Sharalyn Fraser
Agency

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KAPITI COAST DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Prince Barrington John C/- Jennian Homes Manawatu Ltd P.O. Box 4424 Manawatu Mail Centre Palmerston North 4442	No. Issue date Application date	090914 27/01/11 2/12/09

THE BUILDING

Street Address	40 Titoki Road, Waikanae
Valuation No.	1491017001
Legal Description	LOT 3 DP 386409 C/T 345892
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Vacant land
Proposal	New Dwelling
Estimated Value	$685,000

Code Compliance

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

a) The building work complies with the building consent; and

b) The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Signature: M Brook **Date:** 27/1/11

KCDC Form 342 ver. 1

Producer Statement

Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by Colin Funnell **Registration Number** 4592
FUNNELLS GAS & PLUMBING.
To Kapiti Coast District Council

In respect to the following

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 40 Titoki Rd, Waikanae

Building Consent No. 090914

As a Craftsman 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 Colin Funnell **Signed** [signature] **Date** 8/7/10

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: https://www2.pgdb.co.nz/PGDB/PublicRegister

Date.....

Name.....

Signature.....

Validity authenticated in accordance with KCDC Policy 002
12 NOV 2010
Signature:

Producer Statement

Private Sewer Drains

22988 ✓

Construction Review

Issued by..... **Registration Number**.....

To Kapiti Coast District Council

In respect to the following

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.....32 TITOKI RD WAIKANAE.....

Building Consent No.....090914.....

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

Name.....ALAN GARDNER**Signature**.....**Date**.....13/8/10.....

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.

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: https://www2.pgdb.co.nz/PGDB/PublicRegister

Date.....

Name.....

Signature.....

Validity authenticated in accordance with KCDC Policy 002

12 NOV 2010

Signature:

Producer Statement

Stormwater Drains

22988

Construction Review

Issued by..... Registration Number.....

To Kapiti Coast District Council

In respect to the following

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

Installed at...32 TITUKI RD. WAIKANAE.....

Building Consent No...090914...

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

Name...ALAN GARDNER...**Signed**.....**Date**...13/8/10...

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: https://www2.pgdb.co.nz/PGDB/PublicRegister

Date.....

Name.....

Signature.....

Validity authenticated in accordance with KCDC Policy 002

12 NOV 2010

Signature:

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 21/1/11 SR or BCA 090914 Inspection No. FINAL.

Time 11.45.

Owner Name PRINCE Dpcuments on site YES / NO

Site Address 40 TITOKI RD. Project Description NEW DWELLING.

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes .....

Diagram (if necessary)

ALL ITEMS NOW COMPLETED.

INSPECTION 12/11/10.

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

Site instruction issued .....

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

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☐ ..... No One on site ☑

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

Agreed, ... (Print Name) Sign ..... Date ../../..

Officer Name ALAN Sign ..... Date 21/1/11

Additional Insp. Sheet No. .....

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

Form 242

SCOPE OF INSPECTION

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

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

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

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

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

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

Retaining wall: Pre application of waterproof membrane system.
Post application of waterproof membrane system.
Protection installed for membrane system and installation of perforated drainage system before back filling.

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

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

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

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 13/8/10 SR or BCA 090914 Inspection No. 12

Time 11:00 Documents on site YES / NO

Owner Name PRINCE Project Description new dwg

Site Address 40 TITOKI RD

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes 100mm PVC WASTE + SOIL CONNECTED TO ALL FIXTURES + SEWER LATERAL. GOOD FALL UNDER TEST + HOUSING 7 x GULLY TRAPS IN PLACE + CHARGED INSPECTION POINTS IN PLACE. 2 x TERMINAL VENTS 80mm.

Diagram (if necessary)

OK TO CONTINUE

AS BUILT DRAWING TO FOLLOW.

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

Site instruction issued ON NORTH EAST END OF DWELLING BRANCH DRAIN TERMINAL TO BE MOVED TO WET SIDE OF DRAIN AS DISCUSSED. VENT TO LEAVE THAT PART OPEN FOR NEXT INSPECTOR ON SITE. THEN OK TO PASS.

RECHECKED ON 21/1/11
GMC.

Result Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☑ DRAINLAYER No One on site ☐

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

Agreed, ALAN GARDNER (Print Name) Sign Date 13/8/10

Officer Name GARETH MCL Sign [signature] Date 13/8/10

Additional Insp. Sheet No.

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

Form 242

KAPITI COAST DISTRICT COUNCIL

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

Date 15/8/10 **SR or BCA** 090914 **Inspection No.** 12

Time 11.00 **Documents on site** YES / NO

Owner Name Prince **Project Description** new dwg.

Site Address 40 Titahi Bay

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

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

PRE SLAB

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

SUBFLOOR

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:	22988.		

Officer Name: ..... **Sign:** ..... **Date:** 13/8/10

Form 242a

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 12/11/10 SR or BCA 090914 Inspection No. 13

Time 0800 1330 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD

Building / Plumbing — Circle appropriate Type & Inspection — Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes ALL COMPLETED AS PER CONSENT EXCEPT FOR ITEMS NOTED BELOW RECEIVED ELECT CERT / AS BUILTS PIPE SEWER, STORMWATER, WOOD BORER PROD STATEMENTS / PIPE WARRANTY / TRUSS PROD STATEMENT / CCC APPLICATION SIGNED FIRE DOOR INVOICE & DECLARATION / SUPPLY WATER TANK WARRANTY

Diagram (if necessary)

REQUIRED - SUPPLY ROOF WARRANTY / GLAZING WARRANTY / SOLAR PLUMBERS PROD STATEMENT

COUNCIL TO CONFIRM ACCEPTANCE 2 X KITCHENS INSTALLED (ASSUMING RELATES TO PROPOSED HOMESTAY ARRANGEMENT)

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

Site instruction issued

EXTERIOR - COMPLETE UNDER SILL JOINTS / INSTALL FLEXIBLE EXTERIOR TAP SLEEVES / COMPLETE FINAL COAT FOR SPOUTING & DOWN PIPES / COMPLETE AMENDMENTS FOR PERGOLA ADDITION AND CHANGE OF ROOF CLADDING TYPE / NOTED CONCRETE POSTS FOR PERGOLA & POST PERGOLA CONNECTIONS SHOULD BE GALVANISED TYPE WITH SEALED WASHERS BOTH SIDES

TO INTERIOR - ADJUST FIRE DOOR FOR AUTO CLOSING / INSTALL BOILER FLU COOLING PLATE / INSTALL RESTRAINT STRAPS FOR SOLAR HW CYCLE

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☑ Owner ☐ Other ☐ ..... No One on site ☐

Your next inspection will be ..... Roofing For Above

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

Agreed, ANTHONY SCOTT (Print Name) Sign ..... Date 12/11/10

Officer Name ANTHONY SCOTT Sign ..... Date 12/11/10

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

FINAL INSPECTION

Date 12/11/10 SR or BCA 090914 Inspection No. 13

Time 0800 1330 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI Rd

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

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

FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	P	F	NA	Food storage/preparation	P	F	NA	Hot water temp 53°	P	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundering	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	F	NA

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/ Certificates/ Expert Opinion	P	F	NA	Intertenancy STC	P	F	NA

All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	Y	N	

Name: Officer Sign: Date: 12/11/10

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

11

Date 10-8-2016 SR or BCA 0906914 Inspection No.

Time 10:30 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 40 Titoki Rd

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes

* Recheck
* all sheets have now been fixed correctly.

Diagram (if necessary)

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

Site instruction issued

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

Confirmation of inspection by person on site

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

Your next inspection will be

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

Agreed, Roger Wells (Print Name) Sign RWells Date 10/8/2016

Officer Name Andrew Sign Date 10/8/2016

Additional Insp. Sheet No.

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

Form 242

KAPITI COAST DISTRICT COUNCIL

WEATHERTIGHTNESS / PRELINE / POSTLINE

11

Date 10-8-2015 SR or BCA 0909141 Inspection No.

Time 10:30 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 40 Titoki Rd

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

Sheet bracing	(P)	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	(P)	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrew Officer Sign: A. K Date: 10/8/2015

Form 242e

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 9/8/10 SR or BCA 090914 Inspection No. 10

Time 1030 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes

Diagram (if necessary)

SHEET BRACING & FIXING CORRECT EXCEPT FOR ITEMS NOTED BELOW

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

Site instruction issued

SEE INSP 11 All completed

COMPLETE SHEET BRACING FOR SHOWER ROOM / ENSUITE / BED 2 / & REMAINING FIXINGS FOR KITCHEN BEDS 4 & 5 AS PER SITE BRACE PLAN

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

Confirmation of inspection by person on site

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

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

Agreed, R B NEBB (Print Name) Sign [signature] Date 9/8/10

Officer Name [signature] Sign [signature] Date 9/8/10

Additional Insp. Sheet No.

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

Form 242

KAPITI COAST DISTRICT COUNCIL

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 9/6/15 **SR or BCA** 090914 **Inspection No.** 10

Time 1030 **Documents on site YES / NO**

Owner Name PRINCE **Project Description** NEW DWELLING

Site Address 40 TITOKI RD

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: ..... **Officer Sign:** ..... **Date:** 9/6/15

Form 242e

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 26-7-2010 SR or BCA 090914 Inspection No. 9

Time 1.50 pm Documents on site YES / NO

Owner Name PRINCE Project Description New Dwg

Site Address 40 TITOKI RD.

Building Plumbing Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes Recheck only.
All BRICKWORK Completed.
BOTTOM PLATE FIXINGS NOW O/K.
All BATTS IN PLACE.
O/K TO LINE. ✗ Ret Insp 8

Diagram (if necessary)

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

Site instruction issued .....

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

Confirmation of inspection by person on site

Person on site: Builder ☑ Owner ☐ Other ☐ ..... No One on site ☐

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

Agreed, R Webb (Print Name) Sign ..... Date 26/7/2010

Officer Name R JOZIVER Sign ..... Date 26/7/2010

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 26-7-2010 **SR or BCA** 090914 **Inspection No.** 9

Time 1.50 Pm **Documents on site YES / NO**

Owner Name PRINCE **Project Description** New Dwg

Site Address 10 TITOKI RD.

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: R JOLLY **Officer Sign:** **Date:** 26/7/2010

Form 242e

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 21/7/2010 SR or BCA 090914 Inspection No. 8

Time 9.00 AM Documents on site YES / NO

Owner Name PRINCE Project Description New Dwgl.

Site Address 40 TITOKI Road WAIKANAE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes INSULATION IN PLACE TO 90% OF CEILINGS R.3.2 BATTS.

BOTTOM PLATE CONNECTION NOT COMPLETED

AIR SEALS IN PLACE.
MOISTURE CONTENT AT 17%.
MSG H3.1 FRAMING

Diagram (if necessary)

Completed Per Insp 9. 26/7/10

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

Site instruction issued OK TO LINE CEILINGS AND FIRE WALLS only.

BRICKS TO BE COMPLETED FOR WEATHERTIGHT

AMMENDMENT REQUIRED FOR BRICK FOR POST LINE INSPECTION

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed, ROGER WEBB (Print Name) Sign [signature] Date 21/7/10

Officer Name TONY [signature] Sign [signature] Date 21/7/10

Additional Insp. Sheet No.

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

Form 242

KAPITI COAST DISTRICT COUNCIL

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 21/7/2010 SR or BCA 090914 Inspection No. 8

Time 9.00 am Documents on site YES / NO

Owner Name Prince Project Description New Dwgl

Site Address 40 Titoki Road Waikanae

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

Max moisture Content 17 %	P	F	NA	Insulation R Value 3.2	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

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

Officer Name: Tony Kim Officer Sign: Date: 21/7/10

Form 242E

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 19/7/10 SR or BCA 090914 Inspection No. 7

Time 1115 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD WAIKANAE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Diagram (if necessary)

Notes RECHECK FOR BRICK ½ HEIGHT

- REMAINING AREAS COMPLETED CORRECTLY
- WASHOUTS IN PLACE & REBATE CLEAR OF DEBRIS

Photo's Taken – Nos. AGREED TO ACCEPT AVIS 20-30 MM FOR 90MM BRICK saved / scanned? Y / N

Site instruction issued

- ADVISE PROPOSAL FOR ADDRESSING EXCESSIVE OVERHANG (UP TO 40MM) DUE TO CHANGE OF CLADDINGS
- SUPPLY AMENDMENT FOR CHANGE OF 90 SERIES BRICK VENEER TO 90 SERIES HINGER STONE

(NOTED AFTER INSPECTION - WAN2 BARS INSTALLED FOR WINDOWS UNDER - 600MM)

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

Your next inspection will be WEATHERTIGHTNESS / PRELINE PLUS RECHECK FOR ABOVE
(Guidance notes for inspection on the rear of this sheet)

Agreed, Rob Pascoe Bricklayer Ltd (Print Name) Sign [signature] Date 19/7/10

Officer Name J McKechnie Sign [signature] Date 19/7/10

Additional Insp. Sheet No.

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

KAPITI COAST DISTRICT COUNCIL

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 19/7/10 SR or BCA 090914 Inspection No. 7

Time 1115 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD WAIKANAE

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

P = Pass F = Fail NA = Non-Applicable

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

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

BLOCK

Washouts	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters	P	F	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

Min/max cavity achieved	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Brick tie fixings	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Washouts	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Weep holes	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Mortar strength	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing	Y / N			Wetback	Y / N		
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA
Make:				Installer:							

Officer Sign: Name: Date: 19/7/10

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 16/7/10 SR or BCA 090914 Inspection No. 6

Time 0845 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD WAIKANAE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Diagram (if necessary)

Notes
- CAVITY CORRECT
- WEEP HOLES CORRECT
- TIES CORRECT

OK

- COMPLETE WASHOUTS AT SUITABLE LOCATIONS
- SUPPLY LETTER FROM WINDOW MANUFACTURE CONFIRMING WAND BARS NOT REQUIRED FOR WINDOWS UNDER .600MM AND/OR INSTALL UNDER WINDOW FLASHINGS

OK

Completed Pen Insp. 8.

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

Site instruction issued

OK COMPLETE REMAINING APPROX 40% OF BLOCKWORK AND ARRANGE INSPECTION

TBC SUPPLY AMENDMENT FOR CHANGE OF 70 SERIES BRICK VENEER TO 90 SERIES HINCIGRAM STONE

PASS INSP

OK ADVISE PROPOSAL FOR ADDRESSING EXCESSIVE OVERHANG (UPTO 40MM) DUE TO CHANGE OF CLADDING.

AGREED WE WILL ACCEPT AN 20-30MM FOR 90MM BRICK

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed, Roger Webb (Print Name) Sign [signature] Date 16/7/10

Officer Name JMCKEHNIE Sign [signature] Date 16/7/10

Additional Insp. Sheet No.

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

KAPITI COAST DISTRICT COUNCIL

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 16/7/10 SR or BCA 090914 Inspection No. 6

Time 0845 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI RD WAIKANAE

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

P = Pass F = Fail NA = Non-Applicable

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

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

BLOCK

Washouts	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters	P	F	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

Min/max cavity achieved	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Brick tie fixings	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Washouts	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Weep holes	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Mortar strength	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing	Y / N			Wetback	Y / N		
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA
Make:				Installer:							

Officer Sign: Name: Date: 16/7/10

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 8/7/10 SR or BCA 090914 Inspection No. 5

Time ..... Documents on site YES / NO

Owner Name Prince Project Description New Dwelling

Site Address 40 Titoki Rd Waikanae

Building (Plumbing)

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes

- Main feed to H/W/C 25mm
- Lilac coloured Pipework for non potable water supply
- Non Potable supply entry at Laundry w/c area
- Aquatherm Fusiotherm
- Non Potable & Potable Looped just for the pressure test

Diagram (if necessary)

- Pressure test @ 200PSI
- Copper Pipe 25mm in floor slab to accomodate TPR Line

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

Site instruction issued .....

Reviewed under supervision in accordance with KCDC Policy 008
07 JUL 2010
Signature:

Reviewed under supervision in accordance with KCDC Policy 008
07 JUL 2010
Signature:

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

Confirmation of inspection by person on site

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

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

Agreed, Colin Funnell (Print Name) Sign [signature] Date 8/7/10.

Officer Name Russell Bond Sign [signature] Date 8/7/10

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 8/7/10 SR or BCA 090914 Inspection No. 5

Time ..... Documents on site YES / NO

Owner Name Prince Project Description New Dwelling

Site Address 40 Titoki Rd Waikanae

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: Russell Brook Officer Sign: RBrook Date: 8/7/10

Form 242e

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 16-6-2010 SR or BCA 090914 Inspection No. 4

Time 9:30a Documents on site YES / NO

Owner Name Prince Project Description New dwelling.

Site Address 40 Titoki Rd

Building Plumbing Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes * Roof strap placed as requested
* cover-up wrap placed
* aliband flexible tape in place
* brick rebate not sealed.
* additional tape placed over wrap.

Diagram (if necessary)

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

Site instruction issued
* 2 items still outstanding from Pre wrap inspection.
* complete aliband tape x 3 windows.
* tape tap penetrations.

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

Confirmation of inspection by person on site

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

Your next inspection will be ½ height brick
(Guidance notes for inspection on the rear of this sheet)

Agreed, ROGER (Print Name) Sign [signature] Date 16/6/2010

Officer Name Andrew Sign [signature] Date 16/6/2010

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

PRE WRAP / PRE CLAD

Date 16-6-2010 SR or BCA 090914 Inspection No. 4

Time 9:30 Documents on site YES / NO

Owner Name Lunn Project Description New dwelling.

Site Address 40 Titoki Rd

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

PRE WRAP

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

PRE CLAD

Building wrap type ..... cover-up				Building wrap	(P)	F	NA	Head flashings	P	F	(NA)
Flexible sealing tape type ... albaret				Flexible sealing tape	(P)	F	NA	Sill flashings	(P)	F	NA
Deck membrane type ..... N/a				Deck membrane fixed in accordance with Spec	P	F	(NA)	Back flashings	P	F	(NA)
Saddle flashings	P	F	(NA)	Internal/external corner flashings	P	F	(NA)	Jamb flashings	(P)	F	NA
Capillary clearances	(P)	F	NA	Flashing of penetrations	P	(F)	NA	Ground/deck cladding clearance	(P)	F	NA

CAVITY SYSTEM

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

Name: Andrew Officer Sign: Date: 16/6/2010

Form 242c

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 27/5/10. SR or BCA 090914. Inspection No. 3.

Time 1.00 Documents on site YES / NO

Owner Name PRINCE Project Description NEW DWELLING

Site Address 40 TITOKI

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes Diagram (if necessary)

ALL LINTEL STRAPS COMPLETED

EXT FRAMING H3-1

TOP PLATE TO STUD FIXING COMPLETED

TRUSS TO TOP PLATE 2 NAILS & TIES FIXED.

* SEAL BRICK REBATE.

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

Site instruction issued

* RECHECK BOTTOM PLATE HOLD DOWNS AT PRELINE.

* RECHECK BOTTOM KN FIXING.

* CHECK ROOF BRACING

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed, ROGER WEBB (Print Name) Sign [signature] Date / /

Officer Name AWAR Sign [signature] Date 27/5/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date / /

Form 242

KAPITI COAST DISTRICT COUNCIL

PRE WRAP / PRE CLAD

Date 27/5/10 SR or BCA 090914 Inspection No. 3

Time 1.00 Documents on site YES / NO

Owner Name PRICE Project Description NEW DWELLING

Site Address 40 TITOKI

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

PRE WRAP

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

PRE CLAD

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

CAVITY SYSTEM

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

Name: AHA Officer Sign: Date: 27/5/10

KAPITI COAST
DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 13/5/10 SR or BCA 090914 Inspection No. 3

Time 3.00 Documents on site YES / NO

Owner Name PRINCE. Project Description NEW DWELLING

Site Address 40 TITOIRI ROAD

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a – Name

Notes

VAPOUR BARRIER.

665 MESH

10mm STARTERS

FREE JOINT

BAR CHAIRS UNDER MESH

Diagram (if necessary)

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

Site instruction issued

OK TO POUR

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

Confirmation of inspection by person on site

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

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

Agreed, ROGER (Print Name) Sign [signature] Date 13/5/10

Officer Name ALAN Sign [signature] Date 13/5/10

Additional Insp. Sheet No.

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

Form 242

KAPITI COAST DISTRICT COUNCIL

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

Date 13/5/10 **SR or BCA** 090914 **Inspection No.** 3

Time 3.00 **Documents on site YES / NO**

Owner Name PRINCE. **Project Description** NEW DWELLING.

Site Address 40 TITOIRI ROAD.

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS / PILES / SUBFLOOR

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: ALAN **Sign:** **Date:** 13/5/10

Form 242a

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 11/5/10 SR or BCA 090914 Inspection No. 2

Time 3-20 Documents on site YES / NO

Owner Name PRINCE Project Description [illegible]

Site Address 40 TITOKI RD

Building (Plumbing) Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No (n/a) Name .....

Notes DONE TO G13 STANDARD 100mm FOR TOILETS + 40mm WASTES. GOOD FALL OUT OF SLAB. CLOTH PIPE PROTECTION FROM CONCRETE - 20mm COPPER TAIL LEFT IN PLACE. TESTED + HOLDING.

Diagram (if necessary)

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

Site instruction issued .....

Result: (Pass) Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☑ PLUMBER No One on site ☐

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

Agreed, Colin Funnell (Print Name) Sign [signature] Date 11/5/10

Officer Name GARETH [illegible] Sign [signature] Date 11/5/10

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

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

Date 11/8/10 **SR or BCA** 050914 **Inspection No.** 2

Time 3.20 **Documents on site YES / NO**

Owner Name PRICE **Project Description** New Dwelling

Site Address 40 Tuiotai PS

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:	04592		

Officer Name: ..... **Sign:** ..... **Date:** 11/8/10

Form 242a

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 5/5/10 SR or BCA 0909/4 Inspection No. 1

Time ..... Documents on site YES / NO

Owner Name Mr B Prince Project Description New Dwelling

Site Address 40 Titoki Rd Waikanae

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes ✓ Survey pegs ~~sited~~ sighted
✓ Dwelling sited as per Consented documentation
✓ All steel work placed and tied as required
✓ Steel starters capped
✓ Bar chairs placed as required
✓ Footings firm sand
OK to pour.

Diagram (if necessary)

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

Site instruction issued .....

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

Confirmation of inspection by person on site

Person on site: Builder ☑ Owner ☐ Other ☐ ..... No One on site ☐

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

Agreed, Roger Webb (Print Name) Sign ..... Date ../../..

Officer Name Russell Brook Sign ..... Date 5/5/10

Additional Insp. Sheet No. .....

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

Form 242

KAPITI COAST DISTRICT COUNCIL

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

Date 5/5/10 **SR or BCA** 090914 **Inspection No.**

Time **Documents on site YES / NO**

Owner Name Mr B Prince **Project Description** New Dwelling

Site Address 40 Titoki Rd Waikanae

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Russell Brook **Sign:** **Date:** 5/5/10

KAPITI COAST

Site Inspection Report - New BC Applications

BC Application number: 090914 Lot 3 DP 386409

Site Address: 40 Titoki Rd - Waikanae

Building Project: New Dwelling

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes / No		
Datum point identified?	Yes / No		
Boundaries identified?	Yes / No	Survey Peg + Fencing.	
Check ground conditions ~~OK~~?	Yes / No	Level site ground to solid approx 300m appears satisfactory	
Check f/~~path~~, kerb & channel, grass berm, note existence/damage.	Yes / No	Good condition.	
Vehicle entrance crossing installed (describe condition)	Yes / No	Good condition.	
Photos taken? (Save & link to NCS)	Yes / No		
Dogs on property?	Yes / No		Referred to Approvals T/L
Is there a requirement for further foundation investigation e.g Engineers design	Yes / No		Yes / No

Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name Gareth Mc Signature

Date Inspected: 7/12/09

... "To Plumbing & Drainage" and

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

00032

Criteria: All b … ajor projects. *Refer BI-WI-024*

Address:	**New Dwelling** **40 Titoki Road** **WAIKANAE**	Date: 21/1/11. BC No: 090 914

application for coc …	Y	N

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

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

* Failed inspection on insp NO 6 passed on NO 7 * Failed inspection NO 7 over hang, resolved & amendment received for change of brick series * Part pass on insp 8 covered on inspection 9

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

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

Supporting documentation required in building consent addenda *(Accept in accordance with KCDC Policy 002) Form completed during BC Approval process*

Tick (√) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	N/A		
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
a Construction Review (PS4) statement for Structural engineering			
~~a Construction Review (PS4) statement for Fire engineering~~	N/A		
a Construction Review (PS4) statement for Geo-technical engineering			
Roof cladding warranty	✓	✓	*
Solar water heating technical specifications	✓	✓	*
wall cladding/texture coating installation applicator warranty			
a copy of the lift certificate			
a certificate from the fire alarm installer			
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (verifier) Fire Systems Certification			
Glazing Warranty	✓		*

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

See Insp. Notes

Compliance Schedule

Is a new or amended compliance schedule required?	Y	N
If "Y" Has it been issued? (Refer note below)	Y	N

If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:

Pergola Stained / Brick Type Unfinished

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline:

N/A

Are there any development impact fees to be paid outstanding? Yes / No *(if yes, CCC cannot be issued)*

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. YES / NO

Building officer:

Signature: [signature]

Date: 21/1/11

Name: Alan

Co- reviewer:

Signature: [signature]

Date: 21/1/11

Name: Russell Brook

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site Inspection & sign off this form when completed.	GARRATT 7/12/09
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		9/12/09
Building	✓	Shum Wpm 29-02-10	
Fire Design	✓	"	"
Compliance Schedule			
Environmental Health			
Other……..			

NOTES:

KCDC Form 123 ver. 2

KAPITI COAST DISTRICT COUNCIL

Building Conse	BC 090914
Building Proje	**New Dwelling** **40 Titoki Road** **WAIKANAE** commercial homestay
Location (Site	
Building Category	*Circle appropriate category* **0 1 2 3**

RECEIVED
- 2 DEC 2009
KAPITI COAST DISTRICT COUNCIL

Application workflow checklist

	Name & Signature Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" **AP-WI-001**		
Payment taken and receipted (details entered inside this cover sheet) by CSO **CS-WI-008**	Paula	3/12/09
Data entered and invoiced by CSO **CS-WI-008**	Paula	3/12/09
Pages numbered by CSO **CS-WI-008**		
BC Application and documentation scanned, checked & status update by CSO **CS-WI-009**		
BC Application signed over to BC **CS-WI-009**		
Application reviewed by Technical Officers who sign off at back of this form **AP-WI-026 & AP-WI-009**	Simon Copp Shum Wpm 29-02-10	9/12/09
Once Technical review complete, passed to CS for Plan Production and Invoicing **AP-WI-009**		
~~CSO checks~~ data entry input, including required inspections **CS-WI-012**		
BC, plans and other appropriate paperwork produced by CSO **CS-WI-012**	Tim Gum	8/12/10.
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO **CS-WI-012**		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. **CS-WI-012**		

KCDC Form 123 ver. 2

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS						
✓	Foundation/Piles	32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
	Block	2	✓	Engineer design specific components	23A	Second hand wood burner certified
✓	Pre-Slab (Plumbing)	3	✓	Foundations to solid bearing of 200mm	25	✓ Contractor to leave site clean and clear
✓	Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
	Sub-Floor	6		Not approved as Habitable Room	31	✓ As in CCZ, all fixings need to be stainless steel
✓	Drainage	9	✓	Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
✓	Pre-Wrap	10		Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
✓	Pre-Clad	11	✓	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
✓	Weathertightness	12	✓	Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
✓	Pre-lining (Building)	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
✓	Pre-lining (Plumbing)	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
✓	Wet areas - membrane	15	✓	Owner/builder to ensure prop foundation height will allow satisfactory connection	44	✓ Exterior cladding system to be completed and inspected prior to internal lining
✓	Post Lining	21	✓	Minimum FFL to comply with NZS3604		
✓	Brick Veneer					
	Retaining Wall					
✓	Final (Dwelling)					
	Final (Commercial &Multi-resd)					

STANDARD CONSENT CONDITIONS		
	37	
	72	
	80	

NON-STANDARD ADDENDA

KCDC Form 123 ver. 2

FOR OFFICE USE ONLY

FEES	
Building Fee	$2216-
Sewer Connection	$.....
Water Connection	$.....
Vehicle Crossing	$.....
Damage Deposit	$470-
Code Compliance Administration	$.....
Building Research Levy	$685-
Development Levy	$.....
DBH Levy	$1349-45
Compliance Schedule	$.....
Digital Storage Fee	$37-
Certificate of Title Charge	$25-
Photocopying	$.....
SUBTOTAL	$4782-45
Less Fee Paid	$4782-45
TOTAL	$.....
GST INCLUDED	$403-05

APPLICATION FEE $4782-45.

RECEIPT NO 325379 DATE 3/12/09

INVOICE NO 91416 DATE 3/12/09

RECEIPT NO DATE.....

FEES PAID BY: Mr B Prince

BUILDING CONSENT NUMBER BC090914 DATE ISSUED 3/12/09

AUTHORISATION FOR REFUND OF DEPOSIT

Deposit held = $.....

Cost to Repair Damage Caused During Construction = $.....

Total Balance to be Refunded

Authority Number:

Authorised: DATE:

GST 51-860-608

Received with thanks by 7/01
KAPITI COAST DISTRICT COUNCIL

3-12-09 9:56 Receipt no.325379

COPY *COPY* *COPY*
DR BC090914 MR B PRINCE 4,782.45-
Mr B Prince::2 Hemara Street:Waikanae B
CQ K
Mr B Prince 4,782.45

KCDC Form 123 ver. 2



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486
Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

Building consent 090914

Section 51, Building Act 2004

The building

Street address of building: 40 Titoki Road, Waikanae

Legal description of land where building is located: LOT 3 DP 386409 C/T 345892

Valuation number: 1491017001

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr B Prince

Contact person:

Mailing address: 2 Hemara Street, Waikanae Beach

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

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

Building work

~~The following building work is authorised by this building consent:~~

New Dwelling

Residential Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

delivering on the community's plan

KĀPITI COAST DISTRICT COUNCIL
me huri whakamuri, ka titiro whakamua

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature

CSO

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 1/03/10

8 April 2010

Mr B Prince
2 Hemara Street
Waikanae Beach

Dear Sir/Madam

Approval of Building Consent: 090914

Description:	New Dwelling
Location:	40 Titoki Road, Waikanae
Legal Description:	LOT 3 DP 386409 C/T 345892

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

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

As the owner you are also responsible for the following:

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

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

Addenda to Application

Application

Mr B Prince 2 Hemara Street Waikanae Beach	No.	090914

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	$685,000
Location	40 Titoki Road, Waikanae
Legal Description	LOT 3 DP 386409 C/T 345892
Valuation No.	1491017001

Builder: Jennian Homes Manawatu Ltd 74 Kimbolton Road, Feilding : 06 3236544 / 06 3236548 fax

Designer: Jennian Services Ltd PO Box 847, Tauranga : 07 5782301

Drainlayer: O`Hagan Contracting RD 11, Palmerston North : 06 3292522 / 021 670526

Plumber: Funnells Plumbing and Gas 32 Eyre Street, Feilding : 027 4433585

General Requirements

a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:

1. Foundations
2. Pre-slab
3. Pre-slab
4. Drainage
5. Pre Wrap
6. Pre Clad
7. Weathertightness
8. Preline
9. Preline
10. Wet Area - pre Application
11. Wet Area - post application
12. Postline
13. Brick Veneer
14. Final Inspection

2	Addenda to Application 090914

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

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

OWNER/BUILDER/
AUTHORISED PERSON **Date:**

3	Addenda to Application 090914

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. Note and comply with endorsements on approved plans.
5. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
11. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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

OWNER/BUILDER/
AUTHORISED PERSON **Date:**

KAPITI COAST DISTRICT COUNCIL
me huri whakamuri, ka titiro whakamua

Resource Management Act 1991

NOTICE OF WRITTEN APPROVAL

Consent Application Number (if known): RM_____

PLEASE READ THE EXPLANATORY NOTES ON PAGES 2 AND 3 BEFORE COMPLETING AND SIGNING THIS FORM

APPLICATION AND APPLICANT'S DETAILS TO BE COMPLETED BY THE APPLICANT

Applicant(s) Name: BARRINGTON (BARRY) JOHN PRINCE

Address and legal description of property to which the application relates: Nº. 40 TITOKI ROAD WAIKANAE BEACH. LOT 3 DP 386409 C/T 345 392

Full Description* of the proposed activity: I AM IN THE PROCESS OF APPLYING FOR A PERMIT TO BUILD A HOUSE AT THE ABOVE ADDRESS. THE CURRENT PROPOSED SOUTH EAST CORNER OF THE HOUSE IS CURRENTLY PLANNED TO BE 11.4 MTRS FROM THE BOUNDARY TO THE WAIKANAE GOLF COURSE. I UNDERSTAND THAT I NEED TO SEEK APPROVAL TO BUILD LESS THAN 15.0 MTRS FROM THE BOUNDARY. ⊛

***IMPORTANT NOTE TO APPLICANTS:** It is very important that a full and accurate description of the activity is stated. If this description does not cover all aspects of the proposal the Council may require you to amend this form and re-obtain all the approvals. Please also ensure that a copy of any plans accompanying the application is signed by all persons who sign this form. Please seek advice from a Council Resource Consents Planner if you are unsure whether this part of the form has been filled in correctly.

AFFECTED PERSON'S DETAILS TO BE COMPLETED BY THE PERSON GIVING APPROVAL

PLEASE READ THIS IMPORTANT NOTE BEFORE YOU COMPLETE AND SIGN THIS FORM: You should only sign this form if you support or have no opposition to the granting of the resource consent for the application referred to above. If you do not understand any part of this process please seek professional assistance from an independent source or Resource Consents Planner at the Kapiti Coast District Council as signing this form will prevent Council from having regard to any effects of the activity on you.

PLEASE COMPLETE EITHER QUESTION 1 OR 2 (AND ANSWER QUESTION 3 IF YOU ARE SIGNING THIS FORM ON BEHALF OF ANOTHER PERSON)

1. I have an interest in the property situated at .....
.....*[insert physical address or legal description]*

My interest in the above property is as follows (please tick either box (A) or (B)):

A) ☐ **I am the owner –** *(Note: Owner includes all trustees of any trust owning a property and all members of any Body Corporate authorised to manage a property. It will include all members of any partnership or syndicate owning the property. It will also include any person(s) or entity that has entered into an agreement to purchase or lease the property.)*

AND (please tick one of the following boxes): **I reside at the property stated above; OR**
I do not reside at the property stated above

Please list the full names and contact details of all other registered owners –
.....
.....
.....

OR

B) ☐ **I am an occupier**

Please list the full names of all other persons over 18 years of age who live at the property –
.....
.....
.....

⊛ N.B. THE REASON FOR BUILDING THIS CLOSE TO THE EASTERN BOUNDARY IS TO AVOID CUTTING DOWN A MATURE CABBAGE TREE TO THE WEST OF THE PROPOSED HOUSE SITE.

2. **I do not own or occupy property near the application site but:**

☐ **I am (or may be) adversely affected by the proposed activity**

Name: .....

Organisation* (if any): .....

.....

**For instance: Iwi authority; Department of Conservation; Fish & Game; Historic Places Trust etc...*

3. ☐ **I have authority to sign this form on behalf of another person(s) –**

(i) Please list the full name(s) of any person(s) you are signing on behalf of; and
(ii) Provide signed written proof from each person you are signing on behalf of that you have authority to sign this form on their behalf (*note: If you are signing as a person's attorney, a copy of the Power of Attorney signed by that person must be provided*).

.....

.....

.....

.....

EXPLANATORY NOTES

Written Approval of Person(s) Affected by an Application for Resource Consent Under the Resource Management Act 1991

What is a Resource Consent?

When people wish to undertake an activity (e.g. build a house) in a way that does not comply with the 'permitted activity Rules and Standards of the Kapiti Coast District Plan, they require special permission from the Council to do so. This is known as a "Resource Consent". If they obtain a resource consent they are able to undertake the activity in accordance with that consent and its conditions. This process is set down in the Resource Management Act 1991. An application for Resource Consent can be processed by the Council in one of two ways. Applications are either notified (public or limited involvement by other people) or non-notified (that may or may not involve neighbours or other people).

Why is your written approval being sought by the applicant?

If an application for a resource consent is to be processed as a non-notified application, the Resource Management Act 1991 requires that the proposed activity must have adverse effects on the environment that are no more than minor AND that written approval must be obtained from every person whom the Council considers may be adversely affected by the activity. It is the responsibility of the applicant to consult with persons identified as being adversely affected by the proposal. If you have been asked to give your written approval it is likely that this is because the Applicant or Council considers that you may be adversely affected by the proposed activity. This gives you the opportunity to consider the proposed activity and decide for yourself whether you are adversely affected and/or the degree to which you may be adversely affected.

What should you do if you are asked to sign this form?

If you are asked to give your written approval to someone's proposed activity as part of their application for a resource consent, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you.

2. Study the application and associated plans (if any) provided by them in order to understand the effects of the proposed activity. If there are no plans available at this stage, you may wish to wait until they are available. Ask for time to consider the documents if you think you need it.

3. Decide whether the proposed activity will adversely affect you or your property. You are entitled to ask the applicant for more information but you should make a decision about whether you will sign the form or not as promptly as is reasonable under the circumstances. You may suggest amendments to the proposed activity that you consider would reduce the effects on you. If the proposal is amended by the applicant then you should only sign the amended version of the proposal. Written approvals will usually be submitted to the Council by the applicant as part of their application. In other cases the Council may direct an applicant to obtain certain written approvals after the application has been lodged.

4. If you are satisfied that the proposed activity will not adversely affect you and/or the effects are acceptable to you, you may decide to sign the affected person's approval form on the reverse side of this page and a copy of the application and plans that may accompany the application. You should then return the completed and signed form (and application and plans) to the applicant (or their representative). If you are willing to give your approval subject to some other condition being met, this will need to be the subject of a separate side agreement between yourself and the applicant. The Council will not accept "conditional approvals". If you change your mind after signing this form, you may withdraw your approval at any time before the decision is made on the application by advising the Council in writing that your approval is withdrawn.

5. If you consider that you will be adversely affected by the proposal and do not wish to sign the approval form, you will need to advise the applicant (or their representative).

Please note that if a property is owned by more than one person, all of the joint owners are considered to be "affected persons". If a property is leased or rented then the Council may deem both owners and occupiers as affected persons.

Important Information

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be notified and you will have a formal right to lodge a submission objecting to the application. Alternatively, the applicant may proceed without the need for a resource consent if they amend their proposal so that it complies with the relevant permitted activity rules and standards in the District Plan, or if they amend their proposal so that it still needs a resource consent but the Council no longer considers that the proposal will adversely affect you.

Please note that the final decision on who is adversely affected or whether the application requires notification is made by Council staff or contractors qualified and delegated to make these decisions. Even though you may sign the affected person's approval form, the Council must give full consideration to the application in terms of the Resource Management Act 1991. However, if you give your approval to the application, the Council is not able to have regard to any actual or potential effects the proposed activity may have on you. If a resource consent is granted by the Council, there is no way for either you or the Council to retract it later. You are therefore advised to weigh up all effects of the proposed activity before agreeing to it.

If you have any queries regarding the resource consent process or the role and rights of adversely affected person(s), please contact a Resource Consents Planner at Kapiti Coast District Council or seek advice from a private planning consultant or legal adviser.

Note that Council staff are not in a position to advise you whether you should sign the form. Ultimately the decision to sign is your responsibility.

PLEASE TURN PAGE FOR DECLARATION OF WRITTEN APPROVAL

WRITTEN APPROVAL

DECLARATION

A. I have read and understood the information provided with this form.

B. I have been given details of the full and final proposal, including a copy of the resource consent application form, the assessment of environmental effects and any plans accompanying the application.

C. I give my approval to the proposal as outlined in the resource consent application, the assessment of environmental effects and any plans.

D. I have signed a copy of the accompanying plans as shown to me by the Applicant for that purpose.

E. I understand that the Council will not take into account any effects the proposed activity may have on me when considering the application unless notice is given to the Council by me in writing prior to the consent being issued that my approval is withdrawn.

