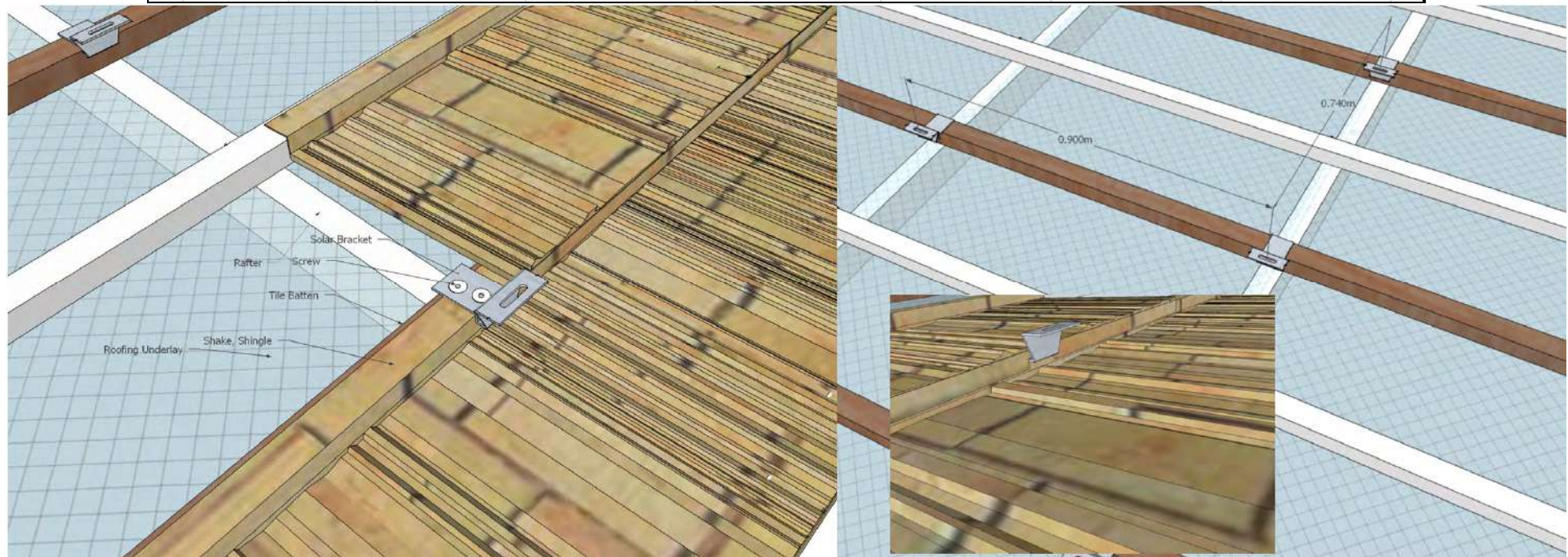


Solar panel installation boundaries.

Rails may connect across solar brackets either horizontally or vertically

Solar Brackets Installed Directly over and to Rafters

Table 1		Bracket Spacing's (rafter x batten spacing)					
Wind Zone	m/s	Bracket Spacing's	0.90 x 0.37	0.90 x 0.74	0.90 x 1.11	0.9 x 1.480	1.8 x 0.74
		Roof kPa	Fastener load strength required (kN)				
Low	32	0.86	0.43	0.86	1.29	1.72	1.72
Medium	37	1.72	0.57	1.15	1.72	2.30	2.30
High	44	2.44	0.81	1.63	2.44	3.25	3.25
Very High	50	3.15	1.05	2.10	3.15	4.20	4.20
Extra High	55	3.81	1.27	2.54	3.81	5.08	5.08
			The recommended Solar Bracket Installation spacing is a configuration of 0.900 m (rafter space) x 0.740 mm (every second tile batten). This is good for all Wind Zones up to and Including Very High.				
			Installation of the Solar Brackets is required at each Rafter / Batten Junction in a Extra High Wind Zone				
			Installation of the solar brackets at the spacing's highlighted above meet the criteria to withstand the wind loads on a solar panel array as outlined in AS/NZS 1170.2 D6 Solar Panels. The fixng points load requirement is below the design load of 2.15 kN of the Solar Bracket.				



Solar Brackets Installed along an AHI Solar Bevelled Batten

Bracket Spacing (using AHI Solar Bevelled Batten x batten space)

Maximum Bracket Load kN

2.15

Table 2

Wind Zone

m/s

Roof kPa

2 x batten space

3 x batten space

0.74 m

1.110 m

Bracket Spacing's (m) along AHI Batten

Spacings for the Shake and Shingle products are indicated in Table 2.

Low

32

0.86

2.25

1.500

Medium

37

1.72

1.68

1.120

High

44

2.44

1.19

0.790

Very High

50

3.15

0.92

0.615

Extra High

55

3.81

0.76

0.505

Installation of the Solar Brackets at a spacing of 0.76 m is suitable for an Extra High Wind Zone.

Table 3

Module Spacing's - along AHI Solar Bevelled Batten for:

Heritage, Milano Tile

Classic tile

Modules

m

Modules

m

1

0.180

1

0.160

2

0.360

2

0.320

3

0.540

3

0.480

4

0.720

4

0.640

5

0.900

5

0.800

6

1.080

6

0.960

7

1.260

7

1.120

8

1.440

8

1.280

9

1.620

9

1.440

10

1.800

10

1.600

11

1.980

11

1.760

12

2.160

12

1.920

13

2.340

13

2.080

14

2.520

14

2.240

15

2.700

15

2.400

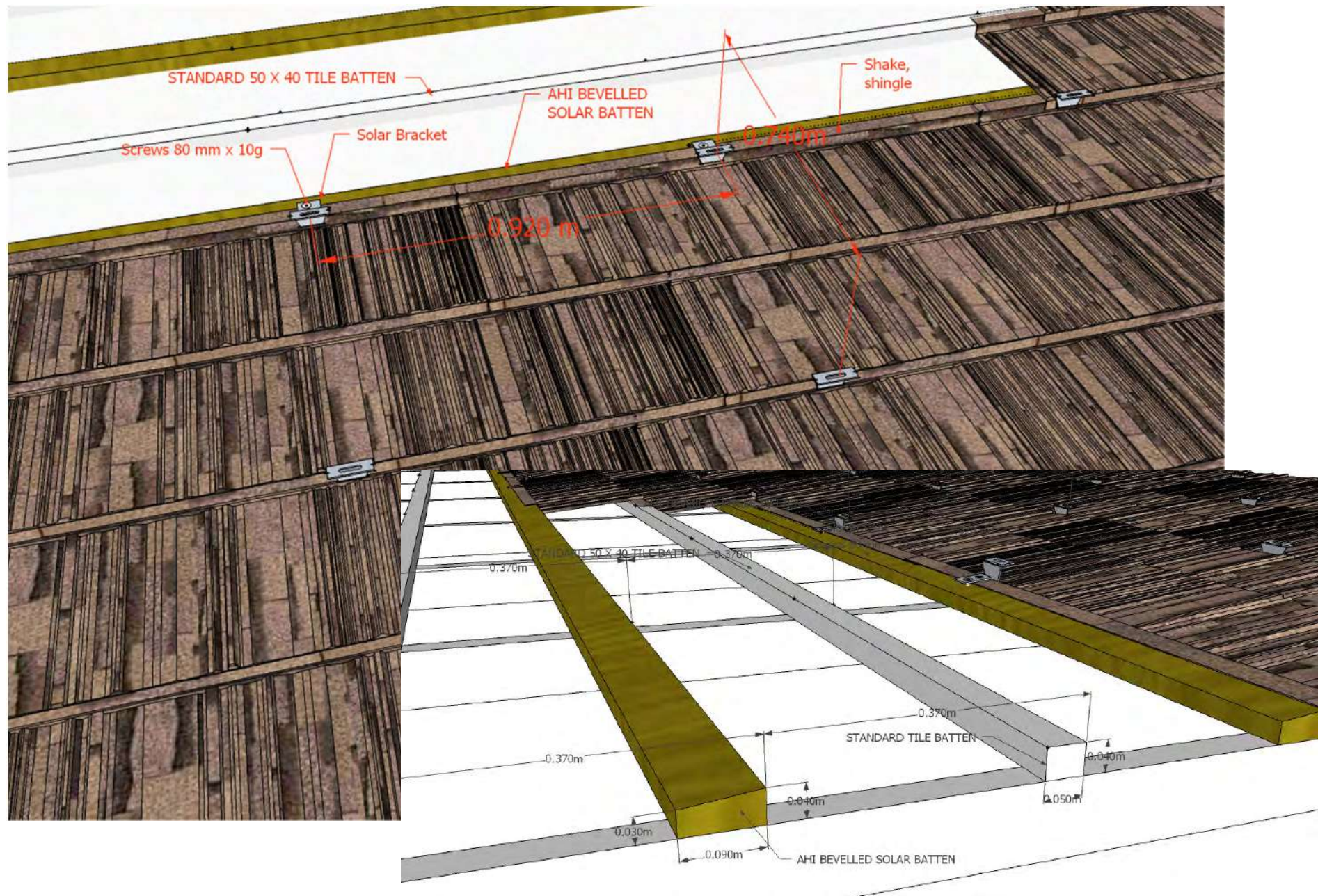
The recommended Solar Bracket Spacing is every 5 modules or 0.92 m. This is good for all wind zones up to and including Very High.

Installation of the Solar Brackets at a spacing of 4 modules or 0.76 m is suitable for an Extra High Wind Zone

Installation of the solar brackets at the spacing's highlighted above meet the criteria to withstand the wind loads on a solar panel array as outlined in AS/NZS 1170.2 D6 Solar Panels. The fixng points load requirement is below the design load of 2.15 kN of the Solar Bracket.

Solar Brackets may be installed at the same configurations (module spacings) as highlighted in colours above or a less modules between solar brackets than the highlighted colours indicate.

AHI Bevelled Solar Batten and Bracket Installation – up to very high wind zone





PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 7)

I66UED BY: Fletcher Construction Infrastructure (FCI) – Engineering Services
(Design Firm)

TO: Roof Tile Group
(Owner/Developer)

TO BE SUPPLIED TO:
(Building Consent Authority)

IN RESPECT OF: Timber Batten Check for Solar Panel Bracket
(Description of Building Work)

AT: (Address)
LOT DP SO

We have been engaged by the owner/developer referred to above to provide structural review of 90x35 timber battens that support solar panel brackets services in respect of the requirements of (Identify of Engagement)

Clause(s) B1 / YM1 of the Building Code for All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment D1A/M1 of (verification method / acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled ...refer to attached spreadsheet showing summary of outputs

and numbered together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: maximum load per bracket = 1.4kN on continuous batten
- (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 or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Justification)

I, Stephen Power
(Name of Design Professional)

☒ CPEng 263039

☐ Reg Arch

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BEng, IntPE

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 Stephen Power ON BEHALF OF FCI Engineering Services
(Design Firm)

Date 26/05/15 (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 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.

Attachment to PSI dated 25/5/15

Installation of Gerard Roofs Solar Bracket

Table 1

Bracket Spacing - Directly over rafters

Suitable - Shake and Shingle profiles at 900 mm rafter spacing and batten spacing

Load on fasteners - pullout from rafters						
Rafter Spacing	Wind Zone	Low	Medium	High	Very High	Extra High
0.900	Wind Speed	32	37	44	50	55
Batten Spacing		kN fastener load - acceptable				
0.370		0.48	0.57	0.81	1.05	1.27
0.740		0.86	1.15	1.62	2.09	2.59
1.110		1.29	1.72	2.41	3.08	3.81
Fasteners must penetrate tile batten (50 x40) and rafter at 900 centres						
Limit		2.15 kN	Ult	load on fasteners pullout from rafters		
		1.74 kN	Serv			

Brackets installed so they penetrate the Rafters.

Loads in green - suitable for bracket use. (<1.74 kN)

Loads in red - unsuitable for bracket use. (>1.74 kN)

Table 2

Bracket Spacing - using 90 x 35 mm batten

Suitable - All profiles, maximum distance or modular spacing between brackets

Max Load on Solar Batten (90x35) = 1.4 kN						
Spacing between Brackets						
Batten Spacing (m)	Wind Zone	Low	Medium	High	Very High	Extra High
	Wind Speed	32	37	44	50	55
0.370		2.930	2.200	1.550	1.200	0.990
Heritage Modules			12	8	6	5
Classic Modules			18	9	7	6
0.740		1.470	1.100	0.775	0.600	0.495
Heritage Modules		8	6	4	3	2
Classic Modules		9	6	4	3	2
1.110		0.980	0.730	0.518	0.400	0.330
Heritage Modules		5	4	2	2	1
Classic Modules		6	4	3	2	2

Brackets installed so they do not exceed 1.4 kN load on Batten

Distances in Green (m or modules) or less - suitable for installing to 90 x 35 mm bracket

Distance in Red - bracket numbers unsatisfactory - either too many or too few brackets

Tile Module Information

7 Module Tiles	8 Module Tiles	Shakes/Shingles
Heritage	Classic	Corona Shake
Milano		Senator Shingle
Sierra		Rockport Shingle
module spacing 180 mm	module spacing 160 mm	Variable (non modular)

G K Pate Trust
C-/ G.J. Gardner Homes Kapiti/Wellington
PO Box 65
Paraparaumu 5254

Sent by email:
kapiti@gjgardner.co.nz

17 July 2018

Dear Building Consent Applicant / Building Owner

Building Consent Application Requiring Resource Consent - 180550

Site Address:	2 Lamont Place, Waikanae
Legal Description:	LOT 29 DP 409302 C/T 434083
Project Description:	New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.

We recently received an application from you for a building consent for the above property.

I have just completed a preliminary assessment of the application's compliance with the Council's District Plan.

Under the provisions of the District Plan, the site is within the Residential Zone (Ferndale Precinct). Your application does not comply with the following:

- **Rule Table 5A.1.6:**

14. Any building in the Ferndale Area Precinct must:
- a) comply with the relevant permitted activity standards above and the additional permitted activity standards attached to the Ferndale Area Structure Plan (Appendix 5.3). For the avoidance of doubt, where the standards in Appendix 5.3 differ from the Residential Zone standards, the standards in Appendix 5.3 shall apply; and
 - b) be in general accordance with the Ferndale Area Structure Plan (Appendix 5.3).

Appendix 5.3 FERNDALÉ AREA STRUCTURE PLAN NOTATIONS
Additional Permitted Activity Standards:

- (i) No buildings within Residential No Build areas
- (ii) One single household unit only per site (no additional living units or dwellings including family flats)
- (iii) 10 metre building setback from all external boundaries of the Ferndale Area, except lots, 3 4 and 5 which have a 5 metre building setback from all external boundaries of the Ferndale Area.
- (iv) Maximum building height restriction for sites accessed from Te Heke Place shall be 4.5 metres above road edge on Te Heke Place, or 8 metres above original ground level,

whichever is the lesser. The road edge is defined as the lowest point of the edge of the formed road, along the front boundary of the site.

(v) Maximum area of any site covered by all buildings shall be: 35 % for sites of 900m² or less, and 30 % for sites greater than 900m²

(vi) The minimum permeable area that is not covered by buildings or paving of any site shall be 40%

(vii) Solar hot water systems and greywater recycling systems

In this case, the proposed dwelling at 2 Lamont Place does not comply with the Additional Permitted Activity Standard for Solar Hot Water system (vii)

A certificate will be attached to the building consent advising that a resource consent is required and restricting the work until the resource consent is obtained. I have therefore enclosed an application form and information relating to applying for a resource consent under the Resource Management Act, 1991. A fee of \$1,224.00 is payable with this application.

Your application for resource consent should be submitted together with a set of the related drawings. Council reserves the right to assess this application for other dispensations that may be required.

Under the Building Act 2004, section 37, Council has the right to determine what building work, **if any**, may proceed before a resource consent has been obtained. The extent to which any building work may proceed on your project will be detailed on the certificate attached to the building consent.

You may wish to consider altering your proposal to make it comply with the District Plan rules.

Please contact me if you would like to discuss this matter.

Yours sincerely



Nancy Gomez
Resource Consents Projects Officer



Statement of Compliance with the NZ Building Code

Consent No: 180550

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 2 Lamont Place, Waikanae
Legal Description: LOT 29 DP 409302 C/T 434083
Work Description: New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.
Building Category: R1

OWNER

Name(s): G K Pate Trust
Address: C/- PO Box 65, Paraparaumu

-
- [P] Application for CCC received and accepted
 - [P] Consent description accurate and reflects amendments (if relevant).
 - [P] Confirm owner named on Building Consent application is current owner
 - [NA] Confirm new owner details and evidence of ownership are correctly documented
 - [P] Confirm all required inspections completed and documented in GoGet
 - [NA] If inspection(s) have been missed, have they been compensated for?
 - [P] 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
 - [NA] Warnings and Bans
 - [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
 - [P] Supervision review

NOTES:

Inspections Prepaid:

Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Designer 1 CPENG186323
Designer 2 BP111338
Carpentry 1 BP129962

Foundations 1	BP102284
Bricklaying and Blocklaying 1	BP111559
Roofing 1	BP116537

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:

Date: 26 February 2019

Name: Gareth McCullagh

Position: Building Officer



REQUIRED ITEMS FOR BUILDING CONSENT BC 180550

Inspections Required

The following inspections are required:

- 1 Pre-Slab Building
- 1 Pre-Slab Plumbing
- 1 Drainage
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Brick Veneer
- 1 Wet Area Pre-application
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 12 Total Inspections

Documentation Required

The following documentation is required:

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
Timber framing and truss certification
Record of Work
Water tank warranty

Licensed Building Practitioner Forms Required

The following Restricted Building Work must be carried out or supervised by a registered Licensed Building Practitioner (LBP) and a Record of Building Work form signed by each LBP is required at the completion of the work.

Designer 1
Designer 2
Carpentry 1
Foundations 1
Bricklaying and Blocklaying 1
Roofing 1

Certificate attached to Project Information Memorandum 180550

Section 37, Building Act 2004

Restrictions on Commencing Building Work Under the Resource Management Act 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent is required for a new Building in the Ferndale Area Precinct that does not comply with the Additional Permitted Activity Standard for Solar Hot Water system (Appendix 5.3)

As these resource consents will or may materially affect the building work to which the attached Project Information Memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature: _____

Position: Resource Consents Projects Officer

On behalf of: Kāpiti Coast District Council

Date 14 March 2019

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Brick Veneer**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **17 October 2018 3:18 p.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Pass
Min/max cavity achieved 50 mm	Pass
Brick tie fixings every 2nd corse	Pass
Washouts In place	Pass
Weep holes	Pass
Mortar strength	Pass
Mortar bedding	Pass
Flashings	Pass
Brick tie durability Galv	Pass
Building wrap Tekton	Pass
Under window vents	N/A
Rebate Molsealed.	Pass
Veneer overhang Minimal.	Pass
Brick tie spacing	Pass
Head lintels Galv to be fitted	Pass
Control joints 6 metres	Pass
LBP number Kelly	Pass
Other	N/A

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **17 October 2018**

Passed Items

General

Flashing penetrations

Inspection Type: **Brick Veneer**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **17 October 2018**

Passed Items

General

Min/max cavity achieved	50 mm
Brick tie fixings	every 2nd course
Washouts	In place
Weep holes	
Mortar strength	
Mortar bedding	
Flashings	
Brick tie durability	Galv
Building wrap	Tekton
Rebate	Molsealed.
Veneer overhang	Minimal.
Brick tie spacing	
Head lintels	Galv to be fitted
Control joints	6 metres
LBP number	Kelly

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Craig Watson**

Inspection Date: **30 August 2018 9:29 a.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Pipe diameter 100mm pvc Sewer and stormwater.	Pass
Bedding material All laid in sand.	Pass
Gully trap I org	Pass
Connections/angles All with sweeping bends. and 6 inspection points	Pass
Branch length	Pass
Direction/fall All with good fall to lateral.	Pass
Holding water On test and holding	Pass
Terminal vent	Fail
Registration number 19014	Pass
Other	N/A



Taken at 9:25 AM on Thursday 30/08/2018



Taken at 9:25 AM on Thursday 30/08/2018

SITE NOTICE

Consent No: **180550**
 Applicant: **G.J. Gardner Homes Kapiti/Wellington**
 Site Address: **2 Lamont Place, Waikanae**
 Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
 Building Category: **R1**

Inspection Type: **Drainage**
 Inspection Outcome: **Fail**
 Inspected By: **Craig Watson**
 Inspection Date: **30 August 2018**

Passed Items

General

Pipe diameter	100mm pvc Sewer and stormwater.
Bedding material	All laid in sand.
Gully trap	I org
Connections/angles	All with sweeping bends. and 6 inspection points
Branch length	
Direction/fall	All with good fall to lateral.
Holding water	On test and holding
Registration number	19014

Failed Items

General

Terminal vent

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

30 August 2018

KEEP ON SITE FOR RECHECK

Page 1 of 2

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **20 February 2019 12:56 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Terminal vent

Pass

Completed on final

Support Documentation

Roof product manufacturers warranty

Received

Window manufacturers producer statement

Received

GoGet Inspection Audit Report

Consent No: **180550**
 Applicant: **G.J. Gardner Homes Kapiti/Wellington**
 Site Address: **2 Lamont Place, Waikanae**
 Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **20 February 2019 12:55 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Pass
All passed items on this inspection have been assessed against the consented documentation.	
Drawings	Pass
On site	
Additional information/plan	N/A
Not part of this consent	
Sub-floor ventilation	N/A
Not part of this consent	
Roof fixings	Pass
Screw fixed as required	
Spouting and down-pipes	Pass
All connected	
Deck structure	N/A
Not part of this consent	
Flashings - roof	Pass
Penetrations - flashings	Pass
Barriers	N/A
Not part of this consent	
Gully dishes	Pass
In and charged	
Stormwater and site drainage	Pass
Connected on site and sumps in place	
Handrails	N/A
Wastes to gully	Pass
Fixings - durability	Pass
Steps/stairs	Pass
Terminal vents/AAVs	Pass
Completed	
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
All ok although not all landscaping finished	
Final check complete	Pass
Other	Fail
Note that the grey water overflow system not installed	
Interior	Fail
All previous inspections/notes passed	Pass
Drawings	Pass

Additional information/plan Not part of this consent	N/A
Service areas-floors/walls All sealed as required	Pass
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass
Laundering	Pass
Cooking facilities	Pass
Smoke detectors	Fail
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues	Pass
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact Safety glass in place as needed	Pass
Hot water temp 51degrees	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
Final check complete Recheck required	Fail
Other	N/A
Intertenancy/commercial	N/A
Other	N/A
Support Documentation	
Roof product manufacturers warranty	Received
Window manufacturers producer statement	Received



Taken at 12:35 PM on Wednesday 20/02/2019



Taken at 12:35 PM on Wednesday 20/02/2019



Taken at 12:35 PM on Wednesday 20/02/2019



Taken at 12:36 PM on Wednesday 20/02/2019



Taken at 12:37 PM on Wednesday 20/02/2019



Taken at 12:37 PM on Wednesday 20/02/2019



Taken at 12:38 PM on Wednesday 20/02/2019



Taken at 12:38 PM on Wednesday 20/02/2019



Taken at 12:39 PM on Wednesday 20/02/2019



Taken at 12:40 PM on Wednesday 20/02/2019



Taken at 12:41 PM on Wednesday 20/02/2019

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **26 February 2019 1:50 p.m.**

Duration: **30 minutes**

Inspection Element	Status
Exterior	Pass
Other	Pass
Grey water system now completed but note that the garden landscaping hasn't been started yet	
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Interior	Pass
Smoke detectors	Pass
Smoke alarms now installed	
Final check complete	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 1:48 PM on Tuesday 26/02/2019



Taken at 1:50 PM on Tuesday 26/02/2019

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **26 February 2019**

Passed Items

Exterior

Other

Grey water system now completed but note that the garden landscaping hasn't been started yet
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Interior

Smoke detectors

Final check complete

Smoke alarms now installed

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Support Documentation

Status

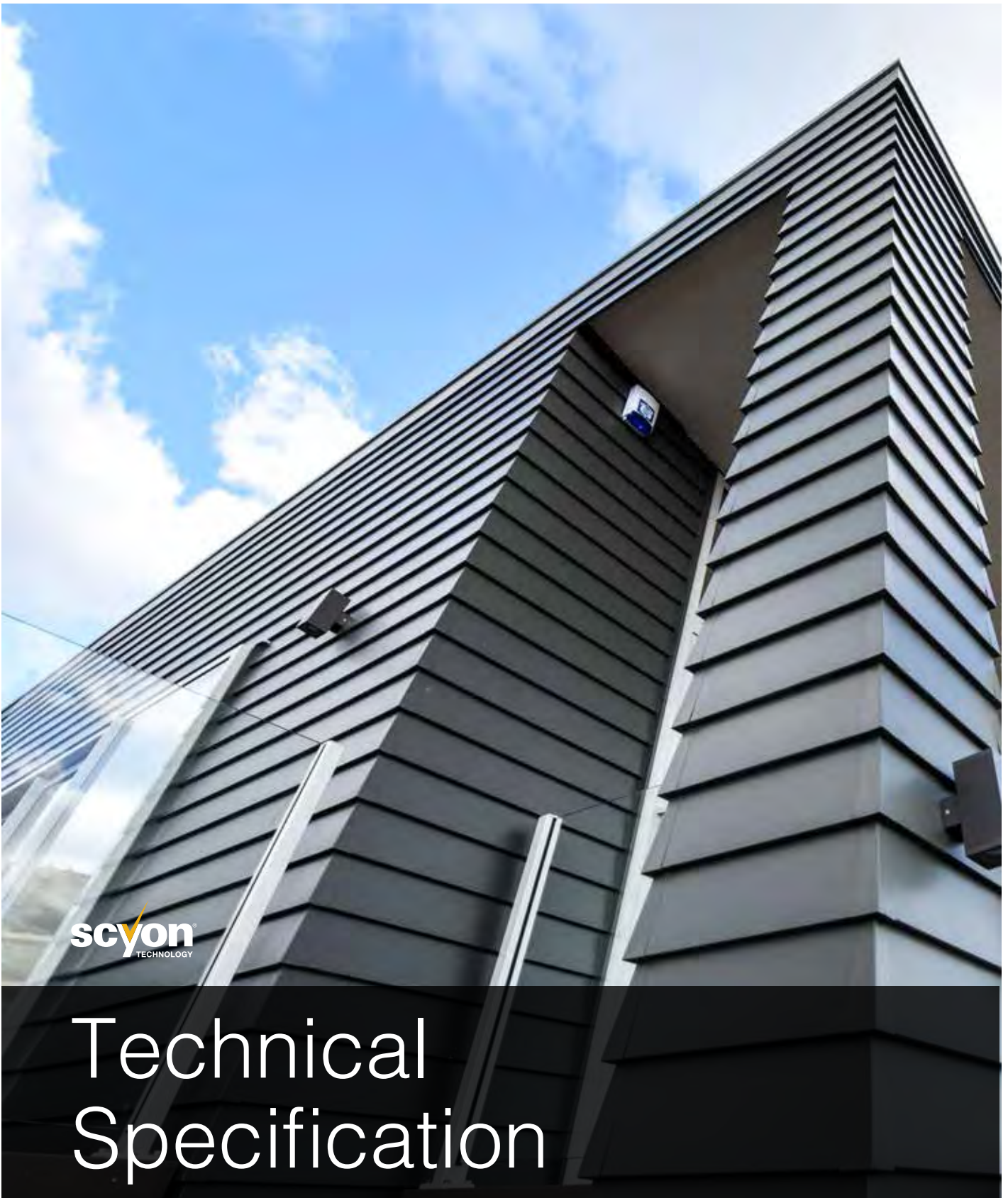
Application for CCC	Accepted
Electrical safety certificate	Accepted
Gas safety certificate	Accepted
As-built drainage plan	Accepted
Drainage (Form 126) for stormwater installation	Accepted
Drainage (Form 127) for private sewer installation	Accepted
Plumbing (Form 125) for pressure test and installation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

Building Practitioners

Status

Roofing 1	Accepted
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Designer 1	Accepted
Carpentry 1	Accepted
Bricklaying and Blocklaying 1	Accepted
Designer 2	Accepted
Foundations 1	Accepted



Technical Specification

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WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including your name, contact details, and relevant sketches to:

Ask James Hardie™

Fax 0800 808 988

literaturefeedback@jameshardie.co.nz



1 Application and scope

1.1 APPLICATION

Linea® Weathrboard is a 16mm thick, pre-primed bevel back fibre cement weatherboard and is classified as lightweight wall cladding suitable for residential and light commercial construction using timber framed external walls. Linea Weatherboard is available in 135mm, 150mm and 180mm widths.

James Hardie also has available:

- Axent™ Fascia in two widths. Axent Fascia is a 16mm thick, pre-primed fibre cement product designed to accommodate James Hardie soffit linings.
- Axent™ Trim comes in a variety of widths for use as decorative trims around openings and external corners. Axent Trim is a 16mm thick, pre-primed fibre cement product.

Specifier

If you are a specifier or other responsible party for a project ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

Installer

If you are an installer ensure that you follow the design, moisture management principles, associated figures and material selection provided by the designer and this James Hardie Technical Specification.

All the details provided in this document must be read in conjunction with the specifiers specification.

Make sure your information is up to date

When specifying or installing James Hardie products, ensure you have the current manual. If you're not sure you do, or, if you need more information, visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

1.2 SCOPE

This specification covers the use of Linea Weatherboard on buildings that fall within the scope limitations of the New Zealand Building Code (The NZBC) Acceptable Solution E2/AS1, Paragraph 1.1.

This specification includes the use of Linea Weatherboard in both direct to stud and cavity construction method and must be read in conjunction with the current BRANZ Appraisals for Linea Weatherboard.

This specification also covers the use of Linea Weatherboard in cavity construction for specific design projects (SED) subject to a wind pressure of 2.5kPa (ULS) maximum. This document is intended for use by architects, designers, specifiers or builders who are involved in specifying Linea Weatherboard. The document also serves the purpose of an installation manual for this product.

1.3 DETAILS

Various Linea Weatherboard details are provided in the Details section of this document. This specification and details in CAD file are also available to download from our website at www.jameshardie.co.nz.

1.4 SPECIFIC DESIGN

For use of Linea Weatherboard outside this published scope, the architect, designer or engineer must undertake specific design.

For advice on designs outside the scope of this specification, Ask James Hardie on 0800 808 868.

2 Design



2.1 COMPLIANCE

Linea Weatherboard direct fixed and cavity cladding has been issued a CodeMark certificate number GM-10-30018 which confirms Linea Weatherboard is deemed to comply with the requirements of the NZBC. Please refer to our website www.jameshardie.co.nz for a copy of the CodeMark certificate. Linea Weatherboard also has a BRANZ Appraisal number 446 (2010) and 447 (2010) at www.branz.co.nz or www.jameshardie.co.nz.

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must ensure that the information and details in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this technical specification. For applications outside the scope of this literature and figures which are not provided herein, the architect, designer or engineer must undertake specific design and it should be ensured that the intent of their design meets the requirements of the NZBC.

All dimensions shown are in millimetres unless noted otherwise. All New Zealand Standards referenced in this manual are current edition and must be complied with.

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE AND FOUNDATION

The site on which the building is situated must comply with the NZBC Acceptable Solution E1/AS1 'Surface Water'. Foundation design must comply with the requirements of NZS 3604 'Timber-framed Buildings' or be as per specific engineering design. The grade of adjacent finished ground must slope away from the building to avoid any possibility of water accumulation in accordance with the NZBC requirements.

2.4 SURFACE CLEARANCES

The clearance between the bottom edge of cladding and paved/unpaved ground must comply with section 9.1.3 of E2/AS1. The finished floor level must also comply with these requirements. These clearances must be maintained throughout the life of the building.

Linea Weatherboards must overhang the bottom plate on a concrete slab by a minimum of 50mm as required by the NZBC Acceptable Solution, E2/AS1 Table 18.

On the roofs and decks the minimum clearance must be 50mm.

Do not install external cladding such that it may remain in contact with water or ground.

2.5 MOISTURE MANAGEMENT

It is the responsibility of the specifier to identify moisture related risks associated with any particular building design.

Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled. Walls shall include those provisions as required by the NZBC Acceptable Solution E2/AS1 'External Moisture'. In addition, all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashings for waterproofing. The other materials, components and installation methods used to manage moisture in the walls, must comply with the requirements of relevant standards and the NZBC. For information in relation to designing for weathertightness, refer to BRANZ and the Ministry of Business Innovation & Employment (MBIE) updates on the following websites, respectively www.branz.co.nz and www.dbh.govt.nz.

2.6 STRUCTURE

Timber framing must comply with NZS 3604 for buildings or parts of buildings within the scope limitations of NZS 3604. Buildings or parts of buildings outside the scope of NZS 3604 must be to a specific engineering design in accordance with NZS 3603 and AS/NZS 1170. Where specific engineering design is required, the framing stiffness must be equivalent to or more than the framing provisions of NZS 3604. In all cases stud spacing must not exceed 600mm centres maximum for buildings designed to NZS 3604 and 400mm centres maximum for specific engineering design buildings subject to design wind pressures higher than 1.5kPa.

For timber frame walls longer than 12m, it is best practice to allow for construction joints to accommodate movements generated due to timber shrinkage or deflection etc

2.7 WIND LOADING

Linea Weatherboard cladding is suitable for use in all wind zones as defined in NZS 3604. It is also suitable for use in SED buildings exposed to wind pressures up to 2.5kPa (ULS).

For wind pressures higher than those mentioned above, contact James Hardie at 0800 808 868 for assistance.

2.8 STRUCTURAL BRACING

Linea Weatherboard direct fixed installed as per Linea Weatherboard specific bracing details will provide bracing for buildings designed and constructed in accordance with NZS 3604. The Linea Weatherboard bracing systems have been independently tested by SCION using direct fixed construction. The following range of bracings can be achieved

- Wind 75 – 130 BU'S/m
- Earthquake 67 – 101 BU'S/m

Refer to the James Hardie Bracing Design Manual for details.

2.9 FIRE RATED WALLS

Walls clad with Linea Weatherboard using a direct fix or cavity construction method can achieve fire ratings of up to 90/90/90 when constructed in accordance with the James Hardie 'Fire and Acoustic' Design Manual. Linea Weatherboard must be face fixed for Fire Rated applications.

Refer to Fire and Acoustic Design Manual for further information about fire rated systems.

2.10 ENERGY EFFICIENCY

External walls constructed as per this technical specification, using Linea Weatherboard and bulk insulation, where the area of glazing is 30% or less of the total wall area, complies with the minimum R-value requirements for walls as per the NZBC Acceptable Solution H1/AS1 (The NZBC Clause H1 Energy Efficiency), Replacement Table 1. To meet the minimum thermal insulation requirements for the construction, the bulk insulation as specified in Table 1 must be used. This insulation may be substituted with insulation material having higher R-values. Thermal insulation of a wall is affected when the depth of the timber framing is increased or decreased or stud spacing is decreased. The calculation used in Table 1 is based on a timber framing size 90 x 45mm and an internal lining material such as James Hardie Villaboard® Lining or a 10mm plasterboard.

Table 1

Insulation capability		
Climate Zone	Construction R-Value Requirement	Minimum R-Value of Insulation Required
1 and 2	1.9 m ² °C/W	#R2.0
3	2.0 m ² °C/W	#R2.2

Total construction R-Value depends on the insulation material used and the framing ratio. The insulation material R-Values specified in this table are for studs spaced at 600mm c/c and nogs spaced at 800mm c/c.

To achieve higher construction R-Values the wall insulation material must be replaced with an insulation material having higher R-Values to suit the requirements.

For further guidance on insulation requirement refer to current edition of 'House Insulation Guide' published by BRANZ.

3 Framing

3.1 GENERAL

This Linea Weatherboard technical specification is only suitable for timber-framed buildings. Other framing materials are outside the scope of this specification.

For Steel Framing refer to James Hardie Claddings Installation to Steel Framing Technical Supplement.

3.2 TIMBER GRADE

Timber must be graded in accordance with NZS 3631 'New Zealand Timber Grading Rules'. The timber grade to be used must be in accordance with NZS 3604 requirements.

3.3 DURABILITY

To comply with the NZBC requirements the external framing must be treated to a minimum H1.2 treatment. Refer to the NZBC Acceptable Solution B2/AS1 Durability for further information about the durability requirements. For timber treatment information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round and Sawn Timber) for minimum timber treatment selection and treatment requirements. Also refer to framing manufacturer's literature for further guidance on timber selection.

Framing must be protected from moisture at sites in accordance with the recommendations of framing manufacturers.

Note: refer to NZS 3602 for information about the allowable moisture content in timber.

3.4 FRAME CONSTRUCTION

For buildings within the scope of NZS 3604 the framing sizes and set-out must comply with NZS 3604 with stud, nog/dwang centres as required by this specification.

In case of gable end trusses sitting on top plates of the external wall frame, the frame size must be in accordance with truss design and specification supplied by the frame and truss manufacturer/supplier supported by independent design producer statement.

3.4.1 Direct fixed construction method

The following framing must be provided for direct fixed construction method:

- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.4.2 Cavity construction method

The following framing must be provided for cavity construction method:

- When studs are at 600mm centres the nogs must be provided at 800mm centres maximum.
- When studs are at 400mm centres the nogs may be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

3.4.3 Specific Engineering Design (SED)

For EH wind zone and specific engineering design projects the timber framing is required to be designed in accordance with NZS 3603 and AS/NZS 1170. The minimum framing sizes and layout must comply with this specification.

- Stud spacing 400mm centres maximum
- Nog spacing 1200mm centres maximum
- Other requirements as per 3.5.2 above

3.5 TOLERANCES

In order to achieve an acceptable wall finish, it is imperative that framing is straight and true. Framing tolerances must comply with the requirements of NZS 3604 and the manufacturer's specifications. All framing must be made flush.

4 Preparation

4.1 FLEXIBLE UNDERLAY OR HOMERAB PRE-CLADDING

Flexible underlay must be provided as per the requirements of the NZBC Acceptable Solution E2/AS1 'External Moisture' Table 23. The flexible underlay must be fixed in accordance with E2/AS1 and the underlay manufacturer's recommendations. Walls which are not lined on the inside face (e.g. garage walls or gable ends) must include a rigid sheathing or an air barrier behind the cladding which complies with the requirements of the NZBC Acceptable Solution E2/AS1 Table 23. For attached garages, flexible underlays must be selected in accordance with the NZBC Acceptable Solution E2/AS1, Paragraph 9.1.3.4. HomeRAB Pre-Cladding is suitable for use in these applications. It must be installed in accordance with James Hardie Rigid Air Barriers installation manual.

4.2 RIGID AIR BARRIER

For EH wind zone or Specific Engineering Design (SED) projects where the design wind pressures are between 1.5kPa (ULS) and 2.5kPa (ULS), RAB Board (6mm) must be used. Refer to James Hardie Rigid Air Barriers installation manual for information regarding its installation.

4.3 FLASHING

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to weatherboard installation. Please refer to moisture management requirements in Clause 2.5. The flexible underlay must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of flexible underlay. The selected flashing materials must comply with the durability requirements of Table 20 of the NZBC Acceptable Solution E2/AS1.

4.4 VENT STRIP

The James Hardie uPVC cavity vent strip must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. James Hardie uPVC vent strip has an opening area of 1000mm²/m length. It is important that the openings in the vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities.

4.5 CAVITY BATTENS

Buildings with a risk score of 13-20 calculated in accordance with the NZBC Acceptable Solution E2/AS1 Table 3 require Linea Weatherboards to be installed on a cavity.

The cavity battens provide airspace between the frame and cladding and are considered a "packer" only in this specification.

The timber battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical Preservation of Round and Sawn Timber) to comply with the durability requirements of B2/AS1.

Cavity battens must comply with E2/AS1 and:

- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- must be fixed by the cladding fixings to the main framing through the flexible underlay.
- fix cavity battens to studs at maximum 600mm centres.
- until claddings are fixed the battens need only to be tacked to framing with 40 x 2.8mm nails at 800mm centres maximum.

(Batten fixing is required temporarily to keep them straight on the wall during construction.)

4.6 INTERMEDIATE SUPPORT

Where studs are at 600mm centres an intermediate means of restraining the flexible underlay and insulation from bulging into the cavity must be installed. An acceptable method to achieve this is using one of the following:

- intermediate cavity batten between the studs; or
- 75mm galvanised mesh; or
- polypropylene tape at 300mm centres fixed horizontally and drawn taut.

No intermediate supports are required:

- where studs are at maximum 400mm centres; or
- when rigid sheathings instead of flexible underlays are used.

4.7 CORNERS

Anticipated joist shrinkage must be allowed for in the design process. Do not run trims or aluminium extrusions continuously across solid floor joists. There are a number of options to select from when detailing external corners:

- 90° corner soaker in aluminium, copper or stainless steel. Refer to Figures 7 and 33.
- 135° corner soaker 180mm aluminium, contact James Hardie
- Box corners using Axent Trim. Refer to Figures 3, 4 and 30.
- Mitred corners to weatherboards. Refer to Figures 5 and 31.
- Aluminium boxed corners. Refer to Figures 6 and 32.

There are a number of options to select from when detailing internal corners:

- Scribed corner. Refer to Figures 8 and 34.
- 90° or 135° Aluminium W-mould. Refer to Figures 9, 10, 35 and 36.

4.8 JUNCTIONS AND PENETRATIONS

Refer to Clause 2.5 of this specification for moisture management requirements. All windows and doors must be detailed as per the requirements of this specification. James Hardie has developed the window details for Linea Weatherboards which meet the performance requirements of E2 'External Moisture', an approved document of the NZBC. Refer to Figures 11 to 22 and 38 to 51.

5 Fixing Linea Weatherboard

5.1 GENERAL

The horizontal lap of Linea Weatherboards must be 30mm minimum. In certain scenarios you may require to creep up the lap. This must not exceed 33mm. Linea Weatherboards must be kept dry whilst in storage prior to and during fixing. Cut ends which are exposed after installation or where sealant is applied to the boards such as slimline box corners, internal corners, mitred external corners etc, must be primed prior to installation. Dust and loose material must be removed before priming.

A minimum H3.1 treated timber cant strip must be provided to support the bottom board on the wall. Refer to Figure 1 and Figure 26.

5.2 FASTENER DURABILITY

Fasteners must meet the minimum durability requirements of the NZBC. NZS 3604 specifies the requirements for fixing's material to be used in relation to the exposure conditions and are summarised in Table 2.

Table 2

Exposure conditions and nail selection prescribed by NZS 3604

NAIL MATERIAL

Zone D *	Zone C outside sea spray zone and Zone B and Geothermal hot spots	Bracing — All zones
Grade 316 Stainless	Hot-dipped galvanised or 316 stainless	Grade 316 stainless

* (Zone C areas where local knowledge dictates that increased durability is required, appropriate selection shall be made)
Microclimate conditions as detailed in NZS 3604, Paragraph 4.2.4 require SED.

Also refer to the NZBC Acceptable Solution 'E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 NAIL SIZE AND FIXING METHOD

Linea Weatherboards and Axent Trim must be fixed to timber with the types of nails specified in Tables 3 and 4, in accordance with the following requirements:

- Linea Weatherboard can either be face/exposed fixed or concealed fixed.
- Linea Weatherboard must be fixed into studs at maximum 600mm centres. Fixing centres to coincide with stud spacing. Refer to Figure 2 and 28.
- All concealed nails must be driven flush with the board surface.
- When concealed fixing Linea Weatherboards, nails must be driven under the lap of boards, except at all corners and vertical edges of openings where Linea Weatherboards must be face fixed. Refer to Figure 2 and Figure 29.
- Nails must be fixed 25mm from the end of the board when hand nailing. For gun nailing refer to Section 5.4.
- When using concealed fixing method, any gaps that may appear under the lap due to site conditions can be minimised by fixing a jolt head nail through the lap as per the exposed nailing method. Refer to Figure 2 and 29.
- When using concealed fixing method, Linea Weatherboard can also be tied together by face fixing through the lap using 32mm brad nails if desired.

- When face fixing Linea Weatherboard, the upper board must be pre-drilled before fixing with a jolt head nail.

Table 3

Nail requirements for Linea Weatherboards

DIRECT TO STUD FIXING UP TO AND INCLUDING VH WIND ZONE

Concealed Nailing over flexible underlay	
40 x 2.8mm HardieFlex™ nails	Finish flush with the board surface.
Face Nailing over flexible underlay	
60 x 3.15mm jolt head nails	Hot-dipped galvanised jolt head nail with pre-drilling* through the top weatherboard.
	Stainless steel jolt head nail with pre-drilling* through the top weatherboard.
Concealed Nailing over rigid air barrier	
50 x 2.8mm HardieFlex™ nails	Finish flush with the board surface.
Face Nailing over rigid air barrier	
75 x 3.15mm jolt head nails	Hot-dipped galvanised jolt head nail with pre-drilling* through the top weatherboard.
	Stainless steel jolt head nail with pre-drilling* through the top weatherboard.

CAVITY FIXING UP TO AND INCLUDING VH WIND ZONE

Concealed Nailing over flexible underlay	
60 x 3.15mm HardieFlex™ nails	Finish flush with the board surface.
Face Nailing over flexible underlay	
75 x 3.15mm jolt head nails	Hot-dipped galvanised jolt head nail with pre-drilling* through the top weatherboard.
	Stainless steel jolt head nail with pre-drilling* through the top weatherboard.
Concealed Nailing over rigid air barrier	
75 x 3.15mm HardieFlex™ nails	Finish flush with the board surface.
Face Nailing over rigid air barrier	
90 x 4.0mm jolt head nails	Hot-dipped galvanised jolt head nail with pre-drilling* through the top weatherboard.
	Stainless steel jolt head nail with pre-drilling* through the top weatherboard.

CAVITY FIXING EH WIND ZONE AND SED PROJECTS (1.5KPA - 2.5KPA WIND PRESSURE)

Face Nailing	
90 x 4.0mm jolt head nail	Hot-dipped galvanised jolt head nail with pre-drilling** through the top weatherboard.
	Stainless steel shank jolt head nail with pre-drilling** through the top weatherboard.

7 Finishing

Table 4

Nail requirements for trim	
Single Thickness	60mm jolt head nails. If fixing over Linea Weatherboard use predrilled* 75 x 3.15mm jolt head nails.
Double Thickness	60mm jolt head nails.
Single plus packer	If fixing over Linea Weatherboard use 75 x 3.15mm jolt head nails through a pre-drilled* hole. When fixing to timber support use 60mm jolt head nails.

* Use a 3.0mm drill bit. ** Use a 3.5mm drill bit

Note: Special fixing arrangements are required for bracing and fire-resistance rated wall systems. For more information Ask James Hardie on 0800 808 868.

