STATEMENT OF
PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI
REAL ESTATE

CODE COMPLIANCE CERTIFICATE

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

Kāpiti Coast DISTRICT COUNCIL

Consent No: 170535

The Building			
Street address of building:	1 Mahia Lane, Waikanae	**Building name:**	N/A
Current, Lawfully established, use:	Residential Dwelling	**Location of building within site/block number:**	Central on site
		Intended life of the building if 50 years or less:	-
Level/unit number:	Single Level	**Year first constructed:**	2017
Legal description of land where building is located:	LOT 13 DP 476550 CT 658756		

The Owner			
Name of owner:	Nomozov Rustam & Alimova Zebunisso	**Street address /registered office:**	N/A
Contact person:	As above	**Phone numbers:**	
Mailing address:	23 Waipunahau Road Waikanae 5036	**Landline:**	-
		Mobile:	-
		Daytime:	-
Email address:	-	**After hours:**	-
Website:	-	**Facsimile number:**	-

First point of contact for communications with the Kapiti Coast District Council:

As above

Building Work			
Building Consent No:	170535	**Issued by:**	Kapiti Coast District Council
Project Description:	New single level brick clad dwelling with attached single garage.		

Code Compliance

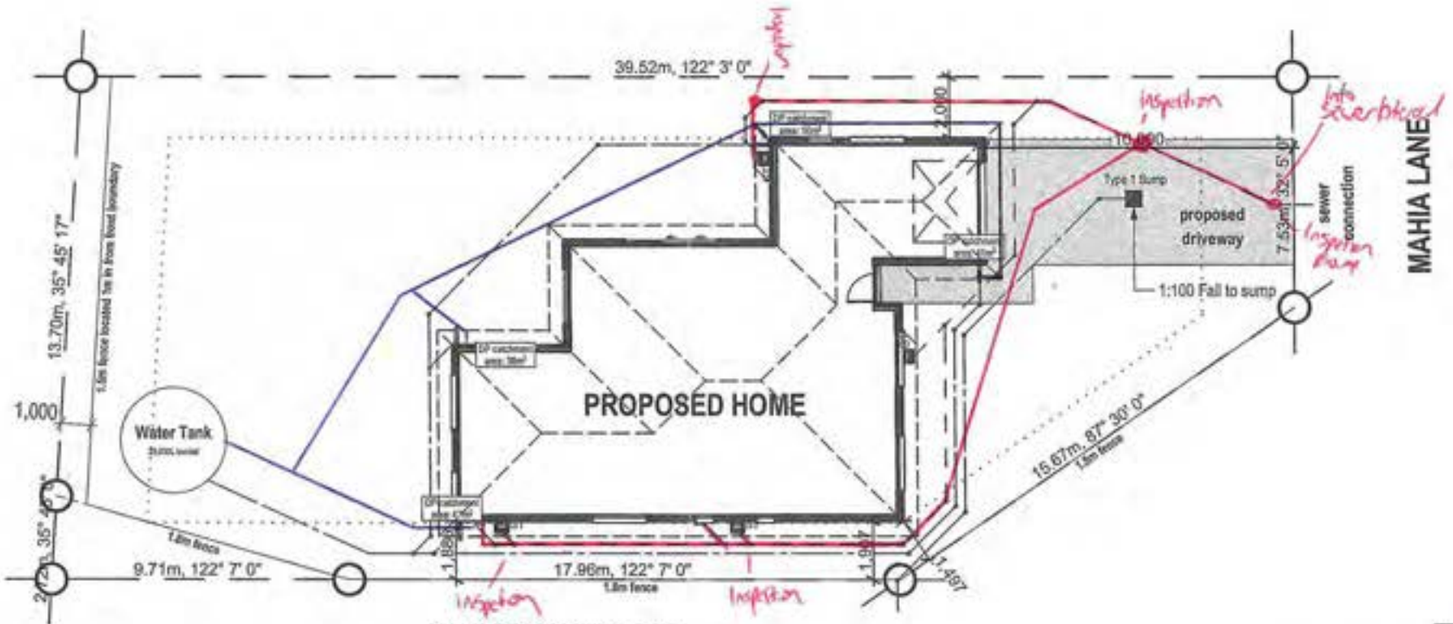
The building consent authority named below is satisfied, on reasonable grounds, that:

(a) the building work complies with the building consent

Michelle Salmon –
Building Inspections Team Leader
On behalf of **Kapiti Coast District Council** Date: 22 February 2018

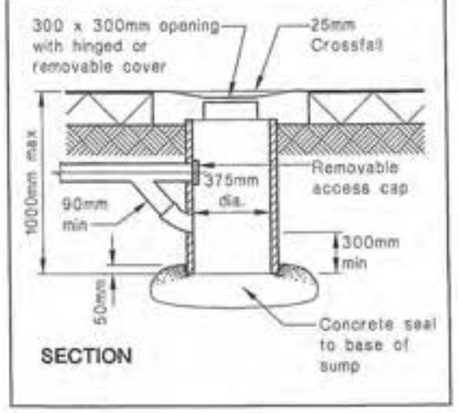
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

As Laid Drainage



Lot 2 DP 437462	
Site area	600m²
Proposed Building Area	147.72m²
Proposed Total Site Coverage	24.62%

Figure 8: Type one Surface Water Sump Paragraph 3.6.2



VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
SITE PLAN

SCALE: 1:200 @ A3 DATE: 28/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 1 OF:

Building Code Clause(s).....B1.....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: .....New Zealand Environmental Technologies Limited.....
(Construction Review Firm)

TO: ..... Versatile Homes and Buildings Wellington .....
(Owner/Developer)

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

IN RESPECT OF: ...Dwelling foundation inspection.....
(Description of Building Work)

AT: .....1 Mahia Lane in Waikanae, Kapiti Coast.....
(Address)

NZET Ltd..has been engaged by..... Versatile Homes and Buildings Wellington .....
(Construction Review Firm)

To provide☐CM1☐CM2☒CM3☐CM4☐CM5*(Engineering Categories)* or ☐ observation as per agreement with owner/developer

or☐ other .....services
(Extent of Engagement)

in respect of clause(s) ..... B1..... ..... of the Building Code for the building work described in documents relating to Building Consent No. .....BC170535 ..... and those relating to Building Consent Amendment(s) Nos. .....Nil.....issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. ..... Nil ..... (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On by the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, I **believe on reasonable grounds** that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) ..... B1.....of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, ...Stuart Dean Clark.....am: ☒CPEng No. .....58384.....
(Name of Construction Review Professional)

I am a Member of : ☒IPENZ ☐NZIA and hold the following qualifications: .....BE (Hons) MEng Sc .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $500,000*.

The Construction Review Firm is a member of ACENZ : ☐

SIGNED BY .....Stuart Dean Clark..... **ON BEHALF OF** New Zealand Environmental Technologies Ltd...

Date:... .....16 February 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 $500,000.*

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

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Foundations were inspected prior to the Ribraft construction. Top soils had been removed and compaction undertaken as per NZET's foundastion design report recommendations. Hardfill had been placed on the slab area + 1m. This was inspected and found suitable for the construction of the ribraft foundation. The Ribraft foundation was constructed as per foundation plan specifications and therefore found suitable to support the proposed dwelling.

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.
If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

Street address: 1 Mahia Lane	
Suburb: Waikanae	
Town/City:	Postcode:

Building consent number:

Name(s): Versatile Homes and Buildings Ltd	
Mailing address: 18 Ulric Street	
Suburb: Plimmerton,	PO Box/Private Bag:
Town/City: Porirua	Postcode: 5026
Phone number: 04 2339528	Email address: mark.scott@versatile-wgn.co.nz

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

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		○ Carried out ○ Supervised
Roof cladding or roof cladding system ☑	Gerard Colortile Satin Tiles with Colorsteel Fascia and Spouting	○ Carried out ✓ Supervised
Ventilation system (for example, subfloor or cavity) ☐		○ Carried out ○ Supervised
Wall cladding or wall cladding system ☐		○ Carried out ○ Supervised
Waterproofing ☐		○ Carried out ○ Supervised
Other ☐		○ Carried out ○ Supervised

ISSUED BY

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

Name: allROOF Solutions Ltd	LBP number: 112371
Class(es) licensed in:	
Roofing R3	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 9 McGrath Avenue	
Suburb: Paraparaumu	Town/City:
PO Box/Private Bag 736	Postcode: 5254
Phone number: 04 2970449	Mobile: 0274328925
After hours: 0274328925	Fax:
Email address: sales@allroofsolutions.co.nz	Website: www.allroofsolutions.

DECLARATION

I Chris Burgess carried out or supervised the restricted building work recorded on this form.

Signature: pp CBurgess

Date: 4/12/2017

WRIGHT TANKS LTD

8th February 2018

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Attn: Building Inspector

Dear Building Inspector

Re: 25,000ltr Water Tank Producer Statement 4
Zebunisso Alimova
1 Mahia Lane
Waikanae

I write to confirm that a Wright 25,000 ltr structural Water Tank was installed at the above property by Versatile Homes Ltd.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of $250,000) I hereby declare that all of the work for the above water tank has been completed to Wright Tanks Ltd specifications.

All of Wright Tanks Concrete products come with a 10 year construction guarantee as part of the New Zealand Concrete Tank Manufacturers Association standards when installed as per manufactures recommendations.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with NZS 3106:2009

Regards,

Andrew Wright
Director
Registration Number: 23958

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

Residential roof warranty

GERARD

Address Warranted	1 Mahia Lane Waikanae	Warranty Date	10.10.2017
Gerard Certified Roofer	Allroof Solutions Limited	Warranty	136938
Name of Purchaser	Zebunisso	Purchase Order	1 Mahia
Product Description	Gerard Colortile Sat Obsidian		

Standard residential environments

Low/medium corrosion areas – more than 750m from breaking surf



WEATHERPROOF

If the roof fitted at the above address has been correctly installed and does not continue to satisfy the external moisture requirements of the New Zealand Building Code (in force at the Date of Warranty) for a period of 50 years from the Date of Warranty, we will at our option, repair or replace the roof or the affected part of it.



SURFACE COATING

If, as a direct result of a manufacturing defect, the surface coating of any tile or trim comprised in the roof fitted at the above address deteriorates during the period (from the Date of Warranty) of 20 years for Textured Coated products or 15 years for Satin Finish products, to the extent that, in our reasonable opinion, the appearance of the roof is substantially affected, then we will at our option replace the affected products, apply our surface coating to the affected tile or provide other reasonable compensation to the Purchaser.

During an initial period following the Date of Warranty, we will bear the full cost of fulfilling the warranties (including material and labour costs in removing and replacing or repairing defective tiles or trim and any inspection, freight or waste disposal costs).

During the subsequent period, those costs will be shared between us and the purchaser (or subsequent homeowner) as shown below.

	Initial period Full cost of repair or replacement	Subsequent period Pro-rata share
Weatherproof warranty	First 25 years	Years 26 - 50, as per Schedule A
Surface Coating warranty: Textured Coated Tile	First 10 years	Years 11 - 20, as per Schedule B
Surface Coating warranty: Satin Finish Tile	First 5 years	Years 6 - 15, as per Schedule C

Severely corrosive environments

Exposed marine areas – less than 750m from breaking surf



WEATHERPROOF

If the roof fitted at the above address has been correctly installed and does not continue to satisfy the external moisture requirements of the New Zealand Building Code (in force at the Date of Warranty) for a period of 25 years for Textured Tiles or 15 years for Satin Finish Tiles, from the Date of Warranty, we will at our option, repair or replace the roof or the affected part of it.



SURFACE COATING

If, as a direct result of a manufacturing defect, the surface coating of any tile or trim comprised in the roof fitted at the above address deteriorates during the period (from the Date of Warranty) of 10 years for Textured Coated products or 5 years for Satin Finish products, to the extent that, in our reasonable opinion, the appearance of the roof is substantially affected, then we will at our option replace the affected products, apply our surface coating to the affected tile or provide other reasonable compensation to the Purchaser.

Our obligations under these warranties are subject to the CONDITIONS and EXCLUSIONS overleaf and apply only if the roof has been fitted by a Gerard Certified Roofer in accordance with the Gerard Roofs Installation Guide. You must follow the recommendations in Gerard Roofs' maintenance guidelines for this warranty to remain valid. The maintenance guidelines are available on request from Gerard Roofs.

Residential roof warranty

GERARD

Warranty Conditions & Exclusions

1. The warranties apply only if the Purchaser has made full payment for the supply and fitting of the roof.
2. As colour variations may exist in tiles and trims manufactured at different times, we reserve the right to repair or replace a tile or trim in the closest available colour in our range at the time of repair or replacement.
3. The performance of a roof or individual tiles may be affected by the following. The warranties do not apply (and we are not liable) if:
   a. the roof/tiles/trims are not maintained strictly in accordance with the Gerard Roofs Maintenance Guidelines issued by us from time to time (which include, amongst other things, repainting satin tiles after 15 years (5 years in severe marine environments) or if certain signs of deterioration are exhibited);
   b. the tiles and other roofing materials are not stored, handled and installed strictly in accordance with the Gerard Roofs Installation Guide issued by us from time to time;
   c. any work is done to the roof other than temporary emergency work or work carried out under our supervision, or subject to our prior inspection and prior written approval;
   d. the product manufacturers' recommendations relating to the use of roof cleaning products are not strictly followed;
   e. the performance of the roof /tiles/trim has been affected by:
      i. faulty roofing design or faulty installation such as, but not limited to, incorrect specification of the product, the inappropriate use of dissimilar metals or substitution with materials not supplied by us;
      ii. faulty design or workmanship in the creation of penetrations in the roof (e.g. aerials, skylights, vents, pipework);
      iii. damage caused by anyone walking, or other unusual traffic, on the roof;
      iv. hailstones; moisture retaining substances; droppings from wildlife; pollutants; corrosive agents; fumes; dust, pollen; or organic growth;
      v. defects in the structure on which the roof has been fitted;
      vi. any unusual natural phenomena or act of god including, without limitation, earthquakes, fires, floods, lightning, heavy hail, the build up of snow or other natural substances or winds stronger than those which the roof ought reasonably to have been designed and built to withstand, given the building's location, site conditions, design and any other relevant factors;
   f. the roof/tiles/trims are not installed in accordance with the requirements of the New Zealand Building Code.
4. The warranties do not cover (and we are not liable for):
   a. installation of the roof (this is the installer's responsibility);
   b. the performance of Gerard Vision Tiles, skylights or vents;
   c. rust (red or white) on, or run off from rust on, roof fasteners;
   d. 'halos' of rust (red or white) on the surface of tile or trims surrounding fasteners;
   e. normal wear and tear, natural weathering, variable darkening, gradual fading or chalking of tiles or trims;
   f. variations in the colour or texture of Textured Coated products arising from natural variations or the presence of other minerals in the crushed rock used in the chip with which the tiles are made.
5. To the fullest extent permitted by law, we will not be liable for any consequential, indirect or special damage or loss of any kind whatsoever, including (without limitation) damage to other property or building elements, loss of profits or anticipated savings, or any such losses arising due to any delay by us in complying with our obligations under the warranties.
6. Each of the limitations in paragraphs 3, 4 and 5 (and any part of each of those limitations) is a separate limitation applying even though one or more of the other limitations may be held not to apply in the circumstances.
7. All warranties, liabilities and obligations, other than those specified in this warranty, are excluded to the fullest extent permitted by law.
8. Any replacement or remedial work carried out under a warranty does not extend the term of any warranty.

Other things you should know

9. To claim under the warranties and as a condition of our liability under the warranties:
   a. the Purchaser must deliver written notice of the claim to the email or business address below and complete the warranty claim form which we will provide by return email or post to the address you specify in the notice;
   b. any claim must be made within 3 months of the date the Purchaser became aware (or ought to have been aware) of the matter giving rise to the claim.
10. Any expense incurred in claiming under the warranties is to be borne solely by the Purchaser.
11. Subject to paragraph 1, this warranty extends to subsequent owners of the property.
12. The benefits given by the warranties are in addition to other rights and remedies available to the Purchaser under any law which relates to the roof/tiles/trims, except to the extent excluded by this warranty.
13. Any failure, delay or indulgence by us will not operate as a waiver. A waiver by us of any condition of these warranties is not a waiver of any other condition. No waiver is effective unless it is in writing.

SCHEDULE A: Weatherproof Warranty

Year	Company Contribution %	Purchaser/Owner Contribution %
1-25	100	Nil
26	50	50
27	48	52
28	46	54
29	44	56
30	42	58
31	40	60
32	38	62
33	36	64
34	34	66
35	32	68
36	30	70
37	28	72
38	26	74
39	24	76
40	22	78
41	20	80
42	18	82
43	16	84
44	14	86
45	12	88
46	10	90
47	8	92
48	6	94
49	4	96
50	2	98
51+	Nil	100

	SCHEDULE B: Textured Coating		SCHEDULE C: Satin Finish Coating	
Year	Company Contribution %	Purchaser/ Owner Contribution %	Company Contribution %	Purchaser/ Owner Contribution %
1-5	100	Nil	100	Nil
6	100	Nil	67	33
7	100	Nil	60	40
8	100	Nil	54	46
9	100	Nil	47	53
10	100	Nil	40	60
11	50	50	34	66
12	45	55	27	73
13	40	60	20	80
14	35	65	14	86
15	30	70	7	93
16	25	75	Nil	100
17	20	80	Nil	100
18	15	85	Nil	100
19	10	90	Nil	100
20	5	95	Nil	100
21+	Nil	100	Nil	100

The warranties are given by AHI Roofing Limited trading as Gerard Roofs (referred to here as we or us).
90-104 Felton Matthew Ave, PO Box 18071, Glen Innes, Auckland.
Telephone 0800 244 737 E-mail info@gerardroofs.co.nz

You must follow the recommendations in Gerard Roofs' maintenance guidelines for this warranty to remain valid. The maintenance guidelines are available on request from Gerard Roofs.

altus

30-32 Bowden Road, Mt Wellington, Auckland 1060, New Zealand
P O Box 14107, Panmure, Auckland, New Zealand
P +64 9 574 1500 F +64 9 574 1600 www.altus.co.nz

08 February 2018

Attention:

TO WHOM IT MAY CONCERN

PRODUCER STATEMENT

Project Name: VERSATILE HOMES & BUILDINGS

Project Address: 1 MAHIA LANE, WAIKANAE

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:2008 Performance of Windows and NZS 4223:2016 Glazing in Buildings.

More specifically, we have manufactured the aluminium windows and doors for this project in accordance with the design and manufacturing specifications provided by ALTUS NZ Limited, and those required by NZS 4223.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards. The applications of Pascal rating stickers on the window and door units is further confirmation that the window and door units have been manufactured to the prescribed specifications and comply with NZS 4211.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, fasteners, door rollers, mohair and other similar components may require replacement as they wear out. This process does not contravene the Durability Requirements of section B2 of the New Zealand Building Code or this Producer Statement.

Yours sincerely

Michelle
Rylock Kapiti

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address:	1 Mahia Lane
Suburb:	Waikanae.
Town/City: Kapiti Coast.	Postcode:

THE PROJECT	
Building consent number:	170535

THE OWNER(S)	
Name(s):	Rustam Nomozov & Zebunisso Almova
Mailing address:	(Versatile Homes)
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐		○ Carried out ○ Supervised
Walls ☐		○ Carried out ○ Supervised
Roof ☐		○ Carried out ○ Supervised
Columns and beams ☐		○ Carried out ○ Supervised
Bracing ☑	Fixed board to specs & as per bracing plan	○ Carried out ✓ Supervised
Other ☐		○ Carried out ○ Supervised

ISSUED BY

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

Name: Harry Draper	LBP number: BP120031
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): 2/16a Ranfurly ST	
Street address/Registered office:	
Suburb: Trentham	Town/City: Upper Hutt
PO Box/Private Bag	Postcode: 5018
Phone number:	Mobile: 02192076
After hours:	Fax:
Email address: contracts@apxs.co.nz	Website:

DECLARATION

I Harry Draper carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: 8/2/2018

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: 1 Mahia Lane ML

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

Location Details: 1 Mahia Lane, Waikanae

Contact Details: (Name and address) Zebunisso Akunova, 1 Mahia Lane.

Name of Electrical worker: Lyndon Foote

Registration/Practising licence number: E247805

Organisation/company: Allstar Electrical Service Wgtn Ltd

Phone and email: 0221263251 lyndon@allstar.net.nz

Name of person(s) supervised:

CoC

Type of work: ☐ Additions ☐ Alterations ☑ New work

The prescribed electrical work is: ☐ Low risk ☑ General ☐ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Carried out rewiring of house. 2.5mm² 1ps power, 1mm² 1ps lighting. Installed 12v LED downlights. PDL 300 series outlets/switches. Installed bathroom fans & towelrails. Switchboard with RCDs & MCB's. Heatpump & infinity rdiators.

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

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity[1]
- ☐ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (independent earth):	✓
Insulation resistance:	> 100MΩ
Earth Continuity:	< 1Ω
Bonding:	
Fault Loop impedance	
Other (specify):	RCD

Electronic/Other reference:

Certifier's signature: [signature]

Date: 7/2/18

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

ESC

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

Certifier's name: Lyndon Foote

Registration/Practising licence number: 247805

Certifier's signature: [signature]

Certificate Issue Date: 7/2/18

Connection Date: 7/2/18

ER 04/06/14 This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

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

Scanned by CamScanner

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: 1 Matua Lane

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

Location Details: 1 Matua Lane, Waikanae

Contact Details: (Name and address) Zebiresso Alemaya

Name of Electrical worker: Lyndon Foote

Registration/Practising licence number: E247805

Organisation/company: Allstar Electrical Services Wgtn Ltd

Phone and email: 0212263251 lyndon@allstar.net.nz

Name of person(s) supervised:

CoC

Type of work: ☐ Additions ☐ Alterations ☑ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☑ High risk (Specify): Mains/earthing

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Installed buried mains from pillar to meter box. Installed earth stake & 6mm² earth cable. Installed meter box, 80A main switch, neutral link

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

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☐ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity[1]
- ☐ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (Independent earth):	
Insulation resistance:	7.68MΩ
Earth Continuity:	0.2Ω
Bonding:	0.1Ω
Fault Loop impedance	
Other (specify):	

Electronic/Other reference:

Certifier's signature: [signature]

Date: 29/1/18

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

ESC

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

Certifier's name: Lyndon Foote

Registration/Practising licence number: E247805

Certifier's signature: [signature]

Certificate Issue Date: 29/1/18

Connection Date: 29/1/18

VER 04/06/14

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

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

Scanned by CamScanner

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE

Certificate of Compliance:

Client Name: Versatile Homes

Reference / Job #: | ICP (if known):

Address of work: 1 Mahia Lane

Suburb: Waikanae | Town / City: Waikanae

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

New gas pipe from LPG bottles and installation of 1x Rinnai Infinity VT26 water heater, 1x F&P CG604DLPGB1 4 burner hob. Test for 5 minutes at 7kpa. Test and commission appliances.

Gas supply pressure 2.8 kPa | Risk classification (tick one) ☐ Low-Risk ☒ General ☐ High-risk

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

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

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:
Link:

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

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:
Link:

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

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

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

☐ Yes (specify) ☒ No

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

☒ All ☐ Parts (specify)

Date(s) on which the work was done: 24/01/18

Name and registration number of anyone who carried out work under supervision: Iain West 12531

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

Certifier name: Stephen Fahey | Registration number: 10187

Certifier Signature: | Date: 24/10/18

Gas Safety Certificate:

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

Name of person authorised to certify the connection: Stephen Fahey

Registration number: 10187 | Date of completion or connection 24/01/18

Certifier Signature: | Date: 24/01/18

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

STATEMENT
PIPED SERVICES AND PLUMBING STACKS

Kāpiti Coast DISTRICT COUNCIL

Construction Review

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

TO BE COMPLETED BY THE INSTALLER	
Issued by: Fraser Henderson	
Registration number: 25666	
In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2	
Installed at: 1 Mahia lane	
Building Consent No: 170535	
As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.	
Name: Fraser Henderson	Signature:
Address: 20 Rays Road	Date: 19-1-18
Phone: 0273377078	Fax:
Mobile:	Email:

Kāpiti Coast District Council Office Use Only	
Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.	
Date:	14/02/2018
Name:	Tyler Smith
Signature:	

STATEMENT
DRAINAGE WORK INSTALLED
Construction Review

Kāpiti Coast DISTRICT COUNCIL

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

TO BE COMPLETED BY THE INSTALLER	
Issued by: Craig Henderson	
Registration number: 07200	
Tick applicable	
☑	**In respect of:** Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.
☑	**In respect of:** Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan.
Installed at: 1 Mahia lane, Waikanae	
Building Consent No: 170535	
As a certified drainlayer, currently holding an annual practicing license, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.	
Name: Craig Henderson	Signature:
Address: 154 Matahara Road	Date: 19-1-18
Phone:	Fax:
Mobil: 0214444433	Email:

Note: Fully dimensioned as built drain plan to be supplied.(scale 1:100)
Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Kāpiti Coast District Council Office Use Only

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

Name:	Tyler Smith		
Signature:		Date:	14/02/2018

Memorandum from licensed building practitioner: Record of Building work (Brick & Block Work)

Section 88, Building Act 2004

SYNERGY
CONTRACTING LIMITED

THE BUILDING
Street Address: 1 Mahia Lane
Suburb: Waikanae

THE PROJECT
Building consent number: 170535

THE OWNER(S)
Name(s): Zebunisso Alimova & Rustam Nomozov
Mailing Address: 1 Mahia Lane, Waikanae
Phone Number: 027 731 0713
Email Address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work		Description of restricted building work	Carried out or supervised
Tick	☑	If appropriate, provide details of the restricted building work	Tick ☑ whether you carried out this design work or supervised someone else carrying out this design work
Other	☐	Block ring foundation	☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work		Description of restricted building work	Carried out or supervised
Tick	☑	If appropriate, provide details of the restricted building work	Tick ☑ whether you carried out this design work or supervised someone else carrying out this design work
Damp proofing	☐	Ensured DPC is breaking mortar joint	☐ Carried out ☐ Supervised
Wall cladding or wall cladding system	☑	Brick Veneer as per plan	☑ Carried out ☑ Supervised
Other	☐		☐ Carried out ☐ Supervised

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work:	
Name: Daniel Smithson	**LBP number:** 118383
Class(es) licensed in: ☐ Foundations ☐ Carpentry ☐ Roofing ☐ External Plastering ☑ Brick & Blocklaying	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing Address (if different from below):	
Street Address/Registered Office: c/- 8d Buckley Grove	
Town/City: Paraparaumu	**Postcode:** 5032
Mobile: 027 489 5721 Dan 027 440 5117 Robyn	**Email address:** synergycontract@gmail.com
I **Daniel Smithson** carried out or supervised the restricted building work identified on this form:	
Signature: DSmithson	Date: 21/11/2017

RFL.

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

Building details	
Street address: 1 Mahia lane	
Suburb:	
Town/City: Waikanae	Postcode:

Building consent
Building consent number: 170535

Licensed building practitioner details	
Name(s):	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ⊘	If necessary, describe the restricted building work.	Tick ⊘ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	box and steel floor as per engineers detail.	⊘ Carried out ⊘ Supervised
Walls ☐		○ Carried out ○ Supervised
Roof ☐		○ Carried out ○ Supervised
Columns and beams ☐		○ Carried out ○ Supervised
Bracing ☐		○ Carried out ○ Supervised
Other ☐		○ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☑	Underslab only	☑ 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

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

Name: Shane Mackenzie	LBP number: 102284
Class(es) licensed in: Carpentary	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): 18 Taranui Way	
Street address/Registered office:	
Suburb:	Town/City: Paraparaumu
PO Box/Private Bag	Postcode: 5032
Phone number:	Mobile: 027 279 4774
After hours:	Fax:
Email address: landmax@xtra.co.nz	Website:

DECLARATION

I Shane Mackenzie carried out or supervised the restricted building work recorded on this form.

Signature: S Mackenzie

Date: 28-9-17

Memorandum from licensed building practitioner: Record of Building Work

Section 88, Building Act 2004

THE BUILDING	
Street address: 1 Mahia Lane	
Suburb: Waikanae	
Town/City: Kapiti Coast	Postcode: 5036

THE PROJECT
Building consent number: ~~170124~~ 170535

THE OWNER(S)	
Name(s): Zebunisso Alimova and Rustam Namazov	
Mailing address: 1 Mahia Lane.	
Suburb: Waikanae.	PO Box/Private Bag:
Town/City: Kapiti Coast.	Postcode: 5036
Phone number:	Email address: Zebunisso.alimova@gsb.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work	Tick ✓ whether you carried out the work or supervised someone else.
Foundations and subfloor framing ○		○ Carried out ○ Supervised
Walls ✓	As per plan.	✓ Carried out ○ Supervised

Roof ⊖	As per plan.	✓ Carried out ○ Supervised
Columns and beams ✓	As per plan.	✓ Carried out ○ Supervised
Bracing ✓	As per plan.	✓ Carried out ○ Supervised
Other ○		○ Carried out ○ Supervised

Damp proofing ○		○ Carried out ○ Supervised
Roof cladding or roof cladding system ○		○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ✓	Cavity	✓ Carried out ○ Supervised

Wall cladding or wall cladding system ◯		◯ Carried out ◯ Supervised
Waterproofing ◯		◯ Carried out ◯ Supervised
Other ◯		◯ Carried out ◯ Supervised

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

Name: Richard Ryan	LBP number: BP 128362
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 22 Bell St	
Suburb: Hata	Town/City: Wellington
PO Box/Private Bag:	Postcode: 5028
Phone number:	Mobile: 0274578738
After hours:	Fax:
Email address: richardryan1982@gmail.com	Website:

DECLARATION

I Richard Ryan carried out or supervised the restricted building work recorded on this form.

Signature: [signature] Date: 19-01-2018

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: 1 Mahia Lane

Suburb:

Town/City: Waikanae | Postcode:

The owner(s)

Name(s): Zebunisso Alimova

Mailing address: 23 Waipunahau Rd

Suburb: | PO Box/Private Bag:

Town/City: Waikanae | Postcode:

Phone number: | Email address:

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 work 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 memorandum 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 Richard Mowbray carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ○		○ Carried out ○ Supervised	
Foundations and subfloor framing ○	Engineer Design Note: Refer to PS1	○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	References to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ✓	Walls & Framing.	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Roof ✓	Purlins & Roof bracing. (Trusses & fixings as per Manufacturers design) Trusses covered by Mitek PS1	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Columns and beams ✓	Lintels designed as per approved Mitek design. Trusses covered By Mitek PS1.	○ Carried out ✓ Supervised	Sheets 1 - 29 & Specification
Bracing ✓	GIB Ezy Bracing	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ✓		✓ Carried out ○ Supervised	Sheets 1 - 29 & Specification
Damp proofing ○	DPC under framing, DPM under slab over sand blinding. Wall underlay & wall underlay	○ Carried out ○ Supervised	
Roof cladding or roof cladding system ○	Metal Tile over roof underlay	○ Carried out ○ Supervised	
Ventilation system (for example, subfloor or cavity) ○	Cladding over cavity	○ Carried out ○ Supervised	
Wall cladding or wall cladding system ○	Wall cladding designed to E2	○ Carried out ○ Supervised	
Waterproofing ○		○ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems			
Evacuation and fire service operation systems ✓		✓ Carried out ○ Supervised	Smoke Alarm
Suppression or control systems			
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.

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**
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

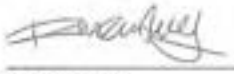
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: Richard Mowbray	LBP or Registration number: BP108599
The practitioner is a: ☑ Design LBP ○ Registered architect ○ Chartered professional engineer	
Mailing address (if different from below):	
Street address/Registered office: 112 Waterloo Road	
Suburb: Sockburn	Town/City: Christchurch
PO Box/Private Bag: PO Box 11013	Postcode: 8013
Phone number: 03 3491280	Mobile: 027 432 4689
After hours:	Fax: 03 3491283
Email address: richard.mowbray@spanbild.co.nz	Website: www.spanbild.co.nz

DECLARATION

I Richard Mowbray certify that the design work that is restricted building work identified on this form:

- 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: 7/07/2017

Department	✓ For Referral	Comments	Approving Officer / Date
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage BC2	✓	RFI satisfied ✓	8/8/2017
Building BC2	✓	RFI for Removal	PIM (Removal) 11/07/2017 Signoff Granted 4/8/17
Fire Design BC8			
Compliance Schedule BC2 & BI6			
Environmental Health			
Reviews required BC2 and BC5			

NOTES:

APPLICATION WORKFLOW COVERSHEET (Blue Folder)

Kāpiti Coast DISTRICT COUNCIL

Building Consent No.	170535
Building Project	Single level brick clad dwelling with attached single garage
Location (Site Address)	1 Marnia Lane Waikanae
Building Category	*Circle appropriate category* (R1) R2 R3 C1 C2 C3

Received:

11 JUL 2017

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

	Name	Date
Vetted and formally received **BC1**	Sharleen McAvinney	11/7/17
Payment taken and receipted by CSO **BC1**	Sarah	14-7-17
Data entered and invoiced by CSO **BC1**	Sarah	14-7-17
Documentation prepared/scanned	Sarah	14-7-17
Plan production and invoicing **BC3**	~~Sarah~~ Sharleen	31/7/17 ~~14-7-17~~
Building Consent signed **BC1**	Caitlin 14/8	[illegible] 14/08/17
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO **BC3**		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. **BC3**		

CONSENT DATA INPUT REQUIREMENTS

Please circle

Yes	(No)	Compliance Schedule
(Yes)	No	Restricted building work
Yes	(No)	Owner Builder — Owner Builder register: ED2526609
Yes	(No)	Certificate for Public Use

Dialogue Record

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

Date / time	State content of discussion!!!	Initials
	email from Ken Pibby 31/7/2017 4/8/2017	

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

Site Information *(NZS 3604 Sec 3.4, 4, 5 Code clB1, B2, E1, E2, F1 & F2 Sect. 72, 75 BA04)*

N/A	No	Yes	Comments
☐	☐	☑	Wind zone High V/ High Specific *(GIS)* Site specific (3604)
☐	☐	☐	Flooding / ponding hazards *(GIS)*
☐	☐	☐	Slippage / fault line hazards *(GIS)*
☐	☐	☐	Erosion, river & coastal hazards *(GIS)*
☐	☐	☐	Subsidence / soft soil hazards *(Site inspection notes)*
☐	☐	☐	Corrosion zone Zone D or Zone C
☐	☐	☐	Soil contamination *(F1 GIS)*
☐	☐	☐	Distances to boundaries / siting shown *(District plan)*
☐	☐	☑	Floor levels / contours *(E2/AS1 & NZS 3604 E1)*
☐	☐	☐	Two or More Allotments *(Sec 75 – 83 Bld Act)*
☐	☐	☑	Noise / sound insulation *(airport & highway)*
☐	☐	☐	CT/221 notice reviewed
☐	☐	☐	Outstanding Building Consents, No CCC
			BC:
			BC:
Additional comments:			

Documents selected for building packet

1-32, ~~33~~, 34, 53, 54, 61-64, 76, 79, 83, 84, 88, 91, 92, 114

Notes

Kāpiti Coast
DISTRICT COUNCIL

Versatile Homes & Buildings
PO Box 54060
Mana 5247

14 August 2017

Dear Building Consent Applicant / Building Owner

Approval of Building Consent – Detached Residential / Outbuilding: 170535

Location: 1 Mahia Lane, Waikanae
Legal Description: LOT 13 DP 476550 CT 658756
Description: New single level brick clad dwelling with attached single garage.

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

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

- 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.

- 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 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.

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. 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.
3. 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.
4. 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.

5. 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.
6. The contractor is to leave the site clear of all demolition materials and in a tidy state.
7. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
8. 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, http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form-278a-guide-for-ccc-application.pdf
- A guide to the inspection process http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form_559_a_guide_to_the_inspection_process.pdf

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.

Relevant Information

Issued in accordance with Building Consent No. 170535

1. Council's manifold/meter box, base, and lid, are to be protected/re-instated to original specification. The cost to reinstate any damage to Council's assets will be paid for the owner/contractor.
2. Both hot and cold water pipes are to be tested to 1500kPa pressure.
3. Plan notes take precedence over general specifications.
4. Council's manifold/meter box, base, and lid, are to be protected/re-instated to original specification. The cost to reinstate any damage to Council's assets will be paid for the owner/contractor.
5. Both hot and cold water pipes are to be tested to 1500kPa pressure.
6. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the boundary.
7. Plan notes take precedence over general specifications.
8. ALL WORK TO BE IN ACCORDANCE WITH RM170155.
9. ALL WORK TO BE IN ACCORDANCE WITH SEC 221 CONSENT NOTICE IMPOSED UNDER RM140222 AND RM140222A.

Building Consent

170535

Section 51, Building Act 2004

The building

Street address of building:	1 Mahia Lane, Waikanae
Legal description of land where building is located:	LOT 13 DP 476550 CT 658756
Valuation number:	1494195010
Building name:	
Location of building within site/ block number:	
Level/unit number:	

The owner

Name of owner:	Rustam Nomozov & Alimova Zebunisso
Contact person:	
Mailing address:	23 Waipunahau Road, Waikanae 5036
Street address/registered office:	
Phone numbers:	
Landline:	*Mobile:*
After hours:	*Fax number:*
Email address:	
Website:	

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

Full Name: Versatile Homes & Buildings

Mailing Address: PO Box 54060, Mana 5247

Phones:: 042339528

Email: kenp@versatile-wgn.co.nz

Building work

The following building work is authorised by this building consent:

New single level brick clad dwelling with attached single garage.

Residential Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of building consent

This building consent is subject to the following conditions:

1. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat 'as built' drainage plan showing sewer, stormwate and water.

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

Building Officer

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 8/08/17

Building Consent Addendum to 170535

Application	Building Consent No. 170535
Versatile Homes & Buildings PO Box 54060 Mana 5247	

Project	
Description:	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New single level brick clad dwelling with attached single garage.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Residential Dwelling
Estimated Value:	$304,000
Location:	1 Mahia Lane, Waikanae
Legal Description:	LOT 13 DP 476550 CT 658756
Valuation No:	1494195010

Builder:	Versatile Homes and Buildings 18 Ulric Street Plimerton : 042339528
Designer:	Richard Mowbray Versatile Homes 112 waterloo Road Christchurch : 033491280
Drainlayer:	Craig Henderson Fraser Henderson Plumbin 154 Motuhuhara Road Plimerton : 021 444433
Plumber:	Fraser Henerson Plumbing (Fraser) 20 Roys Road Plimerton
Contractor:	Stu Clark Nz Environmental Technologies PO Box 40-339 Upper Hutt : 0274492837

Specific requirements

1. A certifying plumber/drainlayer is to complete the attached producer statement forms and return to Council. Also provide a neat 'as built' drainage plan showing sewer, stormwate and water.
2. Confirmation of the minimum floor levels must be determined on site by a registered land surveyor and certified accordingly.

KAPITI COAST DISTRICT COUNCIL LIVE ENVIRONMENT

Consent No: 170535 **Building Category: R1**

Site Address: 1 Mahia Lane, Waikanae

Owner/Agent: Versatile Homes & Buildings

Inspections Required

The following inspections are required:

1	Foundations
1	Pre-Slab Building
1	Pre-Slab Plumbing
1	Drainage
1	Preline Building
1	Postline / Wet area Pre Application
1	Pre Wrap
1	Cavity System
1	Brick Veneer
1	Retaining Wall
1	Preline Plumbing
1	Final Inspection
12	Total Inspections

Support 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	CM2 selected by engineer.
Water tank warranty	25,000lt

Licensed Building Practitioners

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	Richard Mowbray - Spanbild
Foundations 1	Stuart Dean Clark - Versatile Homes & Garages Wellington
Bricklaying and Blocklaying 1	

Kāpiti Coast
DISTRICT COUNCIL

Statement of Compliance with the NZ Building Code

Consent No: 170535

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 1 Mahia Lane, Waikanae
Legal Description: LOT 13 DP 476550 CT 658756
Work Description: New single level brick clad dwelling with attached single garage.
Building Category: R1

OWNER

Name(s): Rustam Nomozov & Alimova Zebunisso
Address: 23 Waipunahau Road,Waikanae

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

NOTES:
Inspections Prepaid: 12
Inspections Done: 9

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP108599	Richard Mowbray - Spanbild
Designer 2	CPENG58384	Stuart Clark
Carpentry 1	BP128362	Richard Ryan
Carpentry 2	BP120031	Harry Draper
Foundations 1	BP102284	Shane Mackenzie
Bricklaying and Blocklaying 1	BP118383	Daniel Smithson
Roofing 1	BP112371	Chris Burgess

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: Tyler Smith
Position: Building Officer

Date: 22 February 2018

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **15 November 2017**

Passed Items

General	**discussed with richard to carry out preclad at half high brick**
Truss connections	**cieling ties to living/hall girder truss**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **15 November 2017**

Passed Items

General	
Inspection notes	
Drawings	
Additional information/plan	
Building wrap type	**Fastwrap**
Flexible seling tape	**3m**
Flashing penetrations	
Ground/Deck Cladding Clearance	
Additional strapping to wrap	

Inspection Type: **Brick Veneer**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **15 November 2017**

Passed Items

General	
Min/max cavity achieved	
Brick tie fixings	**2nd and 4th**
Washouts	
Weep holes	
Mortar strength	

Mortar bedding	
Brick tie durability	**galv**
Building wrap	
Under window vents	
Rebate	
Veneer overhang	
Brick tie spacing	**each stud**
Other	**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	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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	**Status**
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 October 2017**

Passed Items

General
- Siting — **pegs sited**

Failed Items

General

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 October 2017**

Passed Items

General	**discussed with richard to carry out preclad at half high brick**
Inspection notes	
Drawings	
Cladding type identified	**brick veneer** **rebate mulsealed**
Framing moisture meets cladding requirements	
Stud spacing appropiate for cladding	**600c**
Exterior sheet bracing and angle brace fixing	**ep1s in place handi bracs fitted**
Bottom plate connections	**completed** **All bottom plate connections fixed in compliance with the building consent documentation**
Building wrap type	**fastwrap**
Bracing requirements	
Top Plate Connection	
Lintel Connections	

Failed Items

General	**discussed with richard to carry out preclad at half high brick**
Truss connections	**cieling ties to living/hall girder truss**

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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **17 November 2017 12:00 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Max moisture content **14%/18%**	Pass
Ventilation to rooms **Window sizes and openings as per consented documentation**	Pass
Timber treatment **H1.2**	Pass
Lintel/beam size and fixing	Pass
Insulation **walls 2.8/ceilings5.0**	Pass
Top plate connection	Pass
Ceiling batten spacing **600mm rondo**	Pass
Stud spacing **600mm**	Pass
Bracing connections	Pass
Air seals	Pass
Bottom plate fixings	Pass
Is the building weathertight	Pass
Grade of timber framing **sg8**	Pass
Framing cut outs	Pass
wet area substrate	N/A
insert or inbuilt fireplace	N/A
Other	N/A
Other **All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**	Pass

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **17 November 2017**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Max moisture content	**14%/18%**
Ventilation to rooms	**Window sizes and openings as per consented documentation**
Timber treatment	**H1.2**
Lintel/beam size and fixing	
Insulation	**walls 2.8/ceilings5.0**
Top plate connection	
Ceiling batten spacing	**600mm rondo**
Stud spacing	**600mm**
Bracing connections	
Air seals	
Bottom plate fixings	
Is the building weathertight	
Grade of timber framing	**sg8**
Framing cut outs	
Other	**All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **17 November 2017**

Passed Items

General

- Sighted previous inspection notes
- Conforms with approved drawings

Confirm additional information/amended plan	
Plumber	**Mark**
Pipes fixed/supported	**15mm/20mm dux secura**
System used	**Other**
Vents terminated	
Pressure test	
Waste pipe size and test	**40mm**
Shut off valves	
Other	**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	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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **17 November 2017 12:03 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Plumber ***Mark***	Pass
Soil pipe size and test	N/A
Pipes fixed/supported **15mm/20mm dux secura**	Pass
System used ***Other***	Pass
TPR line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated	Pass
Pressure test	Pass
Waste pipe size and test **40mm**	Pass
Floor wastes	N/A
Shut off valves	Pass
Fire wraps and collars	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 12:02 PM on Friday 17/11/2017



Taken at 12:02 PM on Friday 17/11/2017



Taken at 12:03 PM on Friday 17/11/2017

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **26 September 2017 11:03 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
Engineers details required **engineer to inspect and provide site notes**	Fail
Rebate for brick veneer	Pass
Ground clearance	Pass
Concrete cover **covered by engineer**	Fail
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings	N/A
Vapour barrier **laid**	Pass
Bottom plate fixings	N/A
Steel reinforcing **covered by engineer**	Fail
Bar chairs **placed**	Pass
DPC penetrations taped	Pass
Minimum floor level **covered by engineer**	Fail
Registration numbers	Pass
Siting	Pass
Sub slab insulation	N/A
In-slab heating	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 October 2017 11:37 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Fail
Siting	Pass
pegs sited	

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **22 February 2018 12:20 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Engineers details required **engineer to inspect and provide site notes** **22/02/2018** **PS4 Provided by engineer**	Pass
Concrete cover **covered by engineer**	Pass
Steel reinforcing **covered by engineer**	Pass
Minimum floor level **covered by engineer**	Pass

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **22 February 2018**

Passed Items

General

Engineers details required	**engineer to inspect and provide site notes** **22/02/2018** **PS4 Provided by engineer**
Concrete cover	**covered by engineer**
Steel reinforcing	**covered by engineer**
Minimum floor level	**covered by engineer**

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
Roof product manufacturers warranty	Accepted
Record of Work	Accepted
Roof installers warranty	Accepted
Window manufacturers producer statement	Accepted
Water tank warranty **25,000lt**	Accepted
Construction review PS4 statement for structural engineering **CM2 selected by engineer.**	Required

Licensed Building Practitioners	Status
Designer 2 **Stuart Clark**	Accepted
Carpentry 1 **Richard Ryan**	Accepted

Carpentry 2 **Harry Draper**	Accepted
Bricklaying and Blocklaying 1 **Daniel Smithson**	Accepted
Roofing 1 **Chris Burgess**	Accepted
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Shane Mackenzie**	Accepted

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 September 2017 9:24 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Secondary flow path	N/A
Pipe material **pvc primed and glued**	Pass
Pipe protection **as per ribraft design**	Pass
TPR line	N/A
Plumbing layout **in for fixtures as per plan**	Pass
Pipes supported	Pass
Wastes and drains **100mm in for toilets and 65mm for all wastes**	Pass
Water/air **water**	Pass
Leak check	Pass
Registration numbers **07200**	Pass
Other **All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**	Pass
Site Inspection **not ready to check at later stage**	Fail
Boundaries identified **not ready to site on next inspection**	Fail
Ground conditions checked	N/A
Footpath checked	N/A
Kerb and channel checked	N/A
Existing damage	N/A
Vehicle crossing installed	N/A
Dogs	N/A

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **25 September 2017**

Passed Items

General

Pipe material	**pvc primed and glued**
Pipe protection	**as per ribraft design**
Plumbing layout	**in for fixtures as per plan**
Pipes supported	
Wastes and drains	**100mm in for toilets and 65mm for all wastes**
Water/air	**water**
Leak check	
Registration numbers	**07200**
Other	**All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**

Failed Items

Site Inspection	**not ready to check at later stage**
Boundaries identified	**not ready to site on next inspection**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Drainage (Form 127) for private sewer installation	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Construction review PS4 statement for structural engineering **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status

Designer 1	Accepted
Richard Mowbray - Spanbild	
Foundations 1	Required
Stuart Dean Clark - Versatile Homes & Garages Wellington	
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**

Applicant: **Versatile Homes & Buildings**

Site Address: **1 Mahia Lane, Waikanae**

Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre-Slab Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Tyler Smith**

Inspection Date: **14 February 2018 1:38 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Site Inspection	Pass
not ready to check at later stage	
Boundaries identified	Pass
not ready to site on next inspection	

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Pre-Slab Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Tyler Smith**
Inspection Date: **14 February 2018**

Passed Items

Site Inspection	**not ready to check at later stage**
Boundaries identified	**not ready to site on next inspection**

Support Documentation	Status
Application for CCC	Accepted
Record of Work	Accepted
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 **CM2 selected by engineer.**	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Carpentry 1 **Richard Ryan**	Accepted
Bricklaying and Blocklaying 1 **Daniel Smithson**	Accepted
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Roofing 1	Required

GoGet Processing Summary Report

Consent No: 170535

Site Address: 1 Mahia Lane, Waikanae

Description: New single level brick clad dwelling with attached single garage.

Checklist/Elements	Status	Notes	Processed By
Pre-Application Record	N/A		Simon Copp
Vetting	Pass		Sharleen McArtney
Application documentation	Pass		SHH
Application type	Pass	The application is for a building consent.	SHH
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.	SHH
Proof of ownership	Pass	A certificate of title dated within the last three months.	SHH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build. Two copies are provided.	SHH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SHH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - 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;	SHH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng <insert number>.	SHH
Building act	Pass		SHH
S71 Natural Hazard	N/A		SHH
S71-72 assessment	N/A		SHH
S71-72 decision	N/A		SHH
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.	SHH
S 112 - Alterations to existing buildings	Pass	Smoke alarms are shown on the plans.	SHH
S 115 - Change of use	N/A		SHH
S 118 - Access and facilities for persons with disabilities	N/A		SHH
S 363 - Public use prior to issuing CCC	N/A		SHH
Review-s71-74	N/A		SHH
Planning	Pass		Jill Burke
District Plan	Pass		JB
District Plan Items Checked	Yes		JB
Section 221 checked	Yes		JB
Resource Consent granted	Yes	RM170155 granted 26/7/17	JB
Building Act	N/A		JB
Sec 37 required	N/A	RM170155 granted 26/7/17	JB
Specified Systems Compliance	N/A		Simon Copp
Environmental Health	N/A		Simon Copp

Checklist/Elements	Status	Notes	Processed By
Quick Consent	N/A		Simon Copp
B1 - Structure	Pass		Craig Harrison
Verification method	Pass		CRH
Structural review	N/A		CRH
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.	CRH
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: 58384	CRH
Scope	Pass	The scope of the engineering is: Foundation investigation and design of Ribraft.	CRH
Monitoring requirements	Pass	Construction monitoring to: CM2	CRH
Structural proprietary systems	Pass	Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified. 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.	CRH
NZS 3604	Pass		CRH
Scope	Pass	The building is within the scope and limitation of NZS 3604.	CRH
Good ground	Pass	The building site is assumed to meet the requirements for foundations, and good ground has been determined by engineer .	CRH
Site requirements	Pass	The requirements for site have been considered, including provisions for: bearing capacity and site preparation.	CRH
Deck structure	N/A		CRH
Foundations and sub-floor framing	N/A		CRH
Floors	Pass		CRH
Suspended timber floors (ground)	N/A		CRH
Suspended timber floors (first floor and above)	N/A		CRH
Flooring	N/A		CRH
Concrete slab	Pass	SED RibRaft foundation: 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.	CRH
Walls	Pass		CRH
Studs	Pass	Gib EzyBrace was used to calculate the bracing demand. Studs in load and non-load bearing walls framing	CRH

Checklist/Elements	Status	Notes	Processed By
		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.	
Lintels	Pass	SLVL 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.	CRH
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	CRH
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.	CRH
Posts	N/A		CRH
Roof structure	Pass		CRH
Framed roof	N/A		CRH
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.	CRH
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	CRH
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.	CRH
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps. hip and/or valley rafters	CRH
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing. Metal rondo	CRH
Verandah beams	N/A		CRH
Snow loading	N/A		CRH
External stairs	N/A		CRH
3kPa floor loads	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
B2 - Durability	Pass		Craig Harrison,Simon Copp
B2 prompts	Pass		CRH,SC
Material compatibility	Pass	Adjoining materials are compatible.	CRH
Concrete and concrete masonry	Pass	Please provide engineers specification covering B1/AS1 and B2/AS1 --- Response - CRH 4 Aug 2017 12:59pm --- Information received	CRH

Checklist/Elements	Status	Notes	Processed By
Request for Further Information:			
Request: Please provide engineers specification covering B1/AS1 and B2/AS1			CRH
Response: Information received			CRH
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.	CRH
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	CRH
Engineered elements	Pass	Please provide engineers specification covering B1/AS1	CRH
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. Drainage running underneath the building will continue to meet the durability requirements once building work is complete.	SC
Limited life consent	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
Proposal	N/A		CRH
Expert opinion and evidence	N/A		CRH
Decision	N/A		CRH
C1-6 - Protection From Fire	Pass		Craig Harrison
C/AS1 - Residential and outbuildings	Pass		CRH
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	CRH
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.	CRH
Control of internal fire and smoke spread	Pass	Primary structural elements are adequately rated as required to ensure the structural integrity of the building.	CRH
Control of external fire spread	N/A		CRH
Firefighting	N/A		CRH
Prevention of fire occurring	N/A		CRH
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
D1 - Access Routes	Pass		Craig Harrison
Access routes	Pass		CRH
Safety	Pass	Access routes have adequate activity space, visibility, are free from dangerous obstructions, and have safe cross fall and slope in the direction of travel.	CRH
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces.	CRH
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge.	CRH
Ramps	N/A		CRH
Stairs	N/A		CRH

Checklist/Elements	Status	Notes	Processed By
Handrails	N/A		CRH
Accessible car parks	N/A		CRH
Accessible building entries	N/A		CRH
Accessible places of assembly	N/A		CRH
Accessible accommodation units	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
D2 - Mechanical Installations For Access	N/A		Craig Harrison,Simon Copp
D2 prompts	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
E1 - Surface Water	Pass		Craig Harrison,Simon Copp
Drainage design	Pass	Please redesign the storm water drainage proposal. The sump will need to run directly to the tank overflow drain not into the drain running to the tank. this is now done sump to the swale	SC
Request for Further Information:			
Request: Please redesign the storm water drainage proposal. The sump will need to run directly to the tank overflow drain not into the drain running to the tank			SC
Response: revised plan provided			SC
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	SC
Verification method	N/A		SC
Soak pits	N/A		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		CRH
Minimum finished floor level	Pass	The slab floor is: at least 200 mm above surrounding ground	CRH
Stormwater drainage	Pass	Please fill in the attached attenuation calculator and return,to calculate the outlet size from the tank	SC
Request for Further Information:			
Request: Please fill in the attached attenuation calculator and return,to calculate the outlet size from the tank			SC
Response: I've also set cell D32 to 80 because the paved area does not go to the detention tank. Is that correct? correct			SC
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	SC
Sumps	Pass	Where surface water enters the stormwater drains a sump is provided. running to the swale	SC
Roof catchment	Pass		SC
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area. 4x 80mm downpipes shown this is sufficient for the size of the roof shown.	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. Colorsteel Fascia & Gutter	SC

Checklist/Elements	Status	Notes	Processed By
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
E2 - External moisture	Pass		Craig Harrison
Acceptable solution	Pass		CRH
Scope	Pass	The building work is within the scope of E2/AS1.	CRH
Risk matrix	Pass		CRH
Score	Pass	A risk matrix score of 1 has been calculated for the worst case elevation.	CRH
Wall cladding	Pass	Given the risk matrix score it is appropriate to use Brick Veneer for cladding.	CRH
Roof cladding	Pass		CRH
General	Pass	An appropriate roofing underlay is used given the type roofing.	CRH
Cladding junctions	N/A		CRH
Masonry tiles	N/A		CRH
Pressed metal tiles	Pass	The pitch of the metal tile roof is appropriate given the type of the metal profile and the rafter length. Penetrations through the metal tile roof are adequately detailed given the size of the penetration, with appropriately dressed tiles having appropriate coverage around the penetration. Valley and parallel internal gutters have an adequate width and show appropriate clearances and cover. Please detail the two Hip, Ridge to Valley junction. --- Response - CRH 4 Aug 2017 12:59pm --- Details supplied	CRH
Request for Further Information:			
Request: Please detail the two Hip, Ridge to Valley junction.			CRH
Response: Details supplied			CRH
Profiled metal	N/A		CRH
Membrane roofs	N/A		CRH
Wall cladding	Pass		CRH
General	Pass	An appropriate wall underlay is shown. 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.	CRH
Threshold junctions	N/A		CRH
Cladding junctions	N/A		CRH
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, flashing, and junctions to the floor / deck structure.	CRH

Checklist/Elements	Status	Notes	Processed By
Stucco	N/A		CRH
Timber weatherboards	N/A		CRH
Fibre cement weatherboards	N/A		CRH
Profile metal wall cladding	N/A		CRH
Fibre cement sheet	N/A		CRH
Plywood sheet	N/A		CRH
EIFS	N/A		CRH
Wall tanking	N/A		CRH
Parapets	N/A		CRH
Decks	N/A		CRH
Manufacturer's details	Pass		CRH
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.	CRH
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. Soffit junctions are shown, with the correct flashing where the soffit is exposed. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.	CRH
Re-cladding	N/A		CRH
Timber joinery	N/A		CRH
Skylights	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
E3 - Internal Moisture	Pass		Craig Harrison
E3 prompts	Pass		CRH
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control.	CRH
Overflow	N/A		CRH
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.	CRH
Proprietary shower tray/walls	Pass	A proprietary shower tray and/or walls is proposed with sufficient details to show impervious and easily cleaned surfaces.	CRH
Tiled shower	N/A		CRH
Level access shower	N/A		CRH
Wet area membrane	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
F1 - Hazardous Agents On Site	N/A		Craig Harrison
F2 - Hazardous Building Materials	Pass		Craig Harrison
Asbestos	N/A		CRH
Glazing	Pass		CRH

Checklist/Elements	Status	Notes	Processed By
Manifestation	N/A		CRH
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.	CRH
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	CRH
Balustrades	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
F3 - Hazardous Substances And Processes	N/A		Craig Harrison
F4 - Safety From Falling	N/A		Craig Harrison
F5 - Construction and Demolition Hazards	N/A		Craig Harrison
F6 - Visibility In Escape Routes	N/A		Craig Harrison
F7 - Warning Systems	Pass		Craig Harrison
F7 prompts	Pass		CRH
System type (excluding simple residential situations)	N/A		CRH
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: within 3.0m of each sleeping space; and are audible to sleeping occupants. - section 3.0 F7/AS1	CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
F8 - Signs	N/A		Craig Harrison
F8 prompts	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
F9 Means of Restricting Access to Residential Pools	N/A		Simon Copp
Scope	N/A	No pool shown or indicated, GIS checked.	SC
Existing pool	N/A		SC
Small Heated Pool	N/A		SC
Immediate Pool Area	N/A		SC
Fences	N/A		SC
Walls forming part of fence	N/A		SC
G1 - Personal hygiene	Pass		Simon Copp
Provision of sanitary fixtures	Pass		SC
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.	SC
Privacy	Pass		SC
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	SC
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	SC

Checklist/Elements	Status	Notes	Processed By
Lobbies	N/A		SC
Accessible toilets	N/A		SC
Accessible showers	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G2 - Laundering	Pass		Simon Copp
G2 prompts	Pass		SC
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. in the back of the garage area	SC
Accessible laundries	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G3 - Food Preparation And Prevention Of Contamination	Pass		Simon Copp
Domestic kitchen facilities	Pass		SC
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.	SC
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition. Sealed and painted Gib board and other impervious finishes i.e. tiles ,glass splash backs.	SC
Commercial facilities	N/A		SC
Accessible kitchen facilities	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G4 - Ventilation	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	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. The extract fans from the bathrooms and en-suite and kitchen and laundry range hood are ducted through to the soffit.	SC
Gas fuelled appliances	Pass	Additional ventilation is provided, where required, to gas fuelled appliances. hob can draw air supply form the range hood duct plus this located in a large open area	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G5 - Interior Environment	N/A		Simon Copp
G6 - Airborne And Impact Sound	N/A		Simon Copp
G7 - Natural Light	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

Checklist/Elements	Status	Notes	Processed By
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
G8 - Artificial Light	Pass		Simon Copp
G8 prompts	Pass		SC
Artificial lighting	Pass	Lighting lay out is shown on the electrical plan. There is adequate lighting to the: common areas.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G9 - Electricity	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	Pass		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G10 - Piped Services	Pass		Simon Copp
G10 prompts	Pass		SC
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.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G11 - Gas As An Energy Source	Pass		Simon Copp
G11 prompts	Pass		SC
Energy works certificate	Pass	The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. The LPG cylinder location complies with Appendix J, NZS 5601.1.	SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G12 - Water Supplies	Pass		Simon Copp
Water supply	Pass	Please fill in and sign the attached form 164. done scanned to the BC	SC
Request for Further Information:			
Request: Please fill in and sign the attached form 164			SC
Response: provided and scanned to the BC			SC
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.	SC
Backflow prevention	Pass	No specific devices just air gap separation between the tap and the rim of the fixture.	SC
Non-potable supply	Pass	Non-potable supply appropriately protected from cross connection hazards and is identified by appropriate signage. a note on the plan	SC
Freezing zones	Pass	The requirements of freezing zones have been considered and addressed for both hot and cold	SC

Checklist/Elements	Status	Notes	Processed By
		water supply systems. note on the plan	
Water tanks	Pass	Provide details of the concrete water storage tank.	SC
Request for Further Information:			
Request: Provide details of the concrete water storage tank.			SC
Response: 25,000lt concrete tank intended as the tank will be mostly buried			SC
Rural water supply	N/A	25,000 buried concrete tank	SC
Community care water supply	N/A		SC
Overflow	Pass	19mm attenuated pipe to the swale from the 25k tank	SC
Structural support	N/A		SC
Hot water	Pass		SC
Water heater type	Pass	Hot water is supplied via an exterior gas instantaneous water heater.	SC
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.	SC
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater. fixed to an external wall	SC
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building. factory set at 55c	SC
Solar hot water	N/A	Please show the solar requirements will be met for this subdivision. no solar RC to avoid doing this	SC
Request for Further Information:			
Request: Please show the solar requirements will be met for this subdivision.			SC
Response: The solar bit was approved through Resource consent 170155			SC
Wetback hot water	N/A		SC
Accessible water supply	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G13 - Foul Water	Pass		Simon Copp
Drainage design	Pass		SC
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	SC
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	SC
Acceptable solution	Pass		SC
Sanitary plumbing	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture and branch vent pipes are shown where required to ensure the functionality of water traps and the drainage system.	SC
Drainage	Pass	The drainage pipe layout, sizes, and falls are appropriate given the fixture loadings. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary	SC

Checklist/Elements	Status	Notes	Processed By
		fixture. The drainage system shows appropriate venting to ensure that the overall system is adequately vented.	
Grease traps	N/A		SC
AS/NZS 3500.2	N/A		SC
AS/NZS 3500.5	N/A		SC
Hydraulic design	Pass		SC
Scope	Pass	The scope of the hydraulic design is for the sewer and storm water drainage drawn by the drafts person.	SC
Engineer	N/A		SC
Other compliance paths	N/A		SC
Alternative solution	N/A		SC
G14 - Industrial Liquid Waste	N/A		Simon Copp
G15 - Solid Waste	N/A		Simon Copp
H1 - Energy Efficiency	Pass		Craig Harrison,Simon Copp
H1 prompts	Pass		CRH,SC
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1. Conforms with District Plan	CRH
Large building envelope performance	N/A		CRH
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	SC
Artificial lighting	N/A		CRH
Other compliance paths	N/A		CRH
Alternative solution	N/A		CRH
S67 - Waivers And Modifications	N/A		Craig Harrison
S112 - Alterations To Existing Buildings	N/A		Craig Harrison
S115 - Change Of Use	N/A		Craig Harrison
S116A - Subdivision Code Compliance Requirements	N/A		Craig Harrison
S363 - Certificate For Public Use	N/A		Craig Harrison
Restricted Building Work	Pass		Craig Harrison
Primary structure	Pass		CRH
Foundations and sub-floor framing	Pass	Stuart Clark: 58384	CRH
Walls	Pass	Richard Mowbray: BP108599	CRH
Roof	Pass	Richard Mowbray: BP108599	CRH
Columns and beams	Pass	Richard Mowbray: BP108599	CRH
Bracing	Pass	Richard Mowbray: BP108599	CRH
Other	N/A		CRH
External moisture	Pass		CRH
Damp proofing	Pass	Richard Mowbray: BP108599	CRH
Roof cladding	Pass	Richard Mowbray: BP108599	CRH
Ventilation system	Pass	Richard Mowbray: BP108599	CRH
Wall cladding	Pass	Richard Mowbray: BP108599	CRH
Waterproofing	N/A		CRH
Other	N/A		CRH
Fire safety	Pass		CRH
Emergency warning systems	Pass	Richard Mowbray: BP108599	CRH
Evacuation and fire service operation	N/A		CRH

Checklist/Elements	Status	Notes	Processed By
systems			
Supression or control systems	N/A		CRH
Other	N/A		CRH
Reviews	Pass		Rutu Parekh,Simon Copp
Supervision review	Pass		RPA,SC
Signing officer (building)	Pass	The work has been stamped and plans have also been reviewed. This consent appears to be processed to the requirements of Residential level 1 buildings (Rutu Parekh: Residential Level 1).	RPA
Signing officer (plumbing)	N/A		SC
Quick Consent	N/A		RPA
Alternative solution	N/A		RPA
S67 - Waivers or modifications	N/A		RPA
S71 - Natural hazard assessment	N/A		RPA
S112 - Alterations to existing buildings	N/A		RPA
S115 - Change of use	N/A		RPA

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: 14 August 2017 11:08 am
Rutu Parekh

KAPITI COAST DISTRICT COUNCIL LIVE ENVIRONMENT

Consent No: 170535 **Building Category: R1**

Site Address: 1 Mahia Lane, Waikanae

Owner/Agent: Versatile Homes & Buildings

Inspections Required

The following inspections are required:

1	Foundations
1	Pre-Slab Building
1	Pre-Slab Plumbing
1	Drainage
1	Preline Building
1	Postline / Wet area Pre Application
1	Pre Wrap
1	Cavity System
1	Brick Veneer
1	Retaining Wall
1	Preline Plumbing
1	Final Inspection
12	Total Inspections

Support 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	CM2 selected by engineer.
Water tank warranty	25,000lt

Licensed Building Practitioners

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	Richard Mowbray - Spanbild
Foundations 1	Stuart Dean Clark - Versatile Homes & Garages Wellington
Bricklaying and Blocklaying 1	

Consent No: 170535 **Building Category: R1**

Site Address: 1 Mahia Lane, Waikanae

Owner/Agent: Versatile Homes & Buildings

Inspections Required

The following inspections are required:

1 Foundations
1 Pre-Slab Building
1 Pre-Slab Plumbing
1 Drainage
1 Preline Building
1 Postline / Wet area Pre Application
1 Pre Wrap
1 Cavity System
1 Brick Veneer
1 Retaining Wall
1 Preline Plumbing
1 Final Inspection
12 Total Inspections

Support 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	CM2 selected by engineer.
Water tank warranty	25,000lt

Licensed Building Practitioners

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	Richard Mowbray - Spanbild
Carpentry 1	
Foundations 1	Stuart Dean Clark - Versatile Homes & Garages Wellington
Bricklaying and Blocklaying 1	
Roofing 1	

Building Code Clause(s).....B1.....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: .....New Zealand Environmental Technologies Limited.....
(Construction Review Firm)

TO: ..... Versatile Homes and Buildings Wellington .....
(Owner/Developer)

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

IN RESPECT OF: ...Dwelling foundation inspection.....
(Description of Building Work)

AT: .....1 Mahia Lane in Waikanae, Kapiti Coast.....
(Address)

NZET Ltd..has been engaged by..... Versatile Homes and Buildings Wellington .....
(Construction Review Firm)

To provide☐CM1☐CM2☒CM3☐CM4☐CM5*(Engineering Categories)* or ☐ observation as per agreement with owner/developer

or☐ other .....services
(Extent of Engagement)

in respect of clause(s) ..... B1..... ..... of the Building Code for the building work described in documents relating to Building Consent No. .....BC170535 ..... and those relating to Building Consent Amendment(s) Nos. .....Nil.....issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. ..... Nil ..... (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On by the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) ..... B1.....of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, ...Stuart Dean Clark.....am: ☒CPEng No. .....58384.....
(Name of Construction Review Professional)

I am a Member of : ☒IPENZ ☐NZIA and hold the following qualifications: .....BE (Hons) MEng Sc .....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $500,000*.