Signature: .....

Print Full Name: Peter James QUIN

Organisation/Position: Chairman, Board of Management

Date: 5 January 2010

Daytime Phone Number: 04 904 0714

Signature: .....

Print Full Name: David Anthony Ward

Organisation/Position: Treasurer, Board of Management

Date: 5 January 2010

Daytime Phone Number: 04 904 3447

Signature: .....

Print Full Name: .....

Organisation/Position: .....

Date: .....

Daytime Phone Number: .....

Signature: .....

Print Full Name: .....

Organisation/Position: .....

Date: .....

Daytime Phone Number: .....

PLEASE USE A SEPARATE SHEET IF MORE THAN FOUR SIGNATORIES & ATTACH TO THIS FORM

Kapiti Coast District Council

KAPITI COAST DISTRICT COUNCIL
me huri whakamuri, ka titiro whakamua

Water Demand Management Declaration of Compliance

To be submitted with all applications for a Project Information Memorandum/Building Consent for new or relocated dwellings on land zoned residential.

Address: 40 (32) TITOKI ROAD
WAIKANAE BEACH 5036
WAIKANAE

Building Consent No (Office Use):

No of dwellings: 1

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1 Water Demand Management solution

All dwellings the subject of this development will use one of the following water demand management solutions in accordance with the District Plan (please tick one box):

- ☑ Rainwater storage tanks with a total volume of not less than 10,000 litres, for each house in the development
- ☐ Rainwater storage tanks with a total volume of not less than 4,500 litres, for each house in the development, and a complying greywater diversion device
- ☐ The application is made with an alternative solution (note that a resource consent will be required)
- ☐ The application is made without provision for water demand management (note that a resource consent will be required).

For all applications where Water Demand Management will be provided:

2 Volume of rainwater storage tanks: 10,000 litres

3 I confirm the following:

- ☑ That there will be no direct connection from the reticulated water supply to any outside taps.
- ☑ That there will be a direct connection from the rainwater storage tanks to all internal toilet cisterns and any external taps
- ☐ That there will be no direct connection from the reticulated water supply to any toilet cistern.
- ☑ I understand that the toby or manifold may have to be modified at my expense.

4 **For applications where a Greywater Diversion Device is to be installed**

Size of disposal field:
(note that this needs to be marked on the site plan or the plumbing and drainage plan submitted to Council).

I confirm the following:

- ☐ That greywater will be collected from all laundry and bathroom drains (excluding toilets) and channelled to a greywater diversion device for use in outdoor irrigation.
- ☐ The greywater worksheet is attached and confirms that greywater diversion is suitable on the lot.
- ☐ That the device will be installed by an approved installer and that a certificate demonstrating this will be available to Council on request after installation.

Name: BARRINGTON JOHN PRINCE

Signed: BJ Prince

Date: 2.12.2009

H1 2007 Compliance Report

Project Details

Designer:	Jennian Services Ltd
Project Name:	PN 09018 PRINCE
Client:	BARRY PRINCE
Lot No:	LOT 3 DP
Comment:	CEILING R-VALUE: R3.2 WALL R-VALUE: R2.2
Project Id:	11042
Report Date:	09/10/2009

Compliance Result

This building **complies with H1 via the following methods:**

the Calculation Method in NZS4218:2004 (Sept 2008 R-values)

NZS4218:2004 Calculation Method Compliance

The use of the Calculation Method is **permitted**.

In order to comply the Actual Heat Loss must be the same or smaller than the Reference Heat Loss AND all component R-values must be the same or larger than 60% of the R-values in the '60% Rule' table below. This design **complies** with the NZS4218:2004 Calculation Method.

Heat Loss:	*Reference building*	*Actual building*
	799	708

Minimum R-values ("60% rule"):	*Permitted minimum*	*Actual minimum*
Floor R-value	0.8	1.3
Wall R-value	1.1	2.01
Roof R-value	1.7	2.72
Glazing R-value	0.15	0.26
Skylight R-value	0.15	

The Reference building has the following areas and R-values

	Area	R-value
Floor	374.4	1.3
Wall	175.5	1.9
Roof	374.4	2.9
Glazing (30% of Total Wall)	75.2	0.26
Glazing (surplus of 30%)	0	0.31
Skylight	0	0.31

Design Details

Building Dimensions	
Floor Area	374.4
Gross Wall Area	250.7
Net Wall Area	203.3
Wall (North) Area	47.6
Wall (East, South and West) Area	155.7
Gross Roof Area	374.4
Net Roof Area	374.4
Glazing Area	47.4
Window (North) Area	15.3
Window (East, South and West) Area	32
Skylight Area	0

Glazing Area Percentages

Total Glazing Percentage	18.9%
East, South and West Window Percentage	17.1%
Total over 30%	no
East, South and West over 30%	no
Total over 50%	no

Information required for BPI calculation

Living Floor Area	374.4	Note: This includes also internal floors.
Average Room Height	2550	
Thermal Mass Level	Medium weight	Slab floor with some carpeting or direct glued timber, timber framed walls.

Wall Construction Type

Solid Construction	non-solid

Climate

Location	Levin
Climate Zone	2

Heat Loss Details

	ID	Orientation	Width	Height	Gross Area	Net Area	R-value	Heat Loss	Shading Coeff.
Floors									
Floor 1					374.4	374.4	1.3	288	
Walls									
Wall 1		North	25	2.42	60.5	45.2	2.01	22.5	
Window 1-1			.6	.8		0.5	.26	1.8	
Window 1-2			1.2	5.4		6.5	.26	24.9	
Window 1-3			1.2	5.4		6.5	.26	24.9	
Window 1-4			.8	.7		0.6	.26	2.2	
Window 1-5			.6	2.2		1.3	.26	5.1	
Wall 2		East	18.02	2.42	43.6	30.6	2.01	15.2	
Window 2-1			1.2	2.0		2.4	.26	9.2	
Window 2-2			2.0	2.0		4	.26	15.4	
Window 2-3			1.2	1.2		1.4	.26	5.5	
Window 2-4			2.0	1.2		2.4	.26	9.2	
Window 2-5			.8	.6		0.5	.26	1.8	
Window 2-6			2.0	.9		1.8	.26	6.9	
Window 2-7			.8	.6		0.5	.26	1.8	
Wall 3		South	5.42	2.42	13.1	13.1	2.01	6.5	
Wall 4		West	4.16	2.42	10.1	10.1	2.01	5	
Wall 5		South	1.43	2.42	3.5	3.5	2.01	1.7	
Wall 6		West	3.8	2.42	9.2	9.2	2.01	4.6	
Wall 7		South	10.9	2.42	26.4	26.4	2.01	13.1	
Wall 8		East	1.77	2.42	4.3	4.3	2.01	2.1	
Wall 9		North	1.0	2.42	2.4	2.4	2.01	1.2	
Wall 10		East	5.01	2.42	12.1	12.1	2.01	6	
Wall 11		South	9.06	2.42	21.9	14.5	2.01	7.2	
Window 11-1			2.0	2.0		4	.26	15.4	
Window 11-2			2.0	1.7		3.4	.26	13.1	
Wall 12		West	18.02	2.42	43.6	32	2.01	15.9	
Window 12-1			.6	.8		0.5	.26	1.8	
Window 12-2			2.0	1.7		3.4	.26	13.1	
Window 12-3			.8	.6		0.5	.26	1.8	
Window 12-4			.8	.6		0.5	.26	1.8	
Window 12-5			2.0	1.7		3.4	.26	13.1	
Window 12-6			2.0	1.7		3.4	.26	13.1	
Roofs									
Roof 1			374.38	1	374.4	374.4	2.72	137.6	
Total Heat Loss								708.5	

Note that the Shading Coefficient is only required for BPI calculations.

Compliance with Clause E3

This building _complies with the R-value targets in NZBC Clause E3_.

Component	*Minimum R-value*	*Project R-value*
Framed wall constructions with cavities	1.5	____
Single skin masonry wall without a cavity	0.6	____
Solid timber wall no less than 60 mm thick	0.6	____
Roof or ceilings	1.5	____

Floor Construction Details

Floor Construction Details	*Construction R-value*

Wall Construction Details

	Wall Construction Details	*Construction R-value*
1	Veneer wall with timber framing, bulk insulation and building paper (vented)	2.01 m²K/W.

external surface
R-value: 0.03

Veneer 70mm brick
R-value: 0.06

15-90mm vented cavity (all R-values on ext. side of cavity will be halved)
R-value: 0.08

Timber Frame & Cavity 90mm, studs @ 600mm, dwangs @ 800mm

Frame Area: 16%

Timber Frame
R-value: 0.75

Cavity Area: 84%

Insulation
R-value: 2.2

still Airgap 20-90mm airgap (non-reflective)
R-value: 0.16

Wall Lining Gypsum plasterboard 10mm
R-value: 0.04

internal surface
R-value: 0.09

Roof Construction Details

	Roof Construction Details	*Construction R-value*
1	Timber framed roof, flat ceiling	2.72 m²K/W.

external surface
R-value: 0.03

Roofing: Metal tiles with building paper
R-value: 0.01

Roof space (still air)
R-value: 0.11

Optional additional insulation layer covering all framing and any insulation between the framing
R-value:

Timber Frame & Cavity: 94mm rafters or joists @ 900mm, dwangs @ 900mm

Frame Area: 10%	*Cavity Area: 90%*
Trusses and dwangs *R-value: 0.78*	Insulation *R-value:* 3.2

Roof Lining: Gypsum plasterboard 10mm
R-value: 0.04

internal surface
R-value: 0.09

This report was created with the Design-Navigator (www.design-navigator.co.nz).

Print Report Close Report

Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

1. **Foundation/Piles**: When all formwork has been completed, footings have been excavated and reinforcement is in place. Piles - When all holes are excavated prior to installation. 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.
2. **Block:** When all masonry block work including block foundations for slab floors is completed, reinforcing in place and washout openings in place, prior to concrete fill.
3. **Pre-Slab Plumbing (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-Slab Building (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Sub-Floor (timber suspended):** When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.
6. **Drainage:** When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.
7. **Pre-Wrap:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
8. **Pre-Clad:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed. Pre-stucco - when all reinforcing and flashings are being installed.
9. **Weathertightness:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
10. **Pre-Line (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
11. **Pre-Line (plumbing):** When all internal plumbing is complete and plumbing pipe work is under test pressure.
12. **Wet area membranes, decks, roof, and shower area:** Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation. Post application of wet area membrane. Applicator's warranty is required. (2 inspections required)
13. **Post-Line:** When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.
14. **Brick Veneer:** When veneer is at half-height and all flashings are in place.
15. **Retaining Wall:** Pre application of waterproof membrane system. Post application of waterproof membrane system. Protection installed for membrane system and installation of perforated drainage system before back filling. (2 inspections required)
16. **Final:** Final inspections are carried out at completion of project and may include entire project, plumbing, drainage, stormwater. The Code Compliance Certificate is issued if the building work complies with the approved building consent.
17. **Final (Commercial & Multi-unit Residential):** As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC090914
Applicant Name: Mr B Prince
Project: New Dwelling
Legal: LOT 3 DP 386409 C/T 345892
Location: 32 Titoki Road, Waikanae

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving a minimum of 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-2964-700 between the hours of 8.00am and 5.00pm Monday-Friday inclusive. The close off for booking inspections is 4.00pm the previous day.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	Yes		
Block	No		
Pre-Slab Plumbing	Yes		
Pre-Slab Building	Yes		
Sub Floor	No		
Drainage	Yes		
PreWrap	Yes		
PreClad	Yes		
Weathertightness	Yes		
Pre-Lining Building	Yes		
Pre-Lining Plumbing	Yes		
Wet Area Membrane Pre-Application	Yes		
Wet Area Membrane Post-Application	Yes		
Post-Lining	Yes		
Brick Veneer	Yes		
Retaining Wall	No		
Final	Yes		
Final (commercial & multi-unit res.)	No		

BC 090914

Jennian Services Works Order Form

version 1.1

JOB NUMBER: PN 09018 *

This Job Number Must Appear on All Documentation

This form to be completed for all new work, and any subsequent requests for changes or additions to jobs already placed with Jennian Services

Salesperson: *	RACHEL	Franchise: *	MANAWATU	Date: *	

CLIENT DETAILS

Client Name(s) *	BARRY PRINCE

Draughting or *Estimation* request:

☐ New scheme plan	☐ Changes to scheme plan
☐ New preliminary plans	☐ Changes to preliminary plans
☐ New working drawings	☐ Changes to working drawings
☐ *New Estimation schedule*	☐ *Changes to existing Estimation schedule*
	☐ *Changes to existing Databuild Pricing*

☐ Other:

Please place any extra notes here, or attach separate documents.

WD-A WORKING DRAWINGS

Very High Wind Zone
Sea Spray Zone

APPROVED
BY BUILDING
Stuart Nepia
1/03/2010

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.

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KAPITI COAST
DISTRICT COUNCIL

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

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

Jennian HOMES

Endorsements made on any single
page apply equally to the entire

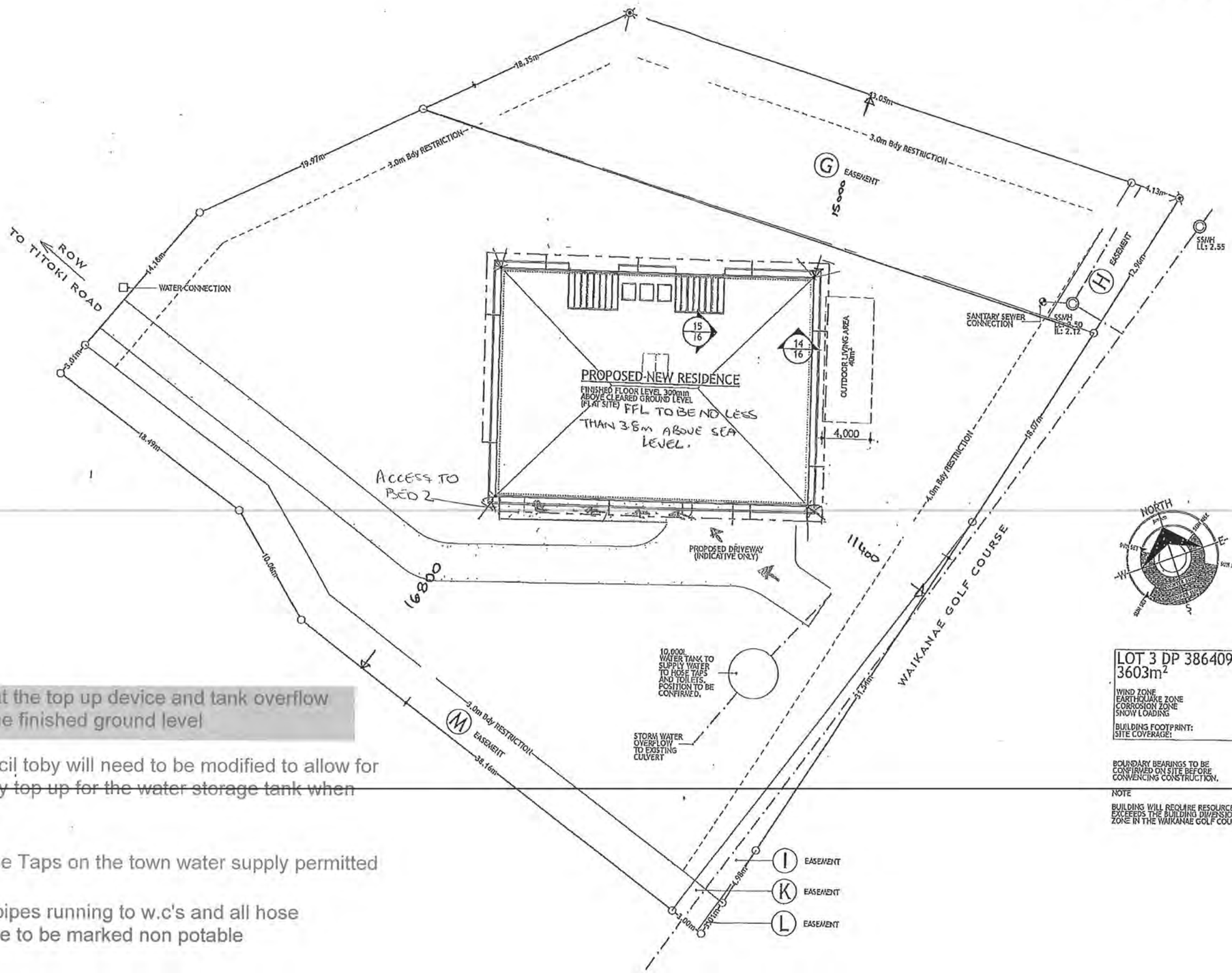
PROPOSED NEW RESIDENCE FOR:

BARRY PRINCE
40 TITOKI ROAD
WAIKANAE

Noisy Equipment
It is the responsibility of the owner to ensure that no work with noisy equipment shall be carried out before 7:30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6:30 a.m. quietly preparing for work.

Registered
Master Builder

BC 090914



LOT 3 DP 386409
3603m²

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	A
CORROSION ZONE	SEA SPRAY
SNOW LOADING	N/A
BUILDING FOOTPRINT:	460.68m²
SITE COVERAGE:	12.75% (40.00% MAX)

BOUNDARY BEARINGS TO BE CONFIRMED ON SITE BEFORE COMMENCING CONSTRUCTION.

NOTE

BUILDING WILL REQUIRE RESOURCE CONSENT AS IT EXCEEDS THE BUILDING DIMENSIONS FOR RESIDENTIAL ZONE IN THE WAIKANAE GOLF COURSE AREA.

Ensure that the top up device and tank overflow is above the finished ground level

The Council toby will need to be modified to allow for 6000lt a day top up for the water storage tank when needed.

No Hose Taps on the town water supply permitted

water pipes running to w.c's and all hose taps are to be marked non potable

Ensure the non potable water pipes are clearly indentified for the entire lenght

secure the lid/lids of the water stoarge tank to prevent unauthorised access

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Jenman HOMES
Yourpersonality Our expertise

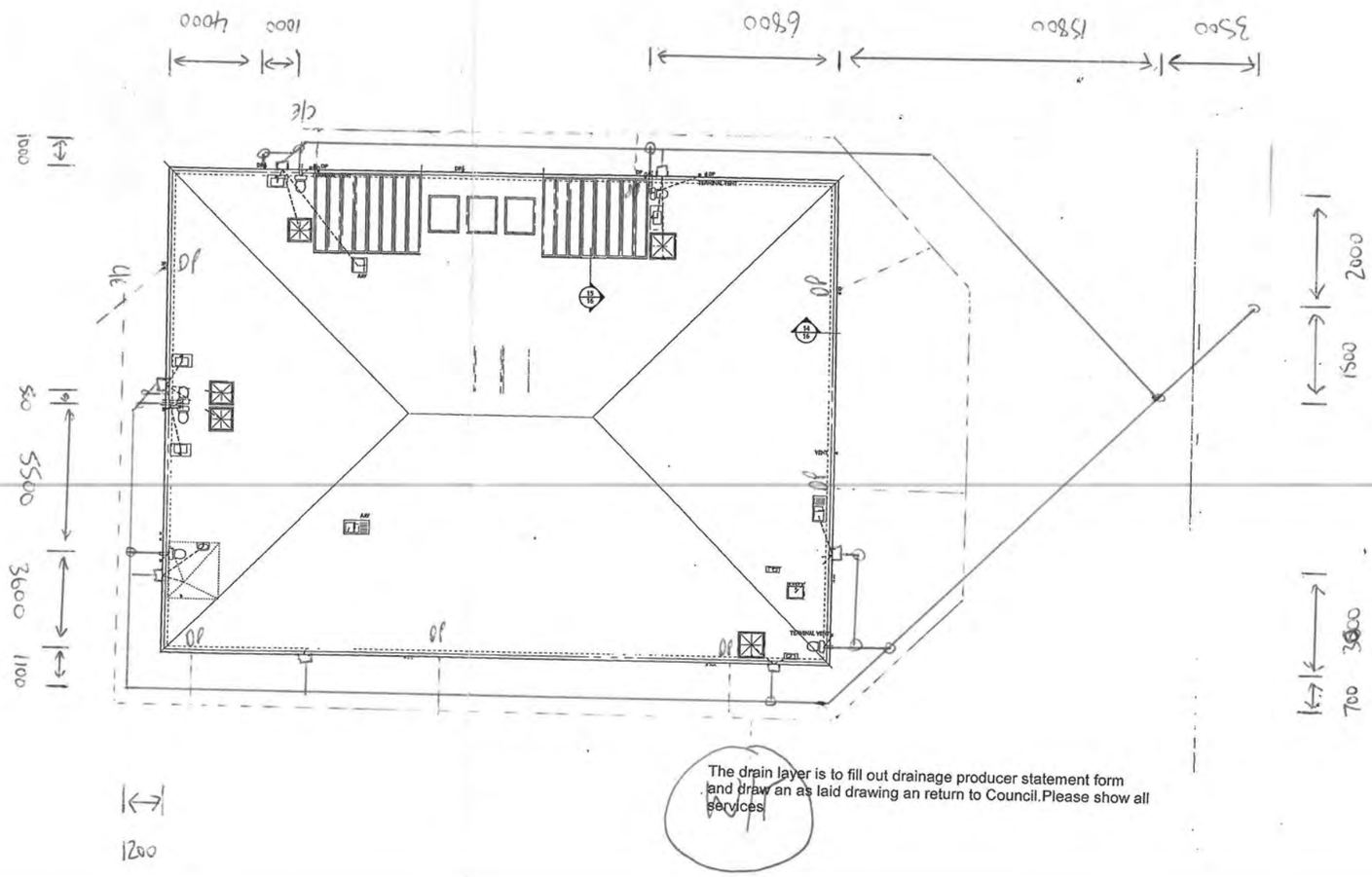
Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
SITE PLAN
SCALE 1:300 @ A3

Elevation Key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: MJB
Checked: S.W
Amended: S.W

Sheet:
2/20.



The drain layer is to fill out drainage producer statement form and draw an as laid drawing an return to Council.Please show all services.

Validity authenticated in accordance with KCDC Policy 002

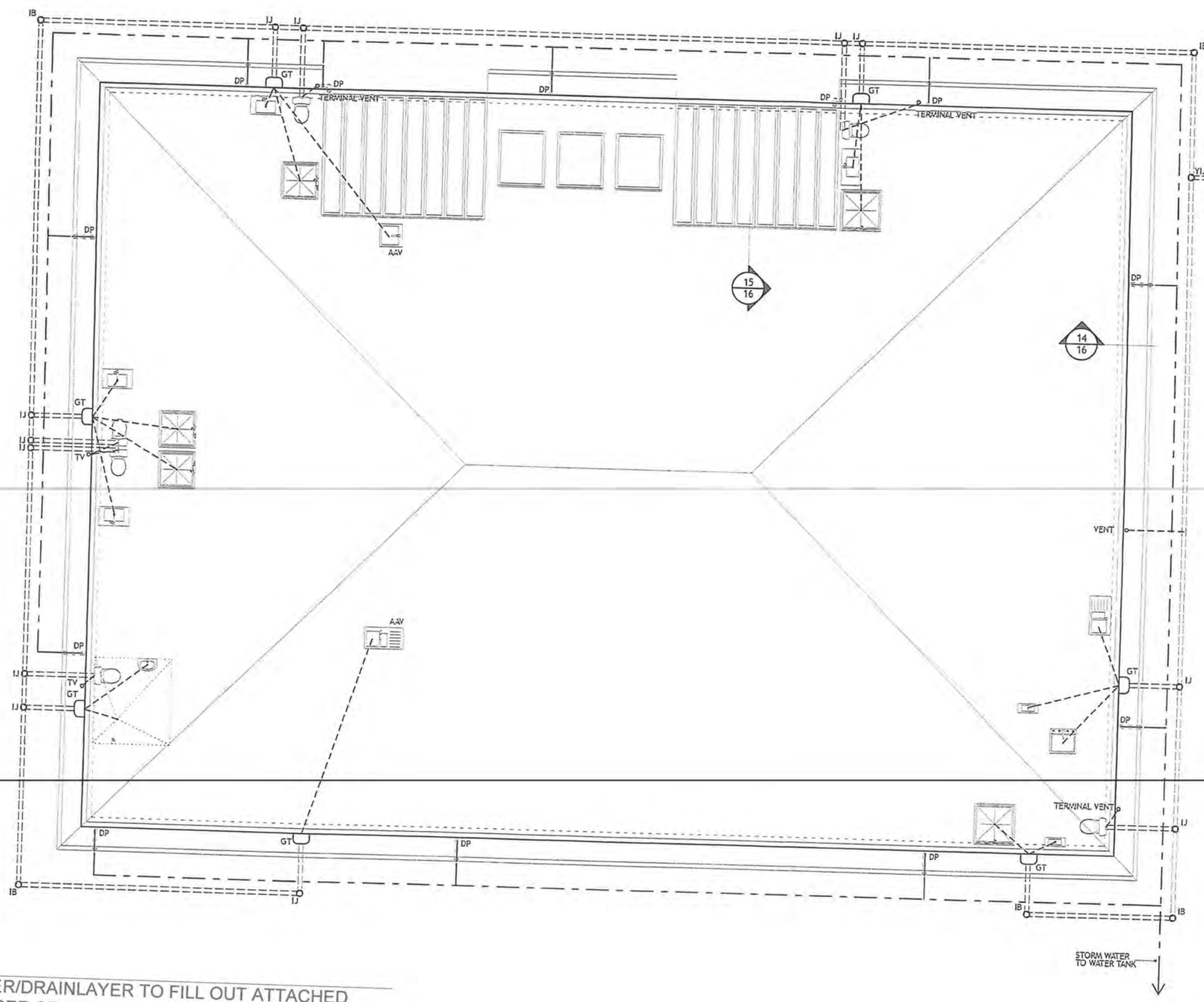
12 NOV 2010

Signature: _____

Pipes under the slab to be inspected before covering

A drainage inspection is required

BC 090914



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FIXTURES DISCHARGING TO GULLY TRAPS		
BASIN (7)	40Ø	1:40
SHOWER (6)	40Ø	1:40
LAUNDRY TUB - WM (1)	50Ø	1:40
KITCHEN SINK (3)	40Ø	1:40
FIXTURES DISCHARGING TO VENTED LINE		
WATER CLOSET (6)	40Ø	1:40
VENT SIZES		
TERMINAL VENT	80Ø	
SANITARY DRAINAGE		
SEWERAGE LINES	90Ø	1:60
SOIL STACK	80Ø	N/A
STORMWATER DRAINAGE		
STORMWATER LINES		1:60
DOWNPIPES	80Ø	N/A

PLUMBING AND DRAINAGE TO NZBC G13/AS1. PIPE SIZES, GRADES, AND LAYOUT, TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.

DOWN PIPE CALCULATION

ROOF AREA = 464.37m²
1 DOWN PIPE PER 50m²
= 10 DOWN PIPES MINIMUM.

100mm SW drain required

APPROVED BY PLUMBING AND DRAINAGE Simon C 9/12/2009

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

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

80mm terminal vent required when drains/plumbing are to G13 as shown

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Jennian HOMES
Your personality Our expertise

Client: BARRY PRINCE
LOT 3 DP 336409
40 TITOKI ROAD
WAIKANAE

Drawing: DRAINAGE PLAN
SCALE 1:100 @ A3

elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: MJB
Checked: S.W
Amended: S.W

Sheet: 3/20.

preline plumbing inspection required.

WATER PIPES TESTED TO 1500KPA recomend that a tank tray be installed

BC 090914

VENTILATION SCHEDULE

BED1 AREA:	18.44m²	AREA:	32.85m²		
VENTILATION AREA:	2.08m²	VENTILATION AREA:	1.69m²		
PERCENTAGE	11.2%	PERCENTAGE	5.1%		
BED2 AREA:	16.02m²	KITCHEN (BED 2) AREA:	17.93m²		
VENTILATION AREA:	0.84m²	VENTILATION AREA:	1.07m²		
PERCENTAGE	5.2%	PERCENTAGE	5.9%		
BED3 AREA:	13.82m²	DINING,FAMILY	59.92m²		
VENTILATION AREA:	0.84m²	& KITCHEN AREA:	4.65m²		
PERCENTAGE	6.0%	VENTILATION AREA:	7.76%		
BED4 AREA:	13.87m²	PERCENTAGE			
VENTILATION AREA:	0.84m²	GAMES,HOBBIES	133.40m²		
PERCENTAGE	6.05%	CONSERVATORY AREA:	7.68m²		
BED5 AREA:	13.94m²	VENTILATION AREA:	5.75%		
VENTILATION AREA:	0.84m²	PERCENTAGE			
PERCENTAGE	6.02%				

EXTERIOR FRAMING
STUDS UP TO 2.4m -
90x45 MSG8 H1.2 AT 400crs WITH H3.1 BOTTOM PLATE
90x45 MSG8 H1.2 TOP PLATE WITH
140x35 MSG8 H1.2 EXTRA TOP PLATE

STUDS UP TO 2.7m -
90x45 MSG8 H1.2 AT 400crs WITH H3.1 BOTTOM PLATE
90x45 MSG8 H1.2 TOP PLATE WITH
140x35 MSG8 H1.2 EXTRA TOP PLATE

INTERIOR FRAMING
90x45 MSG8 CHEMFREE WITH H3.1 BOTTOM PLATE
90x45 MSG8 CHEMFREE TOP PLATE WITH
140x35 MSG8 CHEMFREE EXTRA TOP PLATE
90x45 MSG8 H1.2 TO WET AREAS
WITH H3.1 BOTTOM PLATE- ENSUITE AND BATHROOM
BEAM/LINTEL SIZES AND WALL FRAMING/STUDS
CALCULATED TO NZS3604:1999 AMENDMENTS 1 & 2
MSG8 GRADE. hy90 AND hyONE LVL BEAMS/LINTELS
CALCULATED USING designIT SERIES 4

NOTES
BUILDING CONTRACTOR TO CHECK ALL
DIMENSIONS BEFORE COMMENCING CONSTRUCTION
ALL GLAZING TO COMPLY WITH NZS 4223
DOUBLE GLAZING TO ALL EXTERIOR JOINERY
ALL EXTERIOR ALUMINUM

BED 5 · BED 4 · BED 3 · BED 2 · BED 1 · ENS · WC · CONSERVATORY · BAR · SINK · LENDER · GAMES ROOM · 2.7 STUD · 2 TITAN SOLAR PANELS ON ROOF · HOBBIES · 2.7 STUD · FAMILY · ROBE · CONTROL ROOM · STORE · DINING · KITCHEN · WALL OVEN · HOBB R/HOOD ABOVE · STARLINE COMMERCIAL DW SPACE · SINK · NOTE: GARAGE WALLS LINED IN CUSTOM WOOD. · DOUBLE GARAGE · CEILING ACCESS GARAGE · ACC SHW · WHB · HALF OVEN 2-BURNER HOBB · KITCHEN/ DINING · LAUNDRY · W/M COMMERCIAL DRY GRADE TUB · SHW · WB 22 · FRIDGE SPACE · WHB BUILT INTO KITCHEN CABINETRY · PAN

W01 2050x1810 200x90 hy90 LINTEL 'B' PARLIAMENT HINGED. OVERHEAD GLAZING REFER TO JOINERY MANUFACTURER'S SPECIFICATIONS
W02 1200x4800 350x90 hy90 LINTEL 'C'
W03 800x700 OBSC 2/90x45 LINTEL
W04 600x2200 150x90 hy90 LINTEL 'A'
W05 1200x2000 150x90 hy90 LINTEL 'A'
W06 2000x2000 150x90 hy90 LINTEL 'A'
W07 1200x1200 150x90 hy90 LINTEL 'A'
W08 1000x2000 150x90 hy90 LINTEL 'A'
W09 800x600 2/90x45 LINTEL
W10 2000x900 2/90x45 LINTEL
W11 800x600 OBSC 2/90x45 LINTEL
W12 2000x2000 150x90 hy90 LINTEL 'A'
W13 2000x1700 150x90 hy90 LINTEL 'A'
W14 800x600 OBSC 2/90x45 LINTEL
W15 2000x1700 150x90 hy90 LINTEL 'A'
W16 800x600 OBSC 2/90x45 LINTEL
W17 800x600 OBSC 2/90x45 LINTEL
W18 2000x1700 150x90 hy90 LINTEL 'A'
W19 2000x1700 150x90 hy90 LINTEL 'A'
W20 800x600 OBSC 2/90x45 LINTEL
W21 1200x5400 360x90 hyONE LINTEL 'D'
W22 1200x1800 200x90 hy90 LINTEL 'B'
W23 2000x2000 200x90 hy90 LINTEL 'B'
W24 2000x2000 200x90 hy90 LINTEL 'B'

3 VENTILLATED VELUX 606's TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
50mm STEP DOWN FROM GAMES ROOM & HOBBIES.
2095x5140 WIDE SECTIONAL GARAGE DOOR TRIM. 350x90 hy90 LINTEL 'C' OVER TRIPLE STUDS EACH SIDE
2095x2640 WIDE SECTIONAL GARAGE DOOR TRIM. 200x90 hy90 LINTEL 'B' OVER TRIPLE STUDS EACH SIDE
TO SIDE OF GARAGE DOOR TRIM
3/710 150x90 hy90 LINTEL 'A'
500L GREENGLO HWC LOCATED IN ROOF SPACE
2/MOS C/S
2/1000 C/S
710 C/S
1.0x1.0 SHWR
0.9x0.9 SHWR
810 SLIDER (760 MIN OPENING)
710 SLIDER
1,380 OPENING

LIVING AREA:	374.38m²
GARAGE AREA:	79.12m²
TOTAL AREA:	450.50m²
AREA OVER BRICK:	450.88m²
ROOF PLAN AREA:	464.37m²
SKYLIGHT AREA:	28.62m²

FLOOR COVERINGS:
- VINYL TO ALL BATHROOMS, ENS, LDY KITCHEN, DINING, HOBBIES, KITCHENETTE
- NO FLOOR COVERINGS TO CONSERVATORY
- CONCRETE TO GARAGE
- CARPET TO ALL OTHER AREAS

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: FLOOR PLAN
SCALE 1:100 @ A3

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
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A 20MM copper TPR drain is run from the tundish to the discharge point at low level outside of the building at low level.

frost prone water pipes are to be lagged with a rubber type insulation.

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

Ensure that the solar tubes are sited for maximum

plumber to fill out attached producer statement for solar water heater installation including pipe work.

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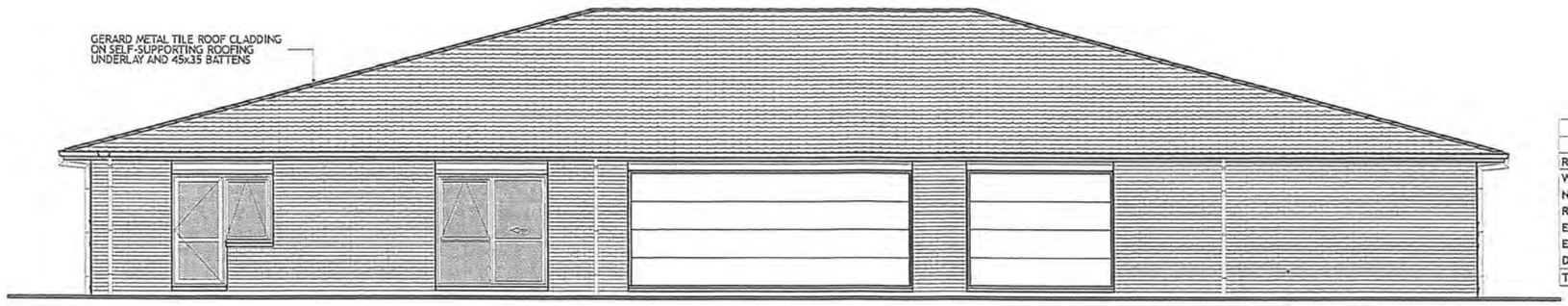
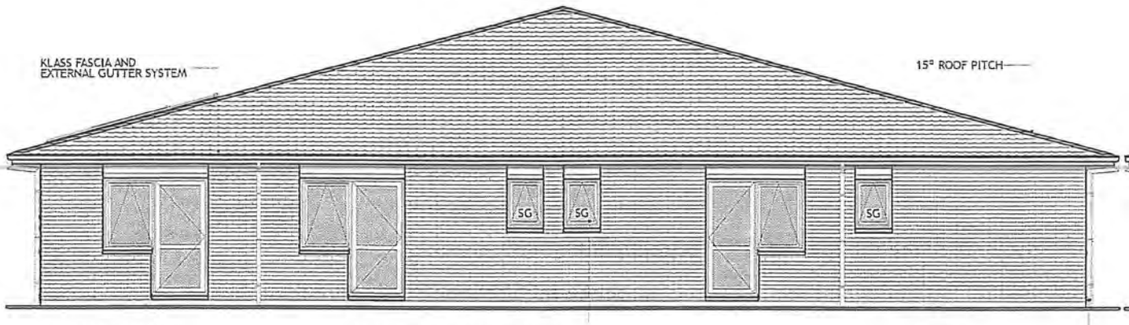
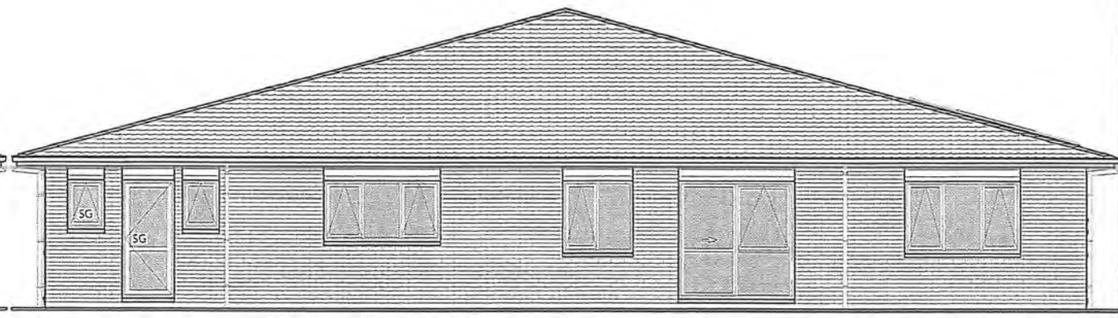


ELEVATION 1.

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13



ELEVATION 2.



ELEVATION 4.



ELEVATION 3.