5.4 GUN NAILING

Linea Weatherboard can also be gun-nailed with a D head or RounDrive nail when concealed fixing method is used.

- Gun-nailing must not be used when Linea Weatherboard is used for bracing.
- Nails must be no closer than 50mm from the ends of boards when gun nailing is used — double studs will be required.
- Be minimum length and gauge as per Table 3.
- Be finished flush with surface of board.

6 Jointing

The ends of Linea Weatherboards are jointed off-stud by means of a tongue and groove joint. Tongue and groove joints may be located centrally between studs but no closer than 100mm from the edge of a stud. The joints must be staggered by 600mm minimum. Flexible sealant must be applied in the tongue and groove joint at the time of installation.

Note: Protective coating of Linea Weatherboard and Axent Trim is required in order to meet the durability requirements of the NZBC.

7.1 PREPARATION AND PRIMING

The Linea Weatherboard and Axent Trim must be dry before painting. Punch and fill all exposed nails a maximum of 2mm below the surface. Fill the hole with an exterior grade builders fill, allow to cure and sand smooth ready for priming. Prime the filled holes in accordance with paint manufacturer's specifications.

It is not recommended to seal under the lap of weatherboards as it helps circulation of air behind the weatherboard cladding.

7.2 SEALANTS

All sealants must demonstrate the ability to meet the relevant requirements of the NZBC and hold a current BRANZ Appraisal. Application and use of sealants must comply with manufacturer's instructions. Sealants, if coated, must be compatible with the paint system.

7.3 PAINTING

All Linea Weatherboards are pre-primed on their face and bottom edge with a factory applied acrylic base coat.

Linea Weatherboard must be painted within 90 days of installation. There is no restriction on the LRV of paint to be applied on the Linea Weatherboard. All exposed faces, including the top edges under the sills and bottom edges of Linea Weatherboard, Axent Trim and accessories must be finished with latex exterior paint system complying with any of parts 7, 8, 9, and 10 of AS 3730.

Dark coloured paints can be used on Linea Weatherboard and Trim. The dark colours in certain environments may fade over a period of time. Special paints/coatings are required in certain harsh environments.

Stainless steel soakers are generally left natural. For painting over stainless steel soakers, refer to paint manufacturer as special preparation and paints are required.

8 Storage and handling

Paint selection and the preparation required is dependant on paint chosen. Refer to the paint manufacturer for information before starting painting.

Linea Weatherboards and Axent Trim must be laid flat on a smooth level surface. To ensure optimum performance, store weatherboards under cover and keep dry prior to fixing. If the weatherboards should become wet, allow to dry thoroughly before fixing. Do not carry weatherboards on the flat, carry in the vertical position to avoid excessive bending.

9 Maintenance

The extent and nature of maintenance will depend on the geographical location and exposure of the building. It is the responsibility of the specifier to determine normal maintenance requirements to comply with The NZBC Acceptable Solution B2/AS1. As a guide, it is recommended that basic normal maintenance tasks shall include but not be limited to:

- Washing down exterior surfaces every 6-12 months*,
- Re-applying exterior protective finishes**,
- Maintaining the exterior envelope and connections including joints, penetrations, flashings and sealants,
- Cleaning out gutters, blocked pipes and overflows as required,
- Pruning back vegetation close to or touching the building,
- The clearances between the bottom edge of Linea Weatherboard and the finished/unfinished ground must always be maintained.
- Stainless steel soakers used in extreme coastal conditions or in sea spray zones may show some signs of 'tea staining'. It is an aesthetic issue and to minimise staining soaker must be washed/polished frequently.

*Do not use a water blaster to wash down the cladding.

*In extreme coastal conditions or sea spray zones, wash every 3-4 months.

**Refer to your paint manufacturer for washing down and recoating requirements related to paint performance.

10 Product information

10.1 MANUFACTURING AND CLASSIFICATION

James Hardie New Zealand is an ISO 9001 Telarc certified manufacturer. Linea Weatherboard and Axent Trim are manufactured to meet the requirements of AS/NZS 2908.2: 2000 'Cellulose-Cement Products', Linea Weatherboard has a classification of Type A Category 3 in accordance with this Standard. Linea Weatherboard is an advanced lightweight cement composite building product incorporating James Hardie proprietary Scyon technology. The basic composition of product is Portland cement, ground sand, cellulose fibre and water.

Linea Weatherboard has a bevel back and tongue and groove at the ends for jointing. The bottom front edge of Linea Weatherboard is chamfered. The weatherboards are supplied pre-primed on their face and bottom edge with an acrylic primer.

Linea Weatherboards and Axent Trim are identified by the printing at regular intervals of the name Linea on the back face.

10.2 JAMES HARDIE TRIM

The Axent Trim, used for box corners, around windows and doors as well as special architectural features, is also made with the CLD technology and is supplied pre-primed with an acrylic primer.

10.3 DURABILITY

Linea Weatherboard and Axent Trim, when installed and maintained as per the technical specification, will meet the durability requirements for claddings as required in the NZBC Approved Document B2 'Durability'.

10.3.1 Resistance to moisture/rotting

Linea Weatherboard and Axent Trim have demonstrated resistance to permanent moisture-induced deterioration (rotting) and has passed the following tests in accordance with AS/NZS 2908.2:

- Water Permeability (Clause 6.2)
- Warm Water (Clause 6.4)
- Heat Rain (Clause 6.5)
- Soak Dry (Clause 6.6).
- Freeze-Thaw (Clause 8.2.3)

10.3.2 Control of External Fire Spread

Linea Weatherboard meets the requirements of Appendix C C7.1.1 and is classified as 'Non-Combustible Material' which is suitable for use as external wall cladding and complies with the requirements of Paragraph 5.4 of the NZBC Acceptable Solution C/AS1 and Paragraph 5.8.1 of Acceptable Solutions C/AS2 to C/AS6 of the NZBC.

10.3.3 Alpine regions

In regions subject to freeze/thaw conditions, Linea Weatherboard must not be in direct contact with snow or ice build up for extended periods, e.g. external walls in alpine regions subject to snow drifts over winter.

The Linea Weatherboard has been tested in accordance with AS/NZS 2908.2 Clause 8.2.3.

10.4 PRODUCT SIZES AND MASS

Available sizes of Linea Weatherboard and Axent Trim and its weight are given in Table 6.

10.5 SIZE AND WEIGHT

Linea Weatherboard is categorised as a Light Weight Wall Cladding as described in NZS 3604. Physical properties of Linea Weatherboard and Axent Trim are provided in Table 6.

11 Safe working practices

WARNING — DO NOT BREATHE DUST AND CUT ONLY IN WELL VENTILATED AREA

James Hardie products contain sand, a source of respirable crystalline silica which is considered by some international authorities to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) minimise dust when cutting by using either 'Score and Snap' knife, fibre cement shears or, where not feasible, use a HardieBlade™ Saw Blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area to avoid breathing dust; (4) wear a properly-fitted, approved dust mask or respirator (e.g. P1 or P2) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods — never dry sweep. For further information, refer to our installation instructions and Safety Data Sheets available at www.jameshardie.co.nz.

FAILURE TO ADHERE TO OUR WARNINGS, SAFETY DATA SHEETS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

James Hardie recommended safe working practices

CUTTING OUTDOORS

1. Position cutting station so wind will blow dust away from the user or others in working area.
2. Use one of the following methods based on the required cutting rate:

BEST

- Dust reducing circular saw equipped with HardieBlade™ Saw Blade and HEPA vacuum extraction.

GOOD

- Dust reducing circular saw with HardieBlade™ Saw Blade.

SANDING/REBATING/DRILLING/OTHER MACHINING

When sanding, rebating, drilling or machining you should always wear a P1 or P2 dust mask and warn others in the immediate area.

IMPORTANT NOTES

1. For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best" — level cutting methods where feasible.
2. NEVER use a power saw indoors.
3. NEVER use a circular saw blade that does not carry the HardieBlade™ logo.
4. NEVER dry sweep — Use wet suppression or HEPA vacuum.
5. NEVER use grinders.
6. ALWAYS follow tool manufacturers' safety recommendations.

P1 or P2 respirators should be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.co.nz to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

Working instructions

Refer to recommended Safe Working Practices before starting any cutting or machining of product.

HardieBlade™ Saw Blade

The HardieBlade™ Saw Blade used with a dust-reducing saw connected to a HEPA vacuum is ideal for fast, clean cutting of James Hardie fibre cement products. A dust-reducing saw uses a dust deflector or a dust collector connected to a vacuum system. When sawing, clamp a straight-edge to the sheet as a guide and run the saw base plate along the straight edge when making the cut.



Hole-forming

For smooth clean cut circular holes:

Mark the centre of the hole on the sheet.

Pre-drill a pilot hole.

Using the pilot hole as a guide, cut the hole to the appropriate diameter with a hole saw fitted to a heavy duty electric drill.

For irregular holes:

Small rectangular or circular holes can be cut by drilling a series of small holes around the perimeter of the hole then tapping out the waste piece from the sheet face.



Tap carefully to avoid damage to sheets, ensuring that the sheet edges are properly supported.

Storage and handling

All James Hardie building products should be stored to avoid damage, with edges and corners of the sheets protected from chipping.

James Hardie building products must be installed in a dry state and be protected from rain during transport and storage. The product must be laid flat under cover on a smooth level surface clear of the ground to avoid exposure to water or moisture, etc.

Quality

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

12 Product sizes

Table 6

Linea Weatherboard and Axent Trim sizes									
						Coverage Information			
Product	Length (mm)	Width (mm)	Thickness (mm)	End Details	Effective Cover (mm)	No. of planks/ metre height (approx.)	Mass kg/lineal m (approx. at EMC)	Mass kg/m ² (approx. at EMC)	Weight/ packs (60 units/ pack)
Linea Weatherboard 135	4200*	135	16	T & G	105	9.5	2.62	25.70	660.00
Linea Weatherboard 150	4200*	150	16	T & G	120	8.3	3.1	24.93	781.00
Linea Weatherboard 180	4200*	180	16	T & G	150	6.7	3.57	23.92	899.00
Axent Trim 84mm	2600	84	16	Square	N/A	N/A	1.6	N/A	N/A
Axent Trim 100mm	2600	100	16	Square	N/A	N/A	1.9	N/A	N/A

*Length is 4200mm plus 5mm for the tongue and groove making overall length 4205mm

*The effective thickness of finished Linea Weatherboard on the wall at the lap is approximately 33 to 35mm

NOTE: All dimensions and masses provided are approximate only and are subject to manufacturing tolerances.

13 Accessories

Table 7

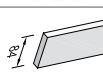
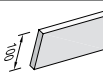
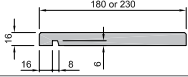
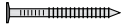
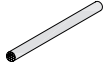
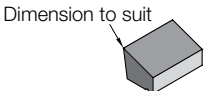
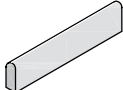
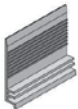
Accessories/Tools supplied by James Hardie			
Accessories	Description	Size (mm)	Code
	External corner soaker 90° for Linea Weatherboards 180mm - Aluminium - Copper - Stainless Steel	200 long	301186 301188 301197
	External corner soaker 135° for Linea Weatherboards 180mm Aluminium	200 long	301178
	External corner soaker 90° for Linea Weatherboards 150mm - Aluminium - Stainless Steel	170 long	302820 302821
	External corner soaker 90° for Linea Weatherboards 135mm - Aluminium - Stainless Steel	155 long	301185 301196
	External Slimline Box Corner Mould Etched primed aluminium extrusion used to create external corner	2700 long 4000 long	301195 305809
	Box Corner 'Z' Flashing	2700 long	301203
	Internal 'W' Mould 90° Etched primed aluminium extrusion used to create 90° internal corner	2700 long 4000 long	301184 305807
	Internal 'W' Mould 135° Etched primed aluminium extrusion used to create 135° internal corner	2700 long	301183
	Vent Strip PVC moulding used as vermin proofing	3000 long	302490
	JH Corner Under Flashing 50 x 50mm PVC moulding used as under flashing for internal and external corners	3000 long	303745
	Axent Trim 84mm	84 x 2600 long	401943
	Axent Trim 100mm	100 x 2600 long	401930
	HardieFlex™ nail - 5kg	60 x 3.15mm	302782
	HardieFlex™ nail - 5kg	60 x 3.15mm	302784
	HardieBlade™ Saw Blade Diamond tip fibre cement circular saw blade. Spacers not included	4 tooth - 184mm	300660
	HardieBlade™ Saw Blade Diamond tip fibre cement circular saw blade. Spacers not included	6 tooth - 254mm	303375
	Axent Fascia - 180mm - 230mm	4200 long	401843 402230

Table 8

Accessories not supplied by James Hardie

James Hardie recommends the following products for use in conjunction with its Linea Weatherboard and Axent Trim. James Hardie does not supply these products. There may also be some other accessories required depending upon the application. Please contact component manufacturer for information on their warranties and further information on their products.

Accessories	Description	Size (MM)	Material/ appearance
	Head flashing Required over window heads to be supplied by window installer. Material must comply with Table 20 and 21 of E2/AS1.	To suit	Etch Primed Aluminium/Powder Coated
	D head or RoundDrive Nail Gun nail for concealed fixing Linea Weatherboard.	50 x 2.87 60 x 3.15	Hot Dip Galvanised Stainless Steel
	HardieFlex™ Hot Dip Galv. Nails For fixing cavity battens.	40 x 2.8mm	Hot Dip Galvanised
	Jolt Head Nail for face fixing to Linea Weatherboard. Hot Dip Galvanised or 316 Stainless Steel	50 x 2.8mm 60 x 3.15mm 75 x 3.15mm 90 x 4.0mm	Self colour
	Joint sealant Paintable flexible sealants are recommended for filling the joints. Refer to Section 7.2 for information.	Tube	Sika, Holdfast
	PEF Rod	Polyethylene foam	Sika or similar
	Flexible tape A flexible self-adhesive tape used in preparation of a window. Refer to the Window installation section in this manual for more information. e.g. Tyvek®, Marshall Innovations or similar.	Proprietary tape to adhere to flexible underlay	Tyvek, Marshall Innovations or similar
	Flashing Material as per Table 20, 'E2/AS1'		Flashing Fabricator
	Planted Sill		H3.1 minimum Treated Timber Timber Merchant or cut on site
	Titanium Coated High Speed Drill Bit. For pre-drilling prior to face fixing with jolt head.	3.0mm 3.5mm	
	Timber Scriber To scribe beside window, site cut to suit.	As required	H3.1 minimum Treated Timber Timber Merchant or cut on site
	Fibre Cement Cutting Blade Diamond tip 305mm diameter circular saw blade to fit drop saw.	305mm	Diamond Tipped
	Meter Box Refer Electrical Suppliers		
	Cant Strip Redway Developments 03 358 5775 Predrill the weatherboards when fixing using Redway Development Cant/Vent Strips	To suit	uPVC
	Inseal 3109 Sealing Strip.	5 x 3mm x 25mm	Black Compressible Foam
	CRC Builders Fill Two part exterior grade fill to finish over jolt head nails.		

14 Details

Various details outlined in the following table are available on Pages 15 to 42.

Table 9

Details				
Description	Direct fixed		Timber Cavity Batten Construction	
	Figure	Page	Figure	Page
Foundation detail and soffit detail	Figure 1	15		
Weatherboard fixing	Figure 2	15	Figure 30	30
Boxed corner	Figure 3 & 4	16	Figure 31	31
Mitre corner	Figure 5	17	Figure 32	31
Aluminium box corner	Figure 6	17	Figure 33	31
External corner soaker	Figure 7	18	Figure 34	32
Internal corner	Figure 8	18	Figure 35	32
Internal 90° aluminium 'W' mould corner	Figure 9	19	Figure 36	33
Internal 135° aluminium 'W' mould corner	Figure 10	19	Figure 37	33
Window sill with facings			Figure 39	34
Window sill with sill tray and facings	Figure 11	20		
Window door and head with facings	Figure 12	20	Figure 40	35
Window door and jamb with facings	Figure 13	21	Figure 41	35
Window door and sill without facings	Figure 14	21	Figure 42	35
Window door and head without facings	Figure 15	22	Figure 43	36
Window door and jamb without facings	Figure 16	22	Figure 44	36
Head flashing termination	Figure 17	23	Figure 45	37
One piece apron flashing joint	Figure 18	23	Figure 46	37
Pipe penetration	Figure 19	24	Figure 48	38
Meter box at head	Figure 20	24	Figure 49	39
Meter box at sill	Figure 21	25	Figure 50	39
Meter box at jamb	Figure 22	25	Figure 51	40
Timber cavity fix meter box			Figure 52	41
Deck junction	Figure 23	26	Figure 61	47
Cantilevered timber deck junction	Figure 24	27	Figure 62	47
Sloping soffit to weatherboard junction	Figure 25	27	Figure 59	46
Timber cavity batten fixing			Figure 27	28
Foundation detail			Figure 28	29
Soffit detail			Figure 29	29
Batten layout at window opening			Figure 38	34
One piece gutter/wall junction			Figure 47	38
Floating lap over floor joist			Figure 53	42
Drainage joint			Figure 54	43
Enclosed deck balustrade to wall			Figure 55	43
Enclosed balustrade to wall			Figure 56	44
Enclosed deck	Figure 26	28	Figure 57	45
Parapet flashing			Figure 58	45
Sloping soffit and wall junction			Figure 60	46
Door sill support detail			Figure 63	48
Junction between Linea® Weatherboard and fascia board			Figure 64	49
Exclosed roof to wall intersection			Figure 65	50

Figure 1: Direct fix foundation detail and soffit detail

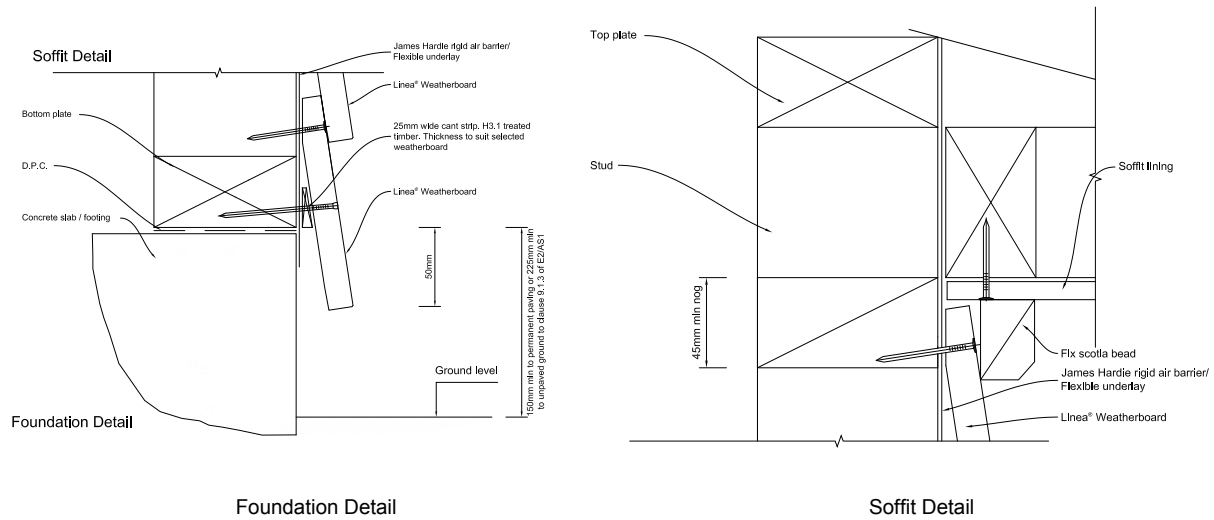


Figure 2: Direct fix weatherboard fixing

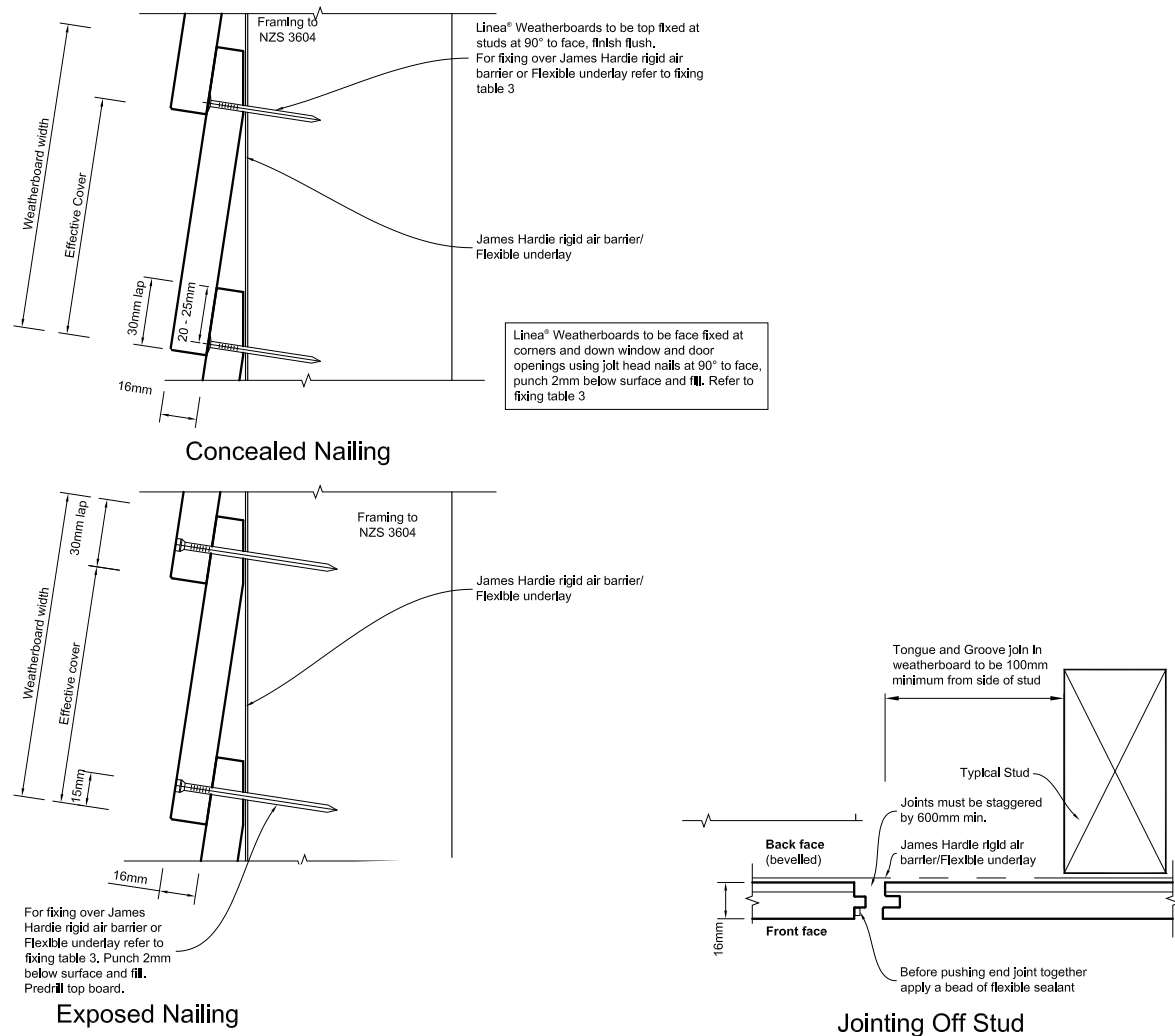


Figure 3: Direct fix boxed corner - Option 1

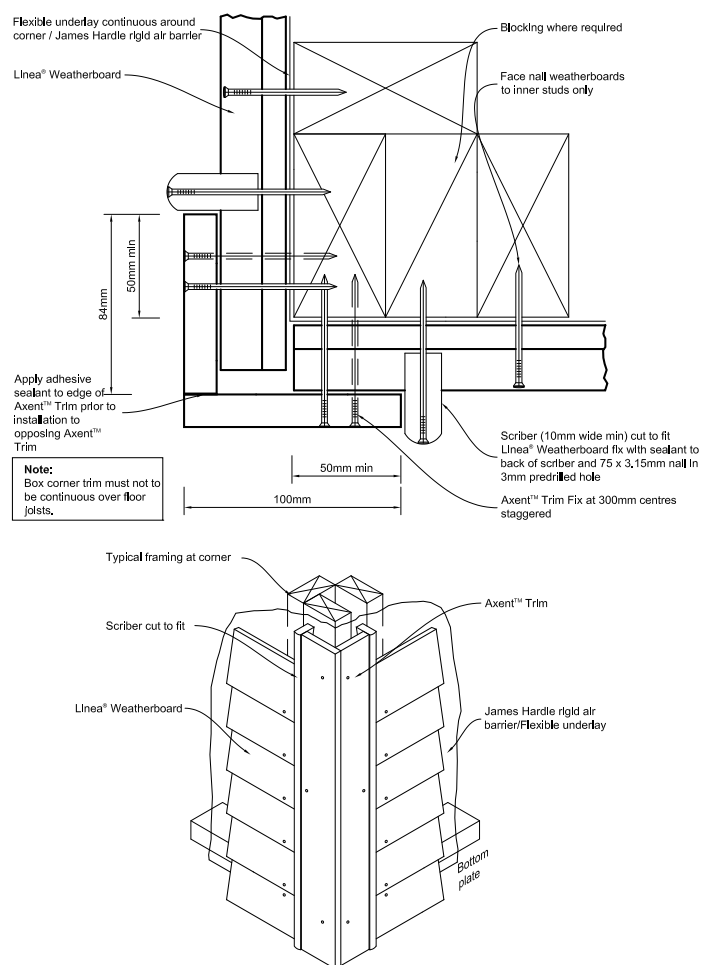


Figure 4: Direct fix boxed corner - Option 2

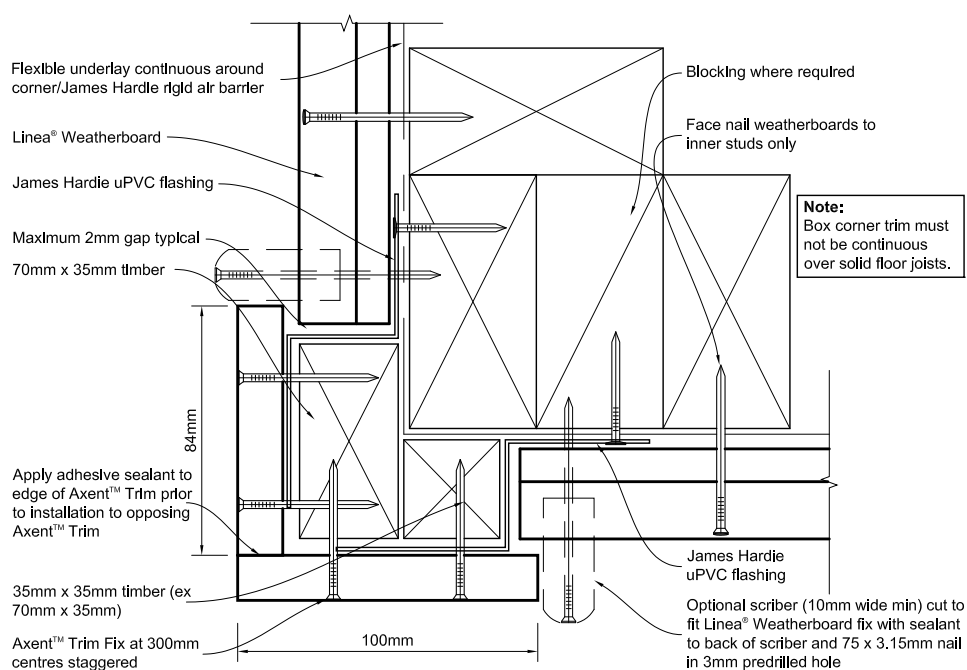


Figure 5: Direct fix mitre corner

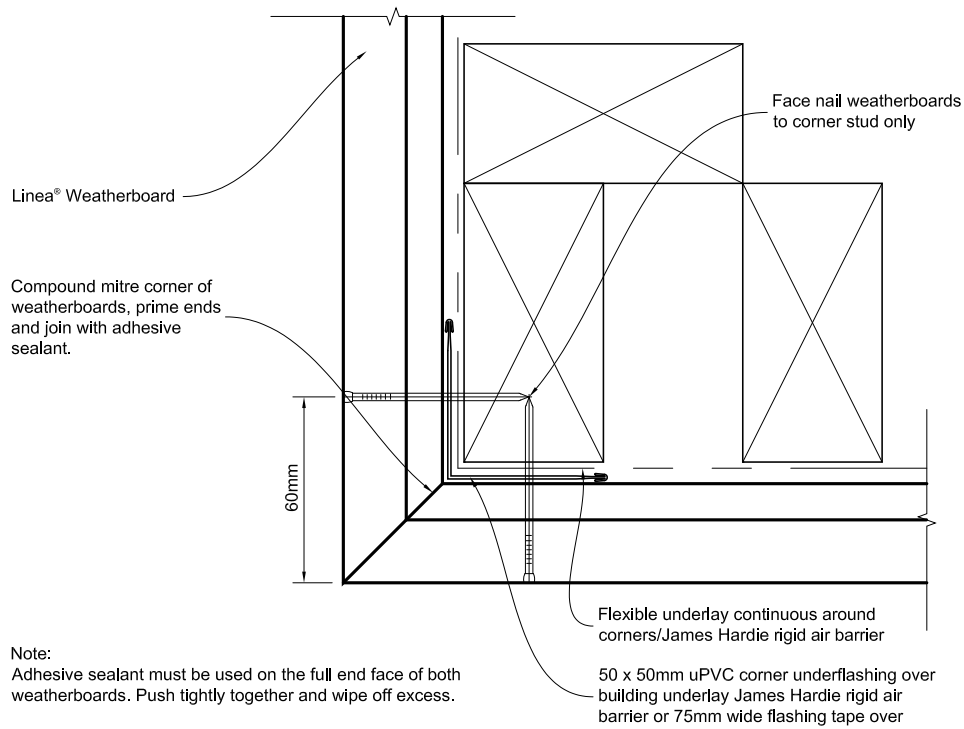


Figure 6: Direct fix aluminium box corner

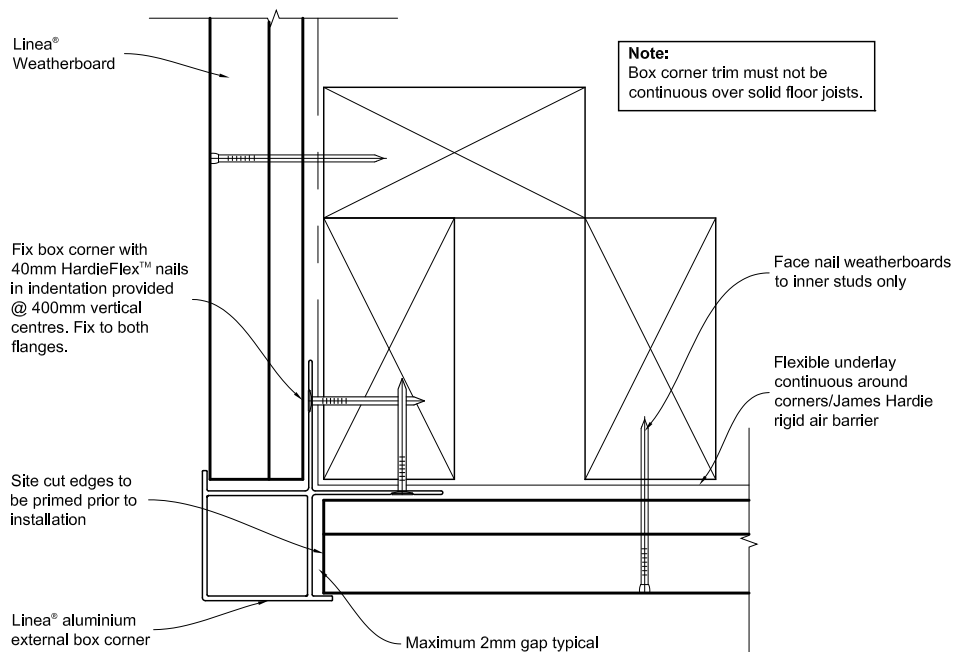
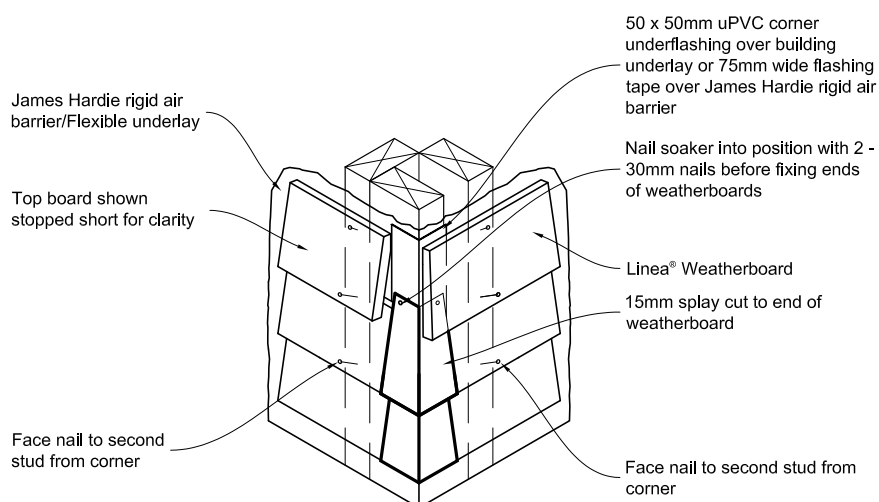


Figure 7: Direct fix external corner soaker



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

Figure 8: Direct fix internal corner

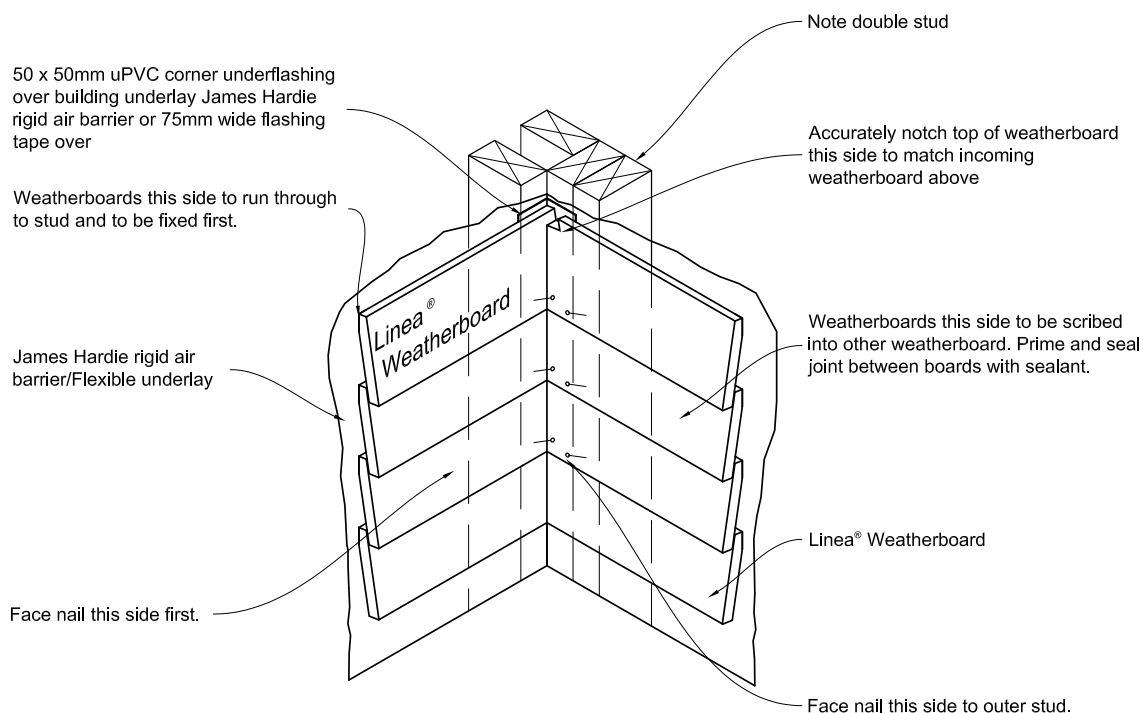


Figure 9: Direct fix internal 90° aluminium 'W' mould corner

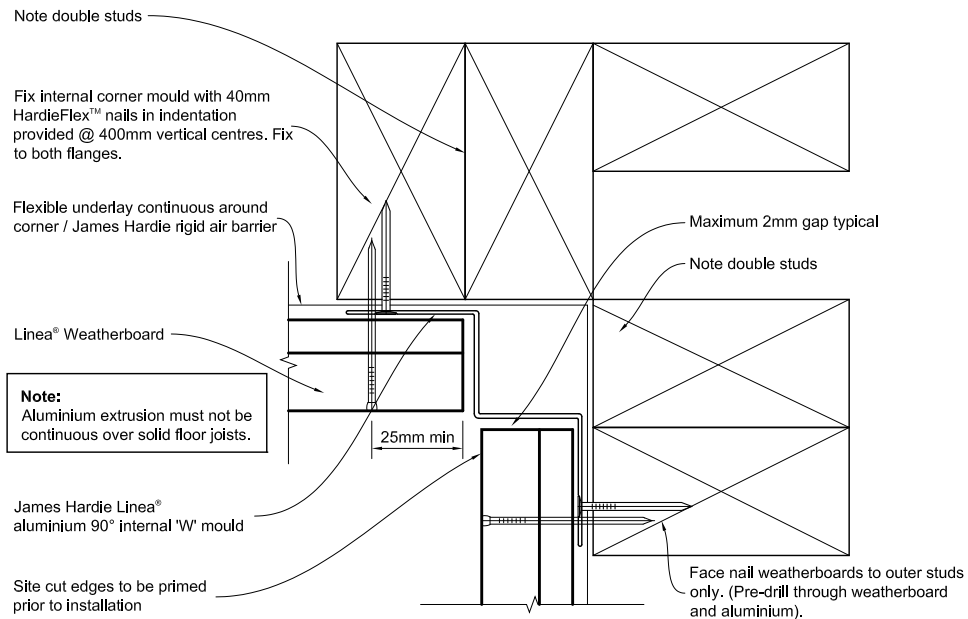


Figure 10: Direct fix internal 135° aluminium 'W' mould corner

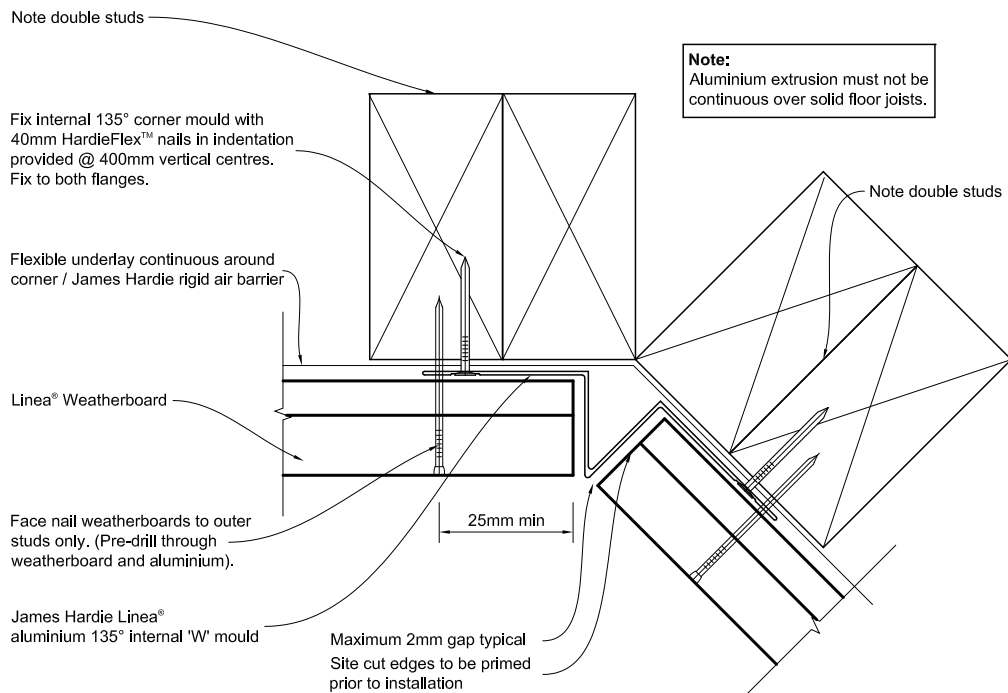
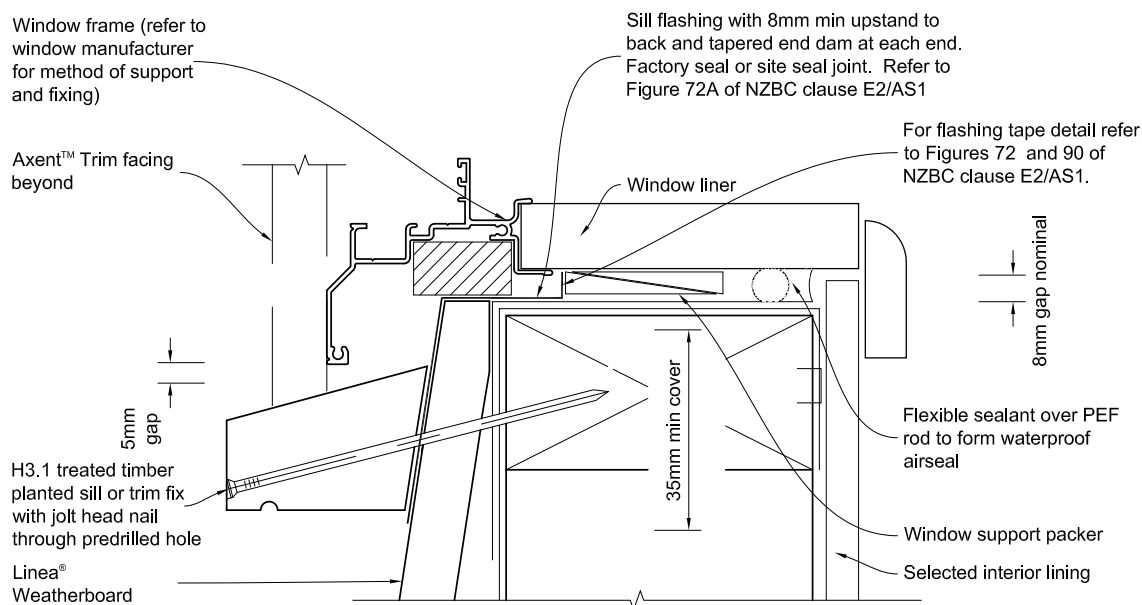


Figure 11: Direct fix window sill flashing sill tray and facings

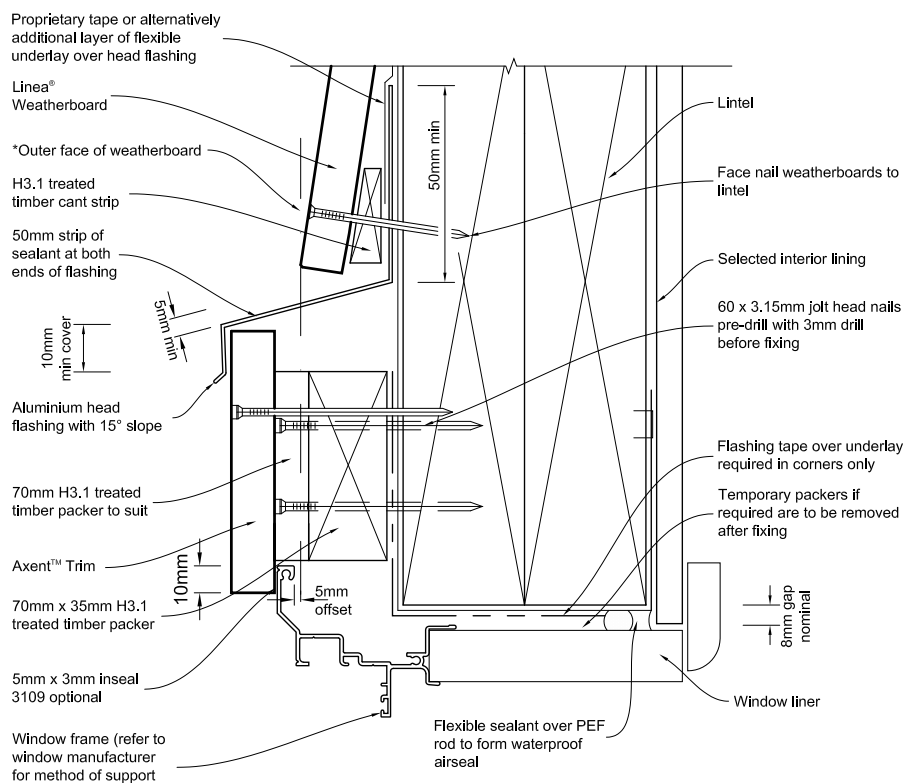


General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Flexible underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay/James Hardie rigid air barrier and other materials with which it comes into contact.

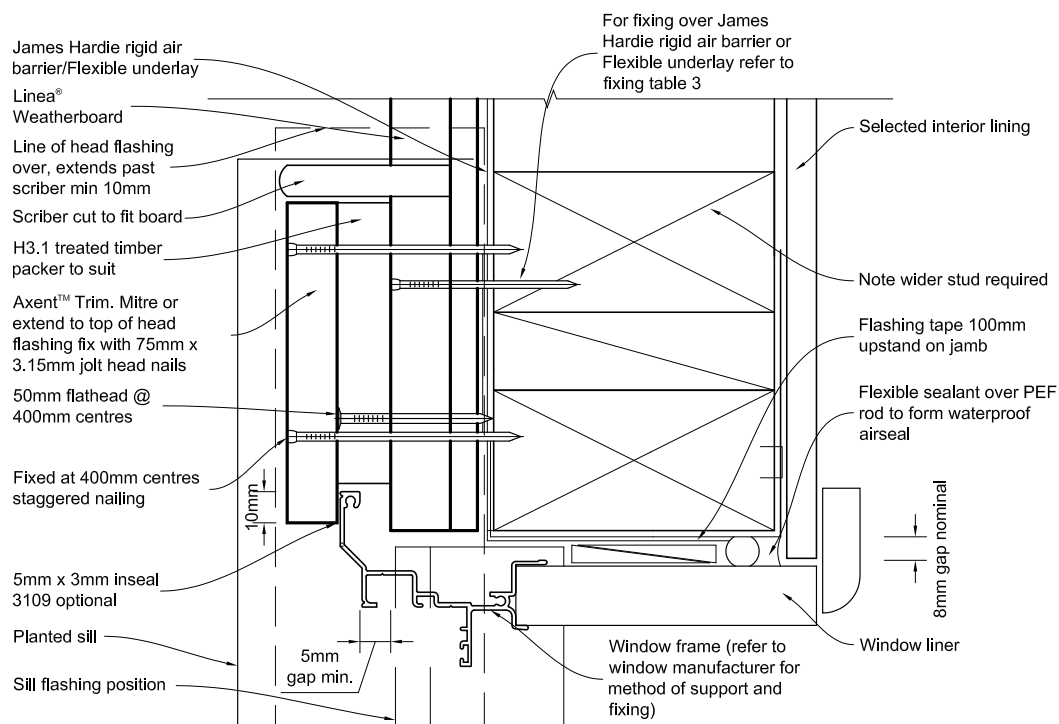
Refer to the manufacturer or supplier for technical information for these materials.