The Construction Review Firm is a member of ACENZ : ☐

SIGNED BY .....Stuart Dean Clark..... **ON BEHALF OF** New Zealand Environmental Technologies Ltd...

Date:... .....16 February 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 $500,000.*

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

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Foundations were inspected prior to the Ribraft construction. Top soils had been removed and compaction undertaken as per NZET's foundastion design report recommendations. Hardfill had been placed on the slab area + 1m. This was inspected and found suitable for the construction of the ribraft foundation. The Ribraft foundation was constructed as per foundation plan specifications and therefore found suitable to support the proposed dwelling.

Kāpiti Coast
DISTRICT COUNCIL

BC170535
Further Information Received
04/08/2017

12 July 2017

Zebunisso Alimova & Rustam Nomozov
c/- Versatile Homes & Buildings Wellington
PO Box 54060
Mana, Porirua 5247
Attn: Ken Pooley

By Email to: kenp@versatile.co.nz

Dear Ken

Acceptance of Resource Consent Application

Application number:	170155
Applicant:	Zebunisso Alimova & Rustam Nomozov
Location:	1 Mahia Lane, Waikanae
Proposed activity(s):	Construct new dwelling with Precinct 2 of the Waikanae North Development Zone that does not comply with the permitted activity standard

Thank you for your resource consent application which we received on 30 June 2017. We have made an initial check of the documents you provided and decided the application is complete.

Next steps

My next step will be to make a more detailed assessment of your application. Sometimes we will need additional information or details to be clarified, even where applications are broadly complete when they are lodged. I will call or write to you as soon as possible if this is the case.

The RMA requires us to decide whether or not applications should be notified. Notification is usually mandatory when specific people and the wider environment are affected by your proposal. If this is the case I will contact you to discuss what this means, how notification works and how to proceed with your application.

If your application is not notified, you should receive our decision within 20 working days of the date we received it, although this can take longer if further information is needed.

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

BC170535
Further Information Received
04/08/2017

Fees

Please note that the fee you have paid is a deposit towards the cost of our work on your application. If your deposit does not cover the total cost of processing your application, we will advise you of this and provide a separate invoice.

If you have any queries, please contact me on (04) 296 4621 or email me at Ross.Goodman@Kapiticoast.Govt.Nz and quote the application number above.

Yours sincerely

Ross Goodman
Resource Consents Planner

Kāpiti Coast
DISTRICT COUNCIL

26 July 2017

Zebunisso Alimova & Rustam Nomozov
c/- Versatile Homes & Buildings Wellington
PO Box 54060
Mana, Porirua 5247
Attn: Ken Pooley

Dear Zebunisso & Rustam

RM170155: TO CONSTRUCT A DWELLING WITHIN PRECINCT 4 THAT DOES NOT COMPLY WITH THE PERMITTED ACTIVITY STANDARDS FOR SOLAR HOT WATER SYSTEMS

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents & Compliance Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 621 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to provide your feedback via the survey in the following link. If the link does not work, please copy the link and paste into the address bar of your internet browser.

https://www.surveymonkey.com/s/kcdcconsents

Yours sincerely

Ross Goodman
Resource Consents Planner

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

CONSENT NO: RM170155

APPLICANT:	Zebunisso Alimova & Rustam Nomozov
LOCATION OF ACTIVITY:	1 Mahia Lane, Waikanae
DESCRIPTION OF ACTIVITY:	To construct a dwelling within Precinct 4 that does not comply with the permitted activity standards for solar hot water systems

DECISION:

Granted subject to a condition on 26 July 2017.

The following condition was imposed under Section 108 of the Resource Management Act 1991:

Condition:

General

1. The proposed activity shall be undertaken in general accordance with the Versatile Homes & Buildings titled "Proposed Building for: Zebunisso Alimova, 1 Mahia Lane lodged with the application RM170155 reference to:

    - Site Plan Sheet 1, dated 19/07/2017
    - Site levels Sheet 2 dated 19/07/2017
    - Elevations Sheet 2 dated 25/05/2017

    All stamped as 'Final Approved Plans' on 26 July 2017, except where modified by conditions of consent.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

  *Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.
- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, Kapiti Coast District Council has granted consent to this application for the reasons that:

1. The actual and potential effects associated with the proposed activity are less than minor.
2. The proposal is in general accordance with the relevant provisions of the Operative and Proposed District Plan.
3. The proposal is consistent with Part 2 of the Resource Management Act.

A full copy of the reasons for granting consent is contained in the decision report.

Ross Goodman
Resource Consents Planner


Parata Street
Waipunahau Road
Parata Street
Waipunahau Road
Mahia Lane

BC170535

J0001

CONTENTS PAGE
1 SITE PLAN
2 SITE LEVELS
3 SITE DETAILS
4 FLOOR PLAN
5 ELEVATIONS
6 FRAMING PLAN
7 BRACING PLAN
8 ELECTRICAL PLAN
9 FOUNDATION PLAN
10 DRAINAGE PLAN
11 ROOF DRAINAGE PLAN
12 CROSS SECTION
13 INTERNAL DETAILS
14 INTERNAL DETAILS
15 GAS DETAILS
16 DETAILS 1
17 DETAILS 2
18 DETAILS 3
19 DETAILS 4
20 DETAILS 5
21 DETAILS 6
22 STUD TO TOP PLATE & LINTEL FIXINGS
23 PURLIN FIXINGS
24 WINDOWS & DOOR SCHEDULE
25 WINDOWS & DOOR SCHEDULE
26 TRUSS LAYOUT
27 TRUSS LAYOUT
28 ENGINEERED FOUNDATION DESIGN
29 ENGINEERED FOUNDATION DESIGN

PROPOSED HOME FOR

ZEBUNISSO ALIMOVA,

1 MAHIA LANE,
WAIKANAE

Ensure that the lid of the tank/float valve is above the finished ground level.

No Hose Taps or WC's to be on the town water supply permitted.

Water pipes running to w.c's and all hose taps are to be marked non potable for the entire length.

I recommend that the lid be secured of the water stoarge tank to prevent unauthorised access.

The water storage tank is to be topped up by a 600lt per day restricted supply from the second connection on the modified toby.No additional connections permited.Two water mains required! one for house one for the tank.

Council's Manifold/meter box and base and lid are to be protected/reinstated if disturbed to original specification.The cost to reinstate any damage to Council's assets will be paid for by the contractor/property owner.

Ensure the tank used has water storage capacity of no less than 25,000lt.A producer statement from the tank manufacturer confirming this will need to be provided before a CCC can be issued.

APPROVED BY
BUILDING
CraigH
OFFICER
4/08/2017

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

RECEIVED
11 JUL 2017
BY: LH 1-30

VERSATILE®
HOMES & BUILDINGS

CALL 0800 VERSATILE
(837 728)

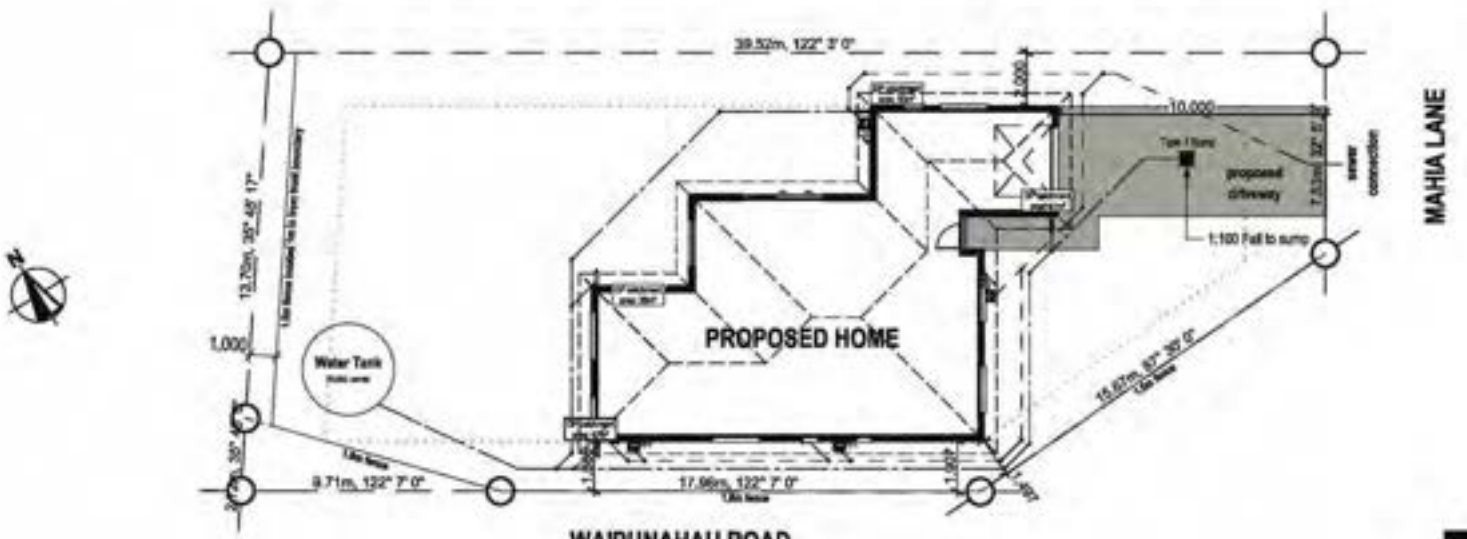
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED • ©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent
DRAWINGS ARE NOT TO BE SCALED FROM
ALL WINDOWS TO BE SITE MEASURED

BC170535

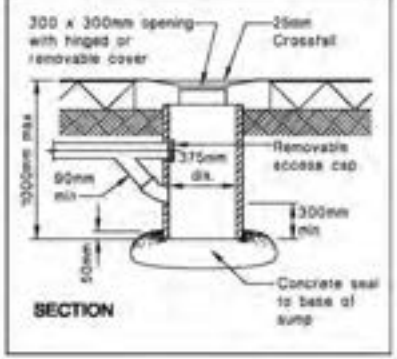
APPROVED BY PLANNING
jillburke
20/07/2017

ALL WORK TO BE IN ACCORDANCE WITH RM170155



Lot 2 DP 437462	
Site area	600m²
Proposed Building Area	147.72m²
Proposed Total Site Coverage	24.62%

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
SITE PLAN

SCALE: 1:200 @ A3 DATE: 19/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 1 OF:

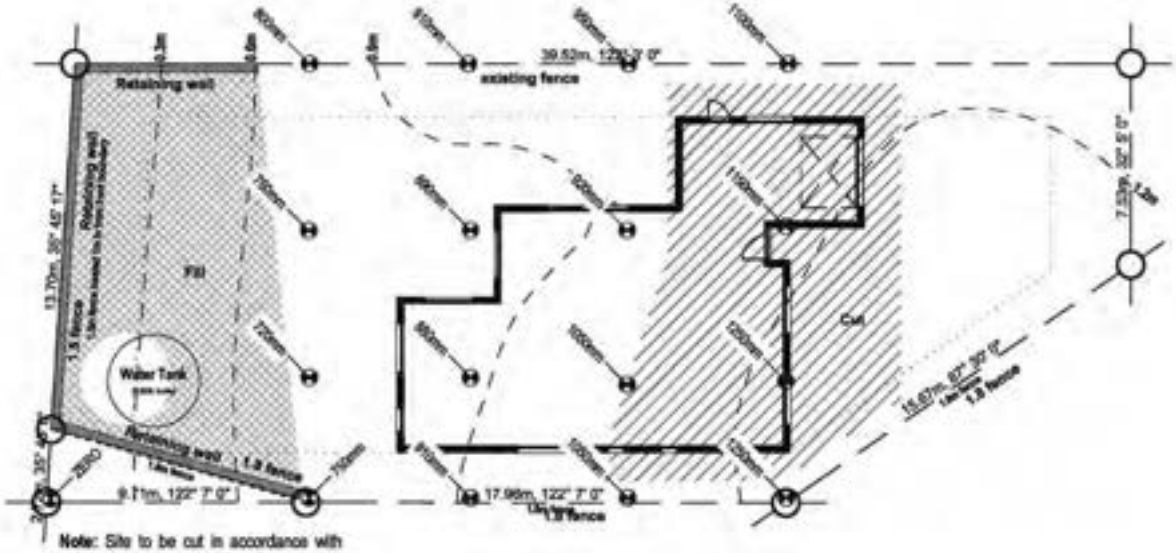
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

BC170535



Note: Site to be cut in accordance with engineers recommendation. Ground level at rear built up with compacted fill from site scrape material.
Water tank will be set into ground where indicated (water tank level at original ground level)

FFL:1200mm - 200mm min above FGL

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

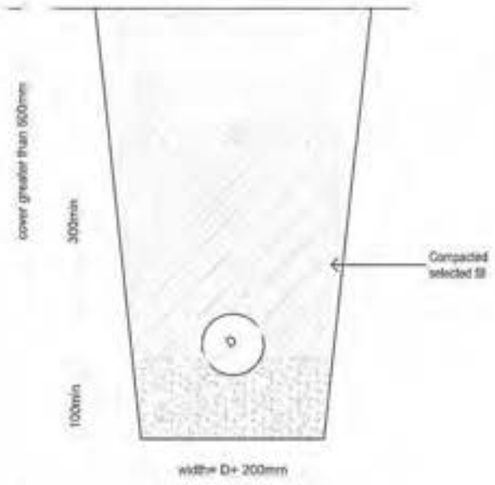
DRAWING TITLE
SITE LEVELS

SCALE: 1:200 @ A3
DATE: 19/07/2017
DRAWN: rmowbray
FILE: 170444

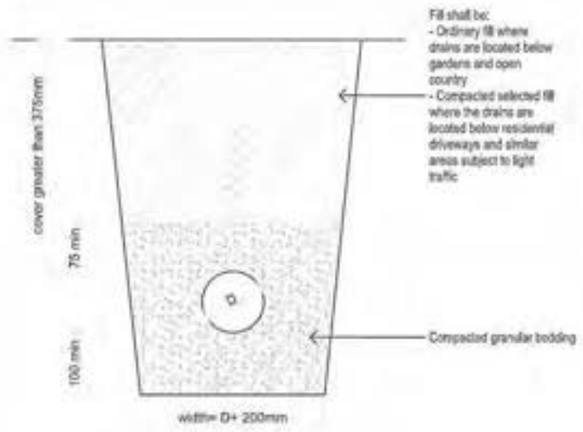
SHEET: 2
OF:

BC170535

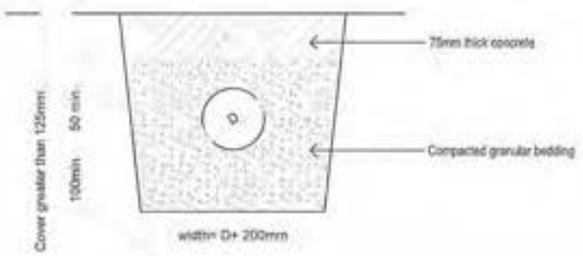
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN M/M UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent



Bedding type B

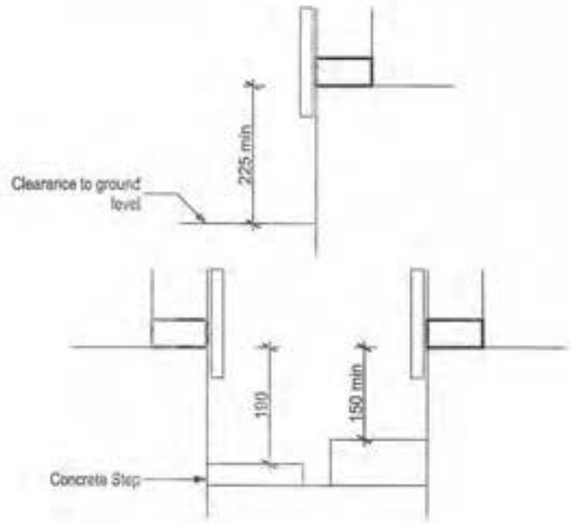


Bedding type D



Cover between 125 & 375mm

BEDDING & BACKFILL DETAIL Scale 1:10



Note: All exits from the building to have concrete or paving with
-160mm min step down from building to comply with E2,
-But 190mm max step down to comply with D1 with each step 280mm min tread

Slip Resistance Situations		
Timber Deck	Dry	-Timber Uncoated smooth
	Wet	-Timber Uncoated across profile -Coated & Sand/grit impregnated
Portland Cememnt	Dry	-Broomed/ Wood Float finish -Coated (Paint) -Crushed Aggregate
	Wet	-Broomed/Wood Float finish -Coated sand/ grit impregnated -Crushed Aggregate
Asphaltic concrete	Suitable all situations	
Carpet	Tufted or loop pile & Artificial turf, suitable in all situations	
Concrete Pavers	Dry & Wet	-Dry press concrete -Interlocking concrete block paving
Anti-slip tapes	Suitable all situations	

RECEIVED
11 JUL 2017
BY:

SITE SAFETY
The three internal boundarys will be fenced with a 1.8m high timber palling fence.

Front road boundary to have 2.0m high site fencing consisting of 50mm x 50mm chainlink netting.

Scaffolding will be erected to all roof areas and fall hazard areas as required.
F5.3.3
Where a construction or demolition site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children

WASTE MANAGMENT GUIDELINES
Put up a clear sign informing the workers about waste reduction practices.

Allocate on area on the site for all bins. A bin for each recycle, reuse and disposal destination. Clearly label each bin by what it is intended to store.

Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation system around this.

Arrange for materials to arrive as needed and protect them to avoid damage.

Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.

Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.

Handle and dispose of all hazardous materials in accordance with National and Local Regulations.

The Waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.

EROSION & SEDIMENT CONTROL
Pre construction planning: Project manager to oversee commisioning of sediment control on site.

All weather access: stabilise access and perking areas with gravel.
Control water at top of site.
Manage within sediment control zone: surplus soil/gravel or stockpile to be contained behind sediment fences.

Sediment Control: Sediment Fence netting to be laid to street and/or areas where run off could occur.

Vegetation Buffer: Protect vegetation/grass area by management fences (Sediment Fence Netting)

Manage Litter & waste: Provide Contained Area for Waste Management.

Connect all Down Pipes: As soon as Roof is Fitted.

Service Trenching: Minimise terching and amount of time that the trench is open.

Maintain & Decommission: Foreman to ensure that Sediment Control Fences are maintained and decomissioned.

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
SITE DETAILS

Last Saved by: rmowbray
File Location: C:\Users\rmowbray\Desktop\170444\170444.pln

SCALE: 1:200 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 3 OF:

All frost prone pipes are to be lagged with a suitable type of insulation

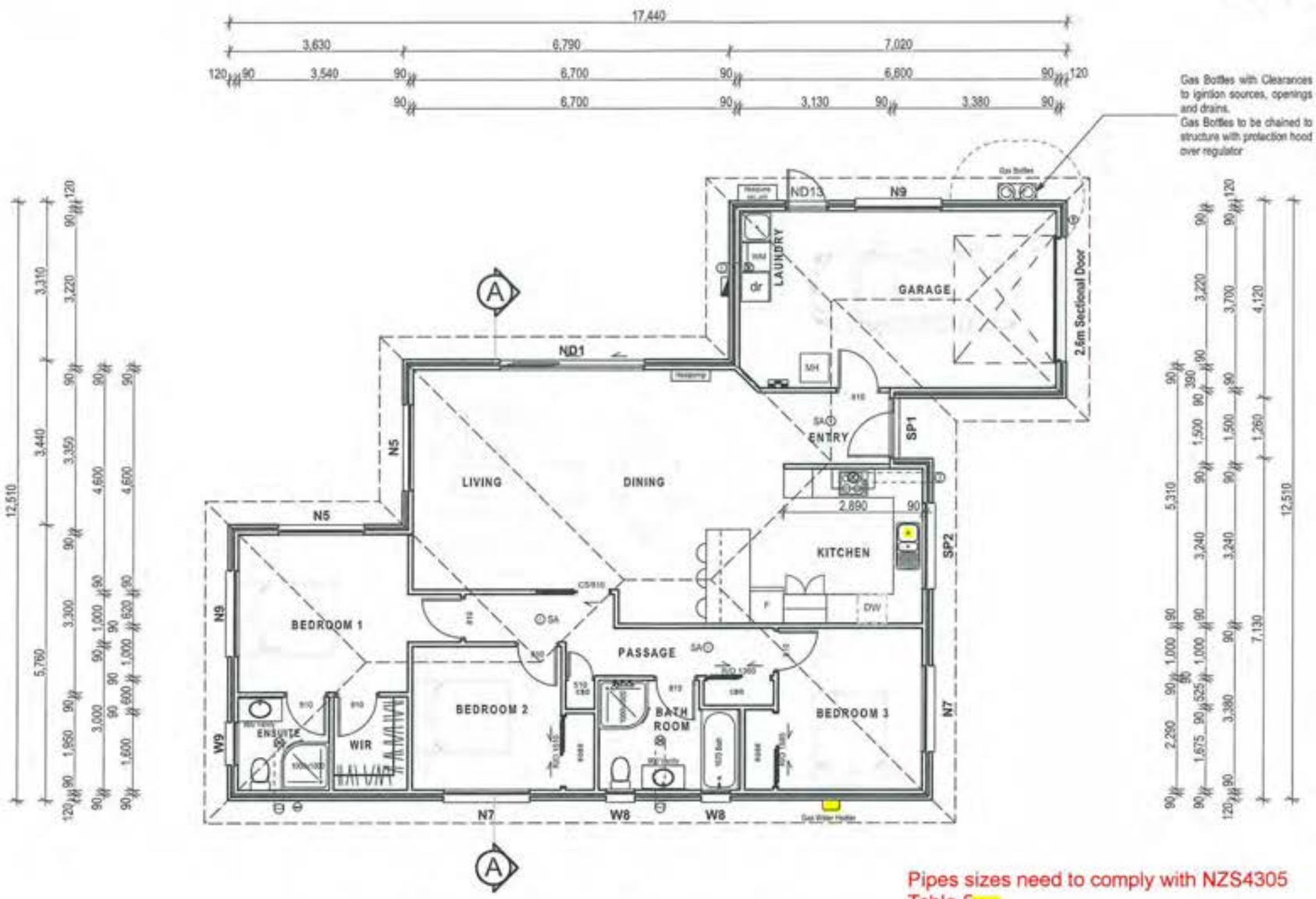
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED • ALL WINDOWS TO BE SITE MEASURED

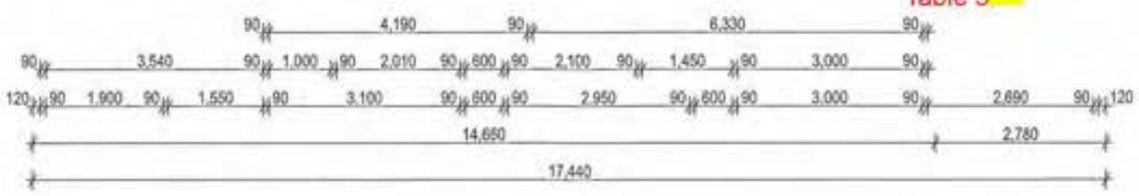
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

A certifying gas fitter is to provide a compliance certificate to council.

30005



Pipes sizes need to comply with NZS4305 Table 5



RECEIVED
11 JUL 2017
BY:

Hot water pipework from the HWC is to be insulated in accordance with NZBC H1.

LEGEND

- SA Smoke Alarm (with hush button, required within 3m of all sleeping areas to comply with NZS4514)
- Safety Glass
- Vinyl Flooring
- MH Manhole (600x600)
- Outside Tap
- Meter Box
- Switch Board
- Extraction Fan

SITE DATA

Exposure/ Corrosion Zone:	C
Climate Zone:	2
Building Importance:	2
Snow Zone:	N1
Snow Load:	0.0kPa
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	3

NOTE:
Stud Height: 2,420m (2,455m over ceiling plate)
Stud Centres: 600crs max.
Dwangs: 800crs max
Lintels: All lintels to be SG8 treated timber unless otherwise stated.
Lintel fixing types stated. For fixing details please refer to sheet 22.
Wall Cladding: Brick Veneer
Roofing: Gerard Metal Tile Roofing
Roof Pitch: 25 degrees
Ventilation: Bathroom, Ensuite & WC direct ventilation to exterior. Bathroom to have automated extractor fans to be placed to adequately deal with steam.

SLIP RESISTANCE
Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1, for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

Windows & Doors Schedule (opening size)

N5	2130H x 1800W
N7	1430H x 1800W
N9	730H x 1800W
ND1	2130H x 3000W
ND13	2130H x 900W
W8	1000H x 600W
W9	1000H x 900W

Non-Standard Schedule (opening size)

SP1	2130H x 1260W
SP2	1000H x 1800W

Note: All windows must be site measured.

Floor Area (Over Framing)	139.71 m²
Floor Area (Over Cladding)	147.00 m²
Site Coverage Area	147.72 m²

VERSATILE® HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
FLOOR PLAN

Last Saved By: rmowbray
File Location: C:\Users\rmowbray\Desktop\170444\170444.pln

SCALE: 1:100 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

SHEET: 4
OF:

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

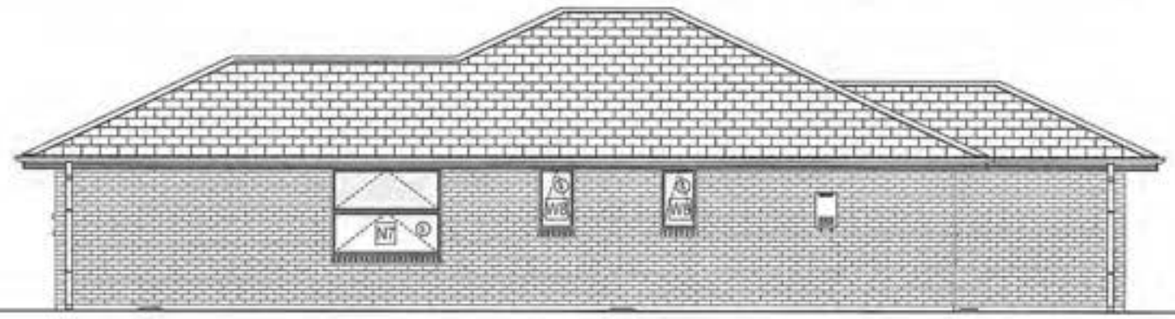
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0006



FRONT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Front Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1



LEFT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Left Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1



REAR ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Rear Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1

RECEIVED
11 JUL 2017



RIGHT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Right Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1

VERSATILE® HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
ELEVATIONS

SCALE: 1:100 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 5 OF:

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

30007

LEGEND

Internal Load-bearing Wall

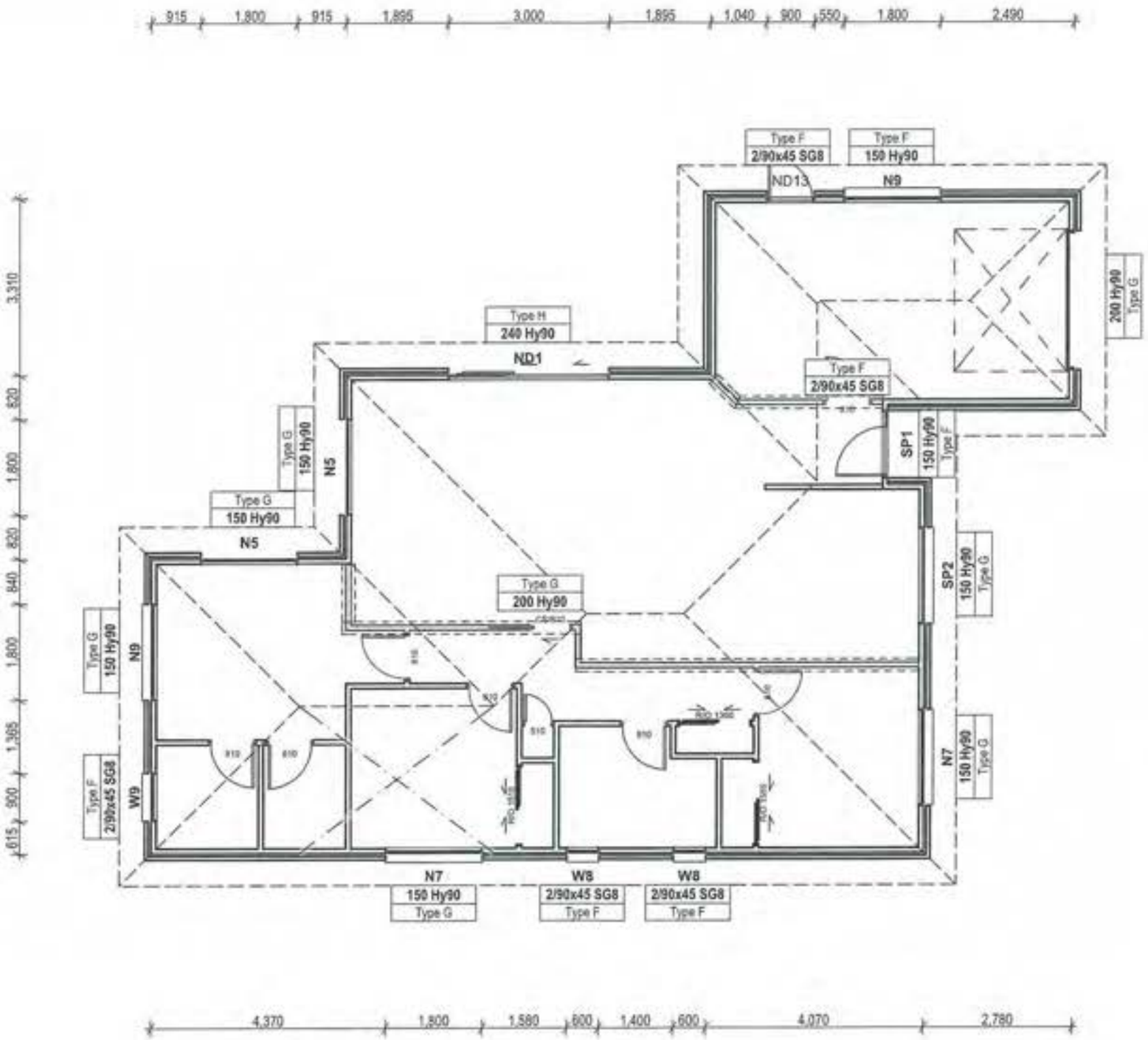
NOTES

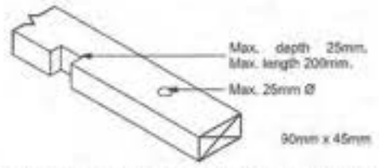
Lintels
All lintels to be Hy90 timber unless otherwise stated.
**All lintels sized by Carters. Please refer to Carters Truss Layout.*
Lintel fixing types stated. For fixing details please refer to sheet 22.

Framing
All framing to be 90x45 H1.2 SG8 treated timber. Studs @ 600crs max. with dwangs @ 800crs max.unless otherwise stated.

All Internal & External bottom plates are to be fixed with M12 x 140 TruBolt @ 900crs max, fixed with galv 50x50x3mm washers, fix at least 50mm from edge of concrete.
These fixings shall be within 150mm of each end of the bottom plate.

Roof Bracing
Tensioned Strip Brace over top chords/purlins with 5/30x3.15 nails each end 2/30x3.15 nail each cross (top chord/purlin)

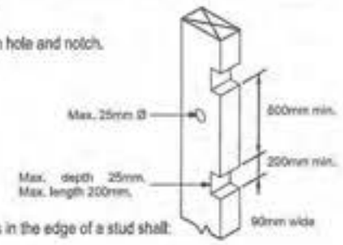




TOP PLATES:
The sizes of holes or notches shall comply with dimensions as per NZS3604 Section 8.7.5. Where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:

(a) A 70mm x 45mm member x 600mm long nailed to the exterior side of the plate with 4/75x3.15 nails on each side of the hole or notch.
(b) A 70mm x 45mm eaves runner connected to all studs and no more than 250mm below the top plate.
(c) A 70mm x 45mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle.

*100mm min. offset between hole and notch.

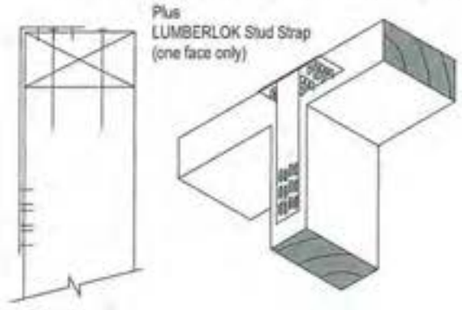


WALL STUD
Hole in the face and notches in the edge of a stud shall:

(a) Be placed anywhere over the face of the stud except that:
In brick veneer cladding, at least 50mm clear of the outside face of the stud supporting the veneer, to prevent damage from the fixings to services.
(b) Be not more in diameter or depth than:
90mm deep studs: 25mm. This may be increased to 35mm where not more than 3 consecutive studs are drilled or notched.
(c) Notches in studs to be spaced vertically not less than 600mm apart, irrespective of the edge containing the notch.
(d) 100mm min. offset between hole and notch.

STUD TO TOP PLATE FIXING: (LOAD BEARING WALLS) @ 600crs

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud



RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
FRAMIN

SCALE: 1:100 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 6 OF:

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

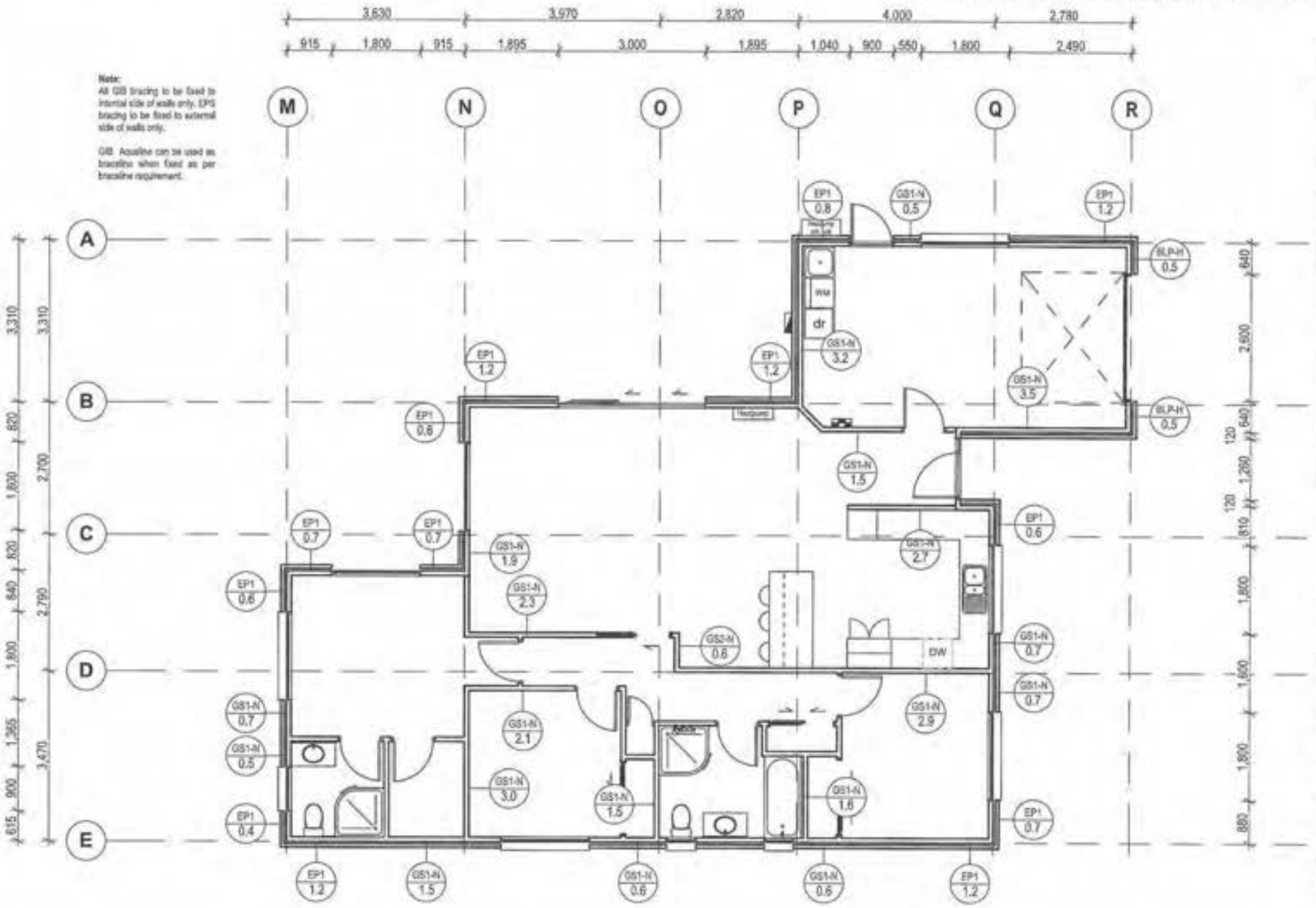
ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0068

Note:
All GIB bracing to be fixed to internal side of walls only. EPS bracing to be fixed to external side of walls only.

GIB Aqualine can be used as bracelline when fixed as per bracelline requirement.



Gib Notes

Moisture Content of timber framing must be 18% or less at time of lining.
Gib linings are a finishing product and are not to walked on. Shoe marks are not acceptable under any circumstances.

Bracing Elements

Note: All GIB elements are stated as minimums. Bracing elements MUST be MAXIMUM length on site. Refer to "Length of GIB EzyBrace Elements" a GIB bulletin in the supporting documents for fixing locations.

TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing elements as follows:
(a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
(b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3 kN	Tylok 6T5 OR Strap Nail
6 kN	Tylok 6T10 OR 2 x Strap Nails

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails
	30mm x 3.15 dia. per end per strap (24 nails total)

8.7.3.4

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it.
Top plate fixings(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6kN capacity;
b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

Concrete floor	
External walls	Internal walls
 GEB809	 GEB810
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junctions and at mid-width of plate.

ALONG

Wind Demand	698/2	=	349/5 kN/m	= 70 BU's (100 BU's min)
Quake Demand	1271/2	=	635.5/5 kN/m	= 127 BU's min

ACROSS

Wind Demand	993/2	=	496.5/6 kN/m	= 83 BU's (100 BU's min)
Quake Demand	1271/2	=	635.5/6 kN/m	= 106 BU's min

GS1-N
10mm GIB Standard Plasterboard to one side fixed Vertical or Horizontal.

GS2-N
10mm GIB Standard Plasterboard on both sides fixed Vertical or Horizontal.

BLP-H
10mm GIB Braceline to one side fixed Vertical or Horizontal with 7mm Ezoply to the other. Panel Hold Down Fixings Required.

EP1
7mm Ezoply or 12mm Shadowclad to one side fixed Vertically.
Panel Hold Down Fixings Required

RECEIVED
11 JUL 2017

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
BRACING PLAN

SCALE: 1:100 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 7 OF:

BC170535

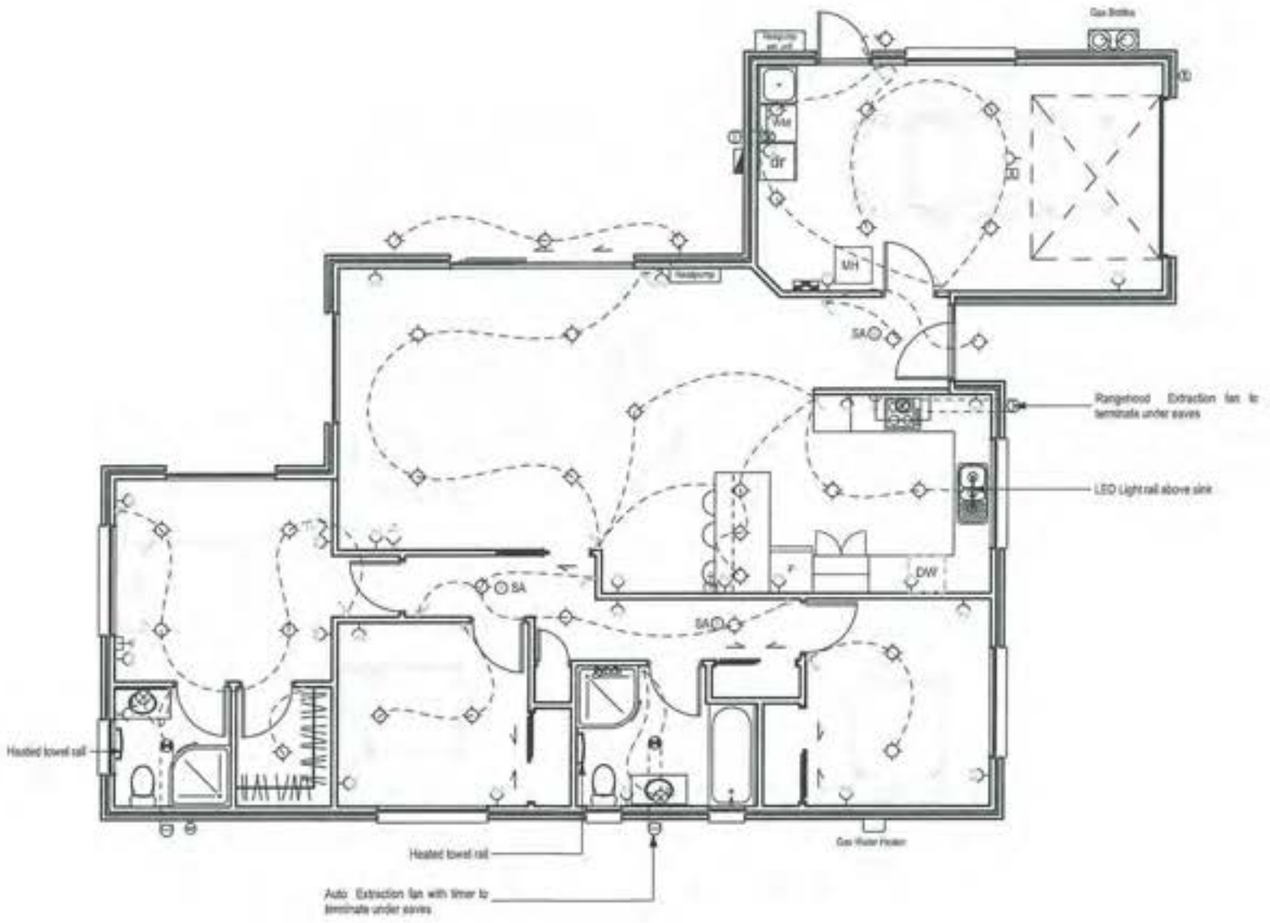
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0009



LEGEND

- Downlight (CA135 rated)
- Interior Wall Light
- Heat/Fan/Light
- Extractor Fan
- Light Switch
- Double Power Point
- Single Power Point
- Oven/Range switch
- Tv Point
- Data Point
- SAO Smoke Alarm (with hush button)
- Automatic Door opener
- Meterbox
- Switchboard
- Outside Tap
- MH Man Hole (600x600mm)

Note: Electrician to confirm with client on site positioning of all electrical outlets before work commences.

All artificial Lighting to comply with NZBC G8

Provide electrical certification after completion and prior to Code Compliance Certificate being issued

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
ELECTRICAL PLAN

Last Saved by: rmowbray
File Location: C:\Users\rmowbray\Desktop\170444\170444.pln

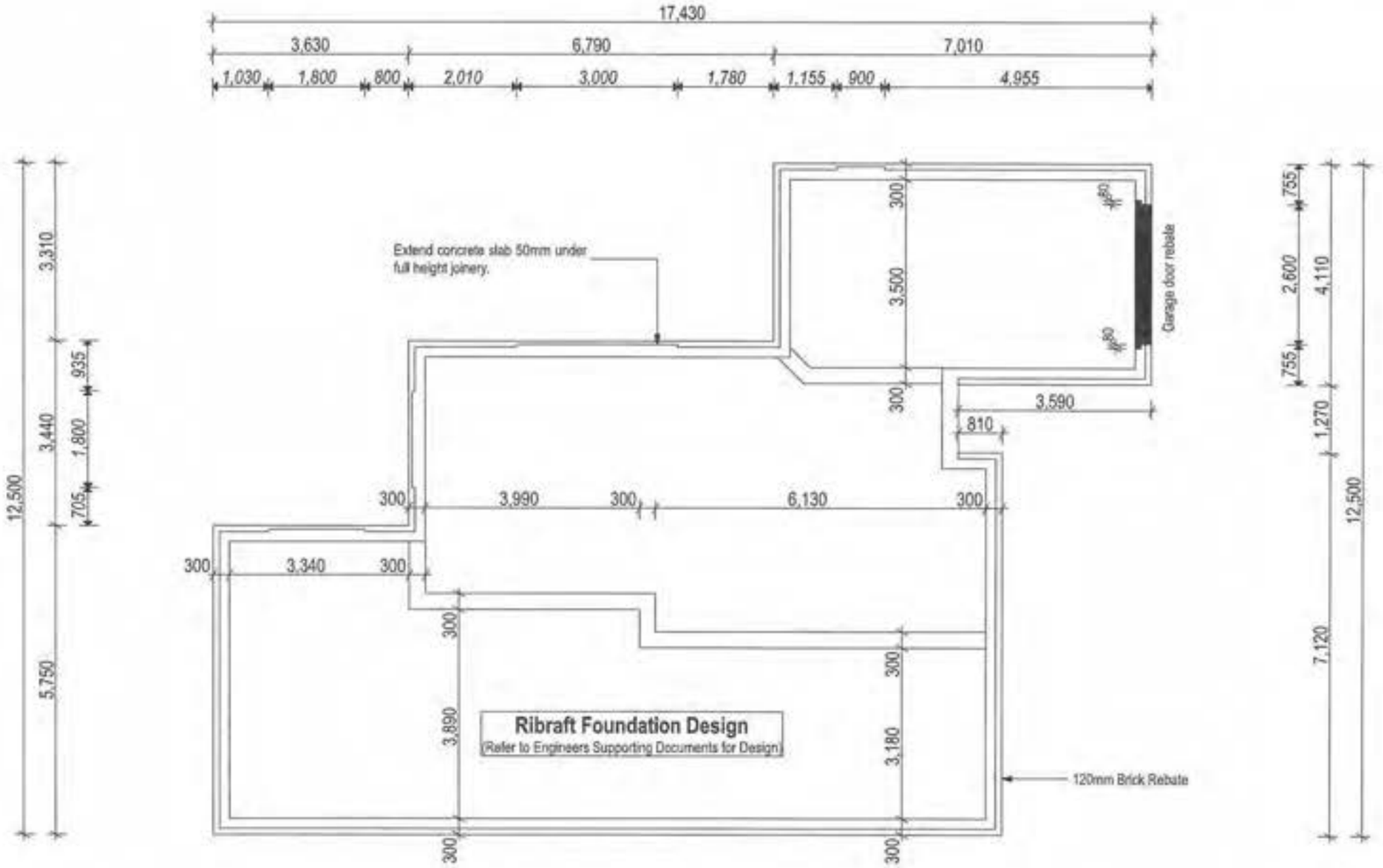
SCALE: 1:100 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

SHEET: 8
OF:

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0010



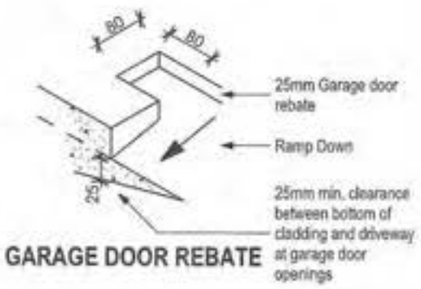
Minimum Acceptable Floor Level

Suspended floors and slabs on ground shall be at least 200mm above the finished level of the surrounding ground immediately adjacent the building:

a) Forsites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway.

b) For sites below the road, no less than 150mm above the lowest point on the site boundary.

Refer to E1/AS1 Pg 33



GARAGE DOOR REBATE

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
FOUNDATION PLAN

SCALE: 1:100 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 9 OF:

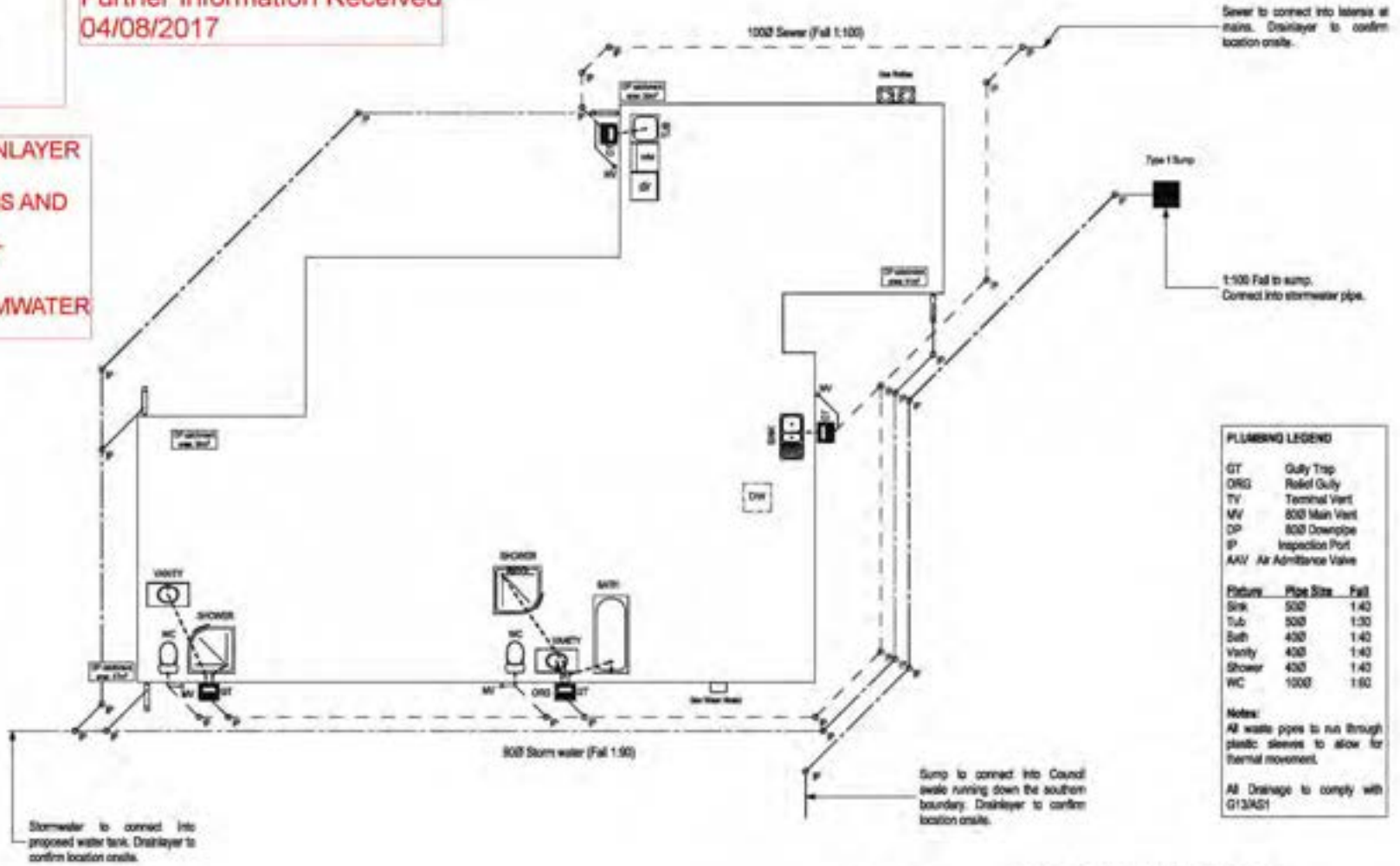
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ALL WINDOWS TO BE SITE MEASURED • ALL DIMENSIONS IN MM UNLESS STATED •

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

THE BUILDER IS TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.

BC170535
Further Information Received
04/08/2017

A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL .ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER,STORMWATER AND WATER



PLUMBING LEGEND

GT	Gully Trap
ORG	Relief Gully
TV	Terminal Vent
MV	80Ø Main Vent
DP	80Ø Downpipe
IP	Inspection Port
AAV	Air Admittance Valve

Fixture	Pipe Size	Fall
Sink	50Ø	1:40
Tub	50Ø	1:30
Bath	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60

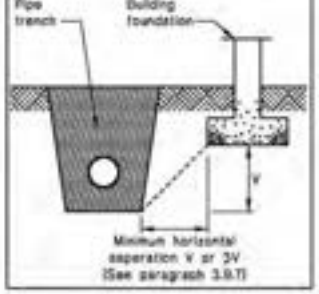
Notes:
All waste pipes to run through plastic sleeves to allow for thermal movement.

All Drainage to comply with G13/AS1

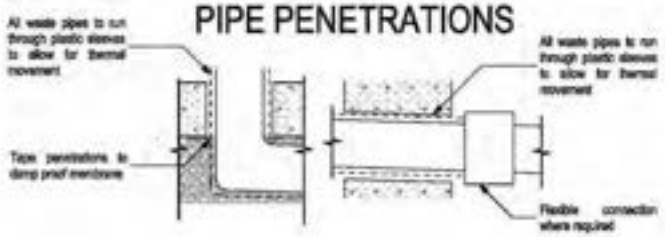
Proximity of trench to building

For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.

Figure 14: Relationship of Pipe Trench to Building Foundation Paragraph 3.5.7



PIPE PENETRATIONS



VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DRAINAGE PLAN

SCALE: 1:100 @ A3 DATE: 28/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 10 OF:

BC170535

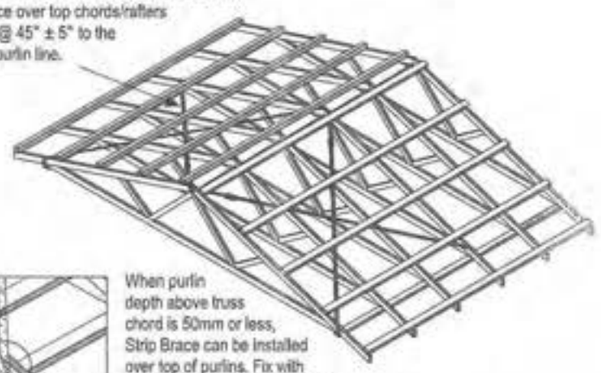
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

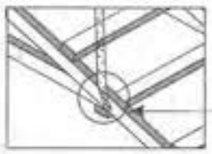
J0013

ROOF PLANE BRACE

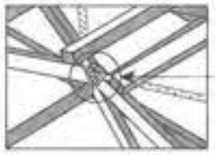
Each roof plane brace can be:

A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.

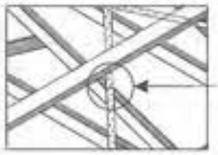




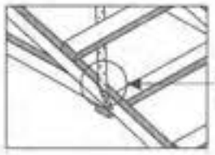
When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.