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: ELEVATIONS
SCALE 1:100 @ A3

2 3 / 1 4 elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
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Sheet: 5/20.

pipes to be inspected before covering

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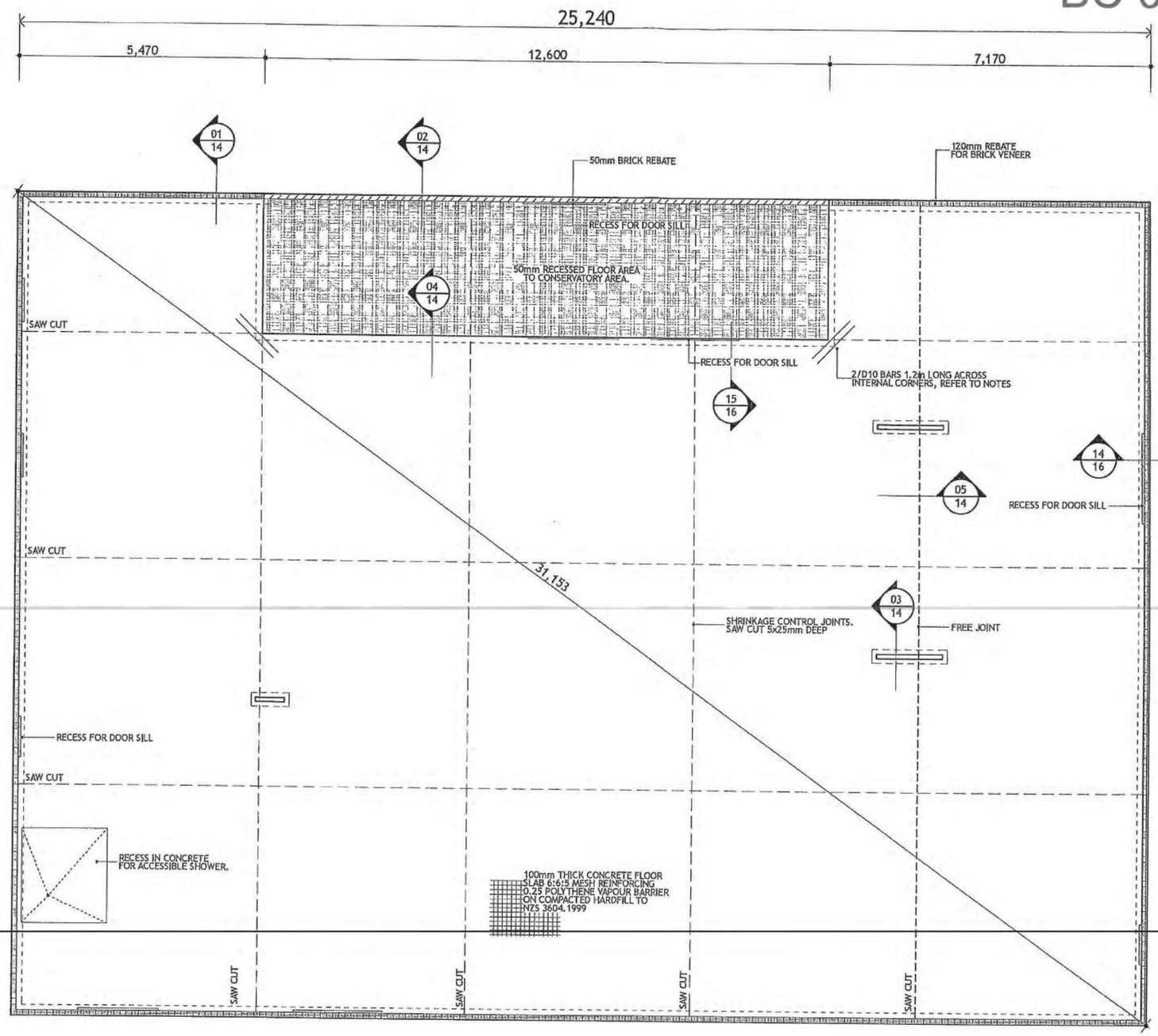

NOTES

CONCRETE STRENGTH TO BE 17.5 kPa.

INTERNAL LOAD BEARING WALLS IN SINGLE STOREY BUILDINGS SUPPORTING A ROOF ONLY DO NOT REQUIRE A SLAB THICKENING REFER TO CLAUSE 7.5.11.1 OF NZS 3604:1999 OR UNLESS ROOF LOAD EXCEEDS 10kN AS STATED BY PRE-CUT MANUFACTURER MITEK INTERNAL LOAD BEARING WALLS 12/2006

SHRINKAGE CONTROL JOINTS SHALL BE POSITIONED TO COINCIDE WITH MAJOR CHANGES OF PLAN

SUPPLEMENTARY SLAB REINFORCING, 2/D10 BARS 1.2m LONG ACROSS INTERNAL CORNERS, EXCEPT ACROSS SHRINKAGE CONTROL JOINTS

SUPPLEMENTARY SHRINKAGE CONTROL JOINTS SHALL BE USED SUCH THAT BAY SIZES DO NOT EXCEED 6.0m FOR SLABS WHERE THERE IS EXPOSED CONCRETE

BAY DIMENSIONS FORMED BY EITHER CONSTRUCTION OR SHRINKAGE CONTROL JOINTS SHALL BE LIMITED TO A MAXIMUM RATIO OF LENGTH : WIDTH OF 2:1

SHRINKAGE CONTROL JOINTS INDICATED ON PLAN ARE INDICATIVE ONLY AND MUST BE CONFIRMED BY A EXPERIENCED CONCRETE CUTTING CONTRACTOR REFER TO CLAUSE 7.5.8.6.4 OF NZS 3604:1999

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
FOUNDATION PLAN
SCALE 1:100 @ A3

3 2 4 1 elevation key

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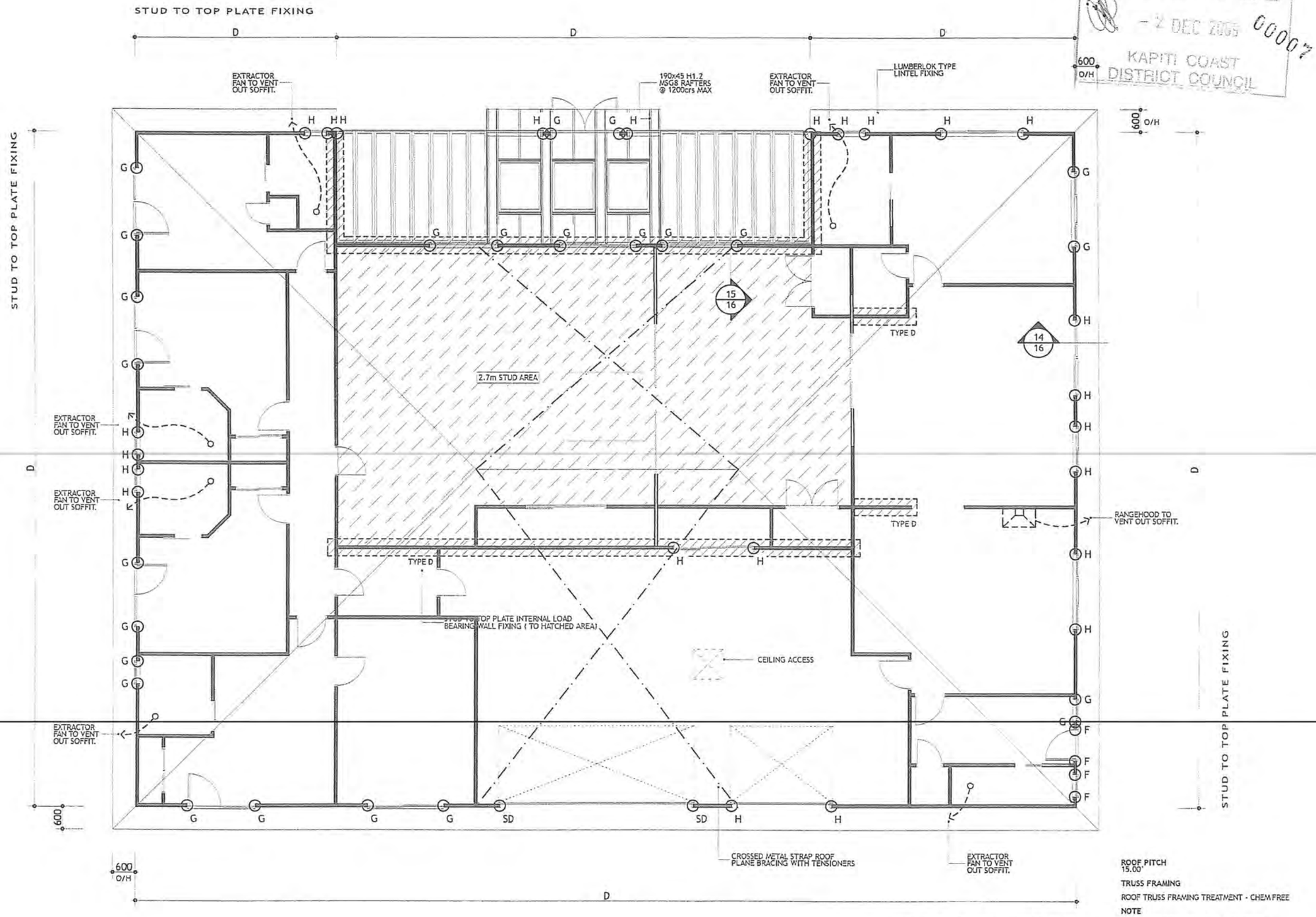

ROOF PITCH
15.00°

TRUSS FRAMING

ROOF TRUSS FRAMING TREATMENT - CHEM FREE

NOTE

LINTEL AND STUD FIXINGS ARE TO MITEK LUMBERLOK 01/10. REFER TO DETAILS

ROOF FRAMING. REFER TO ATTACHED ROOF MANUFACTURER'S TRUSS FRAMING PLAN

ROOF BRACING TO BE IN ACCORDANCE WITH NZS 3604:1999 SECTION 10.3 AND 10.4

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Your personality Our expertise

Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
ROOF/STUD FIXING/
LINTEL FIXING PLAN
SCALE 1:100 @ A3

elevation key

Date: 13 OCT 09
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Job #: PN 09018
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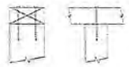
Sheet: 7/20.

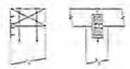
LUMBERLOK STUD TO TOP PLATE FIXING TYPES

TYPE A
0.7kN



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

TYPE B
1.7kN



2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.
Plus
1 x Tylok 2T4 (min.) plate for Radiata Pine
1 x Tylok 2T5 (min.) plate for Douglas Fir

TYPE C
2.7kN

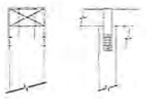


2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.
Plus
2 x Tylok 2T4 (min.) plate for Radiata Pine
2 x Tylok 2T5 (min.) plate for Douglas Fir

TYPE D
6.0kN

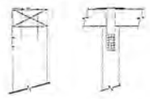
CHOOSE ANY OF THE 4 OPTIONS

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



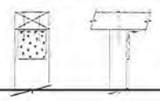
Plus LUMBERLOK Stud Tie

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



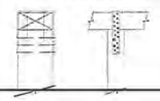
Plus LUMBERLOK Stud Strap

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



Plus LUMBERLOK 6kN Stud Anchor

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



Plus LUMBERLOK Sheet Brace Strap (Fix 3 x 30mm x 3.15 dia. nails to each stud face)

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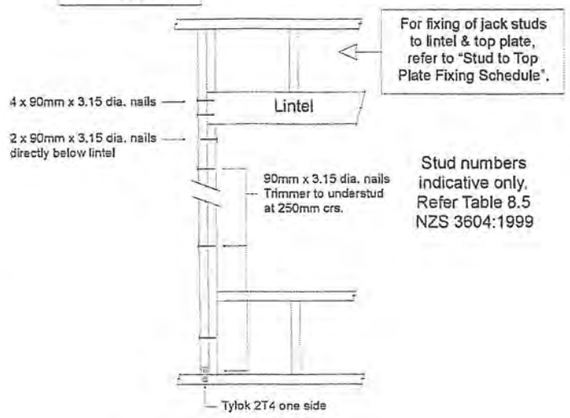
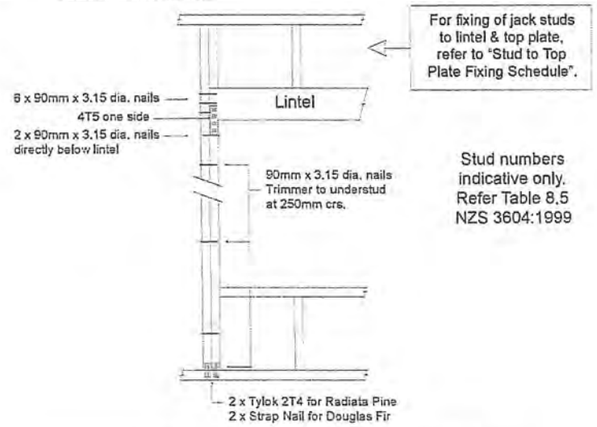
LUMBERLOK LINTEL FIXING TYPES

TYPE E
1.4kN



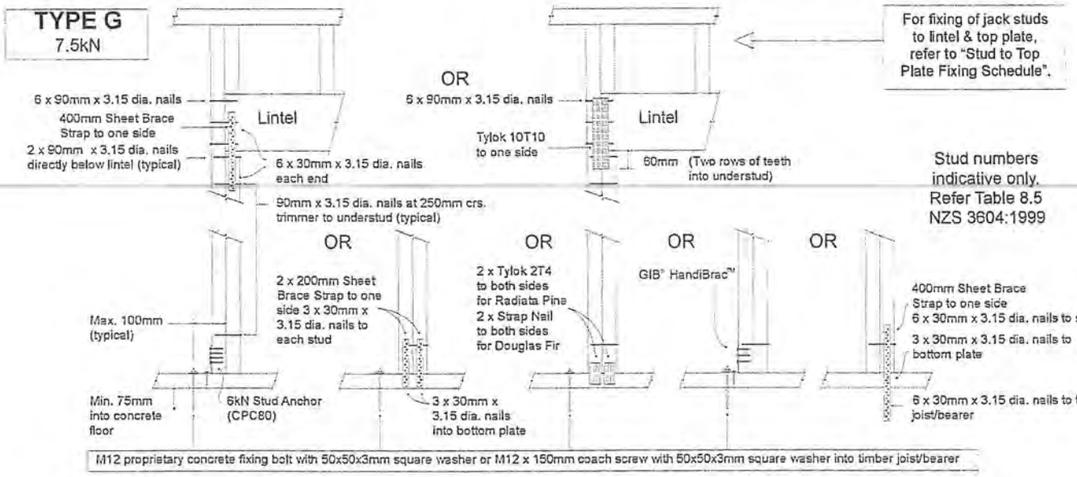
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

TYPE F
4.0kN



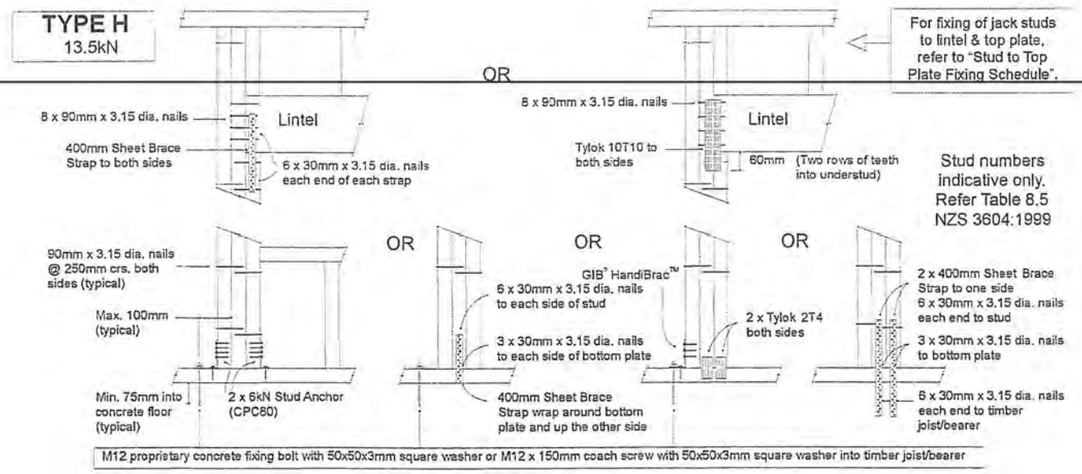
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

TYPE G
7.5kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

TYPE H
13.5kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: STUD TO TOP PLATE/LINTEL FIXING DETAILS
NOT TO SCALE

elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
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Amended: S.W

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AHI ROOFING BATTEN FIXINGS

BATTEN FIXING SELECTION

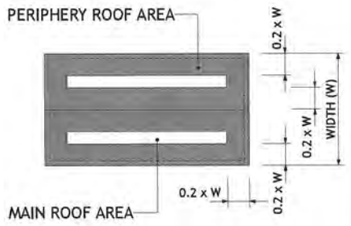
METAL TILE ROOFING: 45x35 MSG6 BATTENS AT 370crs. FOR BUILDINGS WITH CEILINGS

VERY HIGH WIND ZONE:

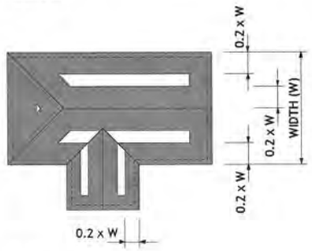
PURLIN SIZE (mm)	SPAN (mm)	SPACING (mm)	MAIN (kN)	PERIPHERY (kN)
45x35	900	370	0.5	0.7

FIXING SELECTION TABLE:

FIXING	SIZE	No.	kN
GUN NAIL	90 x 3.15	1	0.4
RINGSHANK NAIL (GUN/HAND)	90 x 3.20	1	0.6
GUN NAIL	90 x 3.15	2	0.7
TWIST SHANK NAIL	90 x 3.30	1	0.9
PURLIN SCREW C/S HEAD	10g x 100	1	2.5
TYPE 17 SCREW	14g x 100	1	7.3



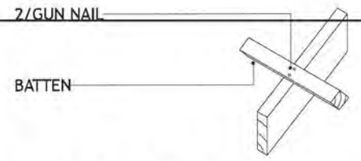
GABLE ROOF



HIP & VALLEY ROOF



MAIN ROOF AREA FIXING



PERIPHERY ROOF AREA FIXING

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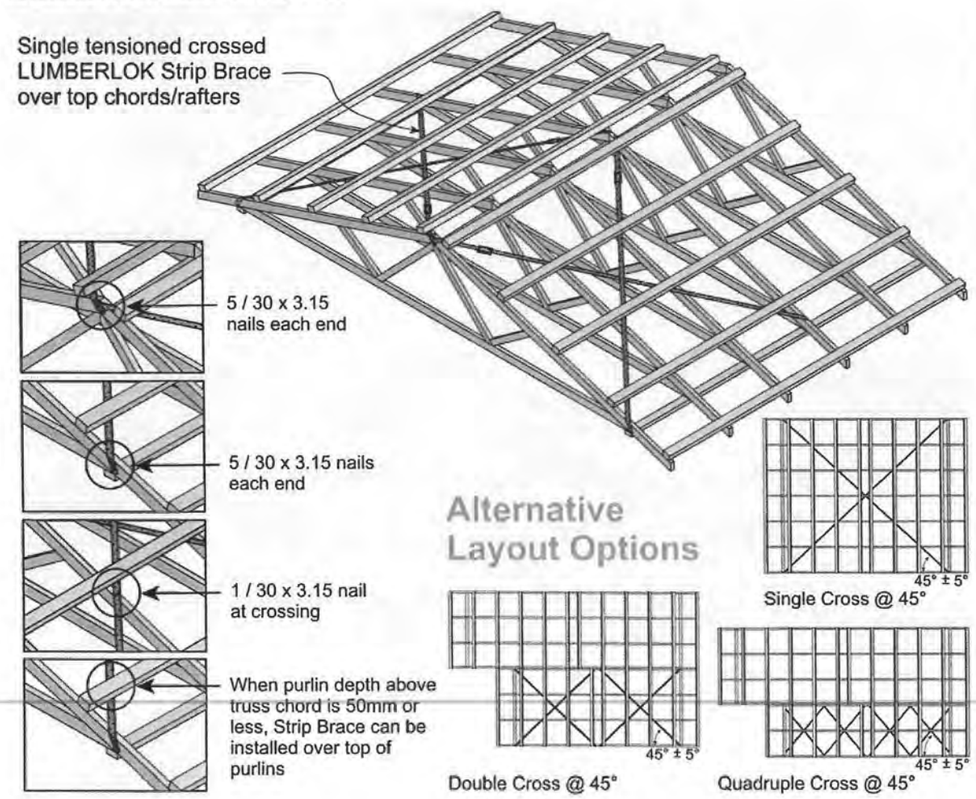
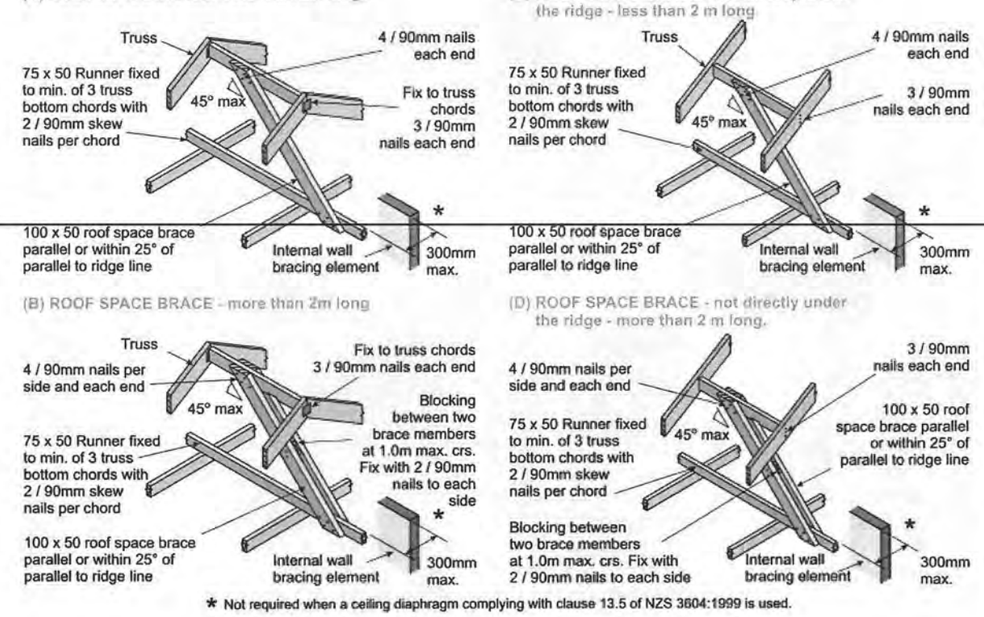
LUMBERLOK ROOF PLANE BRACE



LUMBERLOK ROOF SPACE BRACE



* Not required when a ceiling diaphragm complying with clause 13.5 of NZS 3604:1999 is used.

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: PURLIN/ROOF BRACE FIXING DETAILS
NOT TO SCALE



Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
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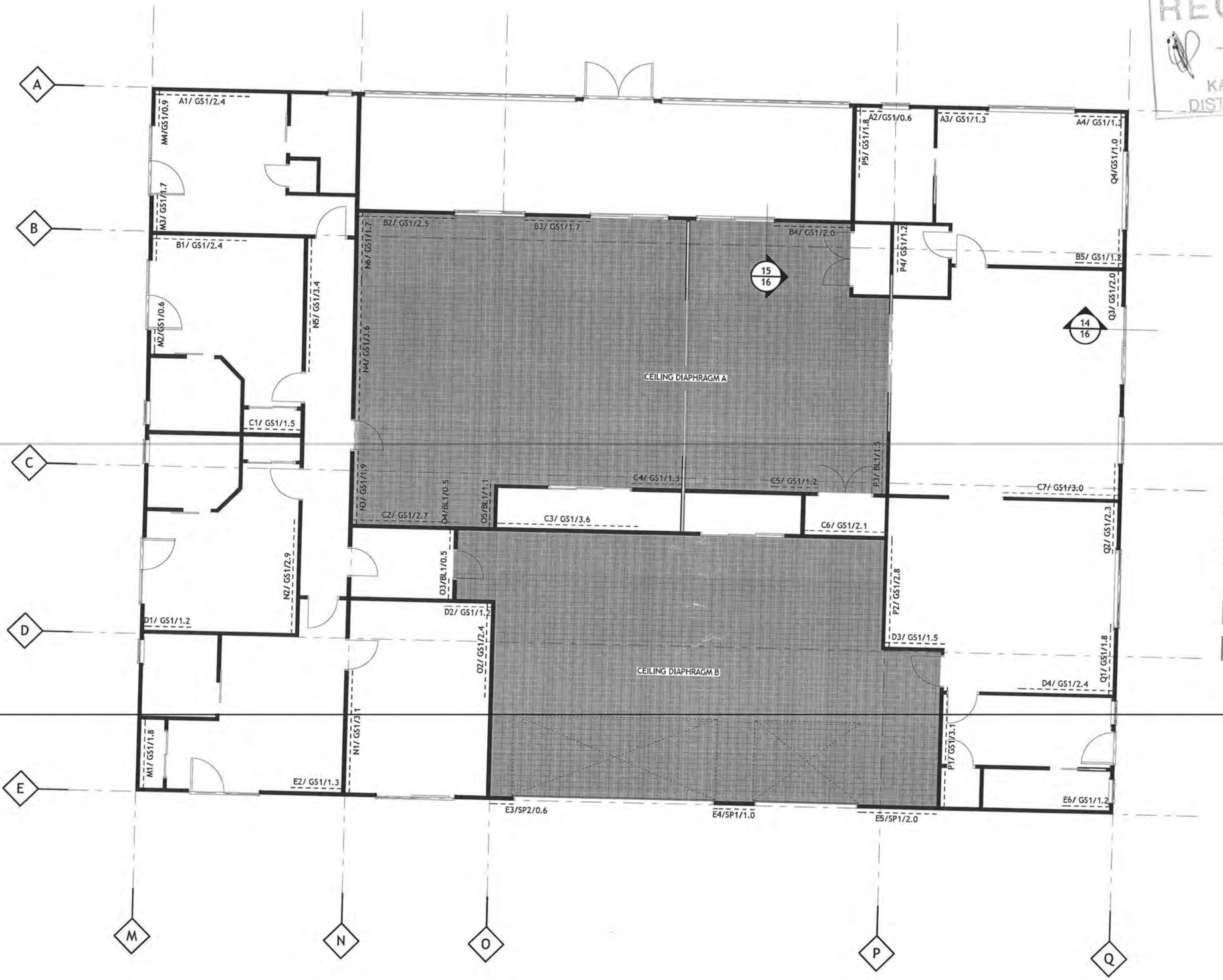

WALL BRACE LEGEND

A2/BL1/0.6

A2 LINE LABEL
BL1 BRACE TYPE
0.6 BRACE LENGTH

WALL BRACING TO BE READ IN CONJUNCTION WITH WALL BRACING CALCULATIONS

BRACING DONE IN ACCORDANCE WITH GIB EZYBRACE SYSTEM TABLE 1: 10mm GIB PLASTERBOARD RATINGS AND ECOPLY BRACING SPECIFCATION

KEY

= 2.7m STUD AREA

= CEILING DIAPHRAGM

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: BRACING PLAN
SCALE 1:100 @ A3

elevation key

Date: 19 NOV 09
Revision: WD-B WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
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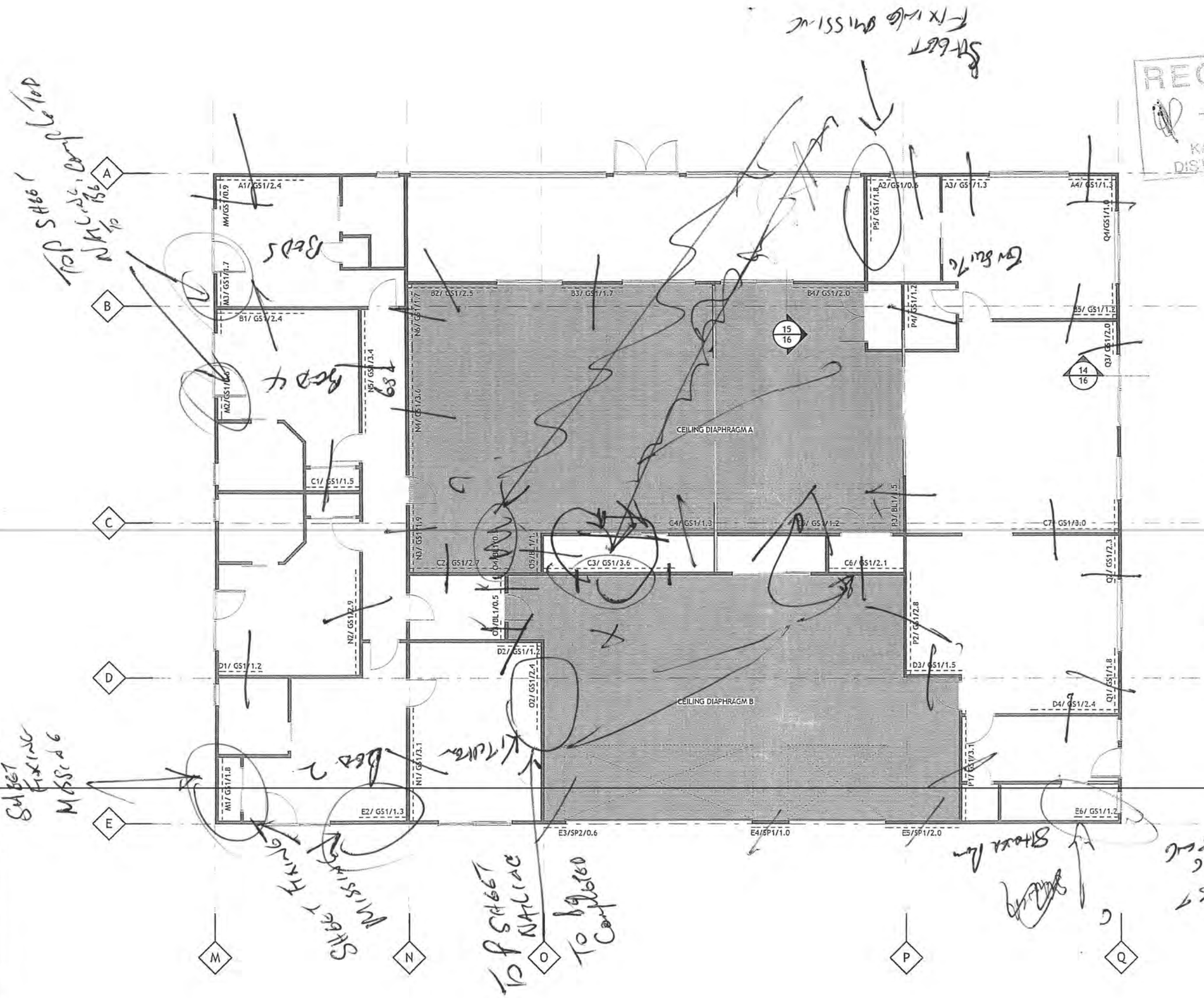
Sheet: 10/21.



WALL BRACE LEGEND

A2/BL1/0.6

A2 LINE LABEL
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WAIKANAE

Drawing:
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elevation key

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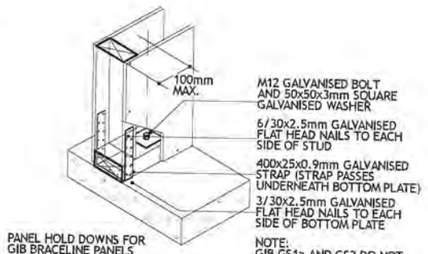
BRACING CALCULATIONS			
Building Height to Apex	6.0 m	Location of Storey	Single
Roof Height Above Eaves	3.0 m	Floor Load	2kPa
Stud Height	3.0 m	Roof Weight	Light
Roof Pitch	0 - 25 °	Cladding Weights:	
Hip Roof	Yes	- Subfloor	Concrete Floor
Building Length (BL)	25.0 m	- Wall Cladding	Heavy
Building Width (BW)	18.0 m		
Wind Zone	Very High	Room in Roof Space	No
W along	111 BUs/m	Gross Plan Area (GPA)	450.5 m2
W across	111 BUs/m	Earthquake Zone	A
W along x BW	2,000.2 BUs	EQ	5.2 BUs/m2
W across x BL	2,775.0 BUs	EQ x GPA	2,342.6 BUs

ALONG

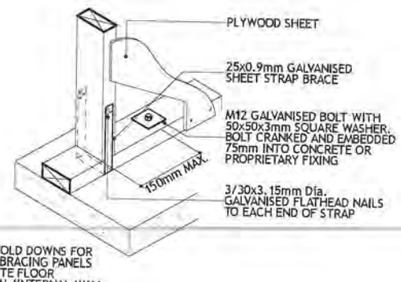
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	70	A1	GS1	2.4	0.0	2.4	70	168.0	55	132.0
		A2	GS1	0.6	0.0	2.4	60	39.0	55	35.7
		A3	GS1	1.3	0.0	2.4	70	90.3	55	70.9
		A4	GS1	1.3	0.0	2.4	70	90.3	55	70.9
B	70	B1	GS1	2.4	0.0	2.4	70	168.0	55	132.0
		B2	GS1	2.5	0.0	2.7	70	153.1	55	120.3
		B3	GS1	1.7	0.0	2.7	70	103.9	55	81.6
		B4	GS1	2.0	0.0	2.7	70	122.0	55	95.8
		B5	GS1	1.2	0.0	2.4	70	84.0	55	66.0
C	70	C1	GS1	1.5	0.0	2.4	70	102.2	55	80.3
		C2	GS1	2.7	0.0	2.7	70	168.4	55	132.3
		C3	GS1	3.6	0.0	2.4	70	252.0	55	198.0
		C4	GS1	1.3	0.0	2.7	70	79.6	55	62.6
		C5	GS1	1.2	0.0	2.7	70	74.7	55	58.7
		C6	GS1	2.1	0.0	2.4	70	144.2	55	113.3
		C7	GS1	3.0	0.0	2.4	70	206.5	55	162.3
D	70	D1	GS1	1.2	0.0	2.4	70	84.0	55	66.0
		D2	GS1	1.2	0.0	2.4	70	84.0	55	66.0
		D3	GS1	1.5	0.0	2.4	70	106.4	55	83.6
		D4	GS1	2.4	0.0	2.4	70	168.0	55	132.0
E	70	E2	GS1	1.3	0.0	2.4	70	90.3	55	70.9
		E3	SP2	0.6	0.0	2.4	90	54.0	80	48.0
		E4	SP1	1.0	0.0	2.4	100	103.0	100	103.0
		E5	SP1	2.0	0.0	2.4	100	202.0	100	202.0
		E6	GS1	1.2	0.0	2.4	70	84.0	55	66.0
						Totals Achieved	W	3,021.9	E	2,450.4
						Totals Required	W	2,000.2	E	2,342.6

ACROSS

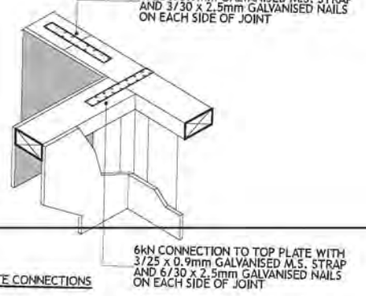
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	70	M1	GS1	1.8	0.0	2.4	70	123.2	55	96.8
		M2	GS1	0.6	0.0	2.4	60	37.2	55	34.1
		M3	GS1	1.7	0.0	2.4	70	117.6	55	92.4
		M4	GS1	0.9	0.0	2.4	60	55.0	55	50.4
N	70	N1	GS1	3.1	0.0	2.4	70	219.1	55	172.1
		N2	GS1	2.9	0.0	2.4	70	203.7	55	160.1
		N3	GS1	1.9	0.0	2.7	70	115.5	55	90.7
		N4	GS1	3.6	0.0	2.7	70	224.0	55	176.0
		N5	GS1	3.4	0.0	2.4	70	239.1	55	187.8
		N6	GS1	1.7	0.0	2.7	70	105.5	55	82.8
O	70	O2	GS1	2.4	0.0	2.4	70	168.0	55	132.0
		O3	BL1	0.5	0.0	2.4	120	60.6	100	50.5
		O4	BL1	0.5	0.0	2.4	120	60.6	100	50.5
		O5	BL1	1.1	0.0	2.7	120	116.3	100	96.9
P	70	P1	GS1	3.1	0.0	2.4	70	214.5	55	168.6
		P2	GS1	2.8	0.0	2.4	70	197.4	55	155.1
		P3	BL1	1.5	0.0	2.7	135	177.1	100	131.2
		P4	GS1	1.2	0.0	2.4	70	84.0	55	66.0
		P5	GS1	1.8	0.0	2.4	70	126.0	55	99.0
Q	70	Q1	GS1	1.8	0.0	2.4	70	126.3	55	99.3
		Q2	GS1	2.3	0.0	2.4	70	160.7	55	126.2
		Q3	GS1	2.0	0.0	2.4	70	137.5	55	108.1
		Q4	GS1	1.0	0.0	2.4	60	58.5	55	53.6
						Totals Achieved	W	3,127.3	E	2,480.2
						Totals Required	W	2,775.0	E	2,342.6



PANEL HOLD DOWNS FOR GIB BRACELINE PANELS CONCRETE FLOOR EXTERNAL/INTERNAL WALL



PANEL HOLD DOWNS FOR ECOPLY BRACING PANELS CONCRETE FLOOR EXTERNAL/INTERNAL WALL

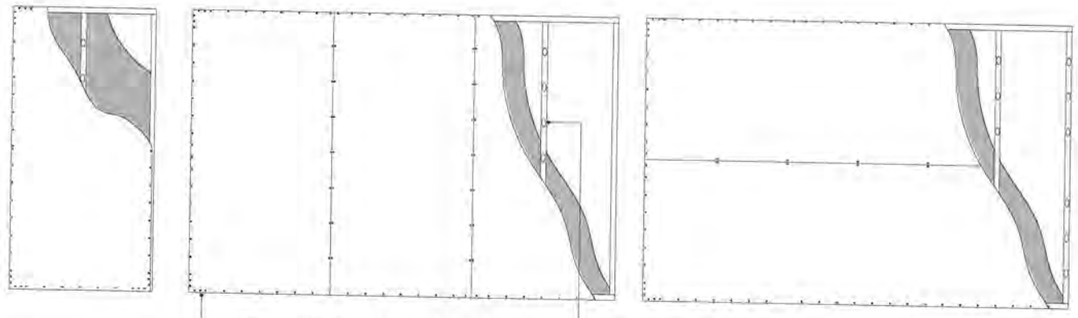


TOP PLATE CONNECTIONS

NOTE:
WHERE BRACES DO NOT EXCEED 100 BU's A 3kN CONNECTION AS SHOWN IS REQUIRED. WHERE BRACES EXCEED 100 BU's A 6kN CONNECTION IS REQUIRED.

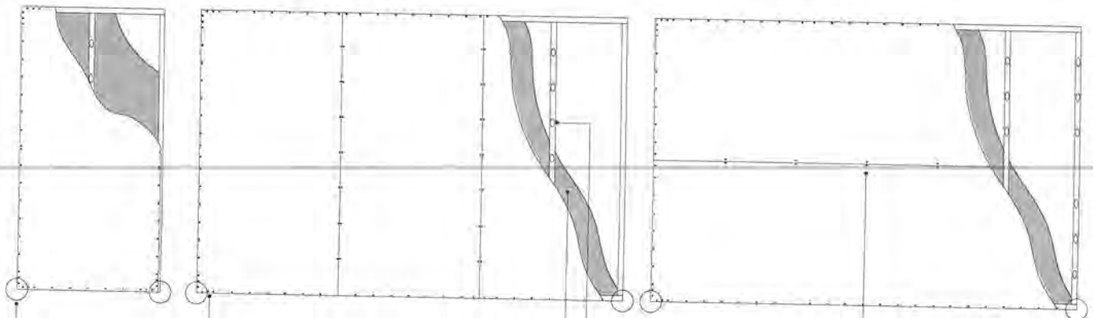
FASTENER LAYOUT

GS1 (10 & 13mm) - SINGLE SIDE
GS1 (10 & 13mm) - 2 SIDED. BOTH SIDES FIXED AS SHOWN



FASTENER LAYOUT

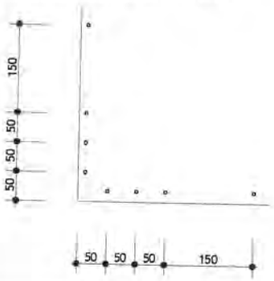
BL1 (10 & 13mm) - SINGLE SIDE
BLG 10mm - GIB BRACELINE ONE SIDE/GIB STANDARD PLASTERBOARD ON REVERSE - BOTH SIDES FIXED AS SHOWN
BLP 10mm - GIB BRACELINE ONE SIDE/PLYWOOD ON REVERSE - MINIMUM 7mm D-D CONSTRUCTION PLYWOOD TO COMPLY WITH AS/NZS 2269. TREATMENT LEVEL TO NZS 3602. FIXING DURABILITY TO NZS 3604



BLP. GIB BRACELINE FIXED AS SHOWN. PLYWOOD FIXED WITH 40 x 2.8mm GALVANISED OR STAINLESS STEEL FLAT HEAD NAILS AROUND THE PERIMETER OF EACH SHEET AT 150crs AND 300crs TO INTERMEDIATE FRAMING WITH 10mm EDGE DISTANCE

NOTE:
BL1 (13) SYSTEMS ARE TO BE FASTENED USING GIB BRACELINE SCREWS ONLY.