Figure 12: Direct fix window head and door with facings



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening. Sealant must be installed between head flashing and trim in VH wind zones. Refer to Figure 71 of E2/AS1

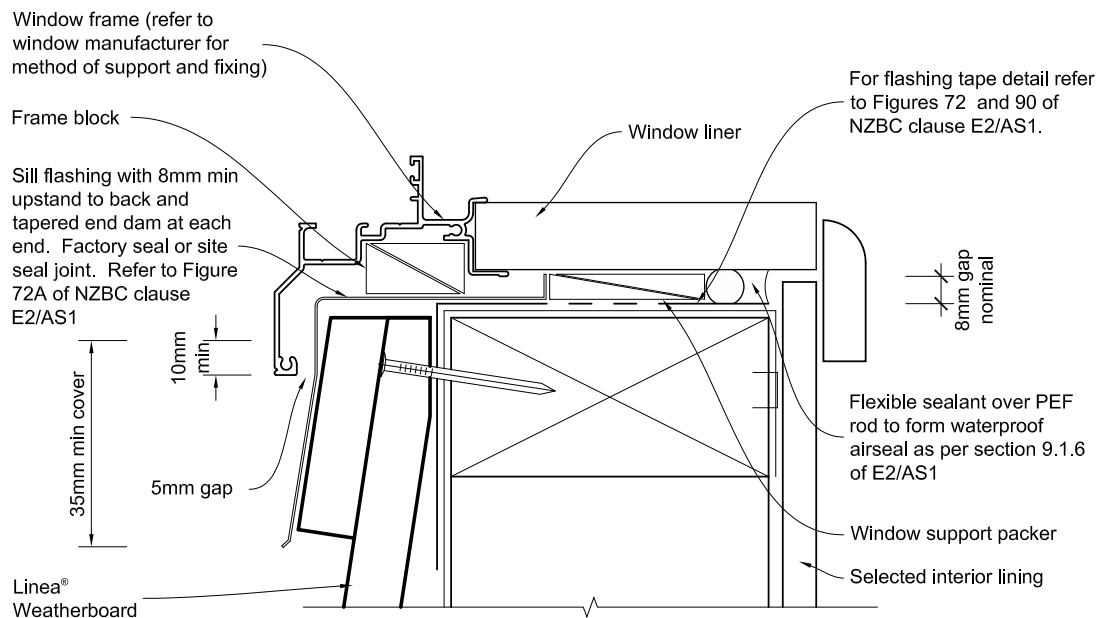
Figure 13: Direct fix window and door jamb with facings



Note:

When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

Figure 14: Direct fix window and door sill without facings

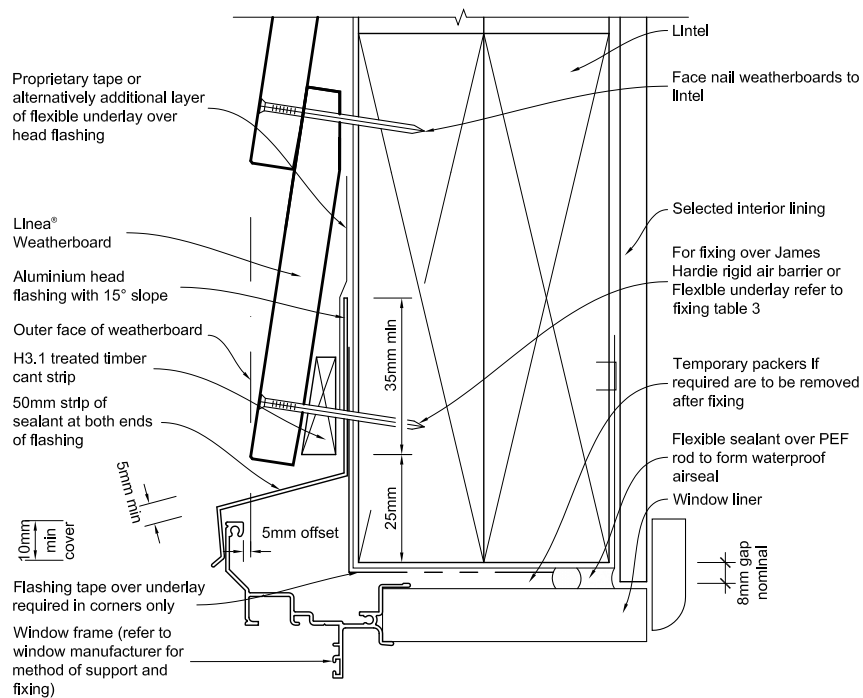


General notes for materials selection

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3. Flashing tape must have proven compatibility with the selected flexible underlay/James Hardie rigid air barrier and other materials with which it comes into contact.

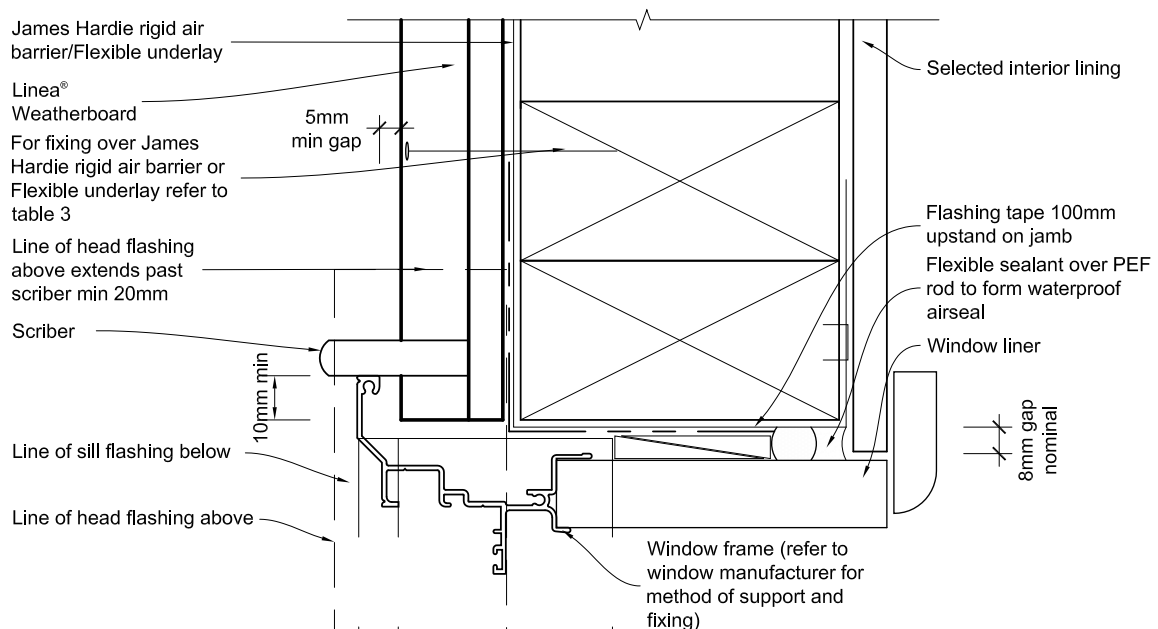
Refer to the manufacturer or supplier for technical information for these materials.

Figure 15: Direct fix window and door head without facings



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
Sealant must be installed between head flashing and window flange in VH wind zones. Refer Figure 71 of E2/AS1

Figure 16: Direct fix window and door jamb without facings



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
Alternatively window jamb can be formed as per E2/AS1 with jamb battens.

Figure 17: Direct fix head flashing termination

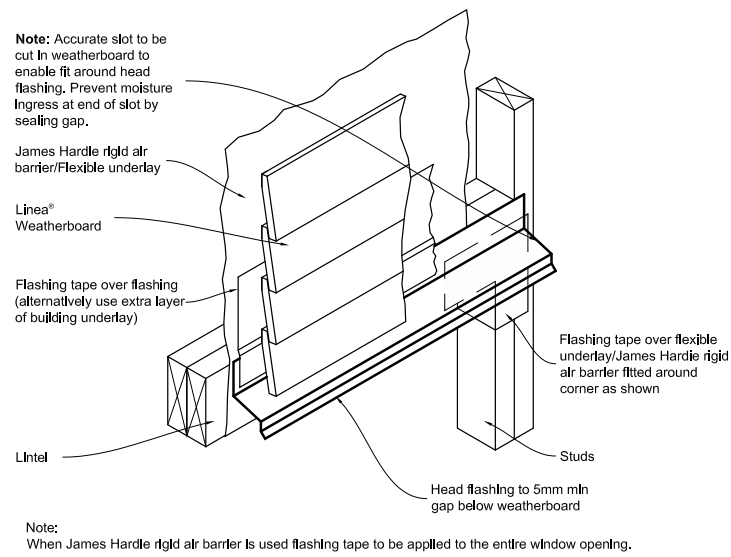


Figure 18: Direct fix one piece apron flashing joint

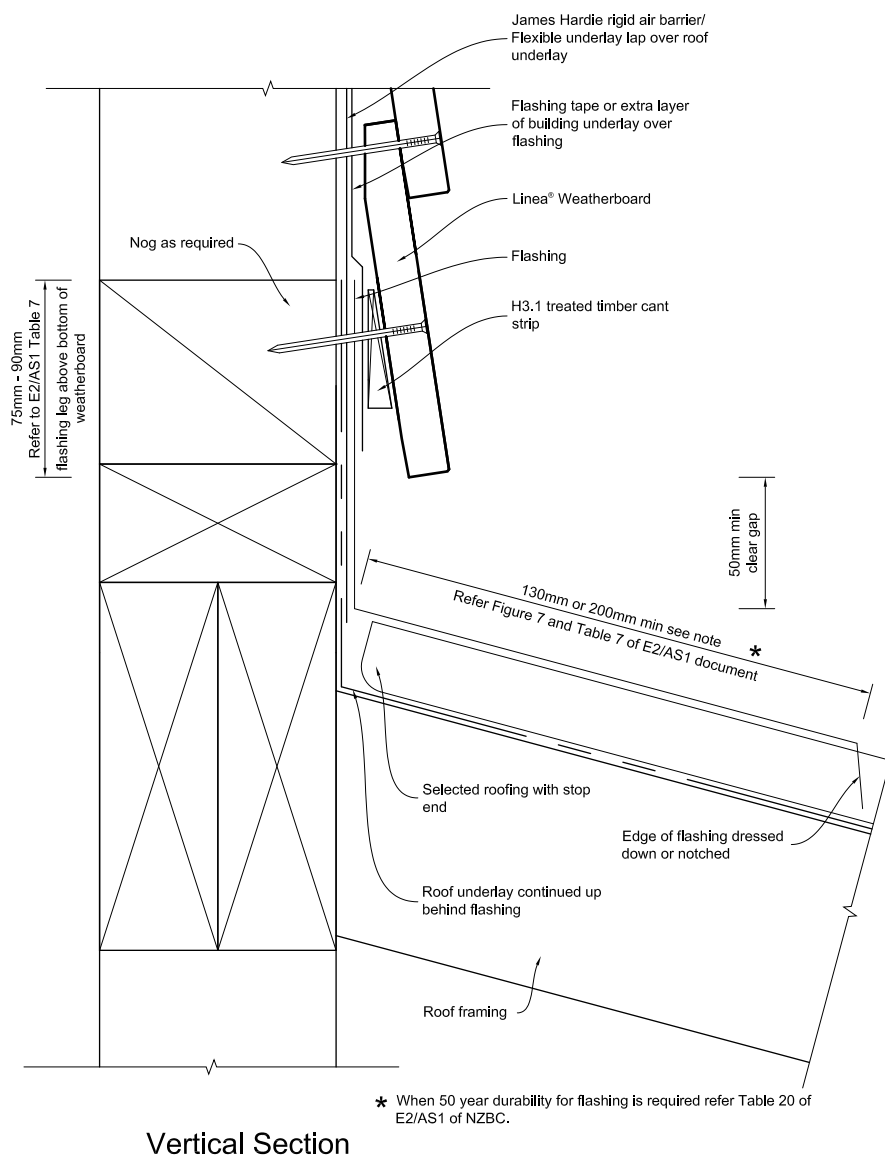


Figure 19: Direct fix pipe penetration

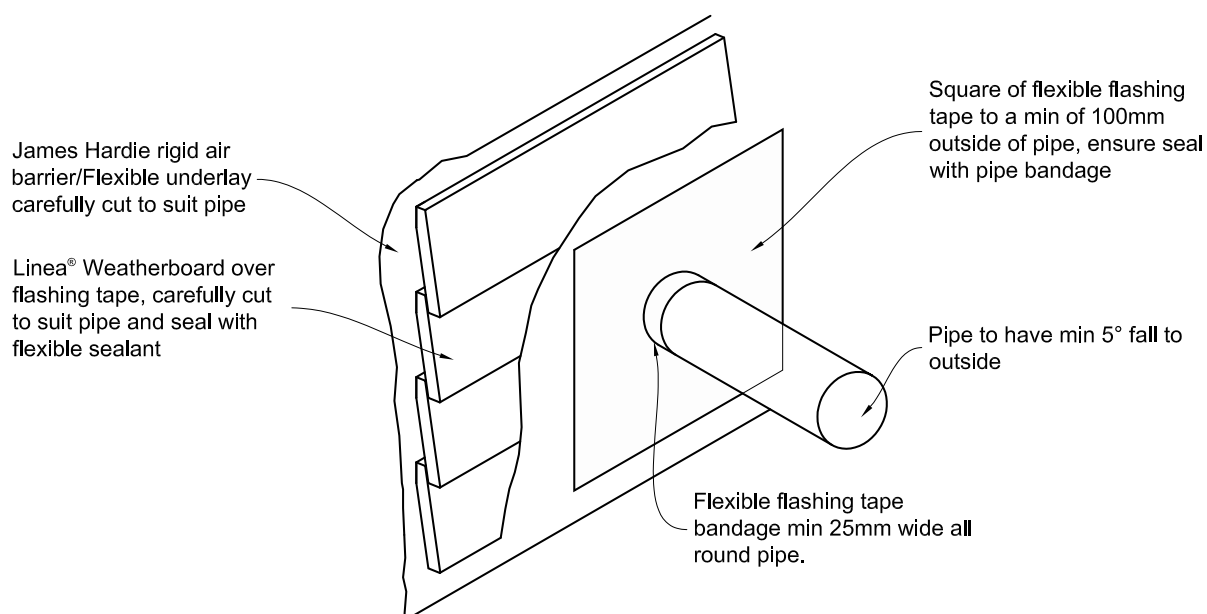
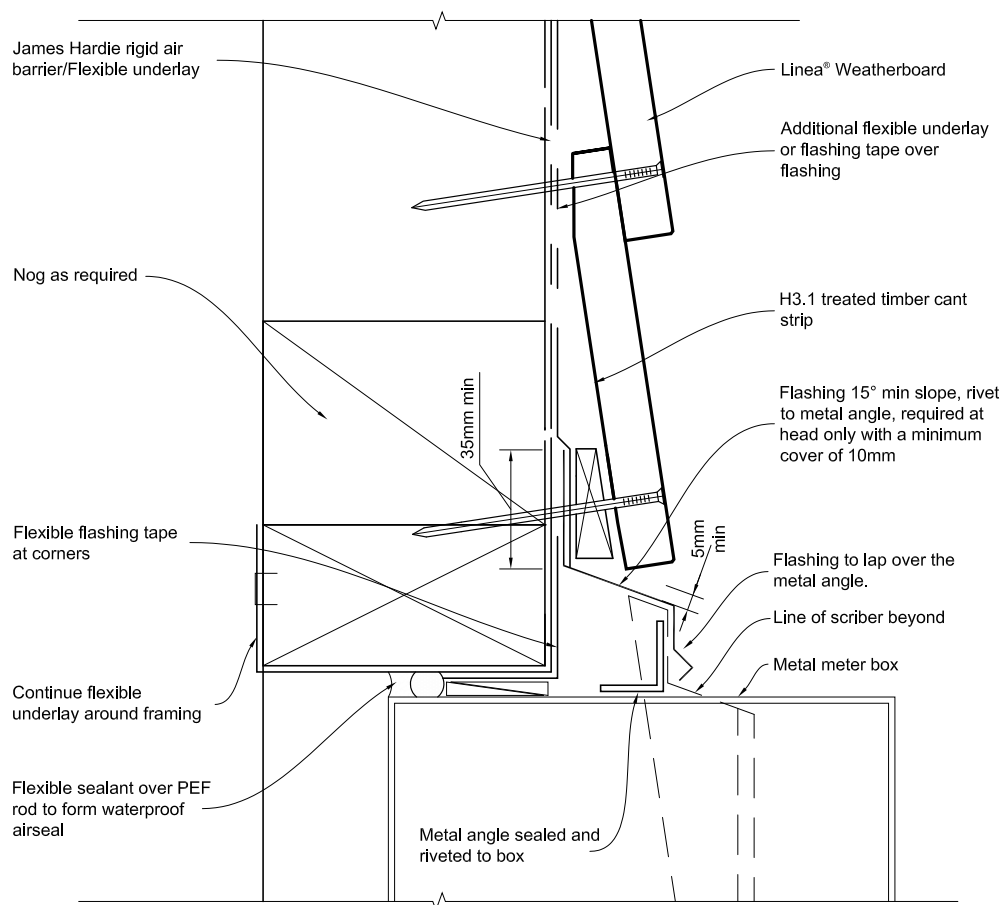
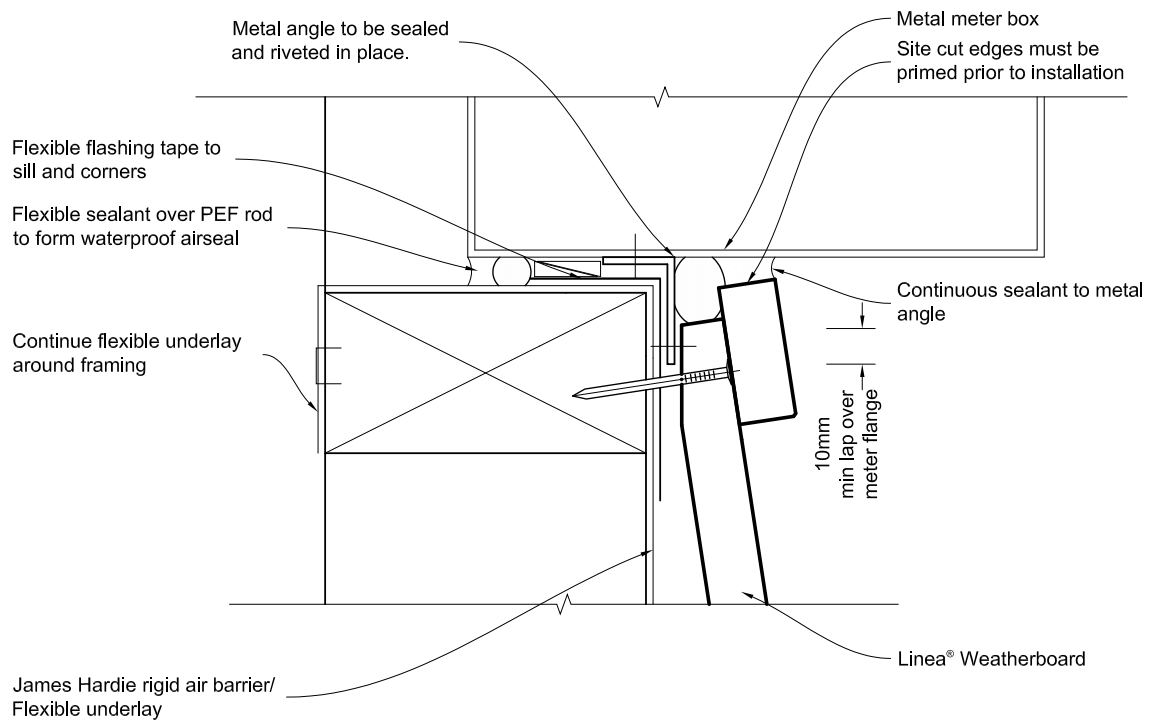


Figure 20: Direct fix meter box at head



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

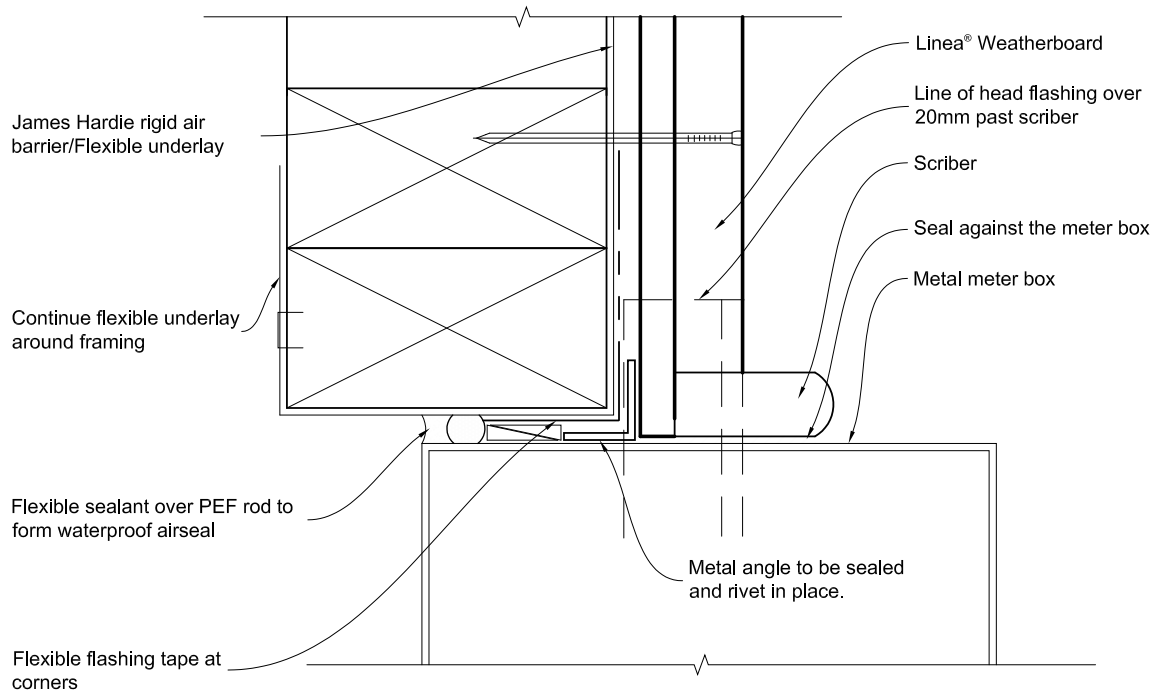
Figure 21: Direct fix meter box at sill



Note:

When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

Figure 22: Direct fix meter box at jamb



Note:

When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

Figure 23: Direct fix deck junction

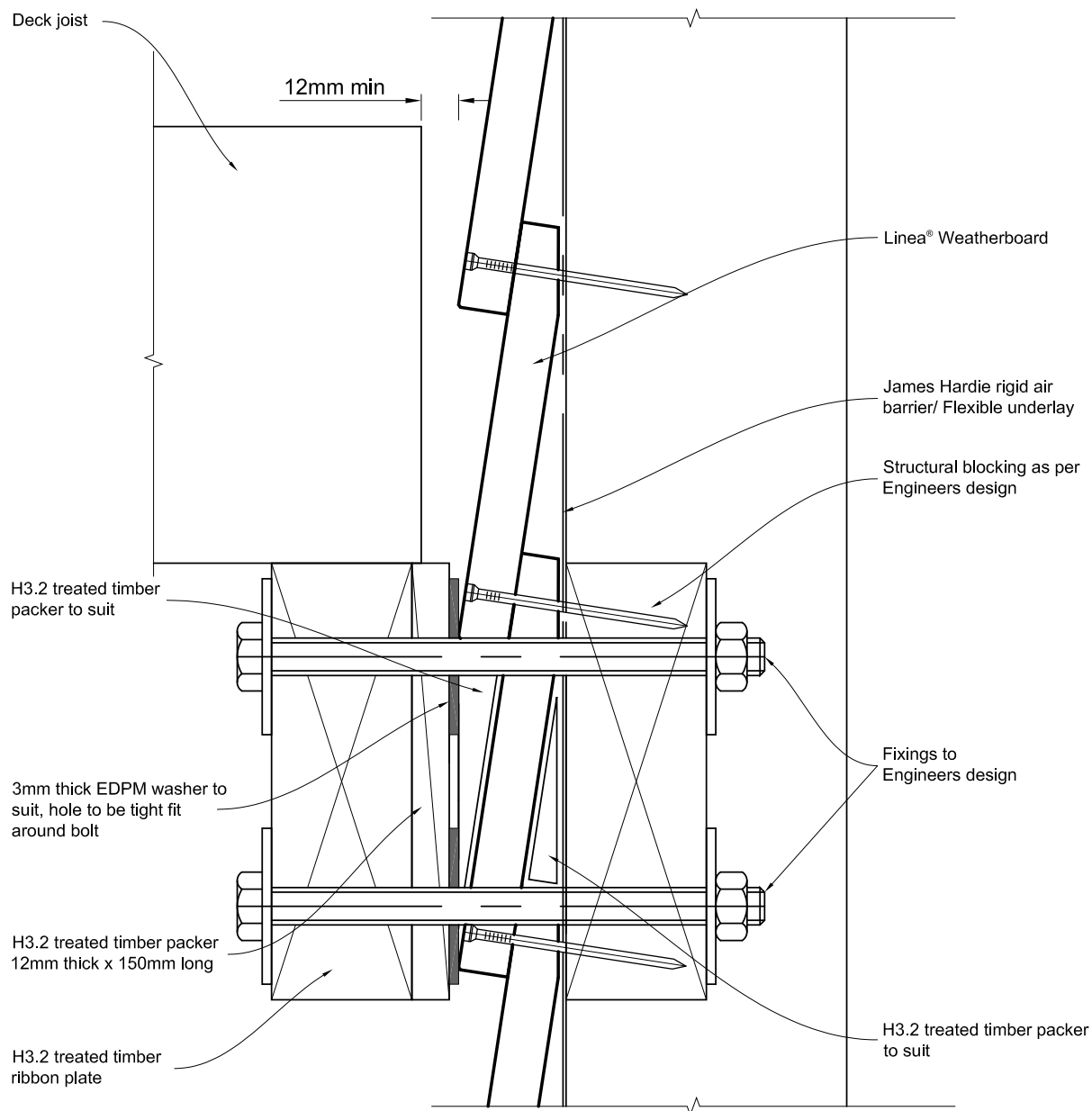


Figure 24: Direct fix cantilever deck junction

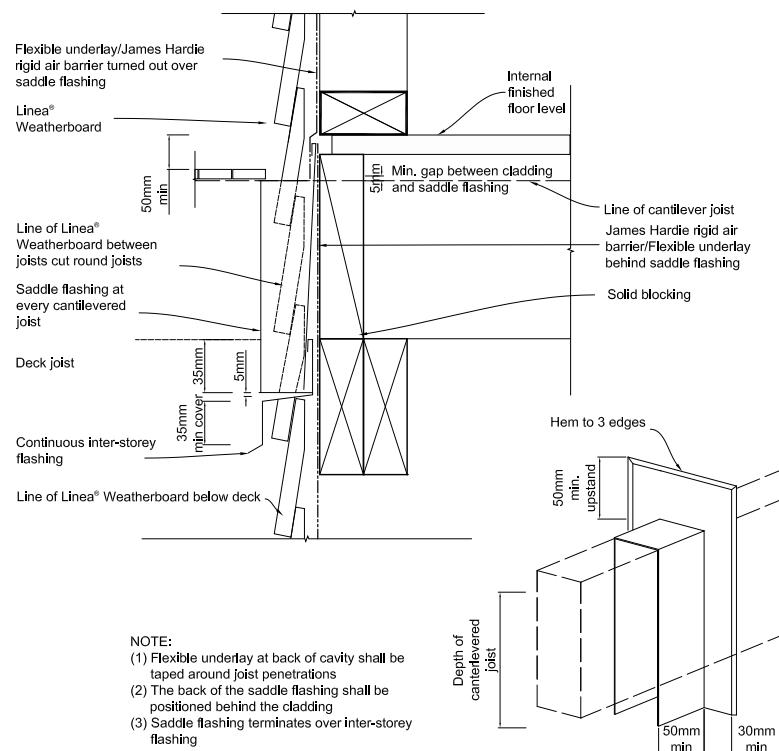


Figure 25: Sloping soffit to weatherboard junction combined figure

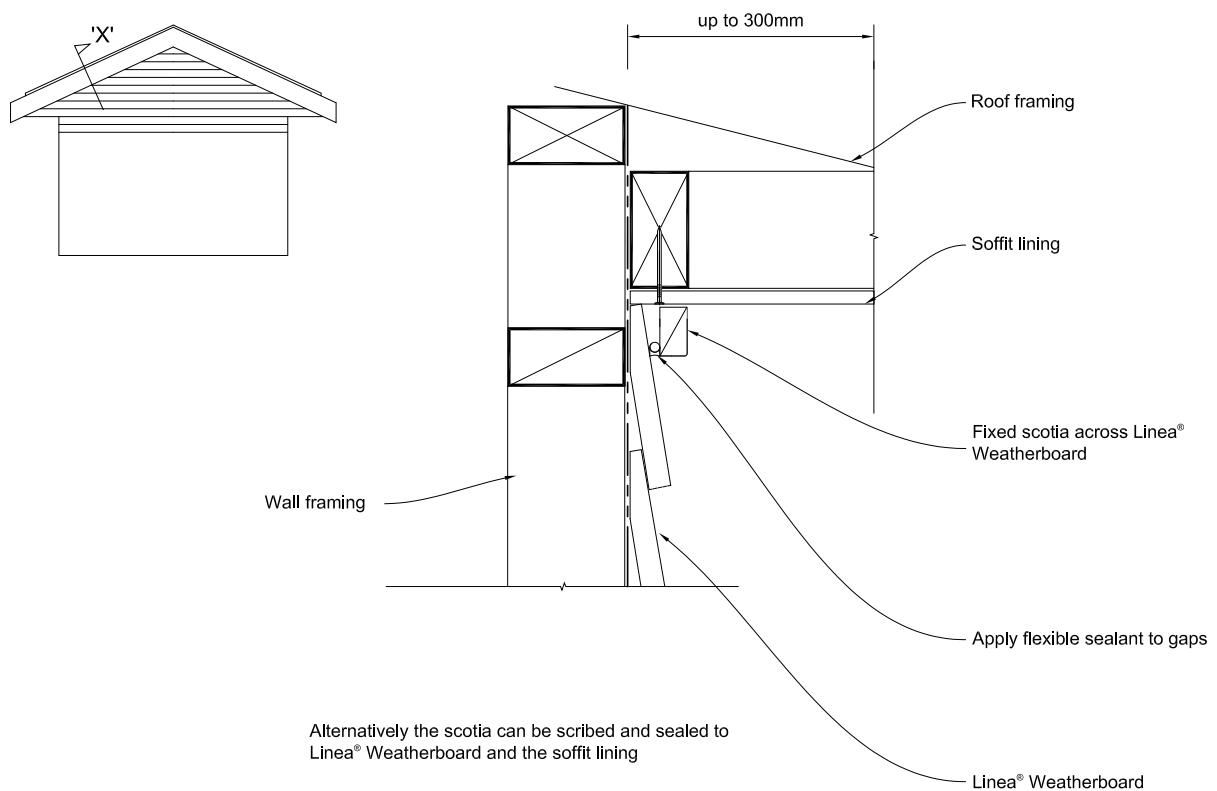


Figure 26: Enclosed deck

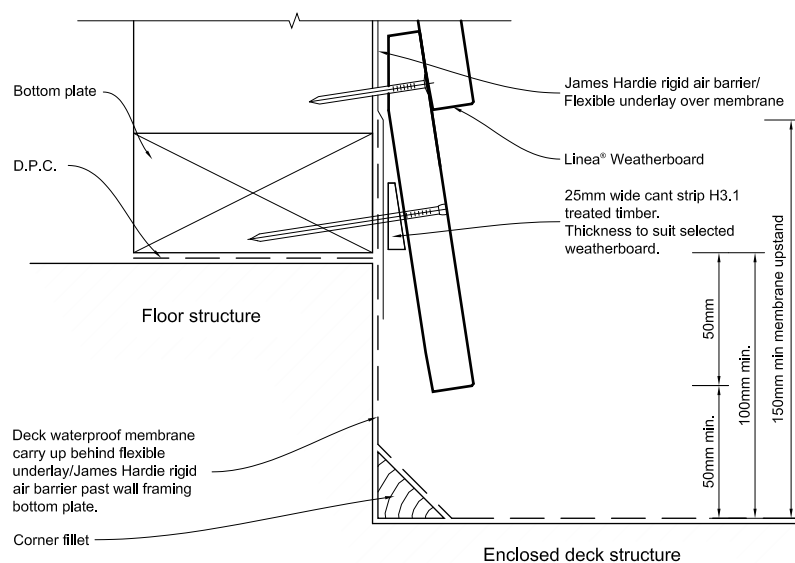


Figure 27: Timber cavity batten fixing

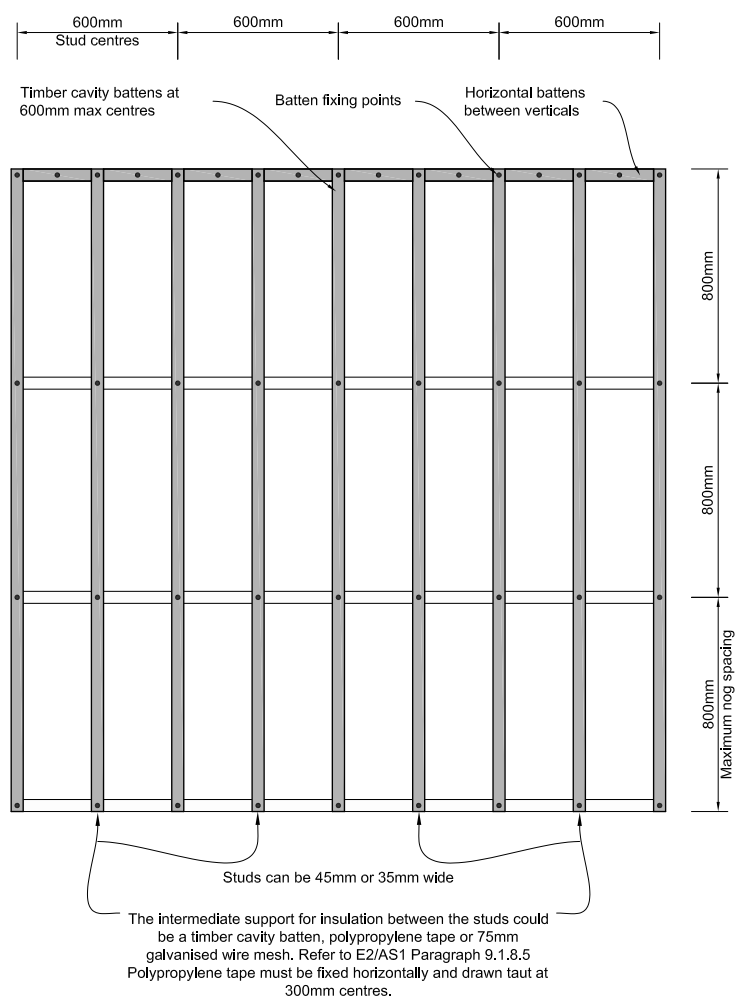


Figure 28: Timber cavity foundation detail

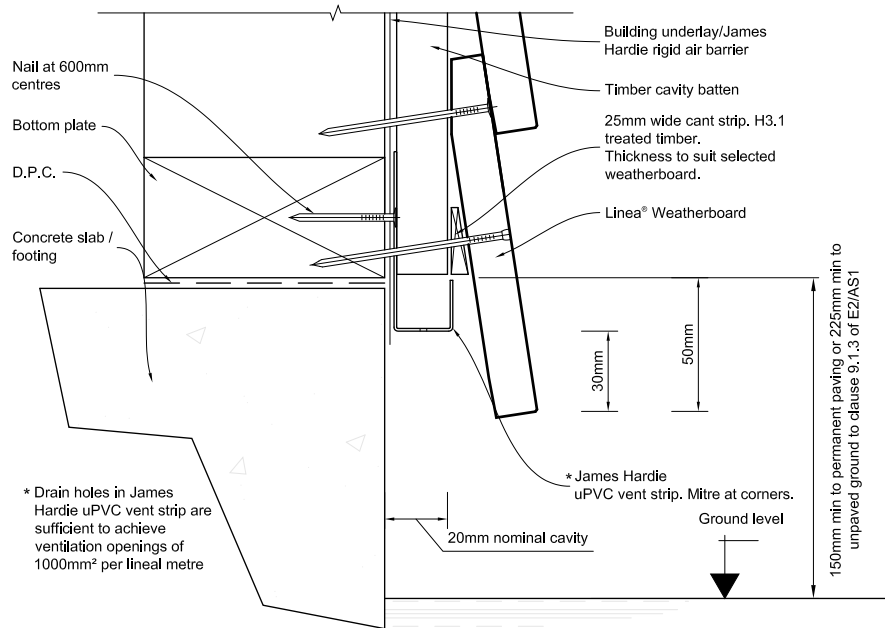


Figure 29: Timber cavity soffit detail

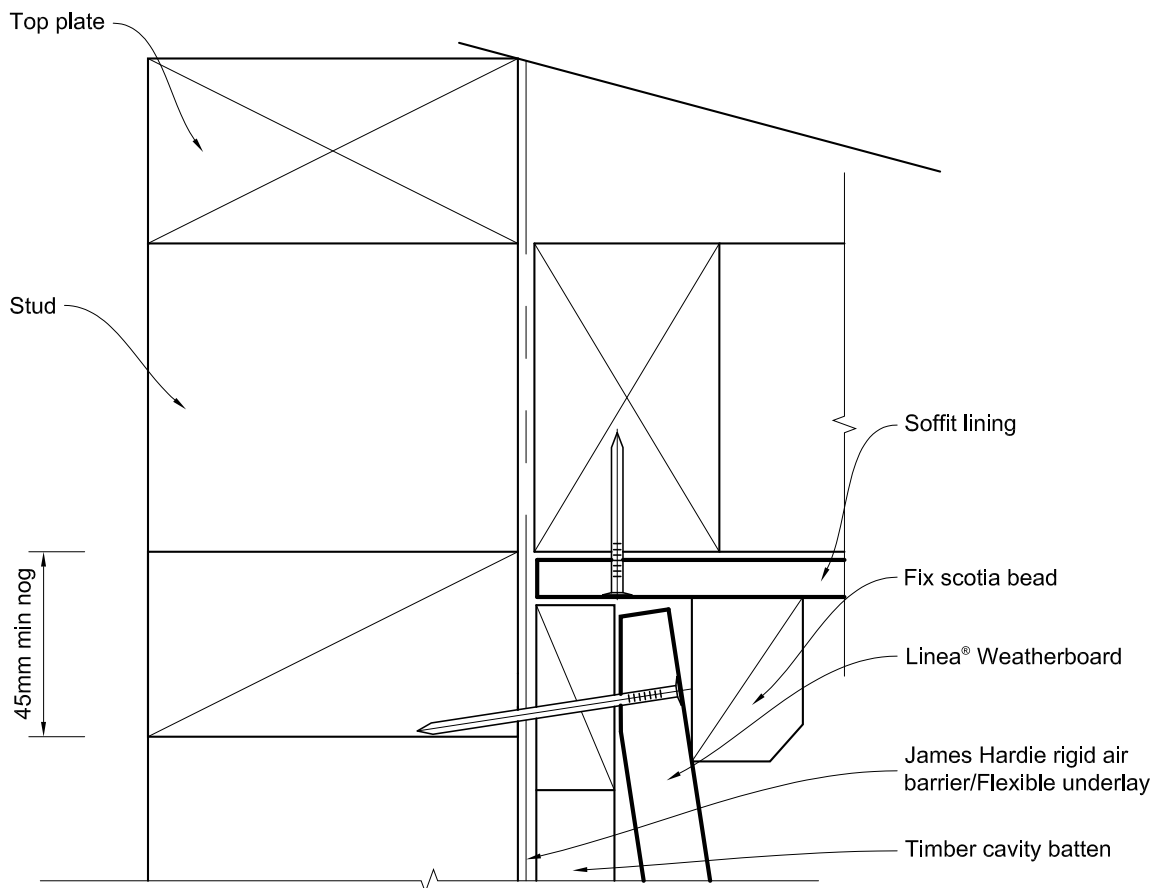
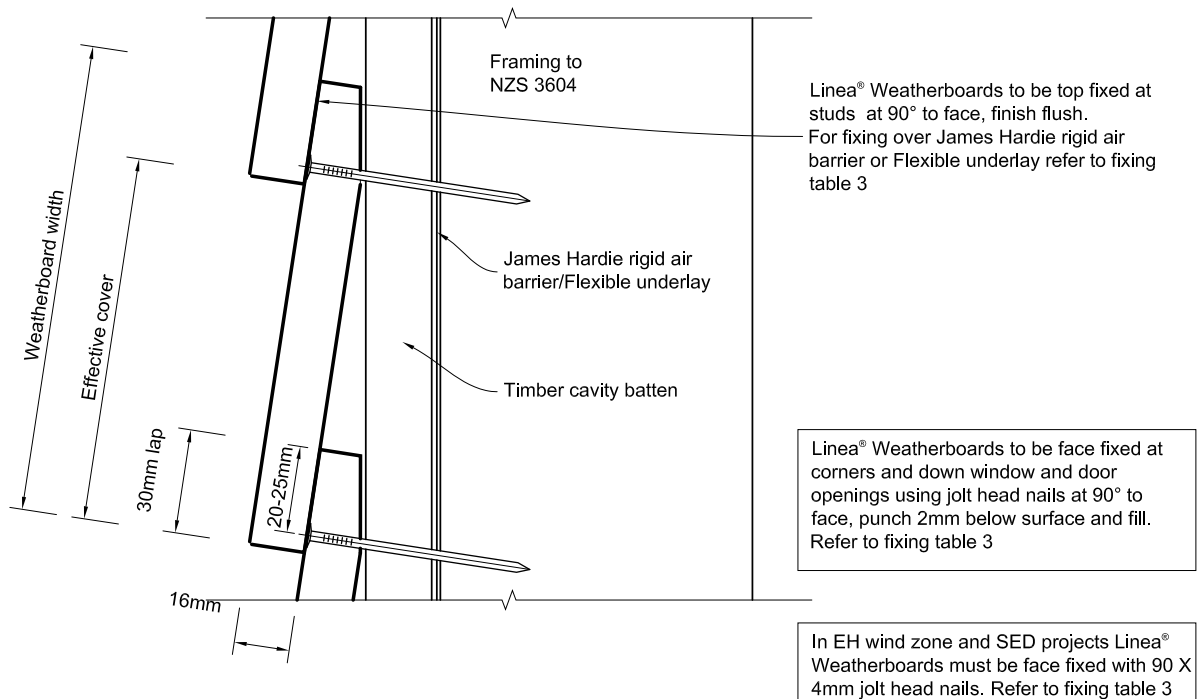
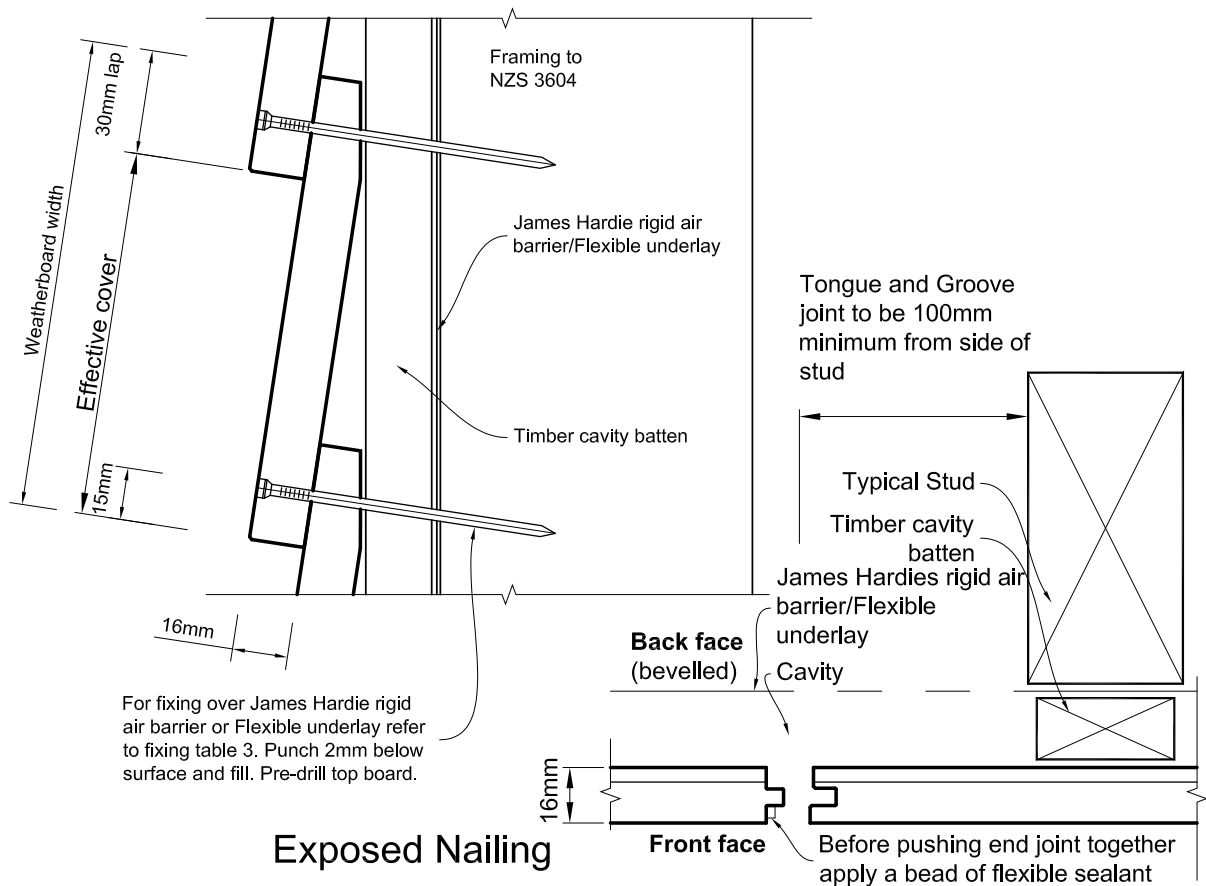