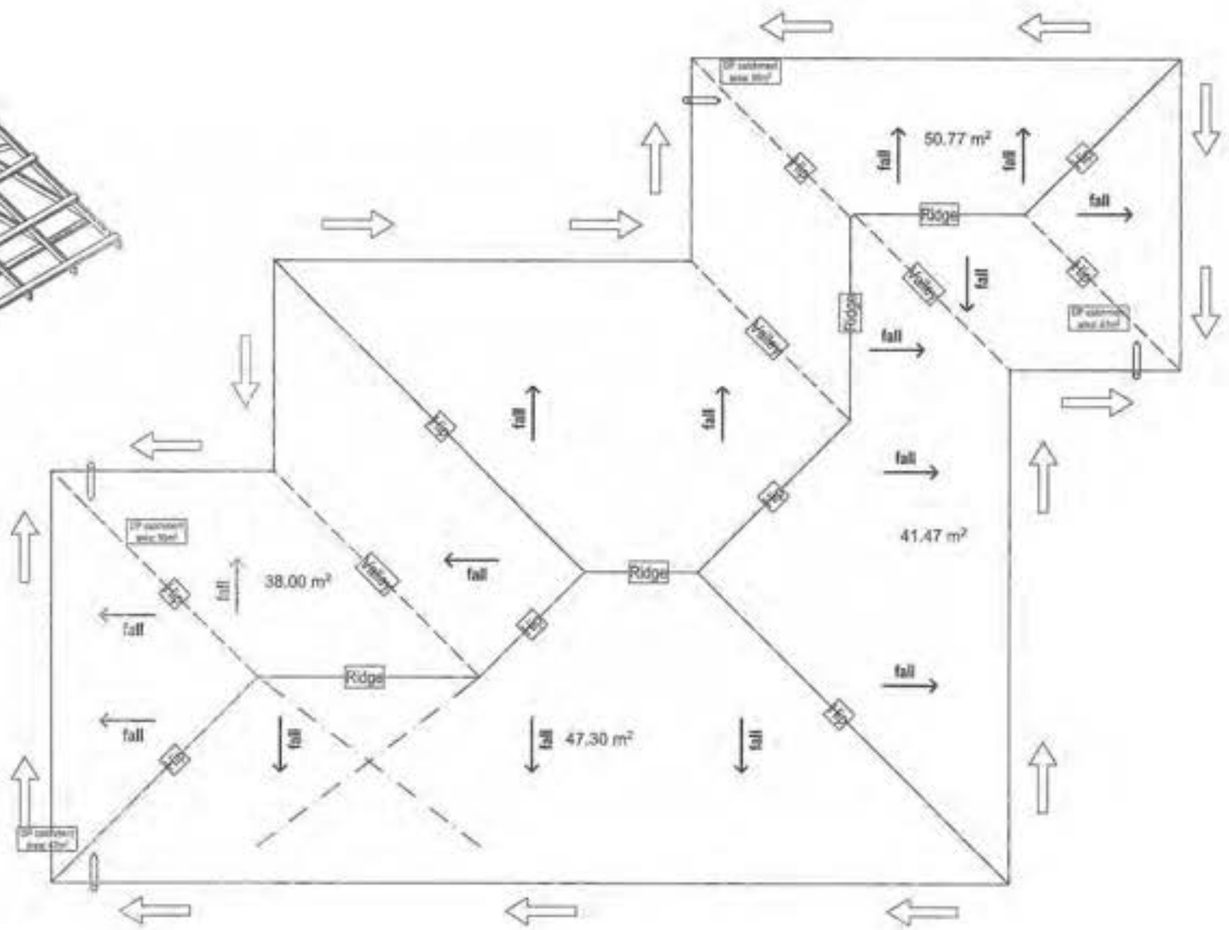
5 x 30mm x 3.15 dia. nails each end



1 x 30mm x 3.15 dia. nail at crossing (after tensioning)



5 x 30mm x 3.15 dia. nails each end



RECEIVED
11 JUL 2017

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
ROOF DRAINAGE PLAN

SCALE: 1:100 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 11 OF:

BC170535

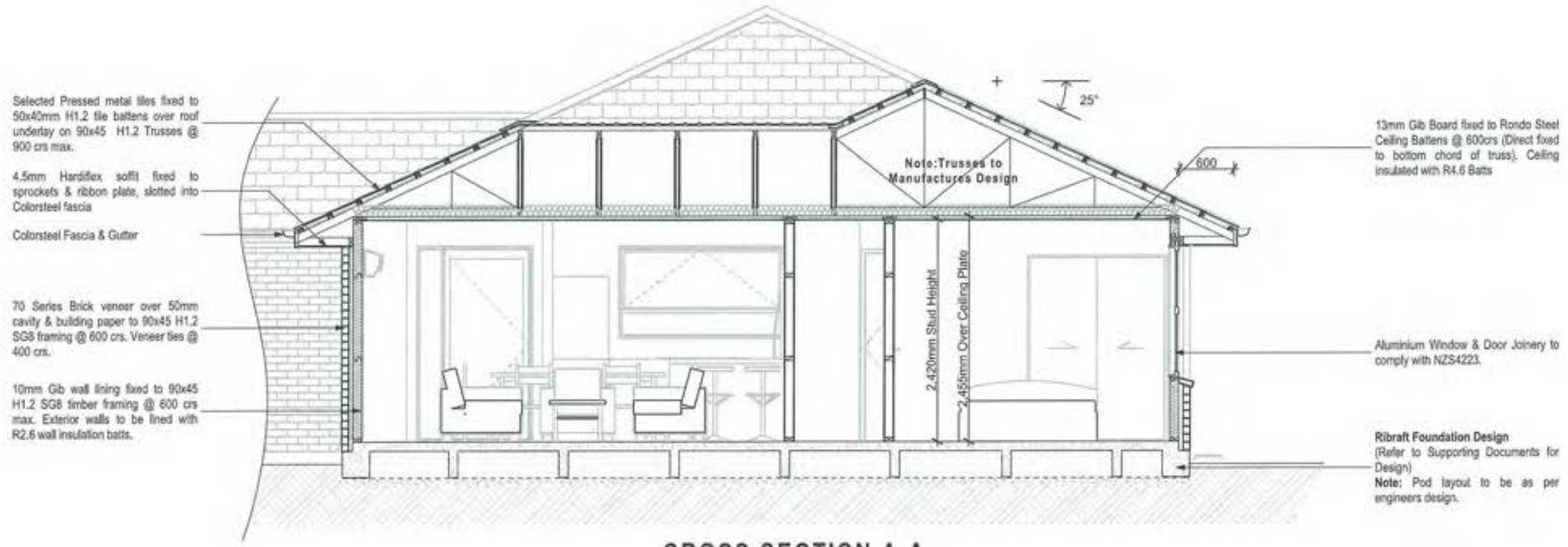
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0012



CROSS SECTION A-A
SCALE: 1:50

NOTE: If metal ceiling battens on clips are used, bottom chord bracing is required at 1800mm centres.

RECEIVED
11 JUL 2017
BY:

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
CROSS SECTION

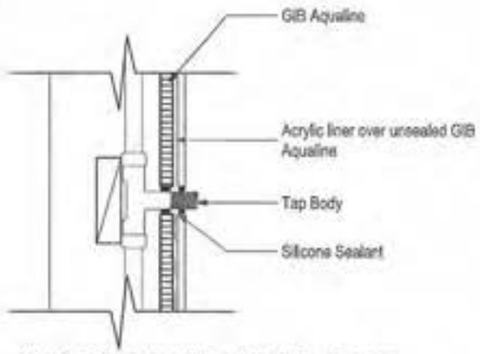
SCALE: 1:50 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 12 OF:

BC170535

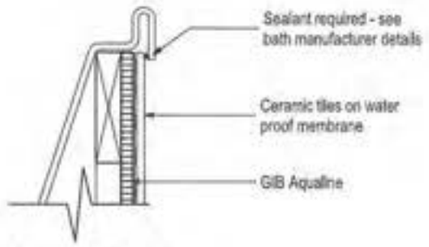
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vested in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0015

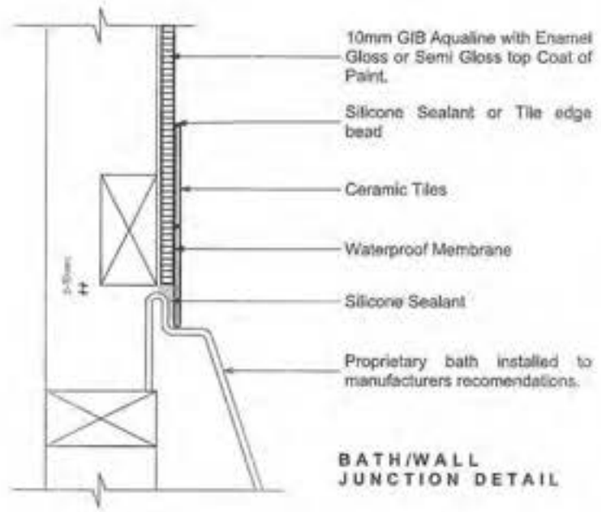


Pipe Penertration Acrylic Liner

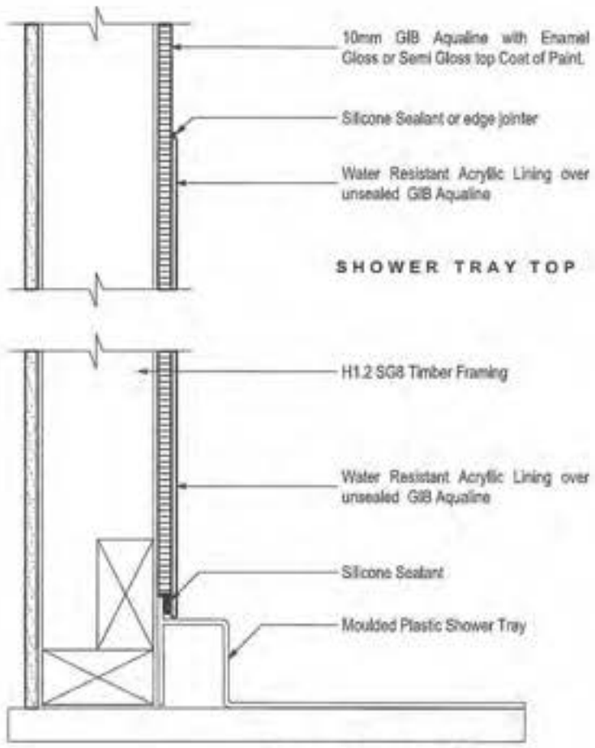
Note: Where impact noise from pipes is an issue, fix all pipes on resilient brackets.



Bath to Tiles

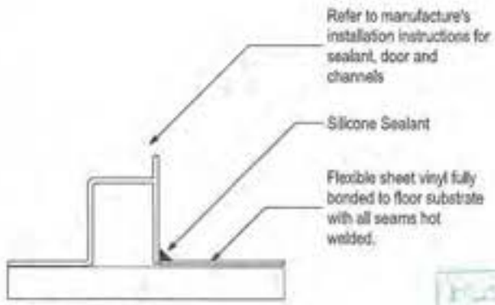


BATH/WALL JUNCTION DETAIL



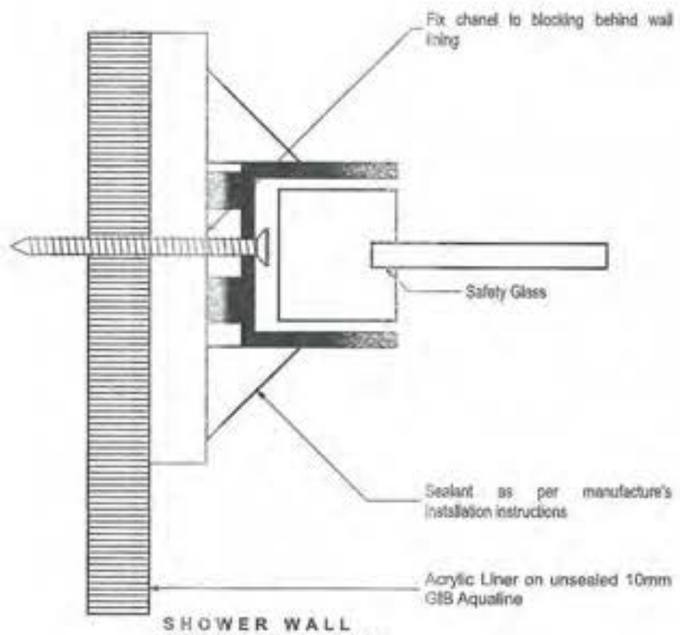
SHOWER TRAY TOP

SHOWER TRAY BASE



SHOWER TRAY FLOOR JUCTION

RECEIVED
11 JUL 2017



SHOWER WALL JUNCTION DETAIL

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
INTERNAL DETAILS

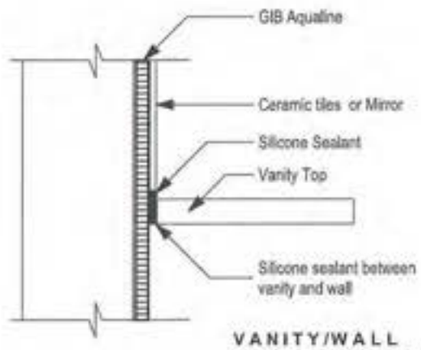
SCALE: 1:5, 1:1 @ A3
DATE: 10/07/2017
DRAWN: rmcwbray
FILE: 170444

SHEET: 13
OF:

BC170535

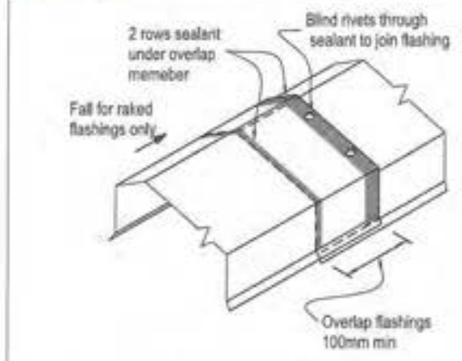
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
• CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
• ALL DIMENSIONS IN MM UNLESS STATED
•
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0014

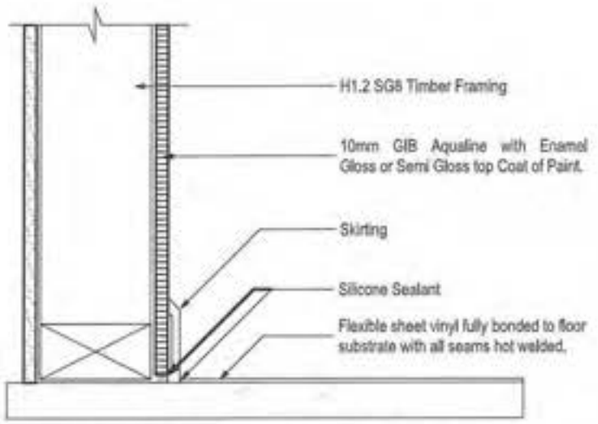


VANITY/WALL JUNCTION DETAIL

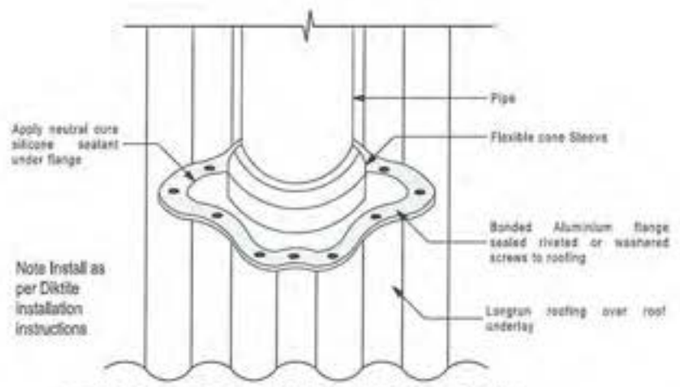
Figure 6: Joints in metal flashings Paragraphs 4.5.2, 8.4.11, 9.6.1



(a) FLASHING SEALED JOINT



GENERAL VINYL FLOOR COVERING



DEKTITE PIPE PENETRATION DETAIL

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
...RNAL DETAILS

SCALE: 1:5 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

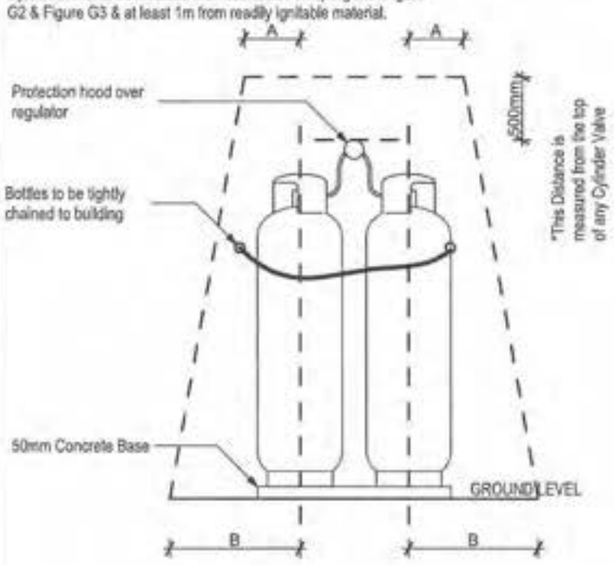
SHEET: 14
OF:

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED •
DRAWINGS ARE NOT TO BE SCALED FROM ALL WINDOWS TO BE SITE MEASURED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

G4 CLEARANCES AROUND CYLINDERS

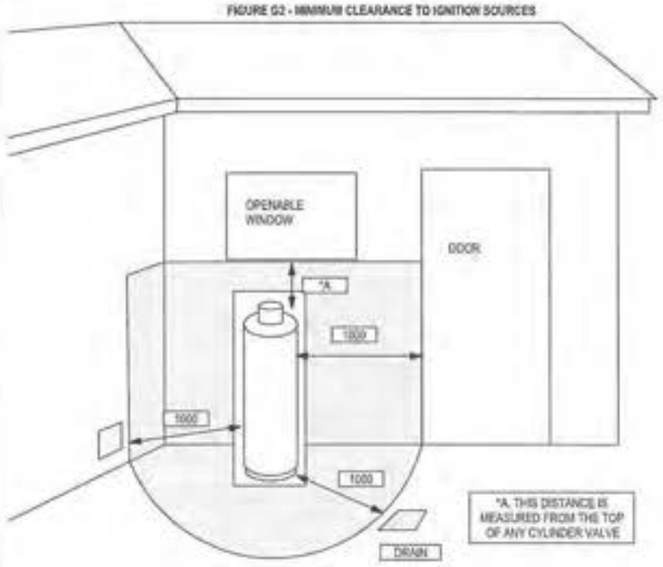
Cylinders should be installed with clearances compling with Figure G2 & Figure G3 & at least 1m from readily ignitable material.



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

A - EXCHANGE CYLINDER - 500mm
B - EXCHANGE CYLINDER - 1500mm

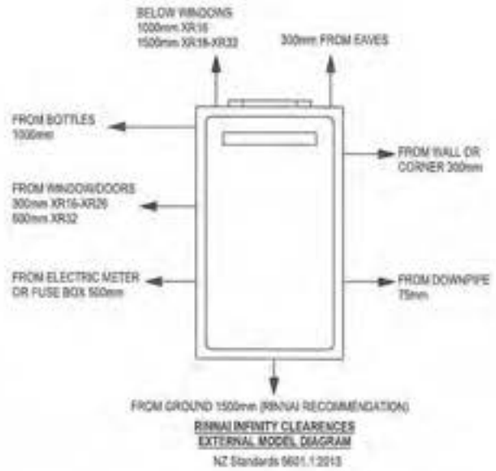
FIGURE G2 - MINIMUM CLEARANCE TO IGNITION SOURCES



SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

A - EXCHANGE CYLINDER - 150 mm

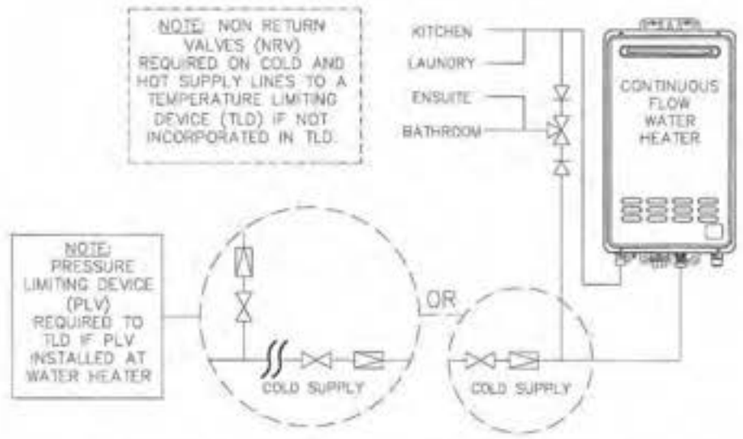
CLEARANCES AROUND GAS BOTTLES
scale N.T.S



RINNAI INFINITY CLEARENCES
EXTERNAL MODEL DIAGRAM
NZ Standards 5601.1:2013

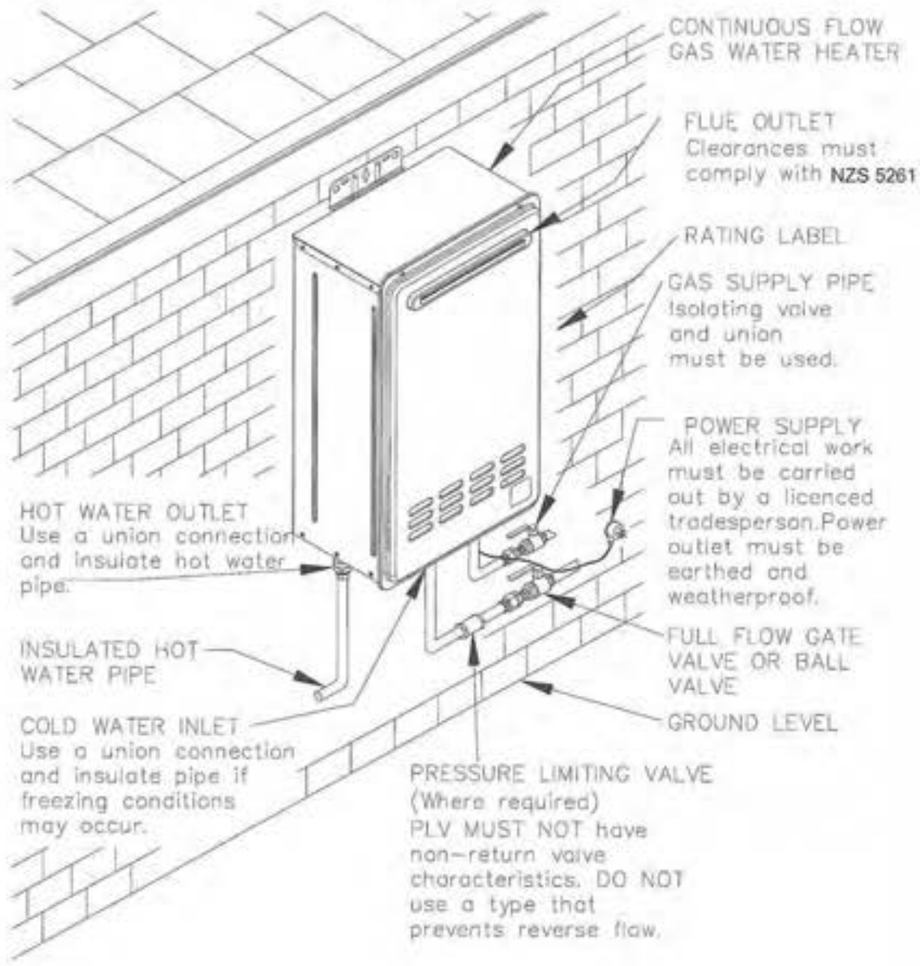
CLEARANCES AROUND GAS WATER HEATER
scale N.T.S

J0016



Two Temperature Zones Using a Temperature Limiting Device

TYPICAL INSTALLATION
ELECTRONIC CONTINUOUS FLOW GAS WATER HEATER
EXTERNAL MODELS 874 SERIES



11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
GAS DETAILS

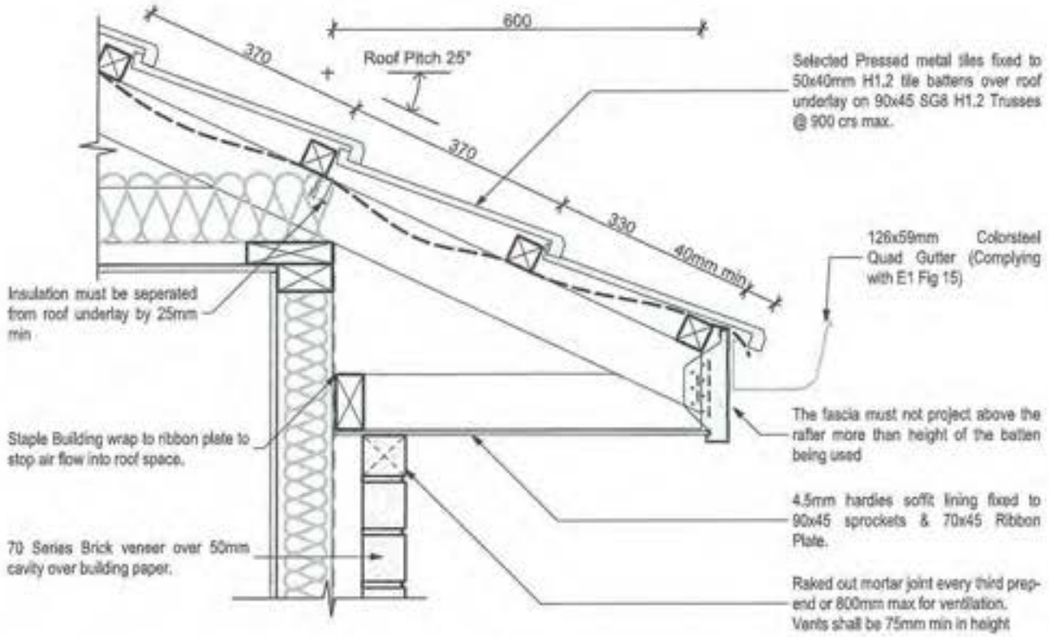
SCALE: 1:5 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE:

SHEET: 15 OF:

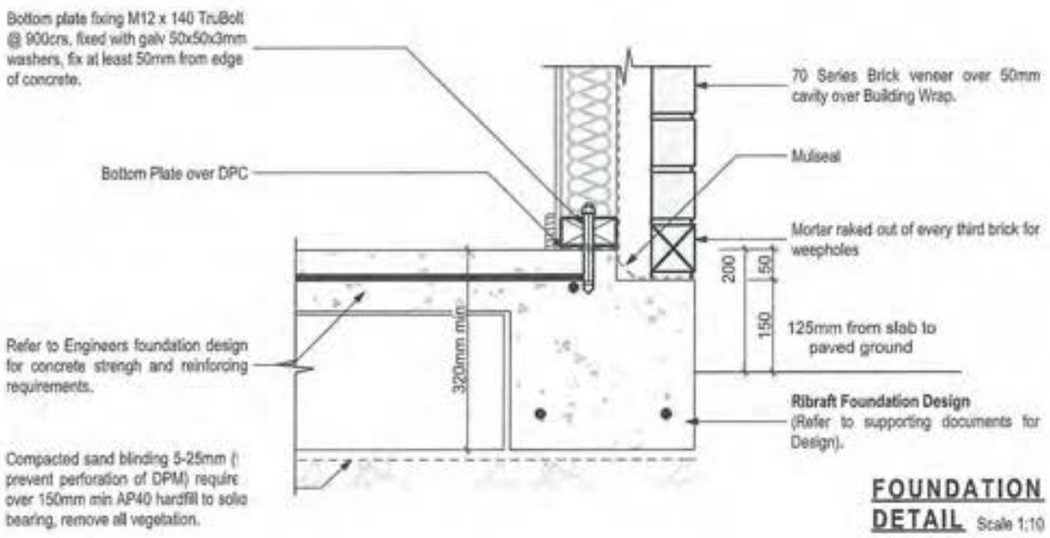
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0017



BRICK SOFFIT DETAIL Scale 1:10



FOUNDATION DETAIL Scale 1:10

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DETAILS 1

SCALE: 1:10 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

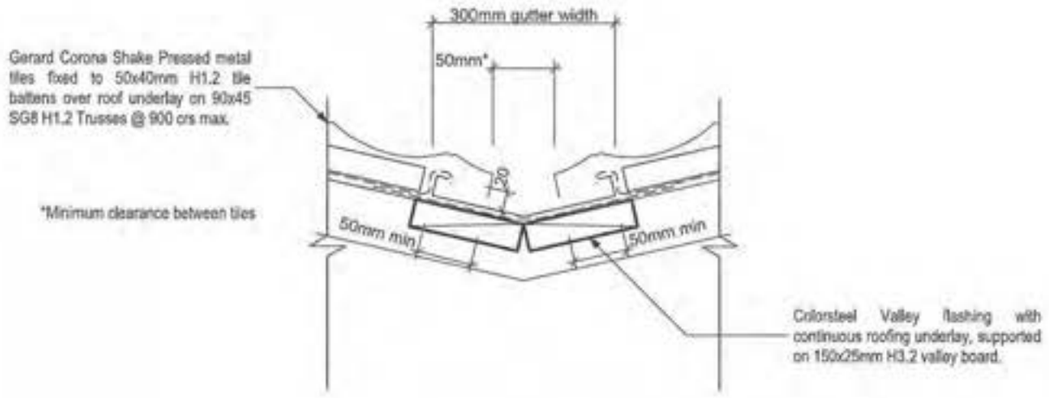
SHEET: 16
OF:

BC170535

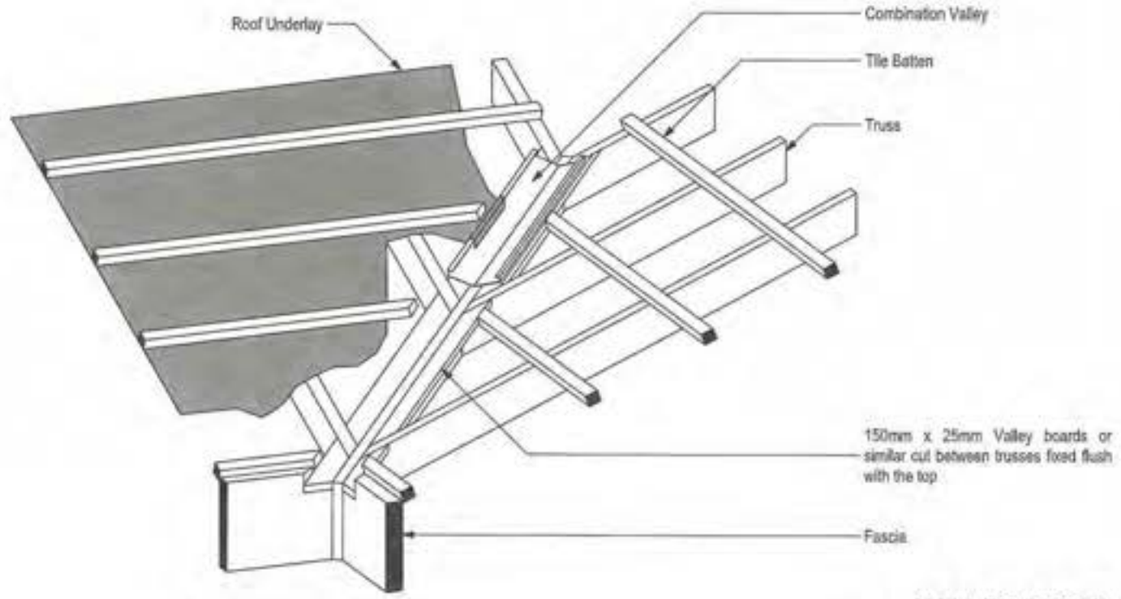
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED •
DRAWINGS ARE NOT TO BE SCALED FROM
ALL WINDOWS TO BE SITE MEASURED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

JUU18



VALLEY DETAIL
Scale 1:10



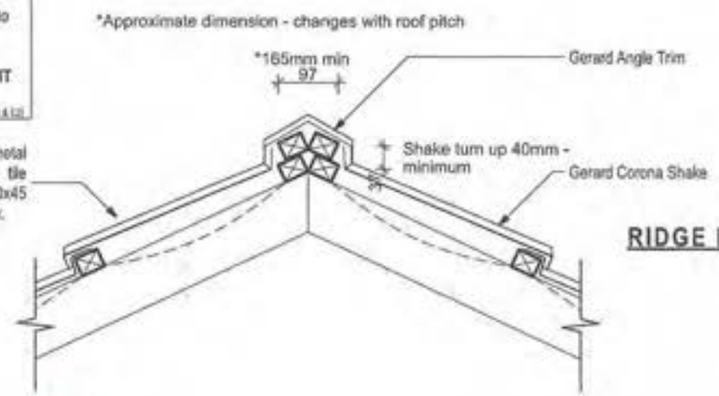
VALLEY DETAIL
Scale NTS

Roof underlay must be lapped by 150mm min on all sides and run horizontally for roof pitches below 10°

Below 5° Netting is to be used to support paper.

Flashings to be Colorsteel BMT 0.55mm

(As per NZ Metal Roof & Wall Cladding Code of Practice & C2)



RIDGE DETAIL
Scale 1:10

RECEIVED
11 JUL 2017

VERSATILE®
HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DETAILS 2

Last Saved by: rmowbray
File Location: C:\Users\Versatile\Desktop\170444 170444.pln

SCALE: 1:10 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

SHEET: 17
OF:

BC170535

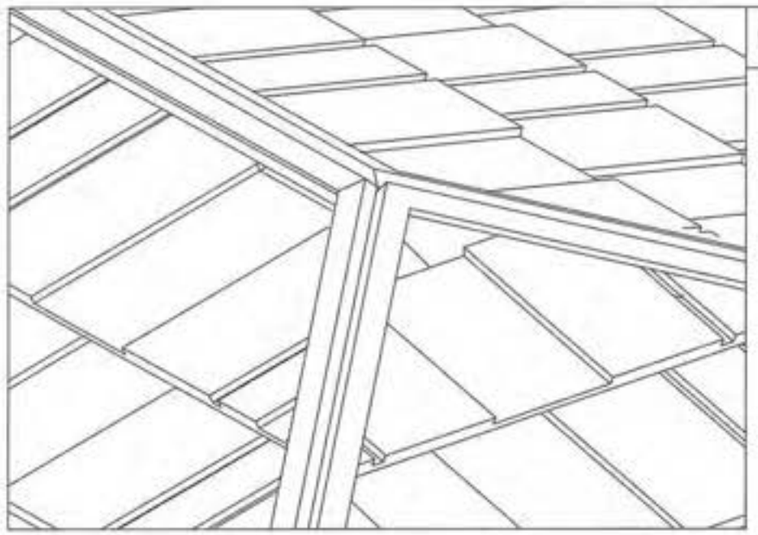
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

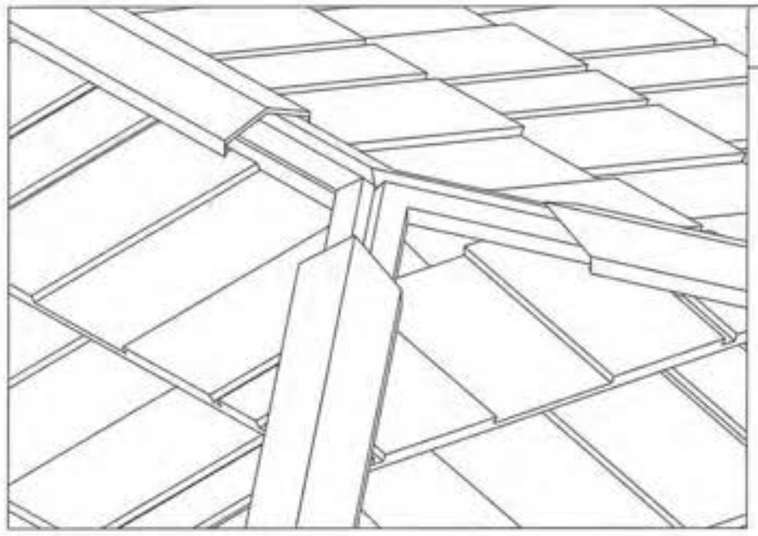
ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

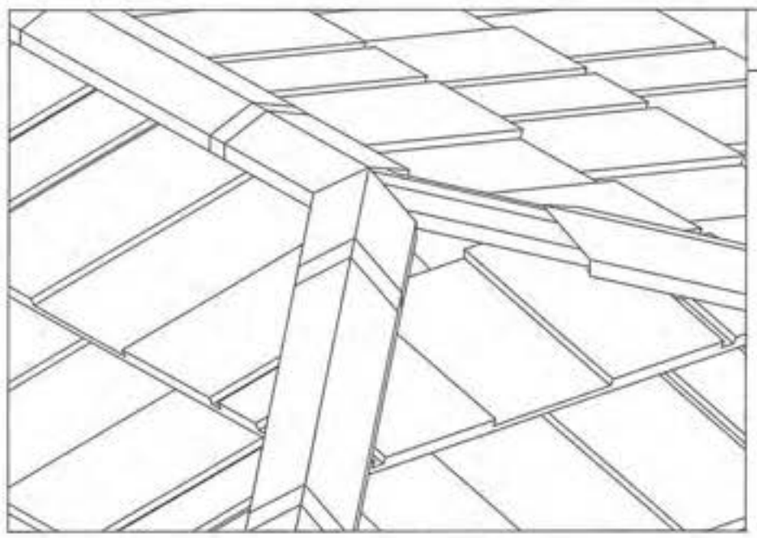
30019



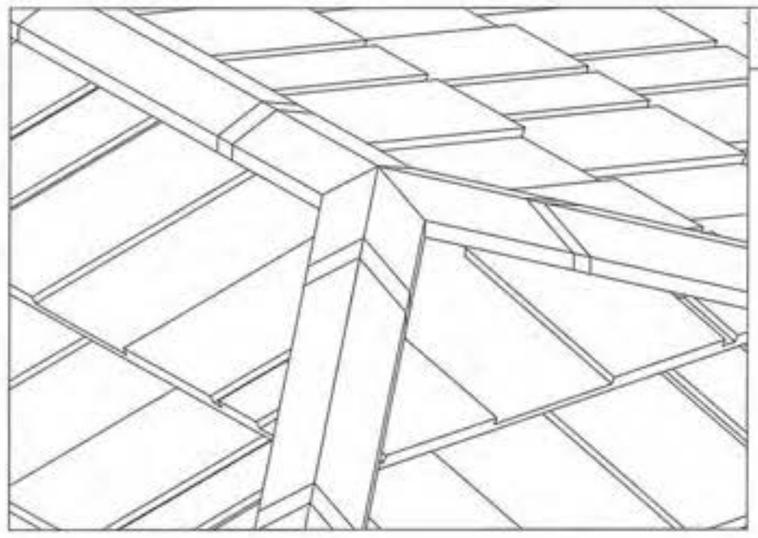
Hip junction showing ridge battens and Corona Shake profile.



Place Angle Trims as reference.



Align first hip Angle Trim and cut to correct angle.



Cut second hip Angle Trim to correct angle and seal with silicone.

RECEIVED
11 JUL 2017
BY:

Ridge / Hip tile installation Corona Shake profile. Angle Trim Scale NTS

VERSATILE
HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DETAILS 3

Last Saved by: rmowbray
File Location: C:\Users\rmowbray\Desktop\170444\170444.pln

SCALE: 1:10 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

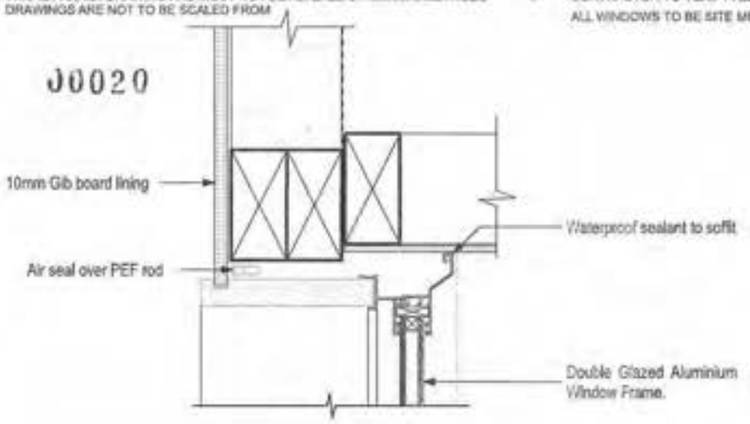
SHEET: 18
OF:

BC170535

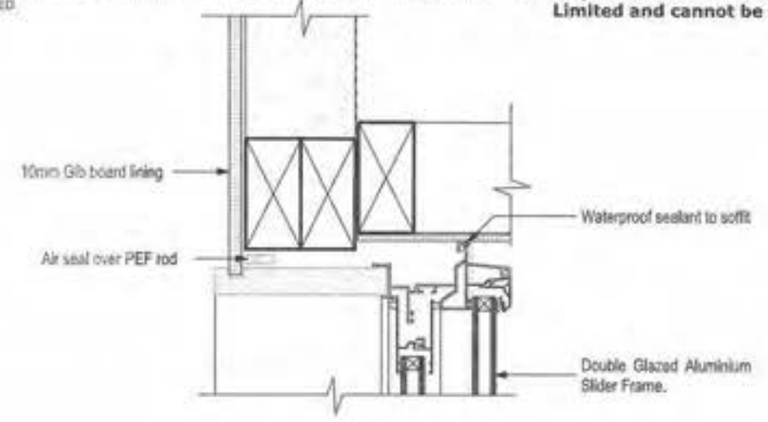
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED •
DRAWINGS ARE NOT TO BE SCALED FROM
ALL WINDOWS TO BE SITE MEASURED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

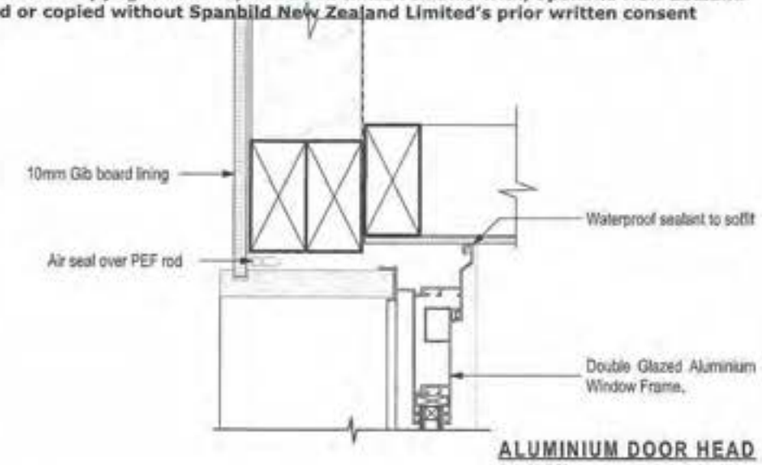
J0020



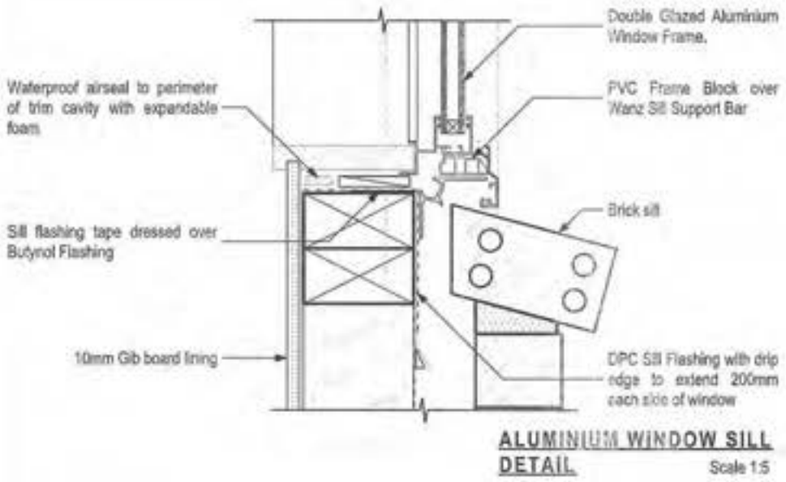
ALUMINIUM WINDOW HEAD DETAIL Scale 1:5



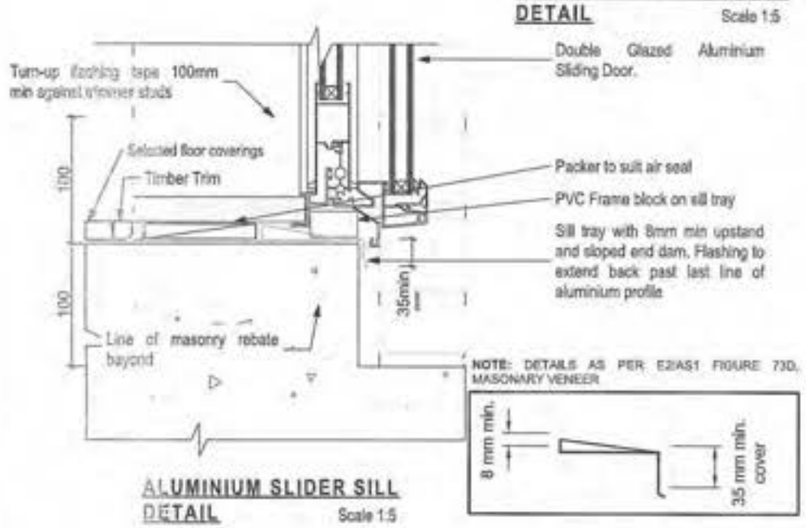
ALUMINIUM SLIDER HEAD DETAIL Scale 1:5



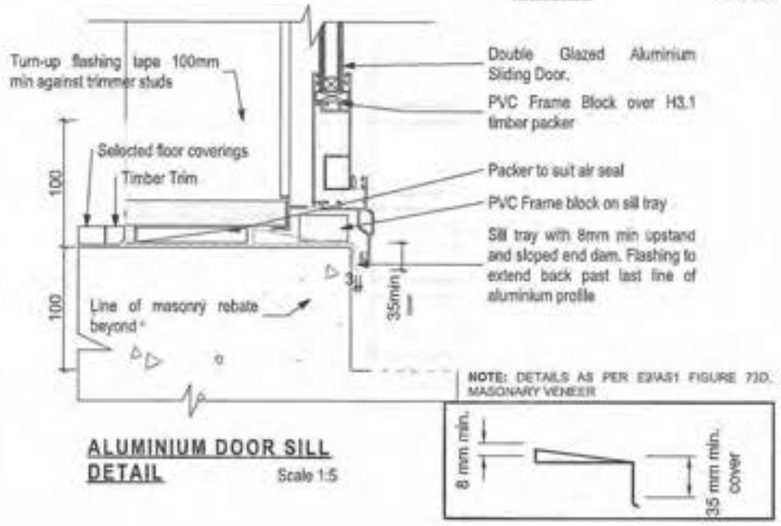
ALUMINIUM DOOR HEAD DETAIL Scale 1:5



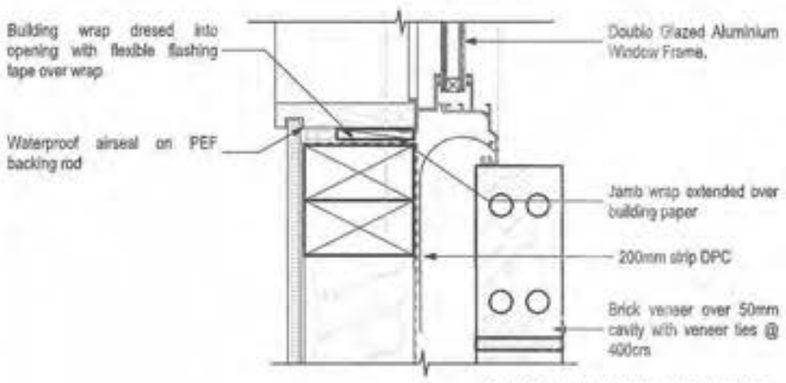
ALUMINIUM WINDOW SILL DETAIL Scale 1:5



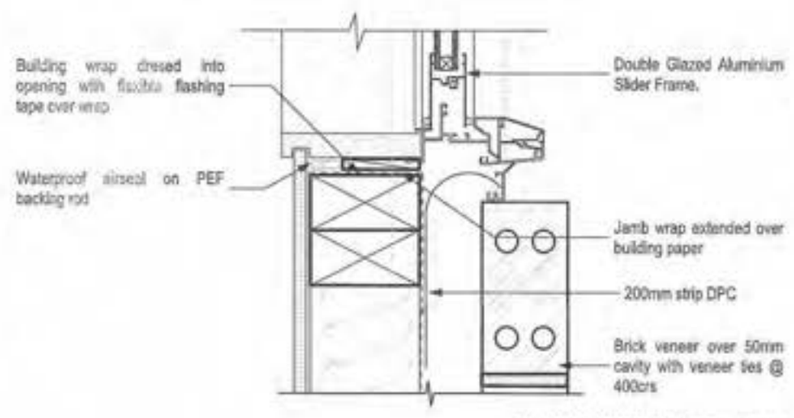
ALUMINIUM SLIDER SILL DETAIL Scale 1:5



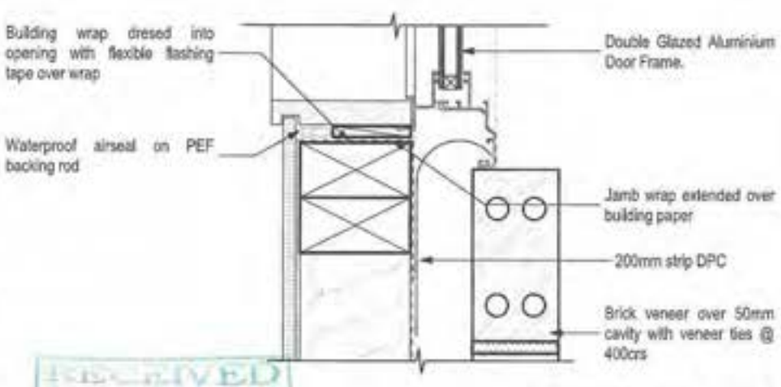
ALUMINIUM DOOR SILL DETAIL Scale 1:5



ALUMINIUM WINDOW JAMB DETAIL Scale 1:5



ALUMINIUM SLIDER JAMB DETAIL Scale 1:5



ALUMINIUM DOOR JAMB DETAIL Scale 1:5

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DETAILS 4

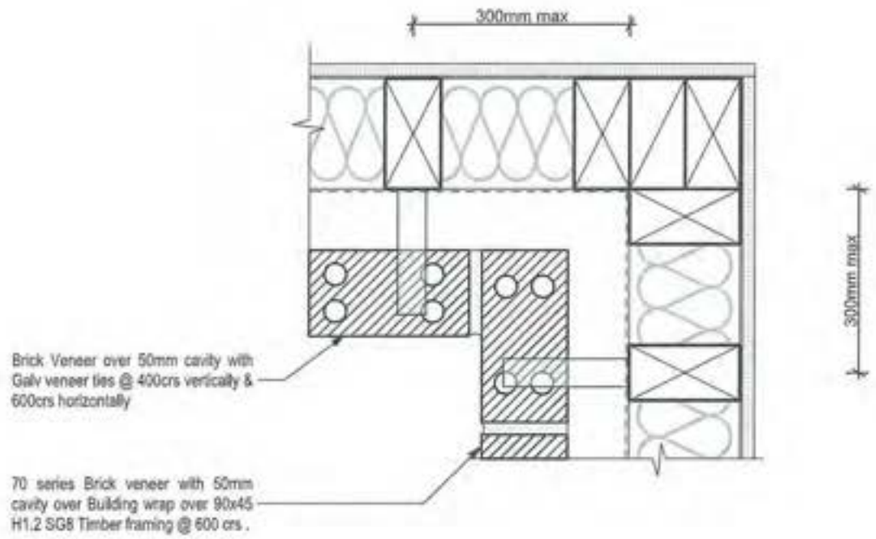
SCALE: 1:5 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

SHEET: 19 OF:

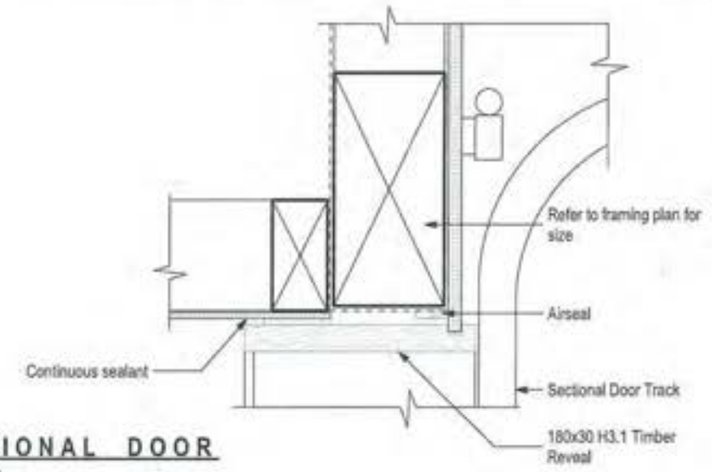
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

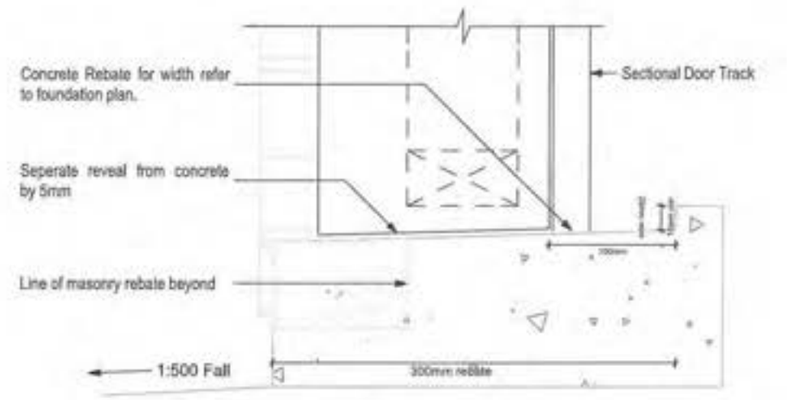
J0021



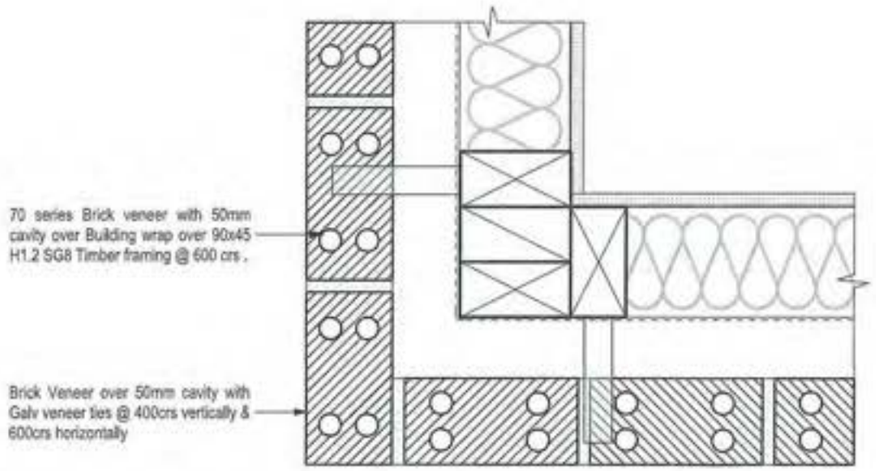
INTERNAL CORNER DETAIL Scale 1:5



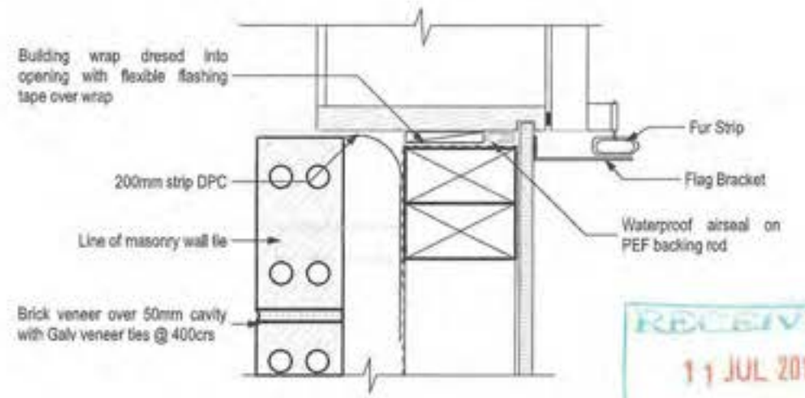
SECTIONAL DOOR HEAD Scale 1:5



SECTIONAL DOOR SILL Scale 1:5



EXTERNAL CORNER DETAIL Scale 1:5



SECTIONAL DOOR JAMB DETAIL Scale 1:5

RECEIVED
11 JUL 2017
BY:

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DETAILS 5

SCALE: 1:5 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

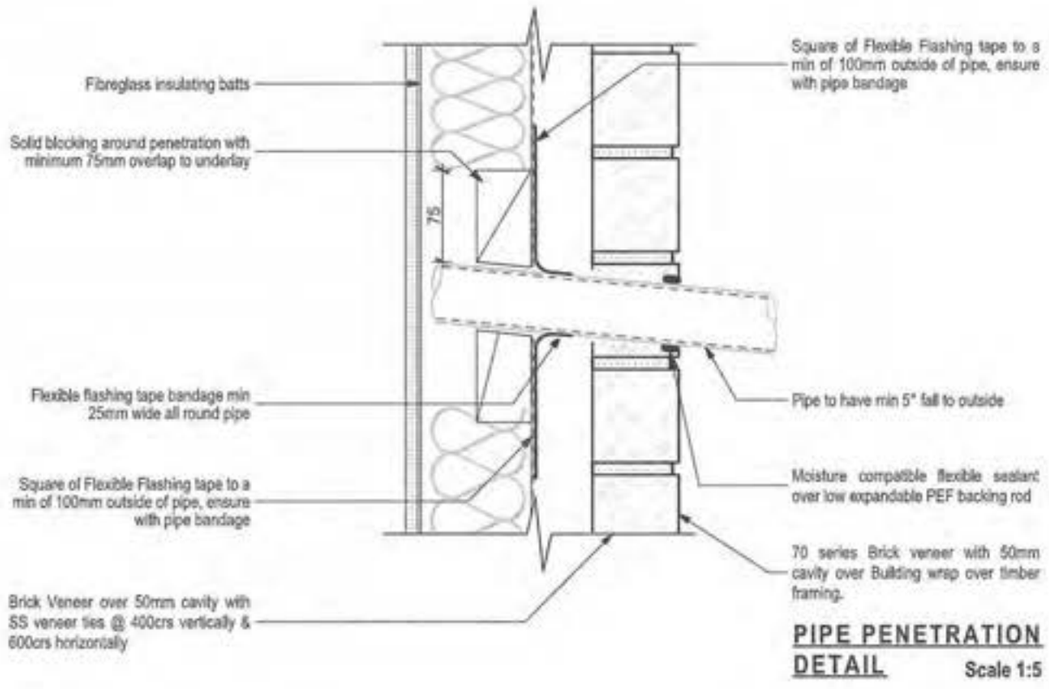
SHEET: 20 OF:

BC170535

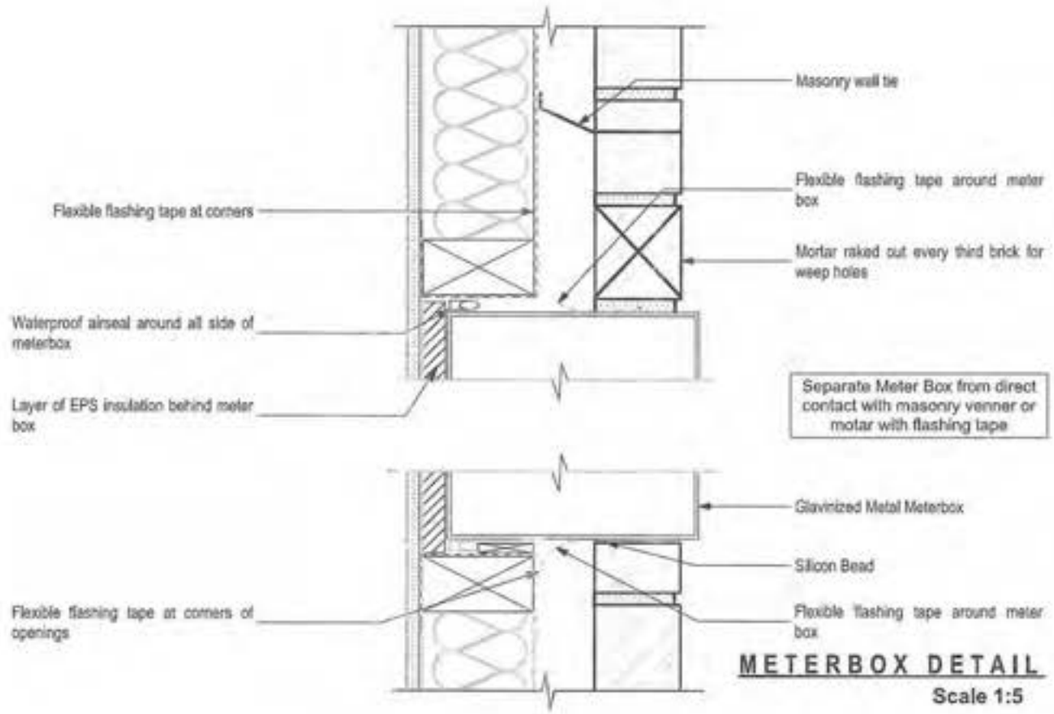
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED • ©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent
DRAWINGS ARE NOT TO BE SCALED FROM
ALL WINDOWS TO BE SITE MEASURED

RECEIVED
11 JUL 2017

00022



PIPE PENETRATION DETAIL Scale 1:5



METERBOX DETAIL Scale 1:5

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, [illegible]VAE

DRAWING TITLE
DETAILS 6

SCALE: 1:5 @ A3 DATE: 10/07/2017
DRAWN: rmowbray FILE: 170444

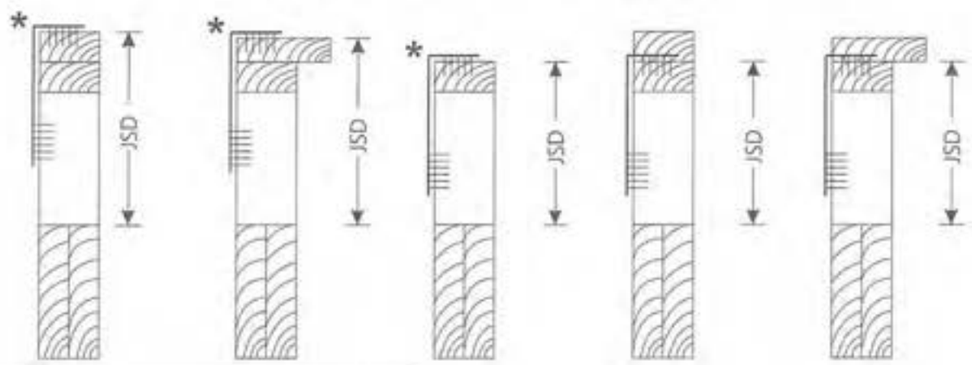
SHEET: 21 OF:

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

BC170535

FRAMING ARRANGEMENTS

Jack Stud Dimension Definition (JSD)

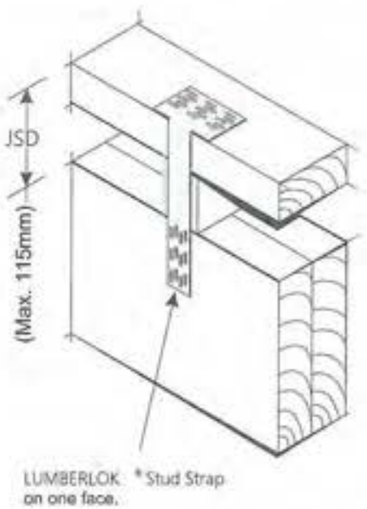


* Note: It is preferable for the top fixing to be located on the uppermost top plate or top plate packer to provide better fixing options for the truss connections

FIXING OPTIONS

FIXING 1

Jack Stud Dimension (JSD) up to a maximum of 115mm. Includes when top plate is fixed directly into lintel i.e. no jack stud used.

