

West
Taken at 11:45 AM on Monday 27/08/2018

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Brick Veneer**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **29 August 2018 12:25 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Flashings **now completed**	Pass
LBP number **Advice of the Blocklayers LBP is required** **BP106353** **builder BP106341**	Pass



Taken at 12:22 PM on Wednesday 29/08/2018



Taken at 12:23 PM on Wednesday 29/08/2018

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

SITE NOTICE

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Building Category: **R1**

Inspection Type: **Brick Veneer**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **29 August 2018**

Passed Items

General

Flashings	**now completed**
LBP number	**Advice of the Blocklayers LBP is required BP106353 builder BP106341**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.**	Received

Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Carpentry 1	Required
To be supplied at 1st inspection.	
Foundations 1	Required
To be supplied at 1st inspection.	
External Plastering 2	Required
To be supplied at 1st inspection.	
Roofing 1	Required
To be supplied at 1st inspection.	

Memorandum from licensed building practitioner:
Record of Building Work
Section 88, Building Act 2004

THE BUILDING	
Street address: 40 TITOKI ROAD	
Suburb: WAIKANAE	
Town/City: KAPITI COAST	Postcode:

THE PROJECT
Building consent number: 170827

THE OWNER(S)	
Name(s): CARL & SONJA DOWLE	
Mailing address: 40 TITOKI ROAD	
Suburb: WAIKANAE	PO Box/Private Bag:
Town/City: KAPITI COAST	Postcode:
Phone number: 027 458 9979	Email address: sonjadowle@gmail.com

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work	Tick ✓ whether you carried out the work or supervised someone else.
Foundations and subfloor framing ✓	Extending front entrance slab plus four concrete basis formed for anchoring steel posts to canopies	✓ Carried out ○ Supervised
Walls ✓	Internal & external walls constructed as per plans External walls to front entrance	✓ Carried out ○ Supervised

PRIMARY STRUCTURE			
Roof	✓	Roofs formed to front entrance and rear of house to form canopies as per plans.	✓ Carried out ○ Supervised
Columns and beams	✓	Lintels formed as necessary to internal & external walls. Steel columns & beams supplied by Fusion Engineering. We helped install into position.	✓ Carried out ○ Supervised
Bracing	✓	Bracing elements installed as per plans, including using super brace ply as building wrap and nailed off to manufacturers specifications.	✓ Carried out ○ Supervised
Other	○	/	○ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS			
Damp proofing	○	/	○ Carried out ○ Supervised
Roof cladding or roof cladding system	○	/	○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity)	✓	Cavity battens / system fitted as required for vertical cedar cladding.	✓ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONTINUED

Wall cladding or wall cladding system	○	Cedar vertical cladding installed as per plans.	☑ Carried out ○ Supervised
Waterproofing	○		○ Carried out ○ Supervised
Other	○		○ Carried out ○ Supervised

ISSUED BY

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

Name: PETER NEILSON JAMES CULLEN	LBP number: 106341 121210
Class(es) licensed in: CARPENTRY.	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 35C KOTARE ST,	
Suburb: WAIKANAE	Town/City: KAPITI COAST
PO Box/Private Bag:	Postcode: 5036
Phone number: 021 781240	Mobile: 021 781240
After hours:	Fax:
Email address: petemelneilson@xtra.co.nz	Website:

DECLARATION

I James and Pete carried out or supervised the restricted building work recorded on this form.

Signature: J P. Nielson Date: 12/11/2018

ELECTRICAL WORKERS REGISTRATION BOARD

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: SCEL 305

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

Location Details: 40 Titoki St, Waikanae

Contact Details: (Name and address) Carl & Sonya As Above 0274589979

Name of Electrical worker: Scott Carroll **Registration/Practising licence number:** E7000

Organisation/company: SCEL

Phone and email: 021 793855 scott.carroll@xtra.co.nz

Name of person(s) supervised:

CoC

Type of work: Additions (Alterations) New work

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

Reference Standards: (Part 1 of AS/NZS 3000) Part 2 of AS/NZS 3000

Additional Standards:

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

- Electrical work to alterations/Addition on house including power outlets and lighting to, Masks bedroom, ensuite, dressing room Media room, store room, hallway, entranceway living areas x 2, dining area + deck outside

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

Select those that apply:

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

Test Results	
Polarity (independent earth):	✓
Insulation resistance:	✓
Earth Continuity:	✓
Bonding:	✓
Fault Loop impedance	✓
Other (specify): RCD	✓

Electronic/Other reference: www.voltex.co.nz

Certifier's signature: [signature]

Date: 19/12/2018

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

ESC

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

Certifier's name: Scott Carroll **Registration/Practising licence number:** E7000

Certifier's signature: [signature] **Certificate Issue Date:** 19/12/2018 **Connection Date:** 19/12/2018.

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

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

GASFITTING CERTIFICATE OF COMPLIANCE

Client Name: Dowel

Reference or Job #: | **ICP (if known):**

Address of work: 40 Titoki Road

Suburb: Waikanae | **Town / City:**

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

installed gas bottle station
installed gas hire and BBQ

Gas supply pressure 3.5 kPa **Risk classification** (tick one) ☐ Low-Risk ☐ General ☐ High-risk

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

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

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

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

Identify:
Link:

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

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

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

Identify:
Link: left with owner

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

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

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

☐ Yes (specify) | ☑ No

Parts of the gas installation that are safe to connect to a gas supply?

☑ All ☐ Parts (specify)

Date(s) on which the work was done (if different from date of certifying gasfitting): 19/11/18

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

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

Certifier name: Craig Thomson

Registration number: 22088 **Certificate Issue Date:** 19/11/18

Signature: Craig Thomson

Outline any additional information attached:

PRODUCER STATEMENT/WARRANTY

Part No. 9990226

Our windows and doors comply with the New Zealand building code

All products supplied by Vantage Windows & Doors meet or exceed the requirements of the New Zealand Building Code and New Zealand Standards; NZS4211, Performance of Windows, and NZS4223, Glazing in Buildings - Parts 1-4 incl.

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

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

In accordance with the TERMS AND CONDITIONS OF WARRANTY (vantage.co.nz/terms), a warranty for all Vantage Windows And Doors products is provided, under normal conditions of use, against failure of materials and/or workmanship for a period of 5 years.

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

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

PLEASE NOTE

- This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or an approved alternative solution.

40 Titoki Road

VANTAGE WINDOWS & DOORS

To validate this warranty please register online at vantage.co.nz/warranty within 30 days of receiving this document.

Please input the below warranty number and follow the online steps

Warranty Number: 18-10-5059

Manufacturer: HPW NZ Ltd

Warranty queries should be directed to the above manufacturer

PRODUCER STATEMENT/WARRANTY

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PLEASE NOTE

- This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or an approved alternative solution.

40 Titoki Road 2

VANTAGE WINDOWS & DOORS

To validate this warranty please register online at vantage.co.nz/warranty within 30 days of receiving this document.

Please input the below warranty number and follow the online steps

Warranty Number: # 18-05-4238

Manufacturer: MPW NZ Ltd

Warranty queries should be directed to the above manufacturer

D&S Doyle
40 Titoki Street
Waikanae - New Zealand

CONTACT: Gregor WINKLER
EMAIL: gregor.winkler@prefa.com
TOWN: Markt/Lilienfeld (Austria)
DATE: 12/12/2018

SUPPLEMENTARY GUARANTEE

BUILDING:
D&S Doyle
40 Titoki Street
Waikanae - New Zealand
Installation date: Aug.-Sept.2018

CONTRACTOR:
Architectural Roof & Façade Innovations

MATERIAL:
Prefalz
Black grey
75 m²
Certificate No.: NZ 18-010

Dear Sir or Madam,

For the above-mentioned property, in accordance with the PREFA guarantee conditions, PREFA guarantees that, during a guarantee period of **20 years**,

- the basic material of the PREFA Product will not exhibit any changes as a result of cracks, corrosion (rust) or frost which could impede the PREFA Product's mechanical functionality

Differently to that which is stated on the guarantee certificate, the guarantee period shall be **20 years** as, according to the property details, the Product will be used in a corrosive atmosphere (proximity to the sea). Please find the guarantee conditions on the back of the attached guarantee certificate no. NZ 18-010.