Figure 30: Timber cavity weatherboard fixing



Concealed Nailing



Exposed Nailing

Jointing Off Stud

Figure 31: Timber cavity boxed corner

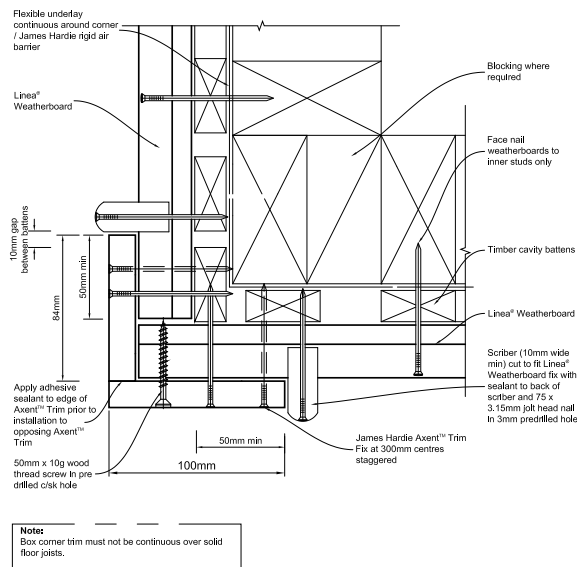


Figure 32: Timber cavity mitre corner

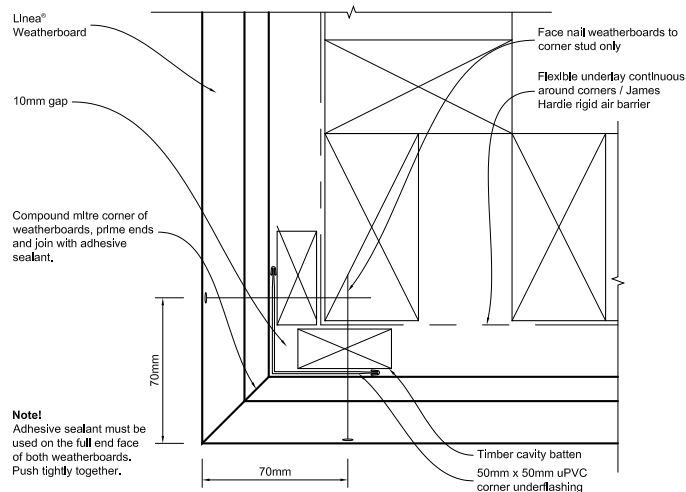


Figure 33: Timber cavity aluminium box corner

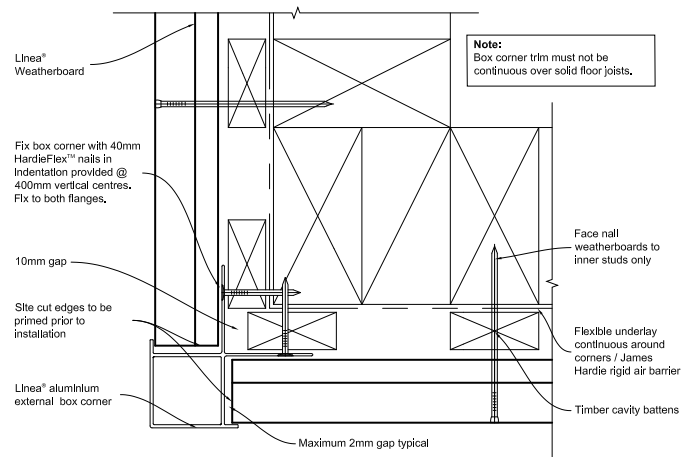
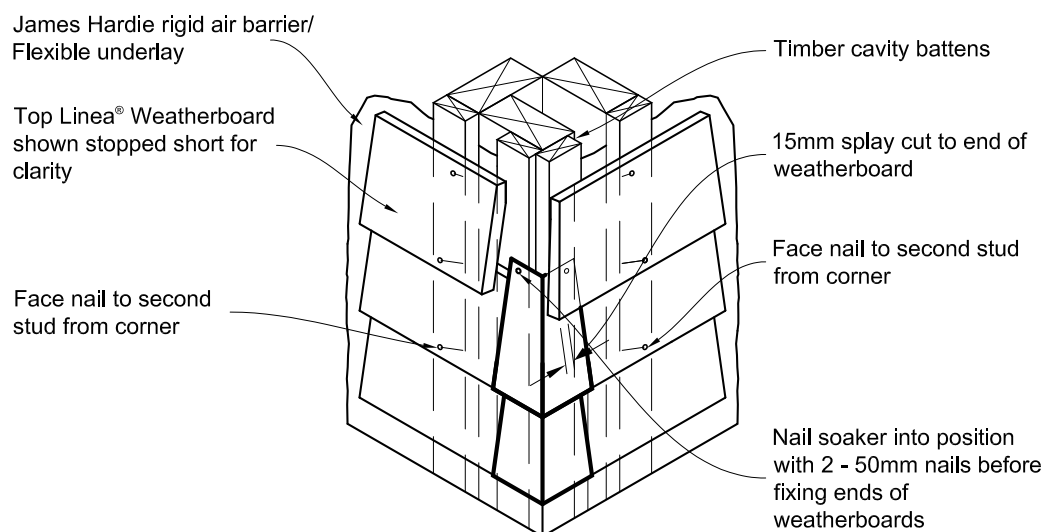


Figure 34: Timber cavity external corner soaker



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

Figure 35: Timber cavity internal corner

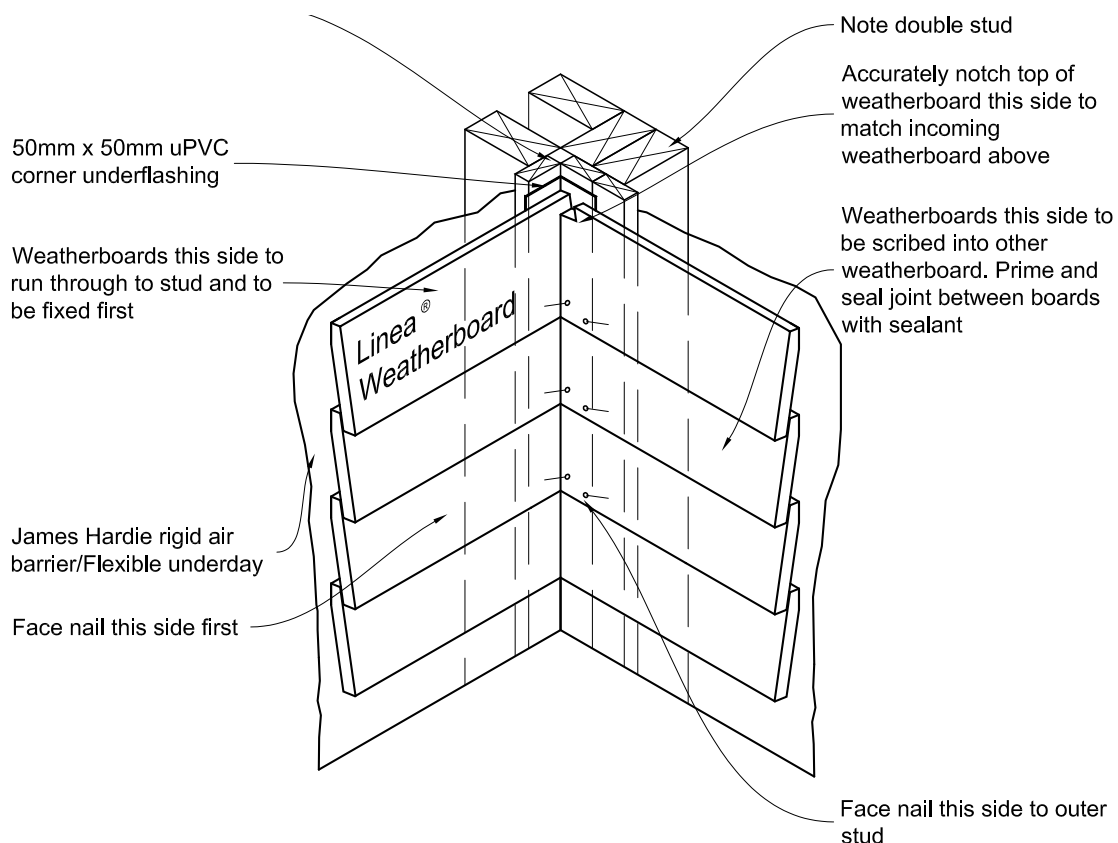


Figure 36: Timber cavity internal 90° aluminium 'W' mould corner

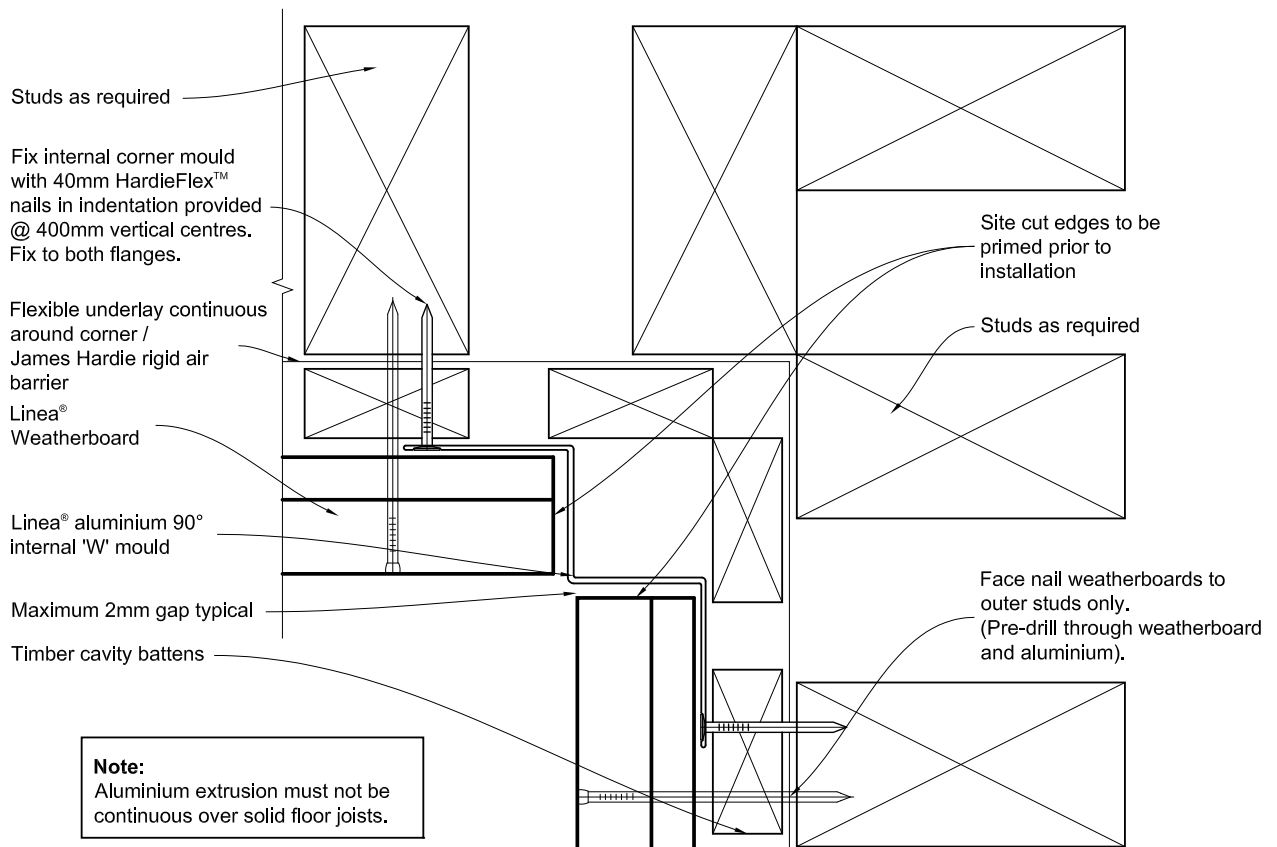


Figure 37: Timber cavity internal 135° aluminium 'W' mould corner

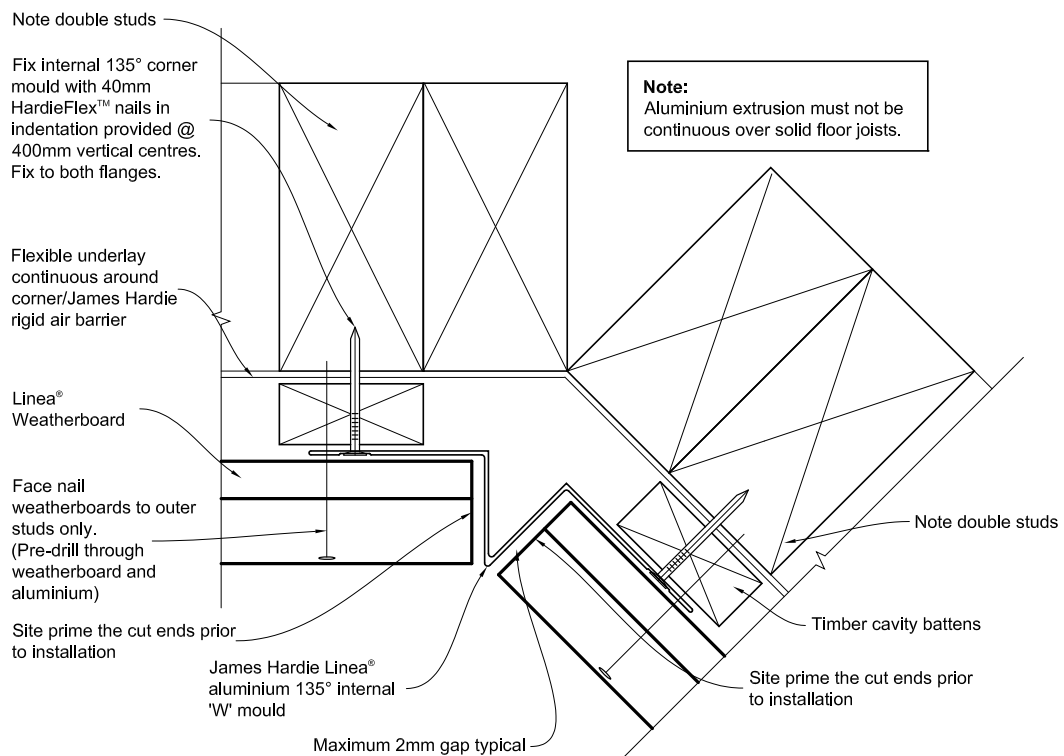
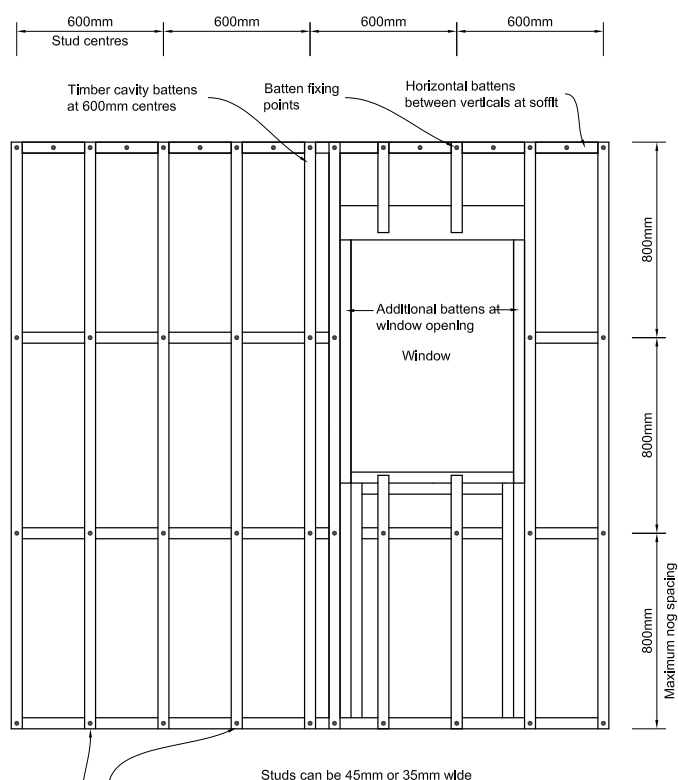
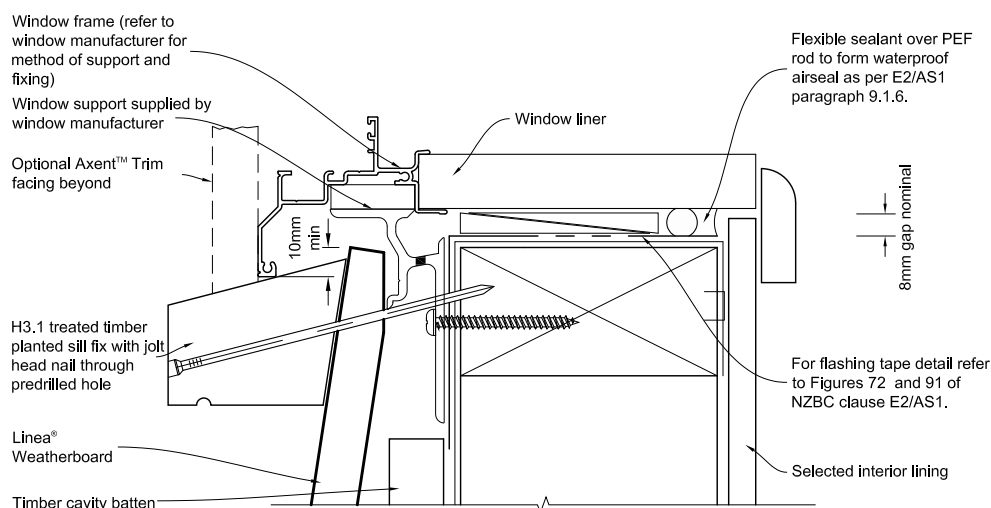


Figure 38: Timber cavity batten layout at window opening



The Intermediate support for Insulation between the studs could be a timber cavity batten, polypropylene tape or 75mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300mm centres.

Figure 39: Timber cavity window sill with facings



General notes for materials section

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Flexible underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay / James Hardie rigid air barrier and other materials with which it comes into contact.

Refer to the manufacturer or supplier for technical information for these materials.

Figure 40: Timber cavity window and door head with facings

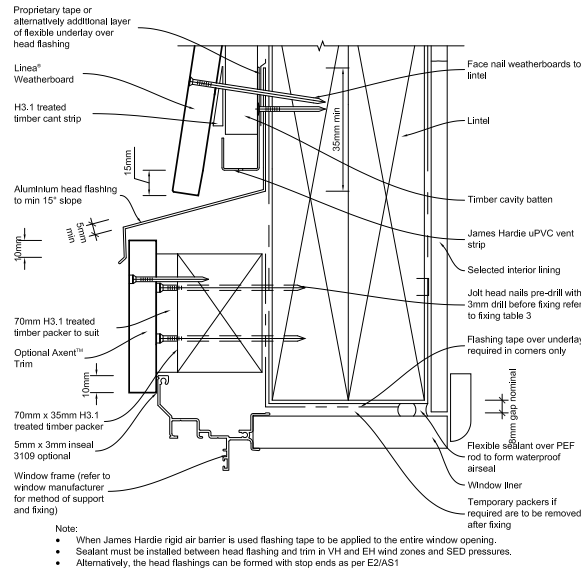


Figure 41: Timber cavity window and door jamb with facings

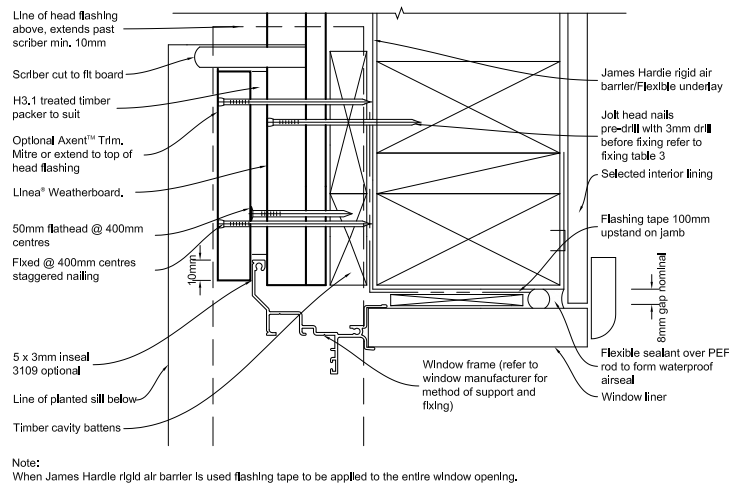


Figure 42: Timber cavity window and door sill without facings

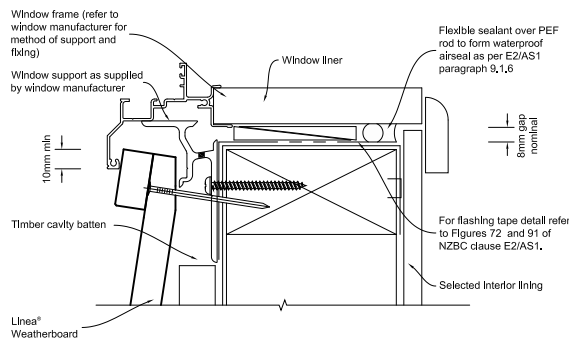
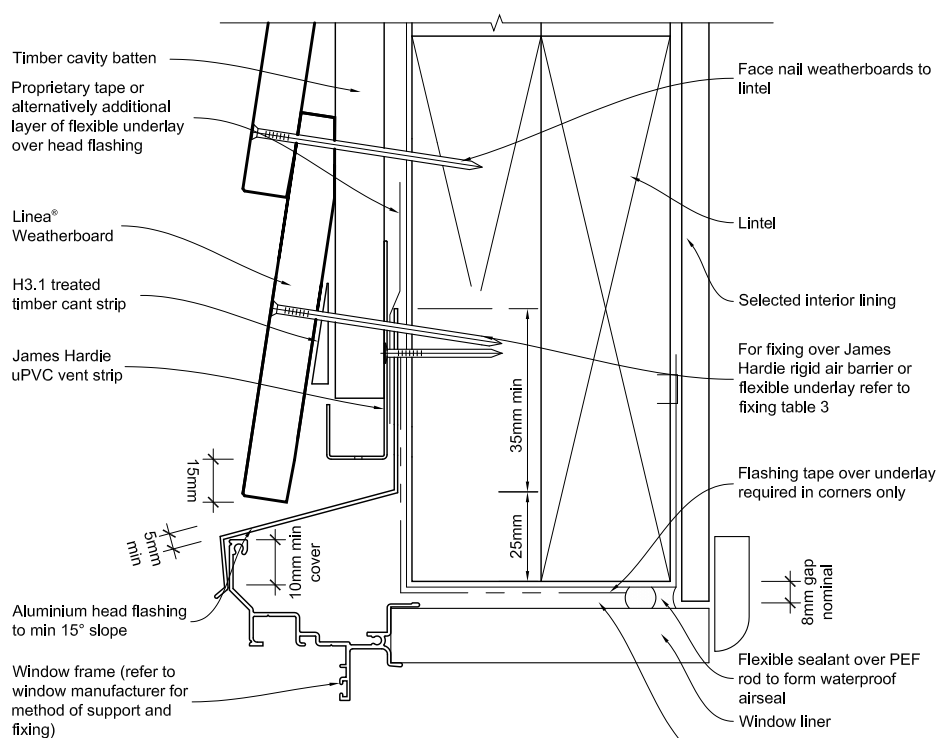


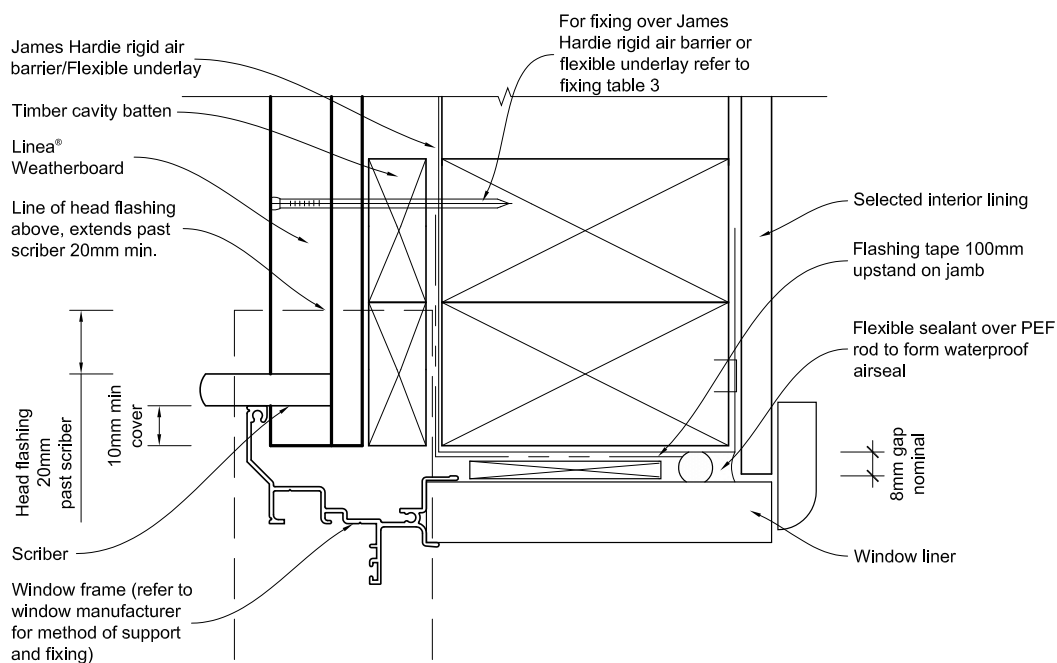
Figure 43: Timber cavity window and door head without facings



Note:

- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
- Sealant must be installed between head flashing and flashing and trim in VH and EH wind zones and SED projects.
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1

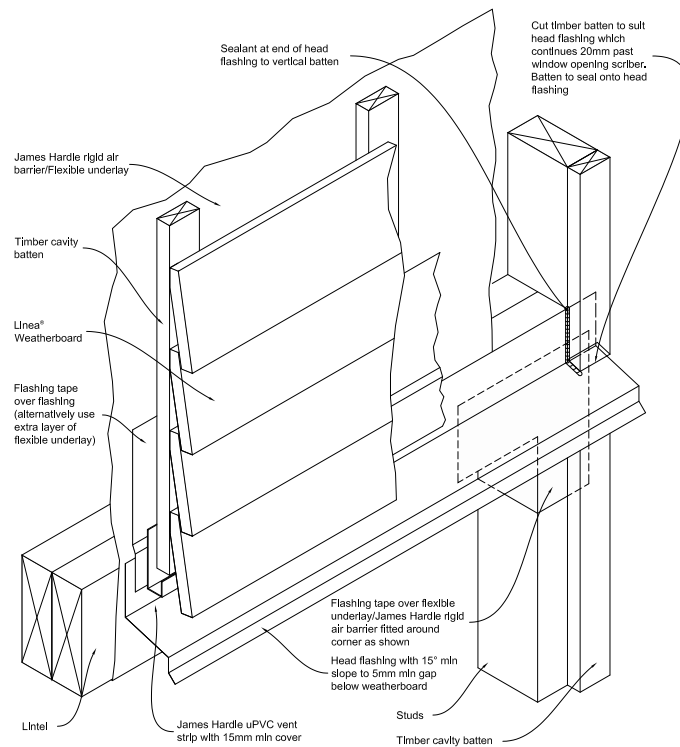
Figure 44: Timber cavity window and door jamb without facings



Note:

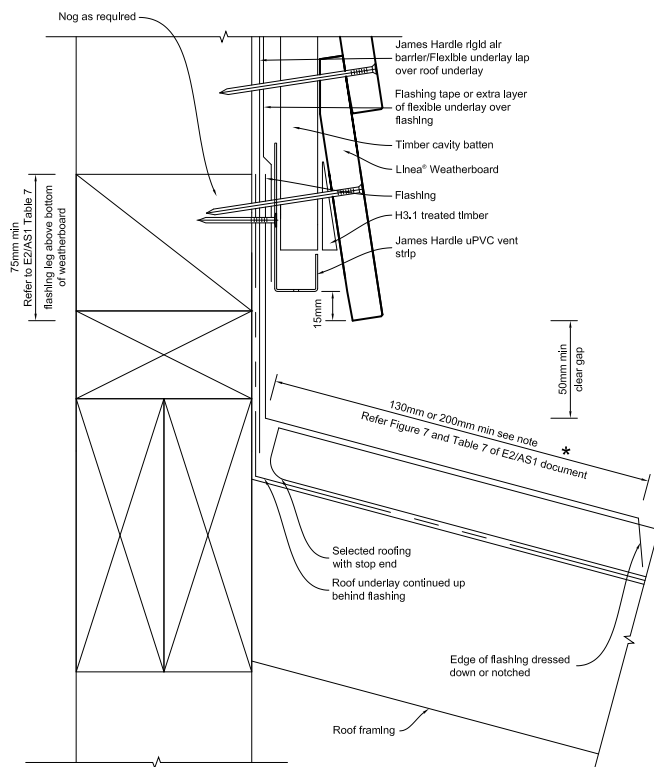
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

Figure 45: Timber cavity head flashing termination



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

Figure 46: Timber cavity one piece apron flashing joint



* When 50 year durability for flashing is required refer Table 20 of E2/AS1 of NZBC.

Vertical Section

Figure 47: Timber cavity one piece gutter/wall junction

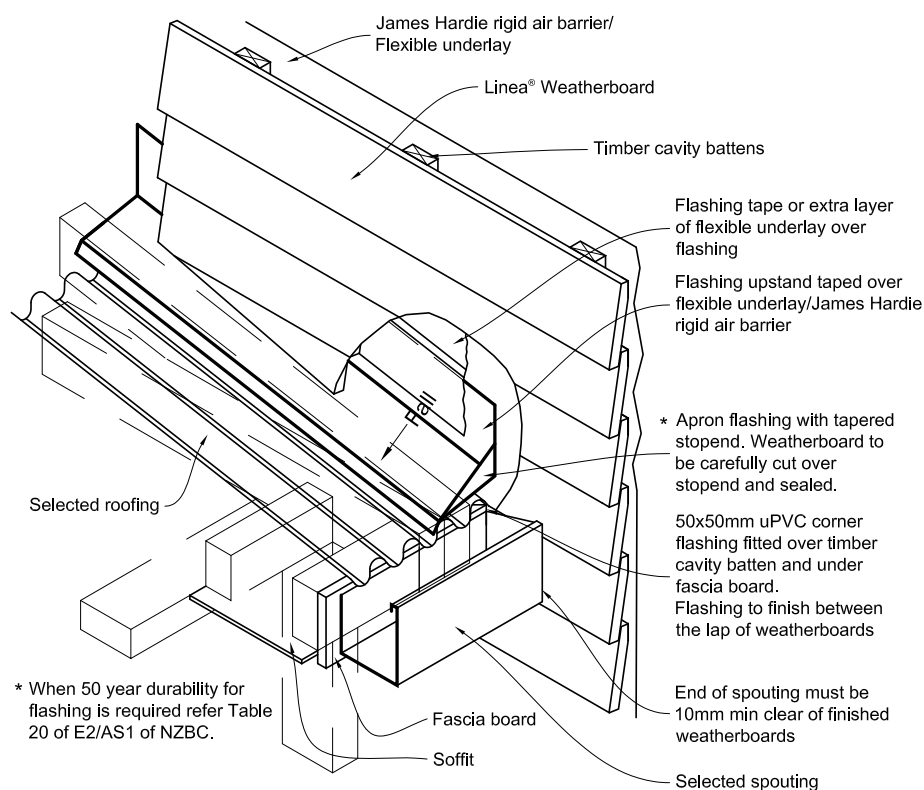


Figure 48: Timber cavity pipe penetration

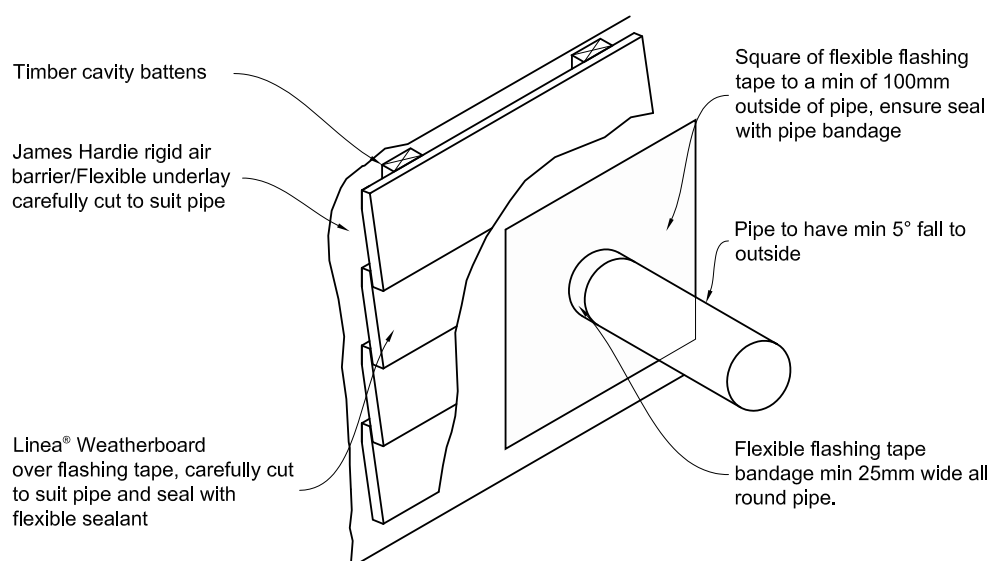
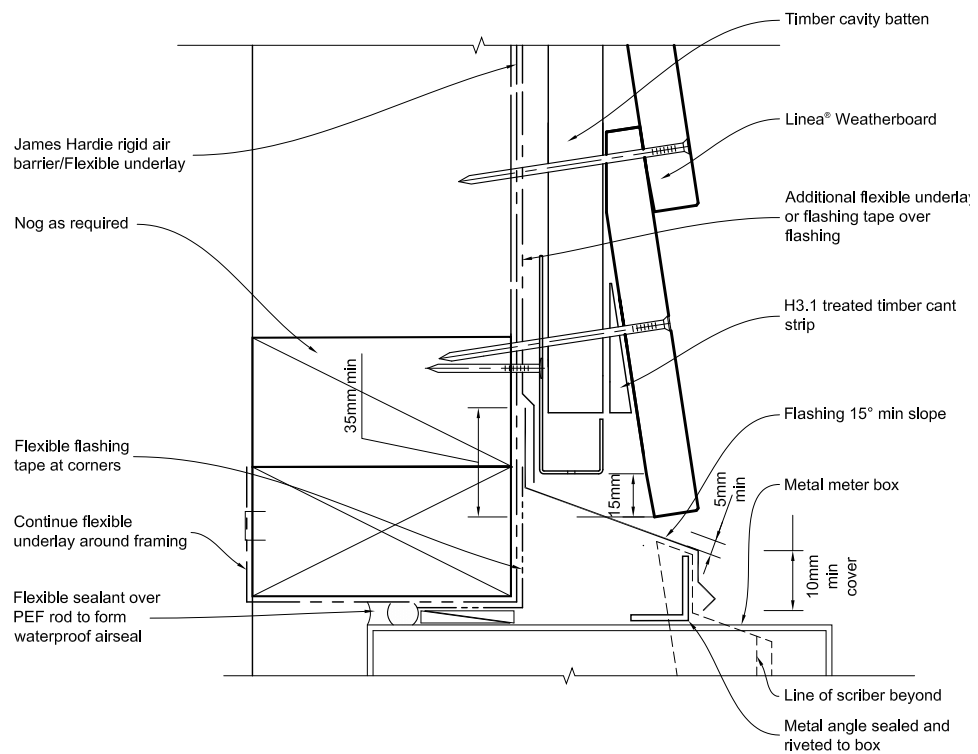
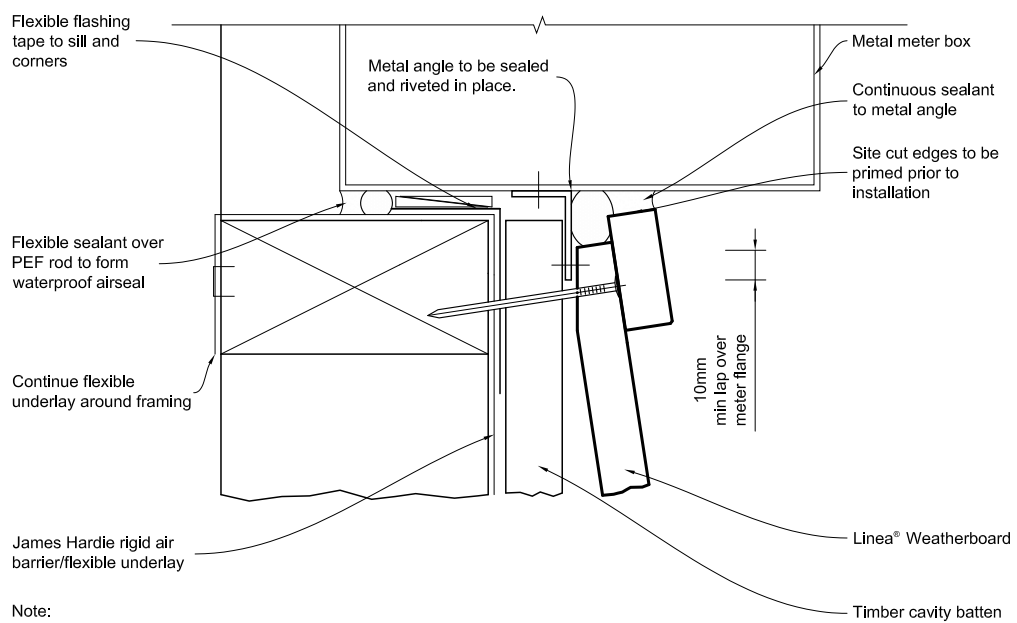


Figure 49: Timber cavity meter box at head



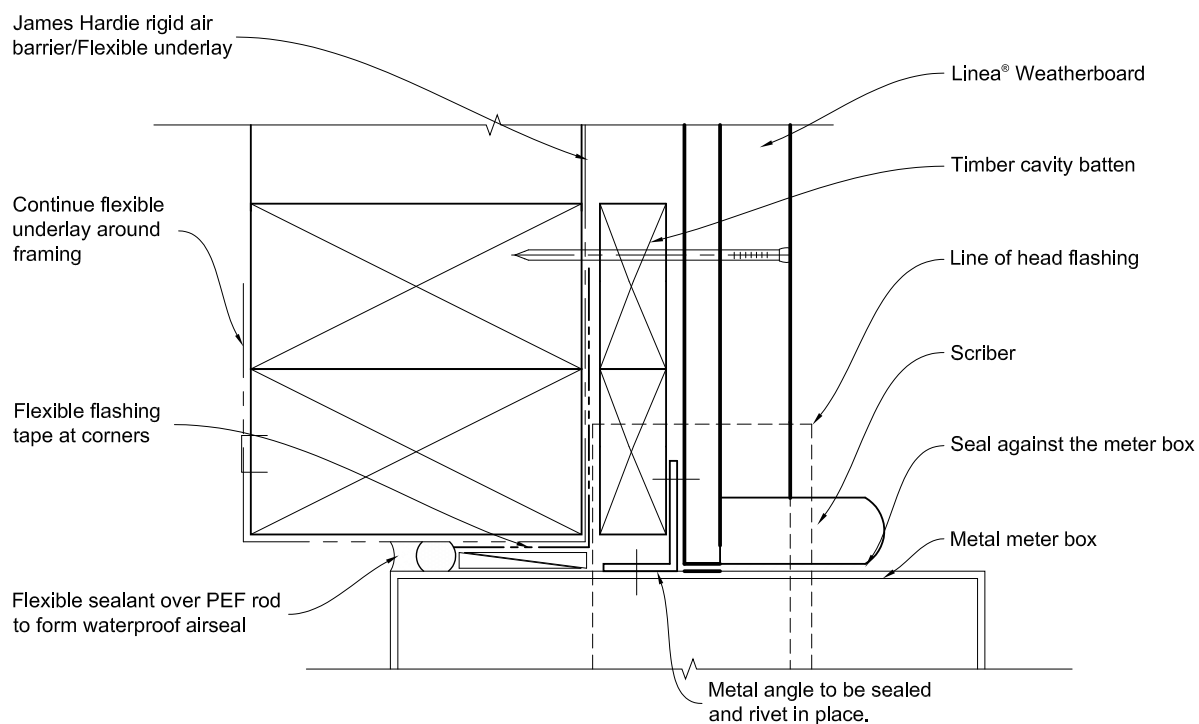
Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

Figure 50: Timber cavity meter box at sill



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

Figure 51: Timber cavity meter box head flashing at jamb



Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening.