CORNER FASTENER PATTERN



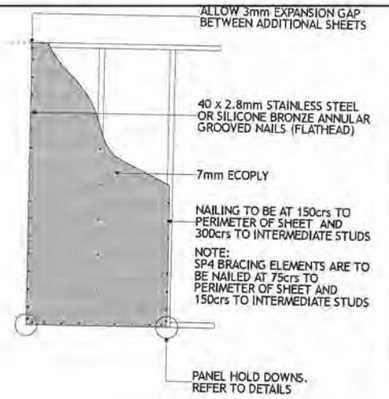
ALL FOUR CORNERS OF A BRACING ELEMENT MUST BE FASTENED WITH THE FASTENERS REQUIRED FOR THAT ELEMENT AT 50mm, 100mm AND 150mm FROM THE EDGE OF THE SHEET

BRACING ELEMENT PERIMETER FASTENING THEREAFTER IS AT 150crs

FASTENERS MUST BE PLACED NO CLOSER THAN 12mm FROM THE PAPER ENCLOSED FACTORY EDGE AND NO CLOSER THAN 18mm FROM THE SHEET ENDS OR CUT EDGES OF SHEETS

FASTENER LAYOUT

SP1/SP2/SP4 - 7mm ECOPLY ONE SIDE



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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: BRACE FIXING DETAILS
SCALE 1:50@ A3

elevation key

Date: 19 NOV 09
Revision: WD-B WORKING DRAWINGS
Job #: PN 09018
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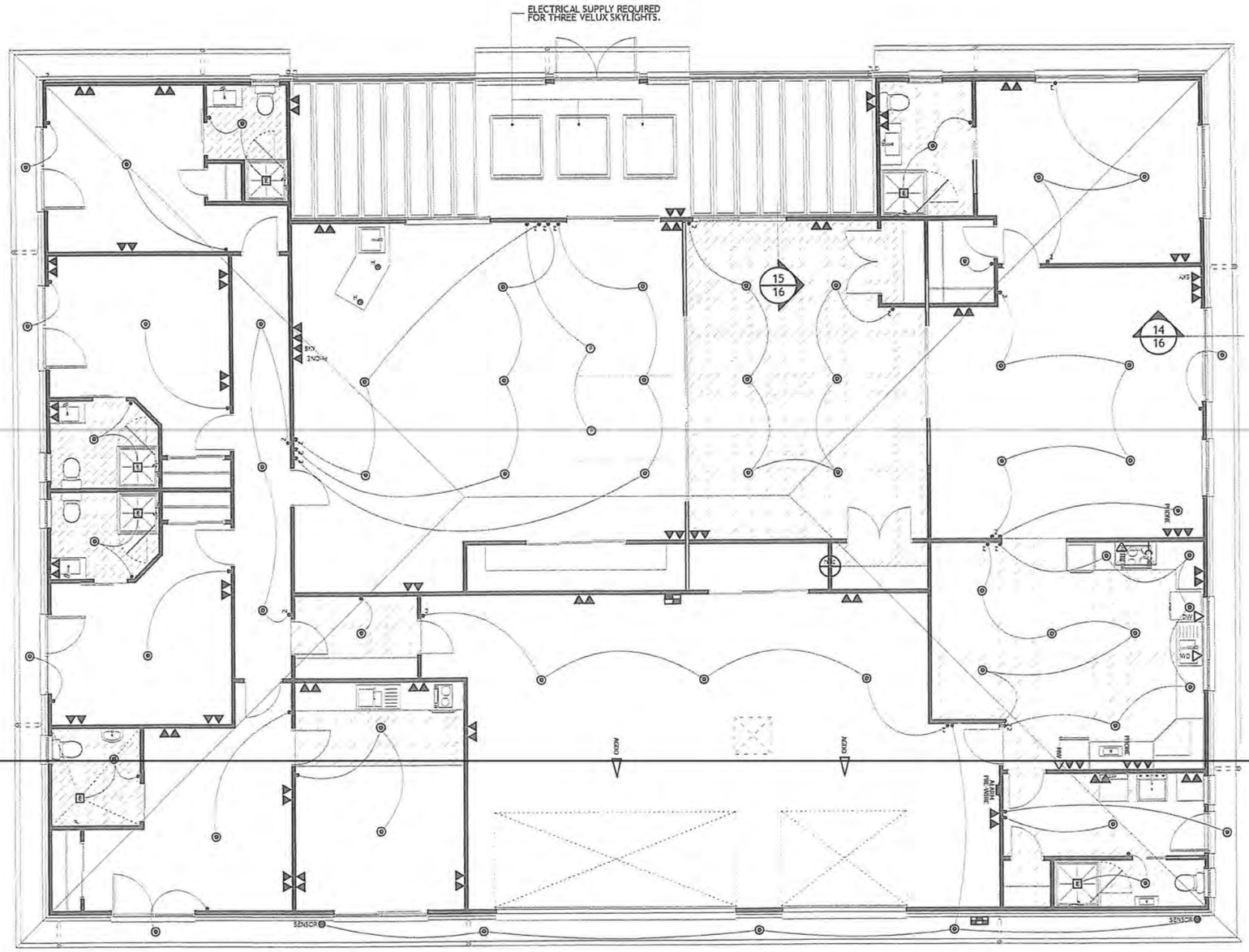

ELECTRICAL KEY		
SYMBOL	DESCRIPTION	No. OF
	2-WAY LIGHT SWITCH	21
ALARM PRE-WIRE	ALARM PRE-WIRE	1
AGDO	AUTO GARAGE DOOR OPENER	2
DW	DISHWASHER SWITCH	1
	DOUBLE POWER OUTLET	43
	EXTRACTOR FAN	6
	FUSE BOARD	1
	HALOGEN DOWNLIGHT PRI	1
	HALOGEN DOWNLIGHT SEC	1
HOB	HOBB CIRCUIT	1
HWC	HOT WATER CYLINDER	1
SENSOR	LIGHT SENSOR	2
	LIGHT SWITCH	23
	METER BOARD	1
MW	MICROWAVE SWITCH	1
P	PENDANT LIGHT PRI	1
P	PENDANT LIGHT SEC	1
RH	RANGEHOOD SWITCH	1
	SUPERLUX SD125F RECESSED DOWNLIGHT PRI	33
	SUPERLUX SD125F RECESSED DOWNLIGHT SEC	27
SKY	SKY DIGITAL PRE-WIRE	2
PHONE	TELEPHONE OUTLET	3
WD	WASTE DISPOSAL SWITCH	1

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
ELECTRICAL PLAN
SCALE 1:100 @ A3

elevation key

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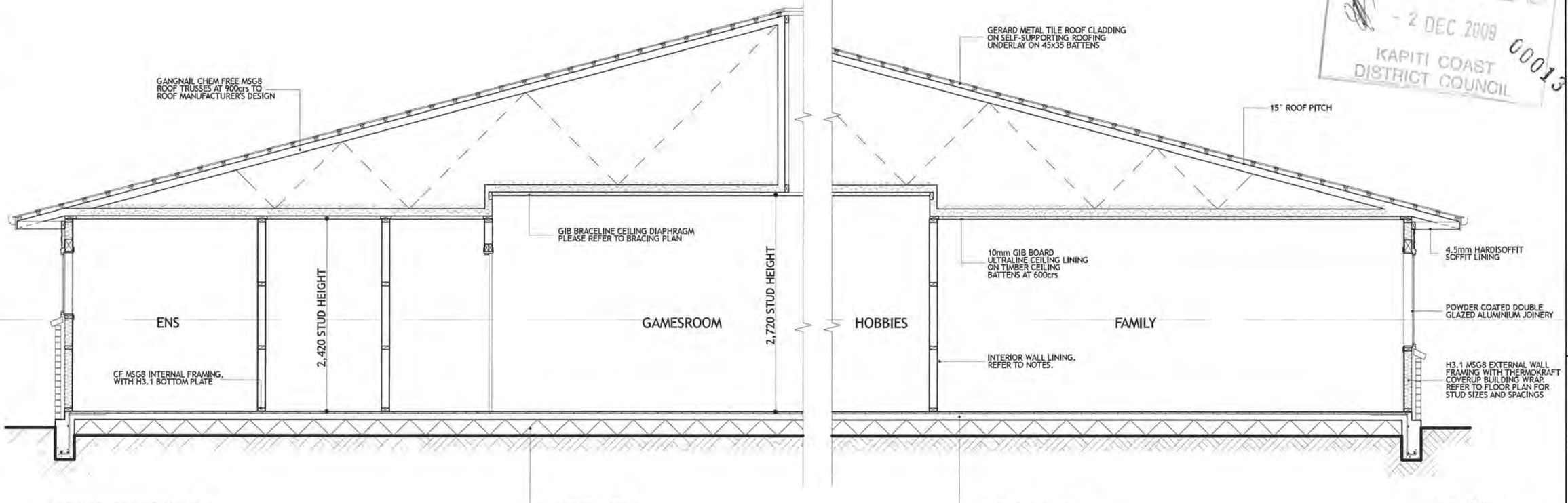
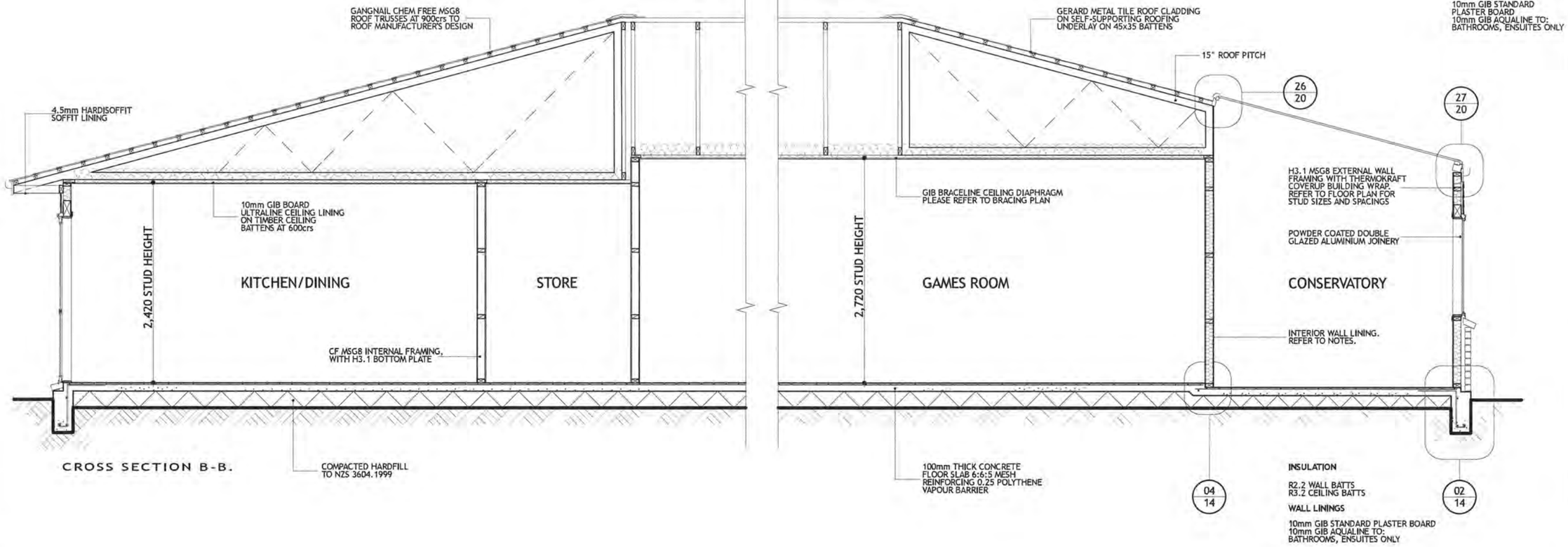


CROSS SECTION A-A.



CROSS SECTION B-B.

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
CROSS SECTIONS
SCALE 1:50 @ A3

3 / 2 4 / 1 elevation key

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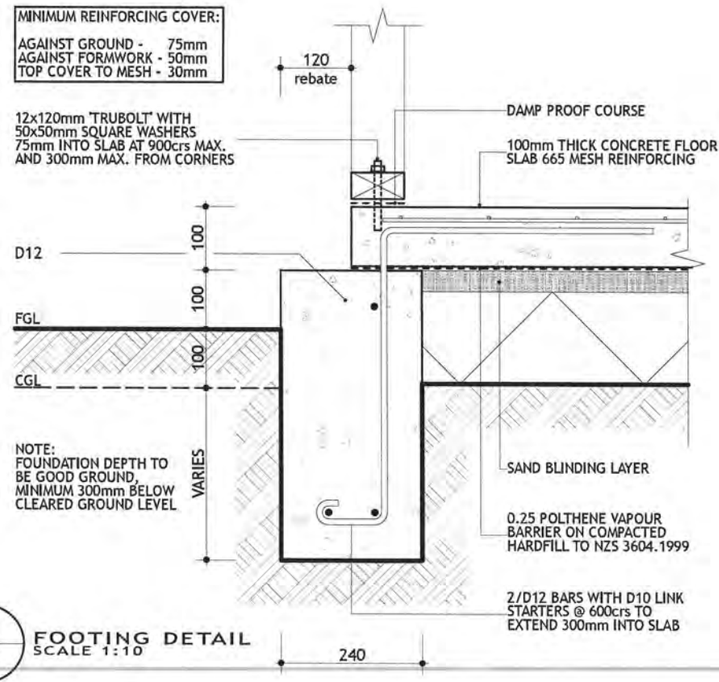
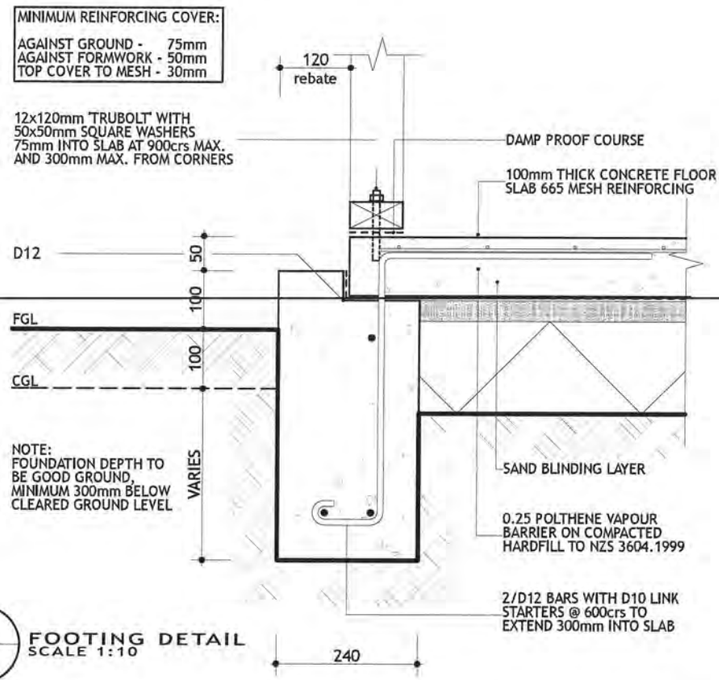


01/06 FOOTING DETAIL
SCALE 1:10



02/06 FOOTING DETAIL
SCALE 1:10

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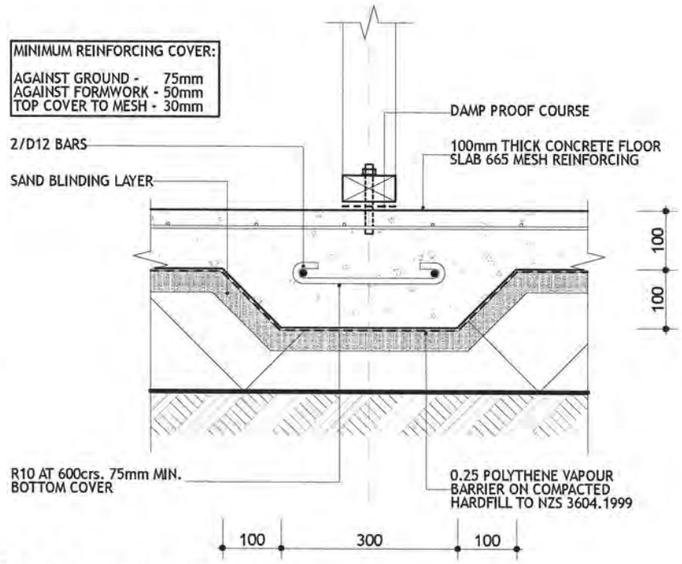
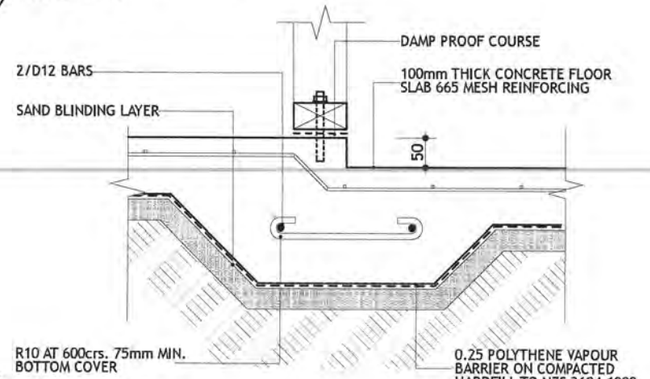
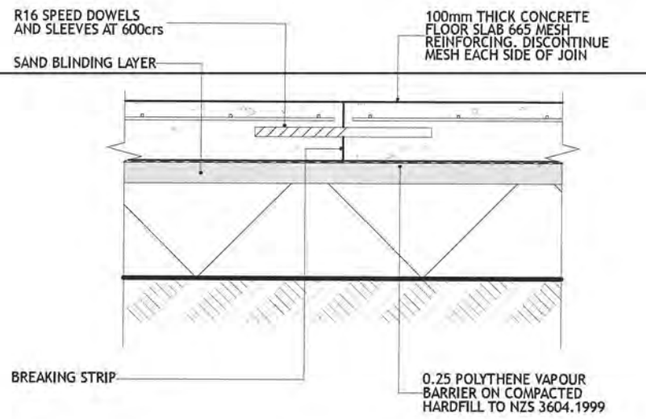


03/06 SLAB THICKENING
SCALE 1:10



04/06 SLAB STEP
SCALE 1:10



05/06 FREE JOINT
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LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
DETAILS

3 4 1 2 elevation key

Date: 13 OCT 09
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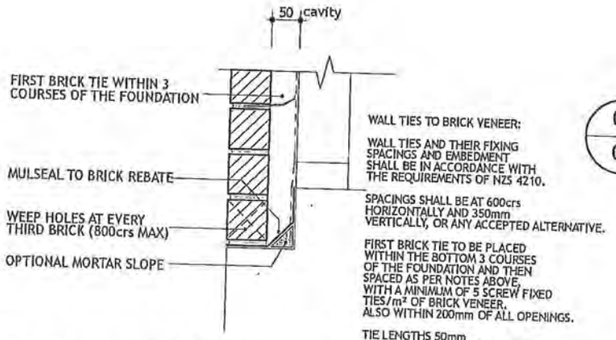
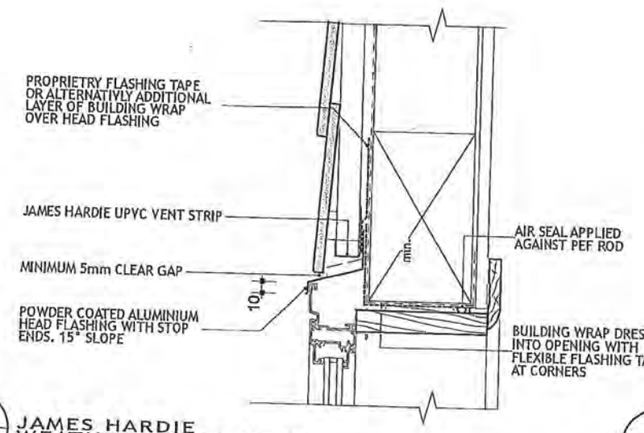
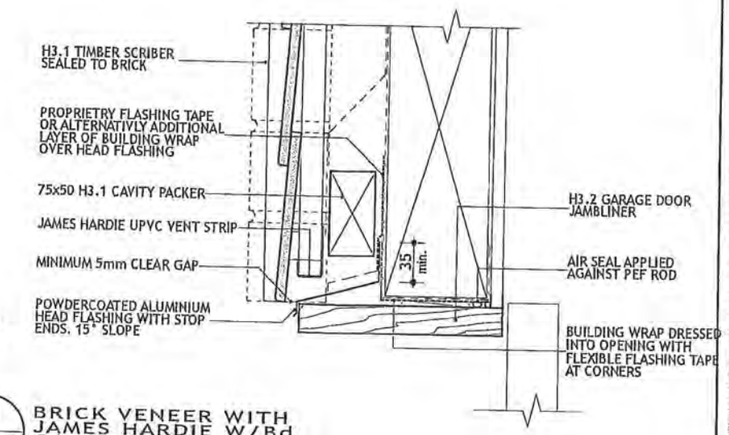


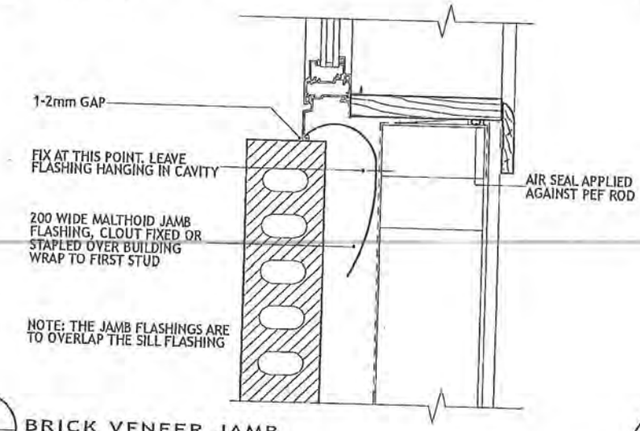
06/05 BRICK VENEER BASE
SCALE 1:10



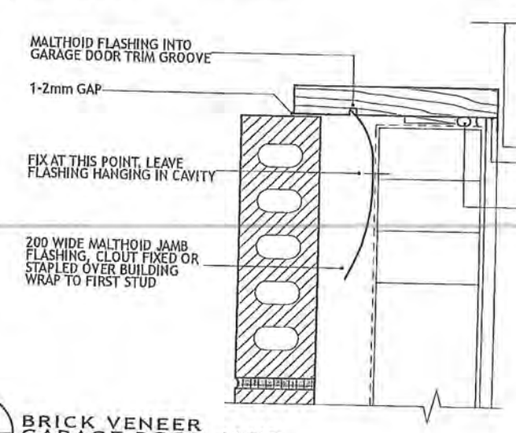
08/05 JAMES HARDIE WEATHER BOARD HEAD
SCALE 1:5



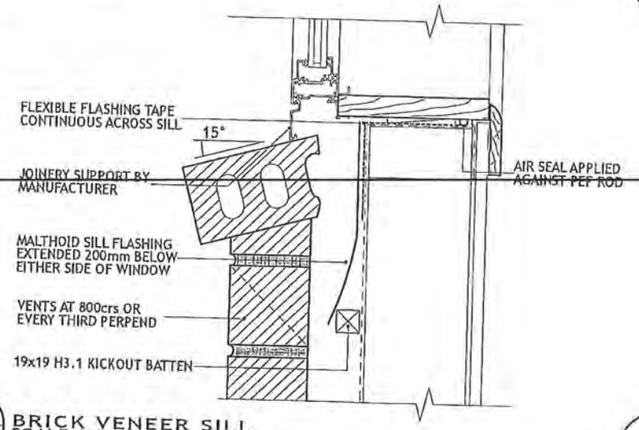
11/05 BRICK VENEER WITH JAMES HARDIE W/Bd GARAGE DOOR HEAD
SCALE 1:5



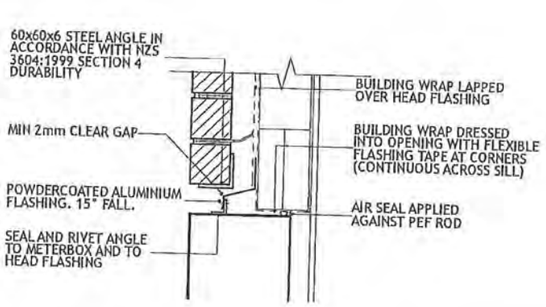
09/05 BRICK VENEER JAMB
SCALE 1:5



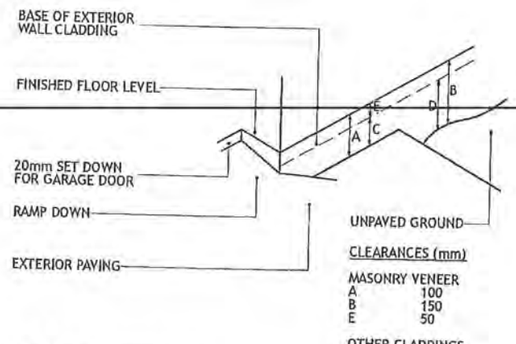
12/05 BRICK VENEER GARAGE DOOR JAMB
SCALE 1:5



10/05 BRICK VENEER SILL
SCALE 1:5



07/05 BRICK VENEER METERBOARD DETAIL
SCALE 1:10



13/05 GARAGE DOOR REBATE CLEARANCES
SCALE 1:5

CLEARANCES (mm)

MASONRY VENEER	
A	100
B	150
E	50
OTHER CLADDINGS	
A	150
B	225
C	100
D	175
E	50

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Jennian HOMES
Your personality Our expertise

Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: DETAILS

elevation key

Date: 03 FEB 10
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Job #: PN 090318
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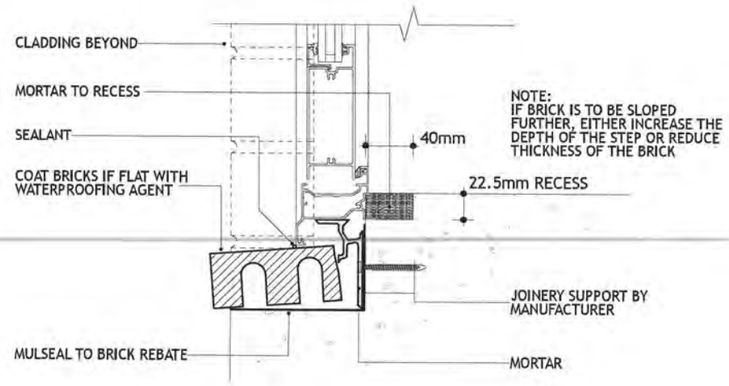
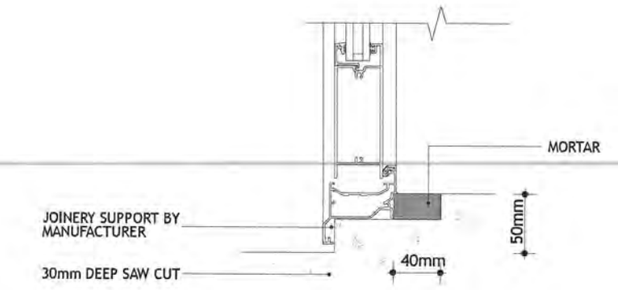
DISTRICT COUNCIL



14/04 TYPICAL BRICK SILL AT CONCRETE FLOOR
SCALE 1:5



15/04 INTERIOR DOOR SILL AT CONCRETE FLOOR
SCALE 1:5

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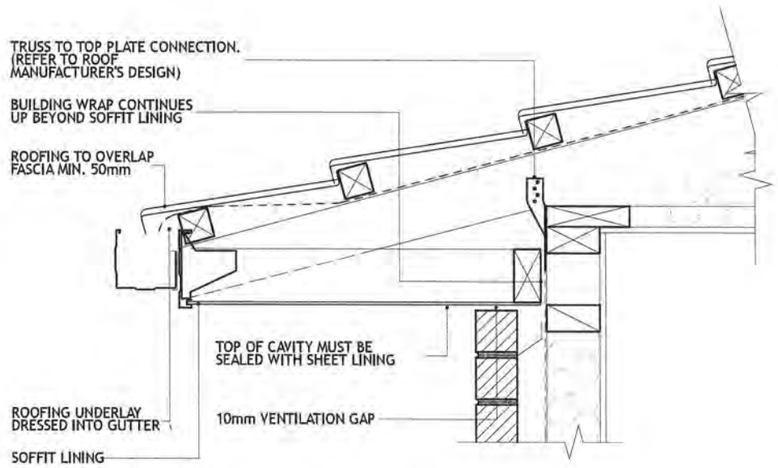
Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
DETAILS

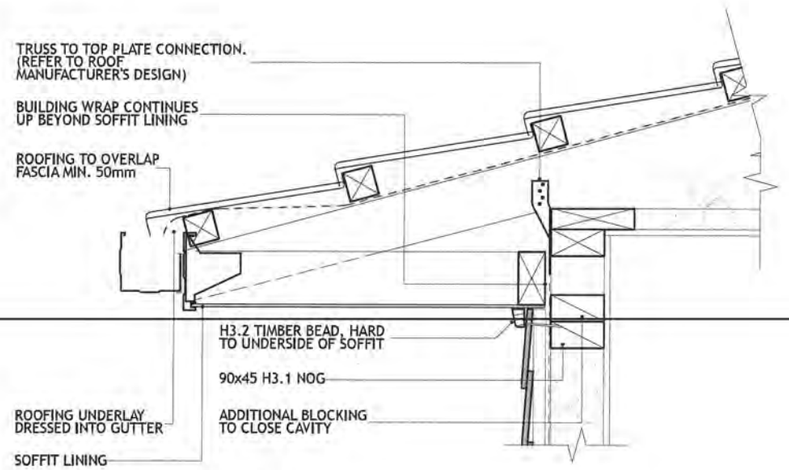
3
2 4
1
elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
Amended: S.W

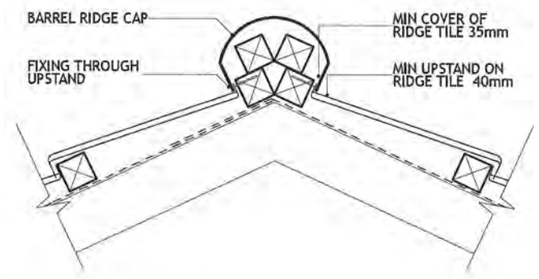
Sheet:
16/20.



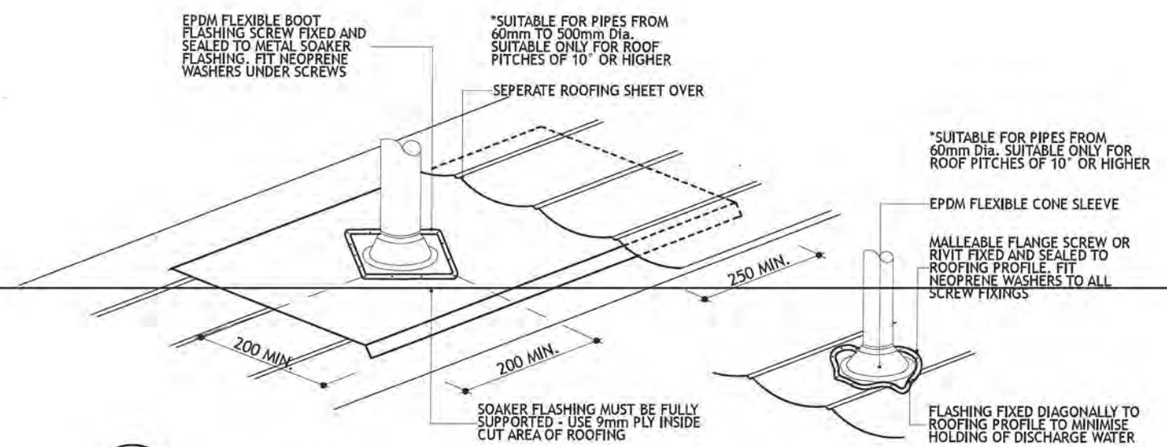
16 -- BRICK VENEER EAVE DETAIL
SCALE 1:10



17 -- JAMES HARDIE W/Bd EAVE DETAIL
SCALE 1:10



18 -- RIDGE DETAIL
SCALE 1:10



19 -- PIPE PENETRATIONS
NOT TO SCALE

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
DETAILS

elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
Amended: S.W

Sheet:
17/20.

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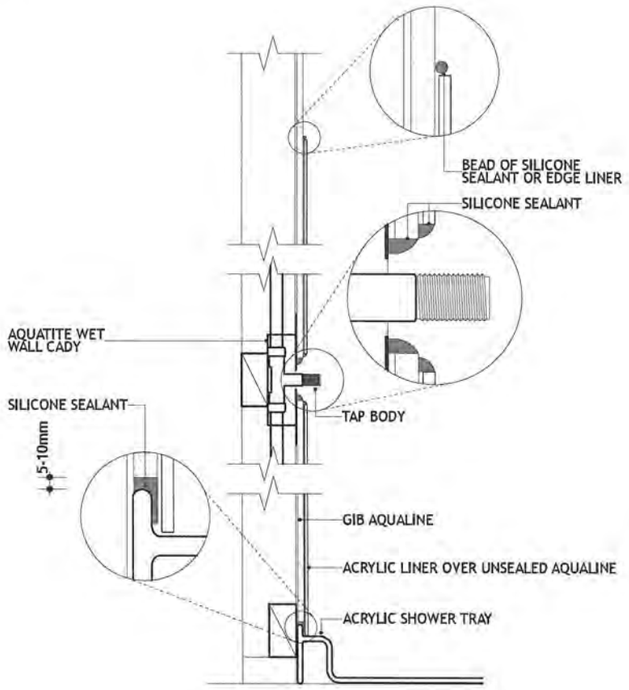
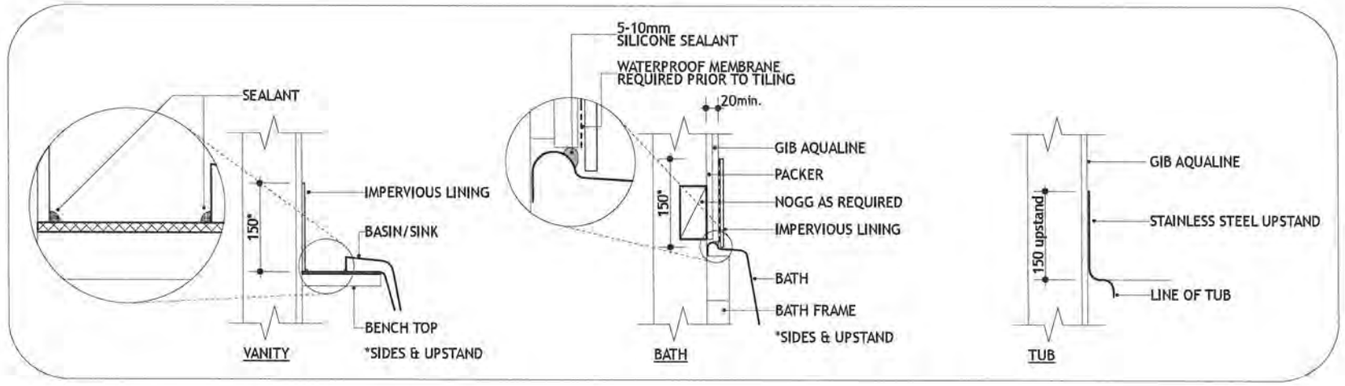
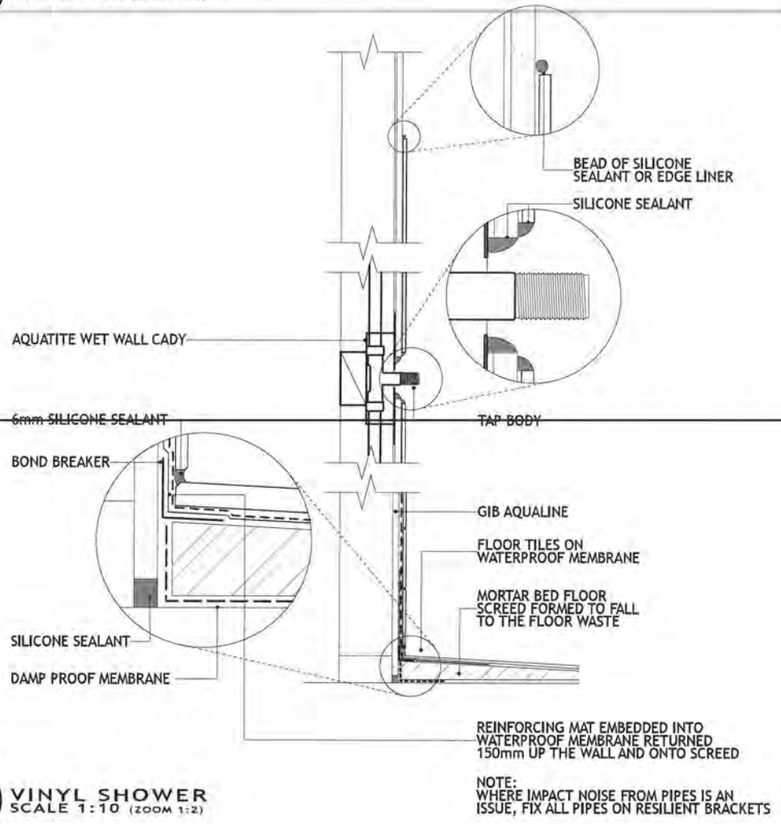


NOTE:
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS

20 -- ACRYLIC SHOWER
SCALE 1:10 (ZOOM 1:2)

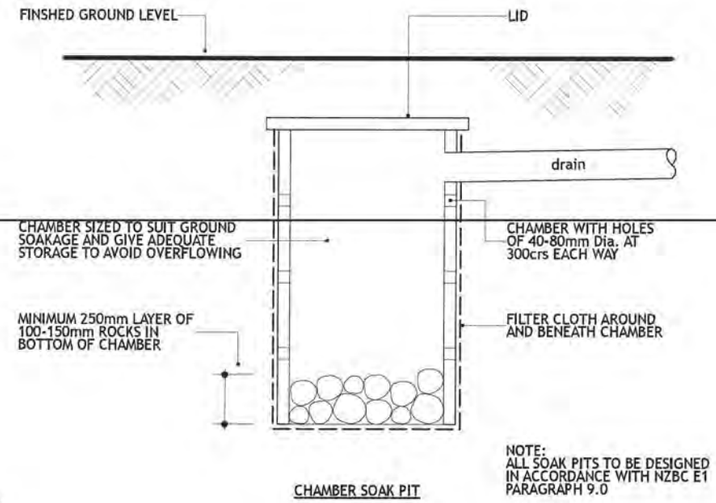


22 -- TYPICAL WET AREA JUNCTIONS (ZOOM 1:2)
SCALE 1:10



NOTE:
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS

21 -- VINYL SHOWER
SCALE 1:10 (ZOOM 1:2)



CHAMBER SOAK PIT

NOTE:
ALL SOAK PITS TO BE DESIGNED IN ACCORDANCE WITH NZBC E1 PARAGRAPH 9.0

23 -- TYPICAL STORMWATER SOAK PIT
SCALE 1:20

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
DETAILS

elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
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Amended: S.W

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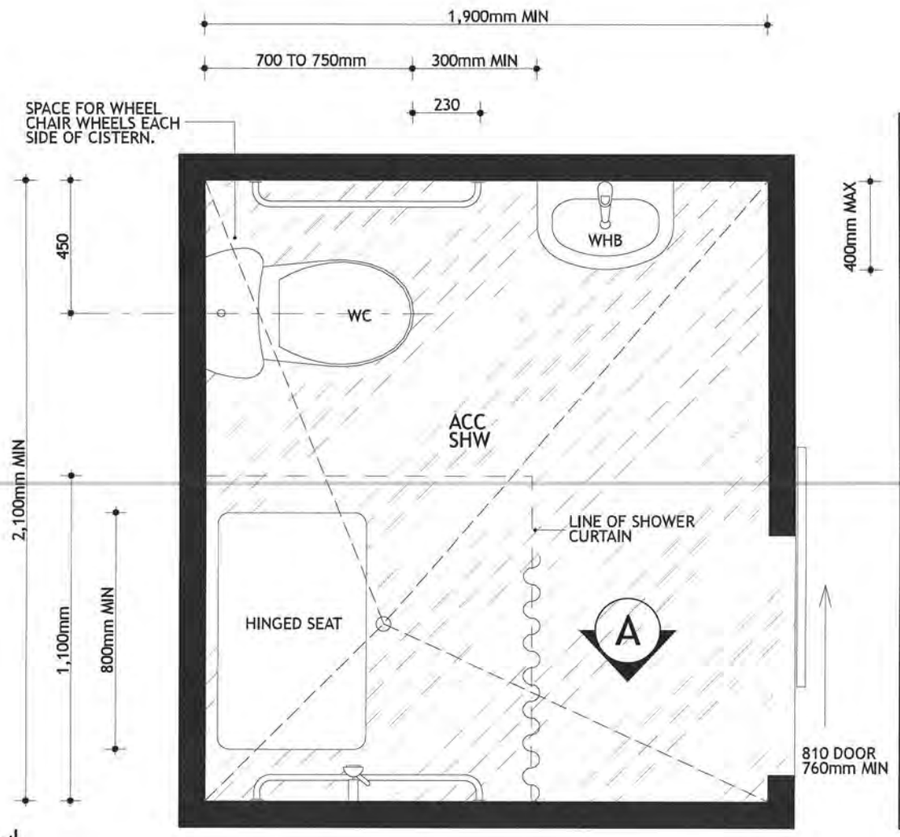
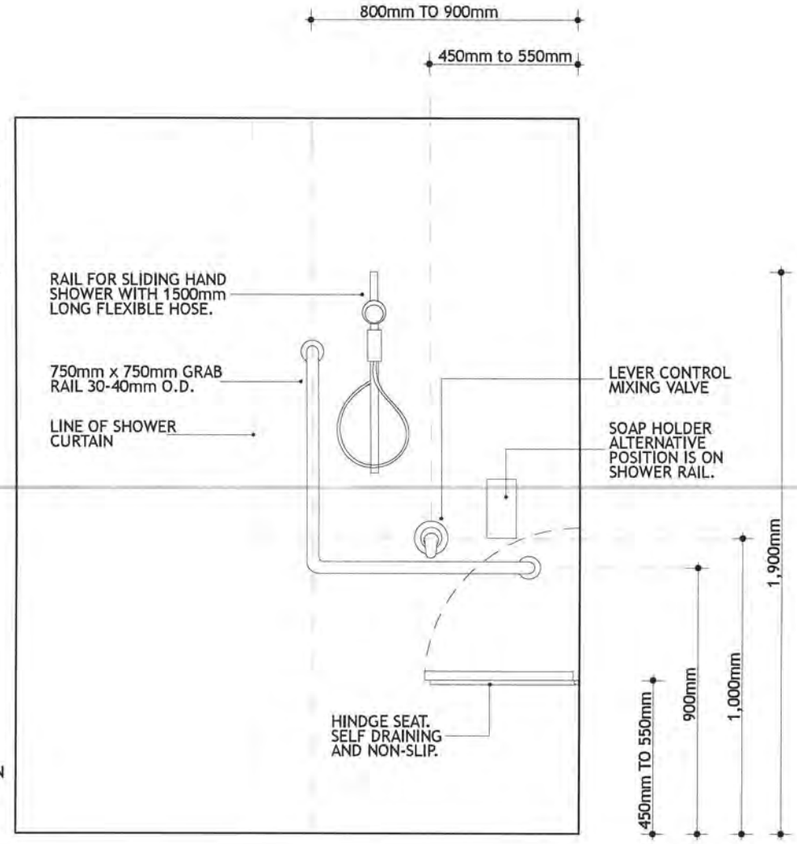
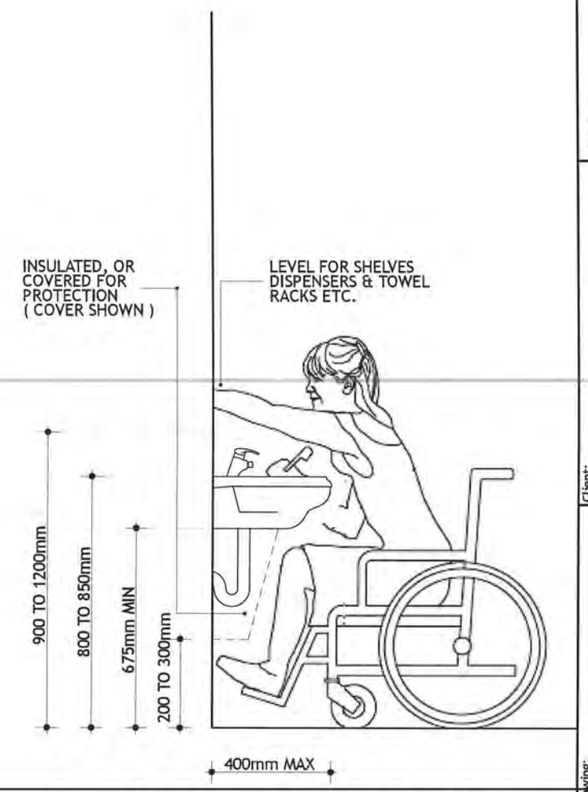


ELEVATION A.