Kind regards
PREFA Aluminiumprodukte GmbH

Gregor Winkler, MA
Marketing & Sales International

Leopold Pasquali
Managing Director

GUARANTEE CERTIFICATE
40-YEAR MATERIAL GUARANTEE

PREFA Aluminiumprodukte GmbH provides a 40-year guarantee on the basic material of

- **PREFA ROOF ELEMENTS**
  ROOF TILE | R.16 ROOF TILE | SHINGLE | RHOMBOID ROOF TILES | FX.12 ROOF PANEL
- **PREFA DOUBLE-LOCK STANDING SEAM (PREFALZ)**
- **PREFA ROOF DRAINAGE (GUTTER AND PIPE)**
- **PREFA FAÇADE ELEMENTS**
  SIDING | RHOMBOID FAÇADE TILES | FAÇADE SHINGLE | FX.12 FAÇADE PANEL | RIBBED PROFILE | SERRATED PROFILE | RIPPLE PROFILE

against breakage, corrosion (rust) and frost damage under the conditions specified below

40 YEAR MATERIAL GUARANTEE

CUSTOMER / BUILDING DETAILS

Name of customer and address of building: D&S Doyle

40 Titoki Street, Waikanae, New Zealand

Roofing/installation company: Architectural Roof & Facade Innovations Ltd

Product: PREFALZ - black grey, 75m²

Certificate no.: NZ 18-010

Date of installation: Aug.-Sept. 2018

Dr. Cornelius Grupp
Managing director

GUARANTEE CONDITIONS

This PREFA Aluminiumprodukte Gesellschaft m.b.H. ("PREFA") guarantee policy (the "Guarantee")

- pertains exclusively to the characteristics (described in more detail in point 3 of the Guarantee) of the basic material used for the following products manufactured and distributed by PREFA: roof tile, R.16 roof tile, rhomboid roof tile, FX.12 roof and façade panel, rhomboid façade tiles, siding and Prefalz, roof drainage system, ribbed profile, serrated profile and ripple profile (collectively referred to as the "PREFA Product");
- exclusively covers the basic material of the PREFA Product installed on the building (the "Building") described in more detail in this Guarantee;
- and exclusively entitles
  - the customers listed here who have acquired the PREFA Product directly from PREFA or from a specialist company authorised to install the PREFA Product (the "PREFA Roofer") as the end consumer,
  - and the customer's legal successor of ownership of the building.

Protection of the customer covered by the Guarantee is subject to the following requirements, conditions and limitations:

1. The PREFA Product covered by the Guarantee is manufactured from coated aluminium, which, at the time of manufacture, complies with the following standards:
   - aluminium: EN 1396:2015
   - coating: EN 13523 (all parts).

2. The duration of the Guarantee ("Guarantee Period") shall be 40 years, starting from the date of the first delivery of the PREFA Product by PREFA directly to the customer or to the PREFA Roofer. The applicable date of this first delivery shall be considered the date on the delivery note sent by PREFA to the customer or to the PREFA Roofer.

3. PREFA guarantees that, during the Guarantee Period:
   - the basic material of the PREFA Product will not exhibit any changes as a result of cracks, corrosion (rust) or frost which could impede the PREFA Product's mechanical functionality.

4. Requirements to be fulfilled for the Guarantee to apply:
   - professional installation of the PREFA Product within Europe — free of planning and building physics errors — by a specialist company authorised by PREFA, in accordance with PREFA's mounting instructions, installation guidelines and design, and with the recognised codes of practice, legal regulations and relevant existing standards, applicable at the time of installation and mounting;
   - the exclusive use of original PREFA accessories during mounting or installation;
   - installation of the PREFA Product in environments such as those defined in EN 1396:2015, table C.1, categories 1 to 3 (not including category 4: severe industrial and coastal regions).

5. Excluded from the Guarantee shall be any damage caused to the PREFA Product's basic material:
   - as a result of mounting or installing the PREFA Product contrary to the aforementioned conditions;
   - as a result of natural disasters, floods or other cases of force majeure or intermittent or continuous immersion of the PREFA Product in water or other liquid or solid media;
   - as a result of the pressure of snow or ice, or as a result of hail or lightning (particularly deformations);
   - as a result of usual wear and tear (in particular, changes in the shade or gloss level);
   - as a result of installing the PREFA Product in areas with a corrosive atmosphere (e.g. caused by chemical fumes or salt spray) or as a result of other (electro-) chemical reactions with environmental elements or other building parts;
   - as a result of incorrect further processing of the PREFA Product;
   - as a result of the use of unsuitable cleaning products or cleaning methods;
   - as a result of factors damaging the PREFA Product's basic material prior to it being sent to the building site, or during storage at the building site or otherwise prior to installing the PREFA Product;
   - as a result of mechanical or other physical damage to the PREFA Product caused by persons or items of any kind;
   - damage covered by an insurance policy;
   - damage to material replaced under this Guarantee.

6. NOTE: the Guarantee only covers damages to the PREFA Product's basic material which arise during the Guarantee Period and are reported to PREFA in writing by the customer within 30 days after the point at which the customer first noticed, or could have noticed, the case for the guarantee claim (upon presentation of the Guarantee).

7. If the guarantee claim proves to be justified, PREFA shall, at its own discretion:
   - repair the basic material by restoring or renovating it;
   - or supply, free of charge, a replacement PREFA Product if the basic material is damaged, delivering this to the Roofer commissioned with the mounting/installation (or, alternatively, to the Roofer nearest to the customer).

   PREFA shall reserve the right to alter or modify the way in which PREFA Products and/or the colour coating of PREFA Products are produced at any time. If, for this reason, the PREFA Product to be replaced or the colour required for the new coating is no longer available, PREFA shall, at its own discretion, use a Product or colour coating of a similar quality. If a PREFA Product has been improved or replaced, the remaining part of the Guarantee Period applying to the originally-installed product shall apply to this product.
   Differences in colour between the originally-installed PREFA Product and the replacement product or new coating do not represent a defect covered by the Guarantee. Consequential damage and other damage resulting from the damaged basic material or damaged colour coating shall not be replaced by PREFA.

8. The Guarantee shall not limit the customer's rights with regard to the specialist company commissioned with the mounting/installation of, or the distributor from whom it acquired, the PREFA Product.

9. The Guarantee shall be exclusively governed by Austrian law. The place of jurisdiction for claims under the Guarantee shall be PREFA's registered office in Austria.

PREFA ALUMINIUMPRODUKTE GMBH, REGIONAL COURT OF ST. PÖLTEN FN 93019 V
A-3182 MARKTL/LILIENFELD, WERKSTRASSE 1, AUSTRIA
T +43 2762-502, F +43 2762-874, E OFFICE@PREFA.COM, WWW.PREFA.COM
01/2017 | MFG

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

THE BUILDING	
Street address: 40 Titoki Street	
Suburb: Waikanae	
Town/City: Waikanae	Postcode:

THE PROJECT
Building consent number:

THE OWNER(S)	
Name(s): D & S Dowle	
Mailing address: 40 Titoki Street	
Suburb: Waikanae	PO Box/Private Bag:
Town/City: Waikanae	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

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

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☑	QBT450 Roof, material Prefa aluminium	✔ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY

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

Name: Hartmut Reichelt	LBP number: BP125102
Class(es) licensed in:	
Roofing	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 5/13 Omahi Street	
Suburb: Waikanae	Town/City: Waikanae
PO Box/Private Bag 161	Postcode: 5036
Phone number: 04 293 2230	Mobile: 027 293 6466
After hours:	Fax:
Email address: info@arfi.nz	Website: www.arfi.co.nz

DECLARATION

I Hartmut Reichelt carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: 4/12/18

CONSTRUCTION MONITORING REPORT

PROJECT: **Dowle Dwelling** **17116**

CONTRACTOR :

DATE: **24.04:18** TIME: **2:00pm** INSPECTION No: **#1**

WEATHER CONDITIONS **Fine**

LOCATION: **40 Titoki Road** **Waikanae**

NOTES & PHOTOGRAPHS:

1.1 General Project Overview:

Site visit as requested to check ground conditions for steel construction
Builders on site

1.2 Specific Elements Inspected:

Reo for internal pad inspected and approved as per sketch provided. 2H12 each way
Checked ground conditions for post foundations to FD1.
Requested extra 200 and 300mm excavation of soft ground.
Discussed and agreed on reo to FD3.
Ok to pour with reo placed and excavation completed

1.3 Miscellaneous:



Peter Bolton
CMEngNZ CPEng
Base Consulting Engineers Ltd
peter@basecon.co.nz
06-367 0088

CONSTRUCTION MONITORING REPORT

PROJECT: **Dowle Dwelling** **17116**

CONTRACTOR :

DATE: **05.07:18** TIME: **3:00pm** INSPECTION No: **#2**

WEATHER CONDITIONS **Fine**

LOCATION: **40 Titoki Road** **Waikanae**

NOTES & PHOTOGRAPHS:

1.1 General Project Overview:

Site visit as requested to check for steel construction canopy frames
2 Builders on site

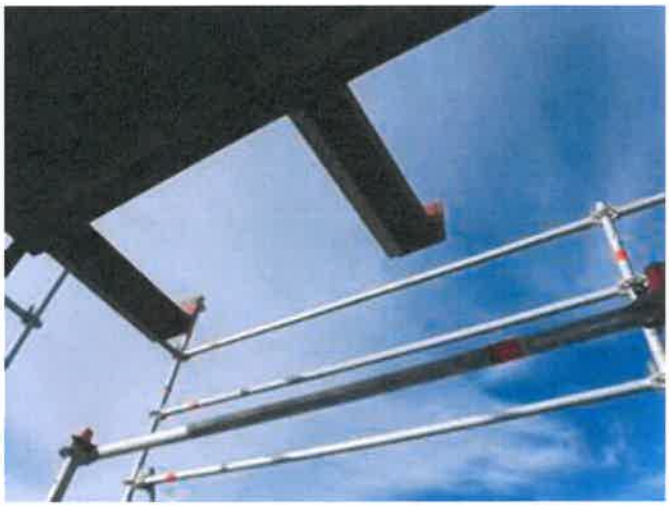
1.2 Specific Elements Inspected:

For lounge deck canopy, checked ground conditions for post foundations to FD1.
Ok to pour with reo placed
Structural steel to SD4 and SD6, SD4 welded connection changed to 4/M16 bolts as discussed. All ok for both this and entry canopy
Checked steel for internal beam to SD1 and SD2 ,all ok

OK to issue PS4

1.3 Miscellaneous:





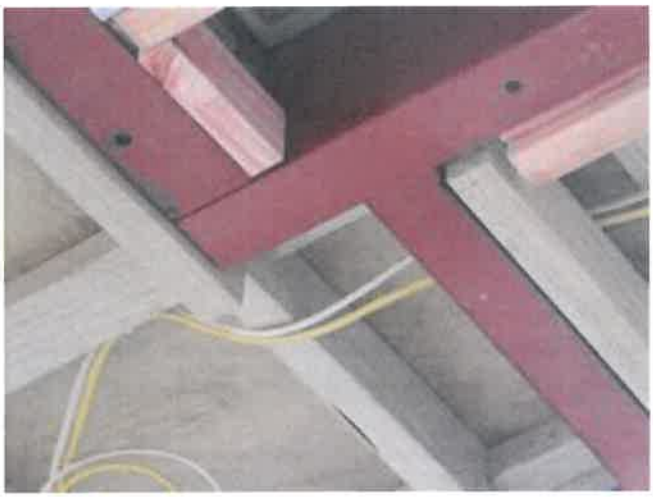






Entry canopy







Peter Bolton
CMEngNZ CPEng
Base Consulting Engineers Ltd
peter@basecon.co.nz
0274 444 080

Building Code Clause(s). B1 VM1

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: BASE CONSULTING ENGINEERS LTD
(Construction Review Firm)

TO: MR. C. DOWLE
(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)

IN RESPECT OF: DOWLE DWELLING - Steel construction
(Description of Building Work)

AT: 40 TITOKI ROAD
(Address)

Town/City: WAIKANAE (Address) LOT ..... DP ..... SO .....

We BASE CONSULTING ENGINEERS LTD (Construction Review Firm) have been engaged by MR. C. DOWLE

To provide ☐ CM1 ■ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with

owner/developer MR. C. DOWLE

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

in respect of clause(s) B1 VM1 ..... of the Building Code for the building work described in

documents relating to Building Consent No. ..... and those relating to

Building Consent Amendment(s) Nos. ..... issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variations(s) No. Construction Monitoring Reports:Job No: 17116 ..... (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☐ this review ■ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐ All or ■ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above. with respect to Clause(s). B1 VM1 ..... of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, Peter Bolton (Name of Construction Review Professional) am: ■ CPEng 56179 # ☐ Reg Arch ..... #

I am a Member of: ■ IPENZ ☐ NZIA and hold the following qualifications: BE Civil

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

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY Peter Bolton (Name of Construction Review Professional) (Signature) .....

ON BEHALF OF BASE CONSULTING ENGINEERS LTD (Construction Review Firm) Date 09/07/2018

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

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

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

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

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011[2]

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

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

Competence of Design Professional

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

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

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

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

*Professional Indemnity Insurance

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

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

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers[3]). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

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

Attached Particulars

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

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910 : 2013

2 NZIA Standard Conditions of Contract SCC 2011

3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

4 PN Guidelines on Producer Statements

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

Applicator Workmanship Warranty

WARRANTY No. 180316 DATE OF INSTALLATION 11-5-18

BUILDING OWNER & ADDRESS Dr C Dowle

40 Titoki st

WATERPROOFING CONTRACTOR (Name, Address, Phone No.)

RJ Williams 43 Riverbank road Otaki

AREA LAID m² 14.79m² + 16.43m² PRODUCT, TYPE AND USE Dampfix 3 Both wet area shower in ensuite + exterior terrace off master bed

Subject to the conditions appearing below, the Applicator warrants its workmanship as follows:

a) All membrane products (the "Materials") are laid and installed in compliance with the manufacturer's instructions; and

b) For a period [5] years, the Workmanship on the Materials by the Applicator shall maintain a waterproof barrier to the area treated.

This Warranty shall be subject to the conditions which follow:

1. This Warranty shall extend only to the workmanship undertaken by the applicator and shall in no way bind the manufacturer of the Materials laid and installed by the Applicator.

2. The Applicator's obligations under this Warranty shall be limited to the Applicator making good at their expense any defect in the workmanship which permits the entry/escape of water. The Applicator shall have no further liability or responsibility for any direct, indirect or consequential injury, loss or damage whatsoever and howsoever arising.

3. This Warranty shall not apply to any alleged defective workmanship that is:

   a) Due directly or indirectly to any alleged cause such as (without limiting the generality of this exclusion) governmental or environmental interference or any other cause beyond the reasonable control of the Applicator; or

   b) Caused by the act, omission, default or representation of any party other than the Applicator, its servants or agents and in particular the work of any other tradesman and damage from persons not authorised by the Applicator to have access to or be employed in the repair, maintenance or alteration of the application during the warranty period; or

   c) Caused by the Materials or any of them being disturbed by any party other than the Applicator after fixing.

4. This Warranty shall be invalid unless the Applicator receives the Customer's written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.

5. Where it is necessary for the Applicator to repair any defective workmanship, the Customer shall remove and/or replace plant, equipment or any other objects that hinder the access by the Applicator to the materials. The cost of any site visit requested under a warranty claim which does not reveal any problem relating to the warranted scope of work shall be paid for by the party requesting the inspection at the then current trade consultancy rates.

6. The Customer shall have made payment in full to the Applicator for the nominated works within the terms of the Applicator's contract with the Customer prior to the Customer making claim under this Warranty.

7. In the event that any Materials subject to this Warranty are ordinarily acquired for personal, domestic or household use or consumption, then this Warranty shall be read subject to the guarantees contained in the Consumer Guarantees Act 1993.

Applicator Name (Print) Richard Williams Telephone No. 021 350 440

Address 43 Riverbank road

Signature of Applicator [signature] Date 26-11-18

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **13 February 2019 10:53 a.m.**

Duration: **30 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	Pass
Sub-floor ventilation	N/A
Roof fixings	Pass
Spouting and down-pipes	Pass
Deck structure	N/A
Flashings - roof	Pass
Penetrations - flashings	Pass
Barriers	N/A
Gully dishes	N/A
Stormwater and site drainage	N/A
Handrails	N/A
Wastes to gully	N/A
Fixings - durability	Pass
Steps/stairs	N/A
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
Cladding ground clearance	N/A
Final check complete	Pass
Other	N/A
Interior	Pass
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	Pass
Service areas-floors/walls	Pass
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	Pass
Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Pass
Food storage/preparation	N/A

Ventilation	N/A
Insulation and clearance	N/A
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Hot water temp	N/A
Solid fuel heater	Pass
Water supply tank	N/A
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
Final check complete	N/A
Other	N/A
Intertenancy/commercial	N/A
Other	N/A



Taken at 10:45 AM on Wednesday 13/02/2019



Taken at 10:46 AM on Wednesday 13/02/2019



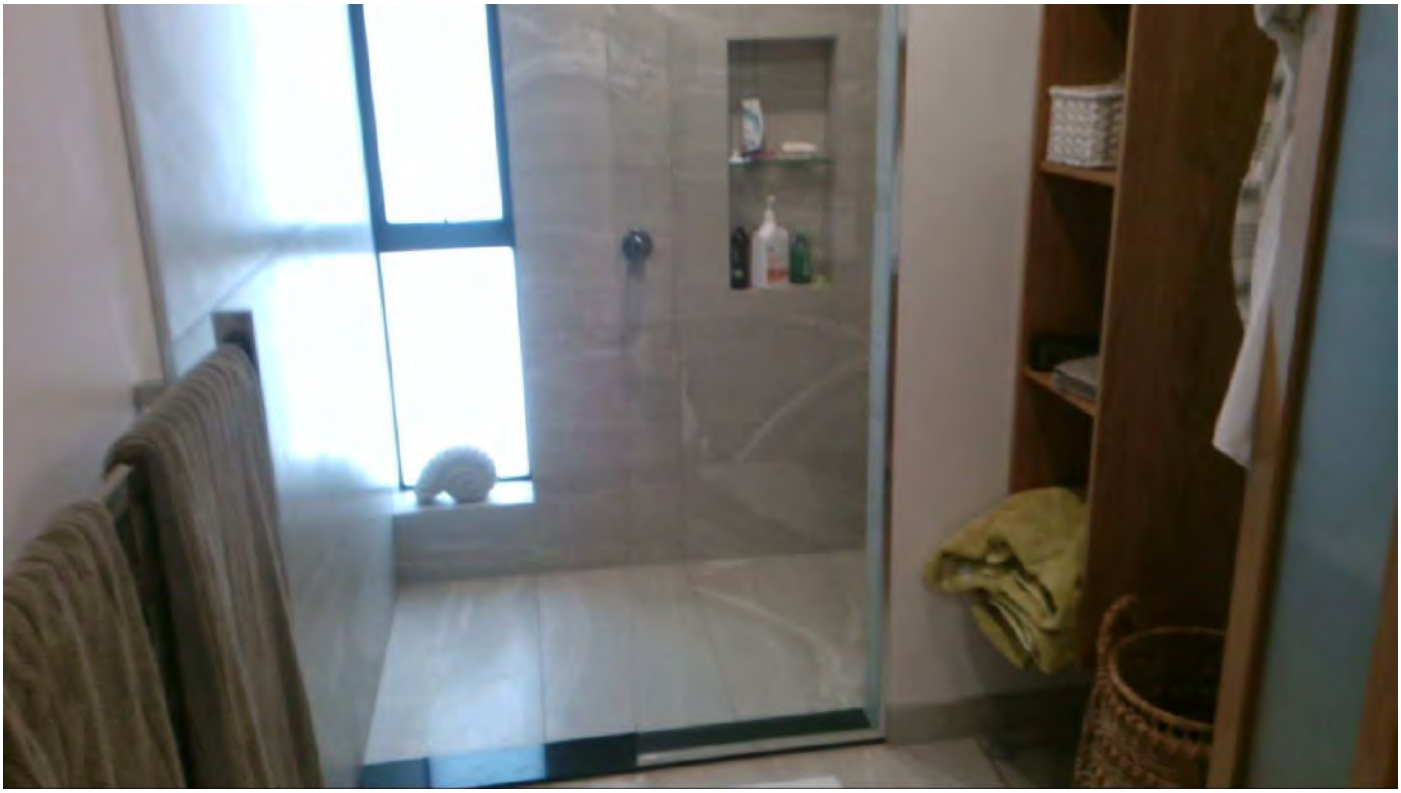
Taken at 10:46 AM on Wednesday 13/02/2019