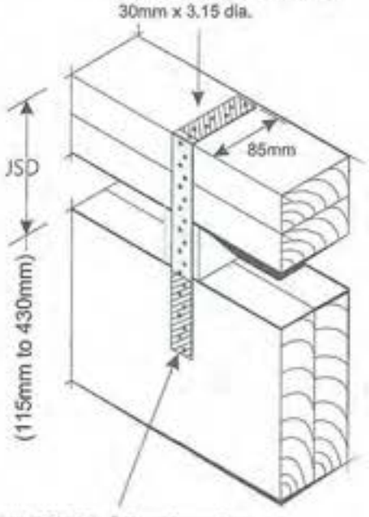


Note: Fix jack stud with 2 x 90mm nails from top plate and 2 x 90mm skew nails to lintel (typical)

FIXING 2

Jack Stud Dimension (JSD) from a minimum of 115mm to a maximum of 430mm.

Fold at length of 85mm. Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

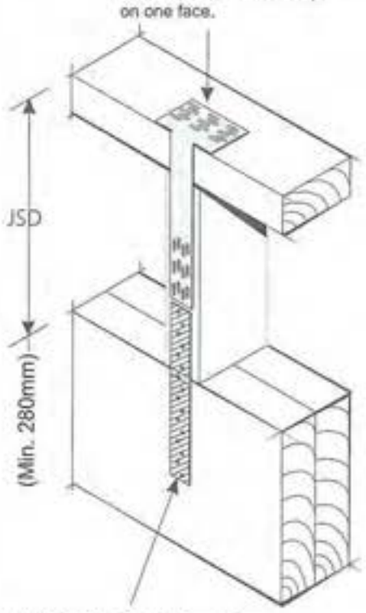


Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
- JSD up to 230mm use Sheet Brace Strap 400mm.
- JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3

Jack Stud Dimension (JSD) from a minimum of 280mm. No maximum dimension.

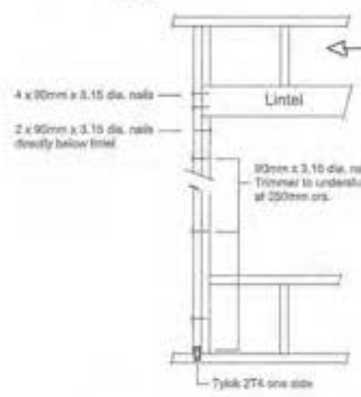


Fill 6 holes in both shaded areas of jack stud and lintel with LUMBERLOK® Product Nails 30mm x 3.15 dia.

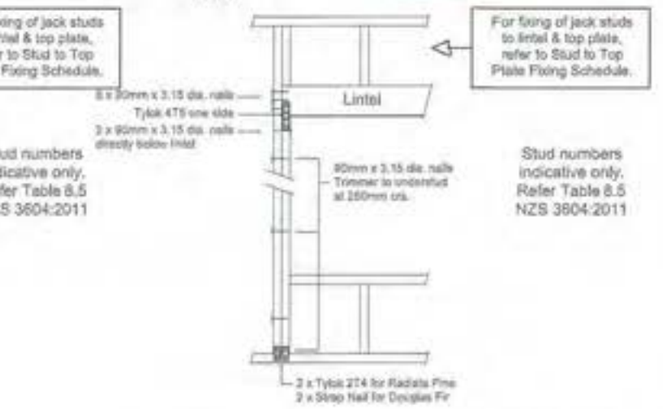
LINTEL FIXINGS:
(MiTek alternative solution to NZS 3604:2011 Table 8.14)

RECEIVED 11 JUL 2017 BY:

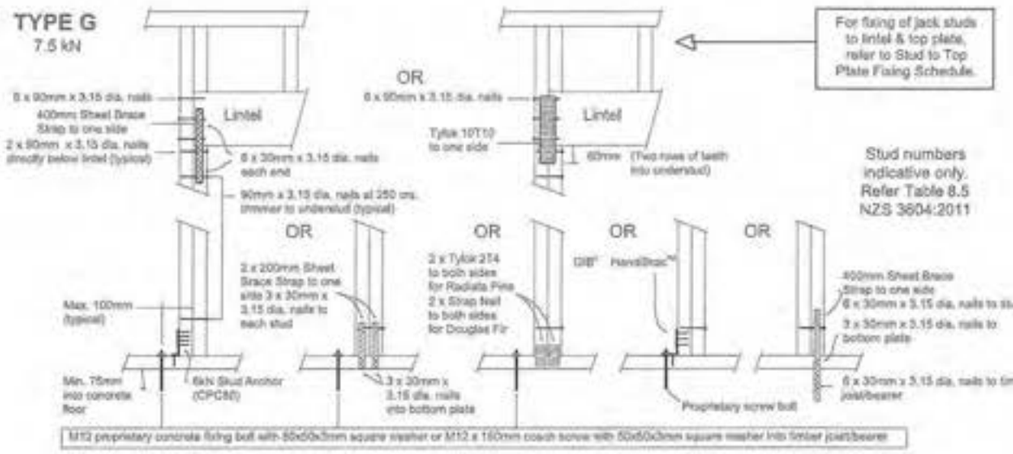
TYPE E
1.4 kN



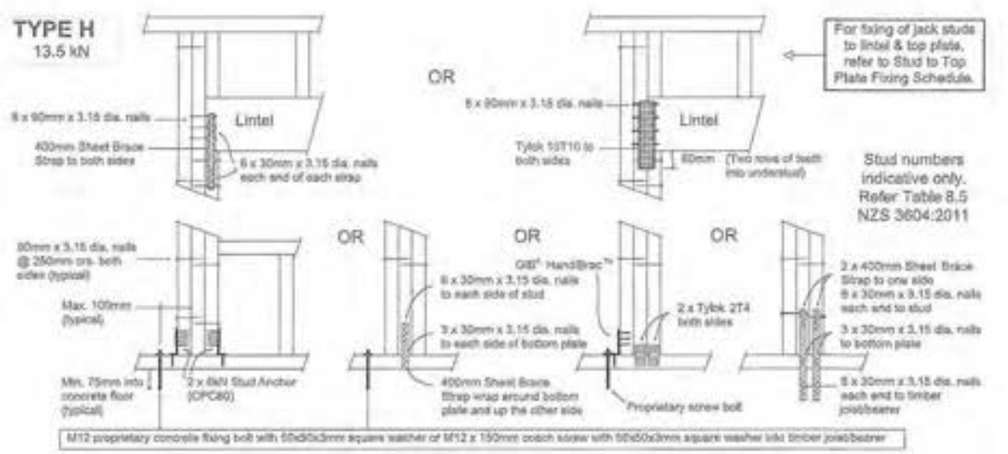
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



90023

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
STUD TO TOP PLATE & LINTEL FIXINGS

Last Saved by: Rik Lizenbee | rmowbray | C:\Users\rmowbray\Desktop\170444.170444.pln

SCALE: 1:1 @ A3 | DATE: 10/07/2017
DRAWN: rmowbray | FILE: 170444

SHEET: 22 OF:

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

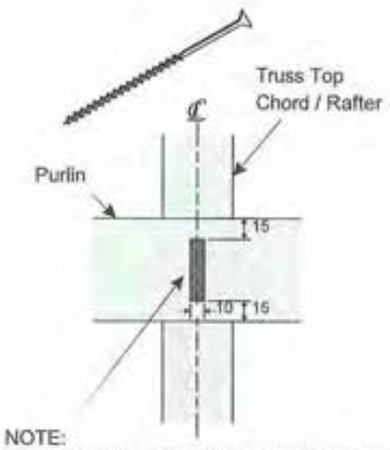
J0024

PURLIN FIXINGS: (MiTek alternative solution to NZS3604:2011 Table 10.10)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	(B)	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

FIXING TOLERANCES

LUMBERLOK BLUE SCREW



NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

PURLIN / BATTEN SPLICE FIXING OPTIONS

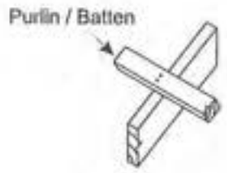
FIXING TYPE A & B OVER PURLIN SPLICE

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



FIXING TYPE B 0.8kN

2 NAILS



RECEIVED
11 JUL 2017
BY:

NOTE:

-All purlin and batten sizes are as per NZS 3604:2011.
-The minimum fixing requirements apply to all purlin locations within the roof area.
-The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
PURLIN FIXINGS

SCALE: @ A3
DP
DATE: 10/07/2017
FILE: 170444

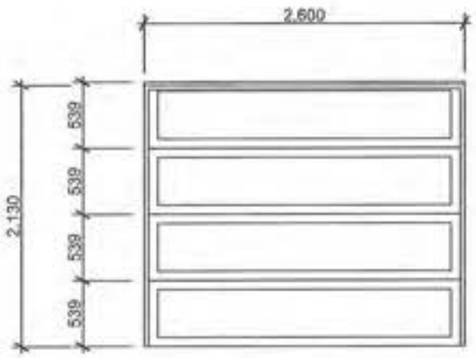
SHEET: 23 OF:

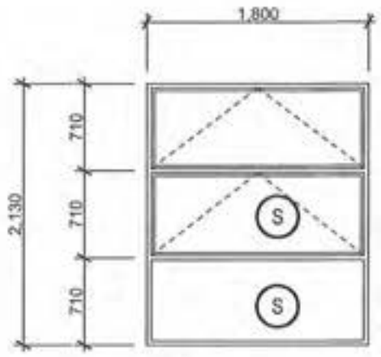
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS • CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED •
DRAWINGS ARE NOT TO BE SCALED FROM ALL WINDOWS TO BE SITE MEASURED

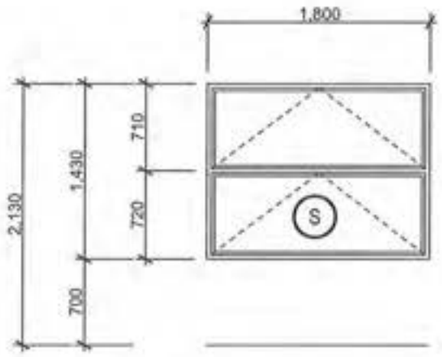
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

J0025

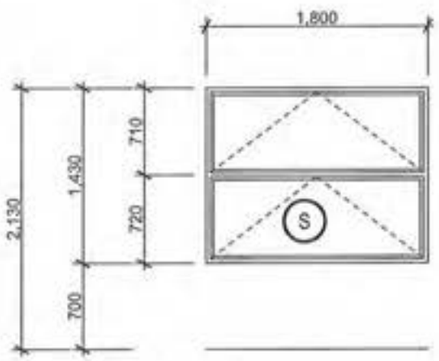




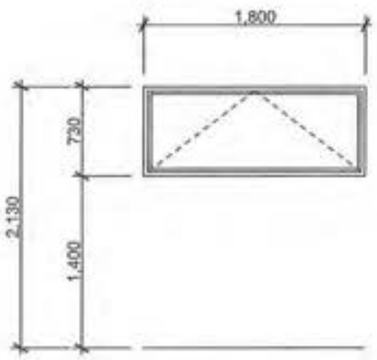
N5x2



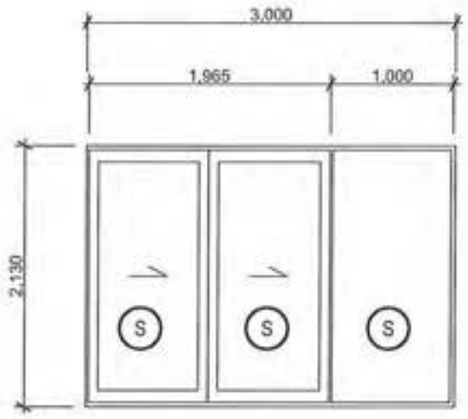
N7



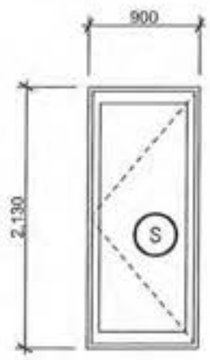
N7



item as shown (N9); item handed (N9)



ND1



ND13

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Glazing	Clear Double glazed as per NZS4223
Frame	35mm Residential Suite
Safety Glass	(S)

RECEIVED
11 JUL 2017
BY:

NOTE: ALL OPENINGS ARE ROUGH OPENINGS & MUST BE SITE MEASURED.

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
WINDOWS & DOOR SCHEDULE

Last Saved by: rmowbray
C:\Users\rmowbray\Desktop\170444\170444.pln

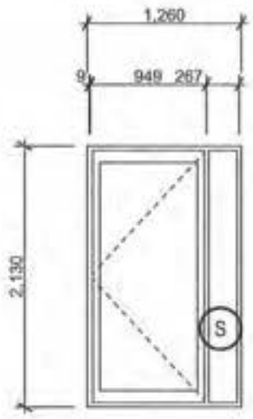
SCALE: 1:50 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

SHEET: 04 OF

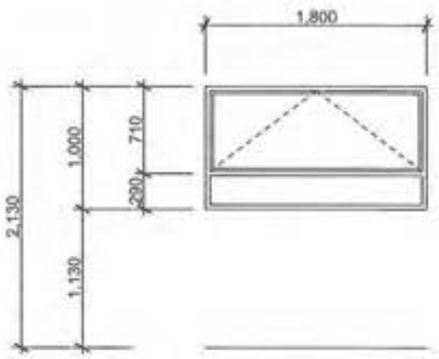
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MM UNLESS STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

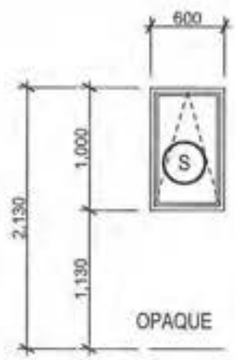
J0026



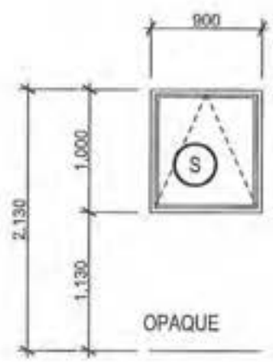
SP1



SP2



W8x2



W9

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Glazing	Clear Double glazed as per NZS4223
Frame	35mm Residential Suite
Safety Glass	(S)

RECEIVED
11 JUL 2017
BZ

NOTE: ALL OPENINGS ARE ROUGH OPENINGS & MUST BE SITE MEASURED.

VERSATILE® HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
WINDOWS & DOOR SCHEDULE

Last Saved by: rmowbray
File Location: C:\Users\rmowbray\Desktop\170444 rmow.pln

SCALE: 1:50 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

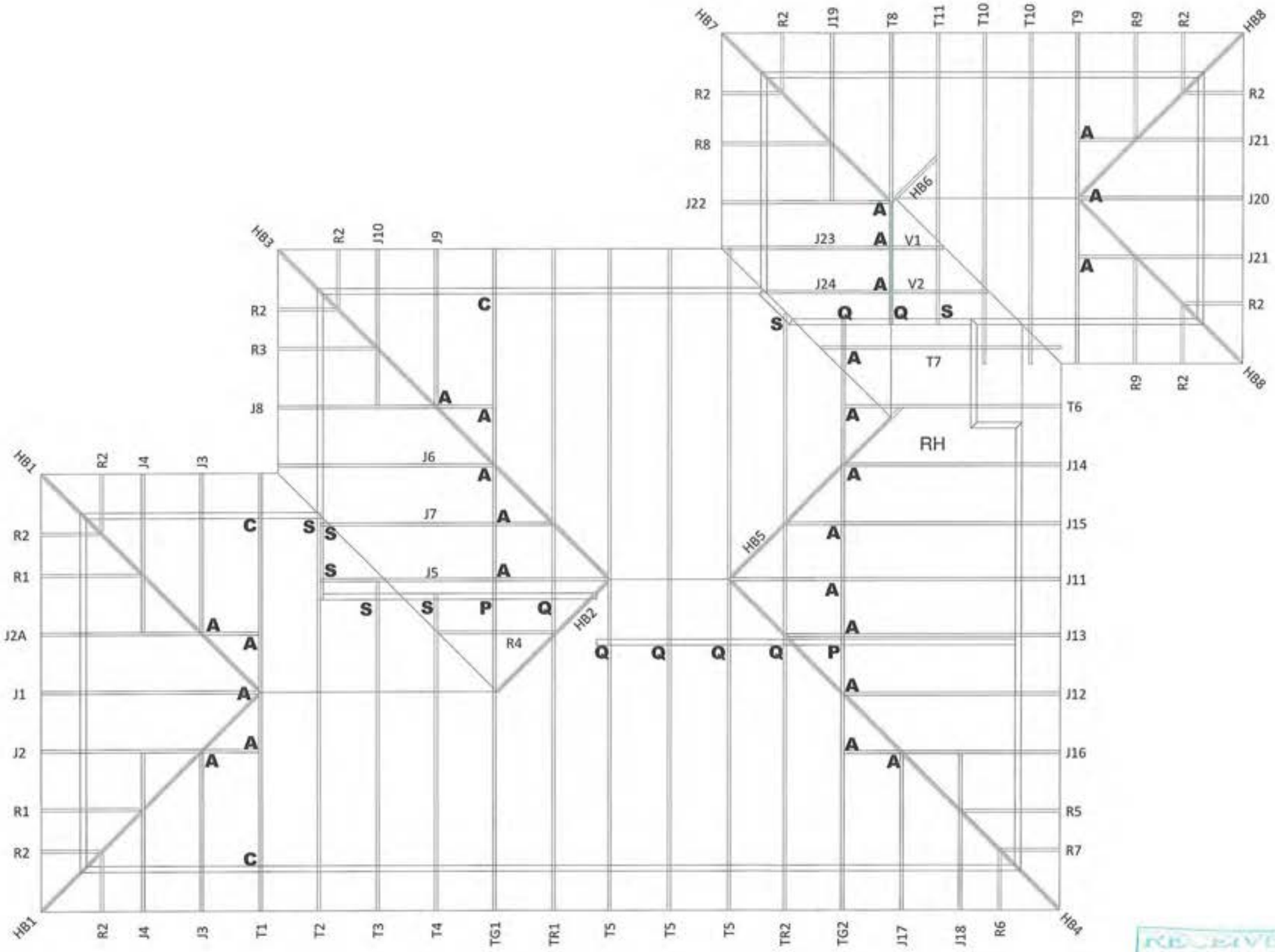
SHEET: 25
OF:

BC170535

J6027

BUILDABLE CONSENT LAYOUT

CARTERS
YourBuildingPartner



Carters, a division of Carter Holt Harvey Limited
Carters - National Support Office
(09) 272 7288

JOB No **UM015204**

Client: Spanbild NZ Ltd
Job Name: Zebunisso Alimova
Address: Lot 13, 1 Mahia Ln
Waikanae
Wellington

Pitch: 25.0deg
Roof Type: Longrun
Overhang: 600mm
Wind Area: High
Roof Snow: 0.000kPa

Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN David Price | 22 Jun,2017

FIXINGS

A = 47x90 Joist Hanger
B = 47x120 Joist Hanger
C = CT200 (pair)
D = 47x190 Joist Hanger
E = 95x165 Joist Hanger
G = SH-140 Split Hanger
H = SH-180 Split Hanger
K = SH-220 Split Hanger
L = 6kN Strap
M = Multigrips (pair)
N = Nailon Plate
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
Q = 9kN Pack
P = 16kN Pack
X = 25kN Uplift
Y = 35kN Uplift
Z = 45kN Uplift

All truss fixings not indicated as above must have two wire dogs.

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout.

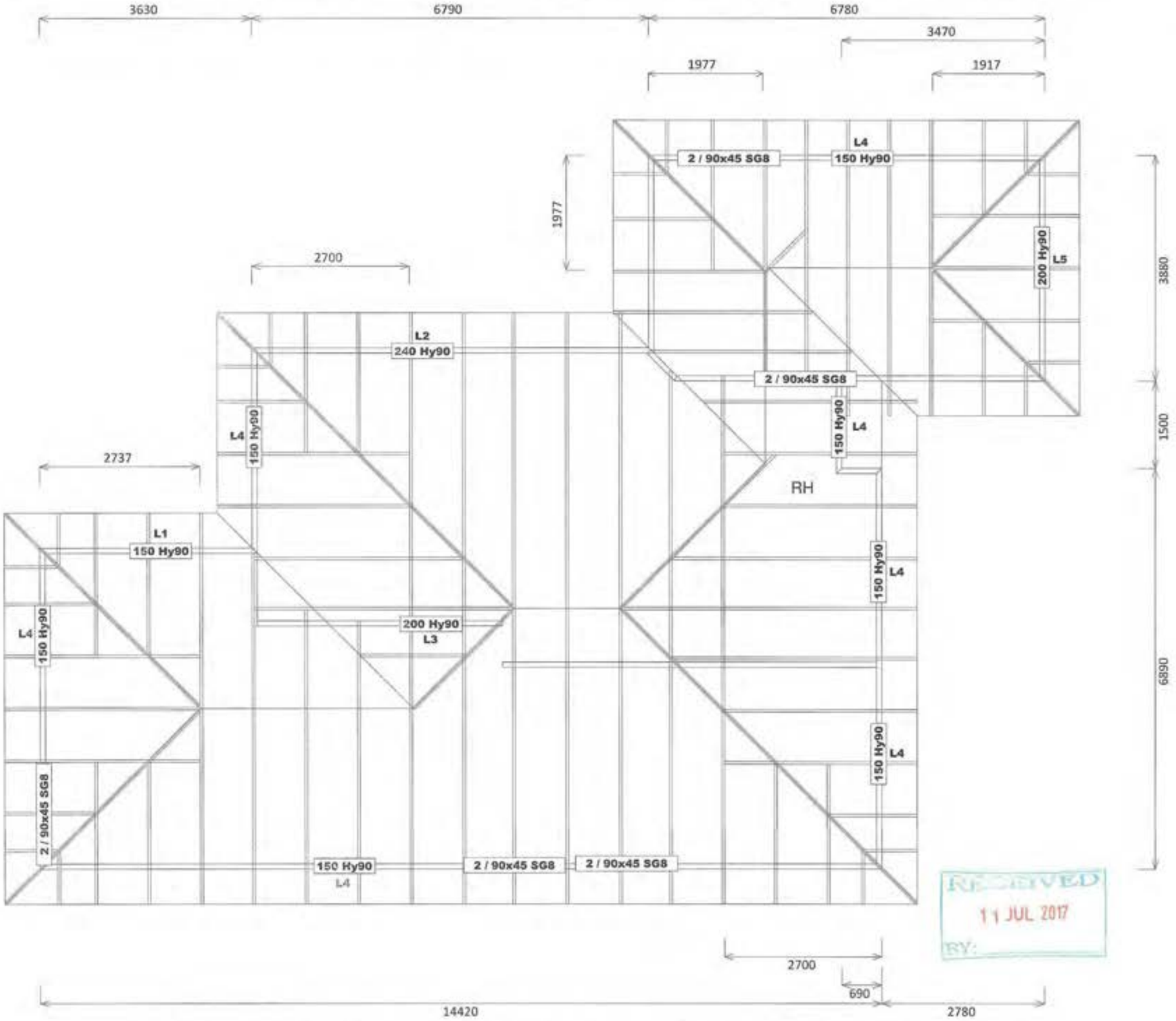
See Back Page for Dimensions, Lintel Statement & Point Load Notification.

FTMA NEW ZEALAND

RECEIVED
11 JUL 2017
BY:

BUILDABLE CONSENT LAYOUT

BC170535



RECEIVED
11 JUL 2017
BY:

NOTE: If metal ceiling battens on clips are used, bottom chord bracing is required at 1800mm centres.

CARTERS
YourBuildingPartner

Carters, a division of Carter Holt Harvey Limited
Carters - National Support Office
(09) 272 7288

JOB No **UM015204**

Client: Spanbild NZ Ltd
Job Name: Zebunisso Alimova
Address: Lot 13, 1 Mahia Ln
Waikanae
Wellington

Pitch: 25.0deg
Roof Type: Longrun
Overhang: 600mm
Wind Area: High
Roof Snow: 0.000kPa

Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN David Price | 22 Jun,2017

The lintels have been sized using one of the following:

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 5 software.

GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Any treated LVL product is H3.1, which satisfies the minimum treatment requirement of H1.2 as per NZS3602.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011.

All walls shown on this layout are considered to be load bearing.

_kN	Dn	kN
	Up	kN

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 10kN or the upward load is greater than 12kN.

See Front Page for Truss Layout and Fixings

FTMA NEW ZEALAND

BC170535
Further Information Received
04/08/2017

New Zealand Environmental Technologies Ltd
Phone: (04) 526 4109, (04) 5267589; Fax: (04) 526-4190; Mobile: 0274 492 837
81 Gillespies Road, PO Box 40-339 Upper Hutt, Wellington
Email: office@nzet.net.nz; Internet Homepage: www.nzet.net.nz

Request for Further Information - Building Consent: 170535
Site Address: 1 Mahia Lane, Waikanae
Legal Description: LOT 13 DP 476550 CT 658756
Project Description: New single level brick clad dwelling with attached single garage.

The following information is provided to satisfy the request for further information in relation to the response from KCDC dated 26 July 2017:

Information needed: BUILDING - 1. Please provide engineers specification covering B1/AS1 and B2/AS1.

B1/AS1: Structural verification and design of the Ribraft foundation has been to standards of both the Firth Ribraft Technical Manual and AS/NZS 1170.

The structure supported by the system is constructed in a location where the Seismic Hazard Factor Z (defined in NZ1170.5) is less than or equal to 0.45. The structure supported by the foundation has no basement, part basement or foundation walls. The total height from the lowest ground level to the highest point of the roof does not exceed 10m. The load bearing walls are supported on a 300mm wide load bearing rib.

The live loading provided by the Ribraft system are 1.5kPa and 3.0kPa as per NZS 3604:2011 "Timber Framed Buildings" and 13kN concentrated load in garage over area of 0.3 x 0.3m (vehicle limited to 2500kg gross).

The dead loads of structures covered by the foundation design are as follows:

Internal walls with total mass not exceeding 45kg/m^2 – e.g. timber framing and linings. Heavy external walls with total mass greater than 60kg/m^2 but not exceeding 290kg/m^2 – e.g. timber framing with masonry veneer as per design. Light roofs with total mass not exceeding 45kg/m^2 – e.g. ceiling linings and metal roof, including framing. Heavy internal walls and/or load bearing internal walls supported on a load bearing rib.

The acceptability of the ground has been verified in accordance with Clause 3.1.3 of NZS 3604:2011.

Lateral resistance does not require shear keys as the Seismic Hazard Factor, Z is not greater than 0.45.

BC170535
Further Information Received
04/08/2017

Shrinkage control joints have been placed accordingly to reduce the risk of unwanted cracks.

Raft Mix of 25MPa or greater shall be used at a 19mm nominal aggregate size.

B2/AS1: NZS 3101:Part 1 :2006 Section 3 has been used as an acceptable solution for meeting the durability requirements of concrete building elements.

Fire resistance ratings for the slab with a minimum width of rib at 100mm is of 60 minutes as per Table 4.6, NZS 3101: Part 1 :2006

Minimum required cover for a specified intended life of 50 years Exposure classification B1/B2, cement binder type GP, GB or HE, compressive strength 25MPa, minimum required cover is 40mm as shown on plans.

BC170535

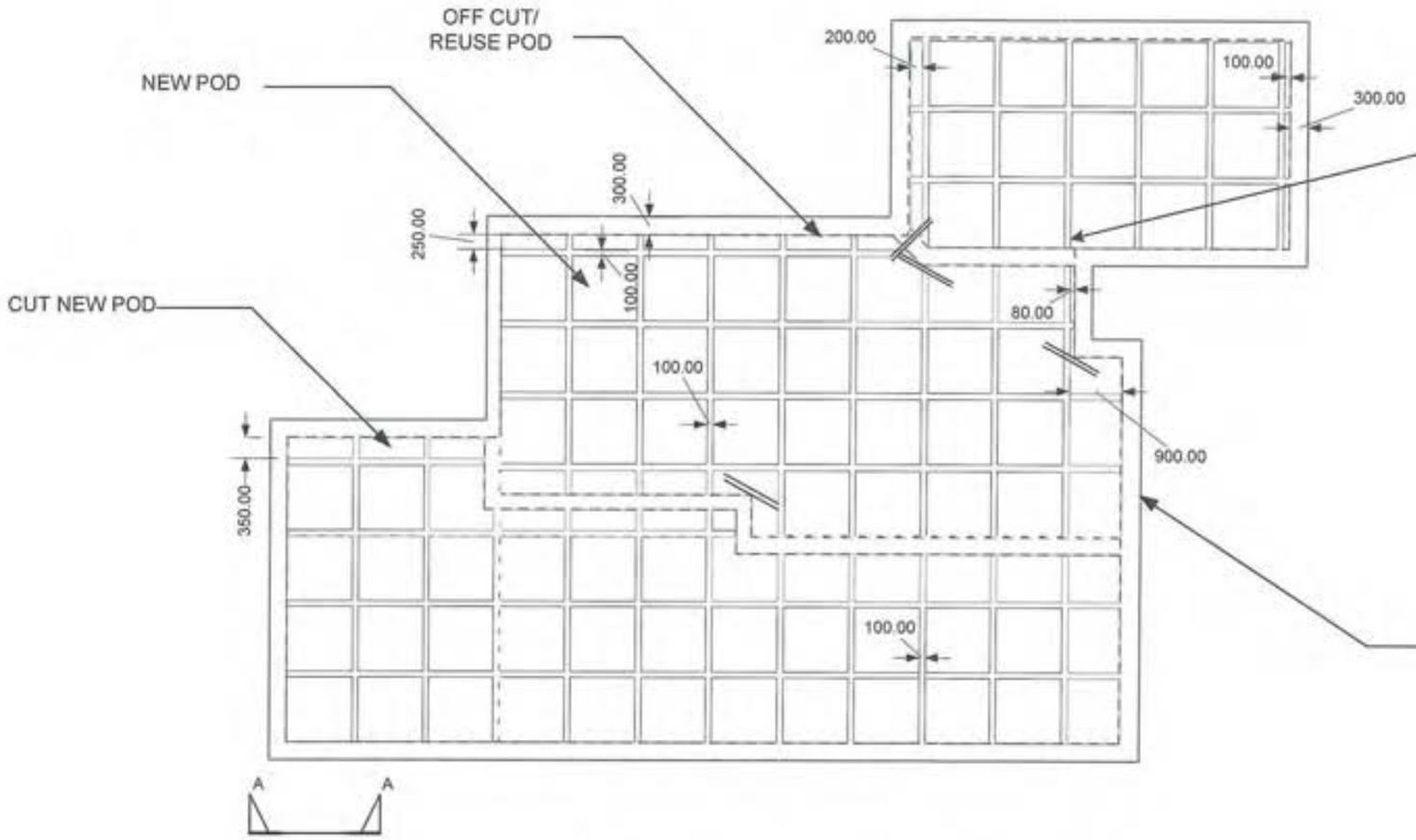
30023

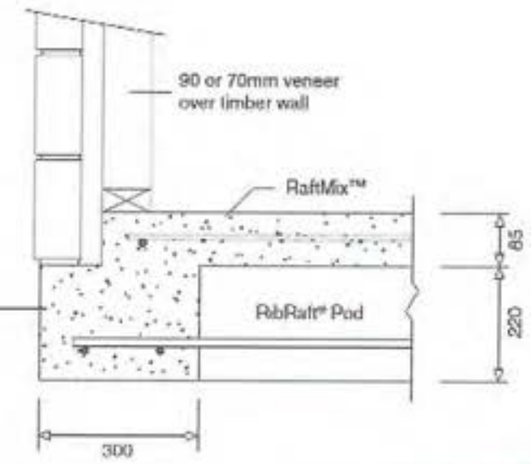
1 Mahia Lane – Ribraft Foundation Plan

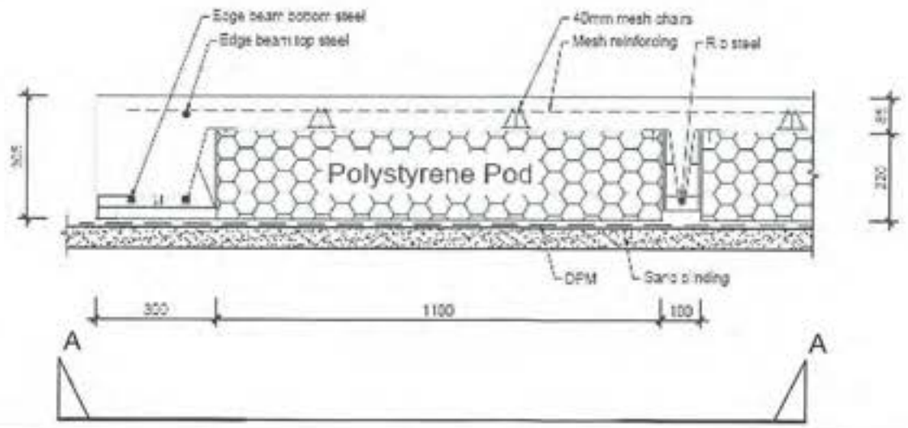
Tuesday, 27 June 2017

SERVICES DUCTS SHALL BE CONVEYED UNDERGROUND TO THEIR PLAN LOCATION THEN BROUGHT UP THROUGH THE POLYSTYRENE POD AND THE CONCRETE FLOOR SLAB. SERVICES SHALL NOT BE PLACED WITHIN ANY CONCRETE EXCEPT TO CROSS THAT SECTION OF CONCRETE I.E. SERVICES SHALL NOT RUN ALONG RIBS OR EDGE BEAMS

SHRINKAGE CONTROL JOINTS SHALL BE SAW CUT AFTER HARDENING. THE SAW CUTS SHALL BE CUT TO A DEPTH OF 25MM AND SHALL BE CUT NO LATER THAN 24 HOURS







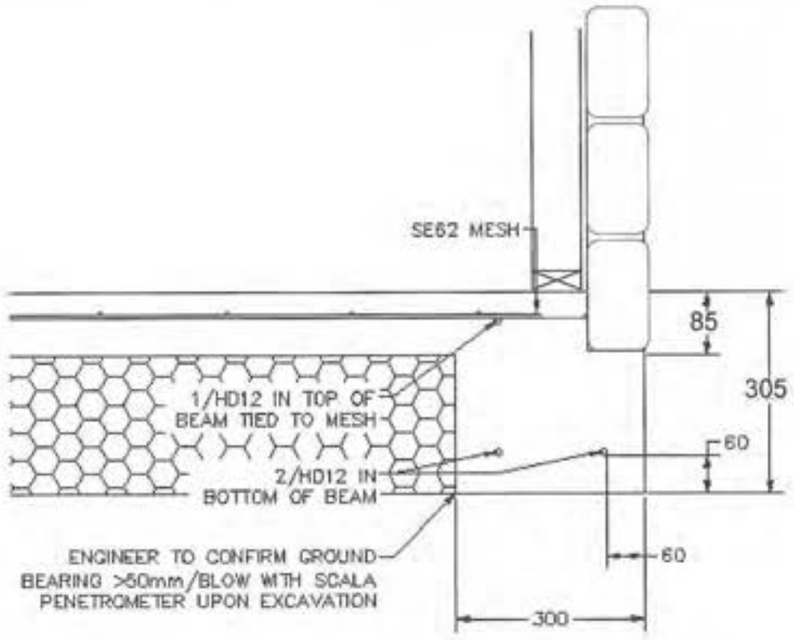
RECEIVED
11 JUL 2017
BY:

RIBRAFT R-VALUES FOR 70-90MM THICK VENEER, CAVITY, AND 90MM WALLS.STRUCTURE EXCEEDS R-2.05

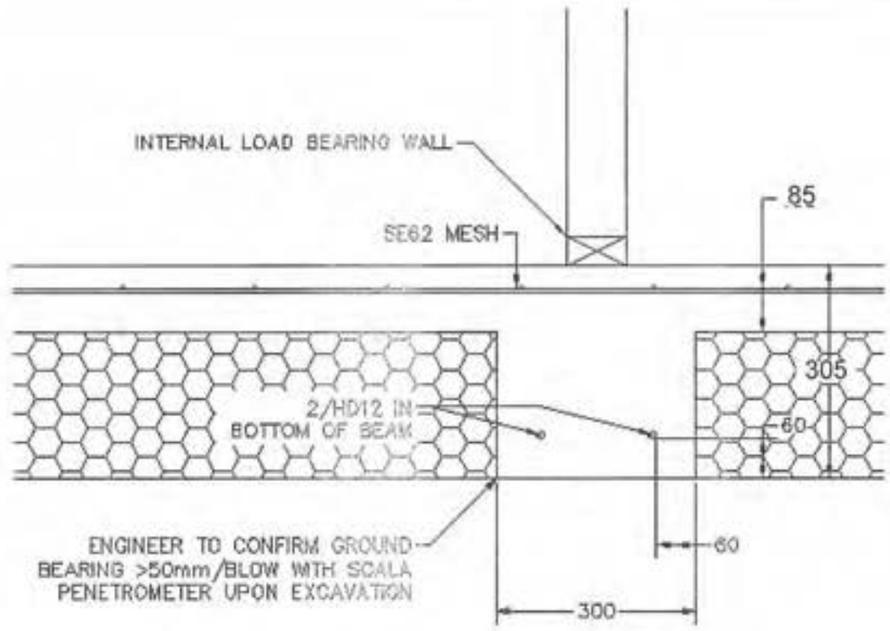
	Floor Area To Perimeter Ratio m²/m									
	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.50	4.00
R-value m² °C/W	1.54	1.67	1.80	1.93	2.05	2.17	2.28	2.40	2.62	2.84

NZET LTD
Consulting Engineers
Ph 04 5264109
office@nzet.net.nz

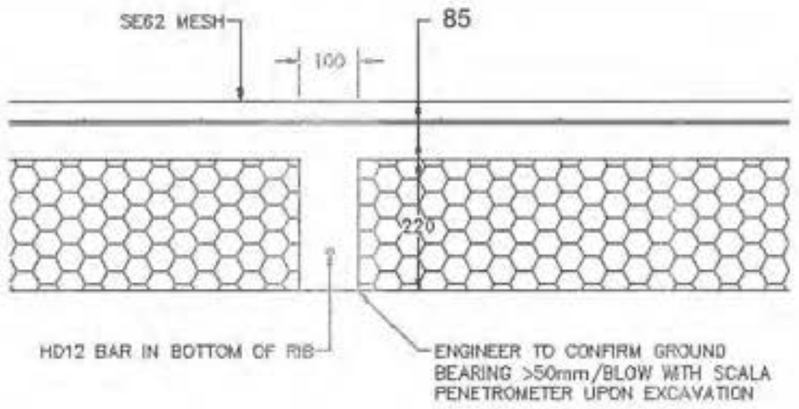
1 Mahia Lane			
Foundation			
SIZE A3	Drawn by	Date 23/06/2017	REV A
SCALE 1:100		SHEET 1 of 2	



PERAMETER BEAM DETAIL A



INTERNAL LOAD BEARING WALL DETAIL B



INTERNAL RIB DETAIL C

RECEIVED
11 JUL 2017
BY:

NZET LTD Consulting Engineers	1 Mahia Lane			
	Foundation			
Ph 04 5264109	SIZE A3	Drawn by:	Date 23/06/2017	REV A
office@nzet.net.nz	SCALE NTS			

Intensity I	52.80	*mm/hr*	112.2
Allowable Qmax whole site	3.08		6.55
Lost Flows	2.91		6.19
Allowable Qmax from tanks =	0.2	*l/s*	0.36
Allowable Qave from tanks =	0.1	*l/s*	0.2

Orifice Calculation - PROTECTED DO NOT ENTER ANY FIGURES

d=	**21.4**	**mm**	
Q100 outflow=	**0.891405578**	**for h=**	**1**
Q100ave	**0.6**		
Q=	**0.53468498**	**for h in Q2**	**0.28782947**
Qave	**0.3**	**Q2**	

STORAGE (2 year)

time (min)	depth (mm)	inflow (l)	outflow (l)	storage (l)
10	8.8	1164	208.527142	1146
15	11.2	1482	312.790713	1411
20	12.8	1693	417	1553
30	15.2	2011	626	1714
60	20.8	2752	1251	1950
120	28.0	3704	2502	1807
180	36.8	4869	3753	1910
240	40.8	5398	5005	1274
300	44.8	5927	6256	639
360	48.0	6350	7507	0
420	51.2	6774	8758	0
480	54.4	7197	10009	0
540	56.8	7515	11260	0
600	60.0	7938	12512	0
660	62.4	8256	13763	0
720	64.8	8573	4719	3854
			Max=	1950

SUMMARY

Tank Volume	**5920.0**	**litres**
100 Year Max Discharge	**0.9**	**l/s**
2 Year Max Discharge	**0.5**	**l/s**
Orifice Diameter	**21**	**mm**

STORMWATER ON-SITE DETENTION TANK (OSD) DESIGN

100 YEAR ARI STORM with 2 YEAR ARI STORM OUTLET

600 m2 Lot with 147m2 house plus 80m2 impervious

NAME	lot 13 DP 476550 - BC170535	Calcs By
ADDRESS		
PHONE		Date

DATA		
Depth of Tank	**1**	*m*
2 Year Isoheyt Value	**80**	*mm*
100 Year Isoheyt Value	**170**	*mm*
Time of Concentration	**10**	*min. (10,15,20*

	Area (m²)	**`C'**
Site Area	**600**	
1. EXISTING SITE COVERAGE		
Existing Roof	**0**	0.9
Existing Paved	**0**	0.85
Existing Garden	**600**	0.35
TOTAL Existing Area	**600**	
2. PROPOSED DEVELOPMENT		
Additional/Reduced Roof	**147**	0.9
Additional/Reduced Paved	**80**	0.85
Additional/Reduced Lawn/Garden	**-227**	0.35
TOTAL Addition Area (should be zero)	**0**	
3. REMAINING UNDRAINED AREA	(Not routed thru detention tank aft	
Undrained Roof Area (Normally Zero)	**0**	0.9
Undrained Paved Area (Normally Zero)	**80**	0.85
Undrained Lawn/Garden Area	**373**	0.35
TOTAL Extg Not to Tank Area	**453**	

CONTROL DATA			
Existing 'C'	0.35		*(`CA'extg/Site*
Developed `CA' to OSD tank	132	*(m²)*	*(`CA'extg+`CA*
Additional Area	0	*(m²)*	*(`A'add)*
	0.00	0	0

RUNOFF DATA	**for 2 year**	**for 100 year**

New Zealand Environmental Technologies Ltd
Phone: (04) 526 4109, (04) 5267589; Fax: (04) 526-4190; Mobile: 0274 492 837
81 Gillespies Road, PO Box 40-339 Upper Hutt, Wellington
Email: office@nzet.net.nz; Internet Homepage: www.nzet.net.nz

1 Mahia Lane – Kapiti Coast

Foundation Investigation and Design Report

DATE: 27 June 2017
AUTHOR: Sagar Harhare BE Civil, PGDip Eng
REVIEWER: Stu Clark, CP Eng
REPORT STATUS: Final

This document has been prepared by, and remains the property of NZ Environmental Technologies Ltd. It should not be lent, its contents disclosed or used for any purpose other than that for which it is specifically submitted. Conclusions reached are based on the available information and should not be construed as offering any guarantees.

1. Background

A domestic dwelling is proposed to be constructed at 1 Mahia lane. This report has been prepared to cover the ground suitability and foundation aspects of this development. The proposed site location is shown in figure 1 and figure 2 below.



Figure 1: Aerial view of proposed site location (Source: KCDC GIS)



Figure 2 Site Location

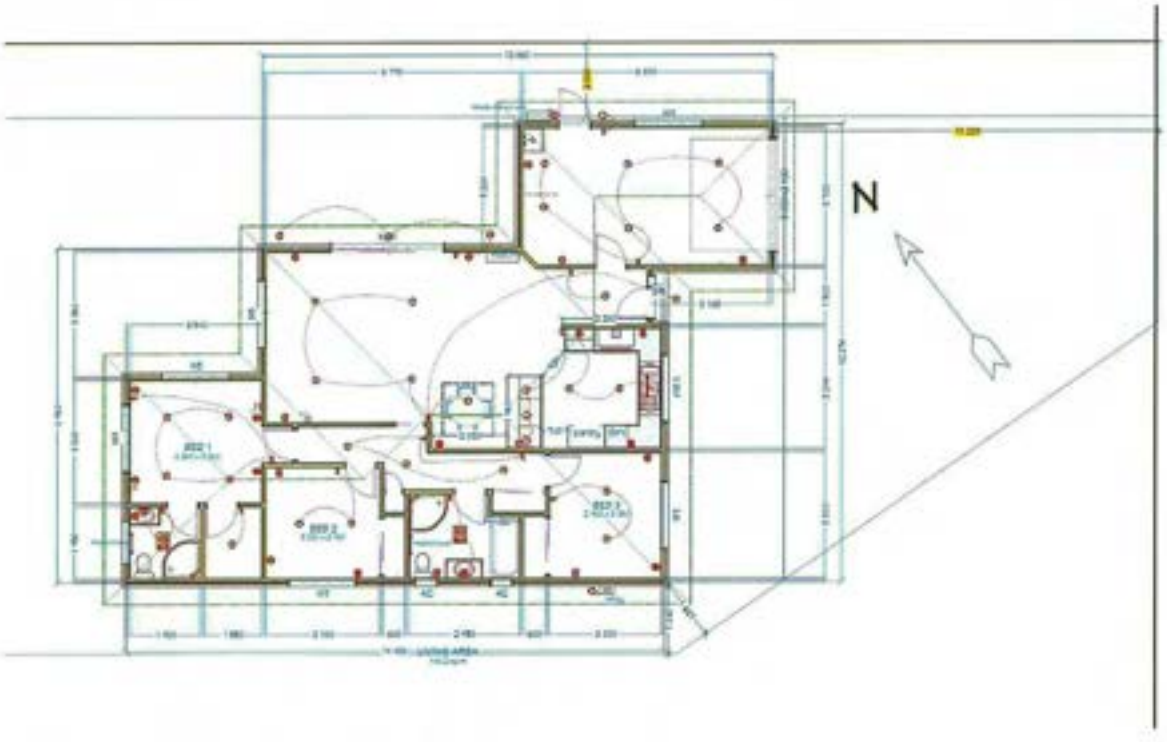


Figure 3 Floor plan of the proposed building

2. Geological and soil context:

2.1 GIS Data

The figure below shows rock and soil related GIS sourced information:



Figure 4. Type of rock – Gravel – (Source GIS Webmap)



Figure 5. Summary of soil layer Chart – (Source Fundamental soil layers)

Summary of the soil layer chart:

- Potential rooting depth – Moderate (Yellow)
- Soil Permeability –Moderate (Green)
- Phosphate retention –medium (Brown)
- Soil particle size – Silt over Skeletal (light Brown)
- Soil Drainage – Well drained (Orange)
- Depth of slowly permeable soil - >1.5 m (Violet)

2.2 Proximity to Fault:

The below figure shows the location of the site and the nearest active fault.



Figure 5. Proximity to the nearest active Fault (Source: GNS web map)

The site is approximately 858 m away from the nearest active fault. The active fault is the Ohariu fault. The Ohariu fault is fault # 346 [1]. It is a strike slip type fault with an estimated 2040 years recurrence interval and an estimated 3.1m single event displacement for a moment magnitude 7.2 event.

[1] (National seismic Hazrd model for New Zealand : 2010 update, 2010)

2.3 Seismic Risk Factors:

Figure 6 below shows that the Seismic Risk Factors



Figure 6. Seismic Risk Factor Chart (Source: GWRC GIS)

Slope failure – Low (Blue)
Ground shaking –Low to moderate (Green)
Combined hazard –moderate (Yellow)
Liquefaction – None

3. Site Investigation

Site investigations were undertaken by Stu Clark (CP Eng) of NZET Ltd on 07/06/2017. The penetrometer tests were carried out at the building corners and one in centre as shown in figure 7 below and the results are shown in figure 8.

5 penetrometer tests i.e. P1, P2, P3, P4 and P5 gave depth to "good ground" as per NZS 3604:2011 between 200 mm to 700mm BGL. Hand excavated samples were also taken at depths of 0.1 and 0.4 m at point P3 of the penetrometer test. The result of the soil sample log is attached as Appendix A. Appendix A shows that the soil description is Brown, med-grained, dry, friable loamy SAND

Figure 9 shows the actual ground photos of the site.

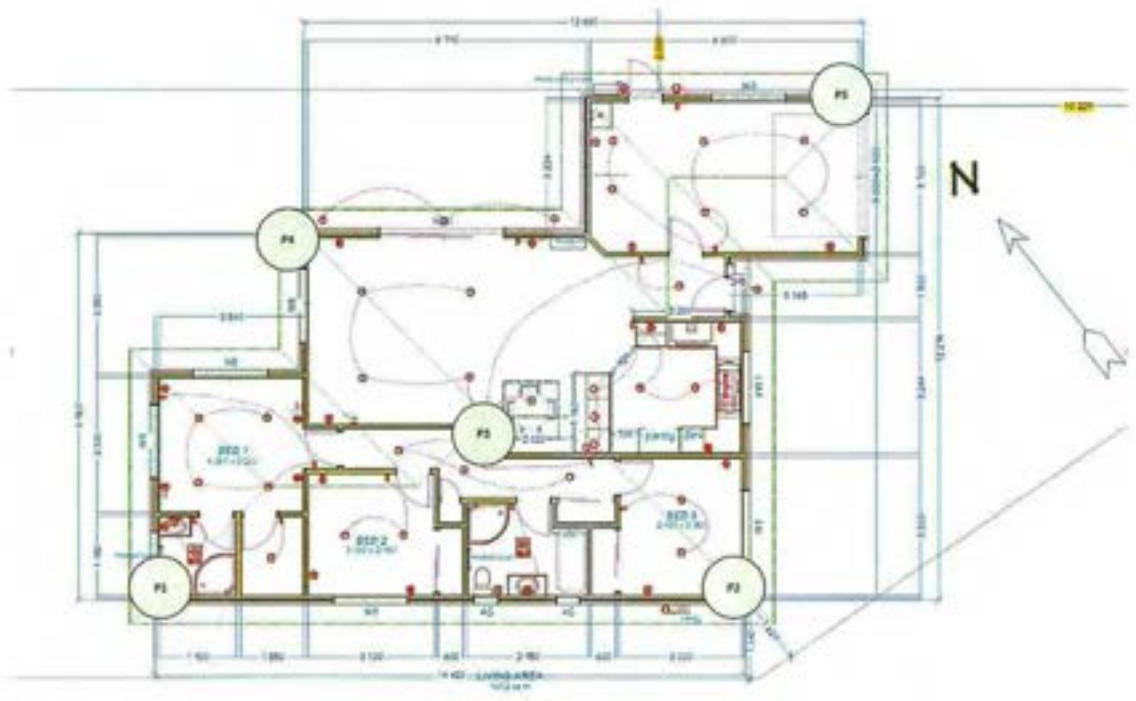


Figure 7. Location of the penetrometer tests

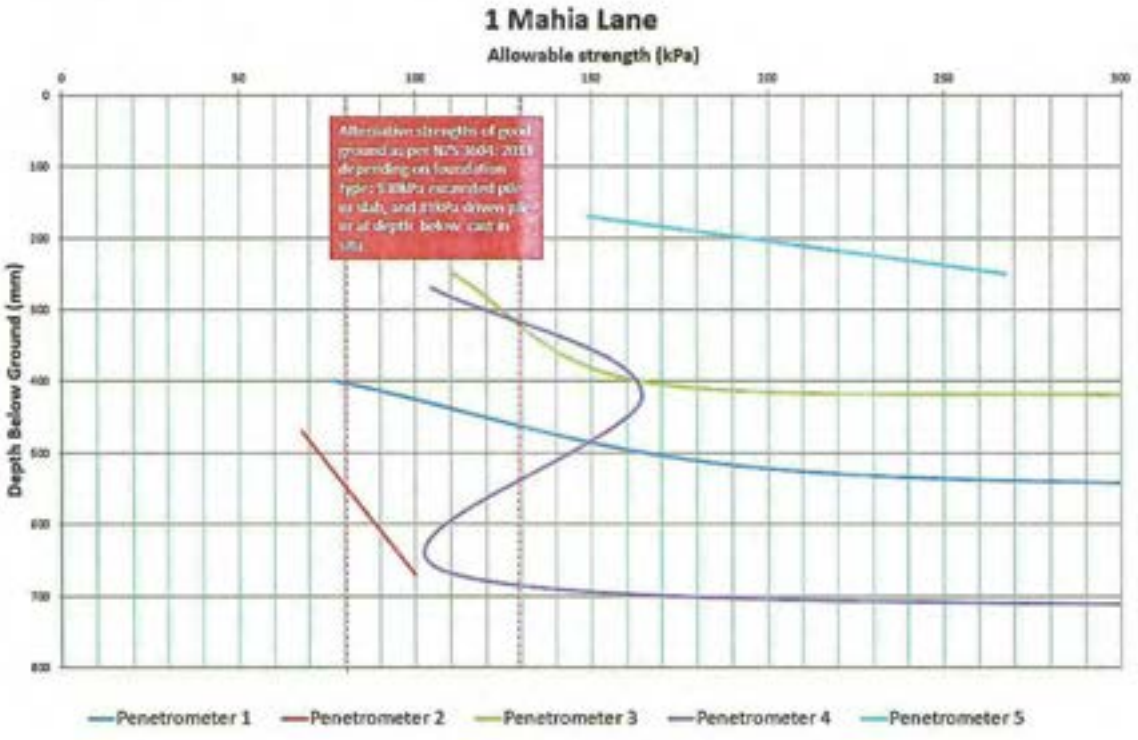


Figure 8. Penetrometer test results



Figure 9. Actual site photos of the penetrometer tests

4. Foundation recommendations:

As shown in the penetrometer results in figure 8 above depth to good ground varies from 200 to 600mm BGL. As all the readings were below 50mm/blow and the ground was visually assessed as complying. The foundation recommendation is to strip top soil, compact using atleast 10 passes of a greater than 400 kg plate compactor and then build up to required level with compacted hard fill extending at least 1m past the outside foundation and utilise a 300mm deep rib raft foundation as per attached plan.

APPENDIX A

Client: Versatile Homes and Buildings Versatile		Project: 1 mahia Lane	Hand auger 1
Address, . . .			Ground level: :
Logged By: MRT		Date: 07/06/2017	Sheet:1 of 1
Note:	**Soil Strength measurements-Shear Vane-**		**Unfactored Scala with FOS** 2.8
		Ground Water Depth: Not encountered	Total Depth: 300mm

Depth (m)	Sample Type	Sample Number	Shear vane(kPa) BS 1377	Graphic Log	Lithology: Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors Rock Description: modifierm color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.	blows per 100mm
		1			TOPSOIL- Inorganic, brown, friable, rootlets	
	HA				Brown, med-grained, dry, friable loamy SAND	
					Gravels encountered at 300mm bgl	
0.5						

Topsoil

Clay
Silt
Sand
Gravel

00032 **MiTek New Zealand Limited**

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

RECEIVED 11 JUL 2017 BY

MiTek 20/20 Engineering 4.6.6.336

Printed: 13:32:51 22 Jun 2017

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **Carters, a division of Carter Holt Harvey Limited**

IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **UM015204** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20 ® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clauses B1 and B2 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence
vi) Timber is graded to the requirements of NZS 3603:1993
vii) Minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Thursday, 22 June 2017**

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

Job: LM015204 Client: Spanbild NZ Ltd Site: Zaburskoi Almova
Phone: Lot 13, 1 Mahia Ln
Description: Waikanae
Building Consent No.: Wellington
Phone:

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Carters, a division of Carter Holt Harvey Limited**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek ® trusses.

Job Details

Importance Level : 2

Design Working Life : 50 years

Roof Truss

Timber Group:	MSG8 DDP H1.2	Pitch:	25.000 deg	Nominal Overhang:	600 mm
Roof		**Ceiling**		**Wind**	
Material:	Longrun	Material:	Gib 13mm/Rondo Screwed	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	600 mm centres		
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Live Load:	Qc = 1.400 kN		

The minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek® trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek® Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
J1	1	2737	25.000	900	J14	1	2700	25.000	900	T4	1	4270	25.000	900
J2	1	2737	25.000	900	J15	1	2700	25.000	900	T5	3	8960	25.000	900
J2A	1	2737	25.000	900	J16	1	2700	25.000	900	T6	1	2700	25.000	900
J3	2	1837	25.000	900	J17	1	1800	25.000	900	T7	1	2700	25.000	900
J4	2	1837	25.000	900	J18	1	1800	25.000	900	T8	1	3880	25.000	900
J5	1	2655	25.000	900	J19	1	1977	25.000	900	T9	1	3880	25.000	900
J6	1	2700	25.000	900	J20	1	1917	25.000	900	T10	2	3880	25.000	710
J7	1	2655	25.000	900	J21	2	1917	25.000	900	T11	1	3880	25.000	710
J8	1	2700	25.000	900	J22	1	1978	25.000	900	TG1	1	8960	25.000	900
J9	1	1800	25.000	900	J23	1	1978	25.000	900	TG2	1	8480	25.000	900
J10	1	1800	25.000	900	J24	1	1978	25.000	900	TR1	1	8960	25.000	900
J11	1	2700	25.000	900	T1	1	5520	25.000	900	TR2	1	6560	25.000	900
J12	1	2700	25.000	900	T2	1	5520	25.000	900	V1	1	775	25.000	900
J13	1	2700	25.000	900	T3	1	4270	25.000	900	V2	1	1453	25.000	900

Total quantity : 48

The computer design input has been carried out by:

MiTek 20/20 Software Operator: David Price

MiTek Candidate Number and Qualifications: **10700 - MiTek 101**

Accredited Fabricator: CARTERS

DESIGN CERTIFICATE

Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code (NZBC), provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

Futurebuild LVL and Laserframe components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

NZS 3603:1993 Timber Structures Standard.

NZS 3604:2011 Timber-framed buildings.

AS 1720.1:2010 Timber structures. Part 1: Design methods.

AS 1720.3:2016 Timber structures. Part 3: Design criteria for timber-framed residential buildings

AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.

AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.

AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 21 March 2017

For further information or advice contact:

Carter Holt Harvey Woodproducts New Zealand,
173 Captain Springs Road, Onehunga. Auckland
Telephone: 0800 808 131
Facsimilie: 0800 808 132
Email: designit@chhwoodproducts.co.nz
Web: http://www.chhwoodproducts.co.nz

Specifier details:

Specifier:	David Price
Business name:	Carters Building Supplies
Address:	64-68 Harris Rd, East Tamaki, Auckland
Email:	david.price@carters.co.nz

Project & site details:

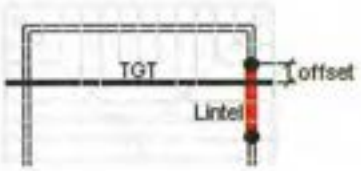
Project:	Zebunisso Alimova
Reference:	UM015204
At (address):	Lot 13, 1 Mahia Ln, Waikanae, Wellington
For (owner/s):	Spanbild NZ Ltd
Design wind zone	High
Snow loading	Design snow zone: N1, Altitude: 100 m (sub-alpine), Ground snow load, $S_g^{1,2}$ = 0.0 kPa

1. designIT does not include any allowance for the effects of drifting and sliding of snow.
2. Snow loads are applied to roofed over structures only, the design of exposed floors/decks are not covered by designIT.

MEMBER DESIGN DETAILS

Member 1

1) Member code and description L1 - Lintels - Supporting girder truss / truncated girder truss



2) Date prepared 22 June 2017

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Roof type	Light roof and ceiling - 40 kg/m²
Roof pitch	25.0 °
Truss spacing	900 mm
Eaves overhang	600 mm
TGT span	5520 mm
TGT setback	2737 mm
TGT offset	1787 mm
Lintel span	1815 mm

5) Member specification

Size, stress grade/product	Use 150 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[1] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - $G + \Psi_L Q$*	6.1 mm	1.0 mm (long term)	5.8
Live load - $\Psi_s Q$	7.3 mm	0.3 mm	24.7
Wind load - W_s	9.1 mm	0.9 mm	10.2

*Critical serviceability load case
See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1[1]	Limit States Design Reaction[2,3] End kN[5]
1.35G	0.60	-3.7
1.2G + 1.5Q	0.80	-5.7
$1.2G + W_u + \Psi_c Q$	1.00	-8.1
$0.9G + W_u$	1.00	5.2

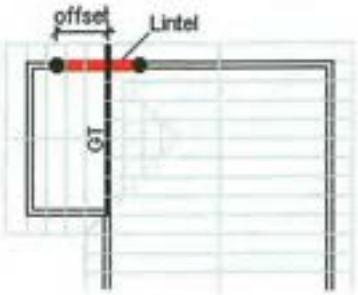
See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 2

1) Member code and description L2 - Lintels - Supporting girder truss / truncated girder truss



2) Date prepared 22 June 2017

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Roof type	Light roof and ceiling - 40 kg/m²
Roof pitch	25.0 °
Truss spacing	900 mm
Eaves overhang	600 mm
Common truss span	2700 mm
GT span	4780 mm
GT offset	1900 mm
Lintel span	3016 mm

5) Member specification

Size, stress grade/product	Use 240 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[3] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - $G + \Psi_L Q^*$	10.0 mm	4.2 mm (long term)	2.4
Live load - $\Psi_s Q$	12.1 mm	1.2 mm	9.9
Wind load - W_s	15.1 mm	3.7 mm	4.1

*Critical serviceability load case
See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

		Limit States Design Reaction[2,3]
Load case	k_1[1]	End kN[4]
1.35G	0.60	-4.1
1.2G + 1.5Q	0.80	-6.3
$1.2G + W_u + \Psi_c Q$	1.00	-8.8
$0.9G + W_u$	1.00	5.5

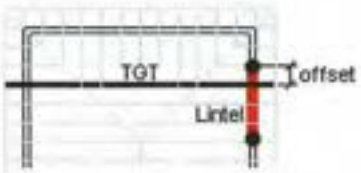
See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 3

1) Member code and description L3 - Lintels - Supporting girder truss / truncated girder truss



2) Date prepared 22 June 2017

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design Inputs

Roof type	Light roof and ceiling - 40 kg/m²
Roof pitch	25.0 °
Truss spacing	900 mm
Eaves overhang	600 mm
TGT span	8960 mm
TGT setback	2700 mm
TGT offset	200 mm
Lintel span	1650 mm

5) Member specification

Size, stress grade/product	Use 200 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[1] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - $G + \Psi_L Q^*$	5.5 mm	1.0 mm (long term)	5.2
Live load - $\Psi_s Q$	6.6 mm	0.3 mm	20.8
Wind load - W_s	8.3 mm	1.0 mm	8.6

*Critical serviceability load case
See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

		Limit States Design Reaction[2,3]
Load case	k1[1]	End kN[4]
1.35G	0.60	-5.3
1.2G + 1.5Q	0.80	-8.4
$1.2G + W_u + \Psi_c Q$	1.00	-11.8
$0.9G + W_u$	1.00	7.7

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 4

1) Member code and description L4 - Lintels - In single or upper storey load bearing walls

2) Date prepared 22 June 2017

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	1.8 m
Roof load width 'RLW'	3.1 m
Roof type and mass	Light roof and ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product	Use 150 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[1] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - G + $\Psi_L Q^*$	6.0 mm	1.5 mm (long term)	3.9
Live load - $\Psi_s Q$	7.2 mm	0.5 mm	16.0
Wind load - W_s	9.0 mm	1.4 mm	6.6

*Critical serviceability load case
See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1[1]	Limit States Design Reaction[2,3] End kN[4]
1.35G	0.60	-2.3
1.2G + 1.5Q	0.80	-3.5
1.2G + W_u + $\Psi_c Q$	1.00	-5.0
0.9G + W_u	1.00	3.2

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 5

1) Member code and description L5 - Lintels - In single or upper storey load bearing walls

2) Date prepared 22 June 2017

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	2.7 m
Roof load width 'RLW'	1.8 m
Roof type and mass	Light roof and ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product	Use 200 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[3] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - G + $\Psi_L Q^*$	9.0 mm	1.9 mm (long term)	4.7

Live load - $\Psi_s Q$	10.8 mm	0.5 mm	21.0
Wind load - W_s	13.5 mm	1.6 mm	8.7

*Critical serviceability load case
See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1[1]	Limit States Design Reaction[2,3] Ends kN[4]
1.35G	0.60	-1.7
1.2G + 1.5Q	0.80	-2.6
1.2G + W_u + $\Psi_c Q$	1.00	-3.7
0.9G + W_u	1.00	2.2

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Notes for interpretation of serviceability data

1. 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.