LOCATION OF CLEARANCES.

24 / -- ACCESSIBLE TOILETS
SCALE 1:20

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Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

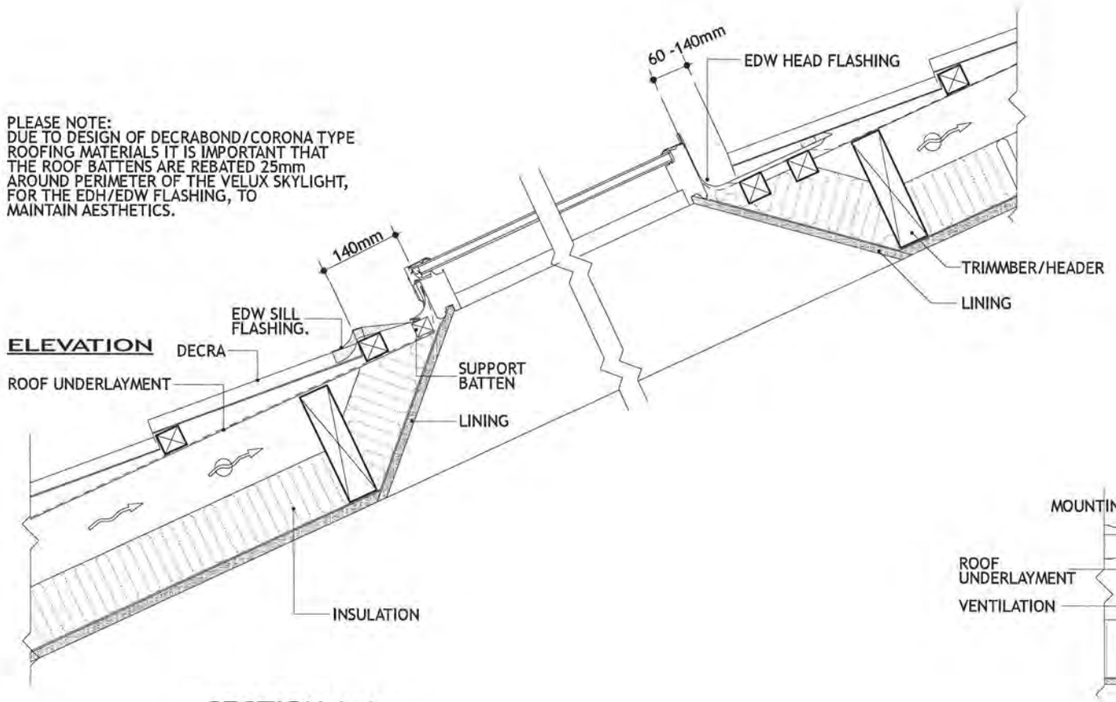
Drawing:
DETAILS

3 / 2 4 / 1 elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
Amended: S.W

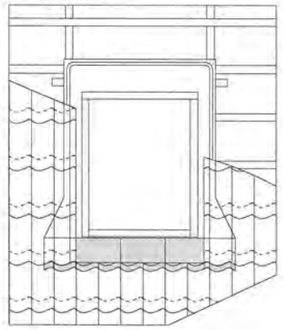
Sheet:
19/20.

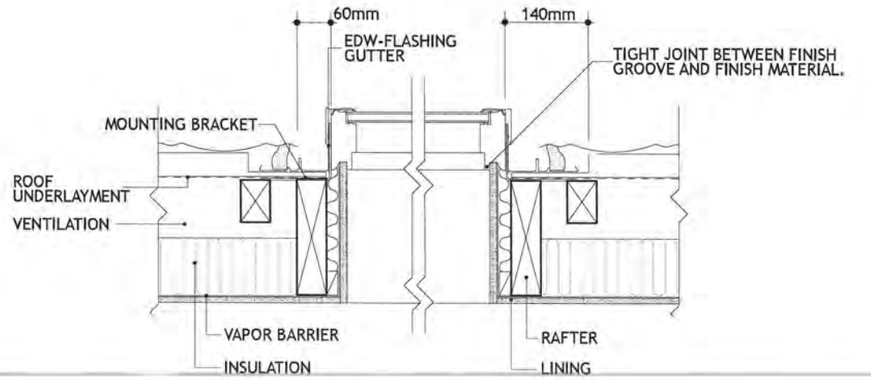
PLEASE NOTE:
DUE TO DESIGN OF DECRABOND/CORONA TYPE ROOFING MATERIALS IT IS IMPORTANT THAT THE ROOF BATTENS ARE REBATED 25mm AROUND PERIMETER OF THE VELUX SKYLIGHT, FOR THE EDH/EDW FLASHING, TO MAINTAIN AESTHETICS.



SECTION A-A

25/05 VELUX IN METAL TILE ROOF
SCALE 1:5





SECTION B-B

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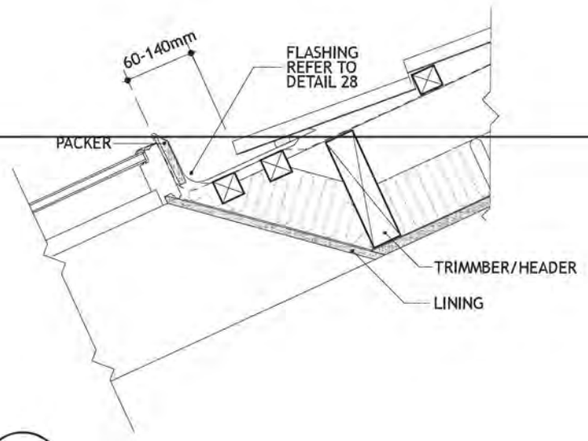
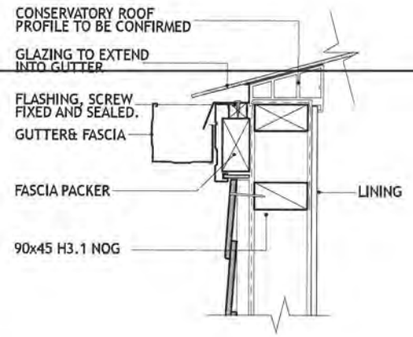
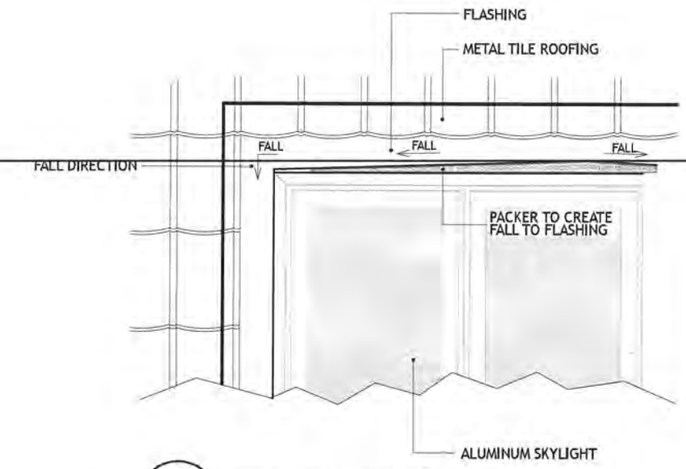
KAPITI COAST DISTRICT COUNCIL
00020



26/05 CONSERVATORY ROOF
SCALE 1:5



27/05 CONSERVATORY ROOF EAVE DETAIL
SCALE 1:10



28/05 SKYLIGHT RUNOFF FLASHING DETAIL
SCALE 1:10

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Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: DETAILS

3 4 2 1 elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
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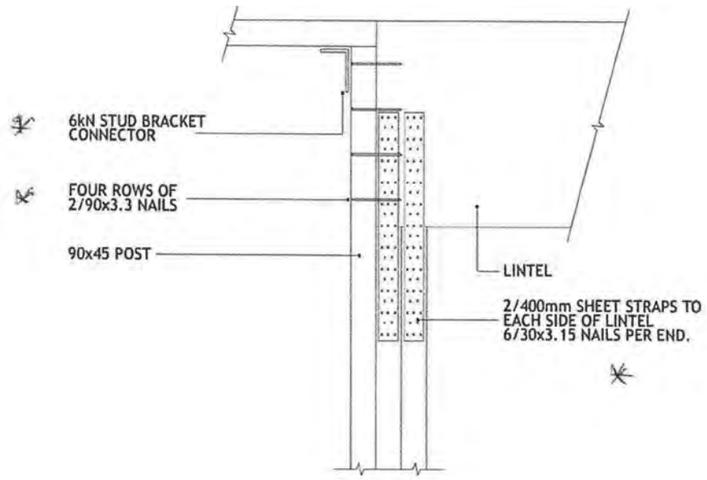
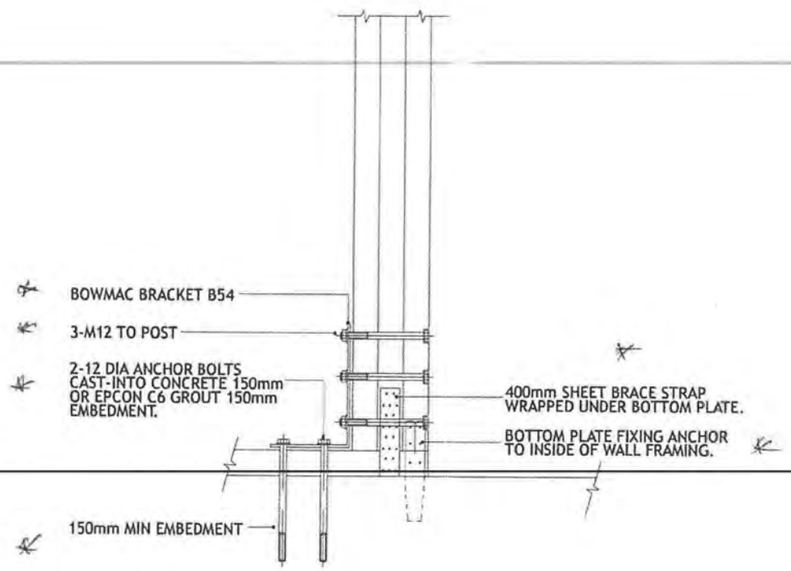
Amended: S.W

Sheet: 20/20.





29/07 ENGINEERED LINTEL FIXING
SCALE 1:10

DESIGN ENGINEER

The structural elements designated ✱
on this drawing have been designed by
Arnold & Johnstone Ltd, Consulting Engineers

Job No. 1098A Signed
20/10/09

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Your personality Our expertise

Client: BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing: DETAILS

3 4 2 1 elevation key

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PN 09018
Drawn: M.B
Checked: S.W
Amended: S.W

Sheet: 21/21.

NZFD FIRE RATED DOORSETS SYSTEM GUIDE

NZ FIRE DOORS

ACOUSTIC DOORS

STC RATING dB	STANDARD SPECIFICATION	ACOUSTIC CODE	FIRE RATING (If applicable)
28 single leaf 26 double leaf	Solid core leaf hung in timber frame with compression jamb seals and sill drop seal. Blade seal on rebated meeting stile.	AC28 AC26	FRR up to NZFD60
33 single leaf 28 double leaf	As above but with the addition of heavy duty seals.	ACR33 ACR28	FRR up to NZFD60
Insulated vision panels may be included (up to 33% of leaf area) subject to fire rating size limitations if applicable.			
38 single leaf 36 double leaf	Ply/MDF laminated to acoustic core with internal edge strips. Hung in steel or timber frame. Jamb seals and sill drop seal. Blade seal on rebated meeting stile.	AC38 AC36	Up to NZFD240E (NZFD60E for timber frame)
39 single leaf 38 double leaf	As above but with the addition of bulb jamb seals for steel frames, double compression seals for timber frames.	ACR39 ACR38	Up to NZFD240E (NZFD60E for timber frame)
44 single leaf 46 single leaf	Interconnecting doors 1 leaf each side of wall. Sill drop seals, double compression seals for jambs. (1 leaf to be steel clad for AC46)	AC44 AC46	Up to NZFD240E (Steel frame only)

NOTES

1. Sound transmission class ratings identified above will be affected by the size of door, type of wall and accuracy of installation. STC ratings stated are nominal and have been derived from laboratory tests of walls and doors and/or computer analysis, site testing or assessment. Installed performance can not be guaranteed.

2. For Fire Rated Acoustic doors, the fire approval limitations on design and hardware apply. Refer NZFD DESIGN GUIDE relevant sections.

3. Heavy duty closers are recommended on doors with bulb jamb seals. Special brackets may be required since the bulb is planted onto the stop.

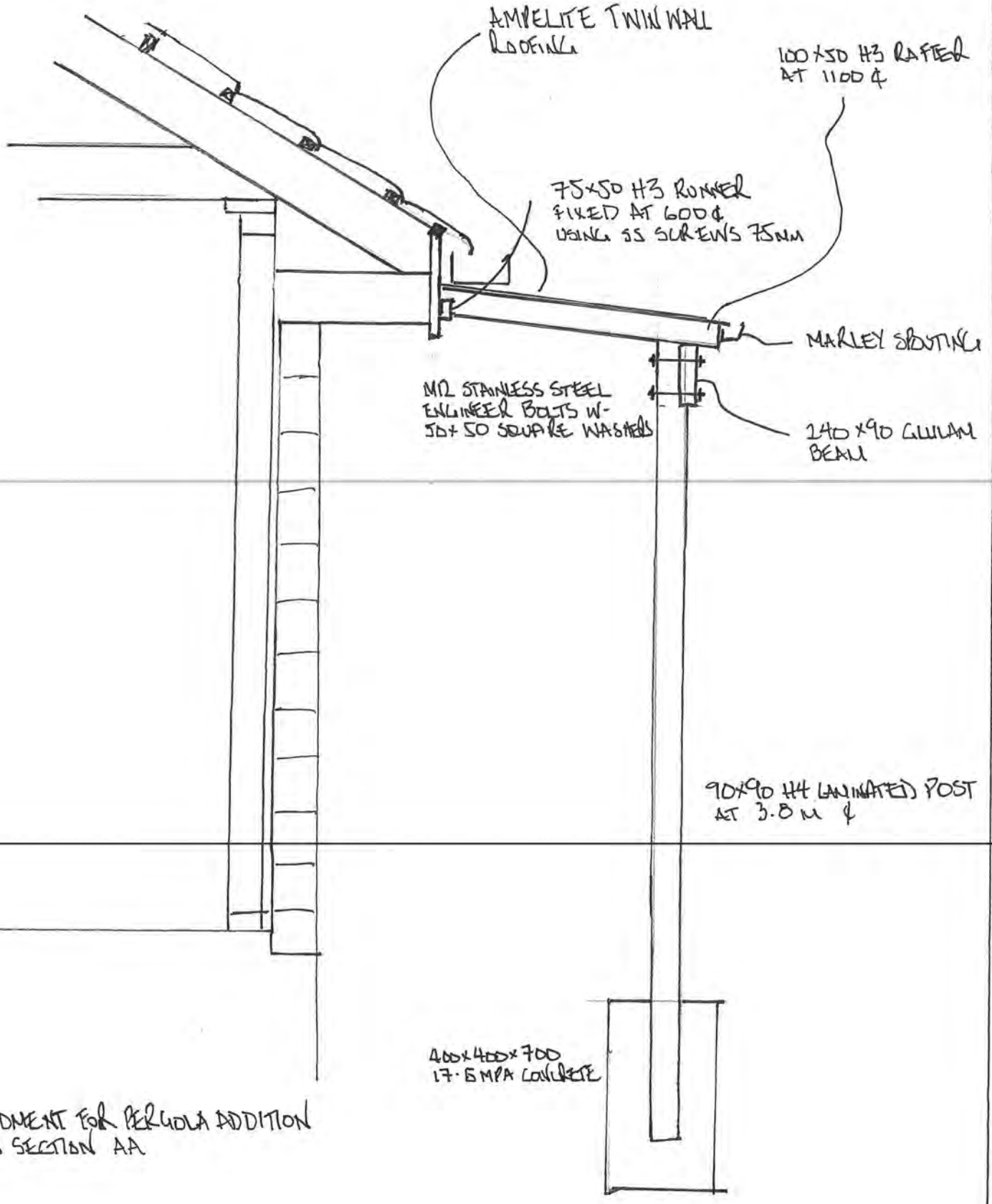
4. 127mm backset recommended for knob furniture if bulb seal is specified.

5. Ratings do not apply to double acting doors.

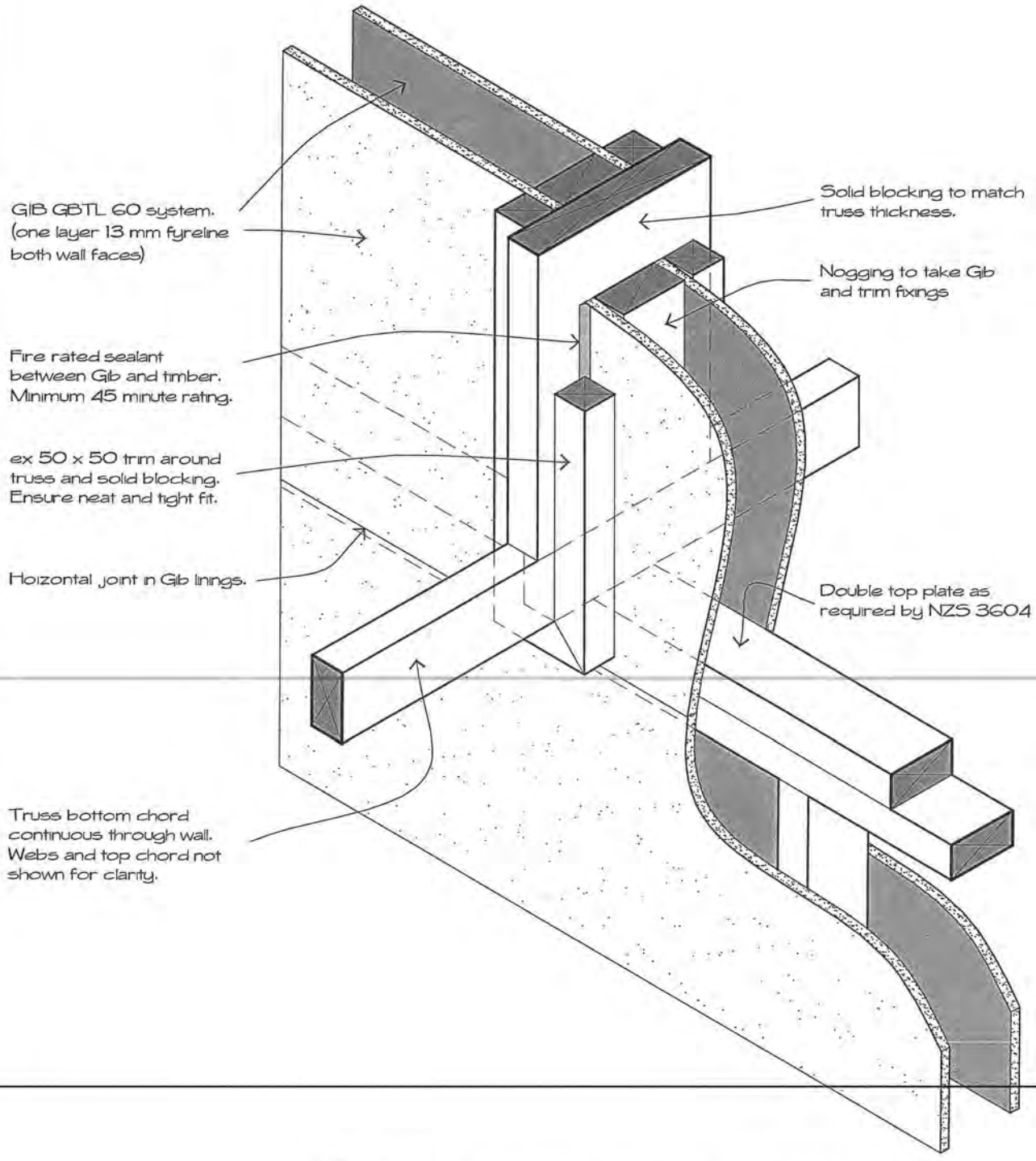
Additional Information

Also available from
Metalbilt, Auckland
Ph: 09-828 1167, Fx: 09-828 6358
Metalbilt, Wellington
Ph: 04-568 2933, Fx: 04-568 7337
Metalbilt, Christchurch
Ph: 03-338 2600, Fx: 03-338 4386

NZ FIRE DOORS
PO Box 12709, Auckland 1642
89 Gavin Street, Ellerslie
Ph: 09-579 8895
Fx: 09-579 2933
Email: sales@nzfiredoors.co.nz
www.nzfiredoors.co.nz
Norfolk Building Products Limited



AMENDMENT FOR PERGOLA ADDITION
CROSS SECTION AA



A TRUSS PENETRATION THROUGH FIREWALL

UP TO -/45/45 FRR (NOT TO SCALE)

REV	DATE	NOTES
A	02 JUL 10	FIRST ISSUE

alpha group
P 06 354 9909
F 06 354 2509
E grant@alphabc.co.nz
W www.alphabc.co.nz

PROJECT
PRINCE RESIDENCE

40 TITOKI ROAD,
WAIKANAE

SHEET
TRUSS PENETRATION THROUGH FIRE SEPARATION UP TO 45 MINUTES

SCALE
NOT TO SCALE

REVISION DATE
02 JUL 2010

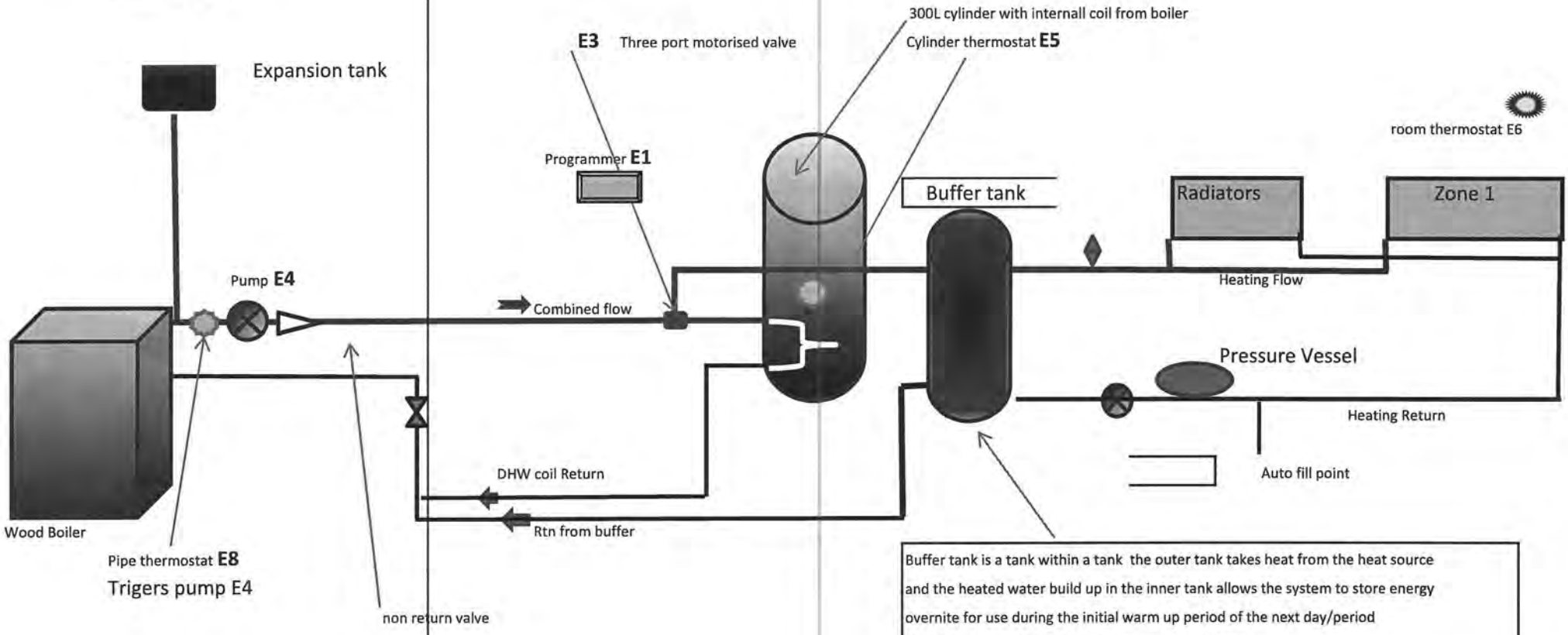
PREPARED
GH

PROJECT
K0174

SHEET
FA2

REVISION
A

MECHANICAL



Buffer tank is a tank within a tank the outer tank takes heat from the heat source and the heated water build up in the inner tank allows the system to store energy overnite for use during the initial warm up period of the next day/period
Buffer can have secondry heat source, ie solar added

This system also prevents overheating of the radiators

At least one significant radiator must remain as a permanent open loop (No control valve)

System fitted with auto fill valve to be run at 1.5 bar with 3 bar pressure relief

SCHEMATIC ONLY BUFFER CAN LOCATE NEXT TO BOILER

savona
central heating : european style

Refer to Andy Hart Savona LTD
Ref AHS 2009/9

Tarkett Sommer ISO 9001

Tarkett Sommer ISO 14001

EMAS

European classification according to EN 685

Eminent Safe.T

DESCRIPTION

Homogeneous vinyl safety flooring produced according to a new technology, which assures continued surface grip during the products entire lifetime. Reinforced with **Safe.T Clean** for easier cleaning and better hygiene. New type of a camouflaging welding rod called "Safety rod" is available. Eminent Safe.T is colour coordinated for combined installations with our Eminent, Granit and Optima floors.

Technical data	Standards	Eminent Safe.T
Type of floorcovering	EN 649	Slip resistant homogeneous vinyl flooring
Classification	EN 685	Commercial: 34 Industrial: 43
Wear layer thickness	EN 429	2.0 mm
Total thickness	EN 428	2.0 mm
Total weight	EN 430	2 900 g/m²
Wear layer reinforcement		Safe.T Clean
Abrasion group	EN 660: Part 1 EN 660: Part 2	Group P: ≤ 0.15 mm Group P: ≤ 4.0 mm³
Residual indentation	EN 433	approx. 0.03 mm
Castor chair	EN 425	No damage
Reaction to fire	NF P 92506 DIN 4102/14 pr EN ISO 9239-1 D.M. 26/06/84 e 03/09/01 SS 024825	M3 B1 Class B_{fl} s1 Class 1 Class G
Slip resistance	DIN 51130	R10
Static electrical charge	EN 1815	< 2 kV
Electrical resistance	EN 1081	≤ 10^{10} Ohm
Impact sound reduction	EN ISO 717/2 ΔL_w	approx. + 4 dB
Thermal resistance	DIN 52612	0.008 m² K/W
Underfloor heating		Suitable - Max 30°C
Light fastness	EN 20105-B02	≥ level 6
Chemical resistance	EN 423	Good resistance
Water resistance	SIS 923511	Waterproof
Colours		10
Form of delivery	EN 426	Rolls : 23 lm x 2 m art. no. 3365___5 3 digit colour number

Colour No	NCS No	Welding Rod No
3365 125 5	NCS S 1005-Y30R	32891250
3365 126 5	NCS S 2010-Y30R	32891260
3365 128 5	NCS S 2030-Y30R	32891280
3365 129 5	NCS S 2020-Y50R	32891290
3365 130 5	NCS S 4030-R90B	32891300
3365 131 5	NCS S 5030-R80B	32891310
3365 133 5	NCS S 5020-B50G	32891330
3365 134 5	NCS S 3502-B	32891340
3365 135 5	NCS S 8502-B	32891350
3365 136 5	NCS S 4050-Y80R	32891360

Tarkett Sommer's instructions regarding installation, cleaning and maintenance should be observed. Please contact Tarkett Sommer at the address shown for these instructions.

* The above information is subject to modification for the benefit of further improvement (11/03).

Eminent Safe.T Slip Test
Safety Commercial Vinyl

Tarkett

OPUS

CENTRAL LABORATORIES
Hutt Park Road, Gracefield
P O Box 30-845, Lower Hutt, New Zealand
Phone (04) 587 0600, Fax (04) 587 0604

PEDESTRIAN SLIP RESISTANCE TEST REPORT NO. 02-527918.28

Client: Jacobsen Creative Surfaces
Client's Reference: TAES 128
Sample No.: 7/02/30
Specimen Size: 300mm x 300mm
No. of Specimens Tested: 5

Tested By: [signature]
Date: 7/6/02
Checked By: [signature]
Date: 7/06/020

DESCRIPTION OF SAMPLE SUPPLIED BY CLIENT

Manufacturer: Jacobsen Creative Surfaces
Surface Type: Smooth
Colour: 65128
Surface Coating: Safe T Clean
Material Type: Homogeneous Vinyl
Common Name: Tarkett Summer Eminent Safe.T

METHOD

Tests were carried out according to AS/NZS 3661.1 : 1993 Slip Resistance of Pedestrian Surfaces, Part 1 Requirements, Appendix A "Method for the Measurement of the Coefficient of Friction of Wet Surfaces".

Type of Test: Unfixed
Location of Test: Central Laboratories

☑ A4 preparation for laboratory testing
☐ A5 preparation for in situ testing

Air Temperature: 18°C
Relative Humidity: 45%

RESULTS

Specimen No	Test Direction	Mean Coefficient of Friction
7/02/30-1	N/A	0.54
7/02/30-2	N/A	0.54
7/02/30-3	N/A	0.52
7/02/30-4	N/A	0.54
7/02/30-5	N/A	0.54
Sample Mean Coefficient of Friction:		0.54

REQUIREMENTS

See Page 2 of test report – 02-527918.28 - .29

jacobsen
www.jacobsens.co.nz

Auckland
228 Orakei Rd, Remuera
Ph 09 524 1460 - Fax 09 523 1047

Christchurch
314 Manchester Street, Christchurch
Ph 03 366 4153 - Fax 03 366 6660

Wellington
191 Thorndon Quay, Thorndon
Ph 04 495 4300 - Fax 04 472 8530

savona

Central heating : products

Jennian homes

Re Prince residence

Attn local Council planning Dept

In relation to the above property

As the suppliers of the materials for this contract we confirm that all the products included for this system meet with standards as applied under current legislation.

The Radiator heating system proposed being a standalone system with no permanent connections to the sanitary plumbing supply (1.5Bar running pressure – 3 bar Relief)

The boiler is to be a Biasi 3 wood as supplied by Savona (Importer Distributor) the system will incorporate a buffer tank and will also supply DHW output via a coil in the DHW cylinder

The pipe system of the closed circuit heating system is to be run in type approved JG Speedfit cross linked polyethylene barrier pipe (Rated 95Deg)

Flue penetrations are to include back flashing to the ridge line as required by the building code,

Installation of this system is by

Carrington plumbing

at the instruction of Jennian homes Manawatu.