Taken at 10:47 AM on Wednesday 13/02/2019



Taken at 10:48 AM on Wednesday 13/02/2019



Taken at 10:48 AM on Wednesday 13/02/2019



Taken at 10:50 AM on Wednesday 13/02/2019



Taken at 10:50 AM on Wednesday 13/02/2019



Taken at 10:51 AM on Wednesday 13/02/2019



Taken at 10:51 AM on Wednesday 13/02/2019

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

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **13 February 2019**

Passed Items

Exterior
- All previous inspections/notes passed
- Drawings
- Additional information/plan
- Roof fixings
- Spouting and down-pipes
- Flashings - roof
- Penetrations - flashings
- Fixings - durability
- Cladding painted/sealed
- Flashings - windows/doors
- Final check complete

Interior
- All previous inspections/notes passed
- Drawings
- Additional information/plan
- Service areas-floors/walls
- Lightings
- Smoke detectors
- Glazing - human impact
- Solid fuel heater
- Trap seals and AAVS
- Cistern flushing
- WC pan connection
- Window labels

Support Documentation	Status
Application for CCC	Received
Electrical safety certificate	Received
Membrane applicator certificates - cladding	Received

Membrane applicator certificates - internal wet area	Received
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required
Window manufacturers producer statement	Received

Building Practitioners	**Status**
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.** **Registration Status: Current**	Received
Carpentry 1 **To be supplied at 1st inspection.**	Received
Foundations 1 **To be supplied at 1st inspection.**	Required
External Plastering 2 **To be supplied at 1st inspection.**	Required
Roofing 1 **To be supplied at 1st inspection.**	Required

Jeffrey Clement

From: Alan Doherty on behalf of Mailbox - Kapiti Council
Sent: Friday, 25 May 2018 7:50 AM
To: Mailbox - Building Approvals
Subject: FW: Site Notice : 170523 - Final Inspection - 2018-05-24 - Fail

Follow Up Flag: Follow up
Flag Status: Flagged

This email has been forwarded from the Council Email Box, please reply to the original sender not the Council Email Box

Regards

Alan Doherty
Customer Services Officer
Āpiha Pūtahi Āwhina

Kāpiti Coast District Council
Tel 04 296 4700

www.kapiticoast.govt.nz

From: Chris Beggs [mailto:chris@qbuild.nz]
Sent: Thursday, 24 May 2018 8:10 p.m.
To: Mailbox - Building Admin
Cc: Jo Kunac (QBuild)
Subject: Re: Site Notice : 170523 - Final Inspection - 2018-05-24 - Fail

HI Craig
just to confirm one of the required items on the inspection sheet was supplied being the record of work for the garage blockwork.
Cheers
Chris Beggs
Director



The Building Company Ltd T/A QBuild - **eHaus** l licensee for the Kapiti and Wellington Region
t: (04) 293 2616 | m: (021) 684 323 | e: chris@qbuild.nz | w: www.qbuild.nz | d: 83 Parata Street, Waikanae | p: PO Box 316, Waikanae | s: Facebook QBuildNZ

Good planets are hard to find. Please consider the environment before printing this email.

On 24/05/2018, at 3:57 PM, Building Admin <buildingadmin@kapiticoast.govt.nz> wrote:

<170523 - Inspection - Site Notice - 2018-05-24.pdf>

Jeffrey Clement

From: Leanna Hutchinson on behalf of Mailbox - Building Approvals
Sent: Friday, 8 March 2019 9:21 AM
To: Alan Tinney
Subject: FW: Site Notice : 170827 - Final Inspection - 2019-02-13 - Pass
Attachments: Copy of code compliance info 050319.pdf

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Kāpiti Coast District Council
Tel 04 2964 700

www.kapiticoast.govt.nz

From: Alison Tong **On Behalf Of** Mailbox - Kapiti Council
Sent: Tuesday, 5 March 2019 4:46 PM
To: Mailbox - Building Approvals <Building.Approvals@kapiticoast.govt.nz>
Subject: FW: Site Notice : 170827 - Final Inspection - 2019-02-13 - Pass

This email has been forwarded from the Council email box. Please reply to the original sender and not the Council email address. Thanks.

Alison Tong
Customer Services Officer
Āpiha Pūtahi Āwhina

Kāpiti Coast District Council
Tel 04 2964 700

www.kapiticoast.govt.nz

From: Sharon Hunter [mailto:sharon@hunterarchitecture.co.nz]
Sent: Tuesday, 5 March 2019 4:01 PM
To: Mailbox - Building Admin <BuildingAdmin@kapiticoast.govt.nz>
Subject: Re: Site Notice : 170827 - Final Inspection - 2019-02-13 - Pass

Hi there
please find attached further information as requested - can you please let me know what else you require????
Also can you please change the information on your form - Hunter Design Studio Ltd has NOT traded for a long time can you change to Hunter Architecture Ltd also the website is NOT rwww.redshed it is www.hunterarchitecture

Thanks
Sharon

HUNTER ARCHITECTURE

Sharon Hunter

For and on behalf of
Hunter Architecture & Red Shed
P: 04 9049288
M: 021 892557

www.hunterarchitecture.co.nz
www.redshed.co.nz

On 13/02/2019 4:28 PM, Building Admin wrote:

> Attached is an inspection Site Notice.
>
> Consent Number: 170827
> Inspected on: 2019-02-13
> Inspector: Alan Tinney
> Inspection Type(s): Final Inspection
> Kapiti Coast District Council does not guarantee the accuracy or completeness of any information contained in this e-mail or attached files. Internet communications are not secure; therefore the Council does not accept legal responsibility for the contents of this message or attached files. The content of this email may express the view of the author and not the official position of the Council. Kapiti Coast District Council may monitor and store all outgoing and incoming email traffic. This e-mail is subject to copyright. Except in reply to the author, no part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. If you have received this e-mail in error, please advise the sender immediately by return e-mail, or telephone the author and delete all copies.
>
> ##########
> This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal
> ##########
>
> ---
>
> This email has been scrubbed for your protection by SMX.
> For more information visit http://smxemail.com
> ---

Virus-free. www.avg.com

Jeffrey Clement

From: Leanna Hutchinson
Sent: Friday, 8 December 2017 2:40 PM
To: 'darren@hunterarchitecture.co.nz'
Cc: 'carlsdowle@gmail.com'
Subject: Request for Further Information (2) – Building Consent 170827 - 40 Titoki Road, Waikanae
Attachments: Request for Further Information (2) – Building Consent 170827 - 40 Titoki Road, Waikanae.pdf

Please find attached Request for Further Information (2) – Building Consent 170827 - 40 Titoki Road, Waikanae

PS1 supplied with plans from CPEng engineer was not requested. Please provide LBP memorandum as previously requested.

We have suspended your application pending receipt of the above information. Please send it to us by 22 December 2017. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact Mike Dymond on MikeD@nationalprocessing.co.nz or 021 550 187 486 referencing Building Consent No 170827.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700

Kāpiti Coast DISTRICT COUNCIL

www.kapiticoast.govt.nz

Find us on Facebook

From: Leanna Hutchinson
Sent: Thursday, 23 November 2017 2:26 p.m.
To: 'darren@hunterarchitecture.co.nz'
Cc: 'carlsdowle@gmail.com'
Subject: Request for Further Information – Building Consent 170827 - 40 Titoki Road, Waikanae

Please find attached Request for Further Information – Building Consent 170827 - 40 Titoki Road, Waikanae

We have suspended your application pending receipt of the above information. Please send it to us by 7 December 2017. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact Mike Dymond on MikeD@nationalprocessing.co.nz or 021 550 187 486 referencing Building Consent No 170827.