Figure 52: Timber cavity fix meter box

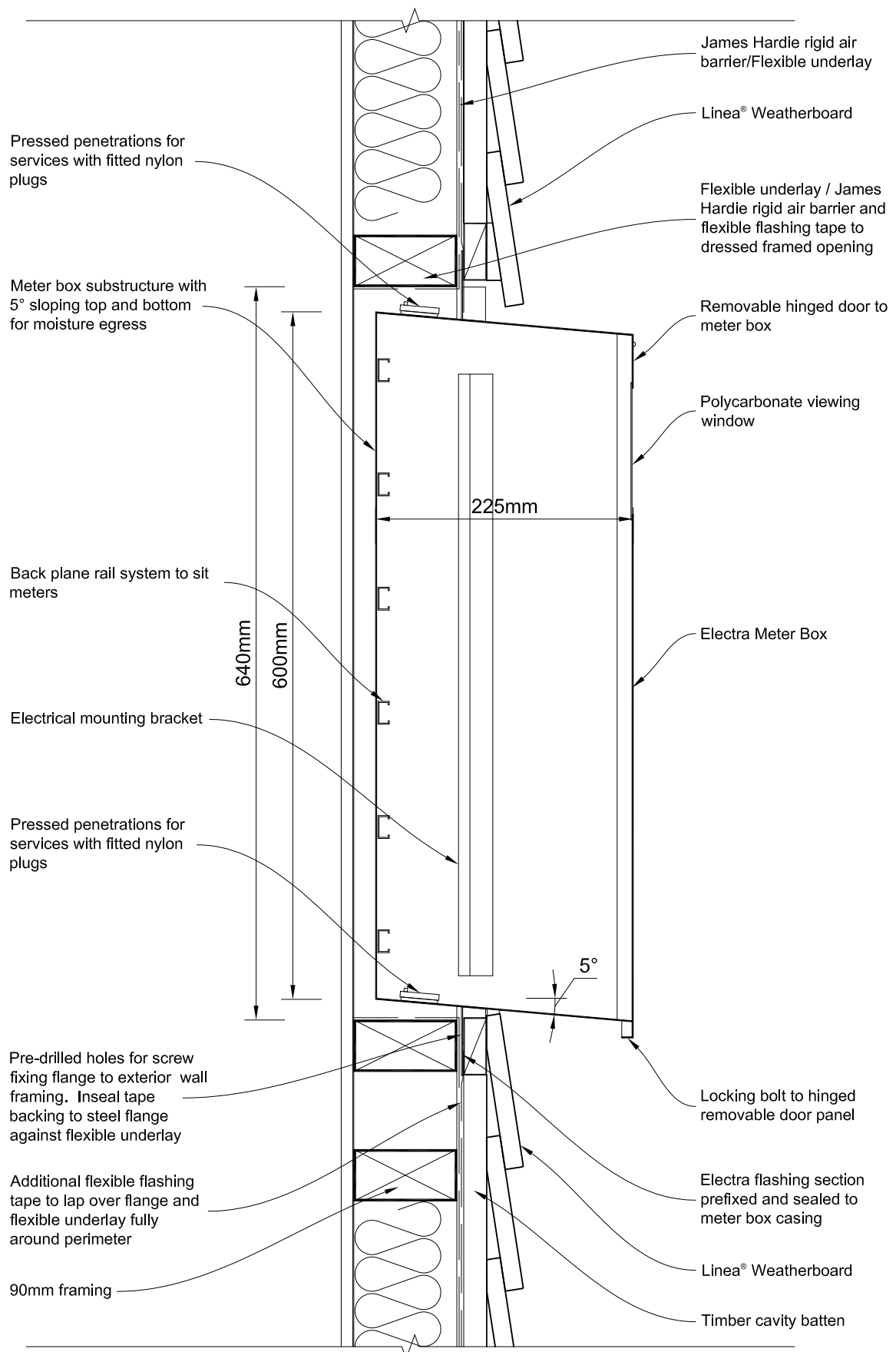
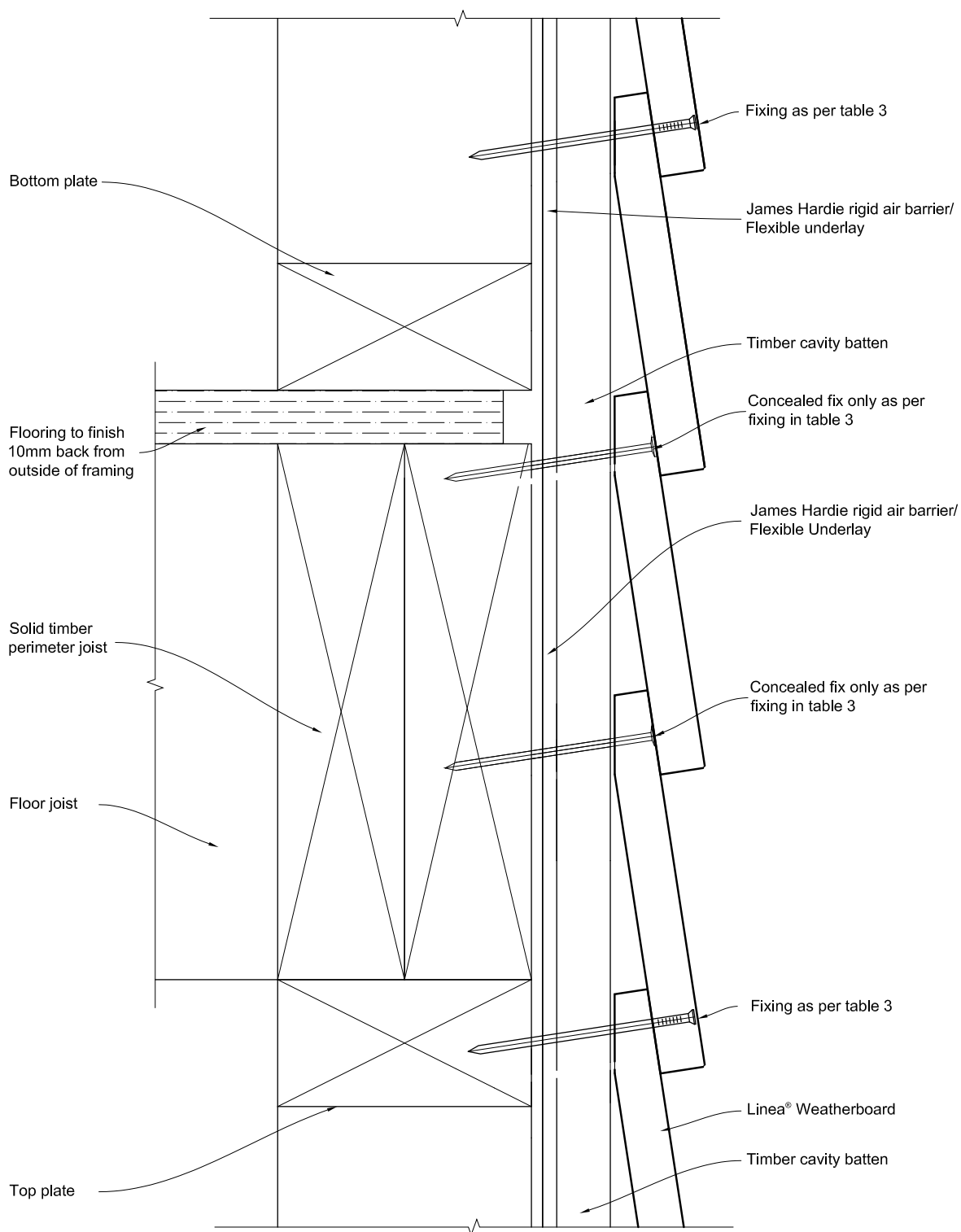


Figure 53: Floating lap over floor joist



Vertical Section

Figure 54: Timber cavity drainage joint

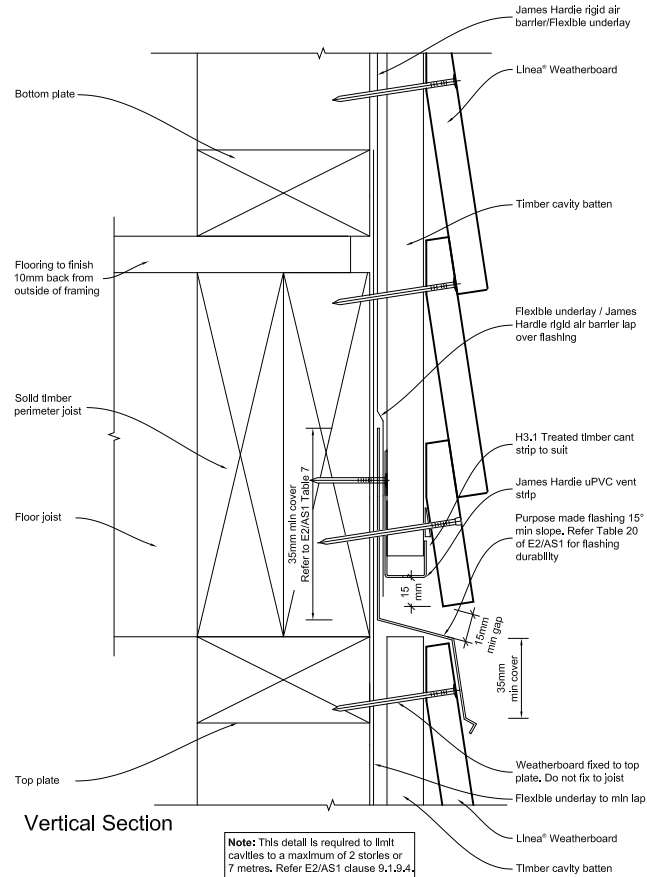


Figure 55: Timber cavity enclosed balustrade to wall

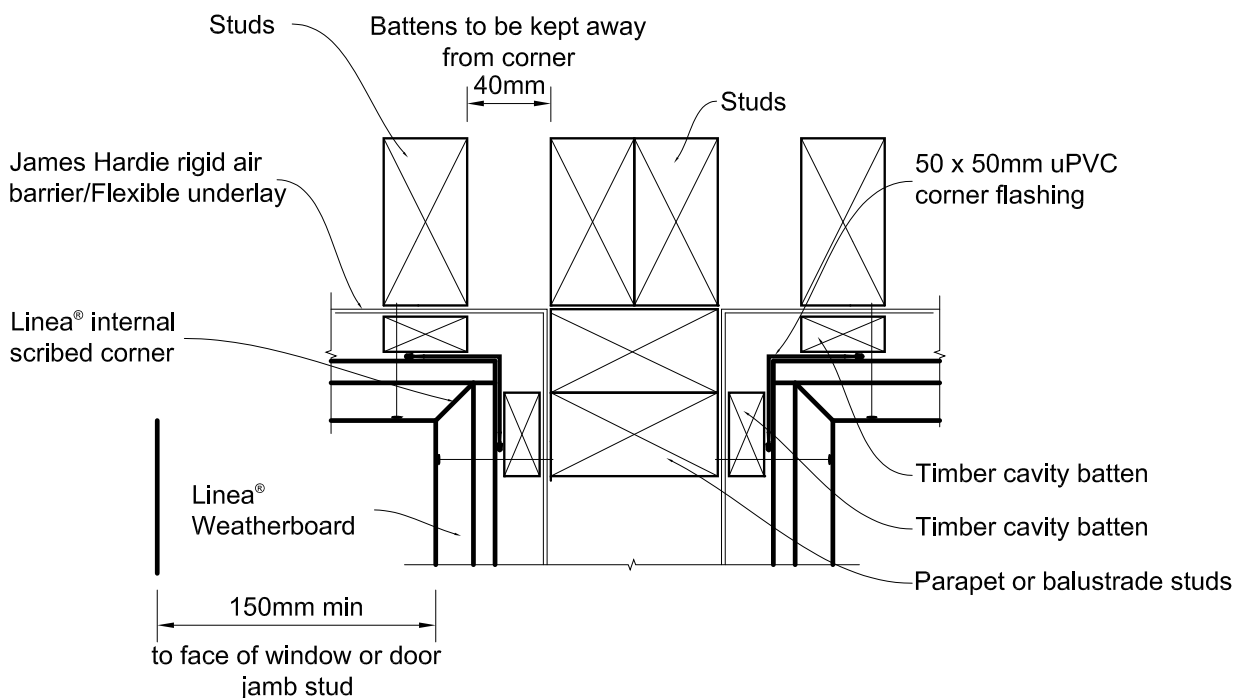


Figure 56: Timber cavity enclosed balustrade to wall

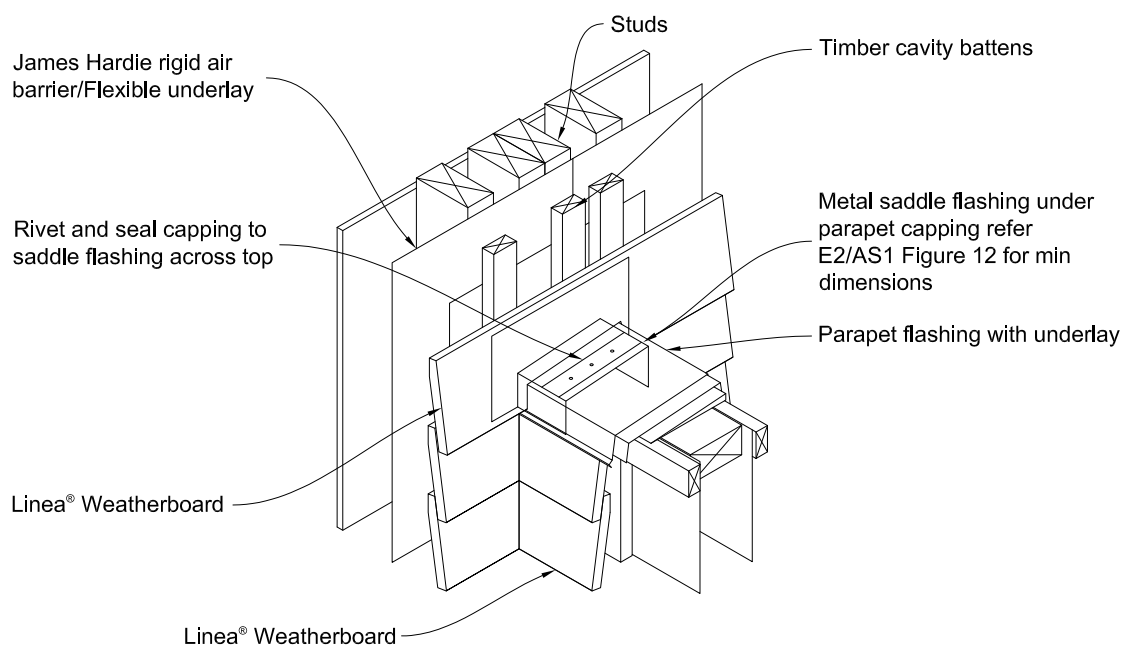
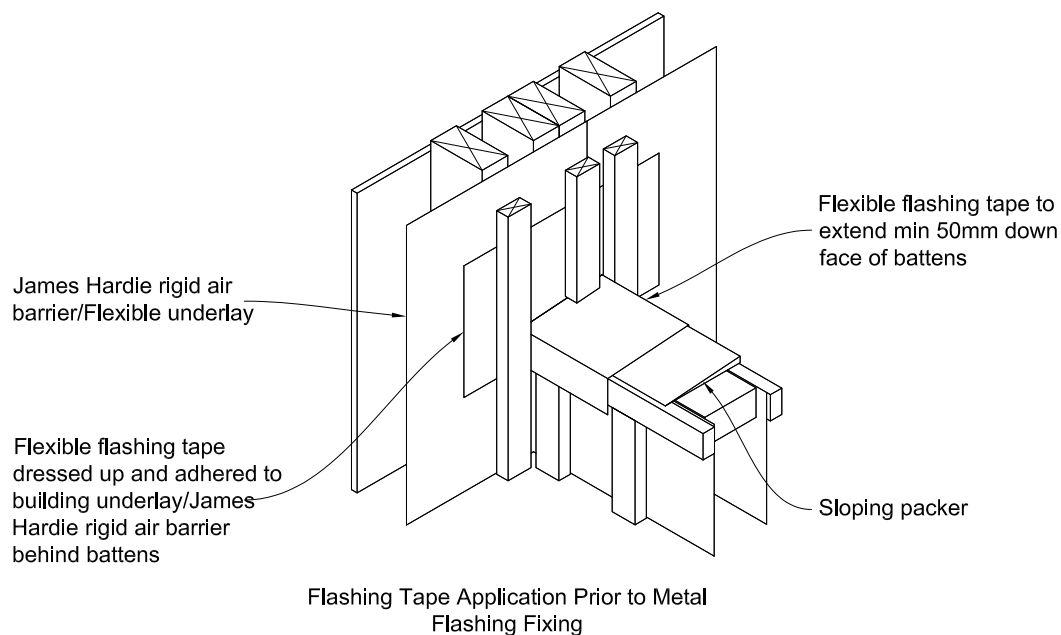
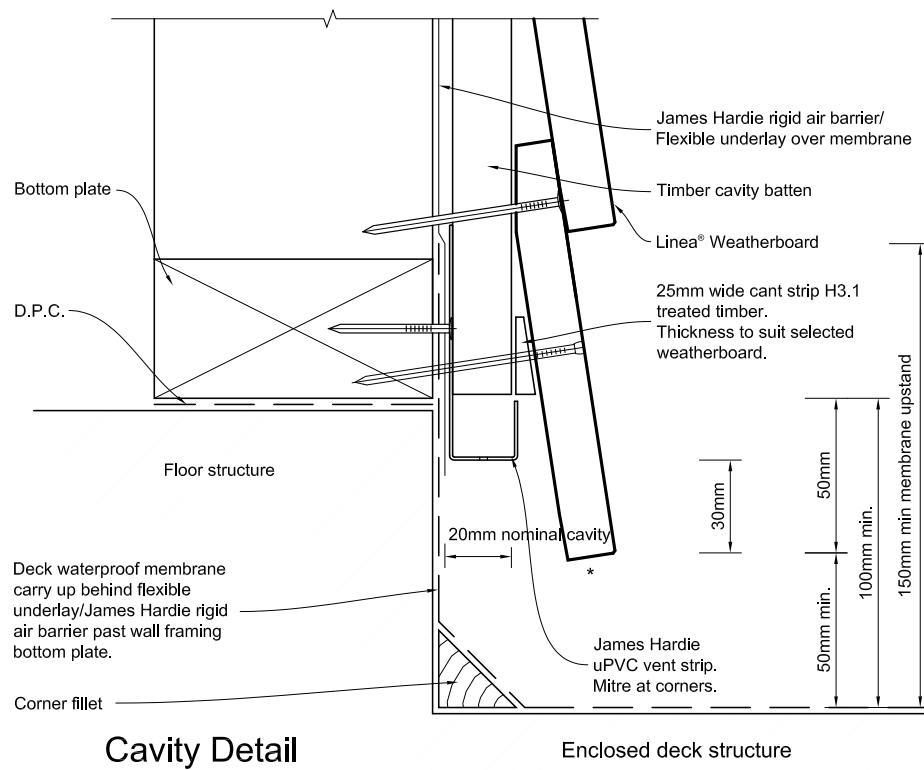


Figure 57: Timber cavity at enclosed deck



* Drain holes in James Hardie uPVC vent strip are sufficient to achieve ventilation openings of 1000mm² per lineal metre

Figure 58: Timber cavity parapet flashing

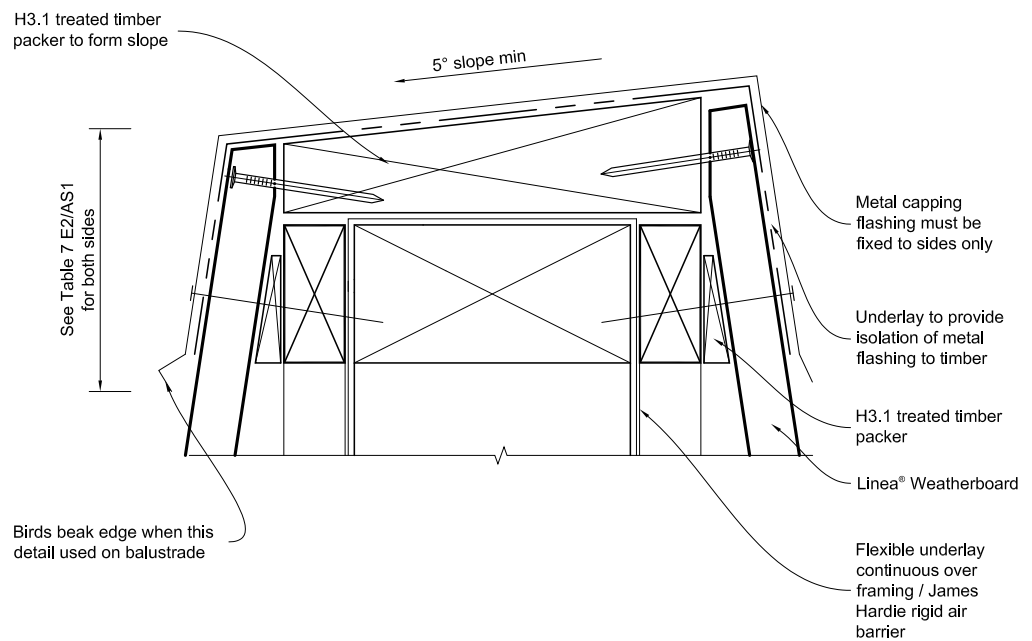
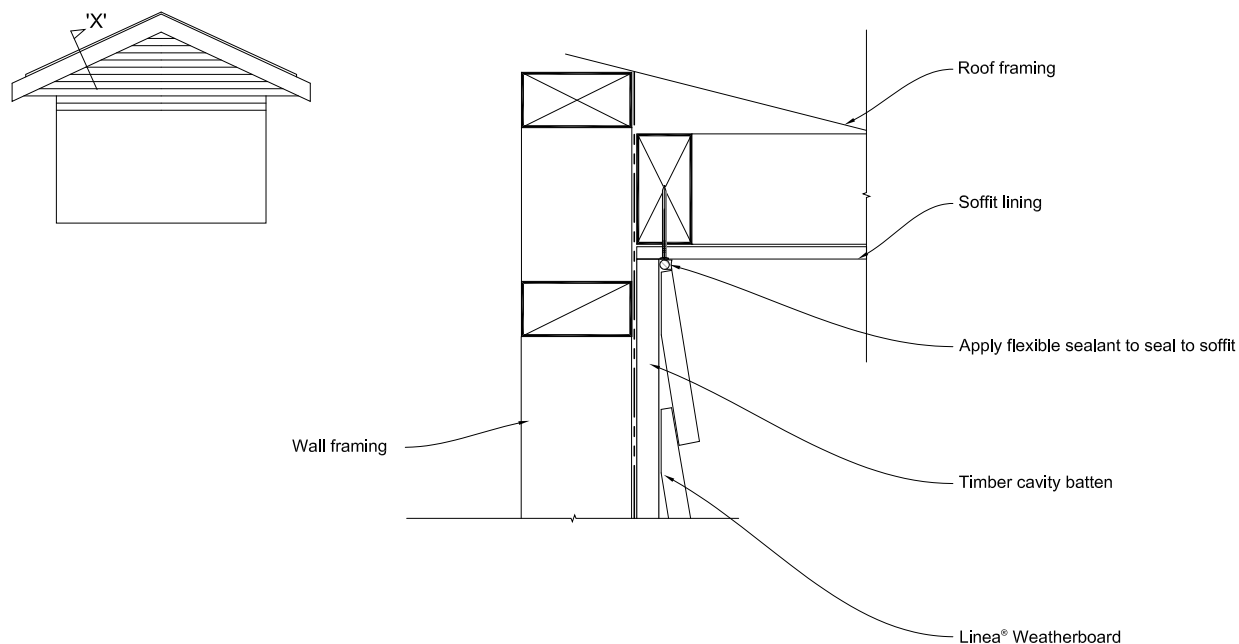


Figure 59: Linea® Weatherboard junction (section 'X') cavity to cable



The Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit
Alternatively a scotia can be scribed and sealed to Linea® Weatherboard and the soffit lining

Figure 60: Linea® Weatherboard sloping soffit and wall junction

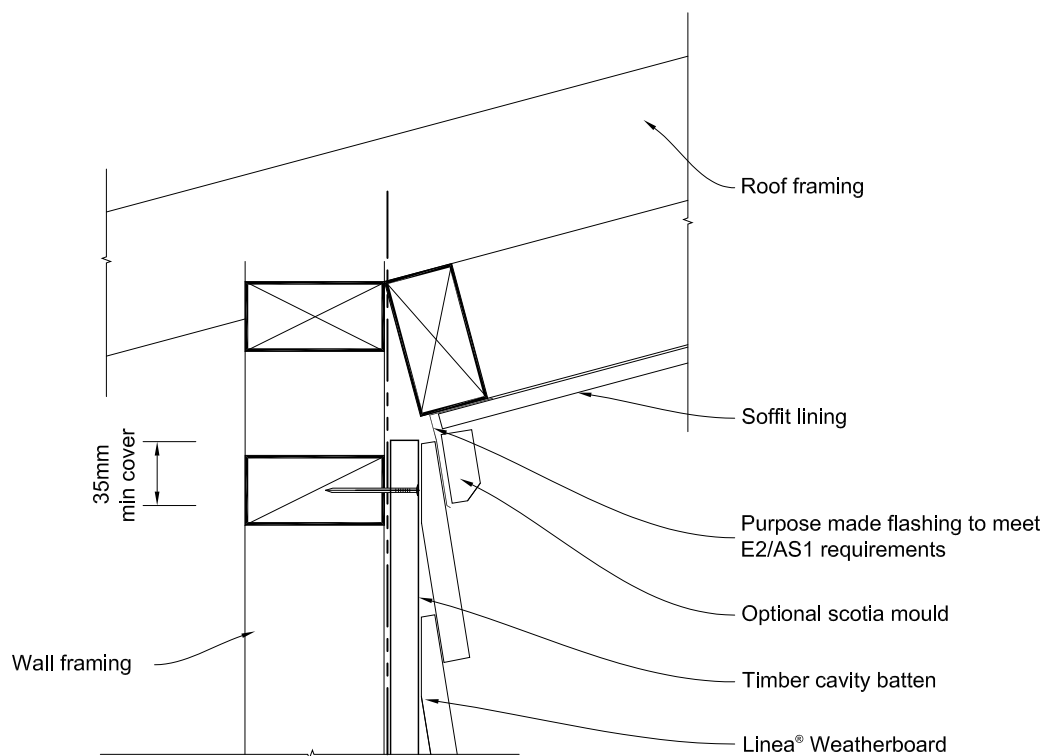


Figure 61: Timber cavity cantilevered timber deck junction

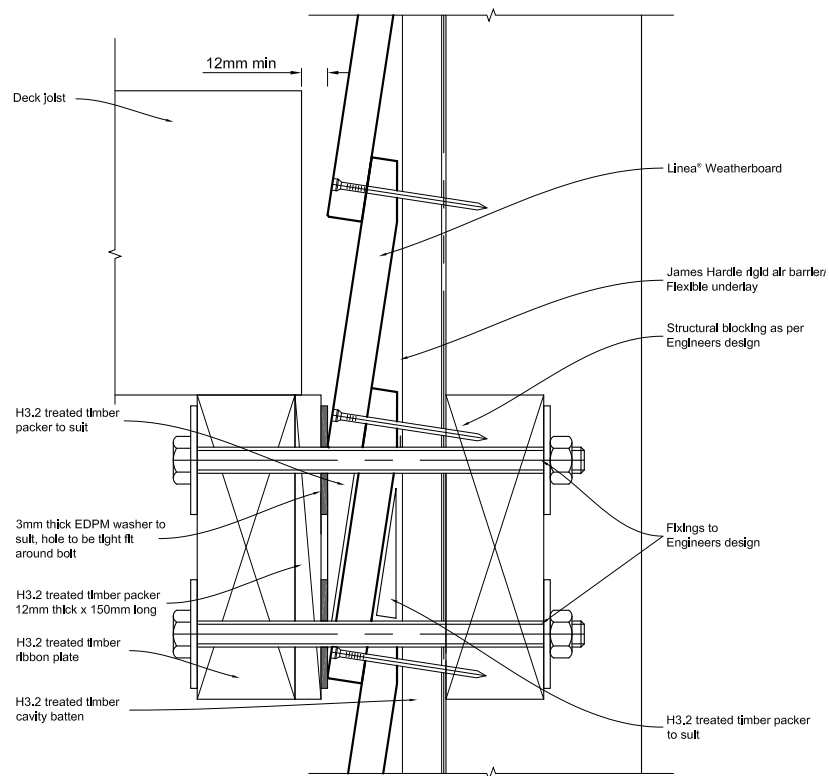


Figure 62: Linea® Weatherboard timber cavity cantilevered timber deck junction

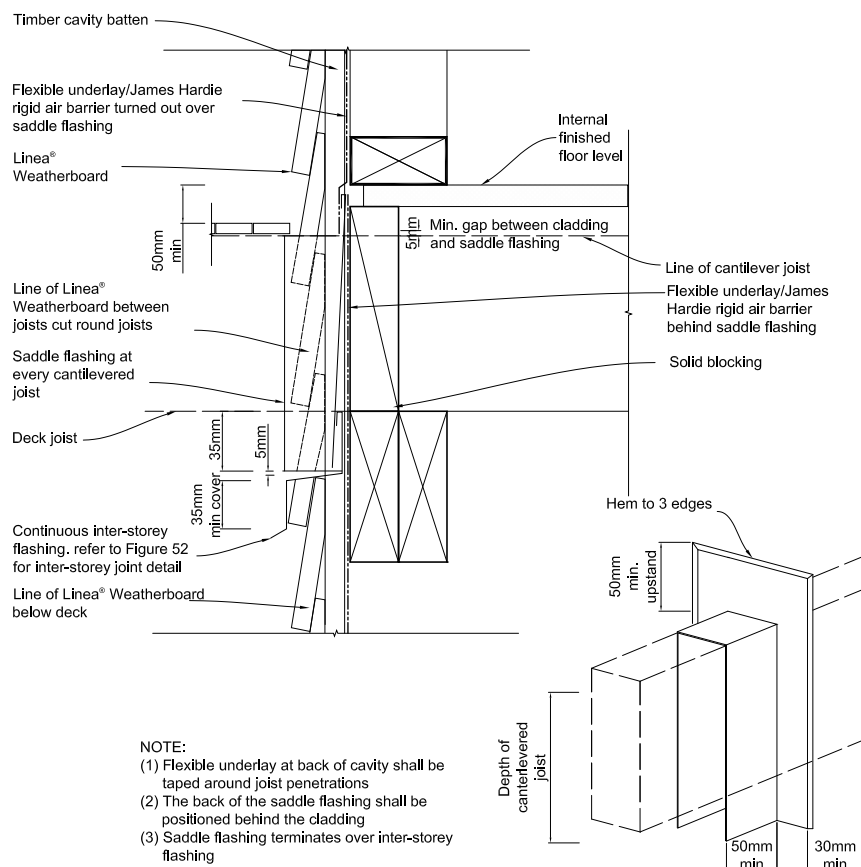
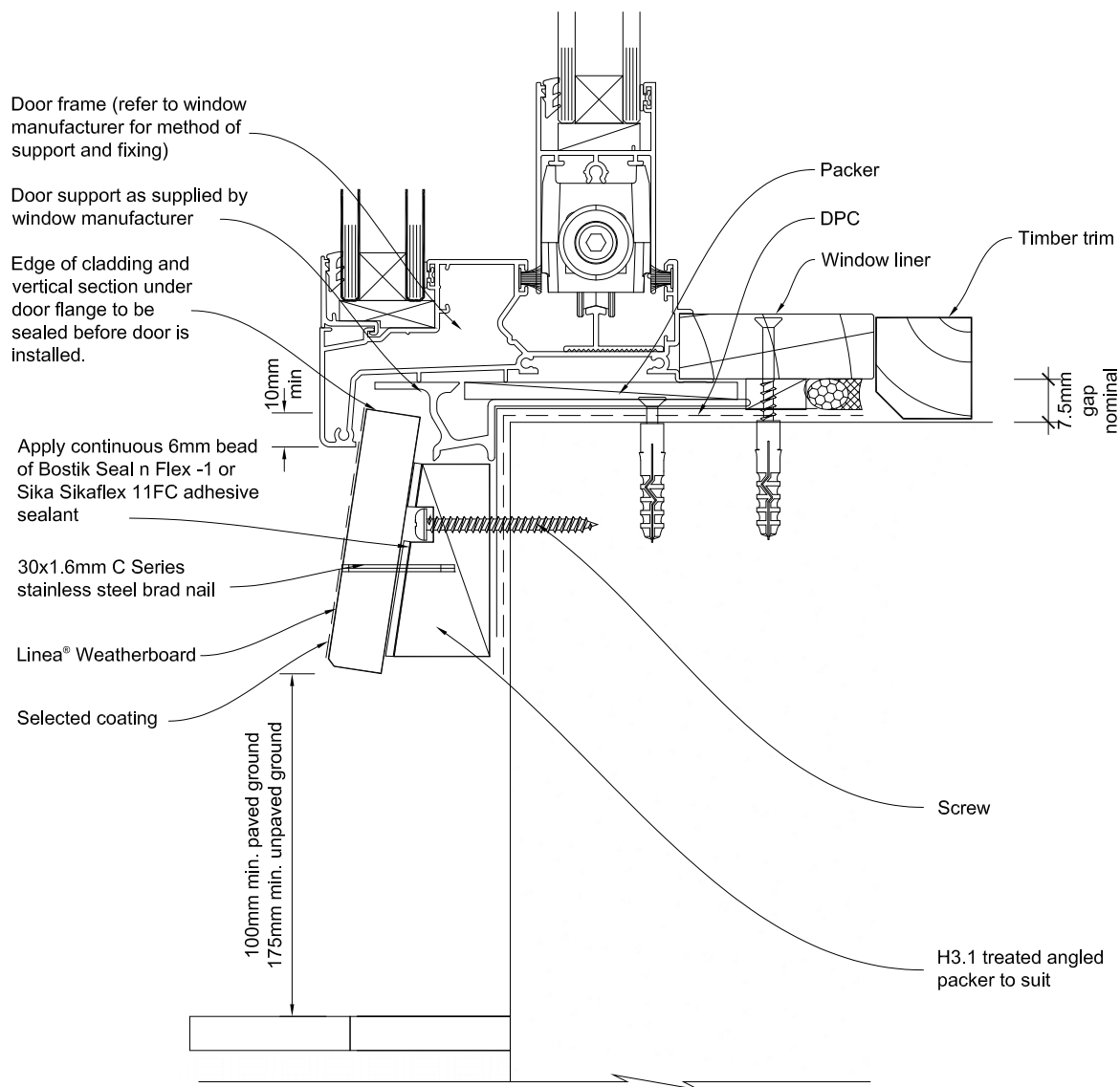


Figure 63: Door sill support detail



Refer to the manufacturer or supplier for technical information for these materials.

General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1.
2. Building underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.
4. Linea® Weatherboard to have sealed butt joint over batten at each corner of opening.

Figure 64: Junction between Linea® Weatherboard and fascia board

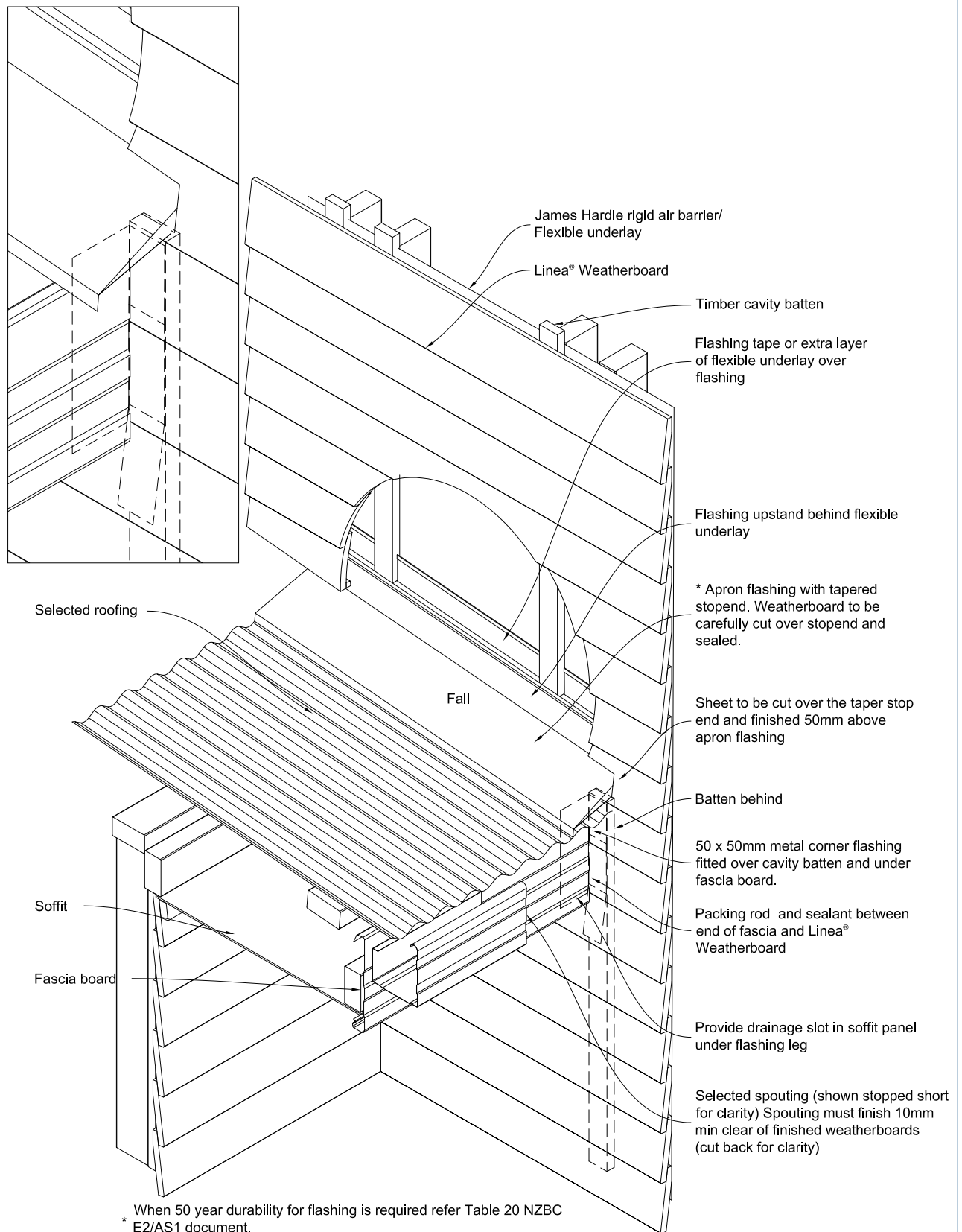
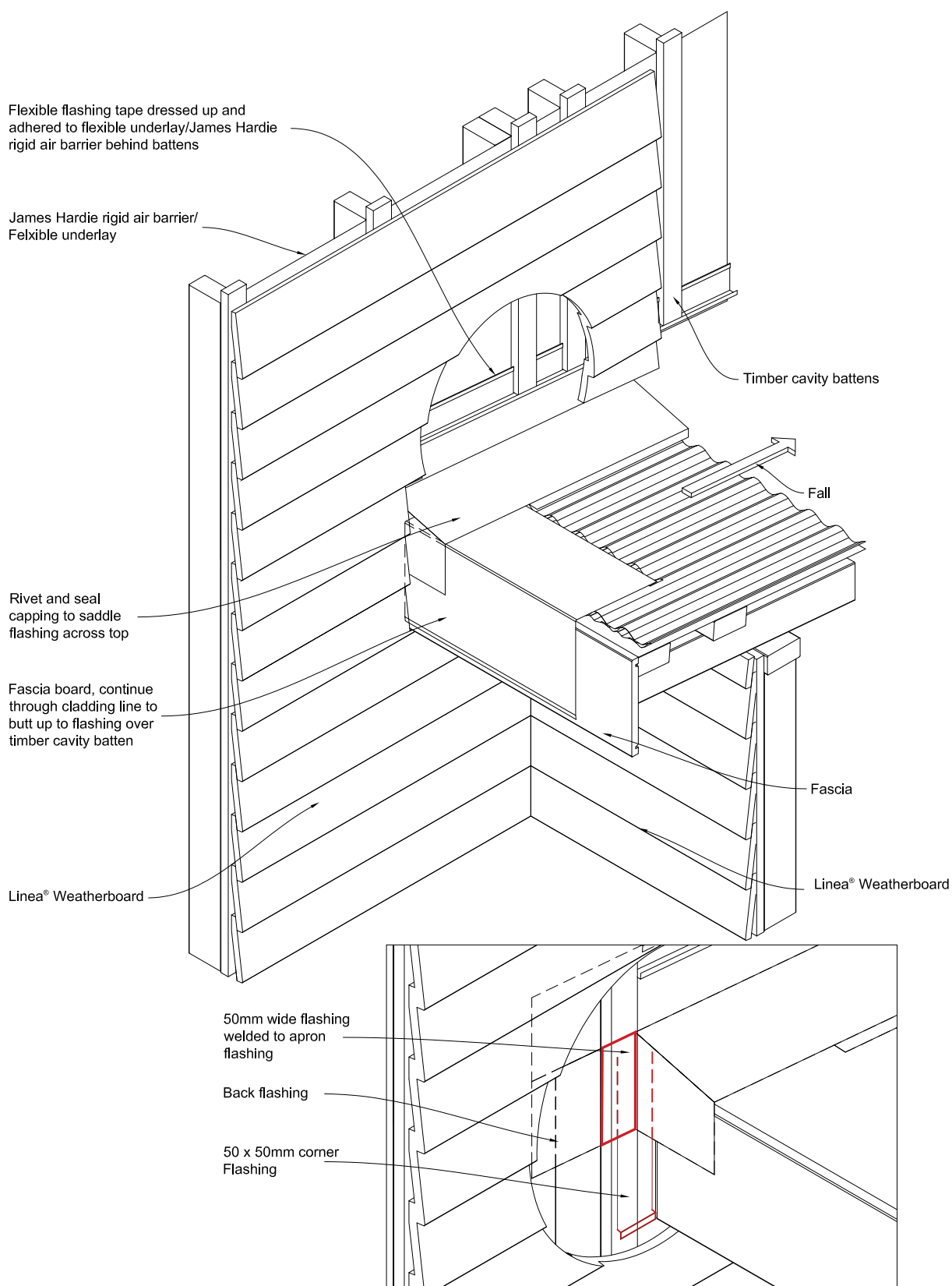


Figure 65: Enclosed roof to wall intersection



Product Warranty

Linea®
WEATHERBOARD

April 2016

Warranty: James Hardie New Zealand ("James Hardie") warrants for a period of 25 years from the date of purchase that the Linea® Weath®rboard (the "Product"), will be free from defects due to defective factory workmanship or materials and, subject to compliance with the conditions below, will be resistant to cracking, rotting, fire and damage from termite attacks to the extent set out in James Hardie's relevant published literature current at the time of installation. James Hardie warrants for a period of 15 years from the date of purchase that the Axent™ Trim and accessories supplied by James Hardie will be free from defects due to defective factory workmanship or materials.

Nothing in this document shall exclude or modify any legal rights a customer may have under the Consumer Guarantees Act or otherwise which cannot be excluded or modified at law.

CONDITIONS OF WARRANTY:

The warranty is strictly subject to the following conditions:

- a) James Hardie will not be liable for breach of warranty unless the claimant provides proof of purchase and makes a written claim either within 30 days after the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation.
- b) This warranty is not transferable.
- c) The Product must be installed and maintained strictly in accordance with the relevant James Hardie literature current at the time of installation and must be installed in conjunction with the components or products specified in the literature. Further, all other products, including coating and jointing systems, applied to or used in conjunction with the Product must be applied or installed and maintained strictly in accordance with the relevant manufacturer's instructions and good trade practice.
- d) The project must be designed and constructed in strict compliance with all relevant provisions of the current New Zealand Building Code ("The NZBC"), regulations and standards.
- e) The claimant's sole remedy for breach of warranty is (at James Hardie's option) that James Hardie will either supply replacement product, rectify the affected product or pay for the cost of the replacement or rectification of the affected product.
- f) James Hardie will not be liable for any losses or damages (whether direct or indirect) including property damage or personal injury, consequential loss, economic loss or loss of profits, arising in contract or negligence or howsoever arising. Without limiting the foregoing James Hardie will not be liable for any claims, damages or defects arising from or in any way attributable to poor workmanship, poor design or detailing, settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions, efflorescence or performance of paint/coatings applied to the Product, normal wear and tear, growth of mould, mildew, fungi, bacteria, or any organism on any Product surface or Product (whether on the exposed or unexposed surfaces).
- g) All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law.
- h) If meeting a claim under this warranty involves re-coating of Products, there may be slight colour differences between the original and replacement Products due to the effects of weathering and variations in materials over time.

Disclaimer: The recommendations in James Hardie's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to conditions (c), (d), (f) and (g) above. James Hardie has tested the performance of Linea® Weath®rboard when installed in accordance with the Linea® Weath®rboard technical specification, in accordance with the standards and verification methods required by the NZBC and those test results demonstrate the product complies with the performance criteria established by the NZBC. However, as the successful performance of the relevant system depends on numerous factors outside the control of James Hardie (e.g. quality of workmanship and design) James Hardie shall not be liable for the recommendations made in its literature and the performance of the relevant system, including its suitability for any purpose or ability to satisfy the relevant provisions of the NZBC, regulations and standards, as it is the responsibility of the building designer to ensure that the details and recommendations provided in the relevant James Hardie installation manual are suitable for the intended project and that specific design is conducted where appropriate.

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Jeffrey Clement

From: Leanna Hutchinson
Sent: Wednesday, 4 July 2018 8:55 AM
To: 'kapiti@gjgardner.co.nz'
Subject: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae
Attachments: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae.pdf

Please find attached Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 18 July 2018. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact John Peterson on (04) 296 4700 or john.peterson@kapiticoast.govt.nz referencing Building Consent No 180550.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700



www.kapiticoast.govt.nz



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Facebook
Kapiti Coast District

Jeffrey Clement

From: Jon Moser
Sent: Friday, 13 July 2018 12:31 PM
To: 'mollet@gjgardner.co.nz'
Subject: Another request for information. – Building Consent 180550 - 2 Lamont Place, Waikanae

Hi Julieanne,

A review of the submitted RFI information has been completed and listed below is a further request for information.

1. The total soakage calculation from Hamish Wells of 220sq/m does not match your catchments of 114sq/m (drive) 26sq/m (patio) and 246sq/m of roof. Please now provide calculations and revised sizing of soak pit according to your actual catchments above totalling 386 sq/m.
2. Show the location of the patio sump previously requested.
3. All sumps shall connect to the soak pit not the rainwater storage tank. Amend drainage plan.
4. Provide the gradient of all storm water drains in accordance with E1/AS1. Provide falls on drainage plan.
5. Confirm in writing that the window openings to all occupied spaces comply with the minimum of 5% of the room floor area. In the absence of a window schedule a statement implying that they should is not acceptable.
6. Show the connection of the grey water tank as required per the tanks specifications and Council requirements to the sewer drain as grey water must be diverted during rainfall events by the owner to sewer. This is a condition of installation.

If you require further clarification of any of the above points please contact me on the cell phone details provided.

Jon

021-1235017

Jon Moser
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 2965 475

www.kapiticoast.govt.nz

From: Leanna Hutchinson **On Behalf Of** Mailbox - Building Approvals
Sent: Tuesday, July 10, 2018 9:21 AM
To: Jon Moser; John Peterson; Simon Copp
Subject: FW: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

From: Julieanne Mollet [mailto:Julieanne.Mollet@gjgardner.co.nz]
Sent: Monday, 9 July 2018 4:32 p.m.
To: Mailbox - Building Approvals
Subject: RE: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Hi

Please see RFI responses as follows:

BUILDING

1. See attached linea specification

PLUMBING & DRAINAGE

1. See attached soak pit design
2. See Page 2 attached
3. Noted on Page 2
4. See pages 5 and 12
5. See page 12
6. See page 3
7. See page 2
8. See page 2
9. See page 2 and attached greywater details.
Not connected to sewer – is dispersed over site
10. No change to be made here

Kind regards,

Julianne Mollet

Administrator | Sudfelt Construction Ltd – Kapiti / Wellington franchisee for G.J. Gardner Homes
Ph: (04) 296 1248 | Fax: (04) 298 7910 | Web: www.gjgardner.co.nz



G.J. Gardner. **HOMES**

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Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

From: Leanna Hutchinson [<mailto:Leanna.Hutchinson@kapiticoast.govt.nz>]

Sent: Wednesday, 4 July 2018 8:55 a.m.

To: Distribution GJG Kapiti <Kapiti@gjgardner.co.nz>

Subject: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Please find attached Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 18 July 2018. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact John Peterson on (04) 296 4700 or john.peterson@kapiticoast.govt.nz referencing Building Consent No 180550.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700



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Kapiti Coast District

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Jeffrey Clement

From: Julieanne Mollet <Julieanne.Mollet@gjgardner.co.nz>
Sent: Wednesday, 11 July 2018 2:33 PM
To: John Peterson
Subject: RE: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae
Attachments: Linea-Weatherboard-Technical-Specification-April-2016.pdf

Hi John

Please see attached as requested.

Regards

Julieanne Mollet

Contracts Administrator | M and L Barke Construction Limited – Kapiti / Porirua Franchisee for G.J. Gardner Homes
Ph: (04) 296 1248 | Fax: (04) 298 7910 | Web: www.gjgardner.co.nz



G.J. Gardner. **HOMES**

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From: Julieanne Mollet
Sent: Monday, 9 July 2018 4:32 p.m.
To: 'Mailbox - Building Approvals' <Building.Approvals@kapiticoast.govt.nz>
Subject: RE: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Hi

Please see RFI responses as follows:

BUILDING

1. See attached linea specification

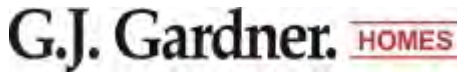
PLUMBING & DRAINAGE

1. See attached soak pit design
2. See Page 2 attached
3. Noted on Page 2
4. See pages 5 and 12
5. See page 12
6. See page 3
7. See page 2
8. See page 2
9. See page 2 and attached greywater details.
Not connected to sewer – is dispersed over site
10. No change to be made here

Kind regards,

Julieanne Mollet

Administrator | Sudfelt Construction Ltd – Kapiti / Wellington franchisee for G.J. Gardner Homes
Ph: (04) 296 1248 | Fax: (04) 298 7910 | Web: www.gjgardner.co.nz



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Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

From: Leanna Hutchinson [<mailto:Leanna.Hutchinson@kapiticoast.govt.nz>]
Sent: Wednesday, 4 July 2018 8:55 a.m.
To: Distribution GJG Kapiti <Kapiti@gjgardner.co.nz>
Subject: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Please find attached Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 18 July 2018. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact John Peterson on (04) 296 4700 or john.peterson@kapiticoast.govt.nz referencing Building Consent No 180550.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700



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Jeffrey Clement

From: Julieanne Mollet <Julieanne.Mollet@gjgardner.co.nz>
Sent: Tuesday, 24 July 2018 2:34 PM
To: Jon Moser
Subject: RE: Another request for information. – Building Consent 180550 - 2 Lamont Place, Waikanae
Attachments: OSSWD Complete 2 Lamont Pl.pdf; AHI Roofing Solar Bracket Load Testing -3.pdf; 201807241414.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jon

Responses to your queries as follows:

1. Updated soak pit design attached.
2. Now shown on site plan (Page 1)
3. Now shown on drainage plan (Page 2)
4. Shown on drainage plan under pipe gradients (Page 2)
5. Updated under general notes of floor plan (Page 3)
6. Drainage plan updated to show overflow diversion to sewer line (Page 2)

We have also added solar panels to comply with the District Plan so have attached updated plans along with the fixing details for the solar.