Contact Paul Carrington on 021 775506

A basic system schematic is attached ,

For further information Please contact Andy Hart – Savona LTD

Savona provide this document for your information only We are not the primary contractors our contract extends to the provision of overview design and supply of the primary materials as listed in our quotation – it is the responsibility of the installer carrying out the contract to satisfy themselves that the design proposed meets the clients requirements and to ensure that the system is installed to meet applicable building code

Savona Limited 143 Ridgeway Street, Wanganui New Zealand
Telephone 06 345 7878 Fax 06 345 7877 or e-mail enquiries@savona.co.nz

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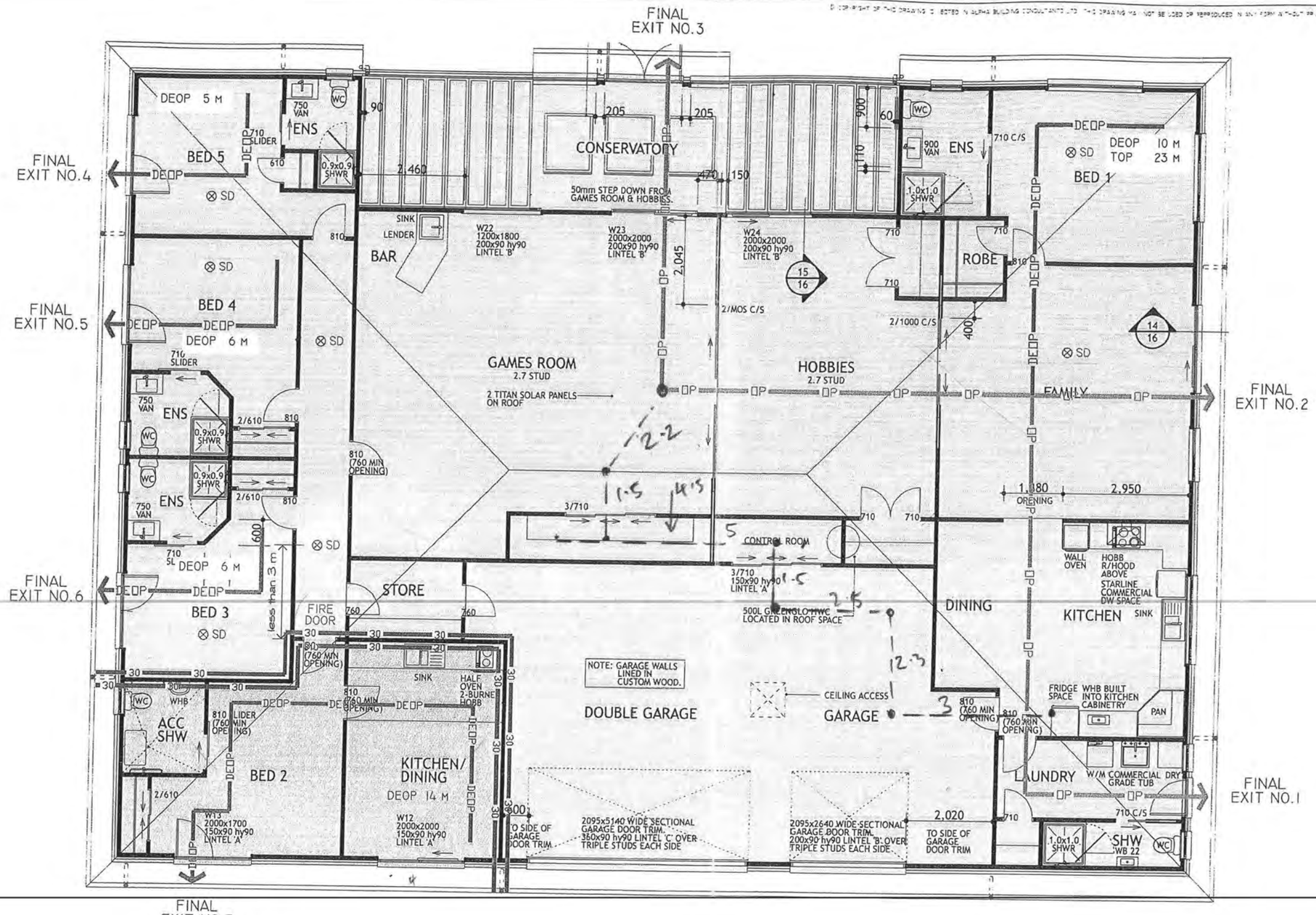


LEGEND

- ←OP—— OPEN PATH ESCAPE ROUTE
- ←DEOP—— DEAD END OPEN PATH ESCAPE ROUTE
- -30— NO LESS THAN A 30/30/30 FIRE SEPARATION. REFER FIRE ANALYSIS.
- FIRE DOOR — -/30/30 SM FIRE DOOR WITH SMOKE STOPPING CAPABILITY FITTED WITH LEVER TYPE DOOR HARDWARE. SMOKE SEALS AND A SELF CLOSING DEVICE
- ⊗ SD — DOMESTIC SMOKE DETECTOR. BATTERY OPERATED AND NOT REQUIRING INTERCONNECTION

FIRECELL ONE - SR PURPOSE GROUP
ATTACHED MULTI-UNIT DWELLING
(LONG TERM STAY)

FIRECELL TWO - SA PURPOSE GROUP
ATTACHED RESIDENTIAL COMMUNITY SERVICE
(SHORT TERM STAY)

UNDERLAID PLANS PROVIDED COURTESY
JENNIAN HOMES MANAWATU

alpha group
P 06 354 9909 E grant@alphabc.co.nz
F 06 354 2509 W www.alphabc.co.nz

SCALE 1:100
0 1 2 3 4 5

REV	DATE	NOTES
A	24 Nov 09	FIRST ISSUE

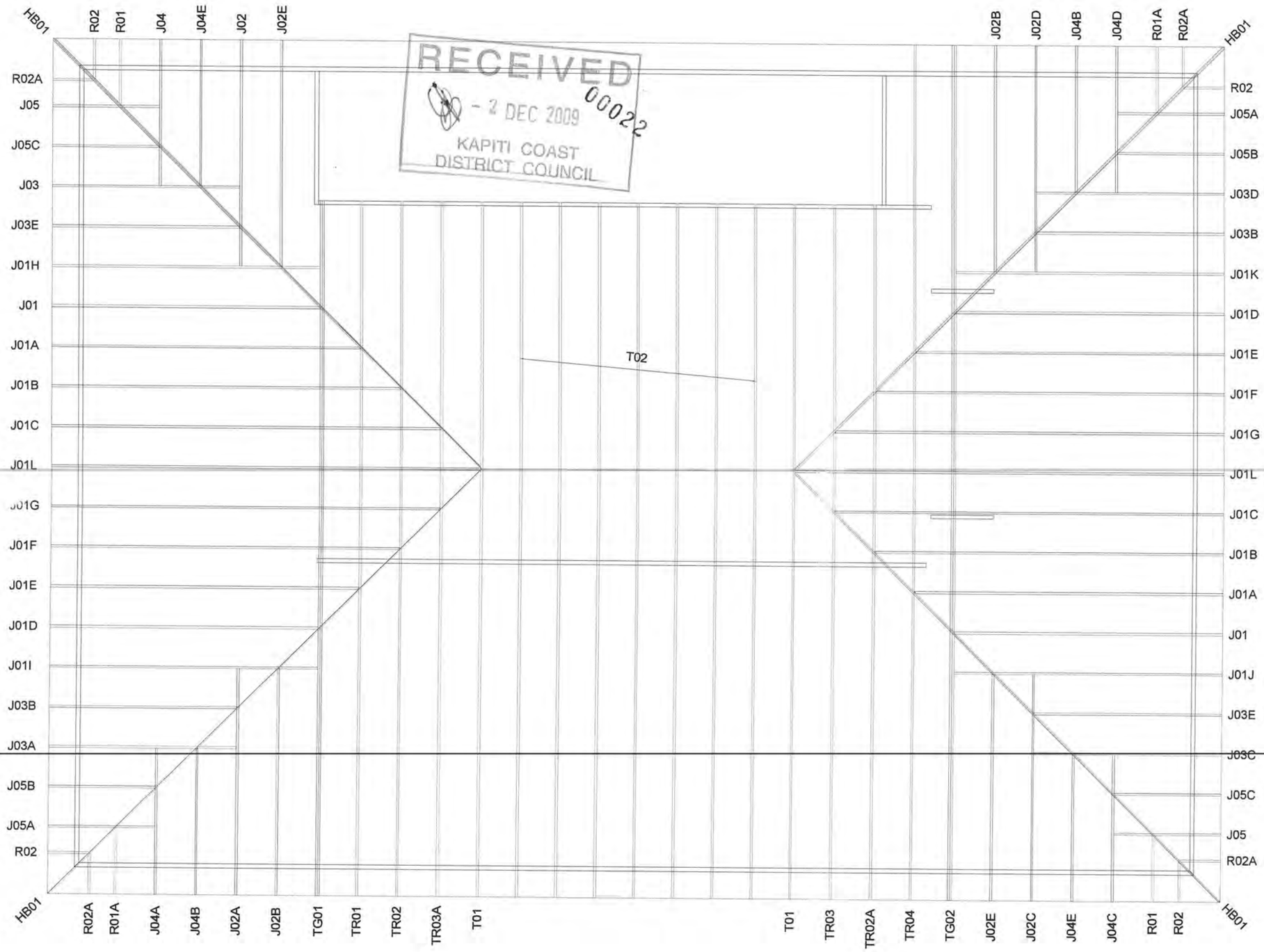
PROJECT
PRINCE RESIDENCE AND ATTACHED SHORT TERM STAY

40 TITOKI ROAD
WAIKANAE

SHEET
FIRE ANALYSIS

SCALE	PREPARED
1:100 AT A3	GH
PLOT DATE	REVISION DATE
24 Nov 2009	24 Nov 2009
PROJECT	SHEET / REVISION
K0174	FA1 / A

BUILDING CONSENT LAYOUT



RECEIVED
- 2 DEC 2009
KAPITI COAST
DISTRICT COUNCIL
00022

CARTERS
MANUFACTURING
National Support Office
Auckland
Ph (09) 272 7253

JOB No **UM32683**

Client: Jennian Homes
Job Name: Prince Residence
Address: 40 Titoki Road
Waikanae

Pitch: 15°
Roof Material: Metal tiles
Soffit Overhang: 600 mm
Wind Area: Very High
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY L Nel

DATE 12/10/09 | PAGE 1 of 2

BUILDING CONSENT INFORMATION

These layouts and associated design statements are provided as a means of showing compliance with NZBC and may be used for Building Consent Application purposes only. This is a Buildable layout which may have some dimensional changes completed at the time of truss manufacture.

As to be Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

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

These layouts and associated design statements are valid only if the job is manufactured by CARTERS.

TRUSS FIXINGS

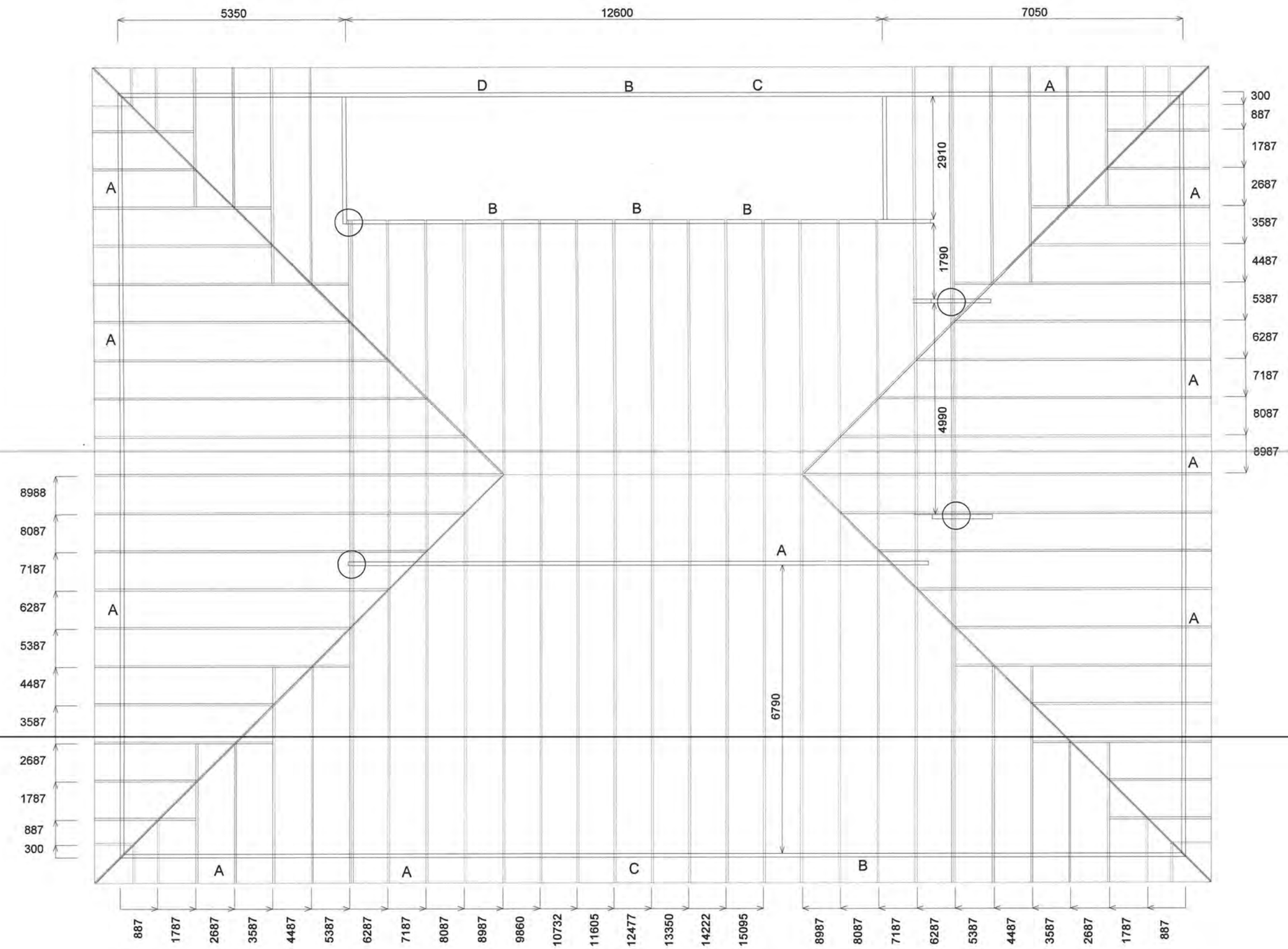
Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by CARTERS on the Final Layout

QUALITY ASSURANCE FTMA NEW ZEALAND FRAME & TRUSS MANUFACTURERS ASSOCIATION

See Page 2 for Dimensions and Point Load notification

PDF created with pdfFactory Pro trial version www.pdffactory.com

BUILDING CONSENT LAYOUT



NOTIFICATION OF POINT LOADS TO INTERNAL WALLS IN EXCESS OF 10kN.
Ref. Internal Load-Bearing on Concrete Floor Slabs 03/2006 MiTek NZ Ltd.

CARTERS
MANUFACTURING
National Support Office
Auckland
Ph (09) 272 7253

JOB No **UM32683**

Client: Jennian Homes
Job Name: Prince Residence
Address: 40 Titoki Road
Waikanae

Pitch:	15°
Roof Material:	Metal tiles
Soffit Overhang:	600 mm
Wind Area:	Very High
Snow Load:	0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY L Nel

DATE 12/10/09 | PAGE 2 of 2

These lintels have been sized using the GANGLAM 05/2005 and FLITCH BEAM 12/2007 selection manuals from MiTek NZ Ltd.

hySPAN, hyONE and hy90 lintels have been sized using designIT v3.2.4NZ software orselection manuals, hySPAN Edition 2, hyONE 04/2008 and hy90 Edition 1, as provided by CHH futurebuild.

Unless otherwise stated the timber grade for all lintels is MSG8. Lintels not shown are to be selected as per NZS3604 1999.

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

LINTEL	SIZE	GRADE
A	150 x 90	hy90
B	200 x 90	hy90
C	360 x 90	hy90
D	360 x 90	hyONE

See Page 1 for Labelled Truss Layout

PDF created with pdfFactory Pro trial version www.pdffactory.com

CARTERS Manufacturing

Job: UM32683 Client: Jennian Homes Site: Prince Residence
Phone: 40 Titoki Rd
Waikanae

Description:
Building Consent No.: Phone:

PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL® timber roof, floor and attic trusses in New Zealand. The truss designs computed by 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 Clause B1 of the Building Code.

This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL plate.

On behalf of MiTek New Zealand Ltd, 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 fixings
iv) Correct input of Truss Design Data below
v) The design being undertaken by suitably trained personnel
vi) The truss design being carried out in accordance with MiTek 20/20 User Terms and Conditions,

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 Building Code.

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

On behalf of MiTek New Zealand Ltd,

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

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 GANG-NAIL Fabricator shall ensure that these job details are current and relevant to the project for the design of the trusses.

Job Details

Roof Truss

Timber Group:	MSG45STD	Importance Level :	2	Design Working Life :	50 years
Roof		Pitch:	15.000 deg	Std Overhang:	600 mm
Material:	Metal Tiles	**Ceiling**		**Wind**	
Dead Load:	0.210 kPa	Material:	Gib Board 12mm	Area:	Very High (50.0 m/s)
Restraints:	400 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Live Load:	Qur = 0.250 kPa	Restraints:	600 mm centres		
	Qc = 1.100 kN	Live Load:	Qc = 1.400 kN		

The timber for these trusses shall be standard gauged and treated to the requirements of NZS 3602:2003. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in **"closed environment"**, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~T~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing 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)	
J01	2	5387	15.000	900	J02B	2	4487	15.000	900	J04E	2	2687	15.000	900	
J01A	2	5387	15.000	900	J02C	1	4487	15.000	900	J05	2	1787	15.000	900	
J01B	2	5387	15.000	900	J02D	1	4487	15.000	900	J05A	2	1787	15.000	900	
J01C	2	5387	15.000	900	J02E	2	4487	15.000	900	J05B	2	1787	15.000	900	
J01D	2	5387	15.000	900	J03	1	3587	15.000	900	J05C	2	1787	15.000	900	
J01E	2	5387	15.000	900	J03A	1	3587	15.000	900	T01	2	15020	15.000	900	
J01F	2	5387	15.000	900	J03B	2	3587	15.000	900	T02	7	15020	15.000	873	
J01G	2	5387	15.000	900	J03C	1	3587	15.000	900	TG01	1D	15020	15.000	900	
J01H	1	5387	15.000	900	J03D	1	3587	15.000	900	TG02	1D	18020	15.000	900	
J01I	1	5387	15.000	900	J03E	2	3587	15.000	900	TR01	1	15020	15.000	900	
J01J	1	5387	15.000	900	J04	1	2687	15.000	900	TR02	1	15020	15.000	900	
J01K	1	5387	15.000	900	J04A	1	2687	15.000	900	TR02A	1	15020	15.000	900	
J01L	2	5387	15.000	900	J04B	2	2687	15.000	900	TR03	1	15020	15.000	900	LB
J02	1	4487	15.000	900	J04C	1	2687	15.000	900	TR03A	1	15020	15.000	900	
J02A	1	4487	15.000	900	J04D	1	2687	15.000	900	TR04	1	18020	15.000	900	

Total quantity : 71

The computer design input has been carried out by:

Name of Computer Operator: Louis Nel

Qualifications and Title: Truss Detailer

Signed:

CARTERS
A Division of Carter Holt Harvey

Dated: Monday, 12 October 2009

PDF created with pdfFactory Pro trial version www.pdffactory.com

CARTERS Manufacturing

Job: UM32683
Client: Jennian Homes
Phone:
Site: Prince Residence
40 Titoki Rd
Waikanae
Phone:
Description:
Building Consent No.:
MiTek 20/20 Engineering 4.5.147
MiTek New Zealand Ltd.
Printed: 07:08:32 12 Oct 2009

TRUSS BEARINGS EXCEEDING 10KN REPORT - Ultimate Limit State Loads

Truss List
Legend: ? = input only, ~~Tx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully

Critical Trusses	Qty	Span (mm)	Joint	Bearing Reactions (kN) Down	Uplift
T01	2	15020	N	7.733	11.278
T02	7	15020	N	7.497	10.934
TG01	1D	15020	O	10.190	15.461
			T	27.543	42.930
TG02	1D	18020	T	24.105	35.360
			X	12.494	18.697
TR01	1	15020	S	7.633	11.263
TR02	1	15020	P	7.832	11.476
TR02A	1	15020	N	7.832	11.489
TR03	1	15020	O	7.790	11.499
TR03A	1	15020	R	7.800	11.504

Note:
1) Select appropriate Slab Thickening Detail from the MiTek 'Internal Load Bearing On Concrete Floor Slabs' brochure.

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PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL® timber roof, floor and attic trusses in New Zealand. The truss designs computed by 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 Clause B1 of the Building Code.

This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL plate.

On behalf of MiTek New Zealand Ltd, 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 fixings
iv) Correct input of Truss Design Data below
v) The design being undertaken by suitably trained personnel
vi) The truss design being carried out in accordance with MiTek 20/20 User Terms and Conditions,

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 Building Code.

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

On behalf of MiTek New Zealand Ltd,

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

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 GANG-NAIL Fabricator shall ensure that these job details are current and relevant to the project for the design of the trusses.

Job Details

Roof Truss

Timber Group:	MSG45STD	Importance Level :	2	Design Working Life :	50 years
Roof		Pitch:	15.000 deg	Std Overhang:	590 mm
Material:	Metal Tiles	**Ceiling**		**Wind**	
Dead Load:	0.210 kPa	Material:	Standard	Area:	Very High (50.0 m/s)
Restraints:	400 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Restraints:	400 mm centres		
		Live Load:	Qc = 1.400 kN		

The timber for these trusses shall be standard gauged and treated to the requirements of NZS 3602:2003. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing 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)
S06	1	18020	15.000	900 LB	J01A	1	5260	15.000	900	J03	1	3460	15.000	900
T G01	1D	18020	15.000	900	J01B	1	5260	15.000	900	J03A	1	3460	15.000	900
T G02	1D	18020	15.000	900 LB	J01C	1	5260	15.000	900	J03B	1	3460	15.000	900
S01	1	15020	15.000	900	J01D	1	5260	15.000	900	J03C	1	3460	15.000	900
S02	1	15020	15.000	900 LB	J01E	1	5260	15.000	900	EN01	1	3000	15.000	900
S03	1	15020	15.000	900	J01F	1	5260	15.000	900	J09C	1	2687	15.000	900
S04	1	15020	15.000	900	J01G	1	5260	15.000	900	J09	1	2687	15.000	900
S05	2	15020	15.000	900 LB	J01H	1	5260	15.000	900	J09A	1	2687	15.000	900
S07	1	15020	15.000	900	J01I	1	5260	15.000	900	J09B	1	2687	15.000	900
S08	1	15020	15.000	900 LB	J01J	1	5260	15.000	900	J04	1	2560	15.000	900
S09	7	15020	15.000	873 LB	J01K	1	5260	15.000	900	J04A	1	2560	15.000	900
06	1	5387	15.000	900	J07	1	4487	15.000	900	J04B	1	2560	15.000	900
06A	1	5387	15.000	900	J07A	1	4487	15.000	900	J04C	1	2560	15.000	900
06B	1	5387	15.000	900	J07B	1	4487	15.000	900	J10	1	1787	15.000	900
06C	1	5387	15.000	900	J07C	1	4487	15.000	900	J10A	1	1787	15.000	900
06D	1	5387	15.000	900	J02A	1	4360	15.000	900	J10B	1	1787	15.000	900
06E	1	5387	15.000	900	J02B	1	4360	15.000	900	J10C	1	1787	15.000	900
06F	1	5387	15.000	900	J02C	1	4360	15.000	900	J05	1	1660	15.000	900
06G	1	5387	15.000	900	J02	1	4360	15.000	900	J05A	1	1660	15.000	900
06H	1	5387	15.000	900	J08	1	3587	15.000	900	J05B	1	1660	15.000	900
06I	1	5387	15.000	900	J08A	1	3587	15.000	900	J05C	1	1660	15.000	900
06J	1	5387	15.000	900	J08B	1	3587	15.000	900					
01	1	5260	15.000	900	J08C	1	3587	15.000	900					

Total quantity : 74

CARTERS Manufacturing

Job: FP2897

Client: Jennian Homes
Phone:

Site: Prince Residence
40 Titoki Road
Waikanae

Description:
Building Consent No.:

Phone:

MiTek 20/20 Engineering 4.5.147

MiTek New Zealand Ltd.

Printed: 11:47:00 03 Mar 2010

The computer design input has been carried out by:

Name of Computer Operator:

Qualifications and Title: Truss Detailer

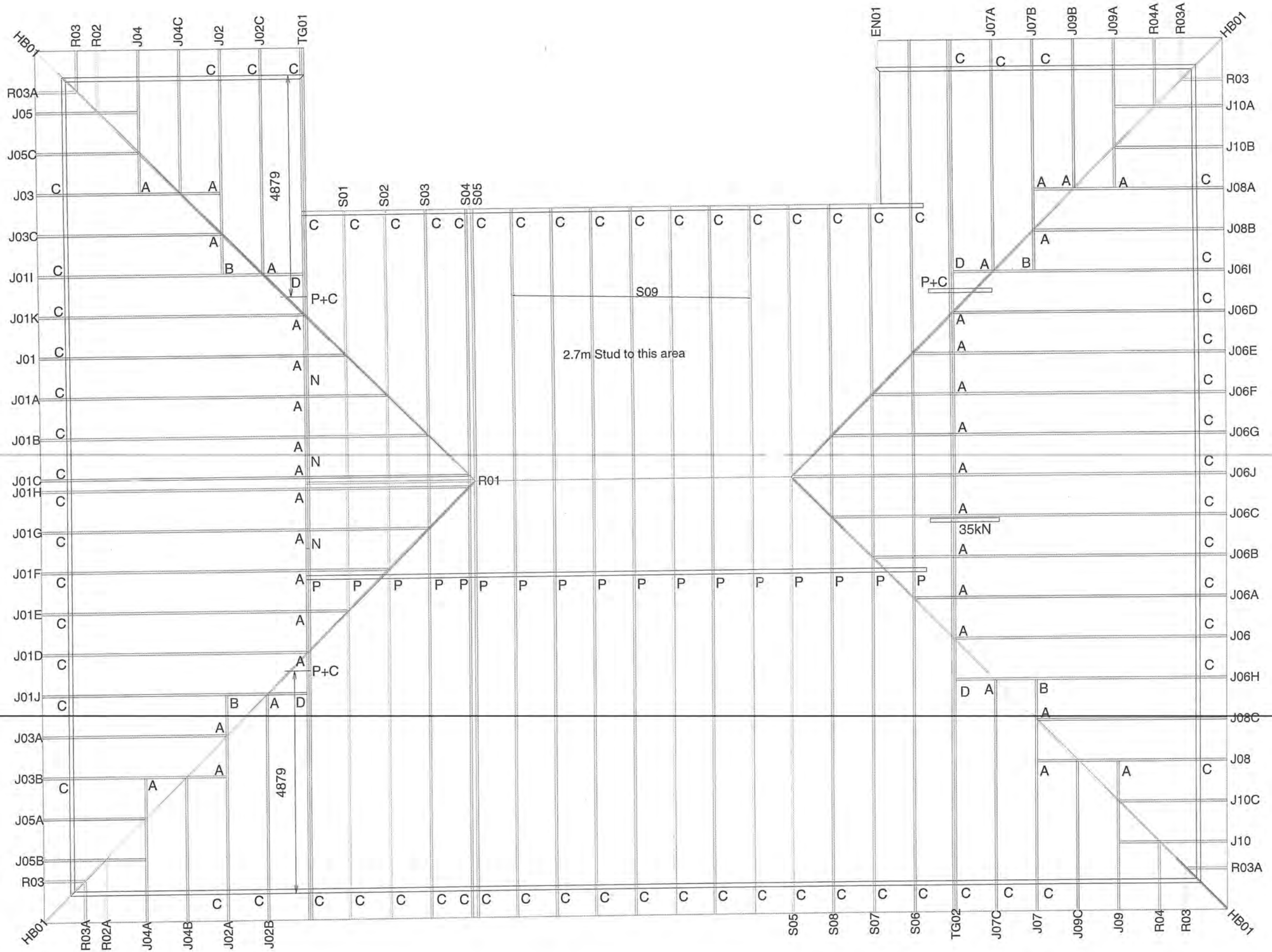
Signed:

CARTERS

A Division of Carter Holt Harvey

Dated: Wednesday, 3 March 2010

FINAL LAYOUT



CARTERS
MANUFACTURING
National Support Office
Auckland
Ph (09) 272 7253

JOB No **FP2897**

Client: Jennian Homes
Job Name: Prince Residence
Address: 40 Titoki Road
Waikanae

Pitch: 15°
Roof Material: Metal tiles
Soffit Overhang: 600 mm
Wind Area: Very High
Snow Load (Sg): 0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY L. Nel

DATE 19/02/10 | PAGE 1 of 2

FIXINGS

A=47x90 JH
B=47x120 JH
D=47x190 JH
E=95x165 JH
Joist Hanger

C=CT200 (pair)
CT 200

M=Multigrips
Multi Grips

N=Nail On Plate
P=CPC 80
Nail on plate

All other truss fixings must have two wire dogs Unless indicated as above
CPC

NOTE

Please contact your local CARTERS Manufacturing Branch for any queries ~~regarding this layout or if any on site remedial~~ work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

QUALITY ASSURANCE FTMA NEW ZEALAND

See Page 2 for Dimensions and Lintel Statement

ARNOLD & JOHNSTONE LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job No. 10984

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Arnold & Johnstone Ltd
(Design Firm)

TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)



IN RESPECT OF: NEW RESIDENCE
(Description of Building Work)

FOR: B PRINCE
(Owner)

AT: 40 TITOKI RD
LOT 3 DP 386409
WAIKANAE
(Address)

We have been engaged to provide structural engineering design services in respect of the requirements of Clause B1 Structure & B2 Durability of the Building Code for only the items marked (*) and countersigned by I. P. Torvelainen on the drawings for the above building work prepared by: JENNIAN SERVICES LTD. Our calculations are attached ref No.10984.

The design for the structural steelwork has been carried out by us has been prepared in accordance with the Compliance Documents issued by Department of Building & Housing, Verification Method B1/VM1 and Acceptable Solution B1/AS1.

On behalf of the Design Firm, and subject to:

(i) Site verification of the ultimate bearing capacity of the ground beneath the building being 300 kPa minimum, and

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings countersigned by I. P. Torvelainen, and the calculations and details provided by us, will comply with the relevant provisions of the Building Code.

P A Johnstone BE (hons), MIPENZ CPEng No 10519 IntPE *(Design Professional)*

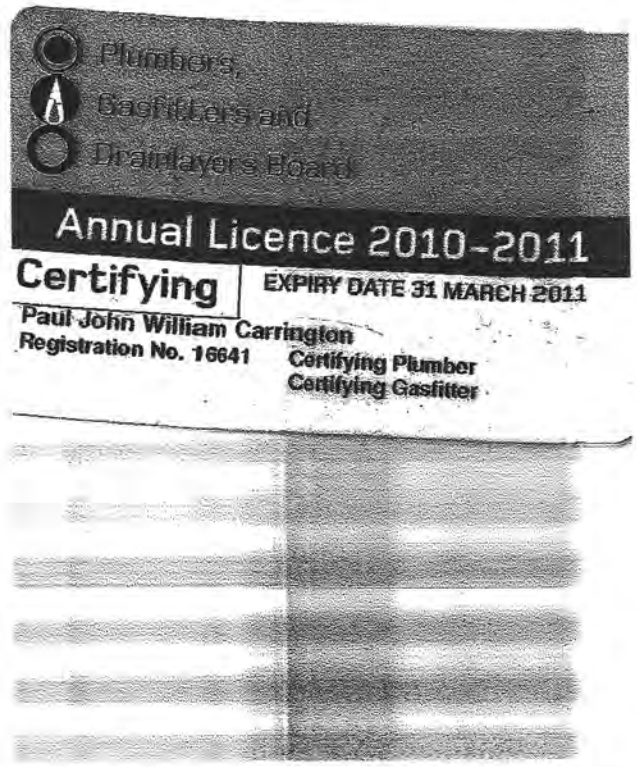
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000.
The Design Firm is a member of ACENZ

SIGNED BY Paul Anthony Johnstone ON BEHALF OF Arnold & Johnstone Ltd
(Design Firm)

Date 24/11/09 (signature).....

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

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


Plumbers,
Gasfitters and
Drainlayers Board
Annual Licence 2010-2011
Certifying
EXPIRY DATE 31 MARCH 2011
Paul John William Carrington
Registration No. 16641
Certifying Plumber
Certifying Gasfitter

x 10

BC090914

aquatherm

aquatherm® fusiotherm® pipe system fusiolen® material PP-R (80)

WARRANTY & LIFE TIME STATEMENT

Aquatherm GmbH gives a 50-year guarantee on all plastic pipes and fittings produced by them. According to the permissible working pressure/temperature. Within the scope of this guarantee Aquatherm GmbH will supply replacement material pipe and fittings if damages are traceable to materials faults and defects.

Liability Warranty
Furthermore within the scope of this Aquatherm GmbH gives a 10 year guarantee which compensates for material damage to third persons, for investigation, removal, acceptance, dismounting or laying bare of all defective goods.

Aquatherm GmbH guarantee is conditional on :-

- The fusion or joining of pipe and fittings using only Aquatherm GmbH welding tools and devices.
- Installation of pipe and fittings are certified Aquatherm installers and adherence to Aquatherm GmbH technical rules and guidelines for correct installation principles.

Limits of Liability

- For bodily injury 5.000.000, Euro
- For property damage 2.500.000, Euro

(Per occurrence)

Installation Address 40 Titoki Rd, Waikanae

Description of installation Domestic House / Homestay.

Name of Plumber Colin Funnell Signature C Funnell.

Date of Completion 9/7/10 Reg Installer Number 2050.

This Warranty must be fully completed, signed and returned with the completed test sheet within three months of the completion of the project installation to the New Zealand Agent: -

Aquatherm NZ Ltd
PO Box 99 393, Newmarket, Auckland, NZ. Phone 09 570 7204, Fax 09 570 7206

10 of

#100539.

26 JUL 2010

Fusiotherm®

Installation Principles

Test Record fusiotherm®-pipe installation

Description of the installation

Address: 40 Titoki Rd
Waikanae

Type of installation

Pipe-lengths: Ø 16 mm 85 m
Ø 20 mm 35 m
Ø 25 mm 25 m
Ø 32 mm ____ m
Ø 40 mm ____ m
Ø 50 mm ____ m
Ø 63 mm ____ m
Ø 75 mm ____ m
Ø 90 mm ____ m
Ø 110 mm ____ m

Highest point: 3.5 m
(over manometer)

Time test started 10.25
Time test finished 10.55
Test period: 30 minutes

Client: MR + MRS B PRINCE

Contractor: FUNNELLS GAS & PLUMBING LTD.

Date: 9/7/10

Preliminary test

(Testing procedure NZ Jan 2001)

Test pressure **20 bar**

1. Test pressure 20 bar 10 minutes. 10.25
2. Unpressurize for 1 minute. 10.38.
3. Test pressure 20 bar 5 minutes. 10.40
4. Unpressurize for 1 minute. 10.43.
5. Test pressure 20 bar 5 minutes. 10.47
6. Unpressurize. 10.55.

Result preliminary test: PASS.

The test is to be conducted as a continuous test at 20 bar with the five steps noted above.

The system **MUST** be pressurised **THREE TIMES** with a minimum rest of one minute between re-pressurising

If leakage occurs, please replace the part and re start the testing procedure.

The test is complete and acceptable when the above has been undertaken and no leaks are present.

Finally complete all parts for the test sheet and return a copy to:

AQUATHERM NZ LTD
Fax 09 5707206 or
P.O. Box 99 393
Newmarket
Auckland NZ

Signature / Stamp [signature] Reg Fusiotherm number 2080

Aquatherm NZ Ltd must receive this information within 3 months of the installation for the warranty to be valid.

Please consult with your local area Council as they may require a copy of the test results for their records.

GERARD ROOFS

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

Name of Purchaser	**Jennian Homes**
Address Warranted	**40 Titoki Rd**
	Waikanae
Type of Warranty	**Tile Warranty**
Installation Contractor	**Pro Roofing Ltd**
Date of Warranty	**01.06.2010**
Brand	**Corona Shake Satin Graphite**

Warranty number
107823

Purchase Order No.
6586

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

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

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

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

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

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

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

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

Yours sincerely

Max Goode
Customer Service Manager

06 3292532

O'HAGAN CONTRACTING LTD

RD 11, Palmerston North 4481
Phone 06 329 2522
Fax 06 329 2532
Mobile (Shane) 021 67 0426
Mobile (Greg) 021 67 0526
Email ohagan@orconnet.nz

WARRANTY AGREEMENT

Date: 26/11/10

Customer Name: Jennian Homes

Site Address: Barry prince
32 Titoki rd
Waikanae

Warranted Work: Water Tanks and Pump

Warranty Period: 5 Year warranty on Water Tank and Installation
2 Year warranty on Pump

O'Hagan Contracting Ltd has completed the above work as per plans and specifications supplied and provide a warranty in respect of the completed work for the period stated above.

SN O'Hagan

Shane O'Hagan
O'Hagan Contracting Ltd

Absolutely POSITIVELY Wellington
Me Heke ki Pōneke
Wellington City Council

Producer statement – plumbing

To: **Wellington City Council**

Issued by

Plumber Paul Carrington

Service request application number BC090914

Made by (building consent applicant) Jennian Homes manaute LTD

At (project address) 40 titoki st Waikanae

In relation to (description of building work) heating system - closed low pressure circuit - not connected to plumbing system

I have been engaged to carry out the plumbing work on the above building consent. I certify that the work complies with the building consent and that I have completed a pressure test for water tightness in accordance with:

- **NZ Building Code G12/AS1 – 1500kPa for a period of not less than 15 minutes**
- **AS/NZS 3500.1:2003 – 1500kPa for a period of not less than 30 minutes.**

(Delete as applicable)

Validity authenticated in accordance with KCDC Policy 002

12 NOV 2010

Signature:

Plumber's details

Name Paul Carrington

Registration number 16641

Qualification Certifying Plumber, Certifying gasfitter

Address 2 Park Ave tawa

Phone: Work 021775506 Home (04) 232 4603 Mobile 021775506

Fax — Email Paul@cplumbing.co.nz

The work prescribed in this consent application has been carried out by me or my employee and the employee holds:

a a current licence under part 2, subpart 1 of the Plumbers Gasfitters and Drainlayers Act 2006

or

b a limited certificate under Section 13 of the Plumbers Gasfitters and Drainlayers Act 2006 and is under the direct supervision of a certifying plumber (craftsman).

Please attach a photocopy of plumber's registration card.

Signature Date 12/11/10

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

No. 3248269

No. of attachments

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Jennian Homes — Phone: 0632356544

Address of installation: ~~40~~ Titoki Road Lot 3 Waikanae

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

65	No. of lighting outlets	2	No. of ranges
44	No. of socket outlets	1	No. of water heaters
Was any installation work carried out by the homeowner?		Yes	✓ No

Please tick (✓) as appropriate where work includes:

✓ Mains	✓ Main earthing system
✓ MEN Switchboard	Electric lines

Description of work carried out (If necessary attach any pages with work done)

Wired and fitted off House as per plans held at laser Electrical.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

Validity authenticated in accordance with KCDC Policy 002
12 NOV 2010

- ☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above
- ☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- ☑ has an earthing system that is correctly rated
- ☑ contains fittings which are safe to connect to a power supply
- ☑ is safe to connect to a power supply

Signature:

ELECTRICAL WORKER DETAILS

Name	Gareth Eckersley	Registration No.	E250604
Company	Laser Electrical	Contact Ph No.	0274441571
Signature	G Eckersley	Date	1/11/10

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☑ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)
- ☐ Attached other
- ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name	JOHN WINTER	Registration No.	I360
Signature	J.R. Winter	Date	04-11-2010
		Contact Ph No.	027 452799

ARNOLD & JOHNSTONE LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job No. 10984

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Arnold & Johnstone Ltd
(Design Firm)

TO: **KAPITI COAST DISTRICT COUNCIL**
(Building Consent Authority)

IN RESPECT OF: **NEW RESIDENCE**
(Description of Building Work)

FOR: **B PRINCE**
(Owner)

AT: **40 TITOKI RD**
LOT 3 DP 386409
WAIKANAE
(Address)

RECEIVED
- 2 DEC 2009
KAPITI COAST DISTRICT COUNCIL
00024

We have been engaged to provide structural engineering design services in respect of the requirements of Clause B1 Structure & B2 Durability of the Building Code for only the items marked (*) and countersigned by I. P. Torvelainen on the drawings for the above building work prepared by: JENNIAN SERVICES LTD. Our calculations are attached ref No.10984.

The design for the structural steelwork has been carried out by us has been prepared in accordance with the Compliance Documents issued by Department of Building & Housing, Verification Method B1/VM1 and Acceptable Solution B1/AS1.

On behalf of the Design Firm, and subject to:

(i) Site verification of the ultimate bearing capacity of the ground beneath the building being 300 kPa minimum, and

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings countersigned by I. P. Torvelainen, and the calculations and details provided by us, will comply with the relevant provisions of the Building Code.

P A Johnstone BE (hons), MIPENZ CPEng No 10519 IntPE *(Design Professional)*

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000.
~~The Design Firm is a member of ACENZ~~

SIGNED BY Paul Anthony Johnstone ON BEHALF OF Arnold & Johnstone Ltd
(Design Firm)

Date 2/12/09 *(signature)*.....