2. Deflection is the flexural response to load 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

3. The limits referred are those specified in AS 1684.1 for the stated load case.

4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

1. Duration of load factor 'k_1' for strength as per NZ 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

30033

11 JUL 2017

Job Details

Name:	Zebunisso Alimova
Street and Number:	1 Mahia Lane
Lot and DP Number:	
City/Town/District:	Waikanae North
Designer:	rmowbray
Company:	Versatile Homes & Buildings
Date:	Friday, 7 July 2017

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Heavy
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	25
Roof Height above Eaves (m)	2.6
Building Height to Apex (m)	5.2
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.4
Building Length (m)	17.44
Building Width (m)	12.51
Building Plan Area (m^2)	147.00

Building Location

Wind Zone = High

Wind Region	A
Lee Zone	No
Ground Texture	Open
Site Exposure	Exposed
Hill Ste Category	T1

Earthquake Zone 3

Soil Type	D & E (Deep to Very Soft)
Annual Prob. of Exceedance:	1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	**698**	**993**

Bracing Units required for Earthquake

	Along & Across
Single Level	**1271**

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Zebunisso Alimova

									Wind	EQ
									Demand	
									698	1271
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	2163 310%	2139 168%
a	1	0.80		2.4	EP10.6	Ecoply	76	87		
	2	0.50		2.4	GS1-N	GIB®	28	29		
	3	1.20		2.4	EP11.2	Ecoply	144	162		
	External Length = 7.0								248 OK	278 OK
b	1	1.20		2.4	EP11.2	Ecoply	144	162		
	2	1.20		2.4	EP11.2	Ecoply	144	162		
	3	1.50		2.4	GS1-N	GIB®	104	90		
	4	3.50		2.4	GS1-N	GIB®	242	210		
	External Length = 10.5								633 OK	624 OK
c	1	0.70		2.4	EP10.6	Ecoply	67	76		
	2	0.70		2.4	EP10.6	Ecoply	67	76		
	3	2.70		2.4	GS1-N	GIB®	186	162		
	External Length = 4.4								319 OK	315 OK
d	1	2.30		2.4	GS1-N	GIB®	159	138		
	2	2.10		2.4	GS1-N	GIB®	145	126		
	3	2.90		2.4	GS1-N	GIB®	200	174		
									504 OK	438 OK
e	1	1.20		2.4	EP11.2	Ecoply	144	162		
	2	1.50		2.4	GS1-N	GIB®	104	90		
	3	0.60		2.4	GS1-N	GIB®	34	35		
	4	0.60		2.4	GS1-N	GIB®	34	35		
	5	1.20		2.4	EP11.2	Ecoply	144	162		
	External Length = 14.6								460 OK	484 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Zebunisso Alimova

									Wind	EQ
									Demand	
									993	1271
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1369 138%	1317 104%
m	1	0.60		2.4	EP10.6	Ecoply	57	65		
	2	0.70		2.4	GS1-N	GIB®	41	41		
	3	0.50		2.4	GS1-N	GIB®	28	29		
	4	0.40		2.4	EP10.4	Ecoply	32	38		
	External Length = 5.7								158 OK	174 OK
n	1	0.60		2.4	EP10.6	Ecoply	57	65		
	2	1.90		2.4	GS1-N	GIB®	131	114		
	3	3.00		2.4	GS1-N	GIB®	207	180		
	External Length = 3.5								395 OK	359 OK
o	1	0.60		2.4	GS2-N	GIB®	48	43		
	2	1.50		2.4	GS1-N	GIB®	104	90		
									151 OK	133 OK
p	1	3.20		2.4	GS1-N	GIB®	221	192		
	2	1.60		2.4	GS1-N	GIB®	110	96		
	External Length = 3.4								331 OK	288 OK
q	1	0.60		2.4	EP10.6	Ecoply	57	65		
	2	0.70		2.4	GS1-N	GIB®	41	41		
	3	0.70		2.4	GS1-N	GIB®	41	41		
	4	0.70		2.4	EP10.6	Ecoply	67	76		
	External Length = 7.1								206 OK	224 OK
r	1	0.50		2.4	BLP-H	GIB®	64	69		
	2	0.50		2.4	BLP-H	GIB®	64	69		
	External Length = 4.1								127 OK	139 OK

Custom Wall Elements

Supplier	System	Min. Length m	Wind BUs/m	EQ BUs/m
Ecoply	EP10.4	0.4	80	95
Ecoply	EP10.6	0.6	95	109
Ecoply	EP11.2	1.2	120	135
Juken	SB	0.6	100	115
MiTek	MBX6-55	1.8	75	25
MiTek	MBX6-45	2.4	70.42	23.33
OSB	OSB6a	0.6	74	85
OSB	OSB6b	1.2	97	104
OSB	OSB7a	0.4	87	74
OSB	OSB7b	0.8	113	131

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

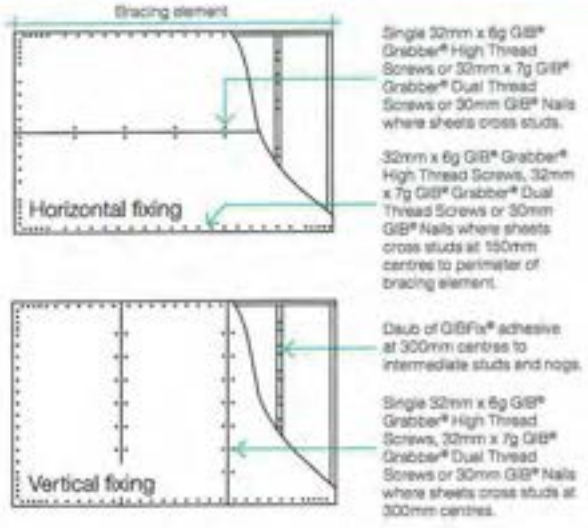
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

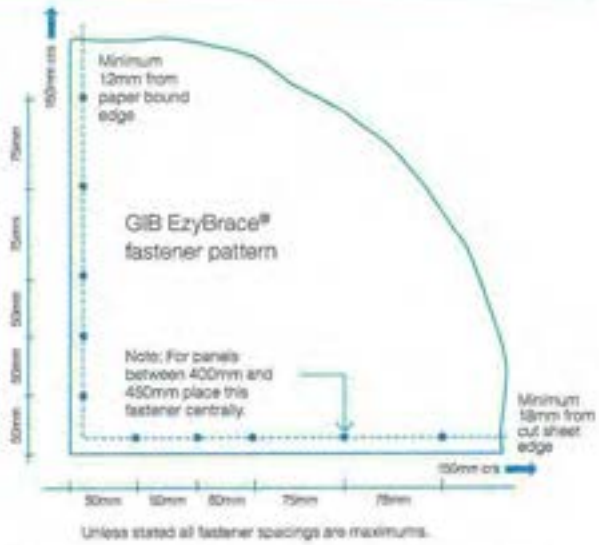
Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.





Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BLP-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BLP-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus minimum 7mm structural plywood manufactured to AS/NZ 2269.0 :2012 to the other side	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure; B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB® HandiBrac is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of AS/NZ 2269/0 :2012.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus minimum 7mm structural plywood manufactured to AS/NZS 2269.0 :2012 to the other side.
- Sheets can be fixed vertically or horizontally.
- Plywood is to be fixed vertically with edges supported.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

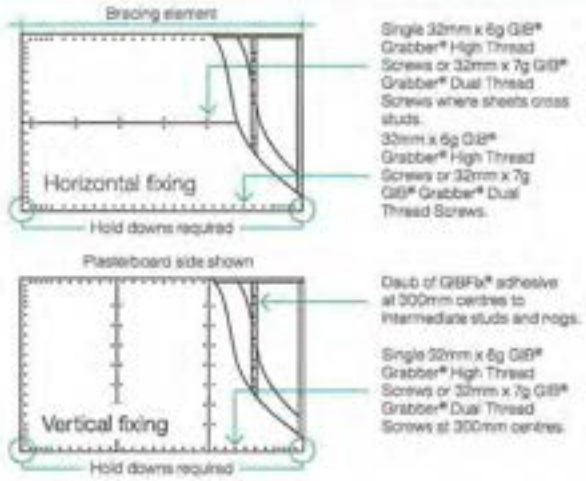
GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Plywood: 50 x 2.8mm Galv or Stainless steel annular grooved FH nails. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

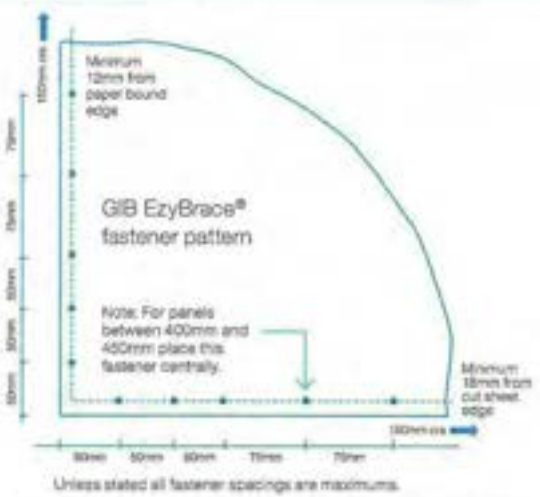
Fastener centres

GIB® Plasterboard side: 50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge. Plywood side: 150mm centres to the perimeter of each sheet. GIB® corner fastener pattern does not apply to the plywood side. 300mm centres to intermediate studs.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.





Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification GS2-N

Specification code	Minimum length (m)	Lining requirement
GS2-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and then 600mm centres thereafter.

WALL LINING

- A layer of 10mm or 13mm GIB® plasterboard to each side of the wall.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

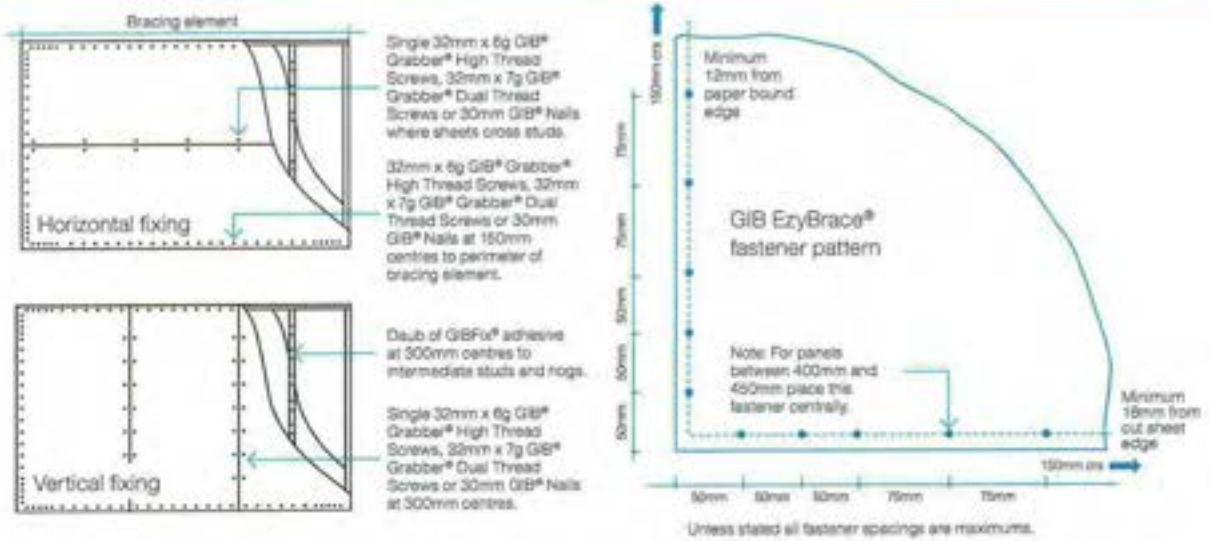
32mm x 6g GIB® Grabber® High Thread Screws,32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

Length of GIB EzyBrace® elements ('N' Type)

The length of GIB EzyBrace® elements with an 'N' extension (requiring standard NZS3604:2011 plate connections) can be taken as the full frame length measured from the outside of the end-stud to the opening face as illustrated in figures 29-32.

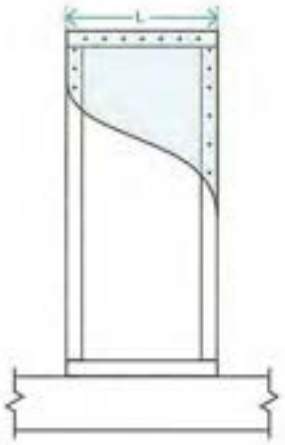
'N' type GIB EzyBrace® elements are identified by GIB® specification numbers GS1-N, GS2-N and GS2-NOM

The dimension 'L' shall not be less than 400mm.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening.

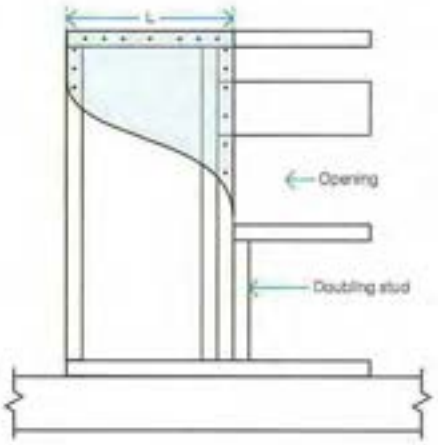
Fastener spacings and diagram scales shown in Figures 29–32 are indicative only. Refer to p.23–30 for construction details.

FIGURE 29: GS BRACING ELEMENTS (OPTION A)



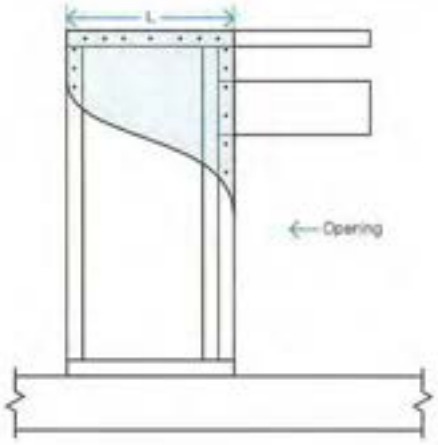
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 30: GS BRACING ELEMENTS (OPTION B)



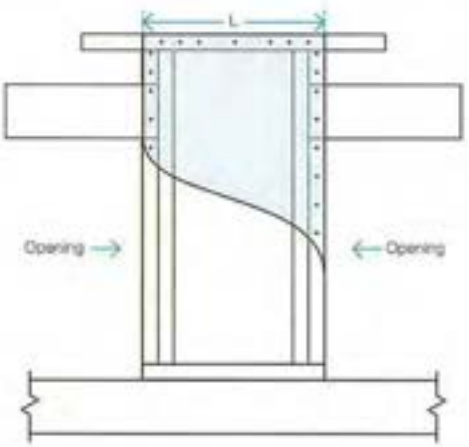
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 31: GS BRACING ELEMENTS (OPTION C)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 32: GS BRACING ELEMENTS (OPTION D)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

Length of GIB EzyBrace® elements ('H' Type)

GIB EzyBrace® elements with an 'H' extension (requiring special panel hold-down fixings) can be used when the dimension 'L' as illustrated in figures 33–36 is 400mm or more.

'H' type GIB EzyBrace® elements are identified by GIB® specification numbers GSP-H, BL1-H, BLG-H and BLP-H.

The length of an 'H' type element is not only determined by the sheet material, but also by the placement of the hold-down fixings.

Hold-down fixings cannot be placed closer together than what is shown for the standard panel in figure 33.

Hold-down fixings can be placed under windows provided sill trimming studs beneath the opening are connected to the bracing element using 8/90mm gun nails, as illustrated in figure 34.

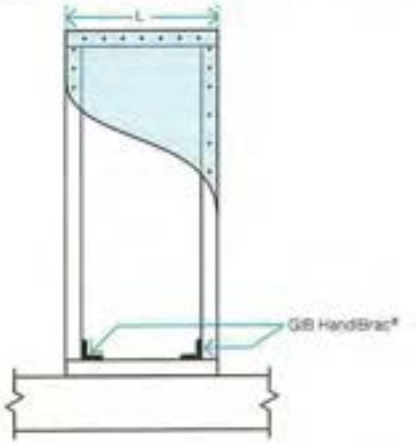
Spike doubling stud to trimming stud using a minimum of 2/90mm gun nails at 600mm centres. Lintel straps (where required for wind uplift) should be checked in and be located away from the bracing element fasteners.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening as indicated in figures 34-36.

When using bracing straps, installed in accordance with p.17, fix the strap to the same framing member as shown for the GIB Handibrac® below, and install the adjacent anchor bolt in the same position as the GIB HandiBrac® bolt.

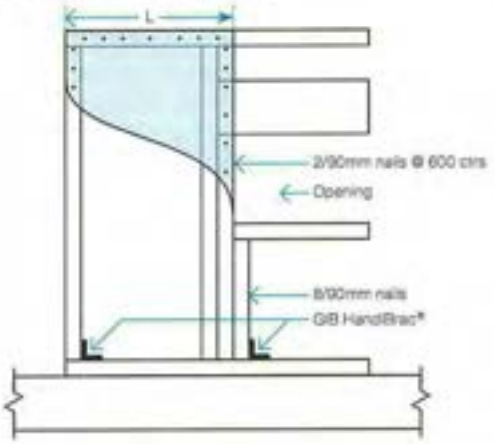
Fastener spacings and diagram scales shown in figures 33–36 are indicative only. Refer to p.23–30 for construction details.

FIGURE 33: BL BRACING ELEMENTS (OPTION A)



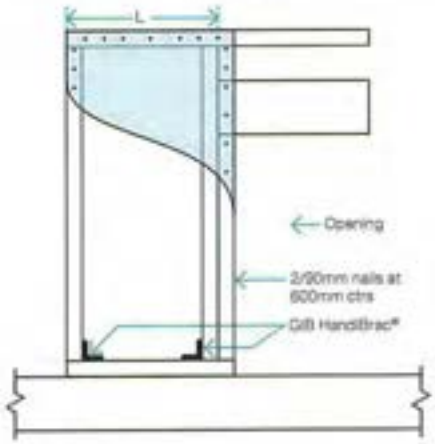
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 34: BL BRACING ELEMENTS (OPTION B)



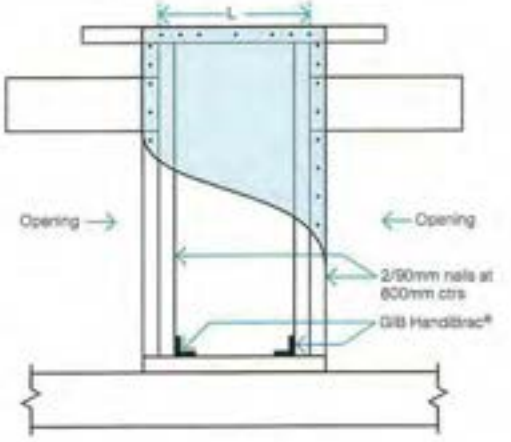
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 35: BL BRACING ELEMENTS (OPTION C)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 36: BL BRACING ELEMENTS (OPTION D)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

3.3 ECOPLY® BRACING SPECIFICATION - EP1

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1_0.4	0.4 m	Ecoply one side	80	95
EP1_0.6	0.6 m	Ecoply one side	95	105
EP1_1.2	1.2 m	Ecoply one side	120	135

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom plate fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7 mm, 9 mm or 12 mm Ecoply plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3 mm expansion gap should be left between sheets.

Fastening the Ecoply® panels

Fasten with 50 x 2.8 mm hot dipped galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

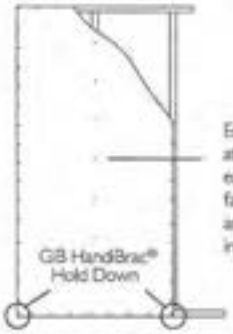
Fasteners for H3.2 CCA treated Ecoply® panels

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® fixed with 50 x 2.8 mm nails at 150 mm centres to perimeter of each sheet at no less than 7 mm or 3 fastener diameters from sheet edge and at 300 mm centres to intermediate studs

Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply manufactured by Carter Holt Harvey and SG8 timber framing, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

SEPTEMBER 2015

BC170535

00031



H1 Energy Efficiency - Calculation Method

SPANBILD
DESIGN MANUFACTURE BUILD

Client: Zeburtsso Alimova
Address: 1 Malta Lane, Waikanae North

Zone: Zone 2
Floors: Ground floor

Floor Area (m²)	147.00
Roof Area (m²)	147.00
Perimeter Total (lm)	47.36
N/A	
Wall Height (m)	2.42
N/A	
Wall 1 Length Brick	43.86
Wall 2 Length Internal	3.50
Wall 3 Length	0.00
Total Wall Area (m²)	114.61
Skylight Area	0.0
Total Joinery Area (m²)	29.10
N/A	N/A
Glazing Percentage Area	21.48%
Glazing Area Over 30%	0.00%
Area Perimeter Ratio	3.10

NOTE: Garage is non-habitable space, insulation is to be applied between garage and habitable spaces

Element	Insulation R Value	Construction R Value	Minimum Required
Roof	R3.2 Batts	2.09	2.9
Wall 1	R2.4 Batts	2.11	1.9
Wall 2	R2.4 Batts	2.09	1.9
N/A	N/A		N/A
N/A	N/A		N/A
N/A	N/A		N/A
Floor	Concrete footing & slab	1.98	1.3
Glazing	Double Glazing	0.26	0.26

Double Glazed Joinery Units

	Width	Height	Area	Wall 1 Quantity	Wall 2 Quantity	Wall 3 Quantity	Wall 1 First Floor	Total Area Wall 1 m²	Total Area Wall 2 m²	Total Area Wall 3 m²	Total Area First Floor Wall 1 m²
N6	1.80	2.13	3.83	2.0				7.7	0.0	0.0	0.0
N7	1.80	1.43	2.57	2.0				5.1	0.0	0.0	0.0
N8	1.80	0.72	1.31	1.0				1.3	0.0	0.0	0.0
ND1	3.00	2.13	6.39	1.0				6.4	0.0	0.0	0.0
ND13	0.90	2.13	1.92					0.0	0.0	0.0	0.0
W8	0.60	1.00	0.60	2.0				1.2	0.0	0.0	0.0
W9	0.90	1.00	0.90	1.0				0.9	0.0	0.0	0.0
BP1	1.26	2.13	2.68	1.0				2.7	0.0	0.0	0.0
BP2	1.80	1.00	1.80	1.0				1.8	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
			0.00					0.0	0.0	0.0	0.0
Internal Door	1.00	2.10	2.10		3			6.3	2.1	0.0	0.0
			Total Ground Floor Area:					27.1	2.1	0.0	
			Total First Floor Area:								0.0

Skylight Joinery Units

	Width	Height	Area	Quantity	Total Area m²
Skylight			0.00		0.0
					0.0
					0.0
					0.0
					0.0
				Total Area:	0.0

Reference Building

HL Reference Zone 2	=	Aroof + Arooflight / 2.9	+	Awall + A Door / 1.9	+	Afloor / 1.3	+	A10% of total wall / 0.26	+	N/A / N/A		
338.2 W/°C	=	147.00 / 2.9	+	80.23 / 1.9	+	147.00 / 1.3	+	34.38 / 0.26	+	N/A / N/A		

Proposed Building

HL Reference	=	A Roof / R Roof	+	A Wall1 / R Wall1	+	A Wall2 / R Wall2	+	A Wall3 / R Wall3	+	A FF Wall 1 / R FF Wall 1	+	A Floor / R floor	+	A Joinery Wall 1 / R Window	+	A Joinery Wall 2 / R Window	+	A Joinery Wall 3 / R Window	+	A FF Joinery Wall 1 / R Window	+	A Skylight / R Skylight	+	A Mid Floor / R Mid Floor
274.7 W/°C	=	147.00 / 5.09	+	79.04 / 2.11	+	6.37 / 2.03	+	N/A / N/A	+	N/A / N/A	+	147.00 / 1.99	+	27.10 / 0.26	+	2.10 / 0.26	+	N/A / N/A	+	N/A / N/A	+	0 / 0.29	+	N/A / N/A

Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it or use the new Design Navigator message board.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors ○
Walls ○
Roofs ◉

Roof (trusses @900crs) 4.02 m²K/W

Type: Roof: Timber framed roof, direct fixed or battened flat ceiling

Pitched timber framed roof, flat ceiling

external surface 0.03

Roofing : Corrugate iron with building paper
R-value: 0.01

Insulation :

Timber Frame & Cavity :
90mm rafters or joists @ 900mm, battens (covered with insulation)

Roof Frame Area: 5.0% *Cavity Area: 95.0%*

Roof space (still air) 0.11	Roof space (still air) 0.11
Framing : *R-value: 0.75*	Insulation : 4.6

Roof Lining : Gypsum plasterboard 10mm
R-value: 0.04

internal surface 0.09

Recessed downlights
Ceiling Area [m²]: Number of downlights: Clearance from lamp holder side [m]:

Print Page

Current NZS4218:2009 Schedule Method minimum R-value Targets (non-solid contruction):

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets:

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8

Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it or use the new Design Navigator message board.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

Floors
Walls
Roofs

Internal Wall 600crs — 2.18 m²K/W

Type: Wall: Timber frame (direct fixed cladding)

timber frame (direct fixed cladding)

external surface 0.03

Cladding : Gypsum plasterboard 10mm into still air (garage, etc.)
R-value: 0.10

Air Barrier : none
R-value: 0.00

Timber Frame & Cavity : 90mm, studs @ 600mm, dwangs @ 800mm

Wall Frame Area: 14.4% *Cavity Area: 85.6%*

Framing : *R-value: 0.75*

Pink®Batts® Ultra R2.6 Wall 2.6

still Airgap: none
R-value: 0.00

Wall Lining : Gypsum plasterboard 10mm
R-value: 0.04

internal surface 0.09

Print Page

Current NZS4218/H1 Schedule minimum R-value Targets (non-solid contruction)

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.8	R-3.6

Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "iso-thermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it or use the new Design Navigator message board.

Please select the element type. Then choose the construction details and enter the R-value of the insulation either directly in the text box or by choosing a product from the right panel.

- Floors ○
- Walls ◉
- Roofs ○

Brick 600crs R2.6 — 2.23 m²K/W

Type: Wall: Timber frame with vented cavity

timber frame with vented cavity

external surface 0.03

Cladding : 70mm brick
R-value: 0.06

Air Barrier : Building paper
R-value: 0.01

Timber Frame & Cavity : 90mm, studs @ 600mm, dwangs @ 800mm

Wall Frame Area: 14.4%	*Cavity Area: 85.6%*
15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08	15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08
Framing : *R-value: 0.75*	Pink®Batts® Ultra R2.6 Wall 2.6
	still Airgap: none *R-value: 0.00*

Wall Lining : Gypsum plasterboard 10mm
R-value: 0.04

internal surface 0.09

Print Page

Current NZS4218/H1 Schedule minimum R-value Targets (non-solid contruction)

	Zone 1	Zone 2	Zone 3
Roof	R-2.9	R-2.9	R-3.3
Wall	R-1.9	R-1.9	R-2.0
Floor	R-1.3	R-1.3	R-1.3
Glazing (vertical)	R-0.26	R-0.26	R-0.26
Glazing (skylights)	R-0.26	R-0.26	R-0.31

Australian Building Code Targets

	All Zones except NSW	NSW
Roof	R-4.1	R-6.3
Wall	R-2.9	R-3.8

30035

RECEIVED
11 JUL 2017

GIB® RONDO® 310 METAL BATTEN SYSTEM

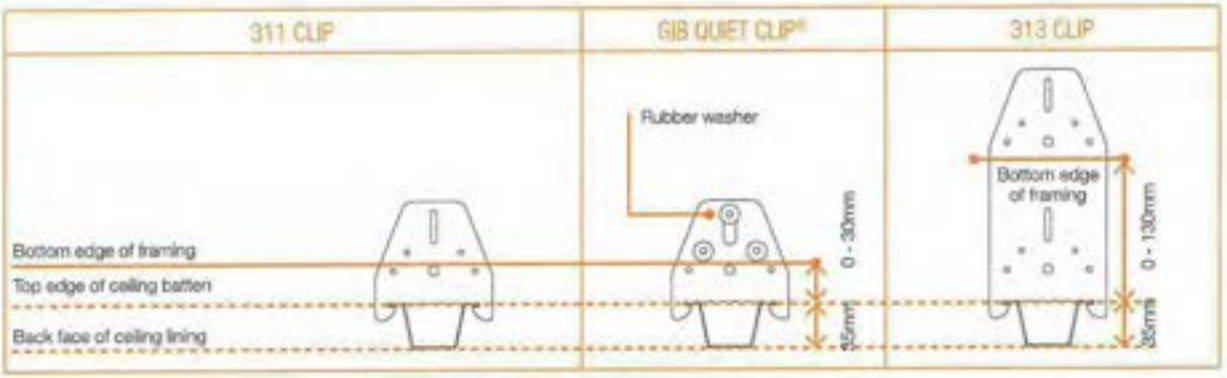
AUGUST 2012

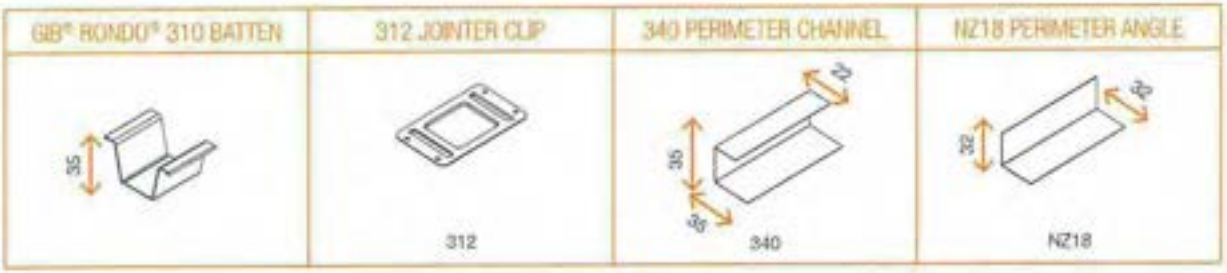
GIB® RONDO® 310 CEILING BATTEN SYSTEM

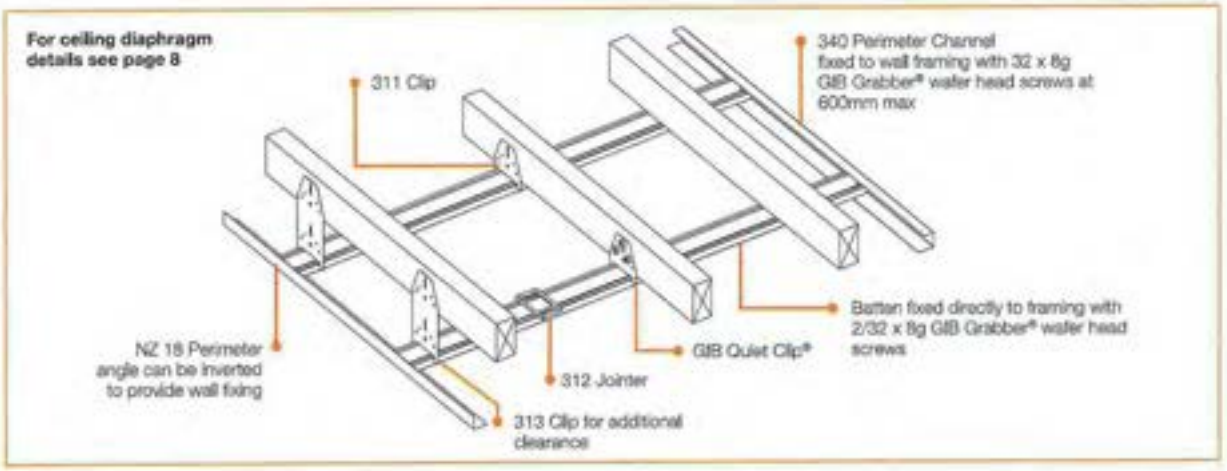
The GIB® Rondo® 310 system forms a strong, stable and flat substrate for ceilings in residential and commercial applications. The 35mm dimension allows it to be directly substituted into ceilings where 35mm timber battens would traditionally have been used. Consult an electrical contractor for any earthing requirements that may need to be incorporated.
There are two methods of fixing GIB® Rondo® 310 metal battens.

Recommended method
Clipped using either;
- 311 clip for a drop of 0-30mm
- 313 clip where a larger drop is required between the bottom of the truss chord, joist or rafter and the back of the ceiling batten a drop of up to 130 mm can be achieved in order to accommodate services or variations in framing heights
- GIB Quiet Clip® for use in GIB® Noise control systems

Alternative method
- Directly by fastening with pairs of min GIB Grabber® 32mm x 8g wafer head screws through the flange (consult span tables pg 5)
- Alternatively pairs of min 45mm x 2.8mm FH nails can be used
- For fixing to steel framing a drill tip screw is recommended





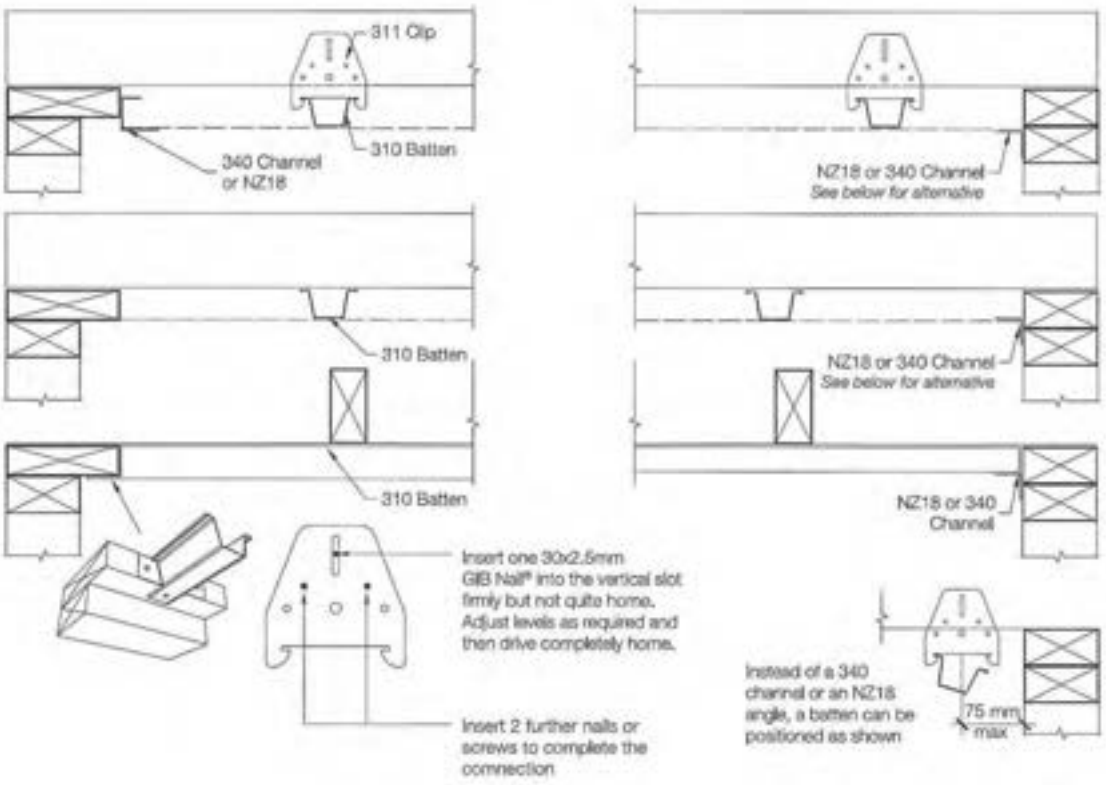


GIB® RONDO® 310 METAL BATTEN SYSTEM

AUGUST 2012

GIB® RONDO® METAL BATTEN SYSTEM INSTALLATION INSTRUCTIONS

Consult an electrical contractor for any earthing requirement that may need to be incorporated

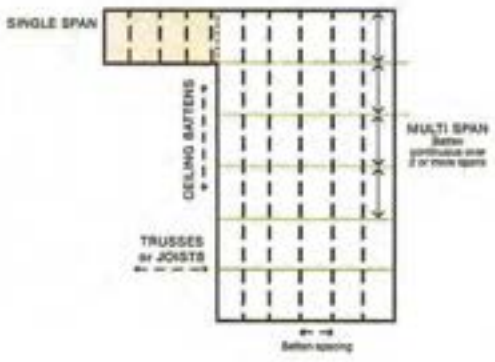


- Establish a datum line for the ceiling
- Place a string line on the datum line at right angles to the battens, under the truss or joist closest to the centre of the room
- Install GIB® Rondo® clips at 600mm centres (450mm for 10mm plasterboard) using the string line to establish the correct position
- Cut the batten to the required length using snips or a hacksaw
- Insert the batten into the channel at each end and fit into the clip
- Install remainder of clips ensuring that the batten is straight and flat

GIB® Rondo® 310 Batten Span Table for Residential Internal Applications

GIB® Plasterboard thickness Single layer	Maximum batten spacing (mm)	Multi Span (mm)	Single Span (mm)
10mm	450	1200	900
13mm	600		

For situations not covered by this chart please contact the GIB® Helpline on 0800 100 442



GIB® RONDO® COMPONENTS

AUGUST 2012

Ceiling Diaphragms using GIB® Rondo® Metal Battens

GIB® Rondo® metal batten systems may be used in ceiling diaphragms as required for GIB Ezybrace® systems provided that:

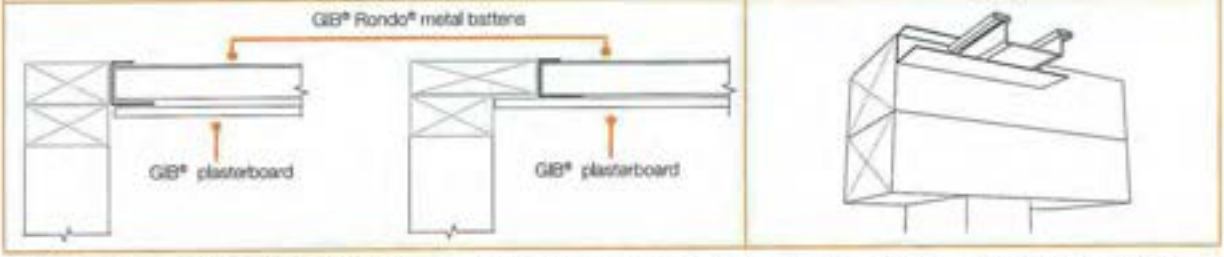
- The batten is either fixed directly to the underside of the ceiling framing OR
- The batten is fixed to a block or continuous member that has been securely attached to the ceiling framing with 4x90mm nails (minimum)

NOTE: It is not acceptable to install a ceiling diaphragm on clips without additional support as shown below:



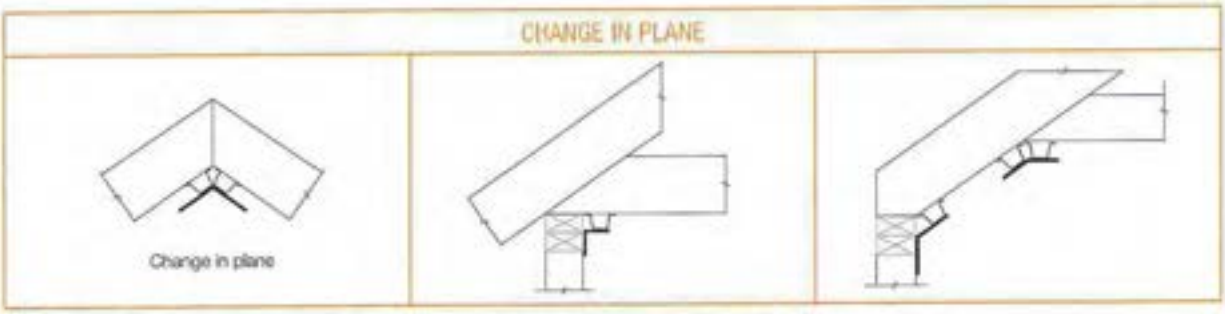


CEILING DIAPHRAGM PERIMETER



Perimeter channel, (340, 142 or 140) to be fixed with 32mm x 8g GIB® Grabber® wafer head screws at 300mm centres

CHANGE IN PLANE



Changes in plane can be achieved by attaching a folded metal angle to the junction.

- Minimum 0.55mm BMT
- Fastened on each edge using 2.8mm x 30mm GIB® Nails or 32mm x 8g GIB® Grabber® wafer head screws at 300mm centres
- Plasterboard linings to be fastened to each edge of the folded angle at 150mm centres

GIB® Rondo® wall strapping systems

In addition to the ceiling batten function the GIB® Rondo® 308 batten system can be used as a wall strapping channel for masonry or concrete wall construction. The adjustable length masonry anchor allows insulation to be installed if required.

A239 CLIP	237 CLIP
Threaded hole. Masonry anchor included (100mm or 180mm)	Unthreaded hole. No masonry anchor included Suitable for timber or masonry application

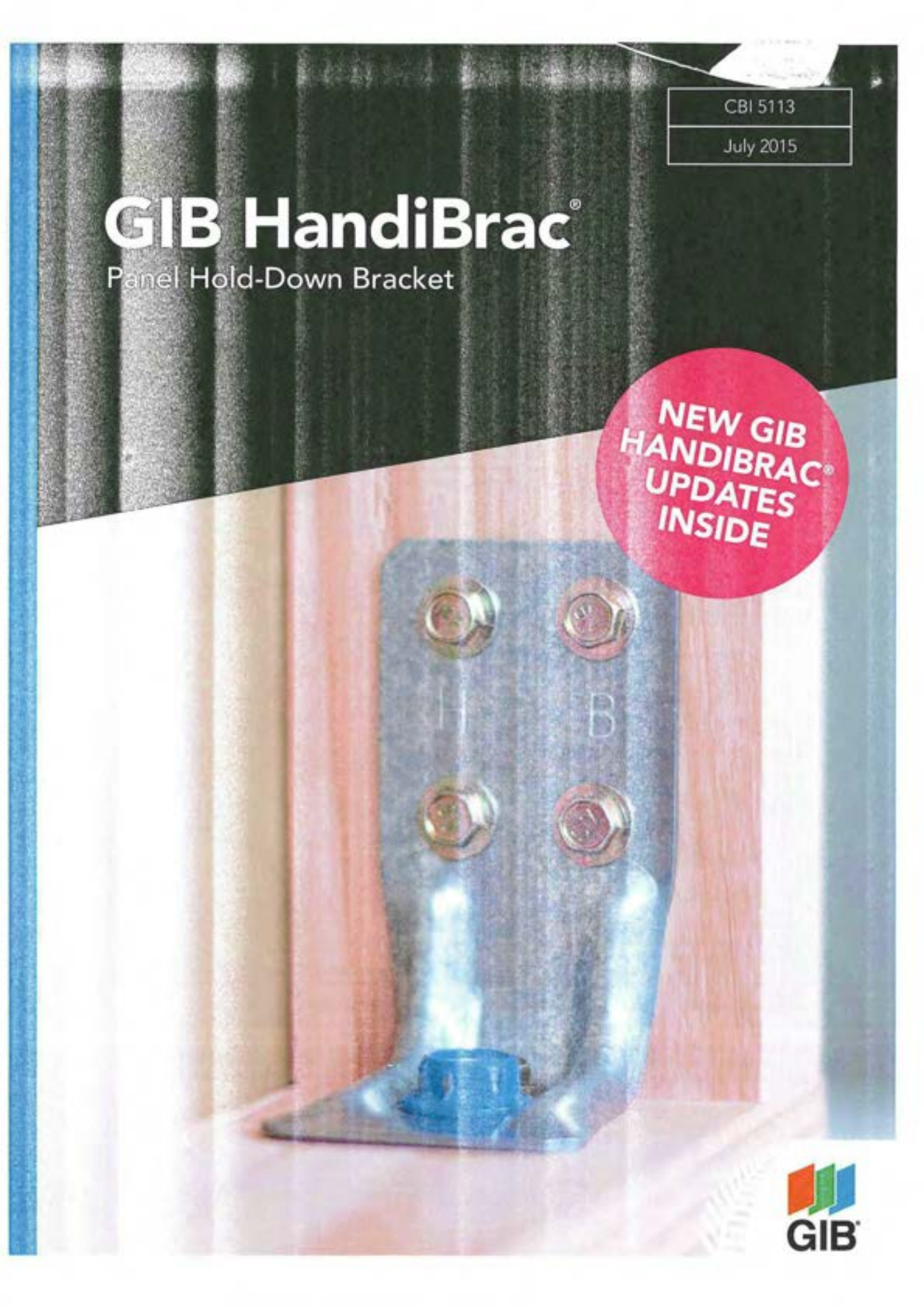
CBI 5113

July 2015

GIB HandiBrac®

Panel Hold-Down Bracket

NEW GIB HANDIBRAC® UPDATES INSIDE



GIB®



GIB HandiBrac®

Panel Hold-Down Bracket

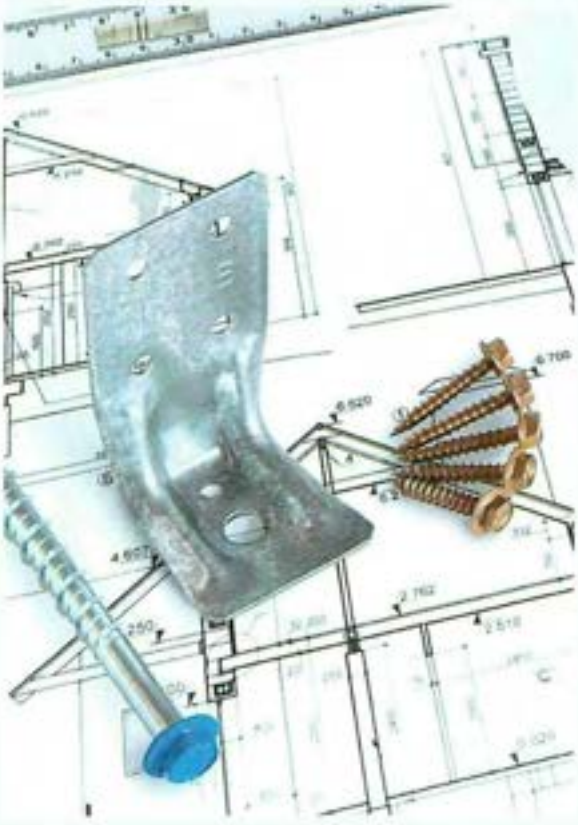
Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit
- May be fitted at any stage before lining
- Framing face is clear to allow flush lining
- Easily inspected

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011

The GIB HandiBrac® provides quick and easy installation. The registered design provides a flush surface for the wall linings because it is fitted inside the framing.

There is therefore no need to check in the framing as is recommended with conventional straps. Because the GIB HandiBrac® conveniently allows for installation and inspection at any stage prior to fitting internal linings, it is suitable for both new and retrofit construction.



GIB HANDIBRAC® OVERVIEW

COMPONENTS

GIB HandiBrac® is available in boxes of 10, each containing 5 pairs.

Components per paired pack include:

- 2 x GIB HandiBrac® Brackets
- 10 x Tek Screws
- 2 x BOWMAC® screw bolts included within specific GIB HandiBrac® pack

GIB® BRACING ELEMENTS

The GIB HandiBrac® is a proprietary product that has been tested and is suitable for use with specified GIB EzyBrace® Systems.

FIXING TO TIMBER FRAMED FLOORS

BOWMAC® screw bolt to achieve a characteristic uplift strength of 12kN.

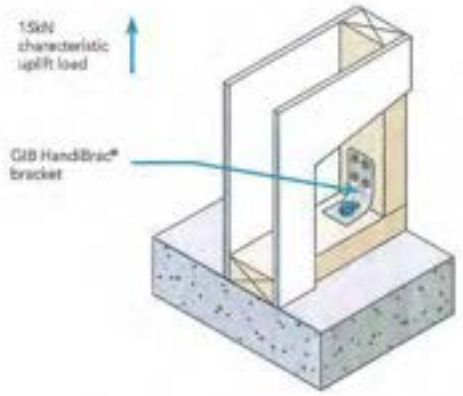
FIXING TO CONCRETE SLABS

BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN

PANEL HOLD-DOWN DETAILS

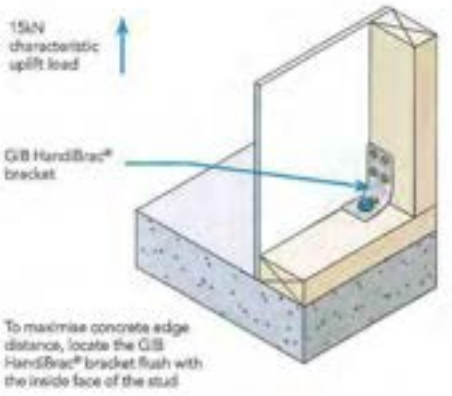
CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page



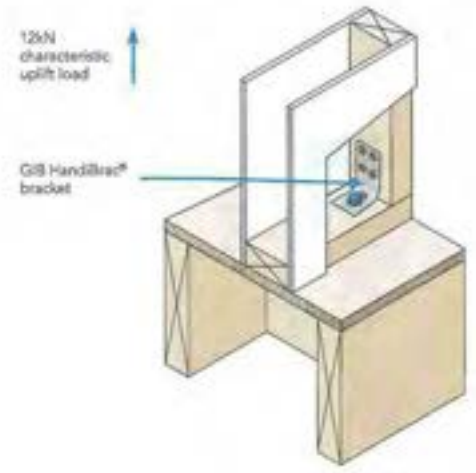
CONCRETE FLOOR – EXTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



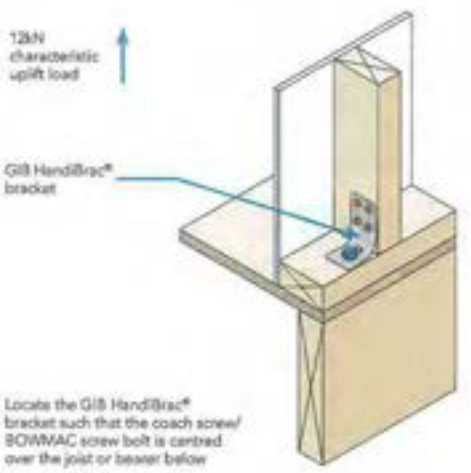
TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



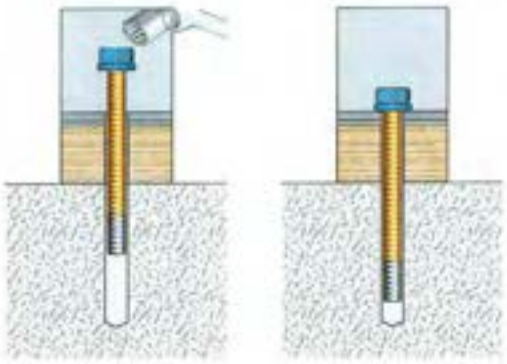
INSTALLATION OF GIB HANDIBRAC® BRACKET

1. Install the screw located in the bracket base
2. Install the BOWMAC® screw bolt as per instructions below
3. Install remaining four screws into the face of the timber stud

Installation Tips

- Use quality hexagonal socket with a ratchet spanner
- During installation debris or dust created by the thread cutting action may cause some resistance to be experienced. This is easily overcome by unscrewing the BOWMAC® screw bolt for one turn or more and then continuing to fix to the full embedment.





PREPARATION

- Use a 10mm diameter masonry bit for a solid concrete substrate and an 8mm diameter bit for fixing to a timber sub-floor.
- Drill a hole into the base material to depth 8 mm deeper than the required embedment and clean out the hole of dust and debris prior to installation of BOWMAC® screw bolt.

FIXING THE BRACKET

- Insert the bolt through the GIB HandiBrac® plate and bracket and into the hole.
- Begin tightening the bolt by applying forward pressure when engaging the first thread.
- Additional forward pressure may be required for installation in high strength, dense base materials.
- Continue tightening the anchor until the head is firmly seated against the GIB HandiBrac® base.
- In extremely dense material, use of an impact wrench is recommended.
- Be sure the bolt is at the required embedment depth.
- The installation is now complete.

GIB HANDIBRAC®

TRADEMARKS

The name GIB®, GIB HandiBrac® and the shield device are registered trademarks of Fletcher Building Holdings Limited.

Copyright © Winstone Wallboards 2015

NZ Registered Design Application #420161

MANUFACTURER

GIB HandiBrac® is manufactured and distributed by MiTek New Zealand Ltd.

© Copyright 2015 MiTek Holdings, Inc. All rights reserved.

Auckland Office
40 Neales Rd, East Tamaki, Auckland 2013, New Zealand
P O Box 58-014, Botany, Auckland 2163, New Zealand
Ph: 64-9-274 7109, Fax: 64-9-274 7100

Christchurch Office
14 Pilkington Way, Riccarton 8440, Christchurch, New Zealand
P O Box 8387, Riccarton, New Zealand
Ph: 64-3-348 8691, Fax: 64-3-348 0314

www.miteknz.co.nz

Winstone Wallboards Limited - National Support
37 Felix Street, Penrose, Auckland 1061, New Zealand
P O Box 12 256, Penrose 1642, Auckland, New Zealand
Ph: 64-9-633 0100, GIB® Helpline: 0800 100 442
Fax: 64-9-633 0101, Free Fax: 0800 229 222
Email: info@gib.co.nz
Web: www.gib.co.nz

MiTek New Zealand Limited

Correspondence from: **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100
www.miteknz.co.nz

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

GANG-NAIL® LUMBERLOK® BOWMAC®

Producer Statement – BOWMAC® Screw Bolt

ISSUED BY: MiTek New Zealand Ltd

IN RESPECT OF: BOWMAC® Screw Bolt

DESCRIPTION: BOWMAC® screw bolts M10 x 140mm are identified with blue hexagonal heads and a marking "10/140 mm" stamped on the head. They are manufactured from heat treated carbon steel with a nominal tensile strength f_u = 1000 MPa and yield strength f_y = 900 MPa. They have a nominal shank diameter of 10mm. The underhead shank length is 140mm of which 95mm is threaded. They are protected with nominal zinc plating of 5 micron.

USE: To be used in conjunction with GIB HandiBrac® for fixing proprietary bracing systems to concrete and timber floors.

CHARACTERISTIC WITHDRAWAL STRENGTH: **1) In Concrete = 15 kN** **2) In Timber = 12 kN**

REFERENCE TESTS:

1) Powers® FASTENERS Test Ref Number: BTNZ120710.1 Screw Bolt tests in concrete masonry header block dated 27 July 2010.
2) MiTek New Zealand Ltd Test Report for BOWMAC® Screw Bolt in Timber Joist dated 30 November 2010.

- Tests were carried out in accordance with BRANZ EM1

On behalf of MiTek New Zealand Ltd and subject to:

1) **Fixing to concrete floor or concrete masonry header block**
   1.1. Minimum concrete strength shall be 17.5 MPa
   1.2. Minimum edge distance to centre of screw bolt shall be 59mm
   1.3. Minimum embedment depth in concrete shall be 88mm
   1.4. Drill 10mm diameter hole x 96mm minimum depth
   1.5. In sea-spray zones, masonry header blocks shall be waterproofed/weather-proofed to the requirements of NZS4210:2001

2) **Fixing to timber floor**
   2.1. Minimum timber grade shall be MSG8, VSG8 or SG8
   2.2. Moisture content of timber joist shall be less than 18%
   2.3. Minimum joist size shall be 140x45 mm on edge
   2.4. Minimum embedment depth in joist shall be 66mm
   2.5. Drill 8mm diameter hole x 74mm minimum depth on centreline of joist

3) **General Requirements**
   3.1. BOWMAC® screw bolts can be used in **ALL ZONES** in a **"Closed"** environment in accordance with Table 4.1 of NZS3604:2011
   3.2. Installation shall be in accordance with the manufacturer's technical literature and "GIB HandiBrac® Panel Hold-Down Bracket" brochure packed with product
   3.3. All proprietary products meeting their performance specification requirements

I BELIEVE ON REASONABLE GROUNDS that the use of BOWMAC® screw bolts in buildings if constructed in accordance with the drawings, specifications, and other documents provided, will comply with Clause B1 and B2 of the NZ Building Code.

For and on behalf of MiTek New Zealand Ltd

In Ling Ng
Technical Services Manager
BE (Hons), CPEng, IntPE
MIPENZ (ID: 146585)

Date: 3 MARCH 2011

BRANZ Appraised
Appraisal No.615 [2008]

BRANZ Appraisals

Technical Assessments of products for building and construction

BRANZ APPRAISAL No. 615 (2008)

Amended 2 September 2013

FAST WRAP BUILDING WRAP

Paul Industries
PO Box 308
Tauranga

Tel: 07 578 8209
Fax: 07 928 5244
Web: www.paulindustries.co.nz

BRANZ
BRANZ Limited
Private Bag 50 908
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz

WFTAO

Product

1.1 Fast Wrap is a synthetic building underlay for use as a flexible wall underlay under wall claddings on timber and steel framed buildings. The product is manufactured from an ultra-violet (UV) light resistant non-woven, spun-bonded polypropylene and is coloured beige.



Scope

2.1 Fast Wrap has been appraised for use as a flexible wall underlay on timber framed buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
- with absorbent and non-absorbent wall claddings directly fixed to framing; and,
- with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
- with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1; and,
- situated in NZS 3604 Wind Zones up to, and including 'Very High'.

2.2 Fast Wrap has been appraised for use as a flexible wall underlay on steel framed buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
- with absorbent and non-absorbent wall claddings; and,
- with masonry veneer; and,
- situated in NZS 3604 Wind Zones up to, and including 'Very High'.

2.3 Fast Wrap has been appraised for use as a flexible wall underlay over rigid wall underlays on timber and steel framed buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
- with absorbent and non-absorbent wall claddings installed over an 18 mm minimum drained cavity; and,
- with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1; and,
- situated in NZS 3604 Wind Zones up to and including 'Extra High'.

2.4 Fast Wrap has also been appraised for use on buildings subject to specific weathertightness design. Building designers are responsible for the building design and for the incorporation of Fast Wrap into their design in accordance with the declared properties and the instructions of Paul Industries.

Readers are advised to check the validity of this Appraisal by referring to the Valid Appraisals listing on the BRANZ website, or by contacting BRANZ.

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Fast Wrap, if used, designed, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet, or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1(a), not less than 50 years, B2.3.1(b), 15 years and B2.3.2. Fast Wrap meets these requirements. See Paragraphs 9.1 and 9.2.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.2. When used as part of the cladding system, Fast Wrap will contribute to meeting this requirement. See Paragraphs 12.1 and 12.2.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Fast Wrap meets this requirement and will not present a health hazard to people.

3.2 This is an Appraisal of an **Alternative Solution** in terms of the New Zealand Building Code compliance.

4.1 Fast Wrap is a beige, UV stabilised, non-woven spun-bonded polypropylene.

4.2 The product is supplied in rolls 1.370 m wide x 36.5 and 73 m long and 2.740 m wide x 18.5 and 36.5 m long. The product is printed with the Fast Wrap logo repeated along the length of the roll. The rolls are wrapped in clear polythene film.

Accessories

4.3 Accessories used with Fast Wrap which are supplied by the installer are:

- Fixings - staples, clouts, screws or proprietary underlay fixings, or other temporary fixings to attach the wall underlay to the framing.
- Building underlay support - 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to support the wall underlay in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Handling and Storage

5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

6.1 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for Fast Wrap. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

Timber and Steel Framing

7.1 Studs must be provided at maximum 600 mm centres. Dwangs must be fitted flush between the studs at maximum 1200 mm centres.

General

7.2 Fast Wrap is intended for use as an alternative to conventional building papers which are fixed over timber or steel framed walls in order to limit the entry of wind into building cavities, and to act as a secondary barrier to wind-driven rain.

7.3 The material also provides a degree of temporary weather protection during early construction. However, the product will not make the building weathertight and some wetting of the underlying structure is always possible before the building is closed in. Hence, the building must be closed-in and made weatherproof before moisture sensitive materials such as wall or ceiling linings and insulation materials are installed.

7.4 Fast Wrap must not be exposed to the weather or ultra violet light for a total of more than 42 days before being covered by the wall cladding.

7.5 Fast Wrap is suitable for use under wall claddings as a wall underlay as called up in NZBC Acceptable Solution E2/AS1, Table 23 on timber framed buildings including non-absorbent metal based wall claddings such as sidings or metal based weatherboards in direct fixed installations. Fast Wrap is suitable for use under cavity based wall claddings as an absorbent synthetic wall underlay as called up in NZS 2295, Table 2.4 on steel framed buildings. Refer to Table 1.