Regards

Julieanne Mollet

Contracts Administrator | M and L Barke Construction Limited – Kapiti / Porirua Franchisee for G.J. Gardner Homes
Ph: (04) 296 1248 | Fax: (04) 298 7910 | Web: www.gjgardner.co.nz



G.J. Gardner. **HOMES**

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From: Jon Moser [mailto:Jon.Moser@kapiticoast.govt.nz]
Sent: Friday, 13 July 2018 12:33 p.m.
To: Julieanne Mollet <Julieanne.Mollet@gjgardner.co.nz>
Subject: FW: Another request for information. – Building Consent 180550 - 2 Lamont Place, Waikanae

Hi Julieanne,

A review of the submitted RFI information has been completed and listed below is a further request for information.

1. The total soakage calculation from Hamish Wells of 220sq/m does not match your catchments of 114sq/m (drive) 26sq/m (patio) and 246sq/m of roof. Please now provide calculations and revised sizing of soak pit according to your actual catchments above totalling 386 sq/m.

2. Show the location of the patio sump previously requested.
3. All sumps shall connect to the soak pit not the rainwater storage tank. Amend drainage plan.
4. Provide the gradient of all storm water drains in accordance with E1/AS1. Provide falls on drainage plan.
5. Confirm in writing that the window openings to all occupied spaces comply with the minimum of 5% of the room floor area. In the absence of a window schedule a statement implying that they should is not acceptable.
6. Show the connection of the grey water tank as required per the tanks specifications and Council requirements to the sewer drain as grey water must be diverted during rainfall events by the owner to sewer. This is a condition of installation.

If you require further clarification of any of the above points please contact me on the cell phone details provided.

Jon

021-1235017

Jon Moser
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 2965 475

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From: Leanna Hutchinson **On Behalf Of** Mailbox - Building Approvals
Sent: Tuesday, July 10, 2018 9:21 AM
To: Jon Moser; John Peterson; Simon Copp
Subject: FW: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

From: Julieanne Mollet [<mailto:Julieanne.Mollet@gjgardner.co.nz>]
Sent: Monday, 9 July 2018 4:32 p.m.
To: Mailbox - Building Approvals
Subject: RE: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Hi

Please see RFI responses as follows:

BUILDING

1. See attached linea specification

PLUMBING & DRAINAGE

1. See attached soak pit design
2. See Page 2 attached
3. Noted on Page 2
4. See pages 5 and 12
5. See page 12
6. See page 3
7. See page 2
8. See page 2
9. See page 2 and attached greywater details.

Not connected to sewer – is dispersed over site
10. No change to be made here

Kind regards,

Julieanne Mollet

Administrator | Sudfelt Construction Ltd – Kapiti / Wellington franchisee for G.J. Gardner Homes
Ph: (04) 296 1248 | Fax: (04) 298 7910 | Web: www.gjgardner.co.nz



G.J. Gardner. HOMES

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Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

From: Leanna Hutchinson [<mailto:Leanna.Hutchinson@kapiticoast.govt.nz>]

Sent: Wednesday, 4 July 2018 8:55 a.m.

To: Distribution GJG Kapiti <Kapiti@gjgardner.co.nz>

Subject: Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

Please find attached Request for Further Information – Building Consent 180550 - 2 Lamont Place, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 18 July 2018. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact John Peterson on (04) 296 4700 or john.peterson@kapiticoast.govt.nz referencing Building Consent No 180550.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700



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Jeffrey Clement

From: Nancy Gomez
Sent: Tuesday, 17 July 2018 11:28 AM
To: 'kapiti@gjgardner.co.nz'
Subject: Re: BC180550 - 2 Lamont Place, Waikanae - G K Pate
Attachments: BC180550 - PIM Rsource Consent required - 2 Lamont Place, Waikanae.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear GJ Gardner,

Please refer to the attached letter for your action.

The proposed dwelling doesn't fully comply with the Ferndale Area permitted activity standards in the Proposed District Plan. Therefore, a resource consent is required.

Regards,

Nancy Gomez
Resource Consents Projects Officer
Te Āpiha Kaupapa

Tel 04 2964 700



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Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

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

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

THE BUILDING

Street address: **2 Lamont Place**

Suburb:

Town/City **Waikanae**

Postcode:

THE OWNER

Name(s): **G.J Gardner**

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address: **julianne.mollet@gjgardner.co.nz**

BASIS FOR PROVIDING THIS MEMORANDUM

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

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

I, **Hamish Tennent Wells** carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick (✓) if included Cross (X) if excluded	[If appropriate, provide details of the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying]	[If appropriate, specify references]

		<i>out this design work]</i>	
Primary structure			
All RBW Design work relating to B1			() Carried out () Supervised
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		on site SW disposal	() Carried out  Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2			() Carried out () Supervised
Damp proofing			() Carried out () Supervised
Roof cladding or roof cladding system			() Carried out () Supervised
Ventilation system (for example, subfloor or cavity)			() Carried out () Supervised
Wall cladding or wall cladding system			() Carried out () Supervised
Waterproofing			() Carried out () Supervised
Other			() Carried out () Supervised

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or			() Carried out () Supervised
--	---	--	-----------------------------------

other			
-------	--	--	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (✓) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

ISSUED BY

Name: Hamish Tennent Wells	LBP or Registration number: 186323
The practitioner is a: () Design LBP () Registered architect (✓) Chartered professional engineer	
Design Entity or Company (optional): Hamish Wells Civil Engineer	
Mailing address (if different from below): P O Box 188 Otaki 5512	
Street address / Registered office: 202 Otaki Gorge Road Otaki 5582	
Suburb: NA	Town/City: Otaki
PO Box/Private Bag: 188	Postcode: 5512
Phone number: 0274 459 757	Mobile: 0274 459 757
After Hours:	Fax: none
Email address: engenr@xtra.co.nz	Website: none

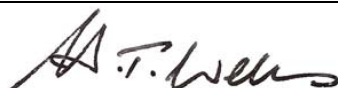
DECLARATION

I **Hamish Tennent Wells** [name of practitioner], LBP,

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

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

Signature:



Date: **20/7/2018**

Building Code Clause(s) **B1 & 2, E1**

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **Hamish Wells Consulting Civil Engineer**
(Design Firm)

TO: **G.J Gardner**
(Owner/Developer)

TO BE SUPPLIED TO: **Kapiti Coast District Council**
(Building Consent Authority)

IN RESPECT OF: **On Site SW Disposal to Ground**
(Description of Building Work)

AT: **2 Lamont Place**
(Address)

Waikanae **LOT** **DP** **SO**

We have been engaged by the owner/developer referred to above to provide **Design & supervision** services in respect of the requirements of Clause(s) **E1, B1 & 2** (Extent of Engagement)

All ☐ or Part only ☒ (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment **VM1** or
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule.

The proposed building work covered by this producer statement is described on the drawings titled **G.J Gardner OSSWD design at 2 Lamont Place, Ferndale, Waikanae** and numbered **1 - 2**; together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
- (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 or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, **Hamish Tennent Wells** am: ☒ CPEng **186323** #
(Name of Design Professional)

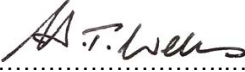
☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: **NZCE Civil REA**

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 ON BEHALF OF **Hamish Wells**
(Design Firm)

Date **20/7/2018** (signature) 

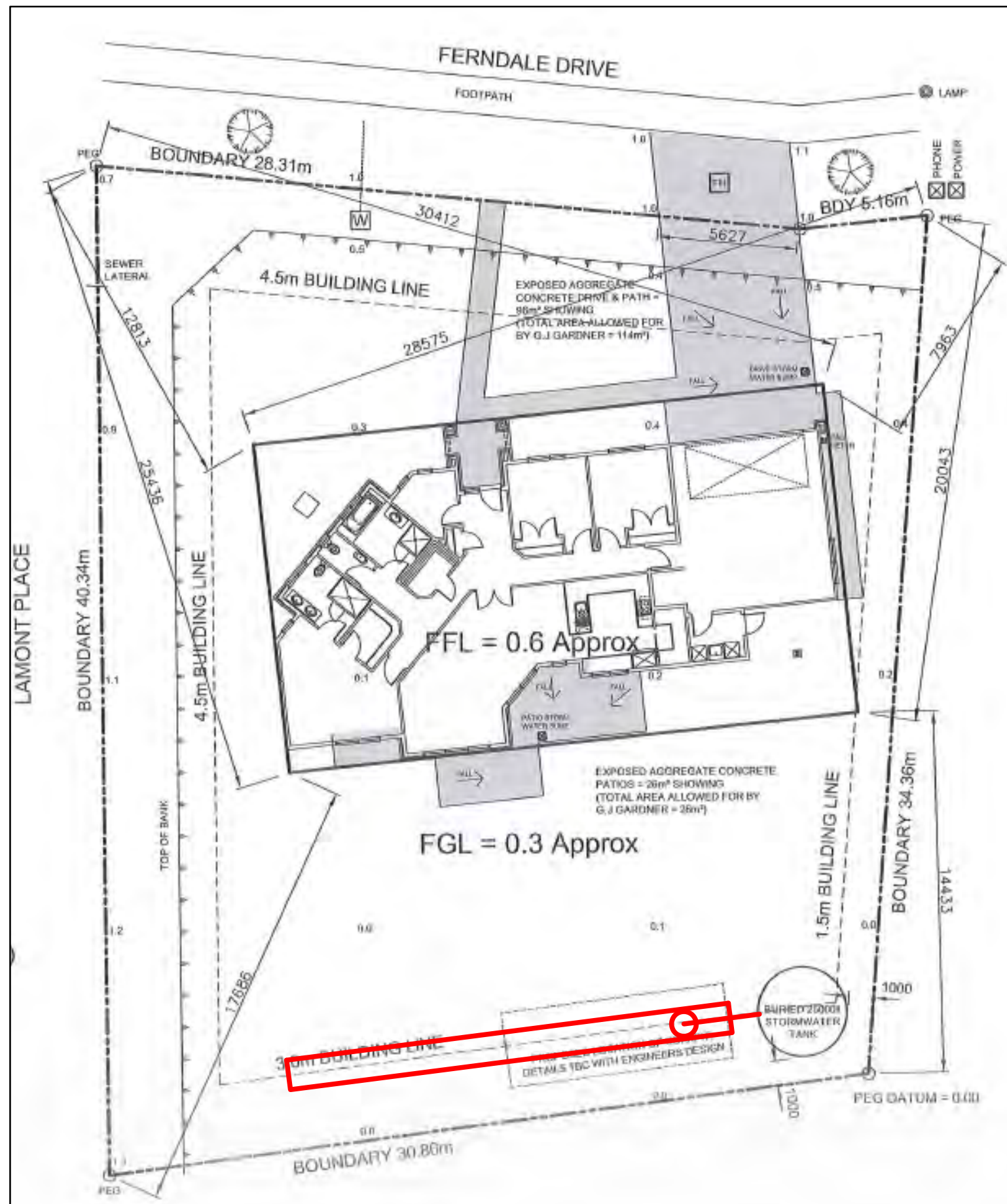
Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in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

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

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PROPOSED SOAK PIT - 18M LONG
X 1.2M WIDE X 1.5M DEEP

CATCHMENT CALCULATIONS INCLUDE
 ROOF - 246M²
 DRIVEWAY - 114M²
 PATIO 26M²
 TOTAL - 386M²



POSSIBLE SOAK PIT LOCATION

G.J GARDNER OSSWD DESIGN
AT 2 LANMONT PLACE
FERNDALE WAIKANAЕ

HAMISH WELLS
CONSULTING CIVIL ENGINEER
202 OTAKI GORGE
ROAD RD2 OTAKI
5502 NZ
0274 459 757
mipenz@xtra.co.nz

DATE	2017/2016	DESCRIPTION FOR CONSENT ISSUE
REV	0	
JOB GK PATE FAMILY TRUST		
DRAWN BY: DE		
CHECKED BY: HN		
DRAWING SCALE 1" = 200' @A		
SHEET TITLE SITE PLAN		
SHEET 1 OF 2		



HAMILISH WELLS
CONSULTING CIVIL ENGINEER
MIPENZ CAPENG # 186323
0274 459 757
5582 NZ
ROAD RD2 OTAKI
ZUZ OTAKI GORG
engnr@xtra.co.nz

70	0	2017/2016	FOR CONSENT 1656E
GK PATE FAMILY TRUST			
DRAWN BY: DE			
CHKD BY: HW			
DRAWING SCALE:			
@A3			
SHEET TITLE			
SHEET OF			

On site SW disposal by trench soakpit v11 2016

Site	2 Lamont Place	Regional Authority	GWRC
Client	G.J Gardner	Period of testing	Autumn 2018
Territorial Authority	KCDC	Weather	Dry
Topography	Flat	Groundwater observations	Nil
Ground cover	Grass	Rainfall	1000mm approx
Geology	Sand	Site stability	ok
Existing drainage	none		
Soil data 1		Category	test bore
Sand		2	EF depth
			0.4
			test bore
			diameter
			0.2

Soil test percolation data

Note: only enter values in the yellow shaded cells!!!

line	int min	elap time	water depth	change	diameter	area	V loss	Av depth	p surface	P,l/m2/mn	test depth	Depth mm	Soil key	Bore data	Soil CAT
1	0	0.0	0.400								mm				
2	1.0	1.000	0.320	0.080	0.20	0.03	2.513	0.36	0.2576	9.76					
3	1.0	2.000	0.260	0.060	0.20	0.03	1.885	0.29	0.2136	8.82					
4	1.0	3.000	0.210	0.050	0.20	0.03	1.571	0.24	0.1791	8.77					
5	1.0	4.000	0.170	0.040	0.20	0.03	1.257	0.19	0.1508	8.33					
6	1.0	5.000	0.135	0.035	0.20	0.03	1.100	0.15	0.1272	8.64					
7	5.0	10.000	0.045	0.090	0.20	0.03	2.827	0.09	0.0880	6.43					
8	5.0	15.000	0.000	0.045	0.20	0.03	1.414	0.02	0.0456	6.21					
9	5.0	20.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
10	10.0	30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
11		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
12		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
13		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
14		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
15		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
16		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
17		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
18		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
19		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					
20		30.000	0.000	0.000	0.20	0.03	0.000	0.00	0.0000	#DIV/0!					

sum P	# results	av
40.99	5	8.20
DF		0.25
Des infill		2.05

Average trench soakage is all the floor and half the side wall area

Soak pit design data

line no.	runoff data							soak pit data					average infiltrative surface including floor	excavated volume	MH volume MHv	Pit		tank		total		outputs			
	storm return period	storm duration	C runoff coefficient	I rainfall intensity	A for catch- ment	Q surface runoff	QT	perc rate	trench width	trench length	effective depth	depth from GL				effective storage volume	effective storage volume	effective storage volume	Average trench soakage rate	storage volume required	Time for pit to empty	Is there enough storage??			
								p	W	L	Ed	D													
								2.05	1.20	18.00	1.30	1.50													
								years	min		mm/hr	m2				l/s	m3	l/m2/min	m	m	m	m	m2	v	m3
1	50	10	0.98	113.6	386	11.94	7.16	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	6.21	1.08	TRUE			
2		20	0.98	78.5	386	8.25	9.90	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	7.99	1.40	TRUE			
3		30	0.98	64.1	386	6.74	12.12	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	9.26	1.62	TRUE			
4		60	0.98	43.1	386	4.53	16.30	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	10.58	1.85	TRUE			
5		120	0.98	29.2	386	3.07	22.09	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	10.64	1.86	TRUE			
6		360	0.98	16.2	386	1.70	36.77	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	2.42	0.42	TRUE			
7		720	0.98	10.0	386	1.05	45.39	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	-23.31	4.07	TRUE			
8		1440	0.98	6.4	386	0.67	58.10	2.0	1.20	18.00	1.3	1.5	46.56	32.400	1.021	11.303	0.000	11.303	1.59	-79.31	13.85	TRUE			

duration	l/mm/hr by return period Kapiti						
	1yr	2yr	5yr	10yr	20yr	50yr	100yr
10min	38.4	50.4	70.7	84.0	97.0	113.6	126.1
20min	28.8	37.4	50.5	59.3	67.7	78.5	86.5
30min	22.8	29.8	40.7	48.0	55.5	64.1	70.8
1hr	15.8	20.5	27.7	32.5	37.1	43.1	47.5
2hr	11.0	14.3	19.1	22.2	25.3	29.2	32.3
6hr	6.4	8.2	10.8	12.5	14.2	16.2	17.9
12hr	4.3	5.4	6.8	7.9	8.8	10.0	10.8
24hr	2.6	3.5	4.3	5.0	5.6	6.4	7.0

Excavated	floor area	21.6
Ratio	floor/wall	0.464
%	floor/wall	46.4
Design	SF	1.46

Trench perimeter 36

area	house and paved	m2	386	A	62
length		m	18.00	L	63
depth		m	1.50	D	64
width		m	1.20	W	65
design perc rate		l/m2/min	2.05	p	66
effective depth in fil		m	1.30	Edp	67
storage tank size		m3	0	sTs	68
effective depth in storage		m	1.30	Eds	69
MHd		m	1	MHv	70
C			0.98		71
# MH's			1		72
Pit fill void ratio			0.38		73
					74

Hamish Wells
CPEng #186323

duration	l/mm/hr by return period 2100 Wanganui						
	1yr	2yr	5yr	10yr	20yr	50yr	100yr
10min	51.6	72.6	85.8	99.0	116.4	129.0	
20min	37.2	52.2	61.8	71.1	83.4	92.1	
30min	29.6	41.6	49.6	57.2	66.8	74.0	
1hr	19.4	26.5	31.3	36.0	41.9	46.4	
2hr	12.2	15.9	18.3	20.6	23.7	26.0	
6hr	6.1	7.8	8.8	9.9	11.2	12.3	
12hr	3.9	4.7	5.5	6.2	7.0	7.6	
24hr	2.4	3.1	3.6	4.1	4.7	5.2	

duration	l/mm/hr by return period Kimberly ex PB						
	1yr	2yr	5yr	10yr	20yr	50yr	100yr
10min	51.6	72.6	85.8	99.0	116.4	102.0	
20min	37.2	52.2	61.8	71.1	83.4	72.0	
30min	29.6	41.6	49.6	57.2	66.8	58.6	
1hr	19.4	26.5	31.3	36.0	41.9	41.2	
2hr	12.2	15.9	18.3	20.6	23.7	27.0	
6hr	6.1	7.8	8.8	9.9	11.2	13.8	
12hr	3.9	4.7	5.5	6.2	7.0	9.0	
24hr	2.4	3.1	3.6	4.1	4.7	5.9	

HMW Q100 plus GW

119.1
84.1
68.4
48.1
31.5
16.1
10.5
6.9

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **7 November 2018 9:04 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Fail
Apart from bedroom two recheck	
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Sheet bracing	Pass
All bl and gs in place as per plan	
Sheet fixings	Pass
All screw fixed as required	
Fire/acoustic separation	N/A
Other	Pass
All other ceiling and wall linings fixed	
Wet area substrate system	Pass
Aquiline in place and fixed at 100mm centres	
LBP number	Pass
129962	

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Pass**

Inspected By: **Tyler Smith**

Inspection Date: **9 November 2018 2:51 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Sighted previous inspection notes
Bedroom 2 now complete.

Pass

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Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **4 October 2018 9:03 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan Not part of this consent	N/A
Building wrap type Tekton wrap in place	Pass
Flexible seling tape 40below tape	Pass
Deck membrane fixed in accordance with specification Not part of this consent	N/A
Head flashings Taped and stopends in place most Windows up to soffit	Pass
Sill flashings Wanz bars	Pass
Back flashings Not part of this consent	N/A
Saddle flashings	N/A
Internal/external corner flashings Pvc flashings in place	Pass
Jamb flashings	N/A
Capillary clearances	Pass
Flashing penetrations Still to check	Fail
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	Pass
Batten timber treatment H3.1	Pass
Cavity closers Cavity closer in place	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number 129962	Pass
Other Mulseal to brick rebate	Pass



Taken at 9:02 AM on Thursday 4/10/2018



Taken at 9:02 AM on Thursday 4/10/2018



Taken at 9:03 AM on Thursday 4/10/2018



Taken at 9:03 AM on Thursday 4/10/2018



Taken at 9:03 AM on Thursday 4/10/2018

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **17 October 2018 2:51 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Flashing penetrations	Pass

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Craig Watson**

Inspection Date: **10 September 2018 2:53 p.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Cladding type identified	Pass
Framing moisture meets cladding requirements	N/A
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	Fail
Nailing to be checked.	
Bottom plate connections	Pass
All fixed.	
All bottom plate connections fixed in compliance with the building consent documentation	
Building wrap type	Pass
Roof Cross Bracing	Fail
still to ft one side	
Purlin fixing	Pass
14 g x100	
Purlins fixed and screw in accordance with the building consent documentation	
Decking substrate	N/A
Top Plate Connection	Pass
stud straps	
Lintel Connections	Pass
All strapped.	
Truss connections	Pass
All fixed as pertruss plan.	
Column posts	N/A
LBP number	Pass
Tom Maude	
Other	N/A

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **10 September 2018**

Passed Items

General

Inspection notes

Drawings

Cladding type identified

Stud spacing appropriate for cladding

Bottom plate connections

All fixed.

All bottom plate connections fixed in compliance with the building consent documentation

Building wrap type

Purlin fixing

14 g x100

Purlins fixed and screw in accordance with the building consent documentation

Top Plate Connection

stud straps

Lintel Connections

All strapped.

Truss connections

All fixed as per truss plan.

LBP number

Tom Maude

Failed Items

General

Exterior sheet bracing and angle brace fixing

Nailing to be checked.

Roof Cross Bracing

still to fit one side

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

10 September 2018

KEEP ON SITE FOR RECHECK

Page 1 of 2

engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **4 October 2018 8:56 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Exterior sheet bracing and angle brace fixing	Pass
Nail fixed as required	
Roof Cross Bracing	Pass
Strap fixing in place	

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **4 October 2018**

Passed Items

General

Exterior sheet bracing and angle brace fixing	Nail fixed as required
Roof Cross Bracing	Strap fixing in place

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **4 October 2018**

Passed Items

General

Inspection notes	
Drawings	
Building wrap type	Tekton wrap in place
Flexible seling tape	40below tape
Head flashings	Taped and stopends in place most Windows up to soffit
Sill flashings	Wanz bars
Internal/external corner flashings	Pvc flashings in place
Capillary clearances	
Ground/Deck Cladding Clearance	
Additional strapping to wrap	
Batten timber treatment	H3.1
Cavity closers	Cavity closer in place
Battens in place	
LBP number	129962
Other	Mulseal to brick rebate

Failed Items

General

Flashing penetrations	Still to check
-----------------------	-----------------------

Support Documentation

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Tyler Smith**
Inspection Date: **30 October 2018 11:32 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Max moisture content 24%	Fail
OK to line everywhere except bottom sheets in bedrooms 1 & 2 and garage.	
Recheck required for these areas	
Ventilation to rooms	Pass
Window sizes and openings as per consented documentation	
Timber treatment h1.2	Pass
Lintel/beam size and fixing	Pass
Insulation walls 4 ceilings 5	Pass
Top plate connection	Pass
Ceiling batten spacing 600 clipped rondo	Pass
Stud spacing 600	Pass
Bracing connections handi bracs as required	Pass
Air seals Rod and foam	Pass
Bottom plate fixings GS braces to be pinned as per gib specs	Fail
Is the building weathertight	Pass
Grade of timber framing SG8	Pass
Framing cut outs	N/A
wet area substrate Metal angles in place Vertical Aqualine	Pass
insert or inbuilt fireplace	N/A
LBP number Tom Maude	Pass
Other Reinspection required for moisture and bottom plates for braces	Fail

OK to line everywhere except bottom sheets of bedrooms 2 and 3 and garage.

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **5 November 2018 3:33 p.m.**

Duration: **30 minutes**

Inspection Element

Status

General

Fail

Max moisture content
24%

Fail

OK to line everywhere except bottom sheets in bedrooms 1 & 2 and back of garage.

Recheck required for these areas

Other

Fail

Reinspection required for moisture and bottom plates for braces

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **7 November 2018 9:01 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
Max moisture content	Fail
Recheck on moisture all ok apart bedroom two window wall still around 22.5%	
Bottom plate fixings	Pass
All checked on previos moisture check just not signed off	
Other	Fail
Reinspect For bedroom 2	

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Tyler Smith**

Inspection Date: **8 November 2018 2:19 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Fail

Max moisture content

Fail

Recheck on moisture all ok apart bedroom two window wall still around 22.5%

08/11/18

Bedroom 2 exterior wall still 22 %

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Tyler Smith**
Inspection Date: **30 October 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Ventilation to rooms	Window sizes and openings as per consented documentation
Timber treatment	h1.2
Lintel/beam size and fixing	
Insulation	walls 4 ceilings 5
Top plate connection	
Ceiling batten spacing	600 clipped rondo
Stud spacing	600
Bracing connections	handi bracs as required
Air seals	Rod and foam
Is the building weathertight	
Grade of timber framing	SG8
wet area substrate	Metal angles in place Vertical Aqualine
LBP number	Tom Maude

Failed Items

General

Max moisture content	24%
	OK to line everywhere except bottom sheets in bedrooms 1 & 2 and garage.
	Recheck required for these areas
Bottom plate fixings	GS braces to be pinned as per gib specs
Other	Reinspection required for moisture and bottom plates for braces

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **5 November 2018**

Failed Items

General

Max moisture content **24%**

OK to line everywhere except bottom sheets in bedrooms 1 & 2 and back of garage.

Recheck required for these areas

Other

Reinspection required for moisture and bottom plates for braces

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Tyler Smith**
Inspection Date: **8 November 2018**

Failed Items

General

Max moisture content	Recheck on moisture all ok apart bedroom two window wall still around 22.5%
	08/11/18
	Bedroom 2 exterior wall still 22 %

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Tyler Smith**

Inspection Date: **9 November 2018 2:50 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Max moisture content	Pass
Recheck on moisture all ok apart bedroom two window wall still around 22.5%	
08/11/18	
Bedroom 2 exterior wall still 22 %	
09/11/2018	
Bedroom 2 19% OK to line	
Other	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **7 November 2018**

Passed Items

General

Bottom plate fixings **All checked on previos moisture check just not signed off**

Failed Items

General

Max moisture content **Recheck on moisture all ok apart bedroom two window wall still around 22.5%**
Other **Reinspect For bedroom 2**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **7 November 2018**

Passed Items

General

Conforms with approved drawings
Sheet bracing **All bl and gs in place as per plan**
Sheet fixings **All screw fixed as required**
Other **All other ceiling and wall linings fixed**
Wet area substrate system **Aquiline in place and fixed at 100mm centres**
LBP number **129962**

Failed Items

General

Sighted previous inspection notes **Apart from bedroom two recheck**

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **9 November 2018**

Passed Items

General

Max moisture content

Recheck on moisture all ok apart bedroom two window wall still around 22.5%

08/11/18

Bedroom 2 exterior wall still 22 %

09/11/2018

Bedroom 2 19% OK to line

Other

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **9 November 2018**

Passed Items

General

Sighted previous inspection notes

Bedroom 2 now complete.

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **26 October 2018 11:28 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings Note that gas infinty moved to internal due to distance	Pass
Confirm additional information/amended plan Not part of this consent	N/A
Plumber 13440	Pass
Soil pipe size and test Not part of this consent	N/A
Pipes fixed/supported All clipped and secured	Pass
System used AS3500 Also non potable from tank to toilets and hoesetaps	Pass
TPR line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated 50mm completed	Pass
Pressure test All dux segura in and tested	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves In garage two	Pass
Fire wraps and collars	N/A
LBP number	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **26 October 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	Note that gas infinty moved to internal due to distance
Plumber	13440
Pipes fixed/supported	All clipped and secured
System used	AS3500
	Also non potable from tank to toilets and hosetaps
Vents terminated	50mm completed
Pressure test	All dux segura in and tested
Waste pipe size and test	
Shut off valves	In garage two
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Designer 1

Designer 2

Carpentry 1

Foundations 1

Bricklaying and Blocklaying 1

Roofing 1

Status

Accepted

Accepted

Required

Required

Required

Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Fail**

Inspected By: **Craig Watson**

Inspection Date: **23 August 2018 12:39 p.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Engineers details required Engineer to inspect	Fail
Rebate for brick veneer 30m out of 70m has brick rebate	Pass
Ground clearance 300 mm	Pass
Concrete cover 40 mm cover on 85mm slab.	Pass
Driveway S/W control	Pass
Sand blinding	Pass
Slab thickenings covered by engineer	Pass
Vapour barrier Black poly	Pass
Bottom plate fixings	Pass
Steel reinforcing covered by engineer All steel work placed and tied as per consented documentation	Pass
Bar chairs Bar chairs placed as required	Pass
DPC penetrations taped All penetrations taped as required	Pass
Minimum floor level	Pass
Registration numbers Shane Mckenzie	Pass
Siting Site set out as per plans	Pass
Sub slab insulation Ribraft construction.	Pass
In-slab heating Not part of this consent	N/A
LBP number Shane Mckenzie	Pass
Other	N/A



Taken at 12:30 PM on Thursday 23/08/2018



Taken at 12:31 PM on Thursday 23/08/2018

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **23 August 2018**

Passed Items

General

Rebate for brick veneer	30m out of 70m has brick rebate
Ground clearance	300 mm
Concrete cover	40 mm cover on 85mm slab.
Driveway S/W control	
Sand blinding	
Slab thickenings	covered by engineer
Vapour barrier	Black poly
Bottom plate fixings	
Steel reinforcing	covered by engineer
	All steel work placed and tied as per consented documentation
Bar chairs	Bar chairs placed as required
DPC penetrations taped	All penetrations taped as required
Minimum floor level	
Registration numbers	Shane Mckenzie
Siting	Site set out as per plans
Sub slab insulation	Ribraft construction.
LBP number	Shane Mckenzie

Failed Items

General

Engineers details required	Engineer to inspect
----------------------------	----------------------------

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **20 February 2019 12:56 p.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Engineers details required

Pass

Supplied on final

Support Documentation

Roof product manufacturers warranty

Received

Window manufacturers producer statement

Received

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 February 2019**

Passed Items

General

Engineers details required	Supplied on final
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Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 February 2019**

Passed Items

General

Terminal vent	Completed on final
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Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 February 2019**

Passed Items

Exterior

All previous inspections/notes passed	All passed items on this inspection have been assessed against the consented documentation.
Drawings	On site
Roof fixings	Screw fixed as required
Spouting and down-pipes	All connected
Flashings - roof	
Penetrations - flashings	
Gully dishes	In and charged
Stormwater and site drainage	Connected on site and sumps in place
Wastes to gully	
Fixings - durability	
Steps/stairs	

Terminal vents/AAVs	Completed
Cladding painted/sealed	
Flashings - windows/doors	
Cladding ground clearance	All ok although not all landscaping finished
Final check complete	
Interior	
All previous inspections/notes passed	
Drawings	
Service areas-floors/walls	All sealed as required
Lightings	
Laundering	
Cooking facilities	
Food storage/preparation	
Ventilation	
Insulation and clearance	
HWC flues	
Glazing - human impact	Safety glass in place as needed
Hot water temp	51degrees
Water supply tank	
Trap seals and AAVS	
Cistern flushing	
WC pan connection	
Window labels	
Failed Items	
Exterior	
Other	Note that the grey water overflow system not installed
Interior	
Smoke detectors	
Final check complete	Recheck required
Support Documentation	Status
Application for CCC	Received
Electrical safety certificate	Received
Gas safety certificate	Received
As-built drainage plan	Received
Drainage (Form 126) for stormwater installation	Received
Drainage (Form 127) for private sewer installation	Received
Plumbing (Form 125) for pressure test and installation piped services	Received
Construction review PS4 statement for structural engineering	Received
Membrane applicator certificates - internal wet area	Received
Timber framing and truss certification	Received
Roof product manufacturers warranty	Received
Record of Work	Received
Window manufacturers producer statement	Received
Water tank warranty	Received
Building Practitioners	Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Received
Foundations 1	Received
Bricklaying and Blocklaying 1	Received
Roofing 1	Received

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Simon Copp**

Inspection Date: **23 August 2018 7:23 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Secondary flow path	Pass
Pipe material uPVC pipes primed and glued	Pass
Pipe protection pipes wrapped in hairfelt lagging see photos	Pass
TPR line	N/A
Plumbing layout Lay out altered due to the sewer lateral height being less than 600mm. the new configuration meets building code requirements	Pass
Pipes supported all pipe are bed in sand	Pass
Wastes and drains drains 65 and 100mm are cleaned and glued falls ok and pipes protected	Pass
Water/air drains under the slab water tested to approx 1.0m head	Pass
Leak check no drop in water level no visible leaks	Pass
Registration numbers Bernard Lynch certifying plumber and drainlayer	Pass
Other Provide a neat asbuilt plan including under slab lay out All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass
Site Inspection	N/A



waste pipes filled with water and wrapped
Taken at 3:04 PM on Wednesday 22/08/2018



wc and grey water waste pipes
Taken at 3:04 PM on Wednesday 22/08/2018



65mm wastes running to grey water gully
Taken at 3:04 PM on Wednesday 22/08/2018



branch drain under the slab
Taken at 3:04 PM on Wednesday 22/08/2018



Plumbers current licence
Taken at 3:06 PM on Wednesday 22/08/2018

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Simon Copp**
Inspection Date: **23 August 2018**

Passed Items

General

Secondary flow path	
Pipe material	uPVC pipes primed and glued
Pipe protection	pipes wrapped in hairfelt lagging see photos
Plumbing layout	Lay out altered due to the sewer lateral height being less than 600mm. the new configuration meets building code requirements
Pipes supported	all pipe are bed in sand
Wastes and drains	drains 65 and 100mm are cleaned and glued falls ok and pipes protected
Water/air	drains under the slab water tested to approx 1.0m head
Leak check	no drop in water level no visible leaks
Registration numbers	Bernard Lynch certifying plumber and drainlayer
Other	Provide a neat asbuilt plan including under slab lay out All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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

Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Processing Summary Report

Consent No: 180550

Site Address: 2 Lamont Place, Waikanae

Description: New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.

Checklist/Elements	Status	Notes	Processed By
Pre-Application Record	N/A		John Peterson
Vetting	Pass		Heather Wright
Application documentation	Pass		HEW
Application type	Pass	The application is for a building consent.	HEW
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	HEW
Proof of ownership	Pass	A certificate of title dated within the last three months.	HEW
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	HEW
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	HEW
Compliance documentation	Pass	Relevant documentation is shown for: - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	HEW
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng <insert number>.	HEW
Building act	Pass		HEW
S71 Natural Hazard	N/A		HEW
S71-72 assessment	N/A		HEW
S71-72 decision	N/A		HEW
S 84 - Restricted building work	Pass		HEW
S 112 or 133AT - Alterations to existing buildings	N/A		HEW
S 115 - Change of use	N/A		HEW
S 118 - Access and facilities for persons with disabilities	N/A		HEW
S 363 - Public use prior to issuing CCC	N/A		HEW
Review-s71-74	N/A		HEW
Waivers and Modifications	N/A		HEW
Multi Use	N/A		HEW
Payment	Pass		HEW
Payment requested	Pass		HEW
Payment received	Pass		HEW
Planning	Pass		Nancy Gomez
District Plan	Pass		NGO
District Plan Items Checked	Yes		NGO
Section 221 checked	Yes		NGO
Resource Consent granted	N/A		NGO

Checklist/Elements	Status	Notes	Processed By
Building Act	N/A		NGO
Sec 37 required	N/A		NGO
Specified Systems Compliance	N/A		Jon Moser
Environmental Health	N/A		Jon Moser
Quick Consent	N/A		Jon Moser
B1 - Structure	Pass		John Peterson
Verification method	Pass		JOH
Structural review	N/A		JOH
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	JOH
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: 186323	JOH
Scope	Pass	The scope of the engineering is: RibRaft Foundation.	JOH
Monitoring requirements	Pass	Construction monitoring to: CM3	JOH
Structural proprietary systems	Pass	The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified.	JOH
NZS 3604	Pass		JOH
Scope	Pass	The building is within the scope and limitation of NZS 3604.	JOH
Good ground	Pass	The building site is assumed to meet the requirements for foundations, and good ground has been determined with regards to the PIM .	JOH
Site requirements	Pass	The requirements for site have been considered, including provisions for: bearing capacity; site preparation; water in sub-floor spaces; the effects of tree roots on foundations.	JOH
Deck structure	N/A		JOH
Foundations and sub-floor framing	N/A		JOH
Floors	Pass		JOH
Suspended timber floors (ground)	N/A		JOH
Suspended timber floors (first floor and above)	N/A		JOH
Flooring	N/A		JOH
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings	JOH

Checklist/Elements	Status	Notes	Processed By
		to the bottom plate.	
Walls	Pass		JOH
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Studs under gable ends and skillion roofs have been considered for the worst case loading given the maximum height of the wall.	JOH
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	JOH
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	JOH
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. To H	JOH
Posts	Pass		JOH
Posts	Pass	The size and length of the post meets the general requirements and limitations.	JOH
Footings	Pass	The post has a sufficiently sized concrete footing to resist expected uplift loads.	JOH
Fixings	Pass	The connections between the footing, post, and the roof structure are detailed appropriately, with fixings meeting the required capacity.	JOH
Roof structure	Pass		JOH
Framed roof	N/A		JOH
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3. To H	JOH
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	JOH
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	JOH
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	JOH
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing. Openings in the ceiling are bounded by trimming joists sized adequately given their span. Water tanks in the ceiling are given appropriate support.	JOH
Verandah beams	N/A		JOH
Snow loading	N/A		JOH
External stairs	N/A		JOH
3kPa floor loads	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
B2 - Durability	Pass		John Peterson
B2 prompts	Pass		JOH
Material compatibility	Pass	Adjoining materials are compatible.	JOH
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	JOH
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	JOH
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	JOH
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	JOH
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	JOH
Limited life consent	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH
C1-6 - Protection From Fire	Pass		John Peterson
C/AS1 - Residential and outbuildings	Pass		JOH
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	JOH
Means of escape	N/A		JOH
Control of internal fire and smoke spread	N/A		JOH
Control of external fire spread	Pass	Adequate fire rated separations are provided where the building, or building elements such as eaves, are at risk of fire spread over the relevant boundary.	JOH
Firefighting	N/A		JOH
Prevention of fire occurring	N/A		JOH
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH
D1 - Access Routes	Pass		John Peterson
Access routes	Pass		JOH
Safety	N/A		JOH
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces.	JOH
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge.	JOH
Ramps	N/A		JOH
Stairs	N/A		JOH
Handrails	N/A		JOH
Accessible car parks	N/A		JOH
Accessible building entries	N/A		JOH
Accessible places of assembly	N/A		JOH
Accessible accommodation units	N/A		JOH
Other compliance paths	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
Alternative solution	N/A		JOH
D2 - Mechanical Installations For Access	N/A		Jon Moser
E1 - Surface Water	Fail		Jon Moser
Drainage design	Pass		JMO
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	JMO
Verification method	Fail		JMO
Hydraulic design	Pass	Soak pit design to be provided by suitably qualified person per consent notice. Soak pit shall cater for the 1:100 year event as the secondary flow path is via adjoining property. --- Response - JMO 30 Jul 2018 10:03am --- New design provided by Hamish Wells and PS4 provided.	JMO
<u>Request for Further Information:</u>			
Request:	Soak pit design to be provided by suitably qualified person per consent notice. Soak pit shall cater for the 1:100 year event as the secondary flow path is via adjoining property. Submit all calculations in support of soakpit size including areas of roofs and impermeable surfaces.		JMO
Response:	New design provided by Hamish Wells and PS4 provided.		JMO
Surface water run off	Pass	Show location of all sumps to cater for sealed surfaces as shown on the drive and patio areas. Sumps shall be sized in accordance with catchment areas captured. --- Response - JMO 30 Jul 2018 10:09am --- Sumps now provided on drainage plan. Sheet 2 Revision D	JMO
<u>Request for Further Information:</u>			
Request:	Show location of all sumps to cater for sealed surfaces as shown on the drive and patio areas. Sumps shall be sized in accordance with catchment areas captured.		JMO
Response:	Sumps now provided on drainage plan. Sheet 2 Revision D		JMO
Field drains	N/A		JMO
Secondary flow	Fail	Refer RFI	JMO
Soak pits	Fail		JMO
Field testing	Fail	Refer RFI	JMO
Soak pit design	Fail	Refer RFI	JMO
Acceptable solution	Pass		JMO
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	JMO
Floor level	Pass		JMO
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	JMO
Stormwater drainage	Pass		JMO
Size and gradient	Pass	Show gradient of storm water drain in accordance with catchment areas discharging to section. --- Response - JMO 30 Jul 2018 10:11am --- Gradient inferred under general drainage gradient.	JMO
<u>Request for Further Information:</u>			
Request:	Show gradient of storm water drain in accordance with catchment areas discharging to section.		JMO
Response:	Gradient inferred under general drainage gradient.		JMO
Sumps	Pass	Where surface water enters the stormwater drains a sump is provided.	JMO
Roof catchment	Pass		JMO
Downpipes	Pass	The downpipe size is adequate given the roof pitch	JMO

Checklist/Elements	Status	Notes	Processed By
Gutters	Pass	and plan area of the roof catchment area. 80mm proposed metal down pipes. Provide cross sectional area of spouting so capacity can be determined. Show the catchment areas at each downpipe so drains can be sized and gutter size confirmed as adequate. --- Response - JMO 13 Jul 2018 12:34pm --- Spouting has capacity of 50sq/m. Adequate.	JMO
<u>Request for Further Information:</u>			
Request:		Provide cross sectional area of spouting so capacity can be determined.	JMO
		Show the catchment areas at each downpipe so drains can be sized and gutter dimension confirmed as adequate.	
Response:		Spouting has capacity of 50sq/m. Adequate.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
E2 - External moisture		John Peterson, Jon Moser	
Acceptable solution	Pass		JOH
Scope	Pass	The building work is within the scope of E2/AS1.	JOH
Risk matrix	Pass		JOH
Score	Pass	A risk matrix score of 3 has been calculated for the worst case elevation.	JOH
Wall cladding	Pass	Given the risk matrix score it is appropriate to use brick veneer and Linea cavity systems.	JOH
Roof cladding			JMO
Profiled metal	Pass	Valley flashing dimensions H and X to be provided consistent with catchment area. --- Response - JMO 13 Jul 2018 12:34pm --- Plans updated and table completed.	JMO
<u>Request for Further Information:</u>			
Request:		Valley flashing dimensions H and X to be provided consistent with catchment area.	JMO
Response:		Plans updated and table completed.	JMO
Wall cladding	Pass		JOH
General	Pass	An appropriate wall underlay is shown.	JOH
Threshold junctions	N/A		JOH
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	JOH
Masonry veneer	Pass	The masonry veneer height does not exceed the limits allowable under E2/AS1. The bottom of the masonry veneer cladding has adequate clearance to paved and unpaved surfaces. Details are shown for the relevant base of cladding detail to the ground or foundation walls. Pipe penetrations through the masonry veneer show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance,	JOH

Checklist/Elements	Status	Notes	Processed By
		flashing, and junctions to the floor / deck structure. Lintels of adequate strength are shown to the window / door head given the span of the lintel, thickness of the masonry veneer, and the height of cladding supported above. Appropriate walls ties are specified given the type of the tie, seismic zone, and the weight of the cladding.	
Stucco	N/A		JOH
Timber weatherboards	N/A		JOH
Fibre cement weatherboards	Pass	The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the fibre cement weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	JOH
Profile metal wall cladding	N/A		JOH
Fibre cement sheet	N/A		JOH
Plywood sheet	N/A		JOH
EIFS	N/A		JOH
Wall tanking	N/A		JOH
Parapets	N/A		JOH
Decks	N/A		JOH
Manufacturer's details	Pass		JOH
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover. Penetrations through the roof cladding are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	JOH
Wall claddings	Pass	Provide the current Linea Technical Specification --- Response - JOH 11 Jul 2018 3:28pm --- Received BRANZ Appraisal - requested and received the current Tech Spec	JOH
<u>Request for Further Information:</u>			
Request:	Provide the current Linea Technical Specification		JOH

Checklist/Elements	Status	Notes	Processed By
<i>Response: Received BRANZ Appraisal - requested and received the current Tech Spec</i>			JOH
Re-cladding	N/A		JOH
Timber joinery	N/A		JOH
Skylights	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH
E3 - Internal Moisture	Pass		Jon Moser
E3 prompts	Pass		JMO
Moisture control	N/A		JMO
Overflow	N/A		JMO
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed. Davco membrane installation document provided.	JMO
Proprietary shower tray/walls	Pass	A proprietary shower tray and/or walls is proposed with sufficient details to show impervious and easily cleaned surfaces. Acrylic shower in one bathroom with tiled walls.	JMO
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided.	JMO
Level access shower	Pass	A level access shower has been proposed with sufficient details of gradients to the floor, surface finishes, and membrane coverage.	JMO
Wet area membrane	Pass	The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. Davco tiling membrane.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
F1 - Hazardous Agents On Site	N/A		John Peterson
F2 - Hazardous Building Materials	Pass		John Peterson
Asbestos	N/A		JOH
Glazing	Pass		JOH
Manifestation	N/A		JOH
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	JOH
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3. DWG 7	JOH
Balustrades	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH
F3 - Hazardous Substances And Processes	N/A		John Peterson
F4 - Safety From Falling	N/A		John Peterson
F5 - Construction and Demolition Hazards	Pass		John Peterson
F5 prompts	Pass		JOH
Consent addendum	Pass		JOH
Other compliance paths	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
Alternative solution	N/A		JOH
F6 - Visibility In Escape Routes	N/A		John Peterson
F7 - Warning Systems	Pass		Jon Moser
F7 prompts	Pass		JMO
System type (excluding simple residential situations)	N/A	Type 1 - Domestic smoke alarm system.	JMO
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. within 3.0m of each sleeping space;	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
F8 - Signs	N/A		Jon Moser
F9 Means of Restricting Access to Residential Pools	N/A		Jon Moser
G1 - Personal hygiene	Pass		Jon Moser
Provision of sanitary fixtures	Pass		JMO
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	JMO
Privacy	N/A		JMO
Accessible toilets	N/A		JMO
Accessible showers	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G2 - Laundering	Pass		Jon Moser
G2 prompts	Pass		JMO
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	JMO
Accessible laundries	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G3 - Food Preparation And Prevention Of Contamination	Pass		Jon Moser
Domestic kitchen facilities	Pass		JMO
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	JMO
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	JMO
Commercial facilities	N/A		JMO
Accessible kitchen facilities	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G4 - Ventilation	Pass		Jon Moser
G4 prompts	Pass		JMO
Natural ventilation	Pass	Provide window schedule so that opening sizes of 5% of floor area can be confirmed and compliance	JMO