Yours sincerely

Leanna Hutchinson
Customer Services Officer
Āpiha Pūtahi Āwhina

Tel 04 2964 700

Kāpiti Coast DISTRICT COUNCIL

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Kapiti Coast District

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Piles**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **10 April 2018 12:06 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Pile size **300mmx300mm**	Fail
Pile layout	Pass
Special piles	N/A
Timber treatment **H1**	Pass
Hole depth **600mm down to solid**	Pass
Other	Fail
LBP number **engineer to design**	N/A
Site Inspection	N/A



Taken at 12:04 PM on Tuesday 10/04/2018

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

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Piles**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **10 April 2018**

Passed Items

General
- Pile layout
- Timber treatment — **H1**
- Hole depth — **600mm down to solid**

Failed Items

General
- Pile size — **300mmx300mm**
- Other

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2	Received

Peter Bolton
Registrant Number: 56179
Practice Fields: Geotechnical, Structural.
Chartered Professional Engineer.
Date of registration: 01 Aug 2007.
Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Carpentry 1	Required
To be supplied at 1st inspection.	
Foundations 1	Required
To be supplied at 1st inspection.	
External Plastering 2	Required
To be supplied at 1st inspection.	
Roofing 1	Required
To be supplied at 1st inspection.	

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Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Piles**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **8 March 2019 3:11 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Pile size **300mmx300mm**	Pass
Other	N/A
LBP number	N/A

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

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Piles**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **8 March 2019**

Passed Items

General

Pile size **300mmx300mm**

Inspection Type: **Wet Area Post-application**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **8 March 2019**

Passed Items

General

Sighted previous inspection notes

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

Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz**	Accepted

Location: Paraparaumu Beach, 5032.
Company Involvement: Hunter Design Studio Ltd

Designer 2 — Received

Peter Bolton
Registrant Number: 56179
Practice Fields: Geotechnical, Structural.
Chartered Professional Engineer.
Date of registration: 01 Aug 2007.
Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Roofing 1 — Accepted

Carpentry 1 — Accepted

To be supplied at 1st inspection.

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

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

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **3 May 2018 2:20 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
ensuite/wardrobe only	
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Sheet bracing	Pass
Sheet fixings	Pass
Fire/acoustic separation	N/A
Other	N/A
Wet area substrate system	Fail
window in shower to be inspected before membrane application	
LBP number	Pass
121210	



Taken at 2:11 PM on Thursday 3/05/2018

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Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

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

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **24 July 2018 9:31 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General **master bedroom/lounge/dinning/hallway**	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Sheet bracing **as per bracing plans**	Pass
Sheet fixings **as required**	Pass
Fire/acoustic separation	N/A
Other	N/A
Wet area substrate system	N/A
LBP number	N/A

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **21 August 2018 10:55 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General **On entrance and master bedroom**	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	N/A
Building wrap type **Ecoply barrier**	Pass
Flexible seling tape **Eco ply tape**	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings **Taped stop ends and cavity closer**	Pass
Sill flashings **Wanz bars**	Pass
Back flashings	Pass
Saddle flashings	N/A
Internal/external corner flashings **PVC internal and external**	Pass
Jamb flashings	Pass
Capillary clearances	Pass
Flashing penetrations **Boot flashing**	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment **Horizontal h3.2**	Pass
Cavity closers	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number **106341**	Pass
Other **Still to inspect lounge area**	Fail



Taken at 10:55 AM on Tuesday 21/08/2018



Taken at 10:55 AM on Tuesday 21/08/2018

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

SITE NOTICE

Consent No:	**170827**
Applicant:	**Hunter Architecture Ltd**
Site Address:	**40 Titoki Road, Waikanae**
Work Type:	**New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category:	**R1**

Inspection Type:	**Pre Clad**
Inspection Outcome:	**Fail**
Inspected By:	**Gareth McCullagh**
Inspection Date:	**21 August 2018**

Passed Items

General	**On entrance and master bedroom**
Inspection notes	
Drawings	
Building wrap type	**Ecoply barrier**
Flexible seling tape	**Eco ply tape**
Head flashings	**Taped stop ends and cavity closer**
Sill flashings	**Wanz bars**
Back flashings	
Internal/external corner flashings	**PVC internal and external**
Jamb flashings	
Capillary clearances	
Flashing penetrations	**Boot flashing**
Ground/Deck Cladding Clearance	
Batten timber treatment	**Horizontal h3.2**
Cavity closers	
Battens in place	
LBP number	**106341**

Failed Items

General	**On entrance and master bedroom**
Other	**Still to inspect lounge area**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required

Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.** **Registration Status: Current**	Received
Carpentry 1 **To be supplied at 1st inspection.**	Required
Foundations 1 **To be supplied at 1st inspection.**	Required
External Plastering 2 **To be supplied at 1st inspection.**	Required
Roofing 1 **To be supplied at 1st inspection.**	Required

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **John Peterson**

Inspection Date: **27 August 2018 1:38 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Other	Pass

27/08/18 confirmed/clarified

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Craig Watson**

Inspection Date: **11 July 2018 3:37 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
This inspection is prewrap for master bedoom elevation only.	
Inspection notes	Fail
outstanding items still to be rectified.	
Drawings	Pass
Additional information/plan	N/A
Cladding type identified	Pass
Framing moisture meets cladding requirements	N/A
Stud spacing appropiate for cladding	Pass
Existing	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	N/A
Building wrap type	Pass
Eco barier ply and tape to master bedroom elevation	
Bracing requirements	N/A
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	N/A
Truss connections	N/A
Column posts	N/A
LBP number	Pass
Peter neilson	
Other	N/A

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Phone (04) 296 4700

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Craig Watson**
Inspection Date: **11 July 2018**

Passed Items

General	**This inspection is prewrap for master bedoom elevation only.**
Drawings	
Cladding type identified	
Stud spacing appropiate for cladding	**Existing**
Building wrap type	**Eco barier ply and tape to master bedroom elevation**
LBP number	**Peter neilson**

Failed Items

General	**This inspection is prewrap for master bedoom elevation only.**
Inspection notes	**outstanding items still to be rectified.**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz**	Accepted

Websitehttp://www.redshed.co.nz
Location: Paraparaumu Beach, 5032.
Company Involvement: Hunter Design Studio Ltd

Designer 2 — Received

Peter Bolton
Registrant Number: 56179
Practice Fields: Geotechnical, Structural.
Chartered Professional Engineer.
Date of registration: 01 Aug 2007.
Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Carpentry 1 — Required

To be supplied at 1st inspection.

Foundations 1 — Required

To be supplied at 1st inspection.

External Plastering 2 — Required

To be supplied at 1st inspection.

Roofing 1 — Required

To be supplied at 1st inspection.

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **N/A**

Inspected By: **John Peterson**

Inspection Date: **27 August 2018 1:40 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	N/A
Inspection notes	N/A
Drawings	N/A
Additional information/plan	N/A
Cladding type identified	N/A
Framing moisture meets cladding requirements	N/A
Stud spacing appropiate for cladding	N/A
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	N/A
Building wrap type	N/A
Roof Cross Bracing	N/A
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	N/A
Truss connections	N/A
Column posts	N/A
LBP number	N/A
Other	N/A

Kapiti Coast District Council
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SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **John Peterson**
Inspection Date: **27 August 2018**

Passed Items

General

Other	**27/08/18 confirmed/clarified**

Inspection Type: **Brick Veneer**
Inspection Outcome: **Fail**
Inspected By: **John Peterson**
Inspection Date: **27 August 2018**

Passed Items

General

Min/max cavity achieved	**Sighted the altered window wall sections, sill bars, flashing tapes, flexi-flashings prior to re-instating the bricks.**
Building wrap	
Rebate	**existing**

Failed Items

General

Flashings	**The wall section above the porch slider - Photos are to be available to view noting the cavity system installation process**
LBP number	**Advice of the Blocklayers LBP is required** **builder BP106341**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required

Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.** **Registration Status: Current**	Received
Carpentry 1 **To be supplied at 1st inspection.**	Required
Foundations 1 **To be supplied at 1st inspection.**	Required
External Plastering 2 **To be supplied at 1st inspection.**	Required
Roofing 1 **To be supplied at 1st inspection.**	Required

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Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Tyler Smith**

Inspection Date: **24 April 2018 10:12 a.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Max moisture content **16**	Pass
Ventilation to rooms **Window sizes and openings as per consented documentation**	Pass
Timber treatment **h1.2**	Pass
Lintel/beam size and fixing **As per consent.**	Pass
Insulation **Existing Ceiling Insulation.** **R2.8** **Mostly completed**	Pass
Top plate connection **Existing**	Pass
Ceiling batten spacing **450 Timber**	Pass
Stud spacing **400 and 600**	Pass
Bracing connections **Hold downs in place as per consented bracing plan.**	Pass
Air seals **Bathroom and wardrobe windows still to be installed.**	Fail
Bottom plate fixings	Pass
Is the building weathertight **Bathroom and wardrobe Windows still to be installed however the builder has agreed to seal the opening with ecoply to allow the villa board to be installed without risk of moisture damage.**	Fail
Grade of timber framing **SG8**	Pass
Framing cut outs **stud stiffeners in place.**	Pass
wet area substrate **Villaboard 9mm** **Metal angle on site, not yet installed.**	Fail
insert or inbuilt fireplace	N/A
LBP number	Pass

106341

Other	Pass
Other	Pass

OK to line.