Table 1: NZBC E2/AS1 Table 23 Requirements

NZBC E2/AS1 Table 23 Wall Underlay Properties	Property Performance Requirement	Actual Property Performance
Absorbency	> 100 g/m²	Pass
Vapour Resistance	< 7 MN s/g	0.223 MN s/g
Water Resistance	> 20 mm	Pass
pH of Extract	> 6 and < 9	7.15
Shrinkage	< 0.5%	-0.10 % (stretched)
Mechanical	Edge tear and tensile strength	Edge tear (Average): Machine direction = 164 N Cross direction = 97 N Tensile strength (Average): Machine direction = 3.4 kN/m Cross direction = 1.95 kN/m
Air Barrier	Air resistance: > 0.1 MN s/m³	Average 0.120 MN s/m³ Fast Wrap is suitable for use as an air barrier.

7.6 In cavity installations where the cavity battens are installed at greater than 450 mm centres, the building underlay must be supported between the battens to prevent the underlay bulging into the cavity space when bulk insulation is installed in the wall frame cavity in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Stucco Plaster

7.7 Fast Wrap is suitable for use as a non-rigid backing material for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.5.1. The underlay must be supported with 75 mm galvanised mesh or wire at 150 mm centres run across the cavity battens to limit deflection to a maximum of 5 mm.

7.8 Fast Wrap may also be used as a slip layer over rigid backings for stucco plaster in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.3.3.1(b).

Structure

8.1 Fast Wrap is suitable for use in all Wind Zones of NZS 3604 up to, and including, 'Very High' when used as a stand-alone flexible building underlay, and all Wind Zones of NZS 3604 up to, and including, 'Extra High' when used as an overlay for rigid building underlays.

Durability

9.1 Fast Wrap meets code compliance with NZBC Clause B2.3.1 (a), not less than 50 years for building underlays used where the cladding durability requirement or expected serviceable life is not less than 50 years, e.g. behind masonry veneer, and code compliance with NZBC Clause B2.3.1 (b), 15 years for building underlays used where the cladding durability requirement is 15 years.

Serviceable Life

9.2 Provided it is not exposed to the weather or ultra-violet light for a total of more than 42 days, and provided the exterior cladding is maintained in accordance with the cladding manufacturer's instructions and the cladding remains weather resistant, Fast Wrap is expected to have a serviceable life equal to that of the cladding.

Control of Internal Fire and Smoke Spread

10.1 Fast Wrap has an AS 1530 Part 2 flammability index of not greater than 5 and therefore meets the requirements of NZBC Acceptable Solutions C/AS2 to C/AS6, Paragraph 4.17.8 b), for the surface finish requirements of suspended flexible fabric used as an underlay to exterior cladding that is exposed to view in occupied spaces. It may therefore be used with no restrictions in all buildings.

Prevention of Fire Occurring

11.1 Separation or protection must be provided to Fast Wrap from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

External Moisture

12.1 Fast Wrap must only be used behind claddings that meet the requirements of the NZBC, such as those covered by NZBC Acceptable Solution E2/AS1, or claddings covered by a valid BRANZ Appraisal.

12.2 Fast Wrap, when installed in accordance with the Technical Literature and this Appraisal, will assist in the total cladding system's compliance with NZBC Clause E2.

Installation Skill Level Requirements

13.1 Installation must always be carried out in accordance with the Fast Wrap Technical Literature and this Appraisal, by competent tradespersons with an understanding of wall underlay installation.

Underlay Installation

14.1 Fast Wrap must be fixed to all framing members at maximum 300 mm centres with large-head clouts 20 mm long, 6-8 mm staples, self drilling screws or proprietary underlay fixings. The membrane must be pulled taut over the framing before fixing.

14.2 Fast Wrap must be run horizontally and must extend from the upper-side of the top plate to the under-side of the bearers or wall plates supporting ground floor joists, or below bottom plates on concrete slabs. Horizontal laps must be no less than 150 mm wide, with the direction of the lap ensuring that water is shed to the outer face of the membrane. End laps must be made over framing and be no less than 150 mm wide.

14.3 The wall underlay should be run over openings and these left covered until windows and doors are ready to be installed. Openings are formed in the membrane by cutting on a 45 degree diagonal from each corner of the penetration. The flaps of the cut membrane must be folded inside the opening and stapled to the penetration framing. Excess underlay may be cut off flush with the internal face of the wall frame.

14.4 Fast Wrap can be added as a second layer over head flashings in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 9.1.10.3.

14.5 When fixing the product in windy conditions, care must be taken due to the large sail area created by wide roll widths.

14.6 Any damaged areas of Fast Wrap, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

Inspections

14.7 The Technical Literature must be referred to during the inspection of Fast Wrap installations.

The following is a summary of the technical investigations carried out:

Tests

15.1 The following tests have been carried out on Fast Wrap in accordance with NZBC Acceptable Solution E2/AS1, Table 23: tensile strength, edge-tear resistance and resistance to water vapour transmission in accordance with AS/NZS 4200.1, shrinkage in accordance with AS/NZS 4201.3, resistance to water penetration in accordance with AS/NZS 4201.4, surface water absorbency in accordance with AS/NZS 4201.6, pH of extract in accordance with AS/NZS 1301.421s and air resistance to BS 6538.3. A range of these tests were completed before and after Fast Wrap was exposed to ultra-violet light.

15.2 The flammability index of Fast Wrap has been tested in accordance with AS/NZS 1530.2.

Other Investigations

16.1 A durability opinion was given by BRANZ technical experts.

16.2 An evaluation of the expected performance of Fast Wrap in direct contact with metal wall cladding has been completed by BRANZ.

16.3 Site inspections were carried out by BRANZ to assess methods used for the installation of Fast Wrap.

16.4 The marketer's Technical Literature, including installation instructions, has been examined by BRANZ and found to be satisfactory.

Quality

17.1 The manufacture of Fast Wrap has not been examined by BRANZ, but details of the methods adopted for quality control and the quality of the materials used, have been obtained and found to be satisfactory.

17.2 The quality of supply to the market is the responsibility of Paul Industries.

17.3 Building designers are responsible for the design of the building, and for the incorporation of the wall underlay into their design in accordance with the instructions of Paul Industries.

17.4 Quality of installation is the responsibility of the installer in accordance with the instructions of Paul Industries.

Sources of Information

- AS 1530.2 - 1993 Test for flammability of materials.
- AS/NZS 1301.421s: 1988 Determination of the pH value of aqueous extracts of paper, board and pulp - cold extraction method.
- AS/NZS 4200.1: 1994 Pliable building membranes and underlays - materials.
- AS/NZS 4201.3: 1994 Pliable building membranes and underlays - Methods of test – Shrinkage.
- AS/NZS 4201.4: 1994 Pliable building membranes and underlays - Methods of test – Resistance to water penetration.
- AS/NZS 4201.6: 1994 Pliable building membranes and underlays - Methods of test – Surface water absorbency.
- BS 6538.3: 1987 Method for determination of air permeance using the Garley apparatus.
- NZS 2295: 2006 Pliable, permeable building underlays.
- NZS 3604: 2011 Timber-Framed Buildings.
- Compliance Document for New Zealand Building Code External Moisture Clause E2, Department of Building and Housing, Third Edition July 2005 (Amendment 5, 1 August 2011).
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.

Amendment No. 1, dated 3 November 2009.

This Appraisal has been amended to change the cover image and include the Appraisal Holders web address.

Amendment No. 2, dated 1 March 2011.

This Appraisal has been amended to cover the use of Fast Wrap in direct contact with metal based wall cladding.

Amendment No. 3, dated 31 January 2012.

This Appraisal has been amended to update clause changes as required by the introduction of NZS 3604: 2011 and NZBC Acceptable Solution E2/AS1 Third Edition, Amendment 5.

Amendment No. 4, dated 2 September 2013.

This Appraisal has been amended to update clause changes as required by the introduction of NZBC Fire Clauses C1 – C6 Protection from Fire and A3 Building Importance Levels.

BRANZ

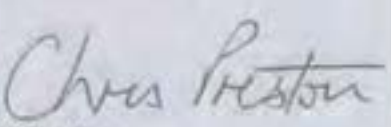
In the opinion of BRANZ, Fast Wrap Building Wrap is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to Paul Industries, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

1. This Appraisal:
   a) relates only to the product as described herein;
   b) must be read, considered and used in full together with the technical literature;
   c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
   d) is copyright of BRANZ.
2. Paul Industries:
   a) continues to have the product reviewed by BRANZ;
   b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
   c) abides by the BRANZ Appraisals Services Terms and Conditions.
3. Warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
4. BRANZ makes no representation or warranty as to:
   a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
   b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
   c) any guarantee or warranty offered by Paul Industries.
5. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
6. BRANZ provides no certification, guarantee, indemnity or warranty, to Paul Industries or any third party.

For BRANZ



C Preston
Chief Executive

Date of issue: 7 August 2008

APRIL 2016

Thermakraft™

THERMAKRAFT 215



BITUMINOUS SELF SUPPORTING ROOF UNDERLAY

A Roof & wall underlay for use on timber & steel framed buildings

Thermakraft 215 self-supporting bituminous kraft underlay is an absorbent, breathable underlay specifically designed for use in Domestic and Commercial buildings. Suitable as a roof and wall underlay with all cladding types, where Fire Retardancy is NOT required.

ADVANTAGES

- Complies with NZBC E2/AS1 table 23 as an Acceptable Solution for use on roof and wall systems.

General

- Will reduce wind entry into the cavity assisting the performance of the thermal insulation.
- Highly water vapour permeable allowing excess water vapour to escape
- Will provide temporary weather protection during construction. (Max 28 Days on Wall, 7 days on Roof)
- Is suitable as an air barrier in unlined walls.

Roof

- Suitable with roof tile cladding.
- **Suitable with metal tile and profiled long run metal roof cladding.**
- Is self-supporting up to 1200mm rafter / purlin spacing.
- Self-supporting when run horizontally at pitches 3° and greater. When run vertically at pitches ≥3° and <10° degrees, 215 must be supported.

Wall

- Can be used as a wall underlay on timber framed buildings with absorbent wall claddings and non-absorbent wall **cladding direct fixed to framing.**
- Can be used as a wall underlay on timber framed buildings with absorbent and non- absorbent wall cladding installed over an 18mm minimum drained cavity.
- Is suitable for use in all Wind Zones of NZS 3604 up to, and including, "Very High", when used as standalone **flexible underlay, and Extra High when used as a flexible underlay over a rigid wall underlay.**
- Can be used as a non-rigid backing material for Stucco Plaster*
- May be used as a slip layer over rigid backing for Stucco*

ROOF

WALL

* Refer technical specifications

For additional details and latest specifications www.thermakraft.co.nz **or scan QR code.**

Thermakraft 215 - Technical Specification

Bituminous | Self Supporting | Building Paper

Bituminous Heavy Weight Building Paper complies with the requirements of NZBC E2/AS1 Table 23. Is suitable for use in the following

- **With absorbent wall claddings directly fixed to timber and steel framing; and,**
- **With non-absorbent wall claddings directly fixed to timber and steel framing; and,**
- With absorbent and non-absorbent wall claddings installed over an 18mm minimum drained cavity;
- With masonry veneer in accordance with NZS 3604; and,
- Situated in NZS3604 Building Wind Zones up to, and including 'Very High' (wall).
- As a ROOF underlay Self-supporting when run horizontally at pitches 3° and greater. When run vertically at pitches ≥3° and ≤10° degrees, 215 must be supported. Support recommended at very low pitches.
- On roof can be used in all wind zones.
- **As a roof underlay suitable for use with all Roofing materials.**

Note: For wall cavity systems, NZBC Acceptable Solution E2/AS1 Paragraph 9.1.5.5 requires where stud spacing's are greater than 450mm centres, an intermediate means of restraining the building underlay and insulation from bulging into the drained cavity shall be installed. An acceptable means of achieving this is by fixing with Thermakraft Stud Strap horizontally at 300mm centres.

Flammability Index

Thermakraft 215 is not fire retardant.

Durability/Limitations

For Thermakraft 215 to meet the Performance Requirements of NZBC Clause B2, Durability B2.3.1 (a) 50 years and B2.3.1 (b) 15 years, E2 External Moisture providing:

- Installed in accordance to the Application and Installation Guidelines.
- Run length no greater than 10 meters.
- Is not left exposed for more than (7 days) roof.
- Is not left exposed for more than (28 days) wall.
- Is suitable as an air barrier in unlined wall spaces.
- Installed in medium wind zones or below, to prevent damage while laying.
- Not recommended for use on LOSP treated timber, if used the timber must be free of solvent.
- Installed by or under guidance of Licensed Building Practitioners.
- **Installed in accordance with the Roofing Code of Practice.**

Table 1: NZBC E2/AS1 wall underlay requirements

NZBC E2/AS1 TABLE 23 (NZS2295) WALL UNDERLAY PROPERTIES	PROPERTY PERFORMANCE REQUIREMENTS	PROPERTY PERFORMANCE
Absorbency	≥ 150gsm	Pass
Vapour Resistance	≤ 7 MN.s/g	Pass
pH of Extract	≥ 5.5 and ≤ 8	Pass
Shrinkage	≤ 0.5%	Pass
Water Resistance	≥ 100mm	Pass

NZS2295:2206 Classification

Flammability Index		Non Fire Retardant
Wind Zone	R	Up to Very High
NZS2295:2006	R	Heavy Weight

Roll Dimensions

WIDTH (MM)	LENGTH (M)	M²
1200	33.5	40
1250	20	25
1250	40	50

MP is the roll size for actual coverage, allow for laps and joins.

For additional details and latest specifications www.thermakraft.co.nz

Thermakraft

Thermakraft Industries Ltd 11 Turin Place, East Tamaki, Auckland, New Zealand
P.O Box 58-112, Botany, Auckland 2163 **Phone** 0800 806 585 or +64 9 273 3727
Fax +64 9 273 3726 **Email** info@thermakraft.co.nz **www.thermakraft.co.nz**

INTELLIGENT MEMBRANES FOR THE BUILDING INDUSTRY

The recommendations contained in Thermakraft's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to any conditions contained in the Warranty. All product dimensions and performance claims are subject to any variation caused by normal manufacturing process and tolerances. Furthermore, as the successful performance of the relevant system depends on numerous factors outside the control of Thermakraft (for example quality of workmanship and design), Thermakraft shall not be liable for the recommendations in that literature and the performance of the Product, including its suitability for any purpose or ability to satisfy the relevant provisions of the Building Code, regulations and standards. Literature subject to change without notification. Latest documentation can be found on the website.

E.&O.E.

J2902-04/16

Thermakraft

CI/SfB

Jan 2015

THERMATHENE BLACK

250 MICRON
CONCRETE UNDERLAY

APPLICATION AND INSTALLATION

Product Description	THERMATHENE BLACK 250 Micron Concrete Underlay is a tear resistant Polyethylene film.
Product Advantage	THERMATHENE BLACK is used as a concrete underlay and a moisture vapour barrier in areas where protection is required. Thermathene Black is 250 micron, and coloured black for ultra violet resistance.
Installation	THERMATHENE BLACK must be installed to E2/AS1 10.3.3. Damp Proof Membranes, and must be laid on a properly prepared base as required by NZS3604: 2011.7.5.4. THERMATHENE BLACK may be used to cover ground areas under suspended timber floors to prevent the rise of dampness. Ensure that the site is clear of rubbish, sharp edges such as rocks or bricks. Slit and patch around jack studs or pipe work. All joints must be taped with Thermakraft 66mm White General Purpose Acrylic tape. THERMATHENE BLACK must be inspected for tears and penetrations. Repair with Thermakraft 66mm White General Purpose Acrylic tape to ensure integrity of THERMATHENE BLACK as a moisture barrier. Thermakraft recommends a lap of 150mm at all joints
Roll Dimensions	250micron x 4000mm x 25m = 100m^2 (gusseted rolls) Other sizes and thickness available (check for availability)

E.&O.E.

Thermakraft

Cl/SfB
JAN 2015

THERMATHENE BLACK

250 MICRON
CONCRETE UNDERLAY

TECHNICAL SPECIFICATIONS

Durability

THERMATHENE BLACK 250 Micron Concrete Underlay to meet the performance requirements of NZBC Clauses B2, Durability B2.3.1[a] 50 years and B2.3.1(b) 15 years, E2 External Moisture,

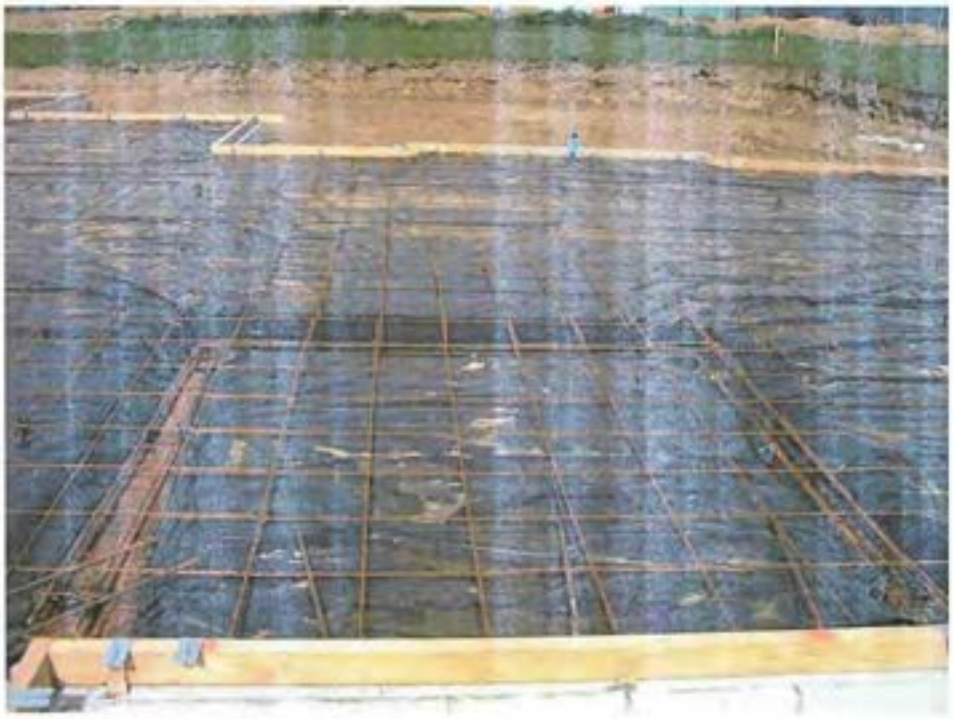
THERMATHENE BLACK:

- Must be installed in accordance to the "APPLICATION and INSTALLATIONGUIDELINES as outlined in E2/AS1 10.3.3. Damp Proof Membranes, and must be laid on a properly prepared base as required by NZS3604:2011.7.5.4
- is not left exposed for more than 28 days,
- installed by a licensed building practitioner,
- Free of tears and penetrations.

Physical Properties

THERMATHENE BLACK

- Exceeds the minimum impact resistant film test AS1326:1972(IR3)
- Complies with (A) AS2870:1995, 5.3.3 vapour barrier for concrete underlays
- Resistance to Water Vapour Transmission Not less than 90MN.s/g



i. THERMATHENE BLACK is used as a concrete underlay and a moisture vapour barrier.

The recommendations contained in Thermakraft's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to any conditions contained in the Warranty. All product dimensions and performance claims are subject to any variation caused by normal manufacturing process and tolerances. Furthermore, as the successful performance of the relevant system depends on numerous factors outside the control of Thermakraft (for example quality of workmanship and design), Thermakraft shall not be liable for the recommendations in that literature and the performance of the Product, including its suitability for any purpose or ability to satisfy the relevant provisions of the Building Code, regulations and standards.

Thermakraft
Industries (NZ) Ltd

11 Turin Place, East Tamaki, Auckland, New Zealand
PO Box 58-112, Botany, Manukau 2163, New Zealand
Phone: 09-273 3727 Fax: 09-273 3726 Free Phone: 0800 806 595
Email: sales@thermakraft.co.nz Website: www.thermakraft.co.nz

E. & O. E.

BC170535
Further Information Received
04/08/2017

DAB
WATER•TECHNOLOGY

PRODUCT PROFILE
DAB SUBMERSIBLE PUMP
DAB-DIVERTRON1200



The pump is a light and compact high head submersible clean water automatic pressure system pump supplied wired and ready to install. The pump includes an electronic automatic restart pump control with dry run protection.

The pump is characterised by:

- Corrosion resistant pump components.
- Fully automatic operation.
- Shaft seal with sand protection boot.
- 240V single phase motor with in-built auto reset thermal overload.
- 15m of power cable.
- 2 year warranty.
- Flows to 95 l/m
- Heads to 46 m

Electrical data:

Rated voltage:	240V
Mains frequency:	50 Hz
Rated output:	750W
Rated output:	1100W
Current:	4.8 amps
Motor duty:	Continuous
Motor type:	Asynchronous
Motor protection:	In-built thermal overload
Ingress protection:	IP 68
Insulation class:	F
Power cable length:	15 m H07RNF
Net weight:	11.0 kg
Dimensions:	480L x 150H x 150W (mm)

Liquid:

Clean water temperature range: 2 – 35 °C

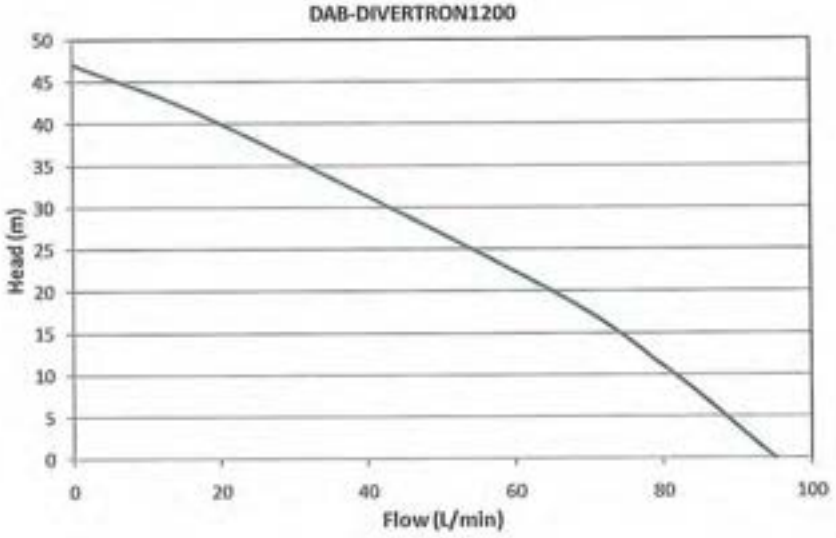
Materials:

Pump body:	Noryl
Impellers (4):	Noryl with stainless steel wear ring
Diffusers (4):	Noryl with floating dry run resistant wear ring
Pump shaft:	SS416
Shaft seal:	Nitrile

Installation:

Maximum ambient temperature:	40 °C
Maximum submergence:	15m.
Pipe connections discharge:	1"

2 Year Dab Pump Warranty



BC170535
Further Information Received
04/08/2017

Product Compliance Scheme (PCS)

Certificate of Conformity
Type Test

Australian Certification Services Pty Ltd hereby certifies that a sample of the product/s as identified in the listing below and submitted by;

White International Pty Ltd

Has been examined and found to be in conformity with the requirements of the Standard/s referred to below;

Evaluated to:	AS/NZS 4020:2005 Testing of products for use in contact with drinking water
Product Type:	Self Prime Jet Pump, Self Prime Submersible Pump
Brand	DAB
Model Number(s)	JINOX62M, JINOX62MP, JINOX62MPCX, JINOX62MAPCX JINOX82M, JINOX82MP, JINOX82MPCX, JINOX82MAPCX JINOX102M, JINOX102MP, JINOX102MPCX, JINOX102MAPCX JINOX112M, JINOX112MP, JINOX112MPCX, JINOX112MAPCX JINOX132M, JINOX132MP, JINOX132MPCX, JINOX132MAPCX JETCOM62M, JETCOM62MP, JETCOM62MPCX, JETCOM62MAPCX JETCOM82M, JETCOM82MP, JETCOM82MPCX, JETCOM82MAPCX JETCOM102M, JETCOM102MP, JETCOM102MPCX, JETCOM102MAPCX ACTIVEJINOX62M, ACTIVEJINOX82M, ACTIVEJINOX102M, ACTIVEJINOX112M, ACTIVEJINOX132M ACTIVEEINOX30/30M, ACTIVEEINOX30/50M, ACTIVEEINOX40/50M, ACTIVEEINOX40/80M EUROINOX30/30M, EUROINOX30/30MP, EUROINOX30/30MPCX, EUROINOX30/30MAPCX EUROINOX30/50M, EUROINOX30/50MP, EUROINOX30/50MPCX, EUROINOX30/50MAPCX EUROINOX40/50M, EUROINOX40/50MP, EUROINOX40/50MPCX, EUROINOX40/50MAPCX EUROINOX40/80M, EUROINOX40/80MP, EUROINOX40/80MPCX, EUROINOX40/80MAPCX EUROINOX40/80MAD DIVERTRON1200

Maximum Holding Water Temperature	Cold Water (20°C)
As Tested Exposure	Scaling Factor of 0.01 applied
Test Report Identification	Australian Water Quality Centre (AWQC) NATA Test Report Number 69023

Paul Greig
General Manager

Issue Date:	25th June 2015
Initial Issue Date:	28th May 2010
Expiry Date:	27th May 2020

Certificate No.: 4001

This certificate remains the property of Australian Certification Services Pty Ltd

Australian Certification Services Pty Ltd ABN 37 121 022 366
SSHED Suite 12, 1 Pitt St, Loftus NSW 2232 PO Box 627 Jannali NSW 2226
Phone:+61 2 9545 7412 Fax: +61 2 9545 7413

Certificate Number: 4001
Date: 25th June 2015
Issue: 02 Rev: 00

FLASHING SYSTEMS

Selection and Installation Handbook

ISSUE 05



- Longrun Metal Roofs
- Concrete, Slate and Tile roofs
- Flues
- Pipes
- Ridges
- Apron Flashings
- Hip Flashings
- Damp Proof Course
- Silicone
- Tape



dlm

Email: enquiries@dlmwallace.co.nz **Web:** www.dlmwallace.co.nz

Auckland Tel 09 622 9100

Wellington Tel 04 567 8125

Christchurch Tel 03 365 6453

DLM Flashing Systems

The Versatile Solution

Time and money saving answers for every flashing situation

Whatever your building and construction flashing requirements, you'll find an innovative, practical answer in the DLM range of flashing systems.

The unique features and high performance of any DLM flashing system symbolises the care and attention to design detail that goes into every DLM product.

From the smallest cable penetration through to roof, window and door flashings or for an emergency repair in a hurry DLM will provide the ultimate weather tight seal.

When you choose from the DLM flashing systems you'll discover the advantages of doing it right with better performance and an easier, more cost effective installation.

Contents

Dektite Design features ..... Page 1
Dektite Premium The versatile solution ..... Page 2-3
Dektite Premium Solar Flashing Perfect for flashing pipes and cables on any roof type ..... Page 4
Dektite Shingle Flashings Perfect for flashing pipes and cables on shingle roofs ..... Page 5
Dektite Combo Flash over or around. A standard dektite and retrofit all in one ..... Page 6-7
Dektite Flatseal ..... Page 7
Dektite Soaker The perfect flashing for all tray roofs ..... Page 8
Dektite Retrofit Soaker Designed to flash where access to installation is restricted ..... Page 9
Dektite Retrofit When it has to flash around and not over ..... Page 10
Acrylead Tile Flash For tiled and slate roofs ..... Page 11
Dektite Aluminium The best solution for stone chip and pressed metal tiles ..... Page 12
Dekstrip Flashing With the amazing patented stretch edge ..... Page 13
Fast Flash Self Adhesive and very workable lead replacement ..... Page 14
Helpful Hints ..... Page 15
Look at this Performance ..... Page 15
Silicone Sealants ..... Page 16
Dektite Pipe Flashing Warranties ..... Page 16
Top Hat Roof Penetration Kit For use with air conditioning units, heat pumps & solar panels ..... Page 17
Sheet Lead and Acrylead Time proven reliability ..... Page 18
FLASHGUARDz The superior edge flashing ..... Page 19
Plascourse DPC An effective moisture barrier ..... Page 20
Malthoid Damp proof course ..... Page 20
Stop Leak Flashing Tape Weatherproofing Repair Tape ..... Page 21
Diamond Wrap Fibreglass Repair Tape ..... Page 21

Dektite

Design features



Flexible Cone Sleeve

Dektite cone shape eliminates seal breakdown due to vibration or expansion and contraction, while isolation of pipe from sheeting dampens noise levels.

Stress Isolation Points

Unique to Dektite, two flexible shoulders absorb distortion and stop transfer of stresses from base to cone, as unit is formed over roofing profile.

Bonded Aluminium Flange

Corrosion-resistant, malleable flange, evenly distributes fastening pressure and allows ease of hand-shaping on most sheet profiles.

Integrity of Flashing Shape

Minimal distortion after installation, maintains natural flashing shape and seal around pipe, while water run-off is improved.

UV Protection

Dektite products are resistant to ultraviolet light damage and will remain fully flexible under all conditions.

Easily Identified Sizing

Pipe diameter rings are clearly marked on the cone sleeve (metric and imperial) for cutting to match the appropriate pipe diameter.

Low Profile Design

Sleek, unobtrusive shape is designed to minimise silhouette on roofline, while managing to provide generous internal clearance for steep, angular installations.

Improved Waterproofing

Designed to strengthen sealant bond and improve waterproofing, the ribbed base also has a tapered edge to improve runoff and contribute to a superior waterproof seal.

Perfect for approved flues!

Dektite polymer flashings have been officially tested and conform to all Australian and New Zealand Standards on approved flue systems. EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently. Silicone withstands temperatures from -60°C to 200°C and up to 250°C intermittently.

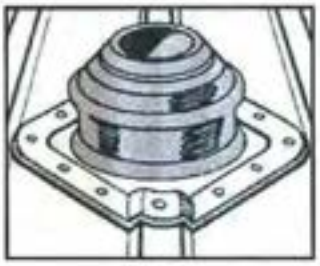
Dektite Premium

The versatile solution

- ✔ Most extensive range of Dektites for flashing penetrations 0 - 510mm, available in black and grey EPDM and silicone red for high temperatures.
- ✔ Designed to enable practically any pipe flashing operation to be carried out within minutes, simple to install and very effective.
- ✔ The low profile cone not only looks good but provides a generous internal clearance, so even the steepest roofs are handled with ease.
- ✔ Suitable for flashing pipes that penetrate wall claddings.
- ✔ Can also be used to flash square penetrations. Just add 30% to the pipe diameter and trim the cone to suit.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.
- ✔ Silicone withstands temperatures from -60°C to 200°C and up to 250°C intermittently.



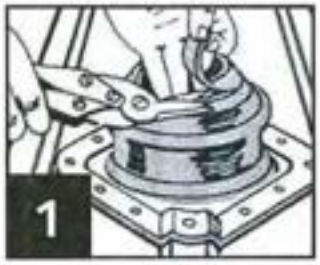
Installation Instructions:



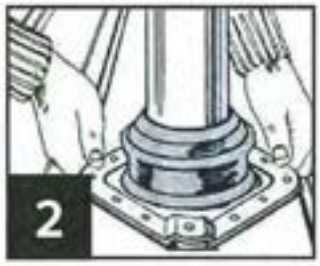
NOTE:

For more effective drainage, always fit the Dektite on the diamond or bias.

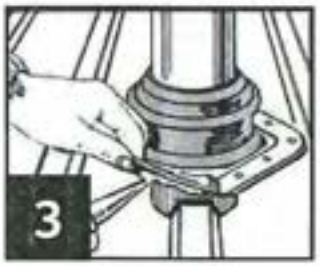
Dektites are suitable for flashing pipes that penetrate wall claddings.



Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. Where required, support cut sections of sheet with additional framing.

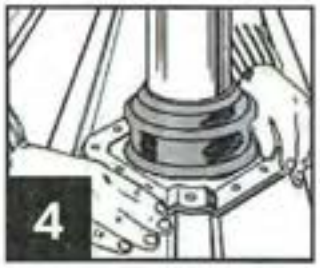


Slide Dektite flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snuggly into position.

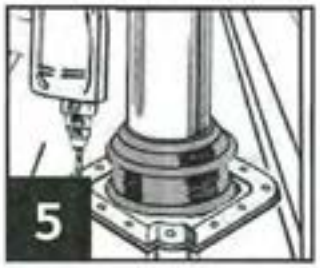


Apply a neutral-cure silicone sealant by turning back the flexible flange. The following silicones have been trialled and provided a suitable bond:

- OCI Roof & Gutter N-192
- Selleys roof & Gutter
- Bostik Findley Roof & Gutter
- Dow Corning 791
- Sikasil AP Multi Purpose



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



Fasten using self drilling washered screws or sealed rivets. Fit fasteners progressively outward in opposing pairs to avoid gaps.

Dektite Premium

The versatile solution

Code: Black EPDM	Code: Grey EPDM	Code: Red Silicone	Base (mm)	Pipe (mm)	Pitch
DFE10MB			71 x 71	0-20	0-60
DFE100B	DFE100G		100 x 100	0-35	0-60
DFE100BS*		DFE200RES	100 x 100	0-35	0-60
DFE101B	DFE101G		139 x 139	5-55	0-45
DFE101BS*		DFE201RES	139 x 139	5-55	0-45
DFE102BA	DFE102GA	DFE202REA	181 x 181	50-70	0-45
DFE103B	DFE103G	DFE203RE	218 x 218	5-127	0-45
DFE104B	DFE104G	DFE204RE	279 x 279	75-175	0-45
DFE105B	DFE105G	DFE205RE	309 x 309	100-200	0-45
DFE106B	DFE106G	DFE206RE	363 x 363	125-230	0-45
DFE107B	DFE107G	DFE207RE	456 x 456	150-300	0-45
DFE108B	DFE108G	DFE208RE	495 x 495	170-355	0-45
DFE109B	DFE109G	DFE209RE	680 x 680	230-508	0-45

* DFE100BS and DFE101BS both have multiple cable nipples





Dektite Premium Solar Flashings

Perfect for flashing pipes and cables on any roof type

The multi-application flashing in a highly durable EPDM or silicone, edged with a flexible aluminum band, flashes pipes and cables on all roofs. The square base fits most roof profiles.

Dektite Premium DFE101BM

- ✔ Incorporates 12 Cable nipples
- ✔ Ideal for Solar PV installations
- ✔ Black EPDM High UV resistant cone



Dektite Premium DFE100BS

- ✔ Incorporates 3 Cable nipples
- ✔ Suitable for pipes and/or cables
- ✔ Available in black, grey or red silicone



Dektite Premium DFE200RES

- ✔ Versatile flashing accommodates up to 5 penetrations
- ✔ Suitable for pipes and/or cables
- ✔ Available in black, grey or red silicone



Solar Kit DSK200 KIT

Components:

DEKTITE FLASHING ADHESIVE (Silicone Dektites only)

Dektite Flashing Adhesive (50ml) is a one part neutral cure (non acid) engineering grade Silicone Adhesive. This primerless adhesive adheres to most substrates and is formulated for use with Dektite Silicone Flashings only. The adhesive reacts with atmospheric moisture to produce a long life seal that is resistant to UV and will remain flexible and withstands temperatures from -50°C to 165°C. Ideal for tile roofs.



DEKTITES (2pcs)

2 x Silicone Dektites
0 - 35mm plus 2 x cable nipples. Red silicone will withstand constant temperatures at the roofline or -50°C to 200°C and up to 250°C intermittently.

ROOFING SCREWS (16 pcs)

10 Gauge, 16mm, class 4, mechanically plated roofing screws. 16 screws in solar kit.

CODE	№ CODE	TO FIT PIPE SIZE	PITCH
DFE100BS (BLACK EPDM)	SOLAR MINI #0	0 - 35	0 - 60
DFE101BS (Black EPDM)	SOLAR #1	5 - 55	0 - 60
DFE200RES (Silicon Red)	SOLAR MINI #0	0 - 35	0 - 60
DFE201RES (Silicon Red)	SOLAR #1	5 - 55	0 - 60
DFE101BM (Black EPDM)	MULTI CABLE	12 X 4-8MM	0 - 60
DSK200RES (Red Silicon)	SOLAR KIT	0 - 35	0 - 60
DFA050G (Grey)	ADHESIVE		0 - 60
DFE050RE (Red)	ADHESIVE		0 - 60

Dektite Shingle Flashings

Perfect for flashing pipes and cables on shingle roofs

Dektite SHR

For Shingle Roof Retrofit Applications on Electrical Masts, Re-Roofing etc.

- ✔ Pipe OD Range 0-150mm (Clearly marked cutting grooves)
- ✔ Available in Black, made from proprietary Polymer material compatiable with asphalt shingles
- ✔ Slide down the pipe without cutting, or cut along the zipper & use the clips supplied for retrofitting
- ✔ Aluminum Flange nails securely to the roof
- ✔ Twenty year warranty. Just fit it and forget it - we've got you covered

CODE	TO FIT PIPE SIZE	BASE SIZE	PITCH
DSR103B	0 - 150mm	380 x 380mm	0 - 45

Dektite SHT

- ✔ Thermoplastic hard base with elastomer collar. Compatible with asphalt shingles. No caulk, self-sealing.
- ✔ Collar fits any roof pitch to 45°
- ✔ 85°C continuous heat

CODE	TO FIT PIPE SIZE	BASE SIZE	PITCH
DT101B	32 - 40mm	330 x 235mm	0 - 45
DT102B	50mm	330 x 235mm	0 - 45
DT103B	75mm	380 x 285mm	0 - 45
DT104B	100mm	405 x 305mm	0 - 45





Dektite Combo

Flash over or around. A standard Dektite and Retrofit all in one.

- ✔ The unique cone design makes the combo range suitable for both standard and retrofit applications.
- ✔ When retrofit is required just cut and apply clips for ease of application. **Clips included.**
- ✔ Suitable for roof pitches up to 40°.
- ✔ Provides 10 - 20mm continuous contact with flashed pipe providing a watertight seal.
- ✔ Clear markings makes for easier cutting to pipe size.
- ✔ Size ranges - Numbers 1 - 10 (5 - 750mm)
- ✔ Availiable in black EPDM.
- ✔ Just fit it and forget it - we've got you covered.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.





Combo Selection Guide

Code	Description	Pipe (mm)	Base (mm)	Roof Pitch
DC101BC	Dektite Combo #1	5-60mm	139 x 139mm	0-40°
DC102BC	Dektite Combo #2	45-85mm	177 x 177mm	0-40°
DC103BC	Dektite Combo #3	5-127mm	221 x 221mm	0-40°
DC104BC	Dektite Combo #4	75-175mm	285 x 285mm	0-40°
DC105BC	Dektite Combo #5	108-190mm	366 x 366mm	0-40°
DC106BC	Dektite Combo #6	125-230mm	366 x 366mm	0-40°
DC107BC	Dektite Combo #7	150-280mm	454 x 454mm	0-40°
DC108BC	Dektite Combo #8	175-330mm	454 x 454mm	0-40°
DC109BC	Dektite Combo #9	240-508mm	705 x 705mm	0-40°
DC110BC	Dektite Combo #10	400-750 mm	965 X 965mm	0-40°

Combo Square Selection Guide

Code	Description	Pipe (mm)	Base (mm)	Roof Pitch
DCS103BC	Dektite Combo Square	20-125 mm	221 x 221mm	0-40°

Dektite Combo

Flash over or around. A standard Dektite and Retrofit all in one.

Installation Instructions

Standard Application

1 Trim the cone to suit pipe size using sharp tin snips.

2 Slide down pipe using water as a lubricant.

3 Apply a liberal bead of silicone sealant on underside of flexible aluminium base (refer to page 13 for silicone types).

4 Press base to the roof profile by hand. Smooth out any awkward creases. Don't fully extend to allow for vibration.

5 Fasten using self drilling washered screws or sealed rivets.

Retrofit Application

1 Trim cone to suit pipe size then cut seam and aluminium base using sharp tin snips.

2 Apply a liberal bead of silicone to one side of the cut seam.

3 With seam in downstream position wrap cone around pipe and engage 1st double clip at top of seam using multigrips.

4 Engage remaining clips working down from top of cone to base making sure that you do not over crimp.

5 Apply liberal bead of silicone sealant to underside of Dektite Combo and shape to roof by hand (refer to page 15 for silicone types). Screw down using self drilling washered screws or sealed rivets

6 Fasten flashing down by placing a fastener either side of seam first then secure rest of base working outwards in opposing pairs.

7 Apply sealant to top of base closure and any other potential leak areas.

Dektite Flatseal

For flat and low pitch roofs

- ✔ For Flat and low pitch roofs with single ply or bitumen coverings.
- ✔ No special tools or fittings are needed.
- ✔ Flatseal EPDM snaps tight to pipe without clips.
- ✔ Seals to roof with hot or cold liquid bitumen.
- ✔ Black EPDM for maximum UV and Ozone resistance.



Code	Base (mm)	Pipe (mm)	Colour
FS25-175	345	25-175	BLACK (EPDM)



Dektite Soaker

The perfect flashing for all tray roofs

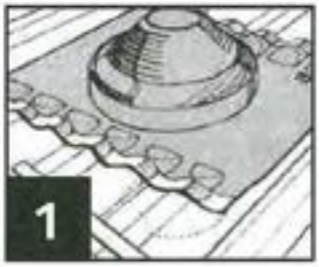
- ✔ The large base of the Dektite Soaker dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.
- ✔ Dektite Soakers are ready to use straight from the box.
- ✔ Engineered to eliminate daming.
- ✔ Faster to flash than old fashioned methods.
- ✔ The unique corrosion resistant aluminium flange is ideal for low pitch and deep profile roofs, providing a positive leak-proof seal.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

IMPORTANT:
For any pitch above 40° do not cut below the first three sizing ribs on the 603, 605 and 606

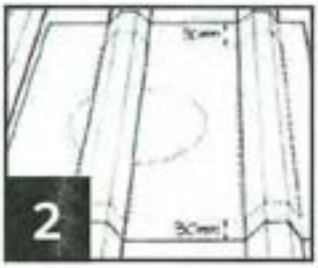


Code	Base (mm)	Pipe (mm)	Pitch	Pipe (mm)	Pitch
DF 602	410 x 360	75-160	0-60°		
DF 603	485 x 460	114-165	0-60°	114-255	0-40°
DF 605	708 x 635	250-358	0-60°	250-410	0-40°
DF 606	1006 x 905	380-470	0-60°	380-610	0-40°

Installation Instructions:



Mark position of pipe on roofing sheet, centre Dektite Soaker over mark ensuring word "top" is towards highest part of roof, and form Dektite Soaker flanges to roof profile.



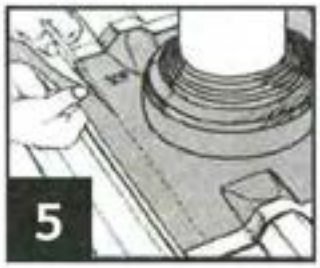
Mark ribs or corrugations to be removed to allow adequate drainage around cone. Allow at least 30mm all round to fasten Dektite Soaker's aluminium strips to roofing sheet.



Cut out marked portions of roof, filing away sharp edges and install pipe securely in place. Where required, support cut sections of sheet with additional framing to support base.



Trim Dektite Soaker cone to suit pipe size with sharp tin snips and slide down pipe using water as lubricant.

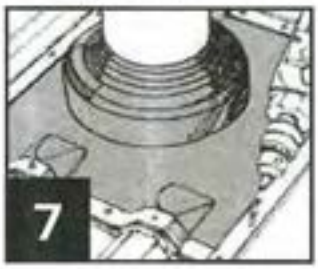


Form Dektite Soaker base into contours of roofing sheet, positioning loose strips on either side of cone in best position to ensure drainage of pan or tray. Trim excess EPDM from outside of loose strips. Trimming should be considered prior to cutting of the roof sheet.

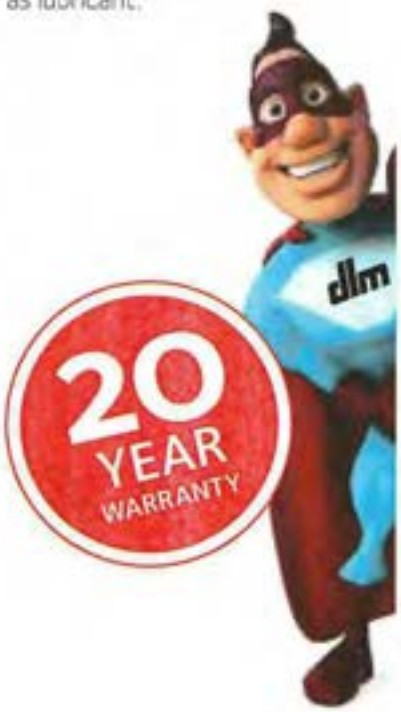


Apply a generous bead of neutral-cure silicone sealant to underside of Dektite Soaker base along entire perimeter. The following silicones have been trialled:

- OCI Roof & Gutter N-192
- Selleys roff & Gutter
- Bostik Findley Roof & Gutter
- Dow Corning 791
- Sikasil AP Multi Purpose



Fasten flashing to roof using washered self-drilling screws or sealed rivets, ensuring Dektite Soaker forms flat trough for water run-off. Fix integral aluminium strips from centre outwards before attaching loose strips provided.



Dektite Retrofit Soaker

Designed to flash where access to installation is restricted

- ✔ Like Dektite retrofit, they are designed to flash where access to installation is restricted.
- ✔ The unique crimp closure mechanism makes pipe or vent flashing an elementary wrap and seal procedure requiring no soldering or special tools.
- ✔ The Dektite Retrofit Soaker will flex with the roof decking without cracking or leaking and their smooth tray area means water run-off is super efficient.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.



One Standard Size: for 235 - 425mm pipes

Code	Base (mm)	Pipe (mm)	Pitch	Colour
RFS 4	750 x 660	235-425	0-45°	GREY (EPDM)

Installation Instructions:



Measure outside pipe diameter and trim cone exactly where indicated.



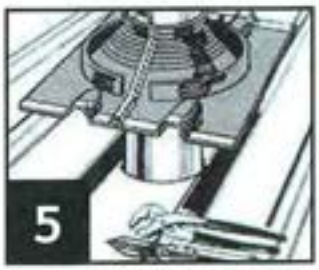
Mark out area where ribs of roof panel are to be removed. Where necessary support cut sections of sheet with additional roof framing.



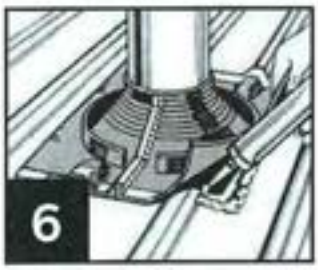
With clip in down-stream position tension top of cone around pipe and engage metal teeth in opposing pockets.



Crimp the top three clips with pliers. To assist in completion of crimp, place hand behind the seam for support and continue crimping. Do not overcrimp.



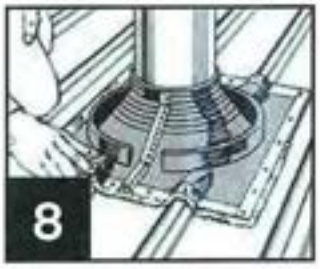
Form Dektite base into contours of roofing sheet, positioning loose strips on either side of cone in best position to ensure drainage of pan or tray and trim sides if necessary. Trimming should be considered prior to cutting of the roof sheet.



Apply a neutral-cure silicone sealant to underside of Dektite base and press to contour of sheet profile.



Fasten flashing to roof using washered self drilling screws or sealed rivets. Secure clip by placing a fastener either side of the clip. Fix integral aluminium strips from centre outwards before attaching loose strips provided.



Apply neutral-cure sealant to top of crimp closure and any other potential leak areas (refer to page 15 for silicone types).

Dektite Retrofit

When it has to flash around and not over...





- ✔ Wraps around existing or difficult to access pipes, installations are a breeze.
- ✔ The built-in crimps mean no loose clips or rivets, snaps together in seconds.
- ✔ Made from quality polymer compounds, grips tight and stays tight.
- ✔ The supple aluminium base conforms like magic for easy profile moulding.
- ✔ Can also be used to flash square penetrations. Just add 30% to the pipe diameter and trim the cone to suit.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.
- ✔ Red Silicone will withstand constant temperatures at the roofline of -50°C to 200°C and up to 250°C intermittently
- ✔ For pipes over 100mm Ø use a stainless steel support / hose clamp.

Code: Grey EPDM	Code: Red Silicone	Base (mm)	Pipe (mm)	Pitch
RF 801G	RF901	160	20-70	0-40°
RF 802G	RF902	273	50-185	0-40°
RF 803G	RF903	369	85-255	0-40°

Installation Instructions:



Measure outside pipe diameter and trim cone exactly where indicated. **For square pipes add 30%.**



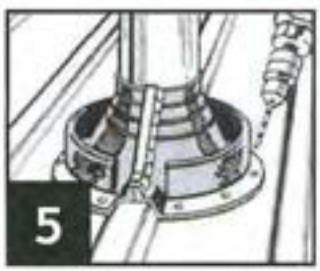
With clip in down-stream position, tension top of cone around pipe and engage metal teeth in opposing pockets.



To assist in locating clip into pocket, place hand behind the seam. Fasten clip with pliers or multi-grips, working from top to base. **Do not overcrimp.**



Press the Dektite base to contour of roof sheet profile, then apply neutral silicone sealant to the underside.



Fasten flashing with washered self drilling screws. As per diagram, secure clip by placing a fastener either side of the clip first.



Apply sealant to top of crimp closure and any other potential leak areas. (refer to page 15 for silicone types).

Acrylead Tile Flash

For tiled and slate roofs

- ✔ Acrylead offers the benefit of a thermo baked acrylic primer coating to both surfaces of the lead apron, ready for finish coating to match surrounding roof or trim colours.
- ✔ Acrylead is 17Kg/M2 which is the minimum standard allowable in the building code for sheet lead flashings.
- ✔ The potential for lead oxides to leach from the apron and cause staining is now virtually eliminated.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.
- ✔ Easy to install - no messy sealants required or sticky backing used.





20 YEAR WARRANTY



Code	Base (mm)	Pipe (mm)	Pitch
TFL5-55	300 x 500	5-55	0-45°
TFL50-70	300 x 500	50-70	0-45°
TFL5-127	400 x 600	5-127	0-45°
TFL75-175	450 x 600	75-175	0-45°
TFL150-300	600 x 900	150-300	0-45°

Installation Instructions for Lead and Aluminium Flashing:



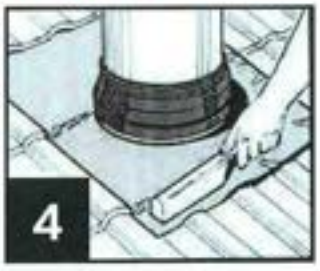
Trim Tileflash cone to suit pipe size.



After first lubricating the flue with water, slide Tileflash down to tile level.



Flatten the Acrylead and form an anti-cappillary fold. Then place the upper edge of the base underneath the tiles up stream.



Finally, dress the apron to the surrounding tile area.

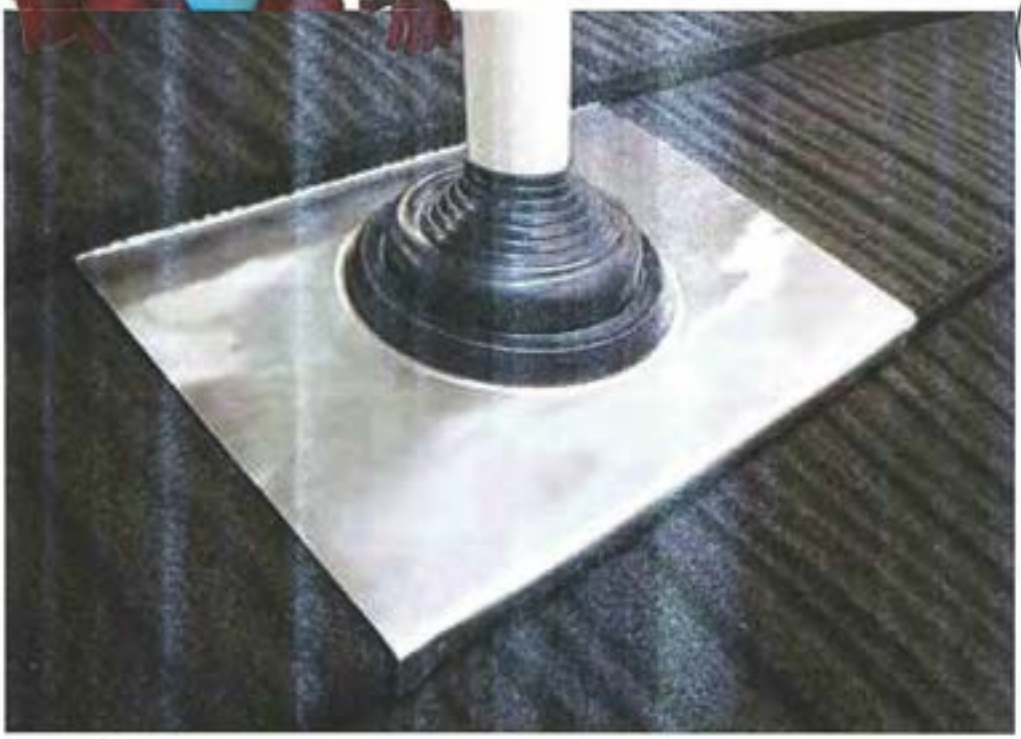
Dektite Aluminium

The best solution for stone chip and pressed metal tiles

- ✔ The base is 99.9% pure grade aluminium making it strong, malleable and easy to install.
- ✔ Environmentally friendly, ideal where potable water is collected.
- ✔ The best solution for stone chip and pressed metal tiles.
- ✔ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

Code	Base (mm)	Pipe (mm)	Pitch
TFA 12-70	500 x 600	12-70	0-45°
TFA 50-170	600 x 600	50-170	0-45°
TFA 110-200	764 x 764	110-200	0-45°
TFA 160-300	600 X 900	160-300	0-45°
TFA 300-450	965 x 965	300-450	0-45°





Installation Instructions:



Trim Dektite cone to suit pipe size using sharp tin snips.



After lubricating the flue with water, slide Dektite down to the tile level.



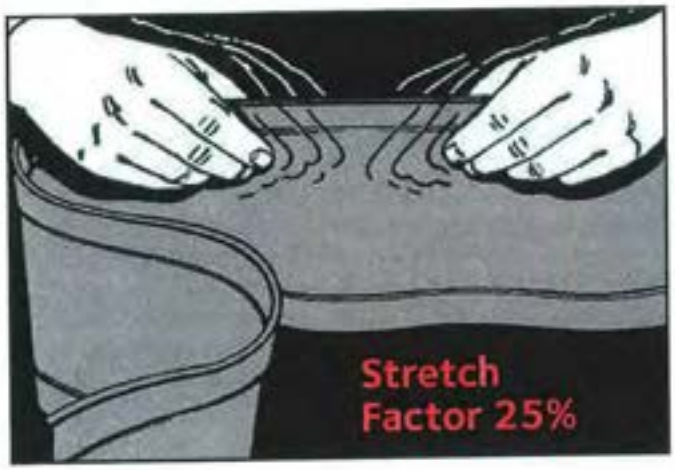
Form an anti-capillary fold then place upper edge of base under up-stream tiles.

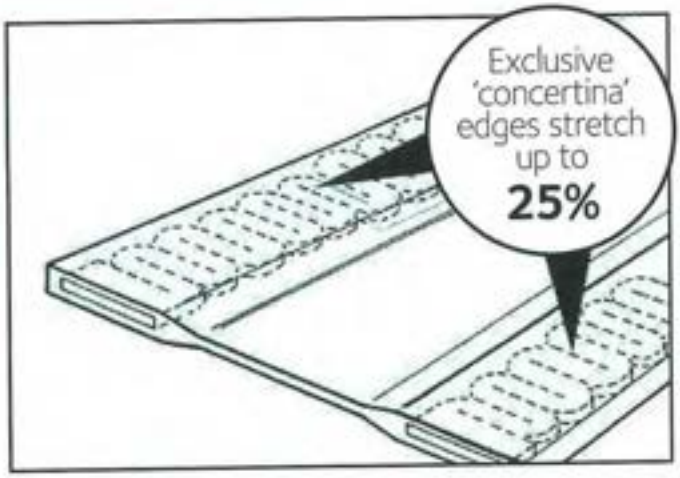


Dress base to profile, cut tabs on the bottom corners and fold under to stop wind lift .

Dekstrip Flashing

With the amazing patented stretch edge





- ✔ The Dekstrip edges contain an expanding aluminium strip (in concertina form) totally encased by the EPDM flashing.
- ✔ Dekstrip can be stretched and formed around most roof profiles and maintain that shape.
- ✔ Typical applications include bullnosing, where two different profiles intersect, curved parapet flashing, expansion joints in gutters, change of pitch and large round pipe penetrations.
- ✔ Fastening is done through the aluminium strip using suitable fasteners with a minimum 10mm head. In case of rivets use a 10mm washer under head.
- ✔ EPDM based thermoplastic elastomer (TPE) will withstand temperatures from -50°C to 115°C and up to 150°C intermittently.
- ✔ Dekstrip can be painted (contact DLM for technical advise).

Code	Length (m)	Width (mm)	Material
DS3-235	3.1	235	EPDM based grey Thermoplastic Electomer (TPE)
DS10-180	10	180	
DS10-235	10	235	
DS10-305	10	305	
DS23-180	23	180	Price and availability on application
DS23-235	23	235	
DS23-305	23	305	
DS15-450	15	450	

Large Round Pipes

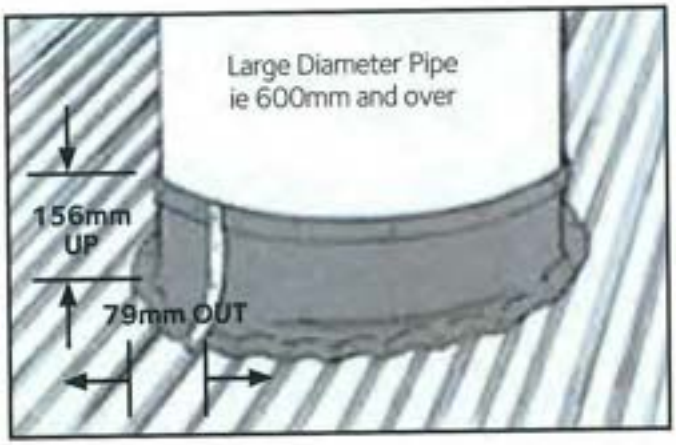
1 Mark a line on the pipe,156mm above the roof. Take this mark from the valley. Circle the pipe.

2 Fasten Dekstrip (after applying sealant) at this line. Overlap ends by 50mm.

3 Stretch the entire unfastened bottom edge.

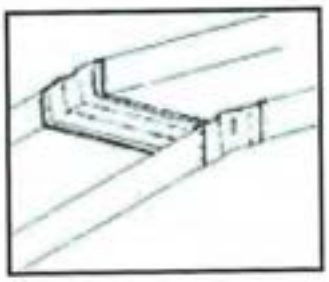
4 Seal and fasten bottom edge,allowing same overlap at bottom as at top - suggest valley fixing.

All listed measurements are for 235mm wide strip flash.If using other widths use a ratio of 2/3 up the pipe 1/3 over the roof profile.



Expansion Joints

The flexibility of Dekstrip makes it ideal for joining box guttering. No problems with movement or leaking.



Fast Flash

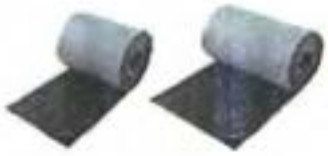
Self Adhesive and very workable lead replacement

- ✔ Easy to install being light weight, easy to trim and fully self-adhesive
- ✔ Slower set adhesive allows time for repositioning
- ✔ Flexible, malleable and stretchable making Fast Flash very workable and able to dress well to all profiles
- ✔ Product range includes rolls in two standard sizes in grey or black
- ✔ Environmentally friendly aluminium stretch netting cast in polymer rubber
- ✔ Other sizes and colours available on request



Fast Flash - quick weatherproof flashing

Fast Flash consists of aluminium stretch netting cast in environmentally friendly polymer rubber.Fast Flash is self-adhesive on the reverse and protected by cover foil that is removed before installation. Fast Flash is available in rolls in three standard sizes and comes in grey or black.



280mm 370mm

Code	Length (m)	Width (mm)	Weight (kg)	Colour
FFR5-280G FFR5-280B	5	280	4.7	Grey Black
FFR5-370G FFR5-370B	5	370	5.9	Grey Black

Self-adhesive flashing

Fast Flash is ideal for a quick and secure flashing solution. Fast Flash can be installed on roofs with a slope of min. 5° and on almost all roof materials. Fast Flash is environmentally friendly and easy to install as the reverse is self- adhesive, as well as being flexible and very workable.



Helpful Hints

Dektites

- ✔ When cutting do not use a knife. Sharp tin snips will provide the smoothest finish.
- ✔ Always cut where sizes are indicated. Incorrect point of cutting may result in poor fit.
- ✔ Hand form aluminium edge before fastening.
- ✔ Fasten from vertical centre to outside.
- ✔ When pulling the Dektite down a pipe, lubricate the pipe with water first.

Retrofits & Combos

- ✔ Do not overcrimp seam.
- ✔ For pipes over 100mm diameter use a stainless steel support clip.

General Points - Applicable to all Deks flashing products

- ✔ Always ensure that a liberal amount of sealant is applied **UNDER** any perimeter aluminium-backed edge.
- ✔ **Seamed Pipes:** When flashing a metal flue that has an exposed seam, using a neutral cure sealant, seal the seam from underside of the cowl to the top of Dektite cone.
- ✔ Where multiple skin flues are used, EPDM Dektite are appropriate.
- ✔ Under **NO** circumstances should any Dektite product be used on an unapproved **(i.e. single skin)** flue discharging from a wood combustion appliance.
- ✔ Overstretching of EPDM compound products can lead to shortened life expectancy.
- ✔ Please note that the outside temperature of the pipe is usually significantly lower to the exit temperature of the appliance.