Checklist/Elements	Status	Notes	Processed By
		with NZS4223. --- Response - JMO 30 Jul 2018 10:15am --- Compliance with G4 now as note on plan and laundry has been ventilated with fan.	
<u>Request for Further Information:</u>			
Request: Provide window schedule so that opening sizes of 5% of floor area can be confirmed and compliance with NZS4223.			JMO
How is the laundry to be ventilated as no window has been provided. Is the door to be stayed. If so show method.			
Response: Compliance with G4 now as note on plan and laundry has been ventilated with fan.			JMO
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces.	JMO
Gas fuelled appliances	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G5 - Interior Environment	N/A		Jon Moser
G5 prompts	N/A		JMO
Space temperature	N/A		JMO
Activity space	N/A		JMO
Reception counters	N/A		JMO
Listening systems	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G6 - Airborne And Impact Sound	N/A		Jon Moser
G7 - Natural Light	Pass		Jon Moser
G7 prompts	Pass		JMO
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	JMO
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G8 - Artificial Light	Pass		Jon Moser
G8 prompts	Pass		JMO
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G9 - Electricity	Pass		Jon Moser
G9 prompts	Pass		JMO
Energy works certificate	Pass	An energy works certificate will be required upon completion.	JMO
Electrical switches and outlets	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G10 - Piped Services	Pass		Jon Moser

Checklist/Elements	Status	Notes	Processed By
G10 prompts	Pass		JMO
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G11 - Gas As An Energy Source	Pass		Jon Moser
G11 prompts	Pass		JMO
Energy works certificate	Pass	The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261.	JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO
G12 - Water Supplies	Pass		Jon Moser
Water supply	Pass		JMO
Potable water	Pass	The water supply is from a potable source. Pipe materials used for the water supply system will not contaminate the potable water supply.	JMO
Backflow prevention	N/A		JMO
Non-potable supply	Pass	Detail on plans that non-potable water supplies will be identified and outlets fitted with appropriate signage. --- Response - JMO 13 Jul 2018 12:35pm --- Details provided on plans	JMO
<u>Request for Further Information:</u>			
Request:	Detail on plans that non-potable water supplies will be identified and outlets fitted with appropriate signage.		JMO
Response:	<i>Details provided on plans</i>		JMO
Freezing zones	Pass	The requirements of freezing zones have been considered and addressed for both hot and cold water supply systems.	JMO
Water tanks	Pass		JMO
Rural water supply	Pass	Water tanks are located on suitable foundations, as outlined in manufacturer's literature. Elle tanks and Larson tank provided.	JMO
Community care water supply	N/A		JMO
Overflow	N/A		JMO
Structural support	N/A		JMO
Hot water	Pass		JMO
Water heater type	Pass	Hot water is supplied via a(n):	JMO
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level.	JMO
Structural support	N/A		JMO
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	JMO
Solar hot water	N/A		JMO
Wetback hot water	N/A		JMO
Accessible water supply	N/A		JMO
Other compliance paths	N/A		JMO
Alternative solution	N/A		JMO

Checklist/Elements	Status	Notes	Processed By
G13 - Foul Water	Pass		Jon Moser
Drainage design	Pass		JMO
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	JMO
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	JMO
Acceptable solution	N/A		JMO
AS/NZS 3500.2	Pass		JMO
Drainage principles	Pass	Size waste water discharge pipes to gullies. Grey water shall terminate to waste water gully prior to connecting to grey water tank. Where waste fixtures are combined and terminate at a gully trap provide a vent or AAV to prevent induced siphonage. Size drain vent in wall. --- Response - JMO 13 Jul 2018 12:36pm --- Drain vents sized in new drainage plan and other details provided.	JMO
<u>Request for Further Information:</u>			
Request:	Size waste water discharge pipes to gullies.		JMO
	Grey water shall terminate to waste water gully prior to connecting to grey water tank.		
	Where waste fixtures are combined and terminate at a gully trap provide a vent or AAV to prevent induced siphonage.		
	Size drain vent in wall.		
	<i>Response: Drain vents sized in new drainage plan and other details provided.</i>		JMO
Elevated drainage principles	N/A		JMO
Single stack	N/A		JMO
Single stack variations	N/A		JMO
Fully vented	N/A		JMO
Fully vented modified	N/A		JMO
Pumping systems	Pass	Provide current Watermark certificate for grey water tank. Show allocated grey water dispersal area of 120 sq/m on site plan. Show grey water connection to sewer drain per design manual. --- Response - JMO 30 Jul 2018 10:12am --- Grey water note now placed on plan to show connection to sewer drain.	JMO
<u>Request for Further Information:</u>			
Request:	Provide current Watermark certificate for grey water tank.		JMO
	Show allocated grey water dispersal area of 120 sq/m on site plan.		
	Show grey water connection to sewer drain per design manual.		
	<i>Response: Grey water note now placed on plan to show connection to sewer drain.</i>		JMO
AS/NZS 3500.5	N/A		JMO
Hydraulic design	N/A		JMO
Other compliance paths	N/A		JMO

Checklist/Elements	Status	Notes	Processed By
Alternative solution	N/A		JMO
G14 - Industrial Liquid Waste	N/A		Jon Moser
G15 - Solid Waste	N/A		Jon Moser
H1 - Energy Efficiency	Pass		John Peterson,Jon Moser
H1 prompts	Pass		JMO,JOH
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	JOH
Large building envelope performance	N/A		JOH
Hot water system efficiency	Pass	Although the infinity unit is close to the kitchen sink it is 14m away from the separate toilet and bathroom groups. It may be prudent to move this mid way between supply points as the draw off from the system shown will result in a long wait. Perhaps an infinity in the roof space? --- Response - JMO 13 Jul 2018 12:36pm --- Infinity to remain where originally shown.	JMO
<u>Request for Further Information:</u>			
Request:	Although the infinity unit is close to the kitchen sink it is 14m away from the separate toilet and bathroom groups. It may be prudent to move this mid way between supply points as the draw off from the system shown will result in a long wait. Perhaps an infinity in the roof space?		JMO
Response:	Infinity to remain where originally shown.		JMO
Artificial lighting	N/A		JOH
Other compliance paths	N/A		JOH
Alternative solution	N/A		JOH
S67 - Waivers And Modifications	N/A		Jon Moser
S75 - Build over 2 allotments	N/A		Jon Moser
S112 and S133 AT - Alterations To Existing Buildings	N/A		Jon Moser
S115 and S133 AN- Change Of Use	N/A		Jon Moser
S116A - Subdivision Code Compliance Requirements	N/A		Jon Moser
S363 - Certificate For Public Use	N/A		Jon Moser
Restricted Building Work	Pass		John Peterson
Primary structure	Pass		JOH
Foundations and sub-floor framing	Pass	Hamish Wells CPEng 186323	JOH
Walls	Pass	Bill Francis BP 111338	JOH
Roof	Pass	Bill Francis BP 111338	JOH
Columns and beams	Pass	Bill Francis BP 111338	JOH
Bracing	Pass	Bill Francis BP 111338	JOH
Other	N/A		JOH
External moisture	Pass		JOH
Damp proofing	Pass	Bill Francis BP 111338	JOH
Roof cladding	Pass	Bill Francis BP 111338	JOH
Ventilation system	Pass	Bill Francis BP 111338	JOH
Wall cladding	Pass	Bill Francis BP 111338	JOH
Waterproofing	N/A		JOH
Other	N/A		JOH
Fire safety	Pass		JOH
Emergency warning systems	Pass	Bill Francis BP 111338	JOH
Evacuation and fire service operation systems	N/A		JOH

Checklist/Elements	Status	Notes	Processed By
Suppression or control systems	N/A		JOH
Other	N/A		JOH
Reviews	N/A		John Peterson

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 30 July 2018 10:39 am
Jon Moser

4 July 2018

G.J. Gardner Homes Kapiti/Wellington
PO Box 65
Paraparaumu 5254

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 180550

Site Address: 2 Lamont Place, Waikanae
Legal Description: LOT 29 DP 409302 C/T 434083
Project Description: New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area.
Double internal access garage.

Following checking of your Building Consent it is apparent that further information is required.

Information needed:

BUILDING

1. Provide the current Linea Technical Specification

PLUMBING AND DRAINAGE

1. Soak pit design to be provided by suitably qualified person per consent notice. Soak pit shall cater for the 1:100 year event as the secondary flow path is via adjoining property. Submit all calculations in support of soakpit size including areas of roofs and impermeable surfaces.
2. Show location of all sumps to cater for sealed surfaces as shown on the drive and patio areas. Sumps shall be sized in accordance with catchment areas captured.
3. Show gradient of storm water drain in accordance with catchment areas discharging to section.
4. Provide cross sectional area of spouting so capacity can be determined.

Show the catchment areas at each downpipe so drains can be sized and gutter dimension confirmed as adequate.
5. Valley flashing dimensions H and X to be provided consistent with catchment area.
6. Provide window schedule so that opening sizes of 5% of floor area can be confirmed and compliance with NZS4223.

How is the laundry to be ventilated as no window has been provided. Is the door to be stayed. If so show method.

7. Detail on plans that non-potable water supplies will be identified and outlets fitted with appropriate signage.
8. Size waste water discharge pipes to gullies.

Grey water shall terminate to waste water gully prior to connecting to grey water tank.

Where waste fixtures are combined and terminate at a gully trap provide a vent or AAV to prevent induced siphonage.

Size drain vent in wall.

9. Provide current Watermark certificate for grey water tank.

Show allocated grey water dispersal area of 120 sq/m on site plan.

Show grey water connection to sewer drain per design manual.

10. Although the infinity unit is close to the kitchen sink it is 14m away from the separate toilet and bathroom groups. It may be prudent to move this mid way between supply points as the draw off from the system shown will result in a long wait. Perhaps an infinity in the roof space?

We have suspended your application pending receipt of the above information. Please send it to us by 18 July 2018. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or john.peterson@kapiticoast.govt.nz referencing Building Consent No 180550.

Yours sincerely



John Peterson
Building Officer

cc Building Owner

GoGet Inspection Audit Report

Consent No: **180550**

Applicant: **G.J. Gardner Homes Kapiti/Wellington**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**

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

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **19 December 2018 8:44 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
TILer used Davco k10 to bath cradle and both sher walls and ensuite floor	
Confirm additional information/amended plan	N/A
Penetrations sleeved	Pass
Good coverage two coats with Tae ad mesh to all joins and corners	
LBP number	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 8:42 AM on Wednesday 19/12/2018



Taken at 8:42 AM on Wednesday 19/12/2018



Taken at 8:42 AM on Wednesday 19/12/2018



Taken at 8:42 AM on Wednesday 19/12/2018

SITE NOTICE

Consent No: **180550**
Applicant: **G.J. Gardner Homes Kapiti/Wellington**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage.**
Building Category: **R1**

Inspection Type: **Wet Area Post-application**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **19 December 2018**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings

Penetrations sleeved

Other

TILER used Davco k10 to bath cradle and both sher walls and ensuite floor

Good coverage two coats with Tae ad mesh to all joins and corners

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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
Timber framing and truss certification	Required
Record of Work	Required
Water tank warranty	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required

Bricklaying and Blocklaying 1
Roofing 1

Required
Required

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No(s): 210870

The Building			
Street address of building:	2 Lamont Place, Waikanae	Building name:	N/A
Current, Lawfully established, use:	Detached dwelling	Location of building within site/block number:	Centre
Level/unit number:	N/A	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 29 DP 409302 C/T 434083	Year first constructed:	2018
The Owner			
Name of owner:	Pate Geoffrey Kenneth & Finman Trustees Limited	Street address /registered office:	N/A
Contact person:	As above	Phone numbers:	
Mailing address:	C/-The Trustees G Pate Family Trust PO Box 84 Paraparaumu 5254	Landline:	-
Email address:	geoff.pate@placemakers.co.nz	Mobile:	0274 431 292
Website:	N/A	Daytime:	0274 431 292
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No(s): 210870		Issued by: Kapiti Coast District Council	

Code Compliance

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

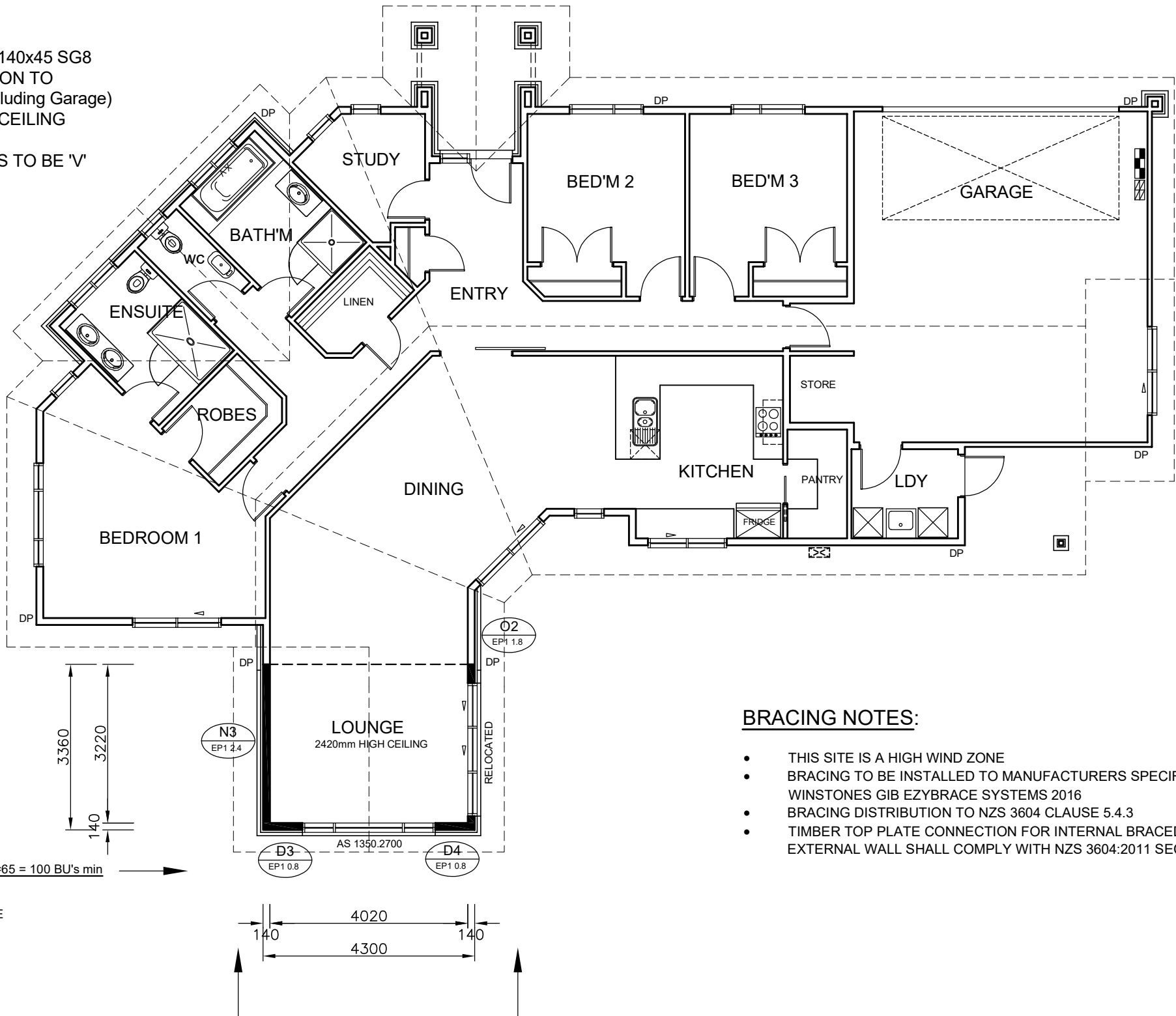
- (a) the building work complies with the building consent

Michelle Salmon –
Building Inspections Team Leader
On behalf of **Kapiti Coast District Council**

Date: 17 May 2022

NOTES:

- EXTERIOR FRAMING 140x45 SG8
- R4.0 ULTRA INSULATION TO EXTERIOR WALLS (Excluding Garage)
- R5.0 INSULATION TO CEILING (Excluding Garage)
- ALL INTERNAL DOORS TO BE 'V' GROOVE AVON STYLE



BRACING NOTES:

- THIS SITE IS A HIGH WIND ZONE
- BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS - WINSTONES GIB EZYBRACE SYSTEMS 2016
- BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.4.3
- TIMBER TOP PLATE CONNECTION FOR INTERNAL BRACED WALLS TO EXTERNAL WALL SHALL COMPLY WITH NZS 3604:2011 SECTION 8.7.3.4

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- All habitable rooms have a min of 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- All habitable rooms have windows providing a min 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

FRAMING

- Exterior Walls & Internal Garage Walls:
- Up to 2.4m - 140x45 SG8 at 600 crs H1.2
- Internal Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2
- Interior Non Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

INTERNAL LININGS

- WALLS:
- Generally - 10mm Standard Gib Board
 - Bathrooms - 10mm Gib Aqualine
- CEILINGS:
- Generally - 13mm Standard Gib
 - Bathrooms - 13mm Gib Aqualine
 - Back block sheet joints and allow for control joints as required by manufacturer

PROPOSED FLOOR PLAN

SCALE 1:100 AREA = 211m² (214.7m² OVER BRICK)



All work shall be in accordance with the NZBC. If in doubt ASK
The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.
This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd

Revisions: JULY 2021 OCTOBER 2021 rev A rev B	CONSENT PLANS	Client: GK PATE FAMILY TRUST LOT 29 FERNDAL WAIKANAE	Drawing Title: PROPOSED FLOOR PLAN	Designer: COASTAL ARCHITECTURE LTD. 11 Kodex Place Paraparaumu New Zealand Tel: 04 296 1248 e-mail : coastarchdesign@gmail.com	Design: BF Job: 306 Page of: 3	Drawn: bf Scale: as shown Rev: B
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RAINWATER CALCULATION

- NEW Roof Catchment Area = 264m2 / 25° x 1.23 = 325m2
- Colorsteel gutter = Catchment capacity = 4880mm2
- Downpipe Size = 80Ø Marley
- Downpipe Catchment Area = 70m2

Roof Catchment/Downpipe Catchment = 325/70 = 5 DP's

EXISTING DWELLING HAS 8 DP's THEREFORE NO EXTRA DOWNPIPES REQUIRED

NOTES

TRUSSES

DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER

ALL ROOF FRAMING TO BE H1.2

SOFFITS

UNFINISHED HARDIES SOFFITS MUST BE PAINTED TO COMPLY WITH NZBC DURABILITY REQUIREMENTS

SPOUTING

FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA

DOWNPIPES

ALL 80mm Ø PVC

ROOF FRAMING FIXINGS

TRUSSES

FIXINGS FOR A ROOF TRUSS AT ITS SUPPORT SHALL BE AS GIVEN BY THE TRUSS MANUFACTURERS DESIGN BUT **SHALL BE NOT LESS THAN:** 2/90x3.15 SKEWED NAILS & STRAP FIXING (see figure 10.6 NZS 3604 2011)

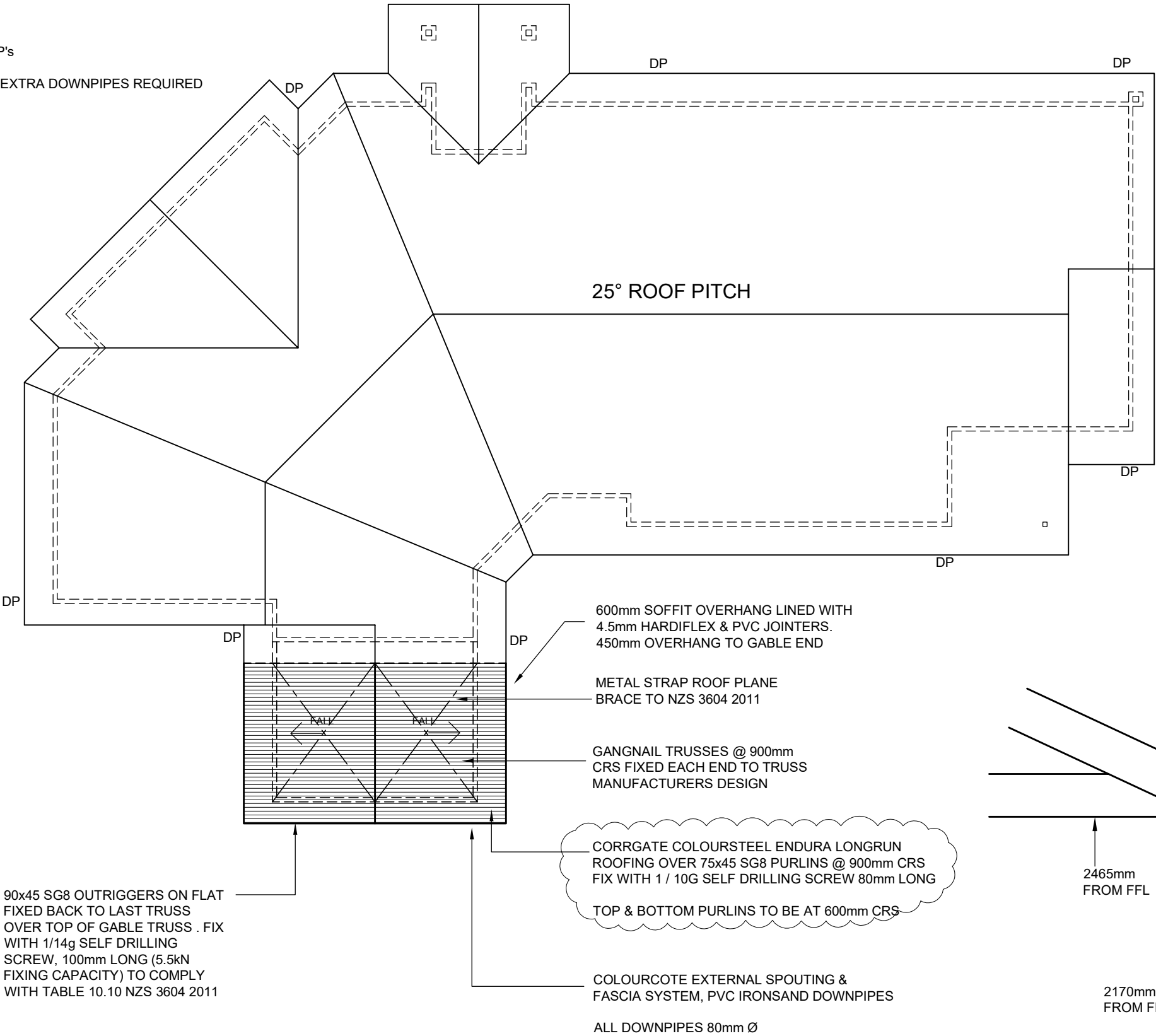
PURLINS TO TRUSSES

1/10g SELF DRILLING SCREW, 80mm LONG (2.4kN FIXING CAPACITY)

SUPPLY COPY OF RELEVANT WARRANTIES FOR ROOFING, MEMBRANE SYSTEMS & FASCIA / GUTTER SYSTEMS AS APPROPRIATE TO COUNCIL

ROOFING MATERIAL TO BE

INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR, FIXING & MINIMUM PITCH (REFERENCE ALSO SECT 8 OF E2 NZ BUILDING CODE)



ROOF PLAN SCALE 1:100

DETAIL TO SUIT 2150mm HIGH JOINERY



All work shall be in accordance with the NZBC. If in doubt ASK
The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.
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Revisions: JULY 2021 OCTOBER 2021 rev A rev B	CONSENT PLANS	Client: GK PATE FAMILY TRUST LOT 29 FERNDAL WAIKANAE	Drawing Title: ROOF PLAN	Designer: COASTAL ARCHITECTURE LTD. 11 Kodex Place Paraparaumu New Zealand Tel: 04 296 1248 e-mail : coastarchdesign@gmail.com	Design: BF Job: 306	Drawn: bf Scale: as shown Page of: 5	Rev: B
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Statement of Compliance with the NZ Building Code

Consent No: 210870

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 2 Lamont Place, Waikanae
Legal Description: LOT 29 DP 409302 C/T 434083
Work Description: Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.
Building Category: R1

OWNER

Name(s): Geoff Pate
Address: 2 Lamont Place, Ferndale, Waikanae

-
- [P] Application for CCC received and accepted
 - [P] Consent description accurate and reflects amendments (if relevant).
 - [P] Confirm owner named on Building Consent application is current owner
 - [NA] Confirm new owner details and evidence of ownership are correctly documented
 - [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
 - [NA] Quality assurance documentation
 - [P] Restricted building work
 - [NA] Owner Builder declaration supplied
 - [P] Additional information required and received
 - [NA] Earthquake prone building
 - [NA] Swimming Pool details updated
 - [NA] Warnings and Bans
 - [NA] Supervision review
 - [P] Code Compliance Certificate Sign Off
 - [P] All Amendments have been approved & issued
 - [P] Where applicable, the compliance schedule and compliance schedule statement has been updated or new statement issued
 - [P] Approve to issue Code Compliance Certificate if all fees paid
 - [P] Approve to issue Certificate of Acceptance if all fees paid
 - [P] Approve to issue Certificate of Public Use if all fees paid

NOTES:

Inspections Prepaid:

Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP111338	Bill Francis
Designer 2	CPENG186323	Hamish Wells
Carpentry 1	BP101300	
Bricklaying and Blocklaying 1	BP111559	
Roofing 1	BP127413	
Electrician		License expied Feb 21

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: Jeremy Lincoln

Position: Building Officer

Date: 17 May 2022

Building Consent Addendum to 210870

Application	Building Consent No.210870
Bill Francis PO Box 65 Paraparaumu 5254	

Project	
Description:	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Detached dwelling
Estimated Value:	\$40,000
Location:	2 Lamont Place, Waikanae
Legal Description:	LOT 29 DP 409302 C/T 434083
Valuation No:	1494126530

Designer: Coastal Architecture Ltd - Bill Francis 11 Kodex Place,
Paraparaumu : 042961248

Specific requirements

There are no specific requirements for this consent.

Bill Francis
PO Box 65
Paraparaumu 5254

29 October 2021

Dear Building Consent Applicant / Building Owner

Approval of Building Consent – Detached Residential / Outbuilding: 210870

Location: 2 Lamont Place, Waikanae
Legal Description: LOT 29 DP 409302 C/T 434083
Description: Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.

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.

The building consent attached to this letter is consent under the Building Act 2004 to undertake building work in accordance with the plans and specifications that accompanied your application. Under section 49 of that Act, Council is satisfied that the provisions of the building code would be met if the proposed building work were completed in accordance with those plans and specifications. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

This building consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

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.

Please note that this building consent includes restricted building work, the details of this are included in this letter.

Owner responsibilities

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing

- the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- a Corridor Access Request is made and a Works Access permit is obtained before undertaking work in the legal road/road reserve, including installing a vehicle access crossing from the public road into your property. The process to be followed and the forms can be found on the Council website under Council Services/Roads or Council Services/Frequently asked questions/Access & Transport.
- before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services.
- 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.
- all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- no damage occurs to public property, for example footpaths, water meters or retaining structures. Should damage occur you will be required to pay for any repairs.
- obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.
- all maintenance recommended by the manufacturers is carried out at the required intervals.

General requirements

Note: Your attention is drawn to the notes contained in the 'Addendum to the Consent' and guidance documents referred to.

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.

2. You are responsible for the safety of visitors to the work site including those undertaking building inspections. You must provide safe access to parts of the construction necessary for inspection. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.
3. If required inspections, including those by designers of specifically designed elements, are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.
4. This building consent will 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.
5. The contractor is to leave the site clear of all demolition materials and in a tidy state.
6. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
7. Note and comply with endorsements on approved plans.

Restricted Building Work

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
Primary structure
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
External moisture management systems
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as must also the details of any other licensed building practitioner(s) subsequently engaged

to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

Other reference material

- Guide for completing an application for code compliance,
<https://www.kapiticoast.govt.nz/your-council/planning/building/code-compliance-certificate/>
- A guide to the inspection process
<https://www.kapiticoast.govt.nz/your-council/planning/building/building-services-inspections/>

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on 04 296 4700 or toll free on 0800 486 486.



Building Consent Office Record

Building Consent No.	210870
Building Project	Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.
Location (Site Address)	2 Lamont Place, Waikanae
Building Category	R1

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

Yes	No	Compliance Schedule	
Yes	No	Restricted building work	
Yes	No	Owner Builder	Owner Builder register: ED2526609
Yes	No	Certificate for Public Use	
Yes	No	Natural Hazard	Type:

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

Notes

Building Consent

[Form 5, Building (Forms) Regulations 2004]

210870

Section 51, Building Act 2004

The building

Street address of building: 2 Lamont Place, Waikanae
Legal description of land where building is located: LOT 29 DP 409302 C/T 434083
Valuation number: 1494126530
Building name: N/A
Location of building within site/ block number: -
Level/unit number:

The owner

Name of owner: Geoff Pate
Contact person: As above
Mailing address: 2 Lamont Place, Ferndale, Waikanae 5036
Street address/registered office: N/A
Phone numbers:
Landline: - *Mobile:* 0274 431 292
After hours: - *Fax number:* -
Email address: geoff.pate@placemakers.co.nz
Website: N/A

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

Full Name: Bill Francis

Mailing Address: PO Box 65, Paraparaumu 5254

Phones: 04 296 1248: 0272 499 519: 04 296 1248

Email: coastarchdesign@gmail.com

Building work

The following building work is authorised by this building consent:

Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.

Detached 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.

Conditions of building consent

This building consent is subject to the following conditions:

1. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect—
 - a. land on which building work is being or is proposed to be carried out; and
 - b. building work that has been or is being carried out on or off that building site; and
 - c. any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Advice of licensed building practitioners

Note: The cover letter and all attachments to this building consent should be read fully to ensure you understand all conditions of this consent.

Signature

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 6/10/21

Relevant Information

Issued in accordance with Building Consent No. 210870

No relevant information has been located for this property.

PLANNING PROCESSING CHECKSHEET

Building Consent Number: BC210870



Property Information				
Property Address:	2 Lamont Place, Waikanae			
Legal Description:	LOT 29 DP 409302 C/T 434083			
Planning Zone:	General Residential			
Building Project:	Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.			
	Yes	No	Action Required	
Record of Title	Y			
Easements		N		
Section 221	Y		Include copy	

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register				10A.1
Eco-site/Native Veg			Check PDP tree list	3A.1
Flood Hazards				9A.1
Min Floor Level			Check Latest Flood Extent layer	
Coastal B.L.R.				D1 - 31
Relocatable / No build				D1 - 32
EQ Hazard				9B.1
Airport Zones				
	Complies?		Action Required	Page
Yards	Y		Well off boundaries	5A.1.6.11 & 7A.1.3.5
HIRB	Y			5A.1.6.8 & 7A.1.3.6
Site Coverage – 40% / 35%	Y		18.2%	5A.1.6.5
Max Height	Y		Lower than existing	5A.1.6.7 & 7A.1.3.2
Permeable Surface - 30%	Y		71%	5A.1.1.2
Accessory Buildings <60m ²			Max height 4.5m	5A.1.6.6 & 7A.1.3.2
Earthworks				3A.1.6&8, 4A.1.1.2 & 9A.1.4
Water Tank				11B.1.2.1 & 11B.1.3
Stormwater system	Y			11B.1.2
Parking x2 per dwelling	Y			11E.1 & 11P.1
Minor flat – 54m ² / 60m ²				5A.1.6.3 & 7A.1.3.1
Retaining Walls			Not a building if 1.5m or less in height	
Outdoor Court 40m ²	Y			5A.1.6.10
Noise Corridor				12D.1.14
National Grid Yard (HVT lines)				11C.1
Separation from waterbodies				9A.1.2

Other Provisions						
	Yes	No	Action required	Page		
Designations						
Outstanding natural landscape and feature			Buildings must be no greater than 60m ² and 6m in height	3A.1.7		
Paraparaumu North Rural Precinct			All buildings in this precinct are Controlled Activity	7A.2.3		
Rural Eco-Hamlet Zone			Waikanae North Eco-Hamlet, Ōtaki North Eco-Hamlet & Ngarara Precinct	7A.1.8		
Does the building straddle Title/crosslease boundary			Section 77 required			
Waikanae North (All need RC)	5B.1	<u>OR</u>	Ferndale	Appendix	Yes	No
Yards	5B.1.3		Minor Flat	5.3.ii		
Insulation DEV2 R5.b	5B.1.5.1b		Yards	5.3.iii	Y	
Solar Panels 2m ² DEV R5.a	5B.1.5.1a		Max Height	5.3.iv	Y	
Design Certificate DEV R5.c	5B.1.5.1c		Site Coverage – 30% / 35%	5.3.v	Y	
			Permeable Surface	5.3.vi	Y	
			Solar Hot Water & Grey Water Recycling	5.3.vii		
Boundary Activity						
Type						
Application forms sent			Apply Section 37 and advise Plan Vetting Team			
Existing Resource Consent			RM			
Resource Consent required			Apply Section 37 and advise Plan Vetting Team			
Marginal / Temporary						
DIF Required?			http://ed/otcs/llisapi.dll/Overview/1275242			
Calculate DIF Fees			USE CALCULATOR SHEET , print and attach	Amount		
Send DIF letter out			Date sent			
Additional Comments						
Decision: (tick item which applies) ☐ Application complies with District Plan requirements Y ☒ Application does not comply with District Plan – BC to be issued subject to s37						
Officers Name: Kirstie Spiller		Officers Signature: 		Date: 29/10/21		

GoGet Inspection Audit Report

Consent No: **210870**

Applicant: **Bill Francis**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **21 December 2021 8:24 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Pass

Sill flashings

Pass

Wanz bars screwed



Taken at 8:23 AM on Tuesday 21/12/2021



Taken at 8:23 AM on Tuesday 21/12/2021

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Brick Veneer**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 December 2021 8:33 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Min/max cavity achieved 40-50mm	Pass
Brick tie fixings Every second and lattice every second	Pass
Washouts In place	Pass
Weep holes in place	Pass
Mortar strength Mixed on site 5 to1	Pass
Mortar bedding	Pass
Flashings	Pass
Brick tie durability galv	Pass
Building wrap	Pass
Under window vents	N/A
Rebate Being cleared	Pass
Veneer overhang	Pass
Brick tie spacing	Pass
Head lintels	N/A
Control joints	N/A
LBP number 111559	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 8:25 AM on Tuesday 21/12/2021



Taken at 8:25 AM on Tuesday 21/12/2021



Taken at 8:25 AM on Tuesday 21/12/2021



Taken at 8:25 AM on Tuesday 21/12/2021



Taken at 8:26 AM on Tuesday 21/12/2021



Taken at 8:30 AM on Tuesday 21/12/2021



Taken at 8:31 AM on Tuesday 21/12/2021

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 December 2021**

Passed Items

General

Sill flashings	Wanz bars screwed
----------------	-------------------

Inspection Type: **Brick Veneer**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **21 December 2021**

Passed Items

General

Min/max cavity achieved	40-50mm
Brick tie fixings	Every second and lattice every second
Washouts	In place
Weep holes	in place
Mortar strength	Mixed on site 5 to1
Mortar bedding	
Flashings	
Brick tie durability	galv
Building wrap	
Rebate	Being cleared
Veneer overhang	
Brick tie spacing	
LBP number	111559
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **4 March 2022 11:32 a.m.**
Duration: **30 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
All passed items on this inspection have been assessed against the consented documentation.	
Drawings	Pass
Additional information/plan	Pass
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	N/A
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	Pass
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
non compliance discussed onsite	N/A
Final check complete	Pass
Other	N/A
Interior	Pass
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	Pass
Service areas-floors/walls	N/A
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass

Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Pass
Food storage/preparation	N/A
Ventilation	N/A
Insulation and clearance	Pass
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	N/A
Cistern flushing	N/A
WC pan connection	N/A
Septic tank	N/A
Window labels	N/A
non compliance discussed onsite	N/A
Final check complete	Pass
Other	N/A
Intertenancy/commercial	N/A
Other	N/A



Taken at 11:28 AM on Friday 4/03/2022



Taken at 11:28 AM on Friday 4/03/2022



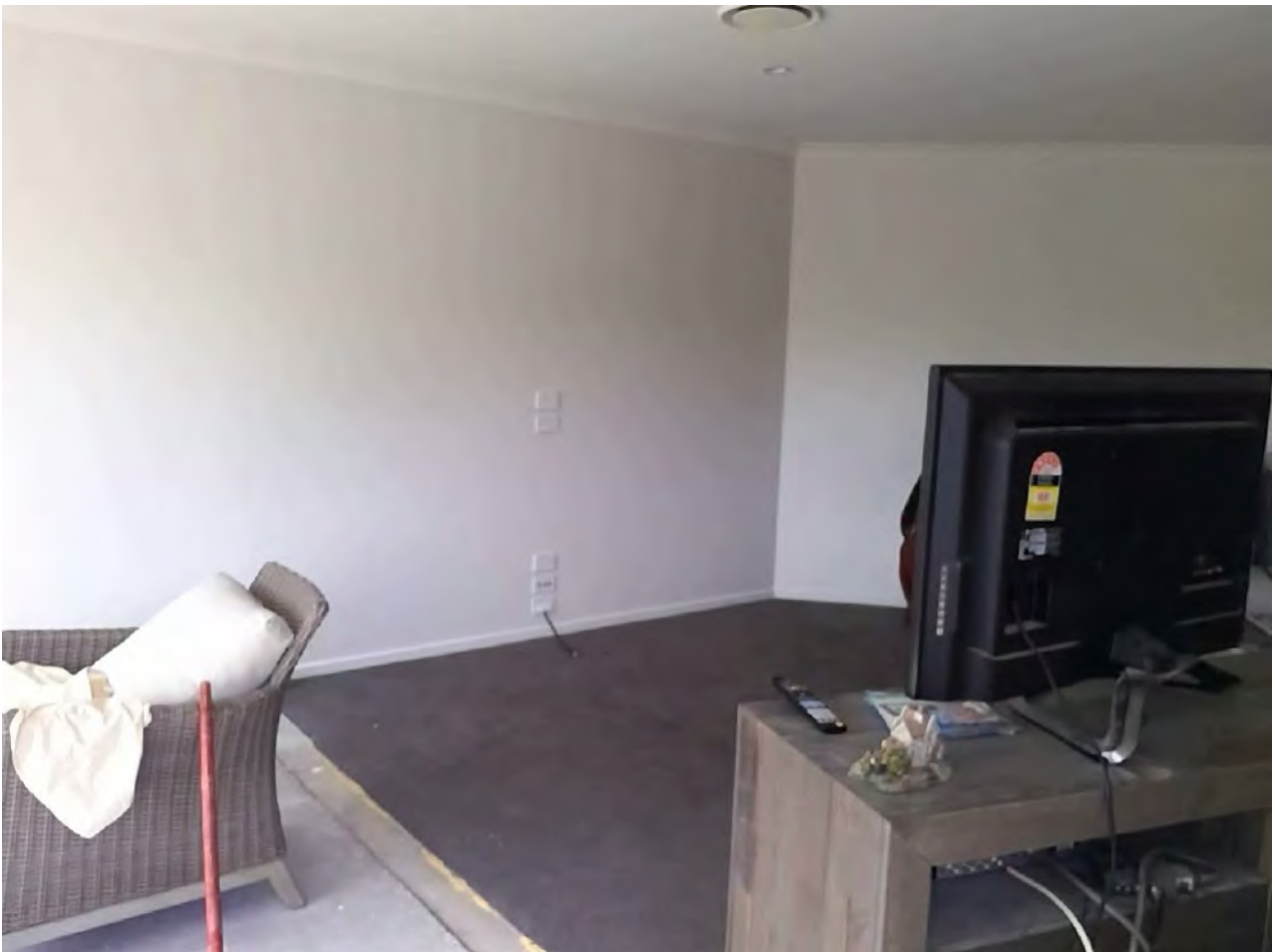
Taken at 11:29 AM on Friday 4/03/2022



Taken at 11:29 AM on Friday 4/03/2022



Taken at 11:29 AM on Friday 4/03/2022



Taken at 11:29 AM on Friday 4/03/2022

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **4 March 2022**

Passed Items

Exterior

All previous inspections/notes passed

All passed items on this inspection have been assessed against the consented documentation.

Drawings
Additional information/plan
Roof fixings
Spouting and down-pipes
Flashings - roof
Penetrations - flashings
Fixings - durability
Cladding painted/sealed
Flashings - windows/doors
Cladding ground clearance
Final check complete

Interior

All previous inspections/notes passed
Drawings
Additional information/plan
Lightings
Smoke detectors
Insulation and clearance
Glazing - human impact
Final check complete

GoGet Inspection Audit Report

Consent No: **210870**
 Applicant: **Bill Francis**
 Site Address: **2 Lamont Place, Waikanae**
 Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **7 December 2021 12:55 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
sighted previous inspection notes	
Drawings	Pass
on site	
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type	Pass
water gate plus over ply	
Flexible sealing tape	Pass
super stick	
Deck membrane fixed in accordance with specification	N/A
Untitled	
Head flashings	Pass
in place , taped back to paper with stop ends cavity closers and cavity battens	
Sill flashings	Fail
wanz bars not yet screwed off as required	
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
200mm super coarse down sides and bottom of windows as required	
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/Deck Cladding Clearance	N/A
Additional strapping to wrap	N/A
Batten timber treatment	Pass
h 3.1	
Cavity closers	Pass
pvc	
Battens in place	Pass
100 5	
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	Pass
LBP number	Pass
rick hayward	
Agent/owner written approval	N/A

non compliance discussed onsite	Pass
spoke with builder on site re requiring wanz bars to be screwed off properly	
Next Inspection required	Pass
half height brick	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 12:26 PM on Tuesday 7/12/2021



Taken at 12:26 PM on Tuesday 7/12/2021



Taken at 12:27 PM on Tuesday 7/12/2021



Taken at 12:27 PM on Tuesday 7/12/2021



Taken at 12:27 PM on Tuesday 7/12/2021



Taken at 12:33 PM on Tuesday 7/12/2021



Taken at 12:33 PM on Tuesday 7/12/2021



Taken at 12:33 PM on Tuesday 7/12/2021

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **7 December 2021**

Failed Items

General

Sill flashings wanz bars not yet screwed off as required

Passed Items

General

Inspection notes	sighted previous inspection notes
Drawings	on site
Building wrap type	water gate plus over ply
Flexible sealing tape	super stick
Head flashings	in place , taped back to paper with stop ends cavity closers and cavity battens
Batten timber treatment	h 3.1
Cavity closers	pvc
Battens in place	100 5
Cavity spacers size and slope	
LBP number	rick hayward
non compliance discussed onsite	spoke with builder on site re requiring wanz bars to be screwed off properly
Next Inspection required	half height brick
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **23 November 2021 12:12 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
.	
Inspection notes sighted previous inspection notes	Pass
Drawings on site and reviewed	Pass
Additional information/plan	N/A
Fire Separations	N/A
Cladding type identified brick veneer	Pass
Framing moisture meets cladding requirements	N/A
Stud spacing appropriate for cladding 400mm	Pass
Exterior sheet bracing and angle brace fixing 7mm ply and nailed off as required	Pass
Bottom plate connections handi brackets and concrete bolts as required All bottom plate connections fixed in compliance with the building consent documentation	Pass
Building wrap type tecton	Pass
Roof Cross Bracing	N/A
Purlin fixing one blue screw Purlins fixed and screw in accordance with the building consent documentation	Pass
Decking substrate	N/A
Top Plate Connection Stud loc screws	Pass
Lintel Connections Stud loc screws	Pass
Truss connections Wire dogs	Pass
Column posts	N/A
LBP number Rick hayward 101300	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required pre clad	Pass
Other	Pass

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.