Taken at 10:13 AM on Tuesday 24/04/2018



Taken at 10:13 AM on Tuesday 24/04/2018

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Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **3 May 2018 2:22 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
wet area substrate **Villaboard 9mm** **Metal angle on site, not yet installed.** **now fitted**	Pass

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **14 June 2018 2:03 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General **main living & cloak room only**	Fail
Max moisture content **17**	Pass
Timber treatment **h1.2** **& existing framing**	Pass
Lintel/beam size and fixing **As per consent.**	N/A
Insulation **Existing & remedial**	Pass
Ceiling batten spacing **450 Timber**	N/A
Bracing connections **Hold downs in place as per consented bracing plan.** **x3 bls**	Pass
Air seals **new windows yet to be installed**	Fail
Is the building weathertight **this area weathr tight**	Pass
Grade of timber framing **SG8** **& existing**	Pass
Framing cut outs **stud stiffeners in place.**	N/A
wet area substrate **Villaboard 9mm** **Metal angle on site, not yet installed.** **now fitted**	N/A



Taken at 2:01 PM on Thursday 14/06/2018



Taken at 2:01 PM on Thursday 14/06/2018



Taken at 2:01 PM on Thursday 14/06/2018

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

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **14 June 2018**

Passed Items

General	**main living & cloak room only**
Max moisture content	**17**
Timber treatment	**h1.2 & existing framing**
Insulation	**Existing & remedial**
Bracing connections	**Hold downs in place as per consented bracing plan. x3 bls**
Is the building weathertight	**this area weathr tight**
Grade of timber framing	**SG8 & existing**

Failed Items

General	**main living & cloak room only**
Air seals	**new windows yet to be installed**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1	Accepted
Building practitioner number: BP115270.	

Phone number: 021413999.
Email address: darren@hunterarchitecture.co.nz
Websitehttp://www.redshed.co.nz
Location: Paraparaumu Beach, 5032.
Company Involvement: Hunter Design Studio Ltd

Designer 2 — Received

Peter Bolton
Registrant Number: 56179
Practice Fields: Geotechnical, Structural.
Chartered Professional Engineer.
Date of registration: 01 Aug 2007.
Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Carpentry 1 — Required

To be supplied at 1st inspection.

Foundations 1 — Required

To be supplied at 1st inspection.

External Plastering 2 — Required

To be supplied at 1st inspection.

Roofing 1 — Required

To be supplied at 1st inspection.

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **24 July 2018 9:30 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes **entry**	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Max moisture content **16%**	Pass
Ventilation to rooms **Window sizes and openings as per consented documentation**	Pass
Timber treatment **H1.2**	Pass
Lintel/beam size and fixing	Pass
Insulation **walls 2.8/ceilings 3.6**	Pass
Top plate connection	Pass
Ceiling batten spacing **400mm**	Pass
Stud spacing **400mm**	Pass
Bracing connections **as per consent**	Pass
Air seals	N/A
Bottom plate fixings	Pass
Is the building weathertight	Pass
Grade of timber framing	Pass
Framing cut outs	N/A
wet area substrate	N/A
insert or inbuilt fireplace	N/A
LBP number	N/A
Other	N/A
Other	N/A

Kapiti Coast District Council
175 Rimu Road
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SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **3 May 2018**

Passed Items

General

wet area substrate	**Villaboard 9mm** **Metal angle on site, not yet installed.** **now fitted**

Failed Items

General

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Fail**
Inspected By: **Jeremy Lincoln**
Inspection Date: **3 May 2018**

Passed Items

General	**ensuite/wardrobe only**
Sighted previous inspection notes	
Conforms with approved drawings	
Sheet bracing	
Sheet fixings	
LBP number	**121210**

Failed Items

General	**ensuite/wardrobe only**
Wet area substrate system	**window in shower to be inspected before membrane application**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required

Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	**Status**
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.** **Registration Status: Current**	Received
Carpentry 1 **To be supplied at 1st inspection.**	Required
Foundations 1 **To be supplied at 1st inspection.**	Required
External Plastering 2 **To be supplied at 1st inspection.**	Required
Roofing 1 **To be supplied at 1st inspection.**	Required

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SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **24 July 2018**

Passed Items

General

Sighted previous inspection notes	**entry**
Conforms with approved drawings	
Confirm additional information/amended plan	
Max moisture content	**16%**
Ventilation to rooms	**Window sizes and openings as per consented documentation**
Timber treatment	**H1.2**
Lintel/beam size and fixing	
Insulation	**walls 2.8/ceilings 3.6**
Top plate connection	
Ceiling batten spacing	**400mm**
Stud spacing	**400mm**
Bracing connections	**as per consent**
Bottom plate fixings	
Is the building weathertight	
Grade of timber framing	

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **24 July 2018**

Passed Items

General **master bedroom/lounge/dinning/hallway**

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Sheet bracing	**as per bracing plans**
Sheet fixings	**as required**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.** **Registration Status: Current**	Received
Carpentry 1 **To be supplied at 1st inspection.**	Required
Foundations 1 **To be supplied at 1st inspection.**	Required
External Plastering 2 **To be supplied at 1st inspection.**	Required
Roofing 1 **To be supplied at 1st inspection.**	Required

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SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Tyler Smith**
Inspection Date: **24 April 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Max moisture content	**16**
Ventilation to rooms	**Window sizes and openings as per consented documentation**
Timber treatment	**h1.2**
Lintel/beam size and fixing	**As per consent.**
Insulation	**Existing Ceiling Insulation. R2.8 Mostly completed**
Top plate connection	**Existing**
Ceiling batten spacing	**450 Timber**
Stud spacing	**400 and 600**
Bracing connections	**Hold downs in place as per consented bracing plan.**
Bottom plate fixings	
Grade of timber framing	**SG8**
Framing cut outs	**stud stiffeners in place.**
LBP number	**106341**
Other	
Other	**OK to line.**

Failed Items

General

Air seals	**Bathroom and wardrobe windows still to be installed.**
Is the building weathertight	**Bathroom and wardrobe Windows still to be installed however the builder has agreed to seal the opening with ecoply to allow the villa board to be installed without risk of moisture damage.**
wet area substrate	**Villaboard 9mm**

Metal angle on site, not yet installed.

Inspection Type:	**Preline Plumbing**
Inspection Outcome:	**Pass**
Inspected By:	**Tyler Smith**
Inspection Date:	**24 April 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Plumber	**Liam** **29193**
Pipes fixed/supported	**Pipes clipped.**
System used	**Connected to existing**
Vents terminated	**Existing terminal vent, Extra AAV off shower.**
Pressure test	**Dux secura pipe + fittings. holding 1500 kpa.**
Waste pipe size and test	**40mm into gully**
Shut off valves	**Existing.**
Other	**All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.** **Company Involvement: Hunter Design Studio Ltd**	Accepted
Designer 2 **Peter Bolton** **Registrant Number: 56179** **Practice Fields: Geotechnical, Structural.** **Chartered Professional Engineer.** **Date of registration: 01 Aug 2007.** **Registration Status: Current.** **International Professional Engineers.** **Date of registration: 01 Aug 2007.**	Received

Registration Status: Current

Carpentry 1	Required
To be supplied at 1st inspection.	
Foundations 1	Required
To be supplied at 1st inspection.	
External Plastering 2	Required
To be supplied at 1st inspection.	
Roofing 1	Required
To be supplied at 1st inspection.	

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Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Tyler Smith**

Inspection Date: **24 April 2018 9:52 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber ***Liam*** **29193**	Pass
Soil pipe size and test	N/A
Pipes fixed/supported **Pipes clipped.**	Pass
System used **Connected to existing**	Pass
TPR line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated **Existing terminal vent, Extra AAV off shower.**	Pass
Pressure test **Dux secura pipe + fittings. holding 1500 kpa.**	Pass
Waste pipe size and test **40mm into gully**	Pass
Floor wastes	N/A
Shut off valves **Existing.**	Pass
Fire wraps and collars	N/A
LBP number	N/A
Other **All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.**	Pass



Taken at 9:53 AM on Tuesday 24/04/2018


Taken at 9:53 AM on Tuesday 24/04/2018



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GoGet Processing Summary Report

Consent No: 170827

Site Address: 40 Titoki Road, Waikanae

Description: New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.