Look at this Performance

ASTM Method	Test Description	Spec. Required	Test Results Black EPDM Dektite	Test Results Grey EPDM Dektite
D2240	Shore 'A' Hardness:	60+/-5	60	60
D412	Tensile Strength (MPa min):	7.0min	10.5	10.5
D412	Elongation @ Break (% min):	350min	650	650
D624	Tear Resistance Die C (KN/m min):	20.0 min	31.5	32.0
	Trouser Tear (KN/m min):	10.0min	14.0	14.5
D573	Heat Resistance 70hrs @ 100°C			
	Change in Hardness (points):	+/-10	+1	+3
	Change in Tensile (%):	+/-25	+3.5	-5.0
	Change in Elongation (%):	+/-25	+14.0	-16.0
D395	Compression Set 22hrs @ 70°C after (%max):		14.0	14.5
D1171	Resistance to Ozone	100ppm No Cracks	Passed	Passed
D2137	Low Temp. Brittleness 3 mins @ -50°C:	Non Brittle	Passed	Passed
U.L.94	Flame Resistance	U.L.94H.B.	Passed	Passed

Silicone Sealants



The following silicones have been trialled and have been found to provide a satisfactory bond between the EPDM and Silicone Dektites and most commonly used roofing materals.

- **OCI Professional Roof and Gutter N-192, Silicone Sealant**
- Sikasil AP Multipurpose Silicone Sealant
- Selleys Roof & Gutter Silicone Sealant
- Bostik Findley Roof & Gutter Silicone Sealant
- Dow Corning 791 Silicone Weatherproofing Sealant

Code	Description	Box	Colour
N-192	All purpose neutral silicone	20	TRANSPARENT

- For adequate bonding all surfaces must be clean and dry.
- The base of the Dektite should be moulded by hand to form a snug fit to the roof profile.
- The Dektite should then be lifted clear and a continuous bead of silicone applied to the whole of the ribbed underside of the Dektite. For an effective seal a 1-3mm bead of silicone is sandwiched between the two surfaces.
- Pull the Dektite down to sit snugly on the roof profile and fasten with washered screws / Hex screws. NB: Screw coatings of class 4 or 5 are required.
- Remove excess silicon and collect any swarf.

Dektite Pipe Flashing Warranties

This warranty on Dektite Pipe Flashing is given by Consolidated Alloys (NZ) Ltd 55 Maurice Road, Penrose Auckland, New Zealand for the periods and under the terms and conditions listed below.

1. DLM warrants that all Dektite pipe flashings will perform in accordance with our published specifications and will be free from defects in material and workmanship for a maximum period of 20 years, commencing from the date of delivery to end user.

Under this warranty DLM will,at its option,repair or replace any defective Products. Any claim should be made in writing within 60 days following the discovery of any defect. DLM shall not be liable for any costs incurred in the removal of defective items or installation of replacement items nor cost of freight and other associated charges.

2. This warranty shall not apply where:-

(a) the Product has not been installed in strict accordance with our published recommendations;

(b) the Product has been installed in an area which has been exposed at any time during the warranty period to corrosive conditions including but not limited to,corrosive chemicals,ash, fumes or condensates or harmful substance generated within or about the building(s) or fixture(s) to which the Product has been applied;

(c) any damage to the Product has been caused as a result of the negligence or misuse of the Product by the claimant.

(d) any modification to the specification ofthe Product has been made,save and except where any modification is reasonably necessary in adopting the Product to size.

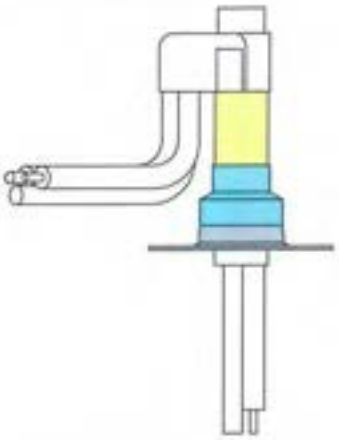
(f) defects are a result of acts of God or other external forces, including but not limited to,failure to provide free drainage of water from around the areas in which the Product has been installed.

3. To the extent permitted by law,this warranty is given in lieu of all other warranties,express or implied,including any warranty of merchantability or fitness for a particular purpose. Where so permitted,the remedies stated herein are exclusive remedies and DLM shall not be responsible for any indirect,consequential or incidental damages or further loss of any kind whatsoever except as expressly provided by in this Warranty.

Top Hat Roof Penetration Kit

For use with air conditioning units, heat pumps & solar panels

Top Hat Roof Kit



Compliant Penetration



Code	Size (mm)
RF PN 50	50
RF PN 65	65
RF PN 65 Twin	65 Twin
RFPN80SC	80
RFPN110FC	110



For other options on solar penetrations refer to Dektite premium solar products on page 4.

Installation Instructions:



Position the PVC tube. Fix it to a batten or rafter.



Fit the Dektite flexible flashing as per the installation instructions.



Slide the PVC cover flashing into position and glue/

Twin 65 Cap



Install all pipe work and secure the cap with stainless steel self tapping screws.



For more effective drainage always fit the Dektite on the Diamond as shown.



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



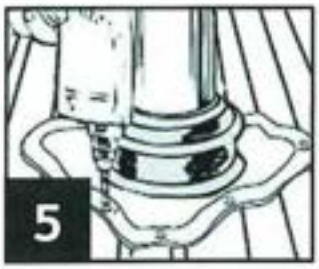
Cut a neat hole in the roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips (where necessary, support cut sections of sheet with additional timber framing).



Apply a neutral cure silicone sealant by turning back the flexible flange (refer to page 15 for silicone types).



Slide Dektite flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snuggly into position.



Fasten using class 4 coating washered screws. Fit fasteners progressively outward in opposing pairs.

Sheet Lead and Acrylead

Time proven reliability







- ✔ Conforms to AS/NZ1804 – 1976
- ✔ 50 year Warranty (on base metal)
- ✔ Extremely malleable
- ✔ Proven quality and performance

DLM Sheet Lead

- Sheet Lead is the softest of all the common metals, it is extremely malleable; it is capable of being shaped to most profiles at ambient temperatures.
- Sheet lead is a tried and proven product used in the construction industry for hundreds of years, mainly used as weatherings and flashings.
- The most important feature of any well designed roof is the flashing detail. The use of Sheet Lead will ensure that quality and performance are not compromised.
- DLM Sheet Lead is ideal for applications of Radiation shielding, sound proofing, chimney flashings, lead slate for pipe penetrations, apron and abutment flashing, canopies and projections, curved parapets, windows and door flashings.

DLM Acrylead

- Acrylead has a factory applied thermo baked acrylic primer coating on both sides of the sheet The process developed by DLM inhibits the contact of water runoff with the lead and its oxides, reducing the potential of the run off staining adjacent materials, and entering ground water systems.
- Acrylead allows you to improve the look of exposed flashings by finish coating of your choice to match roof or surrounding trim colours.

E2 / AS1 Compliance

- **DLM Sheet Lead and Acrylead are the only apron/abutment flashings that can meet and exceed the 50 YEAR WARRANTY offered by Concrete, Clay, and Slate Tile Manufactures and is a must for compliance with E2/AS1.**

Standard Roll Sizes

Sheet lead: **Both 3m and 6m rolls:** 150, 300, 375mm
3m rolls only: 450, 600, 750, 900mm

Acrylead: **6m rolls:** 150, 300, 340, 375mm
3m rolls only: 450, 600mm

Range of thickness and weight

Weight (Kg/m²)	Nominal Thickness (mm)	Typical Uses
6	0.50	Strip edge for metal flashing, sound proofing.
12	1.0	Sound and radiation proofing.
17	1.50	Apron and cover flashings, hip and ridge flashings, pitched valley gutters, lead slates, chimney flashings and weatherings to cornices, parapets etc. Full roof cladding.
20	1.80	
25	2.25	
30	2.65	Parapet, Box and tapered gutters or situations that demand extra length.
35	3.15	
40	3.55	

Recommended maximum sizes of individual pieces of lead for all applications

Weight (Kg/m²)	Maximum Length (mm)	Maximum overall girth (mm)
17	1300	600
20	1500	750
25	2000	800
30	2250	850
35	2500	900
40	3000	1000

FLASHGUARDz

The superior edge flashing

CodeMark CMA-CM40106

NEW ZEALAND MADE

Designed and manufactured in NZ by DLM from imported materials

- ✔ Compatible
- ✔ Extremely malleable and very quick to install
- ✔ Weatherproof and birdproof
- ✔ Available in the most popular coloured steel fashion colours + primer
- ✔ 3 sizes available: 43mm, 63mm and 75mm



FLASHGUARDz is a soft edged roof weatherseal flashing, for lock seaming to Zincalume, Galvanised, Aluminium and Zinc roof flashing sheets.This unique product will expand and readily shape snugly to the contours of the roofing profile.

FLASHGUARDz is suitable for installation over pressed metal tiles, long run corrugated and trapezoidal roofing profiles, which do not exceed 32mm in height.

15 YEAR DURABILITY

Description

FLASHGUARDz comprises an expandable aluminium strip with a specially formulated synthetic compound, bonded to the underside. The black synthetic compound provides a weather sealing membrane on the underside of the aluminium strip. It has a service temperature service range of between -40°C and +90°C and contains only 1% carbon black by weight. A layer of soft paper is applied to the underside of the rubber to prevent it sticking to the roll formers machinery and to provide protection when handling.

FLASHGUARDz is available in 75mm for trapezoidal profiles, 63mm width for both trapezoidal and corrugated profiles and 43mm width for corrugated and very low profiles.

Extremely malleable - FLASHGUARDz is so easy to install, it can be dressed down using finger pressure only, so there is no need for special tools. There is no need for hammering into roof profile, no need for cutting or forcing into shape and hence no risk of scratching, denting or paint damage to the roof.

Very quick to Install - Because of the ease of fitting FLASHGUARDz, reduces installation time will result in major savings in labour costs.

Weatherproof and birdproof - The special rubber backing provides a weather sealing membrane with excellent stretch characteristics and resistance to moisture. FLASHGUARDz perfectly hugs the contour of the roof profile, preventing birds from gaining access.

Compatible - Compatible with zincalume, aluminium, galvanised steel and Zinc roofing materials.

Paintable - FLASHGUARDz is available etch primed, ready for top coating in any other roofing colour not currently in the range.

Installation and Handling

1) Fold the FLASHGUARDz out by hand, using minimal force. Do not remove paper backing.
2) As is normal trade practice, ensure that on the top edge of the longrun sheets, the pans are "turned up" to provide a stop end.
3) Affix the flashing to the roof before dressing FLASHGUARDz into the roof profile.
4) Dress the lower edge of the FLASHGUARDz into the roof profile, using finger pressure only.

Start from the centre of the pan and work towards the ribs on either side.

Maintenance

The paint coating should be maintained for the duration of the life of the roof. Normal rain washing will remove most of the accumulation of dirt and salt. It is recommended, however, that FLASHGUARDz should be cleaned with a soft bristle nylon brush and clean water at least once a year, and more often in severe environments. When installed correctly and maintained, FLASHGUARDz satisfies the 15 years durability requirement of the NZ Building Act. Painting FLASHGUARDz after installation will extend the durability up to 30 years.

Plascourse DPC

An effective moisture barrier

- ✔ Plascourse may be used as a damp couse in brick or block work.
- ✔ Plascourse may be used as a concealed flashing under timber, window frames or door frames.
- ✔ Plascourse may be used when separation between different materials is required.
- ✔ Plascourse MUST NOT be used in applications where it is exposed to direct sunlight.

An effective moisture barrier for use as a dampcourse material and concealed flashing.

Plascourse is a thick, high impact low density black polyethylene strip with an embossed surface on both sides that reduces slippage in use.

Plascourse will provide an effective moisture barrier for use as a dampcourse material and also as a concealed flashing.

Plascourse is manufactured to Australian and New Zealand Standard 2904 - 1995

Plascourse meets the test requirements for impact resistance AS/NZ 4347.6

Plascourse is embossed both sides with dimensions between 3mm - 10mm maximum in both machine and transverse direction and it's thickness is measured in accordance with AS/NZ 4347.9



Code	Length (m)	Width (mm)	Carton Qty
DPC50	30	50	24
DPC75	30	75	16
DPC90	30	90	12
DPC9050	50	90	8
DPC100	30	100	12
DPC140	30	140	8
DPC150	30	150	8
DPC200	30	200	4
DPC250	30	250	4
DPC300	30	300	4
DPC1000	30	1000	1

Malthoid

Damp proof course

- ✔ Malthoid Damp Proof Course is a Kraft saturated in multiple layers of a Bituminious coating then a light sand coating
- ✔ Malthoid may be used when separation between different materials is required
- ✔ Malthoid may be used as a damp couse in brick or block work or Aluminium
- ✔ Malthoid may be used as a flashing under timber jack studs and timber piles



Malthoid is manufactured to meet the following provisions of the NZBC:

NZBC Clause E2 External moisture
Malthoid Damp Proof Course satisfies the requirements of E2/AS1 Table 23, NZBC 3604 2.3(b)

NZBC Clause B2 Durability
Malthoid Damp Proof Course will meet the durability requirements of NZBC E2/AS1 Table 1 - Damp Proof Course. Malthoid must not be exposed to extended periods of direct sunlight, or prolonged contact with chemicals or solvents.

Code	Length (m)	Width (mm)	Carton Qty
MAL50	20	50	8
MAL75	20	75	8
MAL90	20	90	6
MAL100	20	100	6
MAL150	20	150	4
MAL200	20	200	2
MAL300	20	300	2

STOP Leak FLASHING TAPE

Adheres permanently to clean dry surfaces including:

- ✔ Metals
- ✔ Cement
- ✔ Fibreglass
- ✔ Timber
- ✔ Brick
- ✔ Glass
- ✔ PVC



WEATHERPROOFING REPAIR TAPE

Stop Leak Flashing Tape is a polyester fused aluminium foil coated with thick Butyl rubber adhesive used for weathersealing joints and seams. Uses include repairs to roofing, guttering, downpipe or water tank tops, sealing joints around skylights, doors or adjoining building surfaces and weathersealing seams in caravans, trucks, toolsheds etc. Stop Leaks is not a permanent solution in replacing existing weather flashings on the home.

Instructions for use:

1. Thoroughly clean and dry surfaces prior to applying Stop Leak Flashing Tape.
2. If surface is porous or crumbling, prime with a Butyl primer.
3. Stop Leak Flashing Tape may be cut with a knife or scissors.
4. Apply Stop Leak Flashing Tape firmly to substrate, smooth down and mould in place.
5. Overlap adjoining strips by a minimum of 25mm.
6. Application temperature 5°C to 40°C. May be warmed to aid adhesion if cold.

Handy Pack Sizes:

50mm x 3m
75mm x 3m

Roll Sizes:

50mm x 10m
75mm x 10m
100mm x 10m
150mm x 10m
200mm x 10m



Diamond Wrap

FIBREGLASS REPAIR TAPE



Features:

- Adheres to just about anything
- Withstands extreme temperatures
- Rapid cure time (15 min)
- Waterproof and leak proof
- Heat/cold resistant
- Sandable
- Moldable
- Paintable
- Single use
- Non-toxic and non-irritative
- Alkaline Resistant

Possible Uses:

- Yard Equipment
- Sports Gear
- Outdoor Gear
- Emergency Kits
- Survival Kits
- Patio Furniture
- DIY

Sizes:

50mm x 1200mm
100mm x 1500mm

INSTRUCTIONS



1. Wear gloves. (included) Use immediately after opening.



2. Place in water (20-25°C) for 10-12 seconds.



3. Lightly squeeze out excess water.



4. Wrap tightly around object. Hardens in 3 minutes.



5. Rub thoroughly to smooth and distribute resin evenly.



FLASHGUARD Z

The superior edge flashing for metal roofs

NEW ZEALAND MADE

Designed and manufactured in NZ by DLM from imported materials

CODEMARK™
CMA-CM40106

- ✔ Compatible
- ✔ Extremely malleable
- ✔ Very quick to install
- ✔ Weatherproof and birdproof
- ✔ Available in the most popular coloured steel fashion colours + primer



J0036

RECEIVED
11 JUL 2017
BY

VERSATILE®
HOMES & BUILDINGS

ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

Schedule Of Materials 2
General Requirements 4
Excavation 12
Concrete & Reinforcing (Sed) 14
Bricklayer 15
Aluminum Joinery 17
Carpentry 19
Water System 26
Plumbing 28
Sanitaryware, Tapware 29
Drainage 30
Gas 33
Electrical 34
Painting 37
Floor Coverings 39

SCHEDULE OF MATERIALS

1. CLADDING TYPES

2. ROOF:

Cladding:

Steel & Tube Fascia & Gutter

Gerard Selected Metal tile roofing.

Underlay:

Thermacraft 215 Roof Underlay.

Designed to (Thermakraft 215 Rainscreen roof Supporting Analysis Underlay MARCH 2009)

3. WALLS:

Claddings:

Monier 70 Series Brick veneer ,

Building Wrap:

Fast Wrap , **Branz Appraisal #:** 615 (2008)

Sill tape:

Ecoply Barrier Sill Tape

Wall Insulation:

Tasman Insulation New Zealand, Pink Batts **Branz Appraisal #**:238 (2012)

External windows & Doors:

Aluminium windows & doors Fletchers Aluminium

4. WET AREAS

Bathroom/Ensuite Floor: Vinyl plank

Bathroom/Ensuite Walls: Paint finished

Kitchen Floor: Vinyl plank

Kitchen Walls: Paint finished

5. LININGS

General: GIB Standard

Bracing: GIB Standard, GIB Braceline **Branz Appraisal #**: 928 (2016)

Wet areas: GIB Aqualine **Branz Appraisal #**: 427 (2007)

GENERAL REQUIREMENTS

1. THE WORKS

The works are as described in this specification and shown on the drawings.

2. PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

3. THE SITE

The site of the works, the site address and the legal description are listed under PROJECT INFORMATION. Confine access and work to the area of site indicated on the drawings.

4. SPECIFICATION SECTIONS

Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read GENERAL REQUIREMENTS with all other sections.

5. INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.

Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Approval: Approval in writing.

Direction: Direction in writing.

Notified: Notified in writing.

6. ABBREVIATIONS

The following abbreviations are commonly used throughout the specification:

AS Australian Standard

AS/NZS Joint Australian/New Zealand Standard

BCA Building Consent Authority

BRANZ	Building Research Association of New Zealand
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
NUO	Network Utility Operator
OSH	Occupational Safety and Health
TA	Territorial Authority

7. INCONSISTENCIES

If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

8. SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified. Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

9. THE WORDS "PROVIDE" OR "FIX"

The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

10. MANUFACTURERS AND SUPPLIERS

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

11. REFERENCED DOCUMENTS

Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or

methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.

12. PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the Building Consent Authority.

13. BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the BCA.

14. STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.

15. BUILDING CONSENT

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

16. INSPECTIONS

Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the BCA inspector.

17. KEY PERSONNEL

Provide names and contact detail of key personnel. Provide names, registrations numbers (where appropriate) and contact detail of key

personnel that are required by the Building Consent Authority as part of the application for the Code Compliance Certificate.

Include the following as applicable:

- Registered drainlayer
- Registered plumber
- Registered gasfitter
- Registered electrician
- Roofer
- Block layer
- Bricklayer
- External plasterer
- External window manufacturer
- Waterproof membrane applicator

18. PRODUCER STATEMENTS & LBP DOCUMENTAION

When Record of Works or producer statements verifying construction are required, for the application of Code Compliance Certificate, provide copies to both the BCA and the owner. Provide LBP documents and producer statements in the form required by the BCA.

19. TRADE GUARANTEES AND WARRANTIES

Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, or are required as a condition of Building Consent, provide guarantees/warranties to the owner.

20. CODE COMPLIANCE CERTIFICATE

Provide documentation that the Owner requires in order to obtain a Code Compliance Certificate for the consented work. Provide Certificates of Compliance for electrical and gas work carried out.

21. SITE ACCOMMODATION

Provide, erect and maintain scaffolding, sheds, toilets, water, power and hoardings. Allow for cartage, craneage, plant hire and storage. Arrange

for temporary works and services necessary for the completion of the works.

22. HEALTH AND SAFETY

Comply with all of the requirements of the New Zealand Building Code, and in particular with Approved Documents F1 - F5 inclusive. Comply with all relevant Worksafe NZ Approved Codes of Practice and Information and Guidance requirements, particularly those for construction and building maintenance. Comply with any other relevant safety legislation and/or regulations.

Take all practical steps to make the site and the contract works safe and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the site safety rules and are not unnecessarily exposed to hazards.

In compliance with the Health and Safety in Employment Act 1992 and Health & Safety at Work Act 2015 the Contractor shall have:
a). A safety programme that shall include selection and training standards, monitoring of compliance, safety performance measures and safety rules.
b). A safety register to record accidents, injuries, operational safety, ACC claims, and so forth.
c). A health and safety plan specific to the contract works, which will address methods of identifying and controlling hazards, protective clothing and equipment to be used, staff training and supervisory requirements, management of subcontractors and their staff, and restricted areas and site security.
Notify the Ministry of Business, Innovation and Employment in writing of the Certified Safety Supervisor responsible for safety aspects of the works.

Scaffolding shall comply with all Statutory and Local Authority Regulations, with the Ministry of Business, Innovation and Employment's 'Best Practice Guidelines for Scaffolding', with AS/NZS 1576 (Scaffolding equipment), AS/NZS 4576 (Guidelines for Scaffolding), and AS/NZS 4994 (Roof edge scaffolding), shall be maintained for the duration, and shall be removed on completion.

The use of ballistic fixings must absolutely comply with all relevant safety recommendations at all times. No rubbish fires are allowed on site. Portable/personal disc/tape players, radios and iPods must not be used anywhere on the site. No smoking on site, except in the designated location in accordance with the Smoke Free Environments Act 1990, the location of which will be determined by the Contractor, with the approval of the Principal.

23. PROTECT THE WORKS

Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by

unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

24. STORAGE AND PROTECTION

Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.

25. ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until approval is given for their removal.

26. MEANS OF COMMUNICATION

All directions and approvals in writing.

27. PROGRAMME

Provide a programme for the contract works, including the work of separate contractors being carried out concurrently with this contract. Form of programme: A dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Supply a copy of the programme, and any updates to the owner.

28. WORKING HOURS

Work on site is restricted to between 0800 to 1800, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.

29. RESTRICTIONS

Do not:

- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site

- bring radios/audio players on to the site.

30. QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.

31. DAMAGE AND NUISANCE

Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the TA and relevant Acts and Standards.

32. SET-OUT AND DATUM

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

33. EXECUTION OF THE WORK

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

34. MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.

35. COMPATIBILITY

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

36. COMPLETE ALL SERVICES

Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

37. CLEAR AWAY

Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.

38. CLEAN

Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

EXCAVATION

1. PRELIMINARY

The extent of excavation & associated work shall be as shown on the drawings, including all excavation work for the building.

2. SITE SAFETY

All excavation work shall meet all safety requirements. Provide proper support for excavations. Cover holes and fence off open trenches and banks. All precautions shall be taken to avoid damage to all public & private property.

3. SURFACE PREPERATION

Conforming with NZS 3604:2011, 3.5 Site preparation, remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area being built on.

4. STOCKPILE TOPSOIL

Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials. Spread and level where directed before completion of the works.

5. EXCAVATION

Take foundation excavations to depths shown on drawings. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.

6. FILLING MATERIALS

Volcanic tuff:	Scoriaceous tuff of variable grading excluding silt or clay material, capable of being placed and compacted as specified.
Rock fill:	Hard material comprising rock, broken stone, hard brick, concrete, run of pit scoria, or other comparable inert material capable of being placed and compacted as specified.
Sand fill:	Clean sand of such grading in particle size as to allow for mechanicall compaction to 90% maximum density.
Hardcore:	Scoria or crushed rock to GAP (General All Passing) 40 grading.
Granular base:	Screened crushed gravel or scoria graded in size from 20 mm to 7 mm, clean. When tested with a standard sieve of 4.75 opening no material is to pass.
Dressing course:	Scoria to GAP 20 grading, or "dirty footpath scoria", or equivalent "all in" graded crushed metal aggregate.
Free-draining aggregate:	Scoria or crushed gravel graded 50 to 14 clean.

7. GRANULAR BASE FOR SLABS

To NZS 3604:2011, 7.5.3 Granular base. Consolidate with a vibrating roller. Blind the surface with coarse sand or sand/cement and roll ready to receive a damp proof membrane.

8. BACKFILLING

Compact backfilling in 150 mm layers, with the last 200 mm in clean topsoil, lightly compacted and neatly finished off.

CONCRETE & REINFORCING (SED)

(Please refer to Engineers foundation design and specifications for details)

9. PRELIMINARY

1.1 Scope

Supply and lay brickwork to areas shown on plans and elevations.

1.2 Standard

All work shall be in accordance with NZS 3604:2011 and NZS 4229:1999.

10. MATERIALS

2.1 Bricks

Bricks for external veneers shall be 70 series Austrial Bricks, colour & type of be selected by owner. All fair face brickwork shall be laid with the best face outward.

2.2 Cement

Shall be ordinary Portland cement and at the time of use shall comply with NZS 3122 Portland Cement.

2.3 Water

Water shall be potable

2.4 Sand for Mortar

Sand used shall be No.1 grade and/or shall comply with the relevant clauses of NZS 3103:1991.

2.5 Ties

Shall be galvanized or stainless steel if in a sea spray zone as per NZS3604, section 4.5. Design to conform to with AS/NZS 2699:2001 part 1, as modified by NZBC B1/AS1, 3.1 (NZS 3604:2011).

11. MORTAR

Composed of Portland Cement, sand and mortar with an admixture to the provisions of NZS 4210:2001. Mortar shall be discarded if not used within 90 minutes of mixing.

For Mortar colour add mineral oxide pigment to the requirements of NZS 4210. Colour to be suitable with brick veneer.

12. BRICK VENEER

All work to comply with NZBC Clause E2, section 9.2, NZS 4210:2001, section 2.9. Lay bricks in stretcher bond to a true level line and plumb face, with consistent joints not more than 9.5mm wide. A cavity not less that 40mm or more than 55mm shall be maintained between frame and

veneer. Keep cavity [illegible] of mortar droppings and protrusions and free of all pipe work or electrical wirings.

Wall ties to be screw fixed to face of studs (with out damaging the building wrap) approved galvanized ties at 600mm horizontally and 400mm max vertically. Form weep holes in bottom course and vent holes in top course by raking out every 3rd perpend in each of those courses.

Veneer Lintels to support masonry veneer above window & door openings. Angle lintel dimensions shall be shown on drawings. Refer NZBC Table 18E: E2/AS1 for lintel sizes.

13. CLEAN UP

Clean down brickwork to remove stains. Remove efflorescence with a stiff bristle broom, blot with a damp sponge and wash walls with a plentiful supply of clean water during fine weather.

ALUMINUM JOINERY

1. STANDARDS

All work & materials to comply with NZBC B1/AS1, NZS 4211:2008, NZS 4223: Part 1,2 & 4 2008 and NZS 4223 Part 3 2016.

2. WINDOW AND DOOR REVEALS

Reveals to be graded materials suitable for paint finish, treated to H3.1.

3. FLASHINGS

Fit flashings as per drawings.

4. ORGANIC POWDER COATING FINISH

To the Window Association of New Zealand's "Specification for powder coatings on architectural aluminium products". All finished surfaces to show uniformity of gloss and colour (to match sample) free of all coating defects.

5. SEALANT, GLAZING TAPE AND GASKETS

To be selected as per the window manufacturer's requirements.

6. FIXINGS

Ensure fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

7. OPENING PREPARATION

Confirm framing openings on site for dimension, plumb and straightness prior to fabrication or ordering of aluminium joinery. Prepare and trim to WANZ WIS™ Pre Cladding Trim Preparation requirements.

8. EXECUTION GENERALLY

To NZBC E2/VM1, WANZ "Aluminium Window Handbook" and "Installation code for aluminium joinery products". Install to WANZ WIS™ Window Installation System requirements.

9. HANDLING

Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.

10. CORROSION PROTECTION

Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

11. FIX FRAMES

Fix frames rigidly in place without distortion, to the window manufacturer's and the Window Association of New Zealand's "Aluminium Window Handbook" requirements, plumb, true to line and face, weathertight and with all openings operating freely.

12. DRAINAGE

Anti-condensation channels to sills. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.

13. GLAZING INSTALLATION

All glass held in aluminium beads and black PVC gaskets.

14. SAFETY GLASS INSTALLATION

Ensure use of grade A safety glass to doors, sidelight panels, low level windows and all other locations to comply with NZS Part 1,2 & 4 2008 and NZS 4223 Part 3 2016, as modified by NZBC F2/AS1, 1.0 Glazing.

15. INSTALL FLASHINGS

Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish on head flashings to match window finish.

16. SEAL FRAMES ON SITE

Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer and to make the installation weatherlight.

17. SAFETY

Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. Permanent manifestations to comply with NZS 4223: Part 1,2 & 4 2008 and NZS 4223 Part 3 2016.

18. CLEAN GLASS AND FRAMES

Clean off or remove glass indicators at completion of the building. Clean glass inside and out to a shining finish. Clean down both sides of window and door frames using the methods required by the window and door manufacturer.

CARPENTRY

1. PRELIMINARY

1.1 Standards

Workmanship and materials shall comply with NZS 3604:2011, the NZBC and all relevant N.Z. Standards.

1.2 Protection

All finished or partly finished work shall be protected from surface injury or damage from exposure to the weather or any other cause.

2. MATERIALS

2.1 Timber

All timber shall comply with NZS 3602, tables 1 to 3. Moisture content to be between 12% and 18% before fixings linings.

2.2 Fasteners

Nails, screws and other fixings shall be galvanised for exterior work or stainless steel where required by NZS 3604:2011.

3. DAMP PROOF COURSE

Where timber is in contact with concrete the timber shall be separated from the concrete with "Cromford supercourse 500" hi-impact polyethylene DPC.

4. SCHEDULE OF TIMBERS

Location	Timber	Grade	Treatment
Wall framing	Pinus Radiata	SG8	H 1.2 Boron
Trusses	Pinus Radiata	SG8	H 1.2 Boron
Purlins	Pinus Radiata	SG8	H 1.2 Boron

5. WALL FRAMING

5.1 Exterior Framing

All External framing shall be 90x45 SG8 studs at 600crs. Dwangs shall be at 800crs. Double top plate shall be 140x35 SG8 and top and bottom plates shall be 90x45 SG8. Fix bottom plates to concrete floors with M12 x 140mm galvanised throughbolts with 50x50x3mm square washers @ 900mm centres maximum.

© Hobbs Lees Architecture Ltd, 2017

5.2 Internal Framing

Shall be 90x45 SG8 studs at 600crs with dwangs at 800crs. Fix bottom plates to concrete floors with M12 x 140mm galvanised through bolts with 50x50x3mm square washers @ 900mm centres maximum.

5.3 Bracing

Shall be Winstones Gib Board fixed in accordance with the Bracing Plan and to satisfy all requirements in the NZ3604:2011. Fix bracing to manufacturers recommendations at the wall position.

6. ROOF FRAMING

6.1 Trusses

All trusses to be H1.2 SG8 90x45 timber unless specified otherwise by manufacturer. Trusses shall be spaced at 900mm crs and fabricated as shown on the drawing by registered truss manufacturer.

6.2 Purlins

All purlins to be H1.2 SG8 70x45 timber unless specified otherwise by manufacturer. Purlins shall be 70x45 SG8 @ 900crs fixed over trusses as per purlin fixing details.

6.3 Soffit

Fix 70x45 sprockets to side of truss overhang to form soffits. Fix 4.5mm hardiflex soffit.

6.4 Bracing

Shall be Lumberlok galv steel strap brace (27 x 0.6mm) fixed as per Truss layout.

6.5 Fascia

Shall be Colorsteel Steel & Tube Fascia system. Fix fascia brackets with galv. clouts to end of truss overhang.

7. ROOFING

7.1 Roof Underlay

Lay Thermakraft 215 self supporting roof underlay in accordance with NZBC Clause E2, section 8.15

Underlay shall be breather type to & run parallel to ridge and lapped 150mm over lower sheet. Provide adequate lap of roof underlay into gutters.

Underlay shall be provided under all metal roofs & be adequately supported unless self-supporting type.

7.2 Gutter

Shall be Colorsteel 'D' shape Fascia & Gutter system.

Fix end brackets 300mm from corners intermediate bracket at 900mm crs maximum spacing. Fit pre-fabricated ends to gutters, seal joints with RTV sealant and rivet fix. Cut hole for down pipe dropper. Rivet dropper and seal with R.T.V. Lap lengths of gutter to form joints with overlap running down the fall of the gutter. Seal between laps and rivet fix. Fix gutter roll to bracket ends then fold gutter up into position. Secure gutter by clipping bottom into bracket and front rolled edge over gutter bracket.

7.3 Flashings

Provide all flashings as required. Fix all flashings & cappings in accordance with NZBC Table 11 E2/AS1.

7.4 Roof penetrations

Flash and over flash penetrations through the roof with 'Dektite' flashings to manufactures recommendations and as per NZBC E2/AS1 8.1.7.

7.5 Roofing

a) Material: Shall be Gerard selected tile roofing

Refer to installation spec for technical requirements.

8. EXTERIOR WALL COVERINGS

8.1 Building wrap

Cover all exterior wall framing with Fast Wrap (Branz Appraisal No. 615) building wrap complying with NZBC E2/AS1 clause 9.1.7. Securely fix to top and bottom plates and studs. Run Dan Band Strapping @ 300crs to

8.2 Brick Veneer

See Brick Veneer Section

9. INSULATION

9.1 General

Refer to drawings for extent of insulation & building envelope. Install insulation in accordance with NZBC acceptable solution H1/AS1 & to the manufacturers recommendations.

9.2 Ceiling insulation

Insulate all interior roof cavity framing with R4.6 Pink batts, minimum to form a complete insulated diaphragm.

9.3 Wall Insulation

Insulate all exterior framing with friction fit R2.6 Pink batts to form a complete envelope.

10. INTERIOR LININGS

10.1 General

All linings shall be carried to floor level and behind all fittings. The moisture content of the framing shall be as specified by the manufacturer before fixing any lining & to NZS 3602:2003, Table 4 Allowable Moisture Content.

Note: See specific stud heights to noted on drawings.

10.2 Gibraltar Board

Line all walls (except wet areas) with 10mm Gibraltar board and all ceilings with 13mm Gibraltar board, stopped to a level 4 paint grade finish.

Line all walls in wet areas with 10mm Gibraltar 'Aqualine' board and all ceilings with 13mm Gibraltar 'Aqualine' board, stopped to a level 4 paint grade finish. To be constructed to the requirements of 'Gib board Aqualine Wet Area Systems'.

Fix sheets to manufacturers recommendations with Gib screws just below the surface of the board (without rupturing the face paper or core). Fix ceiling sheets across ceiling battens in a staggered pattern. Fix wall sheets horizontally. Fix wall sheets to stud in internal corners and at junctions with other walls.

Gib must be stored dry under cover, staked flat and clear off the floor with sufficient support to avoid sagging and damage to board edges and ends. Gib must be handled as finishing material.

Protect joinery, fittings and finishes already in place from water straining or damage from lining insulation. Ensure building is weather proof before lining work commences.

Plasterboard Accessories:

External angles:	Slim type 0.5mm galvanized steel.
Casing bead:	Slim type 0.5mm galvanized steel or PVC.
Cornice:	Plasterboard scotia type.
Nails:	Galvanized clouts 40mm x 2.5mm.
Screws:	40 mm x 6 gauge zinc electro-plated bugle head gypsum drywall screws
Jointing compound & paper tape:	To the board manufacturer's requirements.
Adhesive:	Multi-purpose water based wallboard adhesive.

10.3 Jointing

Only use clean mixing containers & potable water. Discard compound that has started to harden, do not over mix. Refer to 'GIB Board Stopping & Finishing Sytems' for details.

- Joints: Fill Joint recesses with Gib jointing compound, center the reinforcing tape, apply second coat of GIB jointing compound & follow with coat of Gib finishing compound. Allow to dry/set before applying finishing coat & lightly sand off.
- Stopping nails/screws: Apply two successive coats of Gib jointing compound and a coat of finishing compound.
- Boxed corners: Fill Gib jointing compound, centre reinforcing tape into internal angle & apply a coat of Gib finishing compound to complete.
- External Corners: Apply 2 coats of Gib Jointing compound followed by a coat of finishing compound.
- End Butt Joints: Fill tape and coat as for tapered edge joints, with each strip double width.

similair

10.3 Levels of Finish

Provide levels of finish to standards AS/NZS 2589:2007 to:

Level 4: Surfaces receiving light texture or wall covering finishes, suitable for paint finish.

Level 5: Surfaces receiving think coating finishes, suitable for critical lighting, semi-gloss or gloss type paint finishes.

10.3 Ceramic Tiles

Line walls around bath and any other selected place within wet area's with ceramic tiles over waterproof membrane on 10mm Gibraltar Aqualine. Tiles shall have 300mm minimum up stand around a bath and 150mm minimum up stand around tub, vanity or sink.

10.4 Skirtings

Shall be customwood 60 x 12mm skirting to all wall and floor junctions including the inside of all built-in cupboards and wardrobes.

11. CUPBOARDS AND WARDROBES

11.1 Wardrobes

Shall be fully lined and stopped. Fit 20mm full length customwood or particle board shelf at 1.7m above floor, with 20mm galv-pipe hanging rail 75mm below shelf.

11.2 Cylinder Cupboard

Fit four shelves beside cylinder as required. Each shelf to be ex 75 x 25 slats spaced 15mm apart.

12. INTERIOR DOORS

Shall be hollow core, paint grade flush panel doors hung. Frames shall be grooved or flat (suitable for architraves). Wedge and rigidly fix in place without distortion, plumb, and true to line and face. Fit hardware selected and provided, all in accordance with the hardware manufacturer's requirements.

13. KITCHEN JOINERY

13.1 Execution Generally

To include those methods, practices and processes contained in the current syllabus for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

13.2 Fabrication Quality

Check site dimensions. Carry out machining within the practices required for the particular timber or wood product being used. Machine drill and cut holes and recesses and form joints to the componentry manufacturer's requirements. Work accurate, square and true to line and face.

13.3 Materials/Components

Door & drawer front style	Melteca 16mm MDF with 2mm colour PVC edge
End Panels	Melteca 16mm MDF with 2mm colour PVC edge
Handles	A choice of 10 handle types in brushed nickel or matt chrome finish
Toe kick,cornice	Melteca 16mm MDF with 2mm colour PVC edge
Carcass Interior Finish	Satin White 16mmPB with 2mm white PVC edge
Hinges	Hafele or equivalent
Runners	Hafele draw set white metal sided or equivalent
Bench Top	Formica 38mm FR10 rounded bull-nose edges (top mounted sink). Allocation of joints on benchtop to be at the discretion of benchtop

	supplier
Sink	1 x stainless steel sink with 1 bowl
Trays	1 x standard cutlery tray
Appliances	Dishwasher Underbench oven Ceramic hob or gas hob
Cooker splashbacks	Option 1: 5mm Ceramic Tiles over 10mm gib Option 2: 5mm Toughened Glass over 10mm gib Option 3: 0.4mm Sheet metal over 6mm fibre cement & 10mm gib

13.4 Factory Joinery Fittings

Carry out jointing, dowelling and other operations necessary for the proper assembly of the fittings as detailed, with fixings concealed unless otherwise detailed. Use glue joints where provision for shrinkage is not required, with contact surfaces, gluing and pressure all applied to the glue manufacturer's requirements. Locate and drive connectors and fasteners to the bolt manufacturer's requirements. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50 mm maximum centres in solid cheeks. Hang doors on concealed hinges.

13.5 Transit & Delivery

Load, transport and unload fittings without distortion or damage and keep covered to protect from the weather. Do not deliver fittings until floor, wall and ceiling surfaces are in place and the fittings can be placed in their final location.

13.6 Installation

Scribe fit on site and install level, square, plumb and true to line and face.

WATER SYSTEM

1. QUALIFICATIONS

All work shall be carried out in accordance with Drainage & plumbing regulations, Local Authority requirements & good trade practice. Work carried out shall comply with NZBC G10/AS1, G12/AS1 & G13/AS1

Work to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. POLYETHYLENE SUPPLY WATER PIPE

From water metre box to house use 20mm high-density cross-linked polyethylene composite pipe and fittings to AS/NZS 4130:2009. Run pipes in straight runs, firmly fixed to falls, with long radius bends and jointed by brazing or with crox fittings, all to NZBC G12/AS1, 5.0 Water supply.

3. POLYBUTYLENE WATER PIPE

Polybutylene tubing complete with fittings and accessories brand-matched to AS/NZS 2642:2008.

4. INSULATION FOR HOT WATER PIPES

Preformed closed cell foam.

5. EXPOSED PIPES

- white polyethylene composite pipe with white nuts and accessories
- pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings.

6. EXECUTION GENERALLY

Generally carry out the whole of this work and tests to NZBC G12/AS1.

7. INSTALL POLYBUTYLENE WATER SUPPLY

Run 20mm pipe from entry point direct to hot water cylinder via stop cock, filter, pressure reducing valve, non return valve and final stop cock. Tee of supply pipe before H.W.C. and run 20mm dia pipe with 15mm dia. branches and risers to sink, vanity, bath, shower, toilet, tub and hose taps. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC G12/AS1, 5.0 Water supply. Conceal piping, insulate hot & cold water pipework and pressure test before the wall linings are fixed.

8. OUTLET LOCATIONS

Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

9. INSTALL HOT WATER PIPE INSULATION

Insulate hot water pipes with closed cell foam polymer insulation 12mm nominal thickness.

10. INSTALL HOT WATER HEATER

Install & restrain Rheem Continuous flow gas (model A871024) with an hourly gas input of 188 MJ (natural and LPG) with a hot water flow rate of 2.4 litres/ minute over a 25°c rise. The water heater shall be approved to the New Zealand standard NZS5262. The water Heater shall be factory assembled and tested. The water heater shall incorporate flame safe technology to automatically shut down the system in the event of a fault. The water heater shall incorporate a controlled by-pass to enhance temperature control.
Supply & install necessary relief values isolating taps, drains, pipes etc. All cisterns, hot water cylinders etc with overflow pipes must be piped away to the outside.

11. BACKFLOW PREVENTION

Fit back flow prevention devices to all outlets where it is possible for water or contaminants to backflow in the potable water supply.

12. PENETRATIONS

Provide and fit collars and escutcheon plates to match pipework at penetrations through constructions.

13. COMPLETION

Pressure test to ensure no leakage and leave in proper working order. Clean tapware and fittings.

PLUMBING

1. QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. UPVC WASTE, SOIL AND VENT PIPES

uPVC pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

3. EXPOSED PIPES AND TRAPS

As selected and to the following details:

- chrome plate on copper pipes and associated copper and brass fittings
- white polybutylene or PVC, including all associated fittings.

4. EXECUTION GENERALLY

Carry out this work and complete all tests to NZBC G13/AS1.

5. ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

6. INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to NZBC G13/AS1. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

7. PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.

8. TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

9. ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

SANITARYWARE, TAPWARE

1. QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Draintayers Act 2006.

2. EXECUTION GENERALLY

Carry out this work and complete all tests to NZBC G13/AS1.

3. INSTALL SANITARYWARE

Fit and install sanitaryware and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.

4. INSTALL TAPWARE

Install tapware in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

5. TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

6. ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

DRAINAGE

1. QUALIFICATIONS

All drainage work to be carried out in accordance with Local Authority requirements and bylaws & to the requirements of NZBC. All work to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. MATERIALS

Concrete:	17.5 MPa prescribed grade.
Reinforcement:	Grade 300 deformed bars.
uPVC pipes:	uPVC pipes bends, junctions, fittings and joints.
Field drains:	Plastic pipes for field drains perforated and coiled with filter fabric over.
Drainage/filling materials	
Granular fill:	Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm.
Selected fill:	Fine grain soil or granular material suitable for bedding, excluding topsoil.
Ordinary fill:	Top soil or other excavated materials.

3. FITTINGS

Gully traps:	To NZBC G13/AS2, 3.3 Gully traps, complete with grating.
Strip drain channel:	Proprietary, modular, variable invert, uPVC or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.

4. EXCAVATE

The excavation of trenches for drains shall be accurately made with base clean & true grade so threat no unnecessary filling is required. Adequate width shall be allowed in accordance with depth of drain to enable laying & jointing to be properly carried out, trenches to be kept firm & dry & shall be opened up only in lengths that they can be protected, utilised & filled within a reasonable timeframe. Excavate for drains to a firm even base with correct gradients set in straight runs.

5. MANUFACTURER'S REQUIREMENTS

All drainage installations to the pipe and fitting manufacturer's requirements.

6. EXCAVATION GENERALLY

Carry out drainage work to NZBC G13/AS1 (sanitary plumbing) and NZBC G13/AS2 (drainage).

7. LAY WASTEWATER DRAINS

Lay drains in straight runs to correct gradients, to discharge into the network utility operators sewer. Set inspection fittings on a concrete base.

8. INSTALL GULLY TRAPS

Set on concrete 100 mm above surrounding ground or paving and brought up to protect the top of the fitting. Trowel off.

9. LAY STORMWATER DRAINS

Confirm the required location of downpipes and finished ground levels before commencing pipework. Set downpipe bends in concrete brought up to protect the top of the bend from damage. Lay drains in straight runs to correct gradients to discharge outlet shown on drainage plan.

10. LAY GROUNDWATER DRAINS

Lay perforated coil piping firmly in a granular bed in straight runs to correct gradients, discharging into a sump. Carry the granular bed up over the pipes without disturbing them, to a total depth of 300 mm and cover with geotextile fabric; all to the pipe manufacturer's requirements.

11. INSTALL SURFACE WATER SUMP

To NZBC E1/AS1, 3.6 Surface water inlets to drains. Ceramic half-siphon pipe. Cast iron frame with a lift out grating.

12. CONCRETE ENCASEMENT

Concrete encase shallow drains and drains under driveways, on a 100 mm deep 17.5 MPa concrete bed reinforced with three 10 mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100 mm 17.5 MPa concrete.

13. FIELD TEST

Field test drains for watertightness to the satisfaction of the Building Consent Authority inspector.

14. BACKFILL

Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line.

GAS

1. REGULATIONS

Comply with the Gas Regulations, Electricity Regulations and other network utility operator's requirements. Give notices for inspections and carry out tests as required.

2. QUALIFICATIONS

Gasfitters to be experienced competent craftsman gasfitters, or registered gasfitters working under the direction of a craftsman gasfitter, familiar with the materials and techniques specified.

3. CERTIFICATION CERTIFICATE

Provide a Gasfitting Certification Certificate as required by clauses 46 & 47 of the Gas (Safety & measurement) Regulations, 2010.

4. PIPING DESIGN

Design the piping system with pipe sizes to give a minimum pressure at any appliance inlet of 1.13 kPa for natural gas, when all appliances are in use: and with a maximum design pressure drop from meter outlet to any appliance of 80 kPa. All to NZS 5601:2013.

5. PRESSURE TEST

Pressure test the system for leakage to NZS 5601:2013 before pipework is concealed by linings.

6. FINAL INSPECTION AND TEST

Submit the work for inspection and test and prove to the satisfaction of the gas retailer that the installation complies with all Acts and Regulations and has been tested for leakage and proved to be sound.

7. EXECUTION GENERALLY

Carry out the whole of this work to the requirements of NZBC G10/AS1 Piped services and NZS 5601:2013.

8. INSTALL PIPING

Run the system, completely concealed, in the most suitable type of pipe for each part of the installation, bent, supported, jointed and complete with all fittings to NZS 5601:2013. Confirm the type of pipe to be used and its location.

9. INSTALL GAS APPLIANCES

Fit and connect the gas appliances to NZS 5601:2013, complete with flues where required and to the appliance manufacturer's requirements. Leave the installation including appliances clean and in full working order.

ELECTRICAL

1. COMPLY

All electrical work carried out to comply with the Electricity (Safety) Regulations 2010, AS/NZS 3000:2007, NZBC G8/AS1&G9/AS1 and the New Zealand Electrical Codes of practice for listed & prescribed work & with the Network Utility operations requirements. Apply for the service connection. Arrange for the required inspections of listed work. The owner is responsible to pay all fees & charges.

2. QUALIFICATIONS

Carry out work by or under the direct supervision of a holder of a practising certificate under the Electricity (Safety) Regulations 2010.

3. CERTIFICATE OF COMPLIANCE

Supply a certificate of compliance to the owner, as required by the Electricity(Safety) Regulations 2010. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply.

4. METER BOARD / DISTRIBUTION BOARD / SUB BOARD

Proprietary manufactured meter board complete with flashing kit. Proprietary manufactured distribution board, zinc plated powder coated, or heavy duty plastic, fire resistant enclosed construction, complete with neutral and earth busbars, MCB's, RCD's and main switch. All protective devices: 6kA MCB's of the appropriate rating. Fit to board manufacturer's requirements where detailed. Recess into wall and ensure fire containment properties of the enclosure is maintained.

5. CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.
Lighting circuits: 1.5 mm² on 10 amp MCBs for domestic construction
Power circuits: 1.5 mm² on 16 amp MCBs for domestic construction

6. ELECTRICAL ACCESSORIES

As selected and to the following details:

Switch units:	Minimum 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.

Hot water system switch: One way 20 amp switch complete with flexible PVC conduit.

Stove/range socket outlet and switch: 32 amp, 230 volt flush polycarbonate 3 pin combined switch unit, with remote isolating switch.

7. CABLING

Install with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member.

8. INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings or to match existing.

Switch Units: 1000 mm.

Socket Units: 150 mm above work benches.
400 mm elsewhere.

Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

9. INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements.

10. GAS HOT WATER SYSTEM

Wire for control system to continuous flow gas hot water system.

11. WIRE FOR PLUMBING FITTINGS

Wire for fittings to the Electricity (Safety) Regulations 2010 to the fitting manufacturer's requirements.

12. INSTALL SMOKE ALARMS

Smoke alarms with hush buttons to be installed to NZBC F7/AS1, 3.3 Location of smoke alarms, and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

13. ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the Electricity (Safety) Regulations 2010 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.

14. HEATPUMP

Make provisions for heat pump to areas as specified on drawings. Install to manufacturers specification.

15. COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

PAINTING

1. QUALIFICATIONS

Carry out work using competent and experienced painters.

2. HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work.

3. PAINT

All interior walls & ceilings except wet areas to be one coat sealer and two coats low sheen interior paint.
Wet areas to be one coat sealer and two coats of acrylic enamel paint.
All trims, architraves, skirtings and joinery reveals to be one coat primer, two coats gloss water based enamel paint.

4. GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

5. INSPECT SURFACES

It is the painters responsibility to inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting work to proceed.

6. PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

7. REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

8. PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

9. ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

10. SELECTIONS

Confirm all selections, colours and finishes for both paint and wallpaper with the owner.

11. SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

12. PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

13. PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

14. MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

15. SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

16. FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

17. CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination.

18. REPLACE

Replace hardware without damage to the hardware or the adjoining surfaces.

FLOOR COVERINGS

1. SELECTIONS
Confirm all selections, colours and finishes for carpet, vinyl or tiles with the owner.

2. QUALIFICATIONS
Carry out work using competent and experienced installers.

View Instrument Details

Instrument No.	9099897.8
Status	Registered
Date & Time Lodged	01 Oct 2012 11:53
Lodged By	Rattray, Harry Aylmer
Instrument Type	Encumbrance

Affected Computer Registers	Land District
582326	Wellington
582328	Wellington
582329	Wellington

Annexure Schedule: Contains 5 Pages.

Encumbrancer Certifications

I certify that I have the authority to act for the Encumbrancer and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Matthew Peter Whimp as Encumbrancer Representative on 01/10/2012 09:08 AM

Encumbrancee Certifications

I certify that I have the authority to act for the Encumbrancee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Matthew Peter Whimp as Encumbrancee Representative on 01/10/2012 09:08 AM

*** **End of Report** ***

© Copyright: Land Information New Zealand

Encumbrance Instrument

(Section 101 Land Transfer Act 1952)

Affected instrument identifier of part or stratum and type (if applicable)	All/part	Area/Description
582326 582328 582329	All	

Encumbrancer

Waikanae North Limited

Encumbrancee

Charles Fleming Retirement Village Limited

Estate or interest to be encumbered *Insert e.g. Fee simple; Leasehold in Lease No. etc.*

Fee simple

Encumbrance Memorandum Number

Not applicable

Nature of security *State whether sum of money, annuity or rent charge and amount*

Rent charge of ONE THOUSAND DOLLARS ($1,000.00) per annum, and such other sums of money as are payable by the Encumbrancer to the Encumbrancee pursuant to this Encumbrance Instrument.

Encumbrance *Delete words in [ ], as appropriate*

The Encumbrancer encumbers for the benefit of the Encumbrancee the land in the above computer register(s) with the above sum of money, annuity or rent charge, to be raised and paid in accordance with the terms set out in the Annexure Schedule(s) and so as to incorporate in this Encumbrance the terms and other provisions set out in the Annexure Schedule(s) for the better securing to the Encumbrancee the payment(s) secured by this Encumbrance, and compliance by the Encumbrancer with the terms of this encumbrance.

Annexure Schedule Page 1 of 4 Pages

Insert instrument type

Encumbrance

Continue in additional Annexure Schedule, if required

Terms

1 Length of term	999 years (the *Term*)
2 Payment date(s)	See below
3 Rate(s) of interest	Nil
4 Event(s) in which the sum, annuity or rent charge becomes payable	See below

Covenants and conditions *Continue in Annexure Schedule(s), if required*

Payment date(s) and event(s) in which the sum, annuity, or rent charge becomes payable:

(a) in respect of the rent charge, 1 January in each year; and

(b) in respect of other sums of money, ten working days after written demand is made by the Encumbrancee to the Encumbrancer.

Continued on the attached annexure schedule.

Modification of statutory provisions *Continue in Annexure Schedule(s), if required*

Sections 154 and 156 of the Land Transfer Act 1952, Sections 23, 203-205, 289-290 and 301-302 of the Property Law Act 2007 and Section 4 of the Contracts (Privity) Act 1982 shall apply to this Encumbrance Instrument but otherwise (and without prejudice to the Encumbrancee's rights of action at common law as a rent-chargee) the Encumbrancee shall not be entitled to any of the powers and remedies given to encumbrances by the Land Transfer Act 1952 and the Encumbrancee and its successors and assigns shall not be entitled to any of the powers and remedies given to mortgagees under the Land Transfer Act 1952 or the Property Law Act 2007.

Annexure Schedule Page 2 of 4 Pages

Insert instrument type

Encumbrance

Continue in additional Annexure Schedule, if required

BACKGROUND

A. Waikanae North Limited (together with its successors, assignees, tenants, lessees and persons under its control) (the *Encumbrancer*) is registered as proprietor of an estate in fee simple in all that parcel of land described on the front page of this Encumbrance Instrument (the *Land*).

B. The Encumbrancer and Encumbrancee have entered into an agreement dated 4 October 2010 whereby the Encumbrancer agreed that:

- a retirement village and/or a group of housing units, designed for and marketed predominately to elderly persons, which may include a care home and/or associated studio units for the care and for accommodation of elderly persons, and all associated and ancillary utilities (a *Retirement Village*).

may not be developed on the Land. The parties have therefore agreed to enter into this Encumbrance Instrument to encumber the Land for the benefit of the Encumbrancee on the terms set out in this Encumbrance Instrument.

SCHEDULE

1. If, on the due date for payment (as set out in page 2 of this Encumbrance Instrument) of the rent charge imposed under this Encumbrance Instrument, the Encumbrancer has fully complied with all of the obligations imposed under this Encumbrance Instrument, then the rent charge payable on that day shall not be required to be paid by the Encumbrancer.

2. The Encumbrancer acknowledges that the covenants in this Encumbrance Instrument are of a permanent nature, and the Encumbrancer shall not be entitled to a discharge of the Encumbrance Instrument during the Term, whether by payment of the total security or otherwise other than in accordance with clause 8 of this Encumbrance Instrument. The rent charge imposed under this Encumbrance Instrument secures the due performance of the obligations imposed under this Encumbrance Instrument, including (without limitation) under clause 3, throughout the Term.

3. The Encumbrancer covenants with the Encumbrancee that the Encumbrancer will not throughout the Term construct, develop or place, or permit or cause to be constructed, developed or placed, a Retirement Village on the Land or any part of the Land.

GENERAL

1. This Encumbrance Instrument shall be binding on all transferees, tenants, lessees, mortgagees, chargeholders and their respective successors in title and assigns of any estate or interest in the Land. Where this Encumbrance Instrument binds or benefits a party, it shall bind or benefit that party jointly and severally.

2. The Encumbrancer covenants with the Encumbrancee:

Continue in additional Annexure Schedule, if required

2.1 to pay all legal costs and disbursements in the enforcement and any ultimate release of this Encumbrance Instrument, in respect of any consents sought by the Encumbrancer from the Encumbrancee to the registration of any instrument, and in respect of the performance and observance by the Encumbrancer of this Encumbrance Instrument including legal costs on a solicitor/client basis; and

2.2 to otherwise indemnify the Encumbrancee against any claims loss and expense of whatever kind incurred by the Encumbrancee as a consequence of the Encumbrancer failing to comply with the provisions and terms of this Encumbrance Instrument.

3. The Encumbrancer shall only be liable under this Encumbrance Instrument for any breach of this Encumbrance Instrument committed while that Encumbrancer is a registered proprietor of the Land.

4. If there is any breach by the Encumbrancer of the obligations in this Encumbrance Instrument then without prejudice to any other liability which the Encumbrancer may have to the Encumbrancee the Encumbrancer will upon written demand being made by the Encumbrancee remove or cause to be removed from the Land or any part of the Land any building constructed or placed on, over or under the Land or any part of the Land in breach of the obligations in this Encumbrance Instrument.

5. No delay or failure by the Encumbrancee to enforce performance of any of the covenants set out in this Encumbrance Instrument and no indulgence granted to the Encumbrancer by the Encumbrancee shall prejudice the rights of the Encumbrancee to enforce any of the covenants or provisions of the Encumbrance Instrument.

6. The Encumbrancee hereby consents to the registration of any of the following instruments executed by the Encumbrancer in respect of the Land or any part of the Land, but without prejudice to the Encumbrancee's rights under this Encumbrance:

6.1 the registration of a transfer of the Land or any part of the Land (section 90 Land Transfer Act 1952);

6.2 the creation, variation or surrender of an easement (section 90E(3) Land Transfer Act 1952);

6.3 the creation, variation or discharge of a mortgage instrument or priority of mortgages (section 101, 102(4) and section 103(3) Land Transfer Act 1952);

6.4 the registration of a lease, a lease variation instrument or the surrender of a lease, (sections 115(4), 116(7) and 120 Land Transfer Act 1952);

6.5 the disposal of a licence or shares to which the licence relates (section 121(1) Land Transfer Act 1952); and

Annexure Schedule Page 4 of 4 Pages

Insert instrument type

Encumbrance

Continue in additional Annexure Schedule, if required

6.6 the deposit of a plan of subdivision in respect of the Land (section 167 Land Transfer Act 1952);

and this consent shall be deemed to be the consent of the mortgagee (which term includes Encumbrancee), as specified in the Land Transfer Act 1952, to the registration of a particular instrument specified in clauses 6.1 to 6.6.

7. If it is determined that written consent is required from the Encumbrancee (rather than deemed consent under clause 6) then the Encumbrancee shall as soon as practical at the request of the Encumbrancer, give that written consent.

8. The Encumbrancer shall be entitled to a discharge of this Encumbrance Instrument if a Retirement Village has not been, or is not being, developed on the land comprised in computer freehold register 582325 or any part thereof on the date that is 15 years after the date of this Encumbrance Instrument.

9. The benefit of this Encumbrance Instrument is assignable by the Encumbrancee and shall be binding on any such assignee.

10. In this Encumbrance Instrument a reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it, and a regulation or statutory instrument issued under it.

11. In this Encumbrance Instrument, "working day" means a day on which registered banks are open for business in Wellington, excluding Saturdays, Sundays, public holidays, and any day in the period commencing on the 23rd day of December in any year and ending on the 10th day of January in the following year, both days included.

12. If any person challenges the enforceability of this Encumbrance Instrument, or for any reason this Encumbrance Instrument is required to be discharged or removed from the computer freehold registers to the Land, while the obligations under this Encumbrance Instrument are, or would be, on the face of the wording of this Encumbrance Instrument still required to be performed or observed, then the Encumbrancer agrees to accept, execute and deliver any documents, and to do all other things, as are reasonably required by the Encumbrancee to secure the due performance and observance of the obligations expressed to operate under this Encumbrance Instrument.

View Instrument Details

Instrument No.	9099897.6
Status	Registered
Date & Time Lodged	01 Oct 2012 11:53
Lodged By	Rattray, Harry Aylmer
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
582325	Wellington
582326	Wellington
582327	Wellington
582328	Wellington
582329	Wellington

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Matthew Peter Whimp as Territorial Authority Representative on 01/10/2012 09:07 AM

*** End of Report ***

© Copyright: Land Information New Zealand

Kāpiti Coast District Council
Private Bag 60 601
Paraparaumu 5254
New Zealand

CONSENT NOTICE
PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER NUMBER 464080

AND RESOURCE CONSENT NO. RM 100229

(BEING THE SUBDIVISION OF PT NGARARA WEST A79, PT LOT 1 DP 4829, LOT 2 DP 31774, LOTS 9 – 12 DP 17551 AND LOT 2 DP 70132), AT 19 PARATA STREET AND 53 STATE HIGHWAY ONE, WAIKANAE FOR WAIKANAE NORTH LIMITED

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. With respect to Lots 2, 3, 5, 107 and 108: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
   - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled *"Statement of Professional Opinion as to Suitability of Land for Building Construction"* together with associated documents which were submitted to Council in relation to application No. RM100229; and
   - the requirements and intent of the report entitled *"Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical"* dated August 2006.