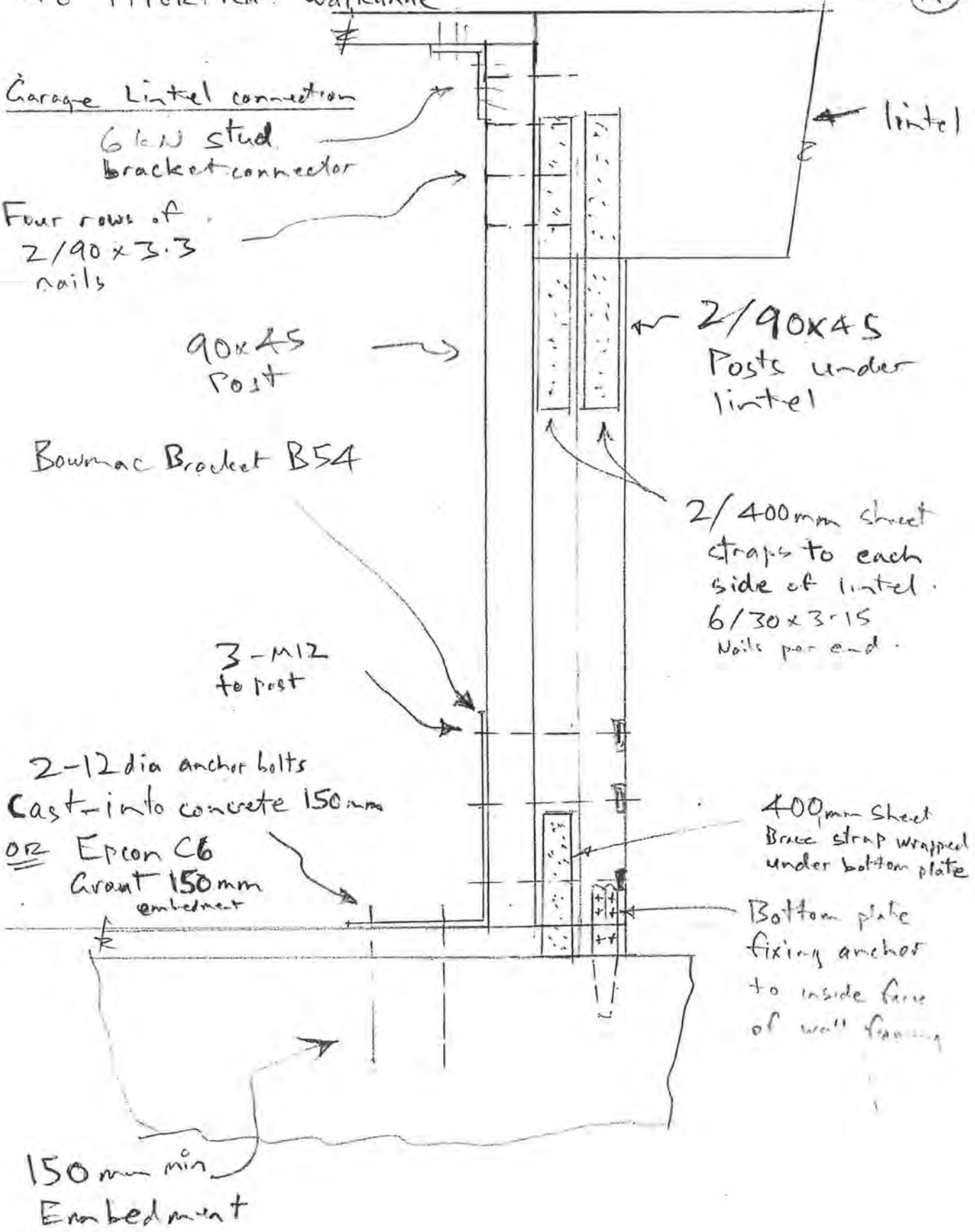
Note: This statement shall only be relied upon by the Building Consent authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in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

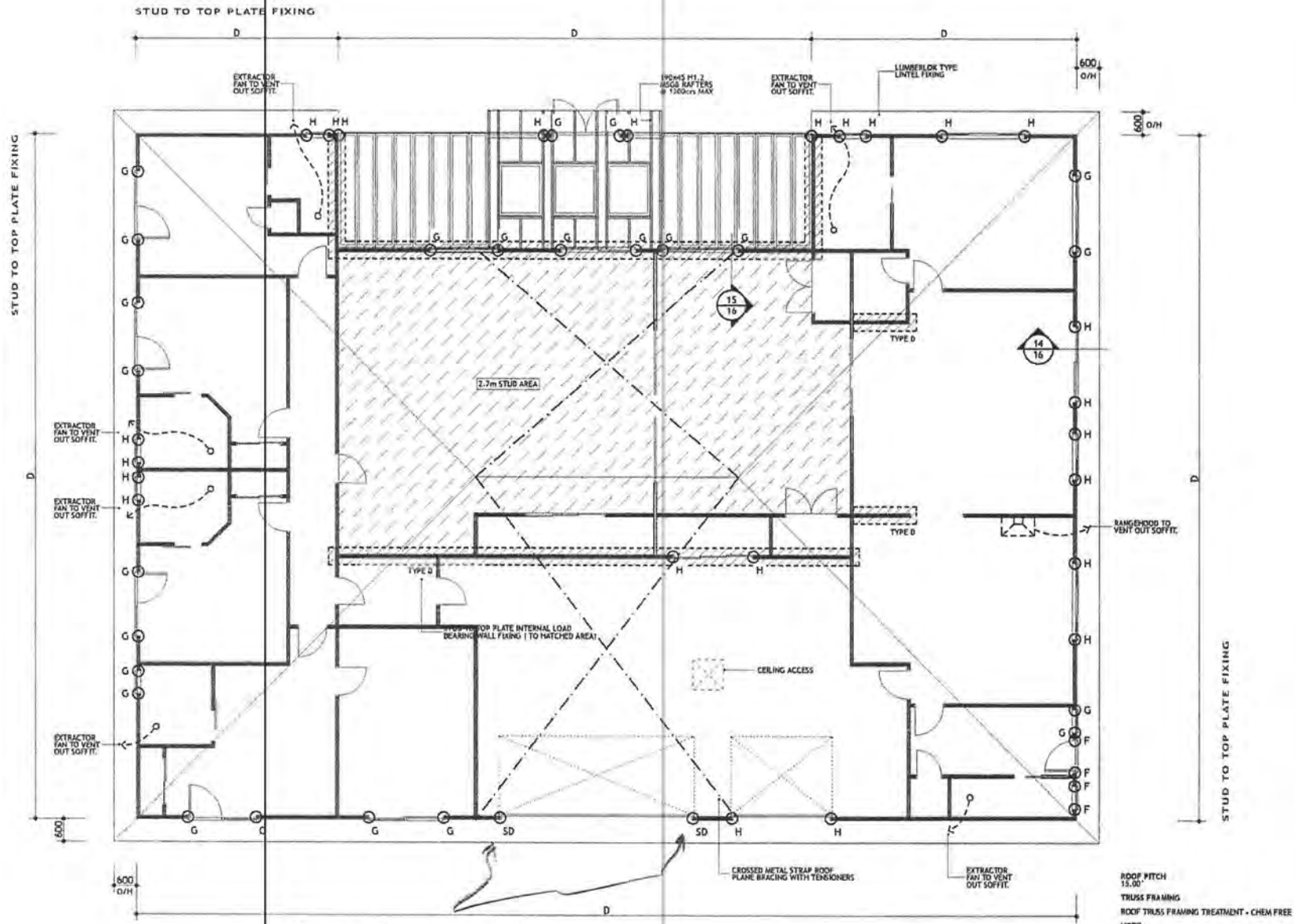
This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

ARNOLD & JOHNSTONE LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACENZ

JOB No 10984
PAGE Sketch GL 001
BY SPT
DATE 19/10/09
Rev (A)

JOB Prince Residence
40 Titoki Rd. Waikanae





ROOF PITCH
15.00°

TRUSS FRAMING

ROOF TRUSS FRAMING TREATMENT - CHEM FREE

NOTE

LINTEL AND STUD FIXINGS ARE TO MITEK LUMBERLOK 01/10. REFER TO DETAILS

ROOF FRAMING, REFER TO ATTACHED ROOF MANUFACTURERS TRUSS FRAMING PLAN

ROOF BRACING TO BE IN ACCORDANCE WITH NZS 3604:1999 SECTION 10.3 AND 10.4

Garage Lintel and supports
see sketch GL001 attached

the copyright of this drawing remains the property of Jenritan Services Ltd.

Jenritan HOMES

Your personality Our expertise

Client:
BARRY PRINCE
LOT 3 DP 386409
40 TITOKI ROAD
WAIKANAE

Drawing:
ROOF/STUD FIXING/
LINTEL FIXING PLAN
SCALE 1:100 @ A3

Date: 13 OCT 09
Revision: WD-A WORKING DRAWINGS
Job #: PH 09018
Drawn: M.B
Checked: S.W
Amended: S.W

Sheet:
7/20.

ARNOLD & JOHNSTONE LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACENZ

JOB No 10984
PAGE 1
BY JHT
DATE 19/10/09

JOB Prince Residence
40 Tasman Rd Warkworth

Wind Loads Warkworth location

Wind region = W

Ultimate $V_{500} = 51$ m/s

Serviceability $V_{25} = 43$ m/s

$V_{site} = V_R M_d M_{z,cat} M_s M_t$

$M_d = 1.0$, $M_{z,cat} = 0.91$, $M_s = 1.0$, $M_t = 1.0$

$h \leq 5.0$ m

$V_{s,ult} = 51 \text{ m/s} \times 1.0 \times 0.91 \times 1.0 \times 1.0 = 46.4$ m/s
ultimate

$q_{ultimate} = 0.6 V^2 = 1.29$ kPa.

Serviceability

$\frac{q_s}{q_u} = 0.71$

$V_s = 43 \text{ m/s} \times 1.0 \times 0.91 \times 1.0 \times 1.0 = 39.1$ m/s

$q_{serviceability} = 0.6 V^2 = 0.92$ kPa

Use $q_u = 1.5$ kPa for wind uplift roles

ARNOLD & JOHNSTONE LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACENZ

JOB No 10084
PAGE 2
BY IH
DATE 19/10/10

JOB Prime

Wind coefficients

i) 15° roof pitch

Wind across

Wind →

across



$h = \frac{4.8+2.4}{2} = 3.6$ $b = 25$ $d = 18$

$\frac{h}{d} = 0.20$ $\frac{d}{b} = 0.72$

$C_{p\,nett} = -(0.5 + 0.3) = -0.8$

ii) Wind along roof

pitch = 0°

Dists from windward wall	
0 to 2.4m	-0.9
2.4 to 4.8	-0.9
4.8 to 9.6	-0.5
9.6 to 14.4	-0.3
> 14.4	-0.2

Average pressure horizontally at $\frac{25}{2}$ = 12.5 m from upwind wall (centre) will

$C_{p\,nett} = -(0.3 + 0.3) = -0.6$

∴ overall direction governs

Use $C_{p\,nett} = -0.8$

ARNOLD & JOHNSTONE LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACENZ

JOB No 10984
PAGE 3
BY JPT
DATE 19/10/09

JOB Prince

Wind uplift on arrow end supports
Lintel span = 5.25 m

Loads

(i) Gravity loads

W_G W_Q

Roof $= (0.45^{\#} + 0.25^{\#}) \times \frac{\frac{1}{2} \times 15.6^2}{15} = 3.65\,kN/m \quad 2.0\,kN/m$

S/wt $= 0.25$

$3.9\,kN/m \quad 2.0\,kN/m$

(ii) Wind uplift

$W_u = -0.8 \times 1.50\,kPa \times \frac{\frac{1}{2} \times 15.6^2}{15} = -9.8\,kN/m$

(iii) End reaction on support

for $U = 0.9G + W_u$

$P_u^x = (0.9 \times 3.9\,kN/m - 9.8\,kN/m) \times \frac{5.3}{2} = -16.7\,kN$

$0.9G + W_u$

uplift

ARNOLD & JOHNSTONE LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ACENZ

JOB No 1098
PAGE 4
BY IPT
DATE 19/10/09

JOB Prince

Calculate capacity of connection for garage lintel to posts and posts to floor for wind uplift

(ii) Capacity of 8/90 x 3.3 ϕ Nails Thru stud to end of lintel

$$\phi Q_n = 8 \times 0.8 \times 1.0 \times 0.67 \times 1.84\,kN = 7.9\,kN$$

(from Lumberlok handbook)

(iii) 2/ sheet straps with 6/30 x 3.3 Nails per end of strap

12 / 30 x 3.3 Nails

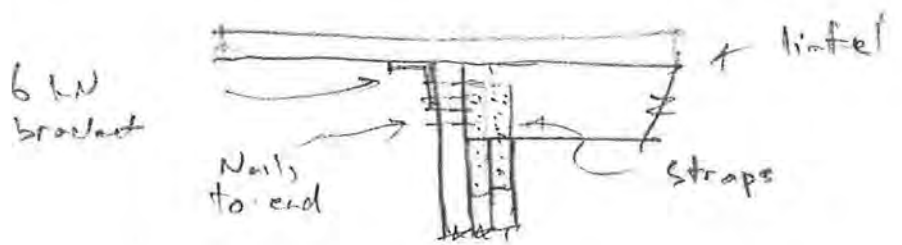
$$\phi Q_n = 12 \times 0.8 \times 1.0 \times 1.25 \times 1.0\,kN = 12.0\,kN$$

(iii) Straps plus 8/90 x 3.3 ϕ nails to end of l.d.l. Item (i) + (ii)

$$\phi V_n = 7.9 + 12.0 = 19.9\,kN$$ for wind load.

(iv) Add 6kN stud anchor to connection

Connect to stud and top plate



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CONSULTING CIVIL & STRUCTURAL ENGINEERS
ACENZ

JOB No 10984
PAGE 5
BY [illegible]
DATE 19/10/02

JOB Prince

(v) Sheet straps 25 × 1mm with 30 × 3.15 ϕ nails

Lumberlok connection

$\phi V_m = 0.8 \times 1.0 \times 6\,kN = 4.8\,kN$

wind single stress; ϕ; k_1 wind

6 nails per end.

2 straps $\phi V_m = 9.6\,kN$

plus 8 / 90 × 3.3 nails $\phi V_m = 7.9\,kN$

$\Sigma \phi V = 17.5\,kN > P^*_u$ $0.9G + W_u$

(vi) Bottom plate anchor strap cast into concrete

$\phi N_t = 0.8 \times 1.0 \times 8.0\,kN = 6.4\,kN$

(vii) 2-M12 130 embed A into concrete at perimeter wall. Drill & grout with Epcon grout.

$\phi N_{uc} = 22.5\,kN$ $\quad X_{nc} = 0.87$ $\quad F'_c = 20\,MPa$

$X_{ne} = 1.0$ for edge > 50 mm

$X_{nae} = 1.0$ for spacing a ≥ 75 mm

$\phi N_{urc} = 0.87 \times 1.0 \times 1.0 \times 22.5\,kN = 19.6\,kN > P^*_u$ $0.9G + W_u$

12 dia bolt

See sketch GL001 attached for connection detail.

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 and limitations of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170:2002 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

The methodology for designIT uses the most up to date information available from joint Australian/New Zealand standards to ensure designIT solutions correspond with performance levels of design solutions given in NZS 3604:1999

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, provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard.
NZS 3604:1999 Timber Framed Buildings.
AS 1720.1 – 1997 Timber structures. Part 1: Design methods.
AS/NZS 1170:2002 Structural design actions, Parts 0, 1 and 2.
AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.

7 July 2009

For further information or advice please contact:
Carter Holt Havey Woodproducts New Zealand
173 Captain Springs Road, Onehunga. Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.co.nz

RECEIVED
- 2 DEC 2009
KAPITI COAST
DISTRICT COUNCIL
00023

Specifier details:

Specifier:	Marcus Bonk	
Business name:	Jennian Services Ltd	
Address:	104 SPRING STREET, TAURANGA	
Phone: 07 5782301	**Mobile:**	**Facsimile:** 07 578 7302

Project & Site details:

Project:	PN 09018 PRINCE	**Ref. no.:** WD-A
At (address):	40 TITIKO ROAD, WAIKANAE	
For (owner/s):	BARRY PRINCE	
Wind Zone:	Very high	
Snow loading	Snow region: N0, snow loading not applicable	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description R1 - Common rafters

2) Date prepared 13/10/2009

3) Design inputs

Span	3.1 m - single
Maximum rafter spacing	1200 mm
Roof mass	40 kg/m²
Lateral restraint condition	Bottom edge restrained by ceiling / ceiling battens at 600 crs max.
Serviceability criteria	AS 1684.1-1999

4) Member specification

Size, stress grade/product	Use 190 x 45 MSG8 Laserframe
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m³

5) Serviceability

Load case	Limit [3] on average deflection [2]	Estimated average deflection [2]	Rigidity ratio [4]
Long term load - $G+\Psi'_L Q$ *	10.3 mm	6.1 mm (long term)	$\frac{10.3}{6.1} = 1.70$
*Critical serviceability load case			

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

6) Installation requirements

Minimum bearing - end supports, 30 mm.

Tie-down requirement - Uplift reaction at support = 4.71 kN for application in accordance Table 10.13 NZS 3604

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/NZS 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%
MSG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 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


CAUTION!






Jennian

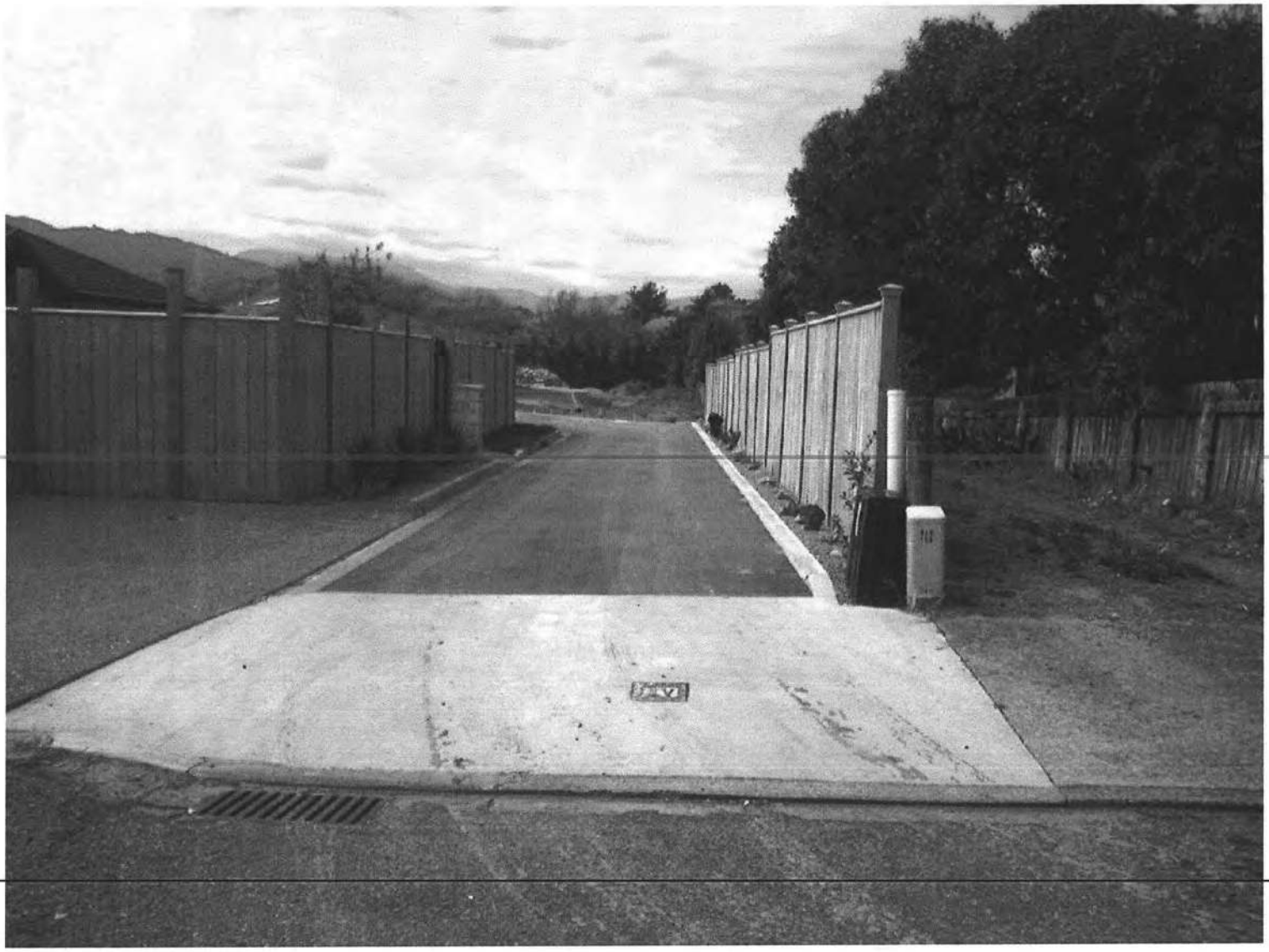

CAUTION!






CAUTION!





FIRE SAFETY ANALYSIS FOR

ATTACHED RESIDENCE AND SHORT-TERM ACCOMMODATION

RECEIVED
- 2 DEC 2009
KAPITI COAST
DISTRICT COUNCIL
00026

FOR

BARRY PRINCE
(OWNER)

ADDRESS

40 TITOKI ROAD
WAIKANAE

PREPARED FOR

JENNIAN HOMES (MANAWATU)

PREPARED BY

ALPHA BUILDING CONSULTANTS LTD
PALMERSTON NORTH
P 06 354 9909
F 06 354 2509

PROJECT	DATE	REVISION
K0174	24 NOV 2009	A

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2 DOCUMENT HISTORY

Write Date	Revision	Details
24 NOV 09	A	First Issue

3 EXECUTIVE SUMMARY

This summary shall be read in conjunction with the remainder of the report.

3.1 DESIGN PARAMETERS

PARAMETER	DESCRIPTION
Proposal	Construct a new single storey building for Long term and Short term accommodation.
Building Use	The attached single household residence is Multi Unit Dwelling use. The attached transient accommodation is Residential Community Service use for a single household unit.
Means of Compliance	NZBC C/AS1 Amendment 7 (Nov 2008) except for Para 8.1 and 8.2. Compliance with NZBC C3.3.9 uses SNZ PAS 4509:2008 as a means of compliance.
Access & Facilities for 'persons with disabilities'	Required to be provided into Firecell Two.
NZFS Design Review	Not required as the proposal is not a 'relevant building' since it will have 3 or fewer household units. Refer S21A of the Fire Service Act 1975.
Design Occupant Load, Purpose Group and FHC	Firecell One – purpose group SR – FHC 1 – 8 people (4 beds). Firecell Two – purpose group SA – FHC 1 – 2 people (1 bed).
Ground-Floor Structure	Concrete slab on ground.
External Wall Structure	Timber framed, plasterboard lined and clad with brick veneer.
Internal Wall Structure	Timber framed and plasterboard lined.
Roof structure	Timber framed and lined with a plasterboard ceiling.
Roof Underlay and Wall wrap	Not exposed to view.
Fire hose run	Less than 135 m to the closest fire hydrant in Titoki Road.
Fire Service Vehicular Hardstanding Point	Provided within 25 m of the Fire Hydrant in Titoki Road.

3.2 WHAT IS REQUIRED FOR THE PROJECT

DOOR FEATURES	REQUIREMENT
Doors handles	Required to be lever type on the accessible route.
Door locks	Doors are required to have locking devices that can be operated from within the building without the use of a key or other security device.
Door widths	Minimum clear opening width of 760 mm on the accessible route, 600mm elsewhere.
Door direction of opening	Not required to open out.
Fire doors	The door located in the fire separation between Firecell One and Two is required to have no less than a -/30/30 sm rating and be fitted with a self closing device.
FIRE SAFETY PRECAUTIONS	REQUIREMENT
Artificial Lighting	Required to provide a minimum of 20 lux throughout the building.
Emergency Lighting	Not required for household units and the escape route from Firecell Two is less than 20 m.
Exit Signs	Not required for household units and the escape route from Firecell Two will be visible during use.
Other Signs	Required on the accessible route, at locking devices and on the fire door.
Fire alarm	Type 1 domestic battery operated non-interconnected smoke detectors are required to be installed in the escape routes from the bedrooms, and within 3 m of each bedroom door. Refer appended drawing FA1.
Hand-held Fire Fighting Equipment	Not required by the Building Act 2004.
CONTROL OF SPREAD OF FIRE AND SMOKE	
F rating	F rating of 30 minutes applies to both firecells.
S rating	Not required to be considered. External spread of fire is mitigated by adequate separation distance.
Internal Fire Separations	Walls between Firecell One and Two required to have no less than a 30/30/30 fire rating and extend from the floor slab to the underside of the roof cladding. Penetrations and electrical installations will require fire stopping. Refer APPENDIX C: FIRE RATED CONSTRUCTION.
External Fire Separations	Not required.
INTERNAL SURFACE FINISHES	
Surface Finishes	No requirement in Firecell One. Wall and ceiling linings in Firecell Two are required to have surface finishes no greater than that indicated in APPENDIX D: INTERIOR SURFACE FINISHES
Floor coverings	No requirement
Foam plastic building elements	Not used.
OUTBREAK OF FIRE	
Gas burning appliances	If any gas burning appliances are proposed to be installed in the building, the appliances are required to be installed in accordance with NZS 5261 modified by NZBC Section C/AS1 para 9.2.2.
Woodburner and flue	Ensure that the Savona central heating wood fired boiler has a flue system complying with AS/NZS 2918 as modified by NZBC Section C/AS1 para 9.1.2.
Recessed lights	Ensure that if recessed lighting is installed, incandescent fittings are installed 50 mm away from building elements, or 200 mm away if halogen fittings are installed in accordance with NZECP54.
OTHER REQUIREMENTS	
Compliance Schedule	Not required.
Evacuation Scheme	Not required.

4 FIRE ENGINEERING BRIEF

4.1 ENGAGEMENT, PROPOSAL AND INFORMATION PROVIDED

4.1.1 ENGAGEMENT

Jennian Homes (the designer) has engaged Alpha Building Consultants Ltd (the consultant) on behalf of Barry Prince (the owner) to provide a fire analysis demonstrating compliance with the NZBC Fire Safety Clauses for the proposed new building at 40 Titoki Road, Waikanae.

4.1.2 PROPOSAL

The proposed work comprises construction of a new single storey building for a residence and short term accommodation.

4.1.3 MEANS OF COMPLIANCE

This fire analysis uses Compliance Document NZBC C/AS1[1] to establish compliance with the NZBC Fire Safety Functional Requirements[2].

4.1.4 PURPOSE AND SCOPE OF ANALYSIS

This fire analysis is provided solely to assist with demonstrating compliance with the Building Act 2004 and the NZ Building Code so that the designer may obtain a building consent for the proposed work.[3]

The Building Act 2004 does not require building work to achieve performance criteria additional to or more onerous than that prescribed in the NZ Building Code unless expressed otherwise[4]. Fire safety features for the protection of assets and ongoing business are not addressed in this fire analysis.

4.1.5 DOCUMENTATION PROVIDED

The consultant has not visited the site and places full reliance on the documents and information provided by the designer on the 19th Nov 2009 being sheets 1 to 20 (dated 13 Oct 2009).

4.1.6 DISCUSSIONS

Discussions with the designer indicated that;

a) Bedroom 2 and the adjoining Kitchen / Dining room will be the only suite used for short term stay in the building,
b) All other bedrooms and spaces in the building will be used as the residence for a single household unit[5].
c) The control room in the garage will house the Savona central heating wood fired boiler for heating radiators distributed throughout the building.

4.1.7 APPENDED DOCUMENTS

This Fire Safety Analysis shall be read in conjunction with the appended Fire Safety drawing FA1.

Fire door

[1] NZBC Section C Amendment 7
[2] S22(1) of the Building Act 2004.
[3] S49 of the Building Act 2004
[4] S18 of the Building Act 2004
[5] Refer definition of Household Unit in the NZ Building Code and the Building Act 2004.

4.2 PRINCIPAL CHARACTERISTICS

4.2.1 BUILDING SIZE AND USAGE

The proposed single storey building will be built on a single property lot and once complete will have a floor area of approximately 460 m².

The building will be divided into two firecells comprising;

FIRECELL ONE - MULTI-UNIT DWELLING[6]

a) 417 m² attached four bedroom residence and internal garage, and

FIRECELL TWO – RESIDENTIAL COMMUNITY SERVICE[6]

b) 43 m² attached single bedroom short term stay accommodation suite with adjoining Kitchen / Dining Room.

4.2.2 BUILDING STRUCTURE

The proposed building comprises of the following construction;

a) Concrete slab on ground floor,
b) Timber framed external walls, clad with brick veneer and internal lined with plasterboard,
c) Timber framed internal walls generally lined with plasterboard,
d) Customwood MDF internal linings in the Garage,
e) Timber framed roof structure with a plasterboard ceiling.

4.2.3 BUILDING LOCATION

The site is accessed from Titoki Road via a Right of Way that is approximately 40m long. The site is adjacent to other residential properties on all boundaries except the Waikanae Golf Club which is on the South Western boundary.

Firecell One is more than 1 m away from relevant boundaries. Firecell Two is more than 20 m away from relevant boundaries.

4.2.4 OCCUPANT ATTRIBUTES

Firecell Two, which will be used for short term stay accommodation, requires access and facilities be provided for public who may visit that may have a disability or significant impairment that may limit the extent that they can engage in 'activities, pursuits and processes of everyday life'[7].

However; the remainder of the building is exempt from requiring access and facilities for 'persons with disabilities'.

[6] Refer NZBC A1 – Classified Uses

[7] The use of the building is one that is listed in Schedule 2 of the Building Act 2004.

5 ANALYSIS

This analysis follows a similar sequential progression as C/AS1 and identifies the appropriate requirements, eliminating factors which are not relevant to the building.

5.1 OCCUPANT NUMBERS AND PURPOSE GROUPS

5.1.1 PURPOSE GROUP CLASSIFICATION AND FIRE HAZARD CATEGORY (FHC)
(PARA 2.2):

The building will be divided into two firecells as indicated on the appended drawings.

FIRECELL ONE - MULTI-UNIT DWELLING

a) Is purpose group SR (Attached Sleeping Residential)[8].

FIRECELL TWO - RESIDENTIAL COMMUNITY SERVICE

b) Is a single suite, purpose group SA (Sleeping Transient Accommodation)[8].

Both firecells are FHC 1 (1 – 500 MJ/m^2)[8].

5.1.2 OCCUPANT LOAD
(PARA 2.3):

For the purposes of this analysis the number of bedrooms will be used to determine the occupant load in both firecells[9]. Each bedroom is taken as providing space for two people.

FIRECELL ONE

a) Has 4 bedrooms, therefore the firecell has an occupant load of 8 people.

FIRECELL TWO

b) Has a single bedroom, therefore the firecell has an occupant load of 2 people.

5.2 MEANS OF ESCAPE

5.2.1 ACCESS ON ESCAPE ROUTES
(PARA 3.1.4)

FIRECELL ONE

a) Complies with NZBC D1.

FIRECELL TWO

b) Is required to provide access for 'persons with disabilities' (refer para 5.2.4 of this analysis).

5.2.2 NUMBER OF ESCAPE ROUTES
(PARA 3.2)

This provision is satisfied. The building has 7 final exits.

FIRECELL ONE

a) Has 6 final exits.

FIRECELL TWO

b) Is permitted to have a single means of escape that opens directly to a final exit (refer para 5.2.11 of this analysis).

5.2.3 HEIGHT OF ESCAPE ROUTES
(PARA 3.3.1)

This provision is satisfied. Clear height within the escape routes is no less than 2.1m except where the escape route passes through doorways.

[8] Determined from NZBC C/AS1 – Table 2.1.
[9] In accordance with NZBC C/AS1 – Para 2.3.6.

5.2.4 WIDTH OF ESCAPE ROUTES
(PARA 3.3.2)

This provision is satisfied.

FIRECELL ONE

a) The total available escape route width is still available assuming one of the final exits is blocked (8 people x 7 mm = 56 mm).
b) The minimum escape route width of 700 mm is satisfied.

FIRECELL TWO

c) The minimum escape route width of 1200 mm is satisfied.

5.2.5 ESCAPE ROUTE LENGTHS
(PARA 3.4):

This provision is satisfied. Refer appended drawing FA1.

FIRECELL ONE

a) The worst case Dead End Open Path (DEOP) is 10 m. The maximum permitted DEOP for this purpose group is 24 m.

b) The worst case Total Open Path (TOP) is 23 m. The maximum permitted TOP for this purpose group is 60 m.

FIRECELL TWO

c) The worst case DEOP and TOP is 14 m. The maximum permitted DEOP for this purpose group is 18 m.

5.2.6 OPEN PATHS
(PARA 3.4.2)

This provision is satisfied. Open path lengths have been measured from within 1m of the most remote point in the space being considered and are setout orthogonally so that obstructions within spaces may be taken into account.

Path lengths are measured to the second closest exit where 2 escape routes are provided.

5.2.7 OPEN PATH SEPARATION
(PARA 3.8.3)

This provision is satisfied. Open paths diverge from each other at an angle no less than 90 degrees for a distance of 8 m and remain separated until they reach the final exit.

5.2.8 DEAD ENDS
(PARA 3.10.1)

This provision is satisfied. Dead end open paths do not serve more than 50 people.

5.2.9 SLEEPING PURPOSE GROUPS
(PARA 3.11.6)

This provision is satisfied. Exit doors from Firecell One open directly to Final Exits. The exit door from Firecell Two opens directly to a final exit.

5.2.10 CONTROL OF EXITWAY ACTIVITIES
(PARA 3.12)

Escape routes are required to be maintained free from obstructions and combustible materials at all times. This will be an ongoing building management matter.

5.2.11 SINGLE MEANS OF ESCAPE
(PARA 3.15)

This provision is satisfied.

FIRECELL ONE

a) The dead end length does not exceed 24 m, occupant load is less than 50 people, and exit doors open directly to final exits.

FIRECELL TWO

b) The dead end length does not exceed 18 m, occupant load is less than 10 people, and exit doors open directly to final exits.

5.2.12 DOOR CLOSERS AND LATCHING
(PARA 3.17.1)

Handles on doors on the accessible route are required to be lever type or D handles, be push plates where doors are not latched, or be automatic sliding doors.

5.2.13 LOCKING DEVICES
(PARA 3.17.2)

Locking devices are required to be clearly visible, easily operated and allow the doors to be opened from inside the building in a normal manner without the use of a key, digital pin entry, card access or other security device.

5.2.14 DIRECTION OF OPENING
(PARA 3.17.3)

None of the doors in the building are required to open out as occupant loads on escape routes do not serve more than 10 people.

5.2.15 DEGREE AND WIDTH OF OPENING
(PARA 3.17.5)

Hinged doors are required to open no less than 90 degrees.

Where the doors are located on an accessible escape route, doors are required to provide a minimum clear opening width of 760 mm, or have no leaf less than 500 mm wide for multi-leaf doors.

However; the minimum clear opening width may be reduced to 600mm where the escape route is not an accessible route.

5.2.16 FIRE DOORS
(PARA 3.17.13)

The door located in the fire separation between Firecell One and Two is required to be fire rated no less than -/30/30 and have smoke stopping capability. The door shall meet the following requirements;

a) Have smoke seals fitted at the head and all vertical edges in the gaps between the door leaf and frame.

b) Have a self closing device be fitted and tensioned so that the door has no greater than the following frictional forces;
   i. 67 N to release the latch.
   ii. 133 N to set the door in motion.
   iii. 67 N to open the door to the minimum required width.

c) Have doorset identification indicating the door fire rating and smoke stopping capability in accordance with AS/NZS 1905.1.

a) Fire door signage as described in para 5.2.20 of this analysis.

5.2.17 ARTIFICIAL LIGHTING
(PARA 3.19.1)

NZBC G8 requires artificial lighting to provide a minimum of 20 lux throughout the building. NZBC G8/AS1 – Table 1 provides methods for establishing compliance.

5.2.18 VISIBILITY IN ESCAPE ROUTES
(PARA 3.19.2)

'Visibility in Escape Routes' is not required to be considered for Firecell One (Multi-unit dwelling)[10].

Emergency lighting is not required to illuminate specified features in Firecell Two as travel distance to the exit door does not exceed 20 m.

5.2.19 EXIT SIGNS
(PARA 3.20)

Exit signage is not required to be considered for Firecell One (Multi-unit dwelling)[11].

A 'Fire Exit' sign is not required in Firecell Two as the exit door will be visible during normal use (see para 5.2.18).

5.2.20 OTHER SIGNS RELATING TO FIRE SAFETY AND ACCESSIBILITY
(NZBC F8/AS1- PARA 4.0 - 5.0)

Signs complying with NZBC F8/AS1 are required at locking devices, at accessible facilities and on the accessible route into and within the building.

Signage is also required on both faces of the fire doors with the words "Fire Door. Please Keep Closed".

5.3 REQUIREMENTS FOR FIRECELLS

5.3.1 PROVISIONS FOR FIRECELLS
(PARA 4.2)

The floor areas of both firecells are less than the maximum permitted for FHC 1.

5.3.2 PROPOSED FIRE SAFETY PRECAUTIONS

Battery operated, non-interconnected domestic smoke detectors (Type 1) are required in bedrooms or within 3 m of bedroom doors as shown on appended drawing FA1.

Refer APPENDIX B: FIRE SAFETY PRECAUTIONS

5.4 FIRE RESISTANCE RATINGS

5.4.1 FIRECELL RATINGS (F RATING)
(PARA 5.3.1 AND 5.5.1)

The F rating is 30 minutes, as determined in APPENDIX B: FIRE SAFETY PRECAUTIONS, and applies to primary and secondary elements within a firecell which are fire separations together with their supporting elements.

5.4.2 STRUCTURAL FIRE ENDURANCE RATING (S RATING)
(PARA 5.3.2 AND 5.5.2)

The S rating is not required to be considered as;

a) Fire rated external walls are not required (as determined in section 5.6 of this report),
b) The firecell does not require subdivision due to restrictions in area,
c) Escape height does not exceed 25 m,
d) The building does not contain other property.

[10] Refer the limit on application of NZBC F6.2.
[11] Refer the limit on application of NZBC F8.2.

5.5 CONTROL OF INTERNAL SPREAD OF FIRE AND SMOKE

5.5.1 FIRECELLS RATED F 0
(PARA 6.2)

Both firecells on the floor are rated F0. However; the minimum 30/30/30 FRR is still required for the fire separation.

5.5.2 PURPOSE GROUPS SA
(PARA 6.7)

This provision is satisfied.

Firecell Two is an attached single suite containing 1 bed (2 people) and is a separate firecell which is required to have 30/30/30 fire separations to other firecells.

5.5.3 PURPOSE GROUPS SR AND SH
(PARA 6.8)

This provision is satisfied. The attached single household residence is a single firecell and is required to have 30/30/30 fire separations to other firecells.

5.5.4 PURPOSE GROUPS IA
(PARA 6.10)

IA activities are permitted to be incorporated within the primary purpose groups and not require further fire or smoke separations.

5.5.5 PURPOSE GROUPS ID
(PARA 6.11.3)

The Control Room, which contains the Savona central heating wood fired boiler, provides only support functions to the primary purpose group and meets the requirements of NZBC C/AS1 – Para 5.6.7 and 5.6.8.

Therefore; the Control Room is not required to be considered as an ID Purpose Group, and may be included within the primary purpose group of Firecell One without further fire and smoke separations.

5.5.6 FIRECELL AND SMOKECELL CONSTRUCTION
(PARA 6.12.4, 6.17 AND 6.19)

Fire and smoke separations are setout as shown on the appended drawings.

The continuity and effectiveness of fire and smoke separations shall be maintained around all penetrations and gaps by the use of fire stops having a rating of not less than that required by the separation (30 minutes – STC rating 55).

Service outlets and recessed fittings installed in fire separations shall be checked to ensure that suitable protection is provided to prevent spread of fire and smoke.

The Building Consent Authority should confirm on site to ensure the fire separation extends to the underside of the roofing.

5.5.7 CEILING SPACE RESTRICTIONS
(PARA 6.18.7)

The ceiling space above Firecell One and Firecell Two does not require further fire rated construction to resist the spread of fire other than that provided by the full height fire separation between the firecells.

5.5.8 INTERIOR SURFACE FINISHES
(PARA 6.20)

Wall and ceiling surface finishes and suspended fabrics in Firecell Two are required to satisfy the requirements outlined in APPENDIX D: INTERIOR SURFACE FINISHES.

5.6 CONTROL OF EXTERNAL SPREAD OF FIRE

5.6.1 GENERAL PRINCIPLES
(PARA 7.1)

The NZBC requires exterior walls and roofs to be constructed to avoid vertical spread of fire and horizontal spread of fire which could endanger other property or adjacent firecells on the same property that contain sleeping purpose groups.

5.6.2 HORIZONTAL FIRE SPREAD FROM EXTERNAL WALLS
(PARA 7.3)

Risk horizontal spread of fire has been mitigated by providing adequate separation distance from to relevant boundaries.

5.6.3 UNPROTECTED AREAS
(PARA 7.5 AND 7.7)

100 % of all external walls are permitted to be non-fire rated.

FIRECELL ONE – PURPOSE GROUP SR

a) The firecell is more than 1 m from relevant boundaries.

FIRECELL ONE – PURPOSE GROUP SR

b) The firecell is approximately 20 m from relevant boundaries.

5.7 FIRE FIGHTING

5.7.1 GENERAL

The Waikanae Volunteer Fire Station has two fire service vehicles, is located within 4km road travel distance, and is assumed to have an attendance time of no more than 10 minutes once being notified of the fire emergency[12].

5.7.2 FIRE SERVICE VEHICULAR ACCESS AND FIRE HYDRANTS
(PARA 8.1 AND 8.2)

The Right of Way width is not shown on the drawings and the ability of the driveway to withstand the laden weight of fire service vehicle may be difficult to confirm.

As an alternative solution to NZBC C/AS1 – Para 8.1 and 8.2, SNZ PAS 4509:2008 is used to establish the means of compliance with NZBC C3.3.9 and determine the an acceptable location of the Fire Service vehicular hardstanding point.

Using Table 1 of the SNZ PAS 4509:2008, the firecell with the greatest demand for fire fighting water supply is Firecell Two with an FW3 classification.

FW3 classification requires;

a) One fire hydrant be provided within 135 m of the building that has a flow of 25 L/s; and
b) An additional fire hydrant be provided within 270 m of the building that has a flow of 25 L/s;

The fire hydrant locations are satisfied as;

- A fire hydrant is located at the end of the Right of Way on Titoki Road. This is within 135 m of the building,
- An additional fire hydrant is located outside 12 Titoki Road which is within 270 m of the building.