Checklist/Elements	Status	Notes	Processed By
Vetting	Pass		John Peterson,Leon Smith
Application documentation	Pass		JOH
Application type	Pass	The application is for a building consent.	JOH
Application form signed	Pass	The application form is signed by the owner or by an agent nominated by the owner.	JOH
Proof of ownership	Pass	CT to be supplied by Kapiti Coast District Council.	JOH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build. Two copies are provided.	JOH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	JOH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix;	JOH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 56179.	JOH
Building act	Pass		JOH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	JOH
S71-72 assessment	Pass	S71-74 do not apply because the work is an internal fitout, suspended deck or minor building consent and therefore not major alteration (as per KCDC guidance). No s73 certificate is required.	JOH
S71-72 decision	Pass	The building consent can be granted without a s73 certificate	JOH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	JOH
Review-s71-74	Pass		JOH,LPS
New Item	N/A	I have reviewed the building file and confirm the decision to issue the building consent without a section 72. minor works	JOH,LPS
Signing officer	Pass		JOH,LPS
Planning	Pass		Jill Burke
District Plan	Pass		JB
District Plan Items Checked	Yes		JB
Section 221 checked	Yes		JB
B1 - Structure	Pass		Mike Dymond
Verification method	Pass		MID
Structural review	N/A	Confirmed with Leon Smith (KCDC) that peer reviews only required for high risk building work.	MID
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high	MID

Checklist/Elements	Status	Notes	Processed By
		enough to require structural review. Checked online for chartered professional engineer - CPEng registered. Peter BoltonRegistrant Number: 56179 Practice Fields - Geotechnical, Structural Chartered Professional Engineer Date of registration: 01 Aug 2007. Registration Status: Current International Professional Engineers Date of registration: 01 Aug 2007 Registration Status: Current	
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: <56179> https://members.engineeringnz.org/search/search-register-detail?PartyDisplayId=56179 Checked online for chartered professional engineer - CPEng registered. Peter BoltonRegistrant Number: 56179 Practice Fields - Geotechnical, Structural Chartered Professional Engineer Date of registration: 01 Aug 2007. Registration Status: Current	MID
Scope	Pass	The scope of the engineering is: <iStructural design for driven pile foundation for lintel, canopy beams and posts and footings. RFI: PS1 issued refers to driven timber piles. Calculations and drawings supplied SS2 do not identify driven piles. Provide revised plans and calculations or PS1 to reflect work as designed in documents provided demonstrating compliance with B1.2 --- Response - MID 5 Dec 2017 11:35am --- Revised PS1 issued by registered chartered professional engineer with reference to driven timber piles removed. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Request for Further Information:			
Request: PS1 issued refers to driven timber piles. Calculations and drawings supplied SS2 do not identify drive piles. Provide revised plans and calculations or PS1 to reflect work as designed in documents provided demonstrating compliance with B1.2			MID
Response: Revised PS1 issued by registered chartered professional engineer with reference to driven timber piles removed. *Satisfied on reasonable grounds that the compliance path has been demonstrated.*			MID
Monitoring requirements	Pass	CM2 RFI: CM2 noted on PS1, provide list of inspections CPEng engineer is to carry out and supply record of work with PS4 prior to Code Compliance Certificate being issued. --- Response - MID 5 Dec 2017 12:19pm --- Noted on structural drawing SS2. Noted on drawing	MID

		confirmed by engineer as 4 blows/75mm with scala penetrometer. KCDC inspection at foundation to confirm. Noted to inspection tab for inspection team to be aware.	
Request for Further Information:			
Request:	CM2 noted on PS1, provide list of inspections CPEng engineer is to carry out and supply record of work with PS4 prior to Code Compliance Certificate being issued.		MID
Response:	*Noted on structural drawing SS2. Noted on drawing confirmed by engineer as 4 blows/75mm with scala penetrometer.* *KCDC inspection at foundation to confirm. Noted to inspection tab for inspection team to be aware.*		MID
NZS 3604	Pass		MID
Scope	Pass	The building is within the scope and limitation of NZS 3604. Engineer to confirm prior to pouring concrete	MID
Good ground	Pass	Registered chartered professional engineer has a PS1 for the design with calculations using B1/VM1 as a means of demonstrating compliance and construction monitoring level 2 indicated.	MID
Site requirements	Pass	bearing capacity; 300KPa assumed in the design with construction monitoring level 2 indicated on PS1, also noted on plan sheet SS2 engineer to confirm by scala penetrometer prior to pouring concrete. Noted as a consent condition to the FORM 5.	MID
Floors	Pass		MID
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. Building Act 2004, Section 112 applies to existing unaltered section to dwelling. New building work has identified concrete nib foundation with 150mm clearance to top and finished ground level with conservatory floor height increased with topping slab. DPC separation to timber bottom plate Refer detail 12 & 14, sheet A18. Topping slab over existing concrete floor and make good to existing concrete slab where drainag fixture installed. Building Act 2004, Section 112 applies.	MID
Walls	Pass		MID
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Designer has included table 8.2, NZS3604 with plans. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Design IT tables supplied with lintel bearing noted.	MID
Lintels	Pass	Alternative solution to NZS3604 using CHH LVL span table with members identified by the designer with 45mm bearing to supports. 3.6m loaded dimension. New 290x90mm/140x90mm/lintels to openings Loaded dimension to existing roof structure scaled from plan to 2.8m and maximum span of 3m complies with table 8.9, NZS3604. Existing openings using existing lintels to Building Act 2004, Section 112 applies.	MID

Checklist/Elements	Status	Notes	Processed By
		Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift. Detailed to page 33 specifications	
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required. Detailed to specifications page 33 in accordance with section 7 & 8, NZS3604.	MID
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design. Revised bracing calculations to proposed building work with existing bracing plan supplied identifying brace elements. Calculations supplied identify correct wind zone, cladding weight, E/Q one and soil type. Bracing demand exceeds the minimum demand to NZS3604 using GIB EZY BRACE software. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Posts	Pass		MID
Posts	Pass	The size and length of the post meets the general requirements and limitations. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS2. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Footings	Pass	The post has a sufficiently sized concrete footing to resist expected uplift loads. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS2. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Fixings	Pass	The connections between the footing, post, and the roof structure are detailed appropriately, with fixings meeting the required capacity. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS1. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Roof structure	Pass		MID
Framed roof	Pass	Rafters, including valley and hip rafters, are adequately sized with appropriate fixings given the wind zone, their span, and spacing. Random check to 190x45mm SG8 H1.2 at 600mm centres with span 3m to table 10.1 very high wind zone and LVL table supplied by the designer for 170x45mm HYspans.	MID

Checklist/Elements	Status	Notes	Processed By
		4.7kN connection with cyclone tie detailed. 240x45mm edge framing to gutter and 90x45mm framing between supported by 89x89SHS posts Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans. Scaled from plan at 200mm. H3.2 blockong cut to shape with multi grip connection each side connected to 170x45/2 lintel. Existing soffits to section 112, Building Act 2004..	MID
Purlins / tile battens	Pass	Correct fixings are specified given the uplift loads expected. Timber battens to match existing metal tile roof to make good. Building Act 2004, Section 112 applies.	MID
Bracing	Pass	ceiling diaphragms. Existing - Building Act 2004, Section 112 applies. Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: Structural steel PFC with PS1 isued for design by CPEng engineer with new roof with hips and valleys connected to existing. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Ceilings	Pass	Ceiling diaphragms are used within their limitations, and are supported appropriately and fixed to requirements. Existing ceiling diaphragms to Section 112. Openings in the ceiling are bounded by trimming joists sized adequately given their span. Water tanks in the ceiling are given appropriate support. Building Act 2004 section 112 applies.	MID
Snow loading	N/A	Building elevation <300m above sea level.	MID
External stairs	N/A	N/A - None identified to plan	MID
3kPa floor loads	N/A	N/A - 2kPa floor identified to plans and calculations	MID
B2 - Durability	Pass		Mike Dymond
B2 prompts	Pass		MID
Material compatibility	Pass	Adjoining materials are compatible. Confirmed using E2/AS1 tables 21 & 22	MID
Concrete and concrete masonry	Pass	Demonstrate compliance with B2.3.1 (a) to concrete strength to exposure zone D. --- Response - MID 5 Dec 2017 11:29am --- Structural drawing sheet SS2 identifies concrete strength to 25MPa suitable to exposure zone D, NZS3604, clause 4.5.2. Satisfied on reasonable grounds that the compliance path has been demonstrated with B2.	MID
Request for Further Information:			
Request: Demonstrate compliance with B2.3.1 (a) to concrete strength to exposure zone D.			MID
Response: Structural drawing sheet SS2 identifies concrete strength to 25MPa suitable to exposure zone D, NZS3604, clause 4.5.2. *Satisfied on reasonable grounds that the compliance path has been demonstrated with B2.*			MID
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS	MID

Checklist/Elements	Status	Notes	Processed By
		3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1. Treated timber concealed and exposed demonstrate compliance with B2.3.1(a) & (b)	
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements. Demonstrates compliance with B2.3.1 (a)	MID
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure. Identified in site specific specifications to structural steel coatings	MID
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes. Acceptable solutions used to G12 & G13. Satisfied on reasonable grounds tht the compliance path with B2 has beenn demonstrated.	MID
C1-6 - Protection From Fire	Pass		Mike Dymond
C/AS1 - Residential and outbuildings	Pass		MID
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1. Detailed to electrical plan sheet A28	MID
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided. Complies with C/AS1, table 3.2. Refer section 112 for dead end open paths and top open path escape lengths.	MID
Control of internal fire and smoke spread	Pass	Gib plasterboard and fibre cement wall and ceiling linings identified. Complies with C/AS1 clause 4.2 surface finishes.	MID
Control of external fire spread	N/A	N/A - Not a requirement to C/AS1 clause 1.3 and comment: Building Act 2004, Section 112. Parts 1-4 may be used.	MID
Firefighting	N/A	N/A - Not a requirement to SH risk group single detached dwellings	MID
Prevention of fire occurring	Pass	Compliance with C2.2 and C2.3 has been shown with the appliance meeting the testing requirements of AS/NZS 2918, AS/NZS 5601.1, and AS 1691, for wood, gas, and oil burners respectively. Specifications for proposed gas heating appliance with flue detailed complying with G4. Clearance nearby structures detailed to AS/NZS5601,	MID
D1 - Access Routes	Pass		Mike Dymond
Access routes	Pass		MID
Safety	Pass	Detailed to plan sheet A4 & A8.	MID
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces. Pavers with falls under canopy	MID
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge. - Existing approch to dwelling with alteration to existing single storey level entry dwelling. Building Act 2004, section 112 applies and compliance with D1 demonstrated. Refer elevation drawing sheet A4.	MID