Taken at 11:59 AM on Tuesday 23/11/2021



Taken at 12:00 PM on Tuesday 23/11/2021



Taken at 12:02 PM on Tuesday 23/11/2021



Taken at 12:02 PM on Tuesday 23/11/2021



Taken at 12:03 PM on Tuesday 23/11/2021



Taken at 12:03 PM on Tuesday 23/11/2021



Taken at 12:03 PM on Tuesday 23/11/2021



Taken at 12:04 PM on Tuesday 23/11/2021



Taken at 12:04 PM on Tuesday 23/11/2021



Taken at 12:04 PM on Tuesday 23/11/2021



Taken at 12:05 PM on Tuesday 23/11/2021



Taken at 12:06 PM on Tuesday 23/11/2021



Taken at 12:06 PM on Tuesday 23/11/2021



Taken at 12:07 PM on Tuesday 23/11/2021



Taken at 12:12 PM on Tuesday 23/11/2021

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **23 November 2021**

Passed Items

General

Inspection notes	sighted previous inspection notes
Drawings	on site and reviewed
Cladding type identified	brick veneer
Stud spacing appropriate for cladding	400mm
Exterior sheet bracing and angle brace fixing	7mm ply and nailed off as required
Bottom plate connections	handi brackets and concrete bolts as required
	All bottom plate connections fixed in compliance with the building consent documentation
Building wrap type	tecton
Purlin fixing	one blue screw
	Purlins fixed and screw in accordance with the building consent documentation
Top Plate Connection	Stud loc screws
Lintel Connections	Stud loc screws
Truss connections	Wire dogs
LBP number	Rick hayward 101300
Next Inspection required	pre clad
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **19 January 2022 9:04 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	N/A
Fire Separations	N/A
Max moisture content 17%	Pass
Ventilation to rooms Window sizes and openings as per consented documentation	Pass
Timber treatment H1.2	Pass
Lintel/beam size and fixing	N/A
Insulation Pink batts ceilings r5 walls 3.6	Pass
Top plate connection	N/A
Ceiling batten spacing 600mm centres rondo and clipped	Pass
Stud spacing	Pass
Bracing connections	Pass
Air seals rod and foamed	Pass
Bottom plate fixings	Pass
Building closed in Building closed in adequately to allow lining	Pass
Grade of timber framing Sg8	Pass
Framing cut outs	Pass
wet area substrate	N/A
insert or inbuilt fireplace	N/A
LBP number 101300	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 9:00 AM on Wednesday 19/01/2022



Taken at 9:00 AM on Wednesday 19/01/2022



Taken at 9:00 AM on Wednesday 19/01/2022



Taken at 9:01 AM on Wednesday 19/01/2022



Taken at 9:01 AM on Wednesday 19/01/2022

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **19 January 2022 9:08 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Due to all bracing on the outside standard gib internal OK to provide photo of fixings minor work	
Conforms with approved drawings	N/A
Confirm additional information/amended plan	N/A
Sheet bracing	N/A
Sheet fixings	N/A
Fire/acoustic separation	N/A
Agent/owner written approval	N/A
Wet area substrate system	N/A
LBP number	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
Just provide photo of gib fixings no bracing involved	

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **19 January 2022**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Max moisture content	17%
Ventilation to rooms	Window sizes and openings as per consented documentation
Timber treatment	H1.2
Insulation	Pink batts ceilings r5 walls 3.6
Ceiling batten spacing	600mm centres rondo and clipped
Stud spacing	
Bracing connections	
Air seals	rod and foamed
Bottom plate fixings	
Building closed in	Building closed in adequately to allow lining
Grade of timber framing	Sg8
Framing cut outs	
LBP number	101300
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **19 January 2022**

Passed Items

General

Sighted previous inspection notes	Due to all bracing on the outside standard gib internal OK to provide photo of fixings minor work
-----------------------------------	---

Documentation

Application for CCC
Electrical safety certificate - Electrician
Construction review PS4 statement for structural engineering
Timber framing and truss certification
Record of Work

Status

Required
Required
Required
Required
Required

Building Practitioners

Designer 2
Hamish Wells

Designer 1
Bill Francis

Carpentry 1
Electrician

Status

Accepted
Accepted
Required
Required

GoGet Inspection Audit Report

Consent No: **210870**
Applicant: **Bill Francis**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **12 November 2021 2:17 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Engineers details required Hamish Wells	Pass
Rebate for brick veneer	Pass
Ground clearance	N/A
Concrete cover engineer to confirm	Fail
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings engineer to confirm	Fail
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing engineer to confirm	Fail
Bar chairs	Pass
DPC penetrations taped	N/A
Minimum floor level	N/A
Registration numbers	N/A
Siting Off existing building	Pass
Sub slab insulation Ribrafft pids in place	Pass
In-slab heating	N/A
LBP number 101300	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required Prewrap	Pass
Other ok to pour with engineers approval	N/A



View at preslab

Taken at 2:14 PM on Friday 12/11/2021

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **12 November 2021**

Failed Items

General

Concrete cover	engineer to confirm
Slab thickenings	engineer to confirm
Steel reinforcing	engineer to confirm

Passed Items

General

Engineers details required	Hamish Wells
Rebate for brick veneer	
Sand blinding	
Vapour barrier	
Bar chairs	
Siting	Off existing building
Sub slab insulation	Ribraft pids in place
LBP number	101300
Next Inspection required	Prewrap

GoGet Inspection Audit Report

Consent No: **210870**

Applicant: **Bill Francis**

Site Address: **2 Lamont Place, Waikanae**

Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 April 2022 11:05 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Concrete cover engineer to confirm	Pass
PS4 received	
Slab thickenings engineer to confirm	Pass
PS4 received	
Steel reinforcing engineer to confirm	Pass
PS4 received	



Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254
Phone (04) 296 4700

SITE NOTICE

Consent No: **210870**
Applicant: **Geoff Pate**
Site Address: **2 Lamont Place, Waikanae**
Work Type: **Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Jeremy Lincoln**
Inspection Date: **12 April 2022**

Passed Items

General

Concrete cover	engineer to confirm
	PS4 received
Slab thickenings	engineer to confirm
	PS4 received
Steel reinforcing	engineer to confirm
	PS4 received

GoGet Processing Summary Report

Consent No: 210870

Site Address: 2 Lamont Place, Waikanae

Description: Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Simon Copp
<u>Vetting</u>	Pass		Angie Mazur, Simon Copp
Application documentation	Pass		SC
Application type	Pass	The application is for a building consent.	SC
Application form signed	Pass	The application form is signed by the owner or by an agent nominated by the owner.	SC
Proof of ownership	Pass	A certificate of title	SC
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SC
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SC
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1;	SC
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. truss design	SC
		Foundation design Hamish Wells	
Heritage Building	N/A		SC
Any outstanding CCC's	N/A		SC
Building act	Pass		SC
S71 Natural Hazard	N/A		SC
S71-72 assessment	N/A		SC
S71-72 Recommendation	N/A		SC
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SC
S 112 or 133AT - Alterations to existing buildings	N/A		SC
S 115 - Change of use	N/A		SC
S 118 - Access and facilities for persons with disabilities	N/A		SC
S 363 - Public use prior to issuing CCC	N/A		SC
Decision- s71-74	N/A		SC
Waivers and Modifications	N/A		SC
Multi Use	N/A		SC
Payment	Pass		AMS
Payment requested	Pass		AMS
Payment received	Pass		AMS
<u>CCC and Category</u>	Pass		Simon Copp
Outstanding CCCs	N/A		SC
Consent Category	Pass		SC
Consent categorised correctly	Pass	Check consent is categorised correctly, if not advise Team Leader so it can be changed and re-allocated if necessary	SC
<u>Specified Systems Compliance</u>	N/A	No Specified systems.	Simon Copp
<u>Environmental Health</u>	N/A	No Environmental Health input required for	Simon Copp

Checklist/Elements	Status	Notes	Processed By
		this application.	
<u>Quick Consent</u>	N/A	The scope of this building consent application falls outside of the scope of the quick consenting process.	Simon Copp
<u>B1 - Structure</u>	Pass		Simon Copp
Verification method	Pass		SC
Structural review	N/A		SC
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	SC
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: Hamish Wells 186323	SC
Scope	Pass	The scope of the engineering is: Proposed foundations for addition	SC
Monitoring requirements	Pass	Construction monitoring to: CM3	SC
Structural proprietary systems	Pass	The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified. Andre Van Blerk Cpeng 214689 Joists / Beams / Lintels - proprietary joists, beams, and/or lintels are specified. They have been correctly sized against manufacturer's tables, or a PS1 has been provided for the design. Correct fixings and supports are shown on the plans. Andre Van Blerk Cpeng 214689	SC
NZS 3604	Pass		SC
Scope	Pass	The building is within the scope and limitation of NZS 3604.	SC
Good ground	Pass	The building site is assumed to meet the requirements for foundations, and good ground has been determined with regards to the PIM . Ground assessment carried out by Hamish Wells	SC
Site requirements	Pass	The requirements for site have been considered, including provisions for: bearing capacity; site preparation; the effects of tree roots on foundations. Ground assessment carried out by Hamish Wells	SC
Risk of liquefaction/ lateral spread	Pass	Ground assessment carried out by Hamish Wells Basic soil type is clean sand for depth of testing. Water table 5m + BGL Low risk of liquefaction to GRWC Web Maps, therefore no further geotech required. Waffle slab was specified for this site	SC
Deck structure	N/A	no decks	SC
Foundations and sub-floor framing	N/A		SC
Piles	N/A		SC
Foundation walls	N/A		SC
Bearers	N/A		SC
Stringers	N/A		SC
Sub-floor bracing	N/A		SC

Checklist/Elements	Status	Notes	Processed By
Moisture control and access	N/A		SC
Floors	Pass		SC
Suspended timber floors (ground)	N/A		SC
Suspended timber floors (first floor and above)	N/A		SC
Flooring	N/A		SC
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings to the bottom plate. Ribraft system designed by Cpeng	SC
Walls	Pass		SC
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. 140x45 FRAMING @600mm CRS TO EXTERIOR FRAMING	SC
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift. Pryda deign supplied	SC
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	SC
Bracing	Pass	Please supply the bracing calculations --- Response - SC 6 Oct 2021 8:05am --- BRACING NOTES: THIS SITE IS A HIGH WIND ZONE BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS- WINSTONES GIB EZYBRACE SYSTEMS 2016 BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.4.3 TIMBER TOP PLATE CONNECTION FOR INTERNAL BRACED WALLS TO EXTERNAL WALL SHALL COMPLY WITH NZS 3604:2011 SECTION 8.7.3.4 EP1 @1.8m on the ranch slider side 2x EP1"s .8 on the end face of the addition EP1 x2.4 on the rear wall	SC
<u>Request for Further Information:</u>			
Request:	Please supply the bracing calculations		SC
Response:	BRACING NOTES: THIS SITE IS A HIGH WIND ZONE BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS- WINSTONES GIB EZYBRACE SYSTEMS 2016 BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.4.3		SC

Checklist/Elements	Status	Notes	Processed By
TIMBER TOP PLATE CONNECTION FOR INTERNAL BRACED WALLS TO EXTERNAL WALL SHALL COMPLY WITH NZS 3604:2011 SECTION 8.7.3.4			
EP1 @1.8m on the ranch slider side 2x EP1's .8 on the end face of the addition EP1 x2.4 on the rear wall			
Posts	N/A	no posts	SC
Roof structure	Pass		SC
Framed roof	N/A		SC
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	SC
Eaves and gable verges	N/A		SC
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized given the wind zone, their span and spacing.	SC
Please specify the fixings of the Purlins and that they are specified given the uplift loads expected. --- Response - SC 6 Oct 2021 8:06am --- revised sheet 5 supplied CORRGATE COLOURSTEEL ENDURA LONGRUN ROOFING OVER 75x45 SGB PURLINS @ 900mm CRS FIX WITH 1/10G SELF DRILLING SCREW 80mm LONG			
<u>Request for Further Information:</u>			
Request:		Please specify the fixings of the Purlins and that they are specified given the uplift loads expected.	SC
Response:		revised sheet 5 supplied CORRGATE COLOURSTEEL ENDURA LONGRUN ROOFING OVER 75x45 SGB PURLINS @ 900mm CRS FIX WITH 1/10G SELF DRILLING SCREW 80mm LONG	SC
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	SC
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	SC
Verandah beams	N/A	none	SC
Snow loading	N/A	This is not factored into the design as the building is not located in a defined zone for snow load on NZS1170-3 Map	SC
External stairs	N/A	no external stairs	SC
Internal Barriers	N/A	no internal barriers required	SC
3kPa floor loads	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>B2 - Durability</u>	Pass		Simon Copp
B2 prompts	Pass		SC
Material compatibility	Pass	Adjoining materials are compatible.	SC
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone. Ribraft system CONCRETE EDGE AND INTERNAL BEAMS MAY BE UP TO 500MM WIDE TO ELIMINATE UNNECESSARY CUTTING OF PODS AND CREATION OF EXCESS WASTE.	SC

Checklist/Elements	Status	Notes	Processed By
		500E GRADE SE62 MESH WITH FIRTH RAFTMIX, RAFTMIX PUMP, RAFT25, OR RAFTMIX PUMP 25 CONCRETE	
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. FRAMING Exterior Walls & Internal Garage Walls: . Up to 2.4m - 140x45 SG8 at 600 crs H1.2 Internal Load Bearing Walls: . Up to 2.4m - 90x45 S8 at 600 crs H1.2 Interior Non Load Bearing Walls: . Up to 2.4m - 90x45 SG8 at 600 crs H1.2	SC
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	SC
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	SC
Plumbing materials	Pass	new spouting only	SC
Limited life consent	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>C1-C2 - Protection From Fire</u>	Pass		Simon Copp
C/AS1 - Residential and outbuildings	Pass		SC
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	SC
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided. less than 25m	SC
Control of internal fire and smoke spread	N/A		SC
Control of external fire spread	Pass	Adequate fire rated separations are provided where the building, or building elements such as eaves, are at risk of fire spread over the relevant boundary. addition further than 10m from any boundary	SC
Firefighting	N/A		SC
Prevention of fire occurring	N/A	no fire or woodburner shown	SC
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>D1 - Access Routes</u>	N/A	The access route is unchanged from the original. No change to the house entry point.	Simon Copp
<u>D2 - Mechanical Installations For Access</u>	N/A	No lift or mechanical means of access shown on the plans of documentation.	Simon Copp
<u>E1 - Surface Water</u>	Pass		Simon Copp
Drainage design	N/A	existing down pipes in place	SC
Verification method	N/A		SC
Soak pits	N/A	existing	SC
Acceptable solution	Pass		SC
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	SC
Floor level	Pass		SC

Checklist/Elements	Status	Notes	Processed By
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	SC
Stormwater drainage	N/A	existing drainage in place	SC
Roof catchment	Pass		SC
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area. 15.5m2 of additional roof area	SC
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof. extend the existing spouting on both sides to match the existing	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>E2 - External moisture</u>	Pass		Simon Copp
Acceptable solution	Pass		SC
Scope	Pass	The building work is within the scope of E2/AS1.	SC
Risk matrix	Pass		SC
Score	Pass	A risk matrix score of 5 has been calculated for the worst case elevation.	SC
Wall cladding	Pass	Given the risk matrix score it is appropriate to use brick on a cavity LINEA WEATHERBOARD CLADDING ON CAVITY SYSTEM OVER WINDOW	SC
Roof cladding	Pass		SC
General	Pass	An appropriate roofing underlay is used given the type roofing. Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	SC
Cladding junctions	Pass	Roof to wall junctions show adequately sized flashings, with appropriate clearances between the wall and roof cladding.	SC
Masonry tiles	N/A		SC
Pressed metal tiles	N/A		SC
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. 25 degree Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile.	SC
Membrane roofs	N/A		SC
Wall cladding	Pass		SC
General	Pass	An appropriate wall underlay is shown. The building is in a very high wind zone or above. Sealant to the window head flashing is shown. The maintenance requirements of the cladding to meet the durability requirements of B2 have been	SC

Checklist/Elements	Status	Notes	Processed By
		considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	
Threshold junctions	N/A	no Decks or drainage channels	SC
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	SC
Masonry veneer	Pass	The masonry veneer height does not exceed the limits allowable under E2/AS1. The bottom of the masonry veneer cladding has adequate clearance to paved and unpaved surfaces. Details are shown for the relevant base of cladding detail to the ground or foundation walls. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Appropriate walls ties are specified given the type of the tie, seismic zone, and the weight of the cladding. 85mm OR 11 Omm GAL V BRICK TIES POSITIONED 600mm HORIZONTALLY & 400mm VERTICALLY, WITHIN 300mm AROUND OPENINGS, WITHIN THE TOP 2 MORTAR COURSES, WITHIN THE BOTTOM 400mm OF VENEER & IN THE 2 COURSES WHERE A BOND BREAKER HAS BEEN USED	SC
Stucco	N/A		SC
Timber weatherboards	N/A		SC
Fibre cement weatherboards	Pass	The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and unpaved surfaces. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant.	SC
Profile metal wall cladding	N/A		SC
Fibre cement sheet	N/A		SC
Plywood sheet	N/A		SC
EIFS	N/A		SC
Wall tanking	N/A	No wall tanking	SC
Parapets	N/A	No Parapets	SC
Decks	N/A	no decks	SC
Manufacturer's details	Pass		SC
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown	SC

Checklist/Elements	Status	Notes	Processed By
		on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding.	
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Soffit junctions are shown.	SC
Re-cladding	N/A		SC
Timber joinery	N/A		SC
Skylights	N/A	no skylights	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>E3 - Internal Moisture</u>	N/A	no change to service rooms	Simon Copp
<u>F1 - Hazardous Agents On Site</u>	N/A	No record of any hazardous agents on site.	Simon Copp
<u>F2 - Hazardous Building Materials</u>	N/A		Simon Copp
Asbestos	N/A		SC
Glazing	N/A	existing door and window being relocated a newish house no change in glazing requirements	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F3 - Hazardous Substances And Processes</u>	N/A	No Hazardous substances or processes identified	Simon Copp
<u>F4 - Safety From Falling</u>	N/A		Simon Copp
F4 prompts	N/A	This code clause don't apply to the proposed work. Low level building with no fall greater than 1.0m.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F5 - Construction and Demolition Hazards</u>	N/A	This is noted on the Plans Supplied	Simon Copp
<u>F6 - Visibility In Escape Routes</u>	N/A	This code clause is not applicable to a single residence.	Simon Copp
<u>F7 - Warning Systems</u>	Pass		Simon Copp
F7 prompts	Pass		SC
System type (excluding simple residential situations)	Pass	The system type(s) used in the building are: Type 1 - Domestic smoke alarm system.	SC
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility.	SC

Checklist/Elements	Status	Notes	Processed By
		Alarms are located: on each level of the household unit; within 3.0m of each sleeping space;	
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>F8 - Signs</u>	N/A	No change shown or required to signage for the work proposed. Therefore, F8 clause not applicable.	Simon Copp
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A	GIS checked no pool shown or indicated No swimming pool or spa pool proposed at this time	Simon Copp
<u>G1 - Personal hygiene</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G2 - Laundering</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G3 - Food Preparation And Prevention Of Contamination</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G4 - Ventilation</u>	Pass		Simon Copp
G4 prompts	Pass		SC
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	SC
Mechanical ventilation	N/A		SC
Gas fuelled appliances	N/A	no gas shown or indicated	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>G5 - Interior Environment</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G6 - Airborne And Impact Sound</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G7 - Natural Light</u>	Pass		Simon Copp
G7 prompts	Pass		SC
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	SC
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>G8 - Artificial Light</u>	N/A		Simon Copp
G8 prompts	N/A	existing lighting in place	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>G9 - Electricity</u>	Pass		Simon Copp
G9 prompts	Pass		SC
Energy works certificate	Pass	An energy works certificate will be required upon completion.	SC
Electrical switches and outlets	N/A	Accessibility requirements provisions do not apply to a private residence.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC

Checklist/Elements	Status	Notes	Processed By
<u>G10 - Piped Services</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G11 - Gas As An Energy Source</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G12 - Water Supplies</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G13 - Foul Water</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G14 - Industrial Liquid Waste</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>G15 - Solid Waste</u>	N/A	This code clause is not applicable to this application for a new dwelling.	Simon Copp
<u>H1 - Energy Efficiency</u>	Pass		Simon Copp
H1 prompts	Pass		SC
Small building envelope thermal performance	Pass	The consent involved work to the building envelope. Insulation is to be installed where the work affects these areas, with H1 performance no worse than before. NOTES: - EXTERIOR FRAMING 140x45 SGB - R4.0 ULTRA INSULATION TO EXTERIOR WALLS (Excluding Garage) - R5.0 INSULATION TO CEILING	SC
Large building envelope performance	N/A		SC
Hot water system efficiency	N/A	unchanged	SC
Artificial lighting	N/A	none required for a single residence	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
<u>S67 - Waivers And Modifications</u>	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
<u>S75 - Build over 2 allotments</u>	N/A	This section of the Building Act does not apply to this building consent. built on one established lot	Simon Copp
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Simon Copp
Scope	Pass		SC
S112 (1)	N/A		SC
S112 (2)	N/A		SC
S 133 AT (from 13 May 2018)	Pass	Smoke alarms are shown on the plans. Assessed in accordance with BC6.	SC
Escape from fire	Pass		SC
Compliance paths	Pass	Compliance documents used in this assessment are: C/AS1 - Residential sleeping buildings	SC
Existing conditions	Pass	Means of escape: less than 25m	SC
Non-compliance	N/A		SC
Proposed upgrades	N/A		SC
Cost versus benefit decision	N/A		SC
Access and facilities for persons with disabilities	N/A	Accessibility requirements provisions do not apply to a private residence.	SC
<u>S115 and S133 AN- Change Of Use</u>	N/A	This section of the Building Act does not apply to this building consent.	Simon Copp
<u>S116A - Subdivision Code Compliance</u>	N/A	This section of the Building Act does not apply	Simon Copp

Checklist/Elements	Status	Notes	Processed By
<u>Requirements</u>		to this building consent. No intended sub division	
<u>S363 - Certificate For Public Use</u>	N/A	This section of the Building Act does not apply to this building consent. intended use private.	Simon Copp
<u>Warnings & Bans</u>	N/A	no warnings or bans identified.	Simon Copp
<u>Restricted Building Work</u>	Pass		Simon Copp
Primary structure	Pass		SC
Foundations and sub-floor framing	Pass	Hamish Wells CPENG 186323 foundation design	SC
Walls	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Roof	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Columns and beams	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Bracing	Pass	Pryda lintel design William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Other	N/A		SC
External moisture	Pass		SC
Damp proofing	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Roof cladding	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Ventilation system	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2 cavity systems	SC
Wall cladding	Pass	William Francis - Licensed Building Practitioner Building practitioner number BP111338 Areas of practice Design 2	SC
Waterproofing	N/A		SC
Other	N/A		SC
Fire safety	Pass		SC
Emergency warning systems	Pass	smoke detectors shown	SC
Evacuation and fire service operation systems	N/A		SC
Suppression or control systems	N/A		SC
Other	N/A		SC
<u>Reviews</u>	N/A	Deemed to be competent no review required.	Simon Copp
<u>Contractor Review</u>	N/A	checked in house	Simon Copp

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 6 October 2021 8:19 am
Simon Copp

5 October 2021

Bill Francis
PO Box 65
Paraparaumu 5254

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 210870

Site Address: 2 Lamont Place, Waikanae
Legal Description: LOT 29 DP 409302 C/T 434083
Project Description: Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing.

Following checking of your Building Consent it is apparent that further information is required.

Information needed:

BUILDING

1. Please specify the fixings of the Purlins and that they are specified given the uplift loads expected.
2. Please supply the bracing calculations

We have suspended your application pending receipt of the above information. Please send it to us by 2 November 2021. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or Simon.Copp@kapiticoast.govt.nz referencing Building Consent No 210870.

Yours sincerely



Simon Copp
Building Officer

cc Building Owner

Consent No: 210870

Building Category: R1

Site Address: 2 Lamont Place, Waikanae

Owner/Agent: Bill Francis

Inspections

The following inspections are required:

- 1 Pre-Slab Building
- 1 Preline Building
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Brick Veneer
- 1 Final Inspection
- 7 Total Inspections

Documentation

The following documentation is required:

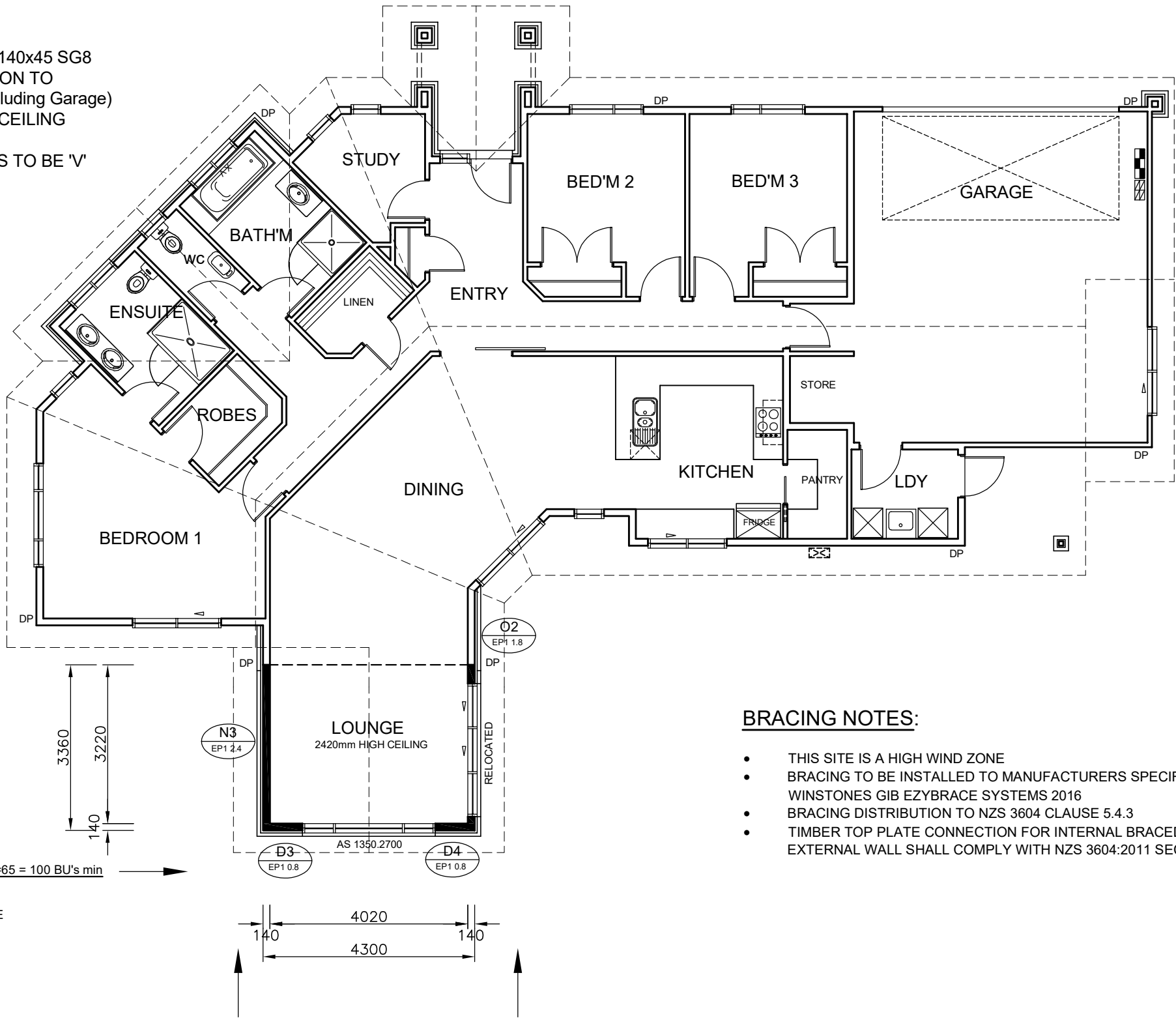
- 1 Application for CCC
- 1 Electrical safety certificate - Electrician
- 1 Construction review PS4 statement for structural engineering
- 1 Timber framing and truss certification
- 1 Record of Work

Building Practitioners

- | | |
|---------------|--------------|
| 1 Designer 1 | Bill Francis |
| 1 Designer 2 | Hamish Wells |
| 1 Carpentry 1 | |
| 1 Electrician | |

NOTES:

- EXTERIOR FRAMING 140x45 SG8
- R4.0 ULTRA INSULATION TO EXTERIOR WALLS (Excluding Garage)
- R5.0 INSULATION TO CEILING (Excluding Garage)
- ALL INTERNAL DOORS TO BE 'V' GROOVE AVON STYLE



BRACING NOTES:

- THIS SITE IS A HIGH WIND ZONE
- BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS - WINSTONES GIB EZYBRACE SYSTEMS 2016
- BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.4.3
- TIMBER TOP PLATE CONNECTION FOR INTERNAL BRACED WALLS TO EXTERNAL WALL SHALL COMPLY WITH NZS 3604:2011 SECTION 8.7.3.4

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- All habitable rooms have a min of 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- All habitable rooms have windows providing a min 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

FRAMING

- Exterior Walls & Internal Garage Walls:
- Up to 2.4m - 140x45 SG8 at 600 crs H1.2
- Internal Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2
- Interior Non Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

INTERNAL LININGS

- WALLS:
- Generally - 10mm Standard Gib Board
 - Bathrooms - 10mm Gib Aqualine
- CEILINGS:
- Generally - 13mm Standard Gib
 - Bathrooms - 13mm Gib Aqualine
 - Back block sheet joints and allow for control joints as required by manufacturer

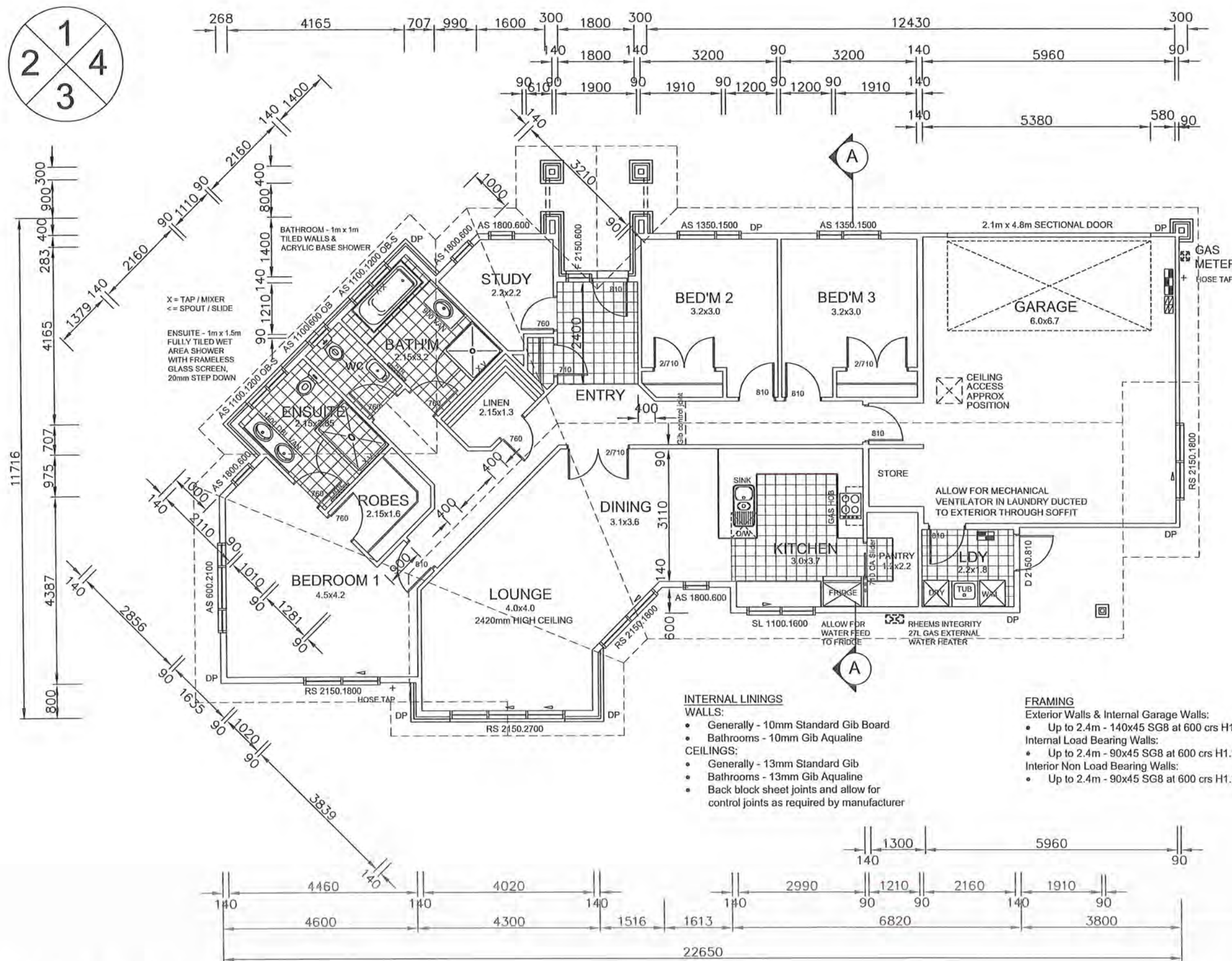
PROPOSED FLOOR PLAN

SCALE 1:100 AREA = 211m² (214.7m² OVER BRICK)



All work shall be in accordance with the NZBC. If in doubt ASK
The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.
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Revisions: JULY 2021 OCTOBER 2021 rev A rev B	CONSENT PLANS	Client: GK PATE FAMILY TRUST LOT 29 FERNDAL WAIKANAE	Drawing Title: PROPOSED FLOOR PLAN	Designer: COASTAL ARCHITECTURE LTD. 11 Kodex Place Paraparaumu New Zealand Tel: 04 296 1248 e-mail : coastarchdesign@gmail.com	Design: BF Job: 306 Page of: 3	Drawn: bf Scale: as shown Rev: B
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NOTES:

- EXTERIOR FRAMING 140x45 SG8
- R4.0 ULTRA INSULATION TO EXTERIOR WALLS (Excluding Garage)
- R5.0 INSULATION TO CEILING (Excluding Garage)
- ALLOW FOR GAS CENTRAL HEATING
- ALLOW FOR SECURITY SYSTEM
- COLOURSTEEL DOWNPIPES
- ALL INTERNAL DOORS TO BE 'V' GROOVE AVON STYLE
- PV SOLAR IS INCLUDED

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice.
- All habitable rooms have a min of 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements.
- All habitable rooms have windows providing a min 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.
- Garage spaces within or attached to the building envelope shall have:
 - A - Openings provided with a 50mm min total level change between the interior & exterior paving
 - B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

FLOOR PLAN

SCALE 1:100 AREA = 197.2m² (200m² OVER BRICK)



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G.J. Gardner. HOMES
New Zealand's favourite home builders

Revisions:

MAY 31 / 2018
JUNE 15 / 2018
JULY 6 / 2018
JULY 13 / 2017
JULY 23 / 2017

rev A
rev B
rev C
rev D
rev E

CONSENT PLANS

Client:
GK PATE FAMILY TRUST

LOT 29 FERNDAL
WAIKANAE

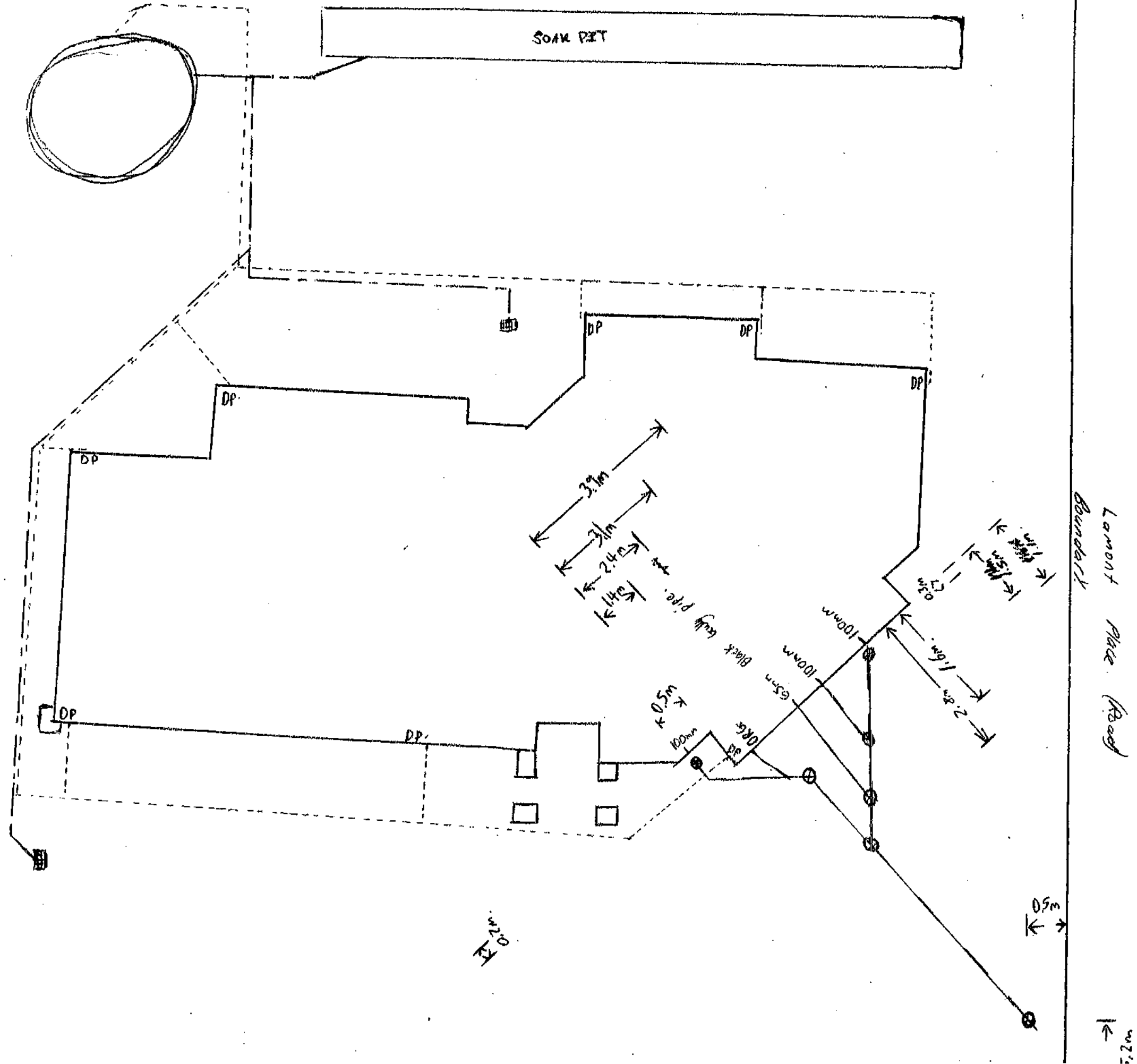
Drawing Title:
FLOOR PLAN

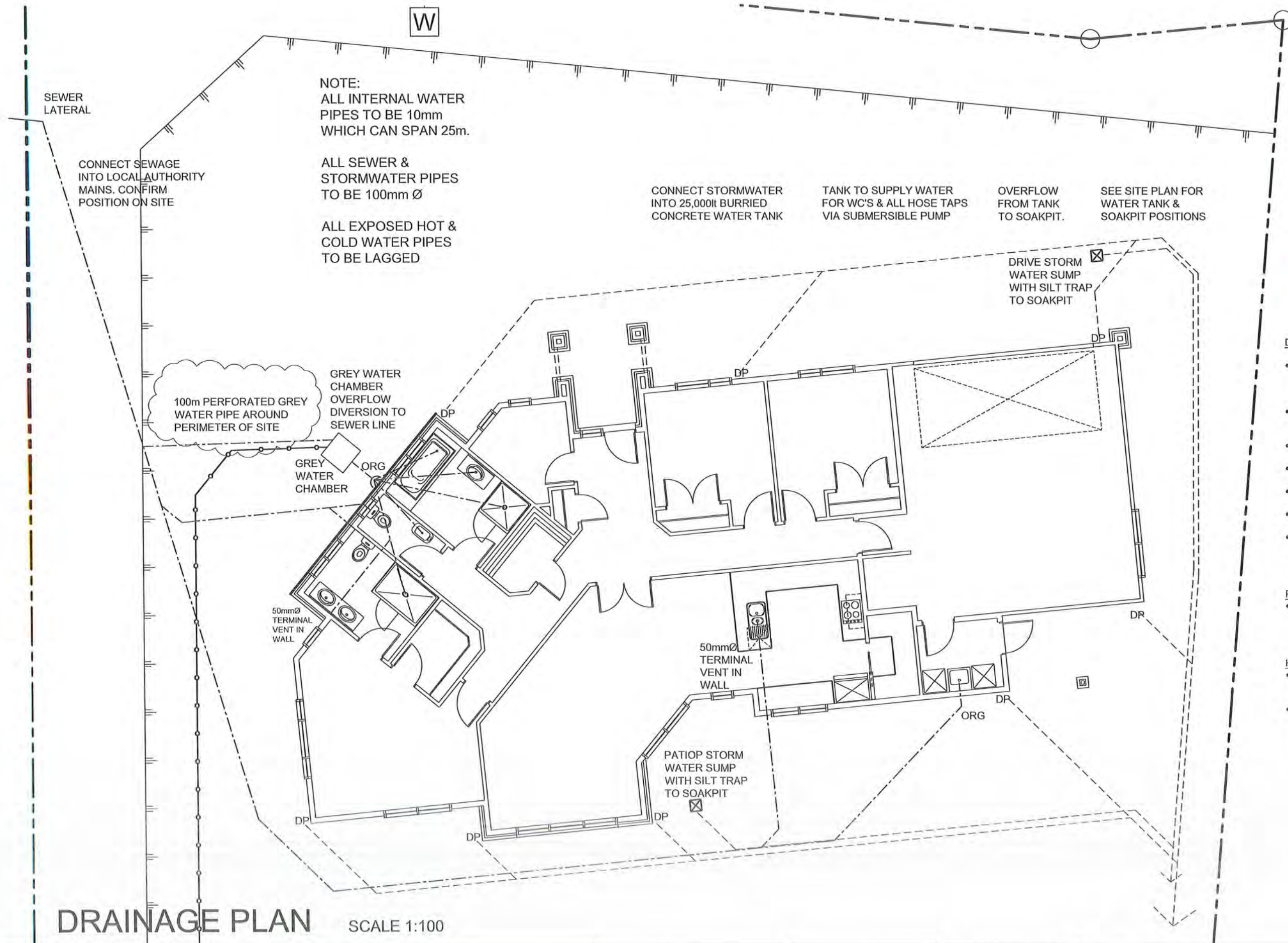
Designer:
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

Design:
G.J. Gardners
Drawn:
bf
Scale:
as shown

Job: 970111
Page of: 3
Rev: E

2 Lamont Place
 Ferndale Waikanae.
 Sewer 1:60 Fall
 storm water to tank
 and soak pit.





BC180550
Further Information Received
30/07/2018

DRAINAGE PLAN NOTES:

- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- No pipes at any point exceed 10m in length from dn 100 vented drain
- Non-potable supply appropriately protected from cross connection hazards & is identified by appropriate signage

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
65Ø & less = 1 in 40
80Ø & 100Ø = 1 in 60

HOT & COLD WATER

- All hot & cold water pipes in house to be run in Dux Secura Polybutylene plumbing system
- 20mm for Main, to bath and to HWC
- 15mm to all other branches
- 15mm to exterior taps

DRAINAGE PLAN SCALE 1:100



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Revisions:

MAY 31 / 2018	rev A
JUNE 15 / 2018	rev B
JULY 6 / 2018	rev C
JULY 13 / 2018	rev D

CONSENT PLANS

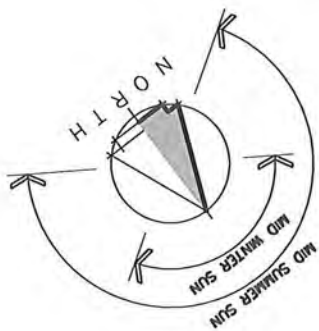
Client:
GK PATE FAMILY TRUST

LOT 29 FERNDAL
WAIKANAE

Drawing Title:
DRAINAGE PLAN

Designer:
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : coastarchdesign@gmail.com

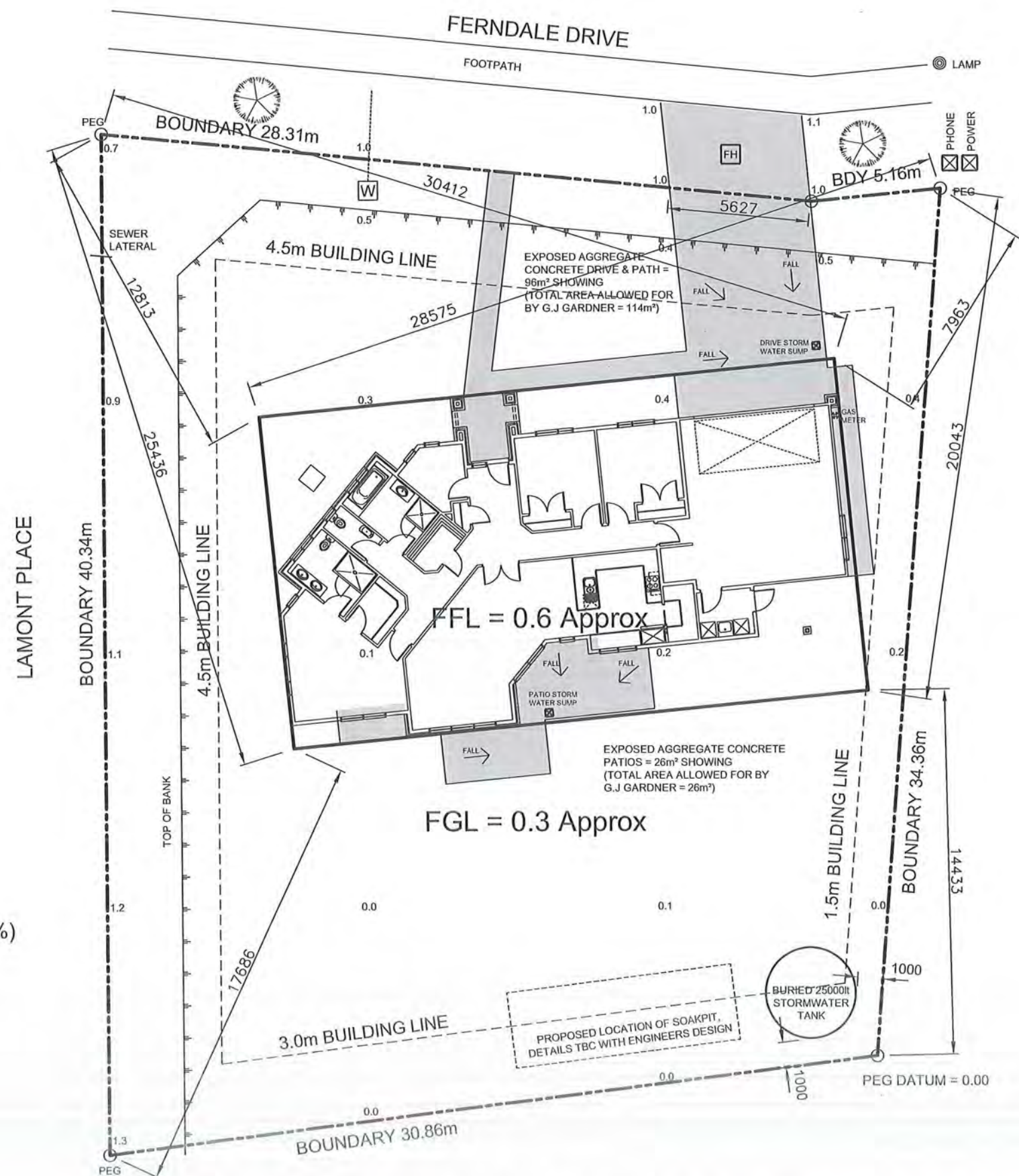
Design: G.J. Gardners	Drawn: bf
Job: 970111	Page of: 2
Rev: D	



LOT 29
DP 409302
SITE AREA = 1177m²
DWELLING = 200m²
COVERAGE = 17% (MAX 30%)

HIGH WIND ZONE
CORROSION ZONE C

PERMEABLE AREA = 837m² = 71% (MIN 40%)



APPROVED BY
PLANNING
nancyg
24/07/2018

NOTE:
GREY WATER
SYSTEM INCLUDED

SITE PLAN

SCALE 1:200

NOTE: SITE CONCEPT ONLY. SUBJECT TO ENGINEERING APPROVAL



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Revisions:

MAY 31 / 2017
JULY 6 / 2017
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rev A
rev B
rev C

CONSENT PLANS

GK PATE FAMILY TRUST

LOT 29 FERNDAL
WAIKANA

Client:

Drawing Title:
SITE PLAN

COASTAL
ARCHITECTURE LTD.

Designer;

Design:
G.J Gardners

Drawn:
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Job:	Page of:	Rev:
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