[12] Refer NZFS Risk Assessment in Deployment of Fire Service Resources, The Final Project. Mar 2000.

Fire service vehicular hardstanding point is within 25 m of the closest fire hydrant in accordance with the fourth paragraph of SNZ PAS 4509:2008 – Appendix L4. Also refer Figure L2(b) within the same document which sets out by example the location of the hardstanding point.

5.7.3 HAND HELD FIRE FIGHTING EQUIPMENT
(PARA 8.2.2)

Hand held fire fighting equipment is not required by current NZ Building Code acceptable solutions for this proposal.

5.8 OUTBREAK OF FIRE

5.8.1 SOLID FUEL APPLIANCES AND CHIMNEYS
(PARA 9.1)

The installer and the BCA should verify and confirm on site that the flue system for the Savona central heating wood fired boiler complies with AS/NZS 2918 as modified by NZBC Section C/AS1 para 9.1.2.

5.8.2 GAS BURNING APPLIANCES
(PARA 9.2)

The installer and the BCA should verify and confirm on site that, if there are any gas burning appliances installed in the building, the appliances are installed in accordance with NZS 5261 modified by NZBC Section C/AS1 para 9.2.2. Additionally, the consultant assumes that an Energy Work Certificate will be provided for any gas installations.

5.8.3 RECESSED LIGHTS
(PARA 9.4)

Ensure that if recessed lighting is installed, incandescent fittings are installed 50 mm away from building elements, or 200 mm away if halogen fittings are installed in accordance with NZECP 54. Fittings must be closed or restricted type.

6 DECLARATION

Alpha Building Consultants Ltd. have considered the requirements of the Building Code and are satisfied on reasonable grounds, providing the above actions are implemented in strict accordance with this design, the objectives of C/AS1 of the NZ Building Code will have been fulfilled.

All inspections in relation to compliance will be undertaken by the Building Consent Authority; and therefore Alpha Building Consultants Ltd. accepts no responsibility for poor workmanship or lack of onsite compliance. It is the main contractor's responsibility to ensure the integrity of all fire rated elements on completion.

The design durability and integrity of all components will be contingent on the owner undertaking regular and proper maintenance in a timely and tradesperson like manner in accordance with manufacturer's recommendations and to best trade practice.

Alpha Building Consultants Ltd. places full reliance on the performance of the proprietary systems to achieve the performance required by the NZ Building Code and accepts no liability for faulty workmanship or product failure.

Components forming part of systems specified in this fire safety analysis must not be substituted for alternatives unless written approval is obtained from Alpha Building Consultants Ltd. prior to installation of the alternative product.

For and on behalf of

Alpha Building Consultants Ltd. Date: 24 NOV 2009



Grant Haggett

7 APPENDIX A: LEGISLATION

7.1.1 ALL WORK TO COMPLY WITH NZBC

All work is required to comply with the NZ Building Code to the extent required by the Act whether or not a building consent is required for that building work[13].

7.1.2 MEANS OF COMPLIANCE

This fire analysis uses Compliance Document NZBC C/AS1[14] to establish compliance with the NZBC Fire Safety Functional Requirements [15].

7.1.3 THE BUILDING ACT

A person who complies with the NZ Building Code Fire Safety Functional Requirements is deemed as abiding by the following principles and purposes of the Building Act 2004;

a) Ensuring that people who use the building can escape from the building if it is on fire.[16]
b) The reasonable expectations of a person, who is authorised by law to enter a building to undertake rescue operations or firefighting, to be protected from injury or illness when doing so[17], and
c) The need to provide protection to limit the extent and effects of the spread of fire, particularly with regard to;
   i. Household units,[18]and
   ii. Other property[19]

7.1.4 NZ BUILDING CODE

The NZBC Fire Safety Functional Requirements[20] require the design to;

a) Reduce the likelihood of fire[21],
b) Warn people of fire, and to assist in protecting people from the effects of fire, in the course of their escape from the building[22],
c) Give Fire Service personnel adequate time and facilities to undertake firefighting to prevent spread of fire to other property and household units, and undertake rescue operations[23],
d) Protect other property and household units from damage[24],
e) Maintain structural stability to allow people to evacuate safely, fire service personnel adequate time to undertake rescue and firefighting, and to avoid structural collapse and consequential damage to other property and household units[25].

13 S17 of the Building Act 2004.
14 NZBC Section C Amendment 7 effective 1 Nov 2008
15 S22(1) of the Building Act 2004.
16 S3(c) of the Building Act 2004.
17 S(4)(2)(h) of the Building Act 2004.
18 S(4)(2)(i) of the Building Act 2004.
19 S(4)(2)(ii) of the Building Act 2004.
20 Setout in Schedule 1 of the Building Regulations 1992.
21 NZBC Functional Requirement C1.2
22 The definition of 'means of escape from fire' from the Building Act 2004, and NZBC Functional Requirement C2.2a, and C3.2a.
23 NZBC Functional Requirement C2.2b, C3.2b
24 NZBC Functional Requirement C3.2c.
25 NZBC Functional Requirement C4.2a, C4.2b, and C4.2c.

8 APPENDIX B: FIRE SAFETY PRECAUTIONS

Fire Safety provisions are satisfied. The fire safety precautions required for each fire cell are tabled below:

Firecell	PG	FHC	Occupant Load	Escape Height	F rating	FSP's from NZBC C/AS1	Proposed FSP's
Firecell One	SR	1	8	0 – 4 m	F30	3, 16, 18c	1
Firecell Two	SA	1	2	0 – 4 m	F30	5af, 16, 18c	1

Where:

F # = Firecell rating in minutes. NZBC C/AS1 requires the building to be designed to prevent fire spread to another firecell for 30 minutes so that other firecells are provided with sufficient time;
i. for safe evacuation of occupants, and
ii. for fire fighters to carry out fire fighting and rescue operations.

1 = Domestic type smoke detector required within 3 m of bedrooms, sleeping areas and on escape routes from those spaces. Maybe non-interconnected and battery operated.

The consultant recommends annual cleaning with a vacuum cleaner and monthly testing by using the alarms 'test' facility.

3 = Automatic fire alarm with heat detectors and manual call points (installed in accordance with NZS 4512:2003 and NZBC F7/AS1). This is required if a fire alarm type 3 or greater is required in adjacent firecells.

5af = Automatic fire alarm with heat detection throughout, hardwired smoke detection in sleeping areas and on escape routes, and manual call points (installed in accordance with NZS 4512:2003 and NZBC F7/AS1). The alarm is not required as the escape route from Firecell Two serves no more than 2 people and the exit door opens directly to a final exit.

16 = Visibility on Escape routes as required by NZBC F6/AS1. This requirement is addressed in para 5.2.18 of this report.

18c = Fire hydrant system. This requirement is addressed in para 5.7.2 of this analysis.

9 APPENDIX C: FIRE RATED CONSTRUCTION

GIB® NOISE CONTROL SYSTEMS – INTERTENANCY

Two Way FRR – Timber Frame with GIB Rail®

MARCH 2006

SPEC No.	LOADBEARING CAPACITY	STC	RW	FIRE RESISTANCE RATING	LINING REQUIREMENTS
GBT(L)A 45r	LB	55	54	(45)/45/45	2 x 13mm GIB® Standard Plasterboard each side

FRAMING

Framing to comply with:
- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZ 3602)
- Studs at 600mm centres maximum
- Nogs at 1350mm centres maximum.

Height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

SOUND CONTROL INFILL

R1.8 (75mm) Pink® Batts® glasswool insulation installed between the studs and nogs.

FASTENING THE GIB RAIL®

The rail shall be fixed horizontally at 600mm centres using 32mm x 8g GIB® Grabber® Wafer Head Self Tapping Screws through the base flange into each stud. The base flange shall point downwards and the open edge upwards. The top rail shall be fastened with its upper edge below the top plate but no more than 75mm below the ceiling line. The bottom rail 50mm from the floor line. The bottom rail only may be fixed with its base flange up or down for ease of attachment. Splice rails directly over the studs by nestling (not butting) with no more than a 20mm overlap. Drive the fastener through both flanges into the stud.

LINING

2 layers of 13mm GIB® Standard Plasterboard fixed vertically each side of the frame. Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over timber on the framing side. Where sheet end joints are unavoidable they must be over nogs or rail and outer layer joints offset from those on the inner layer.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining, the outer lining is then bedded onto the bead.

FASTENING THE LINING

Framing Side

INNER LAYER: 41mm x 6g GIB® Grabber® High Thread Drywall Screws or 40mm x 2.8mm GIB® Nails.

OUTER LAYER: 51mm x 7g screws as above.

GIB Rail® Side

INNER LAYER: 25mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

OUTER LAYER: 41mm x 6g screws as above.

Fastening Centres

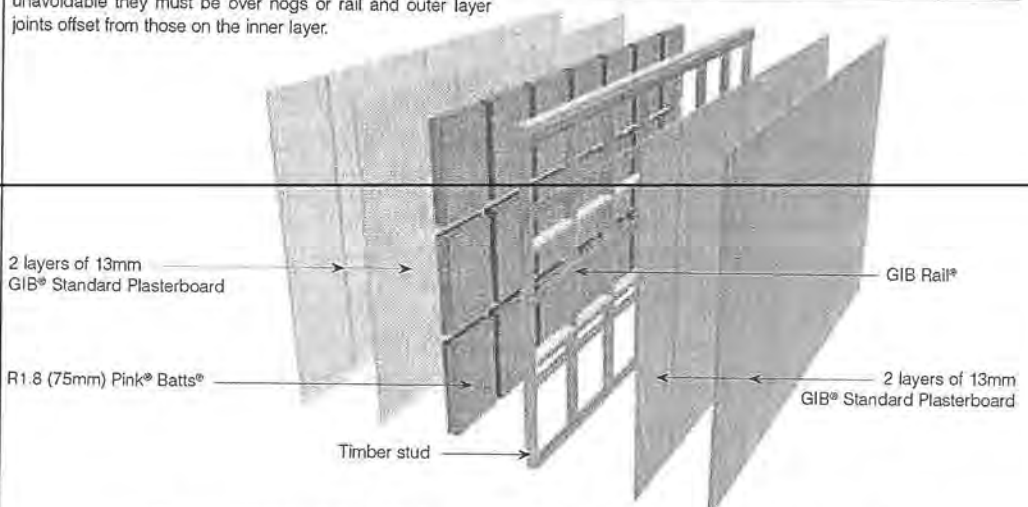
Fixings at 300mm centres to each stud and plate, and along each rail. Place fasteners no closer than 12mm to the sheet edge. Important: When fastening the lining through the GIB Rail®, set the screws to the side of the studs. The screws must not touch or penetrate the framing.

JOINTING

INNER LAYER: Unstopped.

OUTER LAYER: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide". Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.

STUD SIZE	SPACE BETWEEN FRAMES	PARTITION WIDTH
90mm	N/A	155mm



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

FOR FURTHER INFORMATION VISIT WWW.GIB.CO.NZ AND SEARCH SPECIFICATION CODE: GBT(L)A 45r

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GIB® NOISE CONTROL SYSTEMS

10 APPENDIX D: INTERIOR SURFACE FINISHES

10.1.1 INTERIOR SURFACE FINISHES

The internal walls and ceiling of the proposed building are required to have no less than the following surface finish ratings (refer following Resene Fire Test results which may be used as a means of compliance);

Space	Spread of Flame	Smoke Development	Flammability
Firecell One - purpose group SR	No requirement	No requirement	No requirement
Firecell Two – purpose group SA			
Sleeping area	2	5	12
Kitchen / Dining Room	5	10	No requirement
	Or 9	8	

10.1.2 FOAMED PLASTICS
(PARA 6.20.11)

Ensure that no wall, roof or ceiling system includes the use of foamed plastics.

10.1.3 SUSPENDED FABRICS AND ORNAMENTAL DRAPES
(PARA 6.20.16)

Not applicable. Fabrics and ornamental drapes suspended for an extended period of time do not comprise part of the proposed work. Regardless, curtain specifiers should ensure that curtain material will have a flammability index no higher than 12.

10.1.4 INTERIOR SURFACE FINISHES EXCEPTIONS (PARA 6.20.4):

The above surface finish requirements do not apply to;

a) Electrical switches, outlets and cover plates.
b) Pipes and cables.
c) Handrails and other decorative trims.
d) DPC, seals, caulking and flashings.
e) Thermal barriers in cold store walls.
f) Timber joinery and structural timber building elements.
g) Individual doorsets.

10.2 RESENE FIRE TEST RESULTS

Fire indices relating to Resene paint systems (May 2007)

Substrate group	First coat	SR m²/L	Finish coat	SR m²/L	Ignitability index	Spread of flame	Heat evolved	Smoke developed	Test report
1	Quick Dry x 1	12	Fireguard x 2	7	8	0	0	4	02045
1	Quick Dry x 1	12	Fireguard x 2 SpaceCote Low Sheen x 2	7 12	9	0	0	4	04048/04047
3	Broadwall 3 in 1	7	Zylone Sheen x 2	16	0	0	0	3	06025
3	Broadwall 3 in 1	7	SpaceCote Low Sheen x 2	16	0	0	0	3	06027
3	Broadwall AWS	12	SpaceCote Low Sheen x 2	12	0	0	0	4	FE2908
3	Broadwall Sealer	12	Ceiling Paint x 2	10	0	0	0	3	FE2417/D
3	Broadwall Sealer	12	Lumbersider x 2	12	12	0	2	4	FE2417/G
3	Broadwall Sealer	12	Lumbersider, Paint Effects	11, 30-40	0	0	0	3	APL98030
3	Broadwall Sealer	12	Lumbersider, Sandtex	12, 4	0	0	0	5	FE2417/B
3	Broadwall Sealer	12	Zylone 20 x 2	11	0	0	0	3	APL98029
3	Broadwall Sealer	12	Zylone 20, Cyber 21	11, 5.5	14	10	3	4	APL98032
3	Broadwall Sealer	12	Zylone Sheen x 2	11	0	0	0	4	FE2417/A
3	Broadwall Sealer	12	Zylone Sheen x 2, Multishield+	11, 16	0	0	0	4	APL98033
3	Broadwall Surface Prep, Broadwall Sealer	5, 12	Lustacryl x 2	12	14	0	1	3	APL98031
3	Broadwall Surface Prep, Broadwall Sealer	5, 9	Zylone Sheen x 2	11	13	0	1	5	FE2417/C
3	Decorator Acrylic Sealer Undercoat	12	SpaceCote Low Sheen x 2	12	0	0	0	4	FE2907
3	Sureseal	16	Lumbersider x 2	12	0	0	0	3	93-27902.97
3	Sureseal	16	Sonyx 101 x 2	12	13	0	3	3	93-27902.91
3	Sureseal	16	Zylone Sheen x 2	16	13	0	0	3	93-27902.01
3	Sureseal	16	SpaceCote Low Sheen x 2	12	0	0	0	4	FE2906
3	Sureseal (indicative test only)	16	Hi-Glo x 2	12	13	0	3	3	93-27902.94
3	Sureseal (indicative test only)	16	Zylone 20 x 2	11	0	0	0	3	93-27902.92
3	Sureseal, Quick Dry	16, 12	Lusta-Glo Enamel	16	13	0	0	3	93-27908.04
3	Sureseal, Quick Dry	16, 12	Super Gloss Enamel	16	13	0	0	3	93-27902.90
3	Tuff-Hide™	.3-.5mm	Lustacryl x 2	12	0	0	0	3	04001
3	Tuff-Hide™	.3-.5mm	SpaceCote Low Sheen x 2	12	0	0	0	3	04002
3	Uracryl 401	7.5	Uracryl 404, Uracryl 404 Clear	10, 14.3	0	0	0	4	FE2784
4	-	-	Resitex	1.3	0	0	0	2	FE866
4	Quick Dry	12	Lumbersider x 2	12	0	0	0	3	93-27902.99
4	Quick Dry	12	Sonyx 101 x 2	12	0	0	0	3	93-27902.98
4	Quick Dry	12	Zylone Sheen x 2	12.5	0	0	0	3	93-27908.01
4	Quick Dry (indicative test only)	12	Aquapoxy x 2	11	0	0	0	4	93-27902.96
4	Quick Dry (indicative test only)	12	Uracryl 403 x 2	10	9	0	0	3	93-27902.95
4	Quick Dry x 2	12	Lusta-Glo	16	0	0	0	3	93-27908.06
4	Quick Dry x 2	12	Super Gloss	16	0	0	0	3	93-27908.05
4	Sureseal	16	Aquapoxy x 3	11.3	14	0	0	4	FE2537
4	Sureseal	16	Aquapoxy x 3	11.3	0	0	0	5	FE2536
4	Sureseal	20	Thixalon 5	2.1	0	0	0	1	93-27902.06
4	X-200	5	X-200	7.5	0	0	0	1	FE868

SR = Spreading rate the paint is applied at.

Substrate group 1	Substrate group 2	Substrate group 3	Substrate group 4
All less than 12mm	All greater than 12mm	Any thickness	Any thickness
HDF, MDF, particle board, plywood etc	HDF, MDF, particle board, plywood etc	All paperfaced gypsum board such as paperfaced plasterboard	Concrete, fibre reinforced cement board, fibrous plasterboard etc

For fire ratings over steel contact Resene.

11 APPENDIX E: SIGNS

INTERNATIONAL SYMBOLS
(Normative)

E1 Scope
This appendix covers the requirements for the production of the international symbols for access and for deafness.

E2 International symbol for access

E2.1 Layout
The proportional layout of the symbol for access shall be in accordance with figure E1.

E2.2 Colour
The colour of the figure shall be white on a blue background. The blue shall be 'Safety blue' BS 5252 Colour No. 18E53. However, other colours may be used to "fit" with the decor, provided there is a colour contrast between the symbol and its background.

CE2.3
The sign can be used either with or without the directional arrow.

E2.3 Use
The international symbol for access is used to identify buildings and facilities that are fully accessible in the terms of this Standard or the NZBC. It is also used on signs to indicate the direction of an accessible facility such as a car park or toilet.

For signs identifying a facility, the figure shall face to the right. For indicating the direction to a facility, the figure shall face in the direction to be indicated (see figure 3).





NOTE –
The grid is for positional purposes only.

Figure E1 – International symbol for access

3.0 Escape Routes

3.1 Location

3.1.1 *Escape routes* shall be identified by exit signs which are to be located:

a) At each point in the *open path* where a door giving access to a *final exit* or an *exitway* is not visible in normal use,

b) To clearly indicate each door giving access to a *final exit* or an *exitway*, and

c) To clearly identify the route of travel through the *exitway*.

3.1.2 Where exit signs are provided to identify a door on an *escape route*, the sign shall be positioned on the leaf at or above handle height, or on a vertical surface within 600 mm of the door. The sign shall be positioned where it is least likely to be obscured from view.

3.2 Wording

3.2.1 Exit signs shall be *safety signs* complying with Paragraph 2.2.3, and display the word(s) EXIT or FIRE EXIT, plus a direction arrow if necessary, to identify the *escape route*.

3.2.2 Where a direction arrow is incorporated as part of the exit sign, a clearance of at least 25 mm shall be provided between the word(s) and the arrow.

3.2.3 In addition the following signs shall be provided:

a) Where any door leads to a lower or upper level from an *exitway* and not to the *final exit*, that door shall be identified by a sign reading NO EXIT.

5.0 Access and Facilities for People with Disabilities

5.0.1 Signs shall be provided to:

a) Identify *accessible routes*, and

b) Identify facilities provided specifically for *people with disabilities*. Such facilities are:

- Reserved car parking
- *Accessible* entrance
- Services available in the *building*
- *Accessible routes* through the *building*
- Toilet facilities

5.0.2 All signs (except as required by Paragraph 5.0.3) shall:

a) Display the symbol of access, and as appropriate, include the direction of travel and name of the facility (see Figure 5),

b) Use lettering and symbols in a colour which contrasts clearly with the sign background, and

c) Use the proportional layout of the symbol of access, as shown in Figure 6.

12 APPENDIX F: COMPLIANCE SCHEDULE

The proposed building does not require a compliance schedule.

a) Firecell One is a household unit and is exempt from requiring a compliance schedule by Section 100(2) of the Building Act 2004, and

b) Firecell Two does not contain specified systems 1 to 13 and therefore does not require a compliance schedule.

Therefore; a Building Warrant of Fitness is not required for the building.

13 APPENDIX G: FIRE SERVICE OBJECTIVES

13.1.1 NZFS DESIGN REVIEW UNIT

The building consent application is not required to be reviewed by the NZFS Design Review Unit[26]. The building is not considered a 'relevant building' as there are less than 3 household units in the proposal, and does not provide spaces for employment of more than 10 people, or for gathering of more than 100 people [27].

13.1.2 EVACUATION SCHEME

The owner of the building is not required to apply to the Fire Service Commission for an Evacuation Scheme. The proposal is not a 'relevant building' as discussed above.

13.1.3 EVACUATION PROCEDURE:

The owner will be required by Section 6 of the Fire Service Safety and Evacuation of Building Regulations 2006 to develop an evacuation procedure for the safe and expeditious evacuation of people from the building, to a pre-determined assembly point, in the event of fire. Instructions are required to be located beside each exit door and shall clearly indicate to building occupants the evacuation procedures and escape routes. The owner is required to maintain escape routes and exits in a safe and operational manner.

[26] S46 of the Building Act and gazette notice 1648
[27] S21A (1) (c)of the Fire Service Act 1975

FIRST™
WINDOWS & DOORS

Producer Statement/ Warranty

This Producer Statement covers product supplied as per our quotation and is based on window schedules, floor plans and elevations as supplied.

Quote No 5913

Date 4-3-2010

~~Revision Date~~ AS 1474

Supplied Only ☑

~~Supplied & Installed~~ ☒

Unglazed ☒ Glazed ☑

Please read reverse for guidance on care and maintenance of your FIRST joinery.

Our windows comply with the building code

We hereby certify that all products suppled by our company meet or exceed the requirements of the New Zealand Building Code Means of Compliance, NZS 4211:1985 Performance of Windows and NZS 4223, Glazing in Buildings Parts 1,2 and 3.

This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand.
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage.
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all FIRST products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of practical completion.

DURABILITY. FIRST ALUMINIUM JOINERY products can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In the course of normal maintenance decorative elements and non-structural fittings such as window fasteners, door rollers, mohairs and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

The decorative coating on the joinery is covered by a separate warranty.

Please Note: This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture.

Purchaser Jennian Howe/

Address Kimbolton Rd FEILDING

Site address PRINCE, 32 Titoki Rd, Waikanae

Manufacturer Metro Building Services

Address P.O. Box 4337 Palmerston North

Date ~~installation~~ completed July 2010

Signature

Warranty No. Q5913AS1474

Manufactured by
METRO BUILDING SERVICES LTD
16 Noel Rodgers Place, PO Box 4337, Palmerston North 4442, Phone 06-353 3651, Fax 06-353 3671

Russell Brook

From: Lauren Gale [lauren.gale@jennian.co.nz]
Sent: Friday, 21 January 2011 10:40 a.m.
To: Russell Brook
Cc: barry.prince@xtra.co.nz
Subject: Consent Number 090914
Attachments: PrinceSolarPS3.pdf

Hi Russell

Please see attached a copy of the PS3 issued by Peter Jackson Plumbing for the Solar System installed at 40 Titoki Road, Waikanae.
I believe that this is the final piece of documentation required for the Code Compliance Certificate to be issued.

If there is anything further that I can assist you with, please don't hesitate to contact me.

Kind Regards

Lauren

Lauren Gale Sales and Construction Support
Jennian Manawatu Ltd, 58 Grey Street, Palmerston North
PO Box 4424, Manawatu Mail Centre, Palmerston North 4442

T 06 353 0021
F 06 353 0022
W jennian.co.nz





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ISSUED BUILDING CONSENT NUMBER.....

PETER JACKSON PLUMBING
Box 542 Paraparaumu
Phone (04) 904 6429
Mobile 0274 789 880

THIS PS3 IS ISSUED BY:.....

TO: **Kapiti Coast District Council**

IN RESPECT OF: .....

AT (Address): 40 Titoki Road
Waikanae

LEGAL DESCRIPTION - LOT.....DP .....SO .....

FROM: Solar Group Ltd.....(Design Firm), engaged.....(Owner)
In respect of clause(s) B1, B2,.....of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by the design firm titled:.....
Green Glo 300 S, Two Edwards Titan 2m Panels e controler
closed Loop, Split System, Glycol filled

numbered.....

.....

authorised variation(s)..... (copies attached) have been issued during the course of the works. I have sighted the issued building consent and read the conditions. As the contractor/builder I can confirm that the building works have been carried out in accordance with the requirements of the New Zealand Building Code, the conditions of the building consent, the design drawings and specifications and in accordance with the listed variations (if any).
I understand that if this producer statement is accepted, that it may be used to verify that the building work All / Part only as specified in the attached particulars, the subject of this building consent meets, **based on reasonable grounds,** the requirements of this building consent and the requirements of the building code in respect to clauses B1, B2, .../of the building regulations 1992.

Name Peter Jackson .....signature .....

date 18.1.11

Address 3/11, Kapiti Rd, Paraparaumu

Qualifications Plumber / Solar accredited installer (182)

Contractor/builder .....

Phone 04 9046429 (bus.) .....(home) Fax 9046428

Your personality Our expertise

3 February 2010

Kapiti Coast District Council

Dear Stewart Nepia

Reply to:

Unfortunately, we are unable to process your Building Consent until we receive the information detailed below.

Description: New Dwelling
Location: 40 Titoki Road, Waikanae
Legal Description: LOT 3 DP 386409 C/T 345892

1. Recommend mortared slope to brick cavity base detail.
   Please see amended Detail 06 Sheet 15
2. Finished floor levels above mean sea level.
   Note added to Site plan.
3. Correct Mpa of concrete to be shown.
   See foundation plan for amendment.
4. Technical specification for wet area membrane.
   JENNIAN HOMES MANAWATU.
5. Savona woodburner details.
   JENNIAN HOMES MANAWATU.
6. Flue and roof penetration details.
   Details already exist see Detail 19 Sheet 17.
7. Accessible route from the car park into bedroom 2.
   JENNIAN HOMES MANAWATU.
8. Please provide STC for fire door.
   JENNIAN HOMES MANAWATU.

Please find attached all required drawings.

Kind Regards

Marcus Bonk
Jennian Services Ltd

Jennian Services Ltd. PO Box 847, Tauranga 3140. **Ph** 07 578 2301 **Fx** 07 578 7302 **Ph** 0800 JENNIAN **Wb** www.jennian.co.nz

Stuart Nepia

From: rachel knuth [rachel.knuth@jennian.co.nz]
Sent: Friday, 19 February 2010 12:42 p.m.
To: Stuart Nepia
Subject: RE: Request for further information 40 Titoki Road, Waikanae BC090914

Attachments: PrinceSTC.jpg



PrinceSTC.jpg (1 MB)

Stuart

Please find attached the STC rating for the fire door at the Prince Residence.

Regards

Rachel

-----Original Message-----
From: Stuart Nepia [mailto:stuartn@kapiticoast.govt.nz]
Sent: Friday, 22 January 2010 11:46 a.m.
To: rachel.knuth@jennian.co.nz
Subject: Request for further information 40 Titoki Road, Waikanae BC090914

22 January 2010

Mr B Prince
2 Hemara Street
Waikanae Beach Building Consent: 090914

Dear Sir/Madam

Request for further information

Description: New Dwelling
Location: 40 Titoki Road, Waikanae
Legal Description: LOT 3 DP 386409 C/T 345892

Unfortunately, we are unable to process your Building Consent until we receive the information detailed below.

Information Needed:

1. Recommend mortared slope to brick cavity base detail.
2. Finished floor levels above mean sea level.
3. Correct Mpa of concrete to be shown.
4. Technical specification for wet area membrane.
5. Savona woodburner details.
6. Flue and roof penetration details.
7. Accessible route from the car park into bedroom 2.
8. Please provide STC for fire door.

We have suspended your application and will not proceed any further until the above information is received.

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

Yours sincerely

Stuart Nepia
CONSENTS
04 2964858

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Stuart Nepia

From: rachel knuth [rachel.knuth@jennian.co.nz]
Sent: Thursday, 11 February 2010 3:37 p.m.
To: Stuart Nepia
Subject: Prince Residence, 40 Titioki Road, Waikanae - BC 090914
Attachments: PN 09018 PRINCE TA-A.pdf; Schematic Wood boiler With buffer tank.pdf; vinyldetails.pdf; Prince for council.pdf; Prince.pdf

Stuart

I apologise for the delay, please find attached the requested additional information for the above building consent.

Should you have any queries, please feel free to contact me.

I will forward the details on the STC rating of the Fire door to you tomorrow. I am just waiting for the information from the supplier.

Regards

Rachel

Your personality Our expertise

Jennian HOMES

Rachel Knuth

Em Rachel.knuth@jennian.co.nz
Wb http://www.jennian.co.nz/

Jennian Homes Manawatu Ltd.
74 Kimbolton Road, Feilding
Ph 06 323 6544
Fx 06 323 6548
Ph 0800 JENNIAN

View our Jennian messages – Click on links below
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SCHEDULE OF MATERIAL AND WORKS



CLIENT: **Mr. B Prince**

SITE ADDRESS: **40 Titoki Road, Waikanae**

HOUSE TYPE: **Design and Build**

PRELIMINARY AND GENERAL

Our quotation and contracts provide for the construction of the dwelling in accordance with the following schedule of material and works, the annexed plans and general specification and building contracts.

Your attention is drawn to the general specifications contained within these contract documents, and where there is a contradiction between any of the documents then **this schedule of material and works shall take first precedence, the plans second precedence and the general specifications third precedence**. **All of these take precedence over any verbal conversations held between Jennian Homes and the owner.**

Any additional clauses inserted, existing clauses altered or crossed out, or any changes that may be made to this schedule of material of works by the employer and/or the builder shall be initialled by both parties.

All work is to be completed in accordance with best industry practice, including the NZ Building Code, and the relevant acceptable solutions. Additional costs incurred as a result of changes in the building code or conditions over the contract period will be charges to the owner.

Our quotation and contracts provide for the preparation of all drawings, contract documentation, temporary all risk insurance cover, temporary power and water, all boxing and profile material, freight and deliveries, hire of equipment, site clearance on completion and general cleaning of the dwelling.

Our quotation and contracts provide for obtaining territorial authority building consents and any inspection fees.

Our quotation and contracts exclude any allowance for contributions that may be required by the territorial authority under the Resource Management Act.

Our quotation and contracts exclude any allowance for street crossing.

Our quotation and contracts exclude any allowance for engineers design fees other than that which relates to the house plans only.

Our quotation and contracts exclude any allowance for surveying fees.

All costs incurred for additional piling or foundation work found necessary through the existence of poor soils upon the building site will be charged as an extra to the contract sum.

All costs incurred for additional piling or foundation work found necessary because of existing drains on or near the building site will be charged as an extra to the contract sum.

Where houses are to be constructed with brick exterior allowance has been made for standard trade mortar only. White, Cream, and Yellow mortar incurs an additional cost which will be charged as an extra.

Our Quotations & Contracts Exclude:

Drapes, floor coverings, vehicle crossing and fencing.

PRIME COST SUMS

Prime Cost Sums (PC Sums) means a sum included in the contract price for carrying out or providing a defined part of the contract works and are shown as exclusive of GST.

* Mains Power	3375.00
* Drainage - supply and install only	7355.56
* Water tank and pump	3731.62

Please ensure you are aware of the final cost prior to authorising work to proceed or purchasing material contained within the PC Sums.

OWNER'S CARE INSURANCE

If you are planning to undertake or subcontract any of the work yourself prior to completion, then you will need to take out personal Public Liability Insurance. A cover note of this insurance will need to be provided to Jennian Homes prior to commencement of any work. This will need to cover any accidental loss or damage to the home by yourself or your subcontractor whilst it is under construction.

VARIATIONS TO CONTRACT

Variations cause delays -**Structural changes after signing of the contract will not be accepted** – Any variation to contract after lockable stage of the dwelling will incur an administration fee per item of $200 plus cost of variation. Any items ordered for installation in the later stage of construction will not be credited.

CONSTRUCTION PROVIDES FOR :

1. EXCAVATION – OWNERS CARE

2. FOUNDATIONS

A continuous reinforced 17.5mpa concrete ring foundation dimensioned as per plan with compacted metal as preparation for floorslab.

3. FLOORING

100mm float finished reinforced 17.5mpa concrete floor slab laid over continuous vapour barrier.

4. TIMBER FRAMING

As per general specifications and requirements of NZ Building Code 1992 and NZS 3604.
All walls to have a minimum of two rows of nogging
In general, framing shall be exterior walls 90mmx45mm H3.1 and interior walls 90mm x 45mm Chem Freelaser frame studs with Chem Free trussed roof framing.
Stud height 2.4 metres with 2.7 to games and hobbies rooms.

EXTERIOR MATERIALS AND FINISHES

1. ROOF

As per plan with Gerard Corona Shake Metal Tile with purpose made valley flashings - selected standard colour.
3x Electric Velux VSE606 to conservatory
7x Hometech 250 Solar Tube throughout house.

2. FASCIA AND GUTTER

Klass External Metal Fasica - selected standard colour.

3. DOWNPIPES

PVC round profile – selected paint finish.

4. SOFFITS

4.5mm Smooth Hardiflex with - selected acrylic paint finish.

5. EXTERIOR CLADDING

Standard 70mm Austral Clay brick with standard grey mortar – Riverview range.

Smooth weatherboard to window heads - selected acrylic paint finish.

9mm Axon panel to line inside of conservatory.

TEXTURED BASE NOT INCLUDED.

6. ALUMINIUM JOINERY

Aluminium finish: Class one powder coated (choice of 26 popular colours)

Interior liners: 19mm H3-treated pre-primed Clear Pine – selected paint finish.

Hardware: Powdercoated aluminium windows and doors as per plan - choice of standard/popular colour range.
Black Aria wedgeless catches to all sashes
Black Milton 2 point lever lockset for the garage door/ french doors/outward opening doors.
Black Albany locks to sliding and stacker doors.

Glazing: Clear stippolite obscure double glazing for the Ensuite, Bathroom and W.C.
Clear float double glazing allowed to all other units.
All glazing would be in accordance with NZS 4223 requirements.

7. ENTRANCE DOOR

Double APL Latitude 8901000 Aluminium door with standard Capri satin chrome single cylinder gripset– standard/popular colour range.

INTERIOR MATERIALS AND FINISHES TO HOUSE

1. WALL LININGS

10mm Standard Gib board and Braceline Gib Board fixed as per plan and stopped for paint finish.
10mm Aqualine Gib to WC and bathroom areas.
Stopping to Level 4 finish as per Winstones Publication "Levels of Gib Board Finish".
9mm customwood fixed as per plan to all cupboard walls excluding walk in wardrobes.
Hometech Deluxe Attic Stairs to garage.

2. CEILINGS

10mm Braceline Gib board, fixed to timber ceiling battens and stopped to paint finish.
10mm Aqualine Gib to bathroom areas.
Stopping to Level 4 finish as per Winstones Publication "Levels of Gib

Board Finish".

3. SCOTIA

55mm Gib Cove fixed and stopped to all rooms - selected paint finish.
No 24 MDF 40mm scotia to cupboard and wardrobes – selected paint finish.

4. SKIRTINGS

No 2 60mm MDF skirting - selected acrylic paint finish.

5. ARCHITRAVES

No 2 60mm MDF architraves to all doors and windows - selected paint finish.

6. INTERNAL DOORS

Ascot 4 Panel smooth paint quality doors throughout prehung on 19mm MDF jambs - selected paint finish.

7. DOOR HARDWARE

Schlage Plymouth lever door furniture in SCP finish.
Privacy sets to WC and bathrooms.
Dummy trims and magnetic catches to cupboards and feature doors.
Passage sets to all other doors.
Air cushion door stops to all doors except wardrobes and cupboards.

8. WARDROBES

Dimensioned as per plan - selected paint finish.
All wardrobes allowing for single MDF shelf with 300mm hanging provision.
Master bedroom walk-in wardrobe, 300mm MDF shelf with double hanging provision.

9. CUPBOARDS

Dimensioned as per plan - selected paint finish.
Linen cupboard – 400mm wide MDF shelving.

10. KITCHEN / KITCHENETTE

- Bench Top : 38mm Laminate with square clashed edge.
- Bowl : Reginox SC980, over mounted
- Door Style : Melamine with matching 2mm PVC edges
- Handles : Metal handle from standard range to the value of $6 each

- Carcase : 16mm White Velvet finish Melamine with 2mm PVC edges.
- Delivery : To site
- Installation : Into bare room, does not include the installation of appliances unless prior arrangements have been made.
- Drawers : Metal sided
- Features : As per the computer design.

11. LAUNDRY TUB

Robinhood ST7000 Laundry cabinet.

12. ELECTRICAL – Clipsal 2000 series white

As per Electrical Plan

No allowance for Television aerial

13. APPLIANCES – Stainless Steel

Oven	Westinghouse PON667 Single wall oven. Fisher and Paykel ½ Oven OB60NECX1
Cooktop	Westinghouse PHN768U Ceramic cook top. Fisher and Paykel Cooktop CE302CBX1
Dishwasher	Starline Dishwasher UE.
Rangehood	Westinghouse SPC901S Canopy Rangehood
Ducting Kit	IXL Thru Soffit for rangehood

14. PLUMBING

Reticulation – Fusiotherm
PVC wastes and vents as per plan installed, where possible, within framing lines.
500L Greenglo Mains pressure hot water cylinder with 2x Solar Panels
Single fill to dishwasher
2 exterior hose taps.

Kitchen/Kitchenette

Ideal Standard Laska Neu chrome single lever faucet.
Chrome plug and waste to sink.
Single fill to dishwasher includes installation of dishwasher.

Bathrooms 3-5

Clearlite Milford 750mm floor standing white vanity
Ideal Standard Laska Neu single lever basin faucet.
Clearlite Sierra 900mm Moulded shower cubicle
Ideal Standard Laska Neu single lever shower mixer.
Ideal Standard Alpha slide shower.
Ideal Standard Heron Toilets
Heirloom Pastels 600mm CP towel rail.

Heirloom Pastels Toilet Roll Holder.

Guest Parapalegic Ensuite

Caroma Flora Wall Basin 641210W
Caroma Flora Shroud
Ideal Standard Laska Neu single lever basin faucet.
Sapphire 80mm Shower Seat
Trident Soverign Care Toilet Suite
Ideal Standard Laska Neu single lever shower mixer.
Ideal Standard Alpha slide shower.
Heirloom Pastels 600mm CP towel rail.
Heirloom Pastels Toilet Roll Holder.

Master Ensuite

Clearlite Cashmere Classic 900mm floor standing white vanity
Ideal Standard Laska Neu single lever basin faucet.
Clearlite Sierra 1000mm Moulded shower cubicle
Ideal Standard Laska Neu single lever shower mixer.
Ideal Standard Alpha slide shower.
Ideal Standard Heron Toilet
Heirloom Pastels 600mm CP towel rail.
Heirloom Pastels Toilet Roll Holder

Shower Room

Clearlite WB22 Hand Basin
Ideal Standard Laska Neu single lever basin faucet.
Clearlite Sierra 1000mm Moulded shower cubicle
Ideal Standard Laska Neu single lever shower mixer.
Ideal Standard Alpha slide shower.
Ideal Standard Heron Toilet
Heirloom Pastels 600mm CP towel rail.
Heirloom Pastels Toilet Roll Holder

15. EXTERIOR PAINTING

Soffits	2 coats acrylic finish.
Hardiflex	2 coats acrylic finish.
Primed Timber	2 coats acrylic finish.

16. INTERIOR PAINTING

Ceilings	1 coat of gib sealer, 2 coats acrylic flat finish ceiling paint.
Scotias	Gibcove - 1 coat gib sealer, 2 coats acrylic paint finish.
	No. 24 40mm - 1 coat undercoat, 2 coats acrylic finish.
Skirting	1 coat undercoat, 2 coats enamel finish.
Architraves	1 coat undercoat, 2 coats enamel finish.
Doors	1 coat undercoat sealer, 2 coats enamel finish.