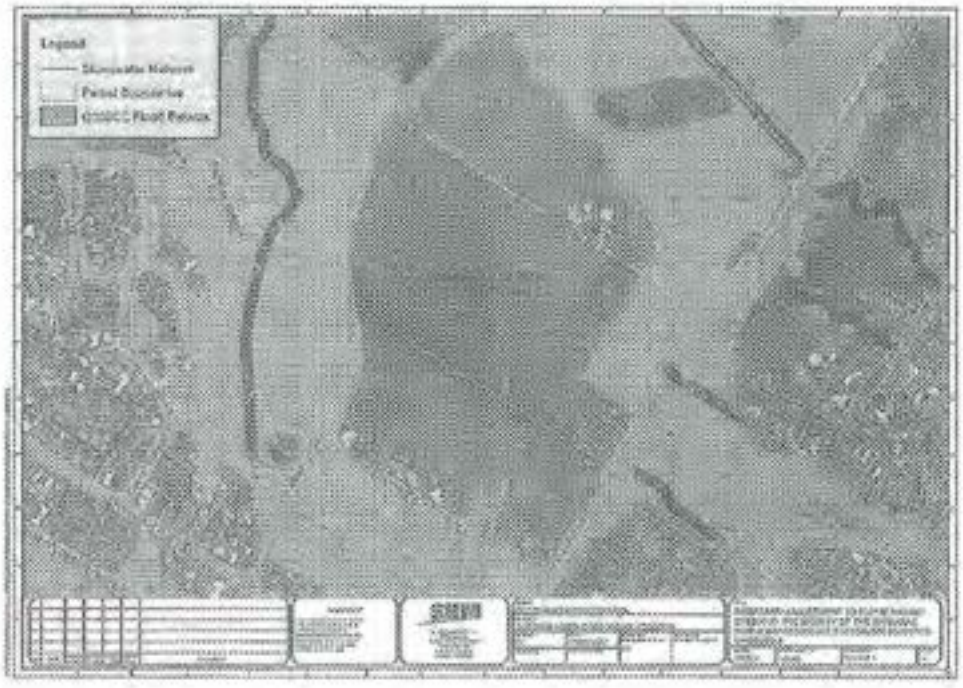
   Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:
   - provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;
   - include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;
   - protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
   - be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

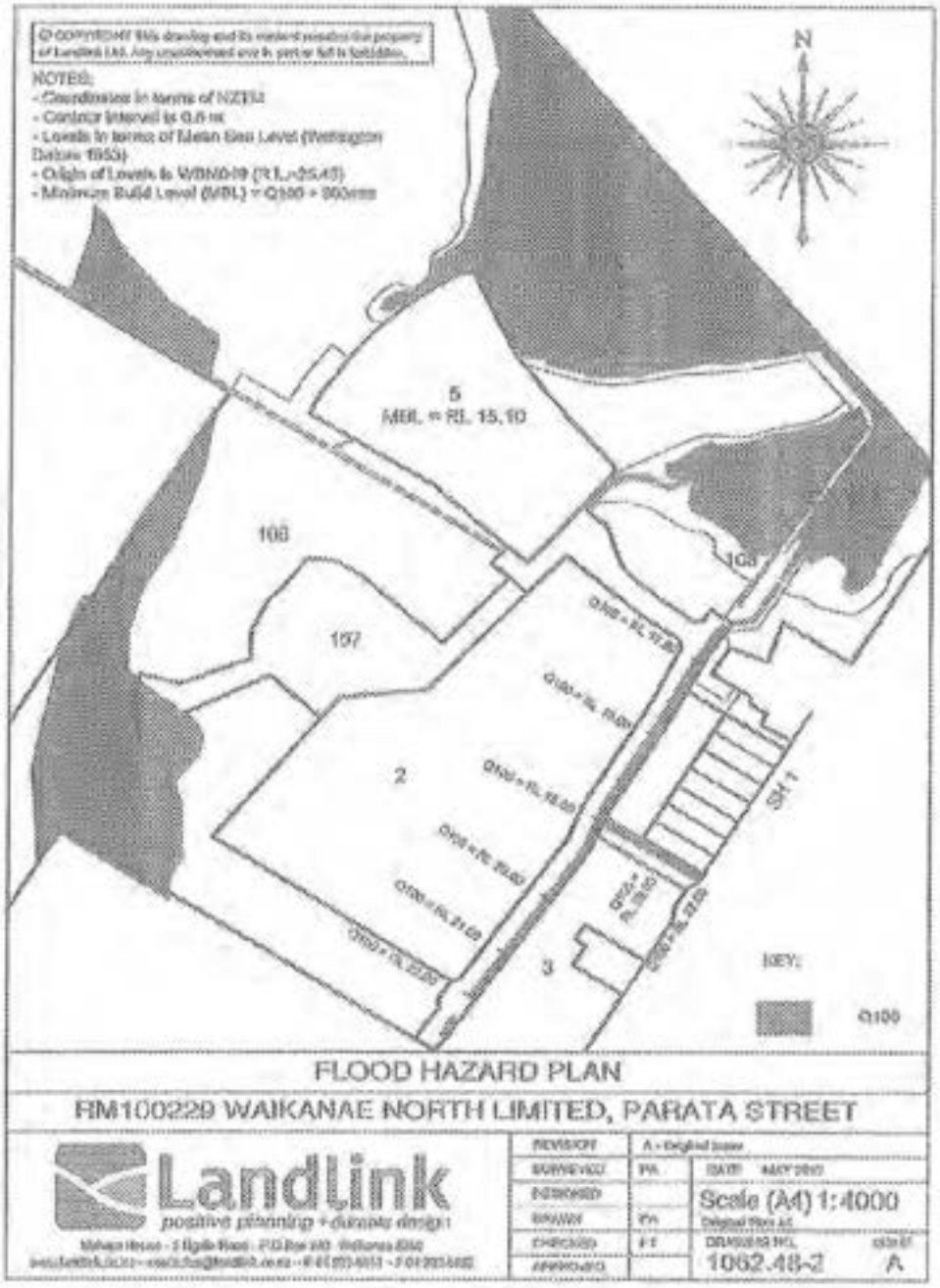
   It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

3. With respect to Lots 107 and 106: The areas identified on DP 454069 as areas D, H, I, J, K, and N are hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
   - The construction of buildings or other works other than decks supported on poles;
   - The erection of any fences;
   - Earthworks of any nature;
   - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.

4. With respect to Lots 3, 107 and 106: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level , which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q_{100} levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

5. With respect to Lots 3, 107 and 108: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hami Street water main is required.

   Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

   If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Issued in respect of application No. RM 100229 on this 9th day of August, 2012.

David Wayne Gair
AUTHORISED OFFICER

Paul Allen Jones
AUTHORISED OFFICER

View Instrument Details

Instrument No.	9099897.7
Status	Registered
Date & Time Lodged	01 Oct 2012 11:53
Lodged By	Rattray, Harry Aylmer
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
582325	Wellington
582326	Wellington
582329	Wellington

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage 6559650.5 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 8071315.3 has consented to this transaction and I hold that consent	☑

Signature

Signed by Matthew Peter Whimp as Grantor Representative on 01/10/2012 09:07 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Matthew Peter Whimp as Grantee Representative on 01/10/2012 09:08 AM

***** End of Report *****

© Copyright: Land Information New Zealand

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Waikanae North Limited

Grantee

Waikanae North Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land covenant	B, F, H, O, P, Q, R, S, T, V, W, X, Y on DP 454080	582328 582329	582325

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

~~Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007~~

~~The implied rights and powers are hereby~~ **~~[varied]~~** **~~[negatived]~~** **~~[added to]~~** ~~or~~ **~~[substituted]~~** ~~by:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

Annexure Schedule 1

Annexure Schedule 1
Insert instrument type

Land covenant

Continue in additional Annexure Schedule, if required

COVENANT

1. The Grantor, for itself and its successors in title so as to bind the Servient Tenement in perpetuity, covenants and agrees with the Grantee and its successors in title for the benefit of the Dominant Tenement that the Grantor will not construct or build, or permit or cause to be constructed or built, any buildings on the Servient Tenement other than:

   (a) residential dwellings including multiple unit dwellings and guest houses; and

   (b) buildings ancillary to, or associated with, residential dwellings.

GENERAL

2. If there is any breach or non-observance by the Grantor of any of the stipulations and restrictions contained in this instrument then without prejudice to any other liability which the Grantor may have to the Grantee and any person or persons having the benefit of the stipulations and restrictions the Grantor will upon written demand being made by the Grantee or any person having the benefit of the stipulations and restrictions remove or cause to be removed from the Servient Tenement any building constructed or placed on, over or under the Servient Tenement in breach or non-observance of the stipulations and restrictions contained in this instrument.

3. Subject to clause 7, the Grantor will not make any application or take any action whatsoever to surrender or remove this instrument from the computer freehold register(s) to the Servient Tenement without the prior written consent of the Grantee.

4. This instrument shall be binding on all transferees, tenants, lessees, mortgagees, chargeholders and their respective successors in title and assigns of any estate or interest in the Servient Tenement.

5. If at any time this instrument, or any provision of this instrument, is or becomes invalid, void, illegal or unenforceable or is otherwise challenged or called into question in any respect whatsoever, or this instrument is required to be removed from the computer freehold register(s) to the Servient Tenement for any reason whatsoever, then:

   (a) that part or provision shall be severed from this instrument;

   (b) such invalidity and severing shall not in any way affect or impair the validity, legality and enforceability of any other part or provision of this instrument; and

Annexure Schedule 1 Page 2 of 2 Pages

Insert instrument type

Land covenant

Continue in additional Annexure Schedule, if required

(c) in any event the parties shall enter into and execute appropriate subst tute instrument(s), and do all such other acts and things including obtaining any necessary consents, to give full and proper effect to the agreements and understandings in this instrument.

6. If there is more than one Grantor, the liability of the Grantors is joint and several.

7. The Grantee shall surrender, and sign all documents and obtain all necessary consents to surrender, this land covenant over any part of the covenanted land that is to vest in the local authority as road. For the purpose of this clause 7, "road" shall have the meaning set out in section 315(1) of the Local Government Act 1974.

View Instrument Details

Instrument No.	9897467.1
Status	Registered
Date & Time Lodged	21 Apr 2015 11:17
Lodged By	Penk, Christopher Aidan
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
657176	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Suzanne June Learmonth as Territorial Authority Representative on 21/04/2015 11:09 AM

*** **End of Report** ***

Kāpiti Coast
DISTRICT COUNCIL

CONSENT NOTICE
PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER NUMBER 476550
AND RESOURCE CONSENT NO. RM 130101

(BEING THE SUBDIVISION OF LOT 1 DP 471200),
AT 19, 27 and 53 State Highway One, Waikanae (Parata Street and Mahia Lane)
FOR V J Limited

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

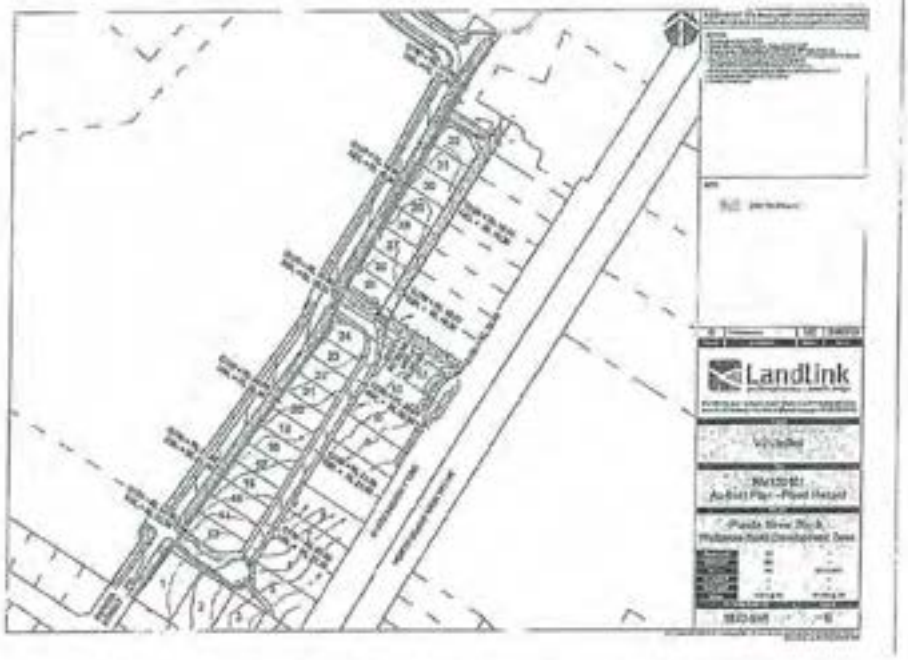
1. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
   - The Design Report for Parata St Block Waikanae North dated 8 October 2013 and prepared by J D Bell of Landlink; and
   - The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by D J Munro of Landlink;

   which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: The owner of the land has ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled *"RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots"* dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555036. The Tank Calculator referred to in the above report is also stored electronically under e-docs no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lots 201 and 202: it is the ongoing responsibility of the landowner to protect and maintain any existing and proposed flow paths and natural drainage paths unless otherwise certified by Council's Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555609 and is available at any time the office is open to the public.

4. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 Issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease if identification, an image of the Flood Hazard map is set out below:



5. With respect to Lot 202: The following are prohibited within area "X" as shown on DP 476550 unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
   - The construction of any buildings or other works other than decks supported on poles;
   - The erection of any fences;
   - Earthworks of any nature;
   - Any other activity that may disturb the satisfactory operation of the secondary overflow path and/or bund area which lies within area "X" on DP 476550.

Issued in respect of application No. RM 130101 on this 17th day of April, 2015.

David Wayne Gair
AUTHORISED OFFICER

Monique Sarah Leith
AUTHORISED OFFICER

View Instrument Details

Instrument No.	9897467.4
Status	Registered
Date & Time Lodged	21 Apr 2015 11:17
Lodged By	Penk, Christopher Aidan
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
658756	Wellington

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage 9851253.13 has consented to this transaction and I hold that consent	☑
I certify that the Encumbrancee under Encumbrance 9099897.8 has consented to this transaction and I hold that consent	☑

Signature

Signed by Suzanne June Learmonth as Grantor Representative on 21/04/2015 11:11 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Suzanne June Learmonth as Grantee Representative on 21/04/2015 11:11 AM

***** End of Report *****

© Copyright: Land Information New Zealand

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

V J Limited

Grantee

Kapiti Coast District Council

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Stormwater drainage	Area marked "U" on DP 476550	Lot 13 DP 476550 (658756)	In gross

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **varied [negatived] [added to] or [substituted]** by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

the provisions set out in Annexure Schedule 1

Covenant provisions

~~*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*~~

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule __]~~

Annexure Schedule 1 Page of Pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Stormwater Drainage

In respect of the Stormwater Drainage easement, the following shall apply:

1. The Grantor shall not do or allow to be done anything on the servient land that may interfere with or restrict the rights of the Grantee or interfere with the efficient operation of the easement facility, and in particular, but without limitation to the provisions contained in Schedule 4 of the Land Transfer Regulations, the Grantor will not without the written consent of the Grantee (such consent not to be unreasonably withheld):

   a. Erect any buildings, structures, walls or fences on or within the stipulated area;

   b. Plant, establish or allow to become established any cultivated or natural vegetation, including trees or shrubs, upon or within the stipulated area which may at any time by the process of natural growth or otherwise damage or adversely affect the easement facility;

   c. Undertake earthworks that have the potential to change the capacity in or functionality of the easement facility.

2. The Grantee may require an application for the consent of the Grantee to the work referred to in clause 1 above to be supported by hydraulic modeling by a suitably qualified hydrologist or hydraulic modeling specialist, which may be subject to peer review at the Grantor's expense.

3. The following is substituted for clause 4 of Schedule 4 of the Land Transfer Regulations 2002:

   "4. *Right to drain water*

   (1) A right to drain water includes the right for the Grantee to convey water (whether sourced from rain, springs, soakage or seepage) in any quantity from the dominant land through the easement facility and over the servient land. The Grantee's written permission is required prior to the Grantor granting any other party similar rights.

Annexure Schedule 1 Page of Pages

Insert Instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

The Grantee may require an application for such permission to be supported by hydraulic modeling by a suitably qualified hydrologist or hydraulic modeling specialist, which may be subject to peer review at the Grantor's expense.

(2) The right to drain water is limited to the extent required by any period of necessary cleansing, renewal, modification, maintenance or repair of the easement facility.

(3) The easement facility referred to in subclause (1) is the easement facility laid or to be laid along the stipulated course or stipulated area, as agreed by the Grantor at the time of installation of the facility.

(4) The right to drain water includes the right to go over and along the easement facility with any kind of vehicle, machinery or implement, and to deposit material excavated from the drains during maintenance on the easement."

00037

RECEIVED
11 JUL 2017
BY: LH

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: 1 Mahia Lane	
Suburb:	
Town/City: Waikanae	Postcode:

THE OWNER(S)	
Name(s): Zebunisso Alimova	
Mailing address: 23 Waipunahau Rd	
Suburb:	PO Box/Private Bag:
Town/City: Waikanae	Postcode:
Phone number:	Email address:

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 work 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 **memorandum 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 Richard Mowbray carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ○		○ Carried out ○ Supervised	
Foundations and subfloor framing ○	Engineer Design Note: Refer to PS1	○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ✓	Walls & Framing.	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Roof ✓	Purlins & Roof bracing. (Trusses & fixings as per Manufacturers design) Trusses covered by Mitek PS1	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Columns and beams ✓	Lintels designed as per approved Mitek design. Trusses covered By Mitek PS1.	○ Carried out ✓ Supervised	Sheets 1 - 29 & Specification
Bracing ✓	GIB Ezy Bracing	✓ Carried out ○ Supervised	Sheets 1 - 28 & Specification
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ✓		✓ Carried out ○ Supervised	Sheets 1 - 29 & Specification
Damp proofing ○	DPC under framing, DPM under slab over sand blinding. Wall underlay & wall underlay	○ Carried out ○ Supervised	
Roof cladding or roof cladding system ○	Metal Tile over roof underlay	○ Carried out ○ Supervised	
Ventilation system (for example, subfloor or cavity) ○	Cladding over cavity	○ Carried out ○ Supervised	
Wall cladding or wall cladding system ○	Wall cladding designed to E2	○ Carried out ○ Supervised	
Waterproofing ○		○ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ✓ Suppression or control systems Other		✓ Carried out ○ Supervised	Smoke Alarm

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.

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
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

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

Name: Richard Mowbray	LBP or Registration number: BP108599
The practitioner is a: ☑ Design LBP ○ Registered architect ○ Chartered professional engineer	
Mailing address (if different from below):	
Street address/Registered office: 112 Waterloo Road	
Suburb: Sockburn	Town/City: Christchurch
PO Box/Private Bag: PO Box 11013	Postcode: 8013
Phone number: 03 3491280	Mobile: 027 432 4689
After hours:	Fax: 03 3491283
Email address: richard.mowbray@spanbild.co.nz	Website: www.spanbild.co.nz

DECLARATION

I Richard Mowbray certify that the design work that is restricted building work identified on this form:

- 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: 7/07/2017

Building Code Clause(s) B1 .....

PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: New Zealand Environmental Technologies Limited .....
(Design Firm)

TO: Ken Pooley/ Versatile Homes and Garages Wellington .....
(Owner/Developer)

TO BE SUPPLIED TO: Kapiti Coast district Council .....
(Building Consent Authority)

IN RESPECT OF: Foundation design .....
(Description of Building Work)

AT: 1 Mahia Lane, KAPITI .....
(Address)

..... **LOT** 13..... **DP 476550**..... **SO** .....

We have been engaged by the owner/developer referred to above to provide Foundation investigation and design.....

..... services in respect of the requirements of
(Extent of Engagement)

Clause(s) B1..... 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 ..... or
(verification method / acceptable solution)

☒ Alternative solution as per the attached schedule NZS 3604:2011 .....

The proposed building work covered by this producer statement is described on the drawings titled.....

1 Mahia Lane- Ribraft foundation plans ..... and numbered 1-2 of 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 inspection when pile are driven PS3/ Pile plan, issue PS4 .....

(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: Piling Records from contractor

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

I, Stuart Dean Clark ..... am:
(Name of Design Professional)

☒ CPEng 58384.....#

☐Reg Arch .....#

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: NZCE (Civil), BE (Hons), CP Eng. .....
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $400,000*.

The Design Firm is a member of ACENZ: ☒ Yes

SIGNED BY Stuart Dean Clark ..... ON BEHALF OF New Zealand Environmental Technologies Ltd
(Design Firm)

Date 27/06/2017..... (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 $400,000.*

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

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

30031

RECEIVED
11 JUL 2017
BY: 4

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 30C or section 45, Building Act 2004

The building

New Dwelling

The developer

Name: Versatile Homes and Buildings Wellington

Address: 1 Mahia Lane, Kapiti Coast

Telephone number: 04 233 9528

Email address: kenp@versatile.co.nz

Identification of design work that is restricted building work

I carried out or supervised the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Primary structure			
Site investigation and report	Penetrometer and auger, soil testing, foundation report, and foundation design for new dwelling	Supervised	Report 9 pgs
foundation design		Supervised	Plans - Sheet 2 of 2

Issued by: Stuart Dean Clark – CP Eng 58384

Mailing address: PO Box 40-339 Upper Hutt Street address : 81 Gillespie Rd Upper Hutt

Phone number: Landline: 04 526 4109 Mobile: 027 449 2837

Email address: stu@nzet.net.nz Fax number: 04 526 4109

Declaration

I Stuart Dean Clark

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 described on this form and that based on this I also state that the RBW: (a) complies with the building code; or(b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:  Date: 27/06/2017

J0038

11 JUL 2017

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

R.W. Muir
Registrar-General
of Land

Search Copy

Identifier	**658756**
Land Registration District	**Wellington**
Date Issued	21 April 2015

Prior References
657176

Estate	Fee Simple
Area	600 square metres more or less
Legal Description	Lot 13 Deposited Plan 476550

Proprietors
Rustam Nomozov and Zebunisso Alimova

Interests

9099897.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2012 at 11:53 am

Land Covenant in Easement Instrument 9099897.7 - 1.10.2012 at 11:53 am

9099897.8 Encumbrance to Charles Fleming Retirement Village Limited - 1.10.2012 at 11:53 am

9897467.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.4.2015 at 11:17 am

Subject to a right (in gross) to stormwater drainage over part marked U on DP 476550 in favour of Kapiti Coast District Council created by Easement Instrument 9897467.4 - 21.4.2015 at 11:17 am

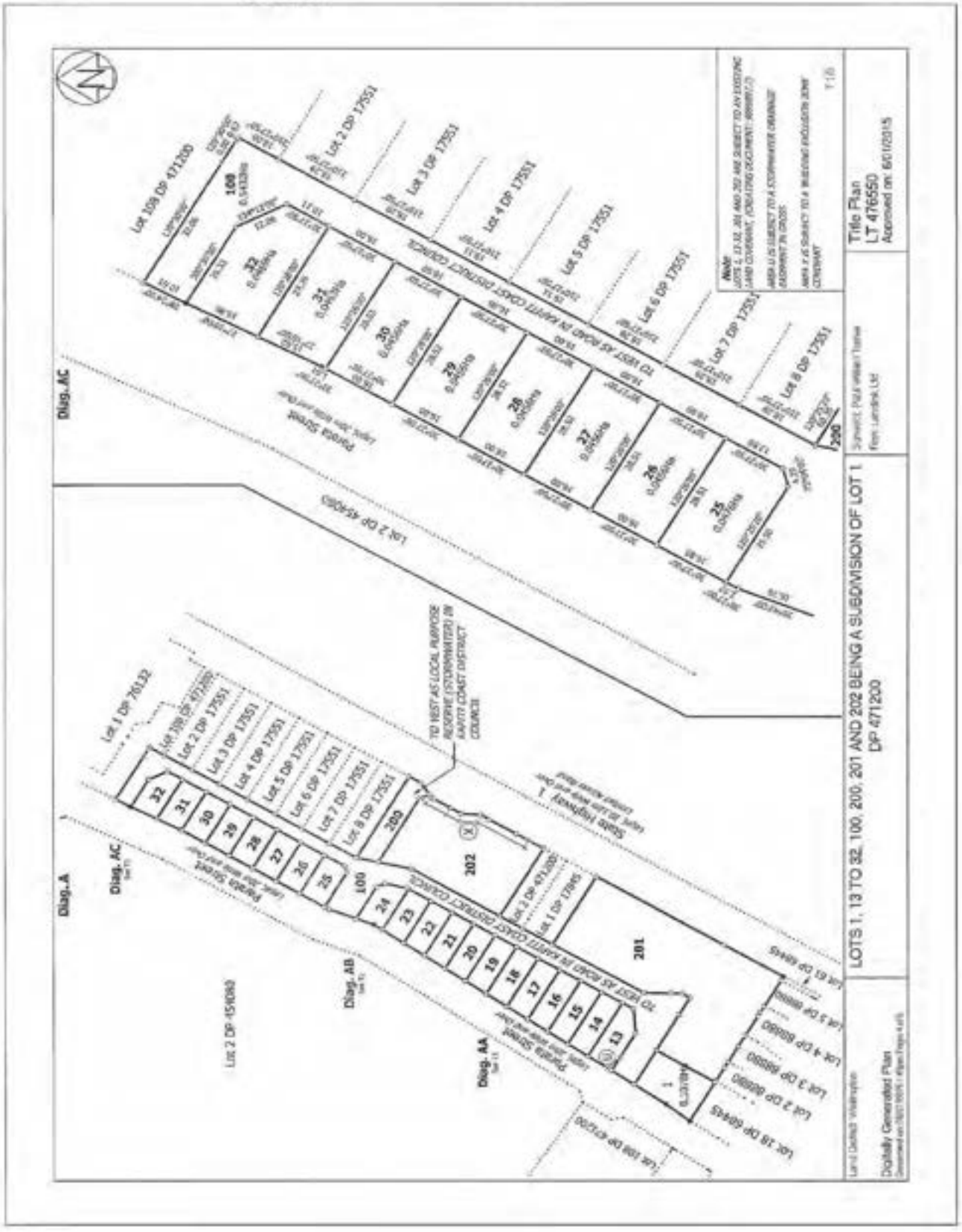
The easements created by Easement Instrument 9897467.4 are subject to Section 243 (a) Resource Management Act 1991

10268001.1 Variation of Consent Notice 9897467.1 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm

10268001.2 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm

10787017.3 Mortgage to ASB Bank Limited - 26.5.2017 at 11:50 am

Identifier **658756**



CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

Including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.

RECEIVED 11 JUL 2017 BY

oast COUNCIL

JU041

Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700

Address of Project: 1 Mahia Lane Waikanae North

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application Form.

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information **will mean that your application cannot be accepted for processing.**

An Application Form is attached to this checksheet — Please include this checksheet with your application.

Customer Use		GENERAL Complete this section for all applications	For Office Use Only
☑	a	**Building Consent Application Form (1 copy)** Completed and signed by the owner or by an agent on behalf of the owner	☑
☑ ☐	b	**Proof of Ownership (1 copy)** One recent copy of current certificates/s of title (not older than 3 months) **AND** where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	☑ ☐
☑	c	**Locality Plan (1:500) showing:** Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.	☑
☑	d	**Restricted Building Work** Does the application involved restricted building work? ☑ Yes ☐ No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s) as per the Advise of Licensed Building Practitioners Guidance sheet.	☑
☐	e	**Inspections and Monitoring** Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	☑
☑	f	**Site Plan (1:100) showing:** Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council.	☑
☑	g	**Application Fee** Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	☑

For Office Use Only: Building Consent Officer: Application Accepted? ☑ Yes ☐ No

Give reason:

Name:	Date:	Signature:
Shaun McAtray	11/7/17	S Mirfield.

2		**CHANGE OF USE**	
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before. Example: the conversion of a garage or shed into a residential unit			
☑	a	**Assessment of the Building for Compliance with the Building Code** Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	☐
☐	b	**Reasonably Practicable** The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	N/A ☐
3		**FOUNDATIONS / FLOOR**	
Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added			
☑	a	**Foundation Plan (1:100 / 1:50) showing:** Engineer Designed Rbraft • Dimensions of all new foundations • Sub-floor, including bracing • Footing details • If a concrete slab, show basic details including reinforcing and contractions joints • Piles and footing • If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc • Indicate ventilation to sub floor spaces	☑
☐	b	**Subfloor Bracing** Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	☐
4		**CONSTRUCTION** Complete for all new structures or alterations to existing structures	
☑	a	**Existing Floor Plan (1:100 / 1:50) showing:** (For additions and alterations only) • All levels • All designated spaces • All removals • Sanitary fixtures • Smoke detectors	☐
☑	b	**Proposed Floor Plans (1:100 / 1:50) showing:** • Room dimensions • Location of partitions • All designated spaces • All floors (new or altered) • Location of sanitary fixtures • Stairs, barriers, handrails, floor joists and beams • Floor joist layout for each level with timber floors • Smoke detectors • Note where wall will form part of the swimming pool fence	☑
☑	c	**Pre-nail Truss and Frames** • Specific design wall framing requires clarification • Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground • Lintels carrying point loads, such as from girder trusses, require specific engineering design	☑

☑	d	**Wall Bracing Plan (1:100 / 1:50) showing:** • Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added) • Sub-floor bracing for decks projecting more than 2m from the house • Location, type and number of bracing elements to indicate compliance with NZS 3604:2011 (include calculations) • If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)	☑
☑	e	**Sections and Details (1:50 / 1:20 / 1:10) showing:** • Foundation details involving reinforcing and connections • Stairs, handrails, decks and decking • Insulation systems and materials to floors, walls and roof • Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2 • Framing sizes, beams, lintels • Roof cladding, eaves, fascias, gutters • Flashings to openings • Fire rated systems on all walls – closer than 1 metre to boundary • Stud heights of rooms and total height from lowest ground floor level to top of ridge • Window and door installation details • Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage	☑
☐	f	**Fire Report** N/A For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	☐
	5	**EXTERNAL** Complete for new buildings or existing buildings with alternations to the external shell	
☑	a	**Elevations (1:100 / 1:50) showing:** Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	☑
☑	b	**Risk Assessment** *(Risk matrix in E2/AS1 may be used for buildings within scope)* Consider exposure, design and detailing to support appropriate selection of cladding	☑
☑	c	**Cladding Details (1:50 / 1:20 / 1:10)** Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems	☑
☑	d	**Production Certification** Supply copies of product certificates relied on as compliance documents	☑
☐	e	**Alternative Solutions** If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the Building Code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance	☐
	6	**SERVICES** Complete for all projects with new installations or alteration of plumbing or drainage services	
☑	a	**Plumbing and Drainage Plan 1:100 / 1:50) showing:** *Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.* • Sizes of pipe work and drains • Fixtures and fittings, hot water system(s) • If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls • Drainage layout with inspection bends and junctions indicated for both sewer and stormwater • Any other drainage on site including council mains and retaining wall field drains • Ventilation of sanitary rooms • Calculations for sizing of down pipes • Gully traps including overflow relief gullies	☑

7		**STRUCTURAL** *Complete for all projects incorporating and/or structural design*	
☑	a	**Structural Calculations** If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	☑
☑	b	**Expert Opinion (Producer Statements)** Ribraft from NZET If this application for consent relies on any expert opinion including Producer Statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural Producer Statements are required to have accompanying calculations.)	☑
8		**SPECIFICATIONS** **Complete for all applications** *Note: the specification must be specific to the project and cover all aspects of the proposed work*	
☑	a	**Specification: General** • Elements of structure (size, spacing, timber treatment) • Finish or fixings to meet durability requirements • Plumbing and drainage materials and design that installation is to comply with • Wet area surfaces • Ventilation systems • Flooring slip resistance for access routes • Glazing • Type of smoke detectors (including existing smoke detectors where they will remain)	☑
☑	b	**External Claddings** For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered • Building wraps • Wall claddings • Roof claddings • Membranes (roof and decks) • Tanking • Joinery	☑
9		**DEMOLITION / REMOVAL** Complete for projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings.	
☐	a	**Means of Barricading the Site** Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	☐
☐	b	**Proposed Tipping Location for Demolition Materials (address/landfill)**	☐
☐	c	**Hazardous Building Material** Provide safety plan detailing the safe handling and disposal of hazardous materials	☐
☐	d	**Site Management Plan Covering** Management to control silt runoff, noise and dust	☐
☐	e	**Proposed Destination for Relocate Building**	☐
☐	f	**Access To and From the Site (including use of kerb crossings)**	☐
☐	g	**Specify Termination of Existing Services** • Water • Sewer • Stormwater	☐

☐	h	**Details About the Building such as:** Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	☐

		Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work: • electricity, • gas, • drainage, • water, • transport, • telecommunications, • cable television, or • any other services that may be affected. **Transportation of Relocated Building** You will be required to contact and provide details to Councils Transportation and Traffic Department.	
10		**OTHER APPROVALS** Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings	
☐		Please check Territorial Authority regarding the requirement for other approvals required and fees payable. These may include: • Consents under the Resource Management Act • Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections. Show the location of swimming or spa pools on the property and describe how compliance with the Fencing of Swimming Pools Act will be achieved.	☐

The issue of a building consent does **not** relieve the owner of any **duty or responsibility under any other Act.**

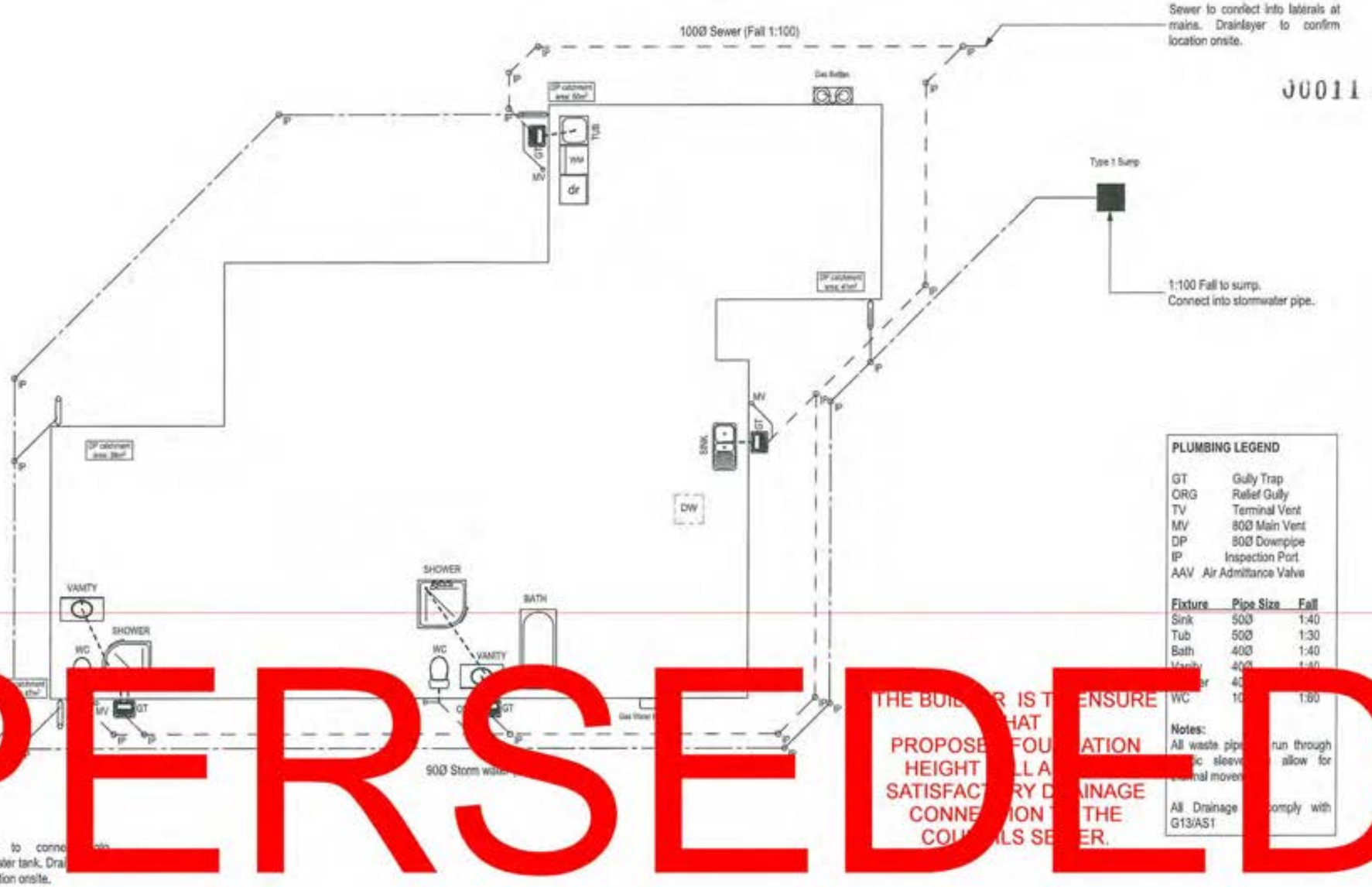
BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

ALL DIMENSIONS IN MM UNLESS STATED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent



PLUMBING LEGEND

GT	Gully Trap
ORG	Relief Gully
TV	Terminal Vent
MV	80Ø Main Vent
DP	80Ø Downpipe
IP	Inspection Port
AAV	Air Admittance Valve

Fixture	Pipe Size	Fall
Sink	50Ø	1:40
Tub	50Ø	1:30
Bath	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60

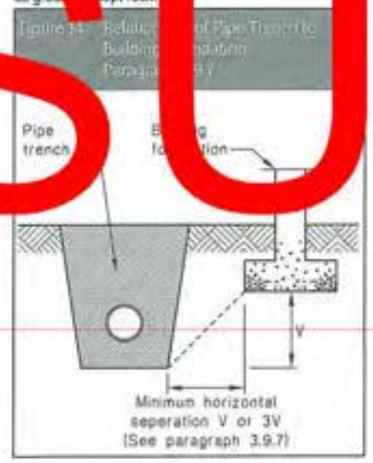
Notes:
All waste pipes to run through plastic sleeves to allow for thermal movement

All Drainage to comply with G13/AS1

Proximity of trench to building

For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours the horizontal separation shall increase to [illegible] except rock.

Figure 14: Relationship of Pipe Trench to Building Foundation Paragraph 3.9.7

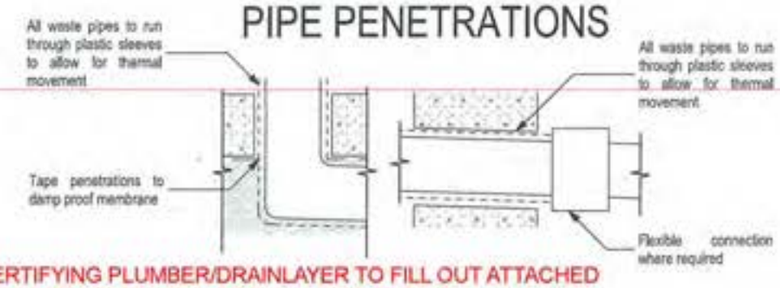


SUPERSEDED

THE BUILDER IS TO ENSURE THAT PROPOSED FOUNDATION HEIGHTS WILL ALLOW SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.

RECEIVED
11 JUL 2017
BY:

PIPE PENETRATIONS



A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL .ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER,STORMWATER AND WATER.

VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
DRAINAGE PLAN

SCALE: 1:100 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444

SHEET: 10
OF:

Statement of Compliance with the NZ Building Code

Consent No: 170535

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 1 Mahia Lane, Waikanae
Legal Description: LOT 13 DP 476550 CT 658756
Work Description: New single level brick clad dwelling with attached single garage.
Building Category: R1

OWNER

Name(s): Rustam Nomozov & Alimova Zebunisso
Address: 23 Waipunahau Road,Waikanae

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

NOTES:
Inspections Prepaid:
Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP108599	Richard Mowbray - Spanbild
Designer 2	CPENG58384	Stuart Clark
Carpentry 1	BP128362	Richard Ryan
Carpentry 2	BP120031	Harry Draper
Foundations 1	BP102284	Shane Mackenzie
Bricklaying and Blocklaying 1	BP118383	Daniel Smithson
Roofing 1	BP112371	Chris Burgess

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: 22 February 2018
Name: Tyler Smith
Position: Building Officer

26 July 2017

Versatile Homes & Buildings
PO Box 54060
Mana 5247

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 170535

Site Address: **1 Mahia Lane, Waikanae**
Legal Description: **LOT 13 DP 476550 CT 658756**
Project Description: **New single level brick clad dwelling with attached single garage.**

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

Information needed:

BUILDING

1. Please provide engineers specification covering B1/AS1 and B2/AS1

2. Please detail the two Hip, Ridge to Valley junction.

PLUMBING AND DRAINAGE

1. Please fill in and sign the attached form 164

2. Provide details of the concrete water storage tank.

3. Please show the solar requirements will be met for this subdivision.

4. Please redesign the storm water drainage proposal. The sump will need to run directly to the tank overflow drain not into the drain running to the tank

5. Please fill in the attached attenuation calculator and return, to calculate the outlet size from the tank

We have suspended your application pending receipt of the above information. Please send it to us by 9 August 2017. 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 craig.harrison@kapiticoast.govt.nz referencing Building Consent No 170535.

Yours sincerely

Craig Harrison
Building Officer

cc Building Owner

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Brick Veneer**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **15 November 2017 12:45 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Min/max cavity achieved	Pass
Brick tie fixings **2nd and 4th**	Pass
Washouts	Pass
Weep holes	Pass
Mortar strength	Pass
Mortar bedding	Pass
Flashings	N/A
Brick tie durability **galv**	Pass
Building wrap	Pass
Under window vents	Pass
Rebate	Pass
Veneer overhang	Pass
Brick tie spacing **each stud**	Pass
Head lintels	N/A
Control joints	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 12:43 PM on Wednesday 15/11/2017



Taken at 12:44 PM on Wednesday 15/11/2017



Taken at 12:44 PM on Wednesday 15/11/2017



Taken at 12:44 PM on Wednesday 15/11/2017



Taken at 12:44 PM on Wednesday 15/11/2017



Taken at 12:44 PM on Wednesday 15/11/2017

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **27 October 2017 10:44 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter **100mm sewr primed and glued**	Pass
Bedding material **bedded in peametal**	Pass
Gully trap **one in place and charged**	Pass
Connections/angles **swept junction and inspection points**	Pass
Branch length	Pass
Direction/fall **good fall to lateral**	Pass
Holding water	Pass
Terminal vent **two in place still to complete**	Pass
Registration number **07200**	Pass
Other **stormwater 100 mm and 90mm in for downpipes to stormwater tank with overflow to culvet as required** **All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**	Pass

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **27 October 2017**

Passed Items

General

Pipe diameter	**100mm sewr primed and glued**
Bedding material	**bedded in peametal**
Gully trap	**one in place and charged**
Connections/angles	**swept junction and inspection points**
Branch length	
Direction/fall	**good fall to lateral**
Holding water	
Terminal vent	**two in place still to complete**
Registration number	**07200**
Other	**stormwater 100 mm and 90mm in for downpipes to stormwater tank with overflow to culvet as required 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	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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Designer 1	Accepted

Richard Mowbray - Spanbild

Foundations 1	Required

Stuart Dean Clark - Versatile Homes & Garages Wellington

Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

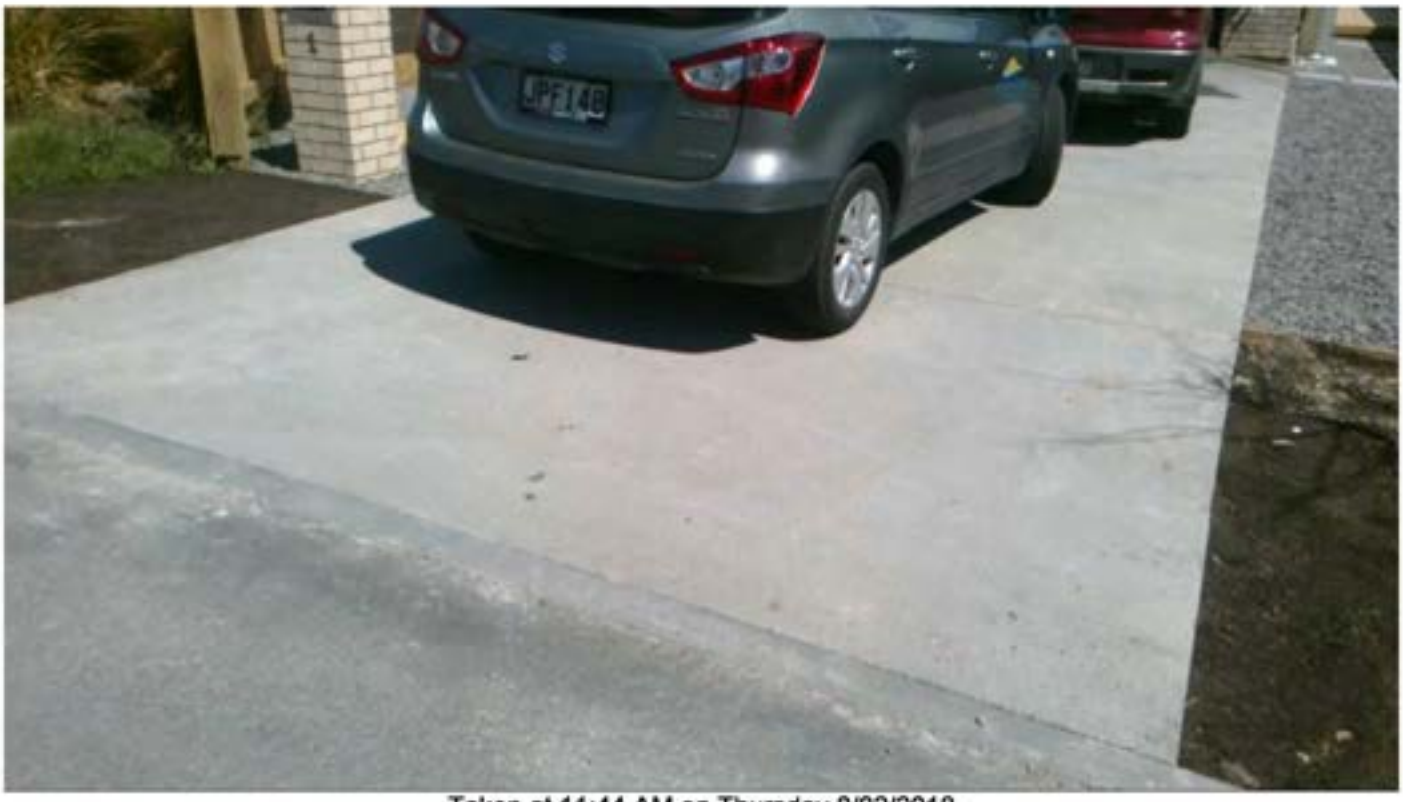
Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **8 February 2018 11:52 a.m.**
Duration: **45 minutes**

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

Smoke detectors	Pass
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Hot water temp **50**	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 **All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**	Pass
Other	N/A
Intertenancy/commercial	N/A
Other	N/A

Support Documentation

Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required



Taken at 11:44 AM on Thursday 8/02/2018



Taken at 11:44 AM on Thursday 8/02/2018



Taken at 11:44 AM on Thursday 8/02/2018



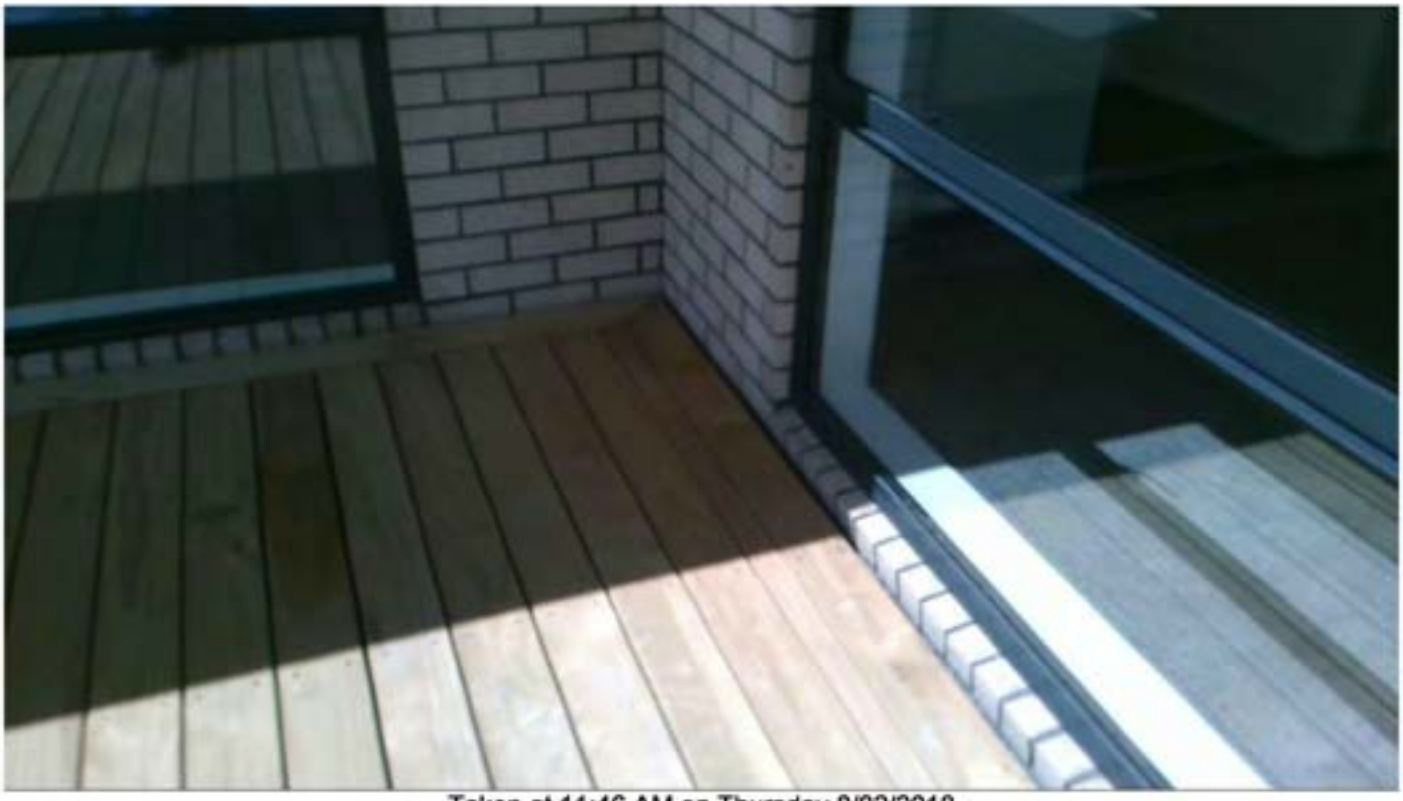
Taken at 11:44 AM on Thursday 8/02/2018



Taken at 11:45 AM on Thursday 8/02/2018



Taken at 11:45 AM on Thursday 8/02/2018



Taken at 11:46 AM on Thursday 8/02/2018



Taken at 11:46 AM on Thursday 8/02/2018



Taken at 11:47 AM on Thursday 8/02/2018



Taken at 11:47 AM on Thursday 8/02/2018



Taken at 11:47 AM on Thursday 8/02/2018



Taken at 11:49 AM on Thursday 8/02/2018



Taken at 11:50 AM on Thursday 8/02/2018



Taken at 11:50 AM on Thursday 8/02/2018



Taken at 11:50 AM on Thursday 8/02/2018



Taken at 12:00 PM on Thursday 8/02/2018



Taken at 12:00 PM on Thursday 8/02/2018

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

SITE NOTICE

Consent No:	**170535**
Applicant:	**Versatile Homes & Buildings**
Site Address:	**1 Mahia Lane, Waikanae**
Work Type:	**New single level brick clad dwelling with attached single garage.**
Building Category:	**R1**

Inspection Type:	**Final Inspection**
Inspection Outcome:	**Pass**
Inspected By:	**Alan Tinney**
Inspection Date:	**8 February 2018**

Passed Items

Exterior

- Inspection notes — **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
- Gully dishes
- Stormwater and site drainage
- Wastes to gully
- Fixings - durability
- Terminal vents/AAVs
- Cladding painted/sealed
- Flashings - windows/doors
- Cladding ground clearance
- Road crossing complete
- Final check complete

Interior

- Inspection notes
- Drawings
- Additional information/plan
- Service areas-floors/walls
- Balustrades
- Lightings
- Laundering
- Cooking facilities
- Smoke detectors
- Food storage/preparation

Ventilation	
Insulation and clearance	
Glazing - human impact	
Hot water temp	**50**
Water supply tank	
Trap seals and AAVS	
Cistern flushing	
WC pan connection	
Window labels	
Final check complete	**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	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 **CM2 selected by engineer.**	Required
Membrane applicator certificates - internal wet area	Required
Roof product manufacturers warranty	Required
Record of Work	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	**Status**
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**

Applicant: **Versatile Homes & Buildings**

Site Address: **1 Mahia Lane, Waikanae**

Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Foundations**

Inspection Outcome: **Pass**

Inspected By: **Andrew Hawea**

Inspection Date: **26 September 2017 11:00 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	N/A
Site Inspection	Pass
Boundaries identified **set out as approved consent**	Pass
Ground conditions checked **covered by engineer**	N/A
Footpath checked **none**	N/A
Kerb and channel checked **none**	N/A
Existing damage	N/A
Vehicle crossing installed **not installed**	N/A
Dogs	N/A

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Foundations**
Inspection Outcome: **Pass**
Inspected By: **Andrew Hawea**
Inspection Date: **26 September 2017**

Passed Items

Site Inspection

Boundaries identified	**set out as approved consent**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Fail**
Inspected By: **Andrew Hawea**
Inspection Date: **26 September 2017**

Passed Items

General

Rebate for brick veneer	
Ground clearance	
Sand blinding	
Vapour barrier	**laid**
Bar chairs	**placed**
DPC penetrations taped	
Registration numbers	
Siting	

Failed Items

General

Engineers details required	**engineer to inspect and provide site notes**
Concrete cover	**covered by engineer**
Steel reinforcing	**covered by engineer**
Minimum floor level	**covered by engineer**

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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	**Status**
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

Jeffrey Clement

From:	Leanna Hutchinson
Sent:	Wednesday, 26 July 2017 2:52 PM
To:	'kenp@versatile-wgn.co.nz'
Subject:	Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae
Attachments:	Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae.pdf; Copy of KCDC_n694523_BC160466_-_attenuation_tank_for_lot_30.xlsx; Form 164 Water Demand Management Declaration of Compliance (604467) - Copy.pdf

Please find attached Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 9 August 2017. 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 Craig Harrison on (04) 296 4700 or craig.harrison@kapiticoast.govt.nz referencing Building Consent No 170535.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700

Kāpiti Coast DISTRICT COUNCIL

www.kapiticoast.govt.nz

Find us on Facebook
Kapiti Coast District

Jeffrey Clement

From: Simon Copp
Sent: Tuesday, 1 August 2017 8:32 AM
To: kenp@versatile.co.nz
Subject: FW: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae
Attachments: form 164 2 pages.pdf

Simon Copp
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 296 4773

www.kapiticoast.govt.nz

From: Simon Copp
Sent: Tuesday, August 01, 2017 8:31 AM
To: 'Ken Pooley'
Subject: RE: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Hi Ken
Here is a reminder email

Here are the outstanding RFI points that need to be attended to for 1 Mahia lane.

Please fill in and sign the attached form 164
Provide details of the concrete water storage tank.
Please redesign the storm water drainage proposal. The sump will need to run directly to the tank overflow drain not into the drain running to the tank

Craig
Please provide engineers specification covering B1/AS1 and B2/AS1
Please detail the two Hip, Ridge to Valley junction.

Thanks Simon

Simon Copp
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 296 4773

www.kapiticoast.govt.nz

From: Ken Pooley [mailto:kenp@versatile.co.nz]
Sent: Monday, July 31, 2017 10:39 AM
To: Simon Copp
Cc: Leanna Hutchinson
Subject: RE: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Thanks Simon.

Leanna, I'm just waiting now for the Engineer to supply his bit and will get that back to you as soon as I can.

Regards
Ken

Sales Consultant: Ken Pooley - Versatile Wellington
Address: 18 Ulric St., Plimmerton
Phone: 04 233 9528 | Mobile: 027 290 9797

From: Simon Copp [mailto:Simon.Copp@kapiticoast.govt.nz]
Sent: Monday, 31 July 2017 10:12 AM
To: Ken Pooley <kenp@versatile.co.nz>
Cc: Craig Harrison <Craig.Harrison@kapiticoast.govt.nz>
Subject: RE: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Hi Ken
P&D points that have been addressed
Thanks Simon

Simon Copp
Building Officer
Te Āpiha Hanga Whare

Kāpiti Coast District Council
Tel 04 296 4773

www.kapiticoast.govt.nz

From: Leanna Hutchinson
Sent: Thursday, July 27, 2017 11:18 AM
To: Craig Harrison; Simon Copp
Subject: FW: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Hi guys can you please answer these questions ☺

From: Ken Pooley [mailto:kenp@versatile.co.nz]
Sent: Thursday, 27 July 2017 11:13 a.m.
To: Leanna Hutchinson
Subject: RE: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Hi Leanna.

I'm just working my way through the details but could you help with just a couple of things please?

With the first item asking for the engineers spec covering B1 etc, I assume that in respect to the floor design? I just need to know who to refer it to please.

With the sump drain in the driveway, can we just run a separate pipe across to the swale running down the side of the property? 1 connection normally provided I can't see a second one would be problem construct the out fall so no erosion occurs

For the calculator:
I've adjusted cell D15 from 172 to 170 which is from your 2090 Isohyet map.

I've also set cell D32 to 80 because the paved area does not go to the detention tank. Is that correct? Sump drainage water will run separately to the overflow from the tank drain or 2 an separate outfall

I've attached the revised spreadsheet with these changes. Thanks Ken

The solar bit was approved through Resource consent 170155 Thanks Ken

Thanks
Ken

Sales Consultant: Ken Pooley - Versatile Wellington
Address: 18 Ulric St., Plimmerton
Phone: 04 233 9528 | Mobile: 027 290 9797

From: Leanna Hutchinson [mailto:Leanna.Hutchinson@kapiticoast.govt.nz]
Sent: Wednesday, 26 July 2017 2:52 PM
To: Ken Pooley <kenp@versatile.co.nz>
Subject: Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

Please find attached Request for Further Information – Building Consent 170535 - 1 Mahia Lane, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 9 August 2017. 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 Craig Harrison on (04) 296 4700 or craig.harrison@kapiticoast.govt.nz referencing Building Consent No 170535.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700

www.kapiticoast.govt.nz

Find us on Facebook
Kapiti Coast District

Kapiti Coast District Council does not guarantee the accuracy or completeness of any information contained in this e-mail or attached files. Internet communications are not secure; therefore the Council does not accept legal responsibility for the contents of this message or attached files. The content of this email may express the view of the author and not the official position of the Council. Kapiti Coast District Council may monitor and store all outgoing and incoming email traffic. This e-mail is subject to copyright. Except in reply to the author, no part of it should be reproduced, adapted or communicated without the written consent of the copywriter owner. If you have received this e-mail in error, please advise the sender immediately by return e-mail, or telephone the author and delete all copies.

##########
This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal
##########

This email has been scrubbed for your protection by SMX. For more information visit smxemail.com

---

Kapiti Coast District Council does not guarantee the accuracy or completeness of any information contained in this e-mail or attached files. Internet communications are not secure; therefore the Council does not accept legal responsibility for the contents of this message or attached files. The content of this email may express the view of the author and not the official position of the Council. Kapiti Coast District Council may monitor and store all outgoing and incoming email traffic. This e-mail is subject to copyright. Except in reply to the author, no part of it should be reproduced, adapted or communicated without the written consent of the copywriter owner. If you have received this e-mail in error, please advise the sender immediately by return e-mail, or telephone the author and delete all copies.

##########
This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal
##########

This email has been scrubbed for your protection by SMX. For more information visit smxemail.com

---

Click here to report this email as spam.

GoGet Inspection Audit Report

Consent No: **170535**

Applicant: **Versatile Homes & Buildings**

Site Address: **1 Mahia Lane, Waikanae**

Work Type: **New single level brick clad dwelling with attached single garage.**

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

Inspection Outcome: **Fail**

Inspected By: **Craig Watson**

Inspection Date: **24 November 2017 9:10 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
Sheet bracing	Fail
Gs and bL bracing in place how ever 3 flush boxes need moving 90 mm from edge of bracing element	
Sheet fixings	Pass
Fire/acoustic separation	Pass
Other	N/A
Wet area substrate system	Pass
Aqualine	

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **24 November 2017**

Passed Items

General

- Sighted previous inspection notes
- Conforms with approved drawings
- Sheet fixings
- Fire/acoustic separation
- Wet area substrate system — **Aqualine**

Failed Items

General

- Sheet bracing — **Gs and bL bracing in place how ever 3 flush boxes need moving 90 mm from edge of bracing element**

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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required

Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**

Applicant: **Versatile Homes & Buildings**

Site Address: **1 Mahia Lane, Waikanae**

Work Type: **New single level brick clad dwelling with attached single garage.**

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

Inspection Outcome: **Pass**

Inspected By: **Craig Watson**

Inspection Date: **28 November 2017 9:37 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sheet bracing	Pass

Gs and bL bracing in place how ever 3 flush boxes need moving 90 mm from edge of bracing element.

new sheets fitted

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

SITE NOTICE

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**
Building Category: **R1**

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Craig Watson**
Inspection Date: **28 November 2017**

Passed Items

General

Sheet bracing — **Gs and bL bracing in place how ever 3 flush boxes need moving 90 mm from edge of bracing element.**

new sheets fitted

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 **CM2 selected by engineer.**	Required
Water tank warranty **25,000lt**	Required

Licensed Building Practitioners	Status
Designer 1 **Richard Mowbray - Spanbild**	Accepted
Foundations 1 **Stuart Dean Clark - Versatile Homes & Garages Wellington**	Required
Carpentry 1	Required
Bricklaying and Blocklaying 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **15 November 2017 12:41 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Building wrap type **Fastwrap**	Pass
Flexible seling tape **3m**	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	N/A
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	Pass
Batten timber treatment	N/A
Cavity closers	N/A
Battens in place	N/A
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **170535**
Applicant: **Versatile Homes & Buildings**
Site Address: **1 Mahia Lane, Waikanae**
Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **17 October 2017 11:53 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
discussed with richard to carry out preclad at half high brick	
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Cladding type identified **brick veneer** **rebate mulsealed**	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropiate for cladding **600c**	Pass
Exterior sheet bracing and angle brace fixing **ep1s in place handi bracs fitted**	Pass
Bottom plate connections **completed** **All bottom plate connections fixed in compliance with the building consent documentation**	Pass
Building wrap type **fastwrap**	Pass
Bracing requirements	Pass
Purlin fixing **tiled roof battens**	N/A
Decking substrate	N/A
Top Plate Connection	Pass
Lintel Connections	Pass
Truss connections **cieling ties to living/hall girder truss**	Fail
Column posts	N/A
Other	N/A

GoGet Inspection Audit Report

Consent No: **170535**

Applicant: **Versatile Homes & Buildings**

Site Address: **1 Mahia Lane, Waikanae**

Work Type: **New single level brick clad dwelling with attached single garage.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 November 2017 12:39 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
discussed with richard to carry out preclad at half high brick	
Truss connections	Pass
cieling ties to living/hall girder truss	