Checklist/Elements	Status	Notes	Processed By
		to approach the building from the street boundary, or, where required to be provided, the building car park; - Building Act 2004, Section 112 applies	
Stairs	N/A	N/A - No stairs within dwelling or to the approach of dwelling.	MID
Handrails	N/A	N/A - No stairs within dwelling or to the approach of dwelling.	MID
E1 - Surface Water	Pass		Mike Dymond
Drainage design	Pass		MID
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed. New down pipes connected to existing stormwater drainage. Building Act 2004, section 112 applied.	MID
Acceptable solution	Pass		MID
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1. Existing dwelling with minor changes to existing stormwater drainage. Building Act 2004, section 112 applies	MID
Floor level	Pass		MID
Minimum finished floor level	Pass	Existing floor levels not altered. Building Act 2004, section 112 applied.	MID
Stormwater drainage	Pass		MID
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements. Pipe size and gradients not altered - Building Act 2004, section 112 applies.	MID
Roof catchment	Pass		MID
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area. Additional 47sqm roof with 2 x 65mm downpipes with 1.5 degree pitch with ovrflow 1 x 65mm complies with table 5	MID
Gutters	Pass	Roof gutters to entrance 600mm wide x 70mm above 55mm overflow discharge pipe. Design based on E2/AS1 principles. 1:100 falls identified to plan. Zinc gutter folded to suite Satisfied on reasonable grounds that the compliance path has been demonstrated.Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof. Gutter dimensions exceed E2/AS1 clause 8.1.6.(e)	MID
E2 - External moisture	Pass		Mike Dymond
Acceptable solution	Pass		MID
Scope	Pass	The building work is within the scope of E2/AS1.	MID
Risk matrix	Pass		MID
Score	Pass	A risk matrix score of <10> has been calculated for the worst case elevation. Designer has calculated 3. However the proposed cladding system is detailed on a drained cavity suitable to a risk score of 12. Satisfied on reasonable grounds that compliance with E2 has been demonstrated.	MID
Wall cladding	Pass	Given the risk matrix score it is appropriate to use	MID

Checklist/Elements	Status	Notes	Processed By
		<insert wall cladding details>. Vertical weatherboard Vertiline on drained Vertibat proprietary cavity batten with BRANZ appraisal No650. Suitable to very high wind zones.	
Roof cladding	Pass		MID
General	Pass	An appropriate roofing underlay is used given the type roofing. Alternative solution: Roof underlay: VAPOZINC Non combustible woven mesh permeable roof underlay with self adhesive joining strip 1.4m wide underlay to proposed ZINC roof and gutter cladding. Woven mesh allows construction moisture to be disipated and suitable to be laid over plywood substrate to roof pitches <20 degrees. Demonstrates compliance with table 23, note 2 excluding synthetic roof underlays, E2/AS1. Underlay is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett.	MID
Cladding junctions	Pass	All cladding junctions detailed using alternative solution based on E2/AS1 principles. Drawings A13-A24 detailed to all cladding /flashing/roof/gutter/parapet/junctions. Considerable amount of detailing by the designer has covered all areas of construction. Satisfied on reasonable grounds that the compliance path with E2 has been demonstrated.	MID
Pressed metal tiles	Pass	The pitch of the metal tile roof is appropriate given the type of the metal profile and the rafter length. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions. Valley and parallel internal gutters have an adequate width and show appropriate clearances and cover. Alteration to existing dwelling to remove section of existing metal tile roof and construct new entrance. Make good to existing tiles. Building Act 2004, Section 112 applies. Details supplied using acceptable solution to E2.	MID
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover. Roof Cladding: Zinc profiled sheet metal roof cladding using Rheinzink Titanium pre weathered sheets with 99.995 Zinc purity. Proposed Zinc sheet identified to both roof cladding and gutters. 0.7mm thick and tested to BS EN988. Complies with E2/AS1, clause 4.3.8 Zinc sheet flashings. Product to be installed in corrosion zone D to NZS3604 and exposed, complies with E2/AS1 table 20. The proposed cladding will also comply with table 21, E2/AS1 as the product	MID

will not be in contact with CCA treated timber, Cedar, concrete or stainless steel and therefore complies with table 22.
Zinc cladding and flashings is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list.
Confirmed with National Processing Ltd - Colin Hornett.

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Wall cladding	Pass		MID
General	Pass	An appropriate wall underlay is shown. RFI: Provide specifications or identify wall underlay demonstrating compliance with E2/AS1, clause 9.1.7. RFI: Demonstrate compliance with E2.3.3 to the proposed drainage channel length. (Refer E2/AS1, clause 7.3.2.1) The building is in a very high wind zone or above. Sealant to the window head flashing is shown. Detailed to drawings A16-A21 The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Refer specifications Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels. Constructed on drained cavity --- Response - MID 5 Dec 2017 11:42am --- Thermakraft Watergate Plus 295 with Branz appraisal No695 suitable up to and including very high wind zone. Satisfied on reasonable grounds that the compliance path has been demonstrated with E2	MID

Request for Further Information:

Request: Provide specifications or identify wall underlay demonstrating compliance with E2/AS1, clause 9.1.7. MID

Response: Thermakraft Watergate Plus 295 with Branz appraisal No695 suitable up to and including very high wind zone.
Satisfied on reasonable grounds that the compliance path has been demonstrated with E2 MID

Request for Further Information:

Request: Demonstrate compliance with E2.3.3 to the proposed drainage channel length. (Refer E2/AS1, clause 7.3.2.1) MID

Response: Alternative solution to E2 demonstrated by the designer. Proposed strip with revised drawing identifying the area as being protected from wind driven rain and will discharge via open end of slot drain into garden. Satisfied on reasonable grounds that the compliance path has been demonstrated. MID

Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information. Detailed to drawing A20. Constructed on drained cavity with back flashing to juction with sealnat and timber facing over.	MID
Masonry veneer	Pass	Existing brick veneer to be made good to new penetrations. Acceptable solution using E2/AS1 and	MID

Checklist/Elements	Status	Notes	Processed By
		Building Act 2004, Section 112 applies.	
Timber weatherboards	Pass	Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Detailed to drawings A18-A20. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Detailed to drawings A18-A20 Soffit junctions are shown, with the correct flashing where the soffit is exposed. Detailed with back flashing External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Refer drawing A24	MID
Profile metal wall cladding	Pass	The vertical profile metal wall cladding is direct fixed over an appropriate roofing underlay. RFI: Provide specifications for the the proposed RAB board identified to Zinc cladding system. The bottom of the profile metal wall cladding has adequate clearance to paved and unpaved surfaces. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Refer details A15-A17. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Soffit junctions are shown, with the correct flashing where the soffit is exposed. Refer drawings A14-A16 Appropriate fixings are specified given the profile type. Specifications supplied by manufacturer. Refer Euro Metals roof and wall specifications. Hooks and hems are noted on flashings where required. Detailed to drawings A14-A17 --- Response - MID 5 Dec 2017 11:45am --- BRANZ appraised No827, CHH Ecoply rigid air barrier suitable up to and including extra high wind zones. Full technical installation manual demonstrating compliance with E2.	MID
Request for Further Information:			
Request: Provide specifications for the the proposed RAB board identified to Zinc cladding system.			MID
Response: BRANZ appraised No827, CHH Ecoply rigid air barrier suitable up to and including extra high wind zones. Full technical installation manual demonstrating compliance with E2.			MID
Parapets	Pass		MID
Cappings	Pass	The capping of the parapet shows adequate fall and cover, with appropriate packing, substrates and fixings. Refer drawing A14. E2/AS1 design	MID

Checklist/Elements	Status	Notes	Processed By
Manufacturer's details	Pass		MID
Roof claddings	Pass	The proposed cladding system has been checked and demonstrates compliance with E2/AS1 clause 4.3 The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover.	MID
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. BRANZ appraised No650 Proposed Zinc cladding complies with E2/AS1 .7mm thick and tested to EN988 The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Complies with E2/AS1. Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Detailed drawings A14-A22. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Detailed drawings A14-A22. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed. RFI: Provide manufacturers specifications for proposed modified plaster system to existing brick veneer cladding. --- Response - MID 5 Dec 2017 11:56am --- Resene Rockote arcylic plaster render system over existing clay brick veneer installed by LBP plasterer in accordance with manufacturers specifications. PS3 to be supplied and LBP record of work upon completion to KCDC prior to Code Compliance Certificate being issued. Noted as a consent condition to the FORM 5.	MID

Request for Further Information:

Request:	Provide manufacturers specifications for proposed modified plaster system to existing brick veneer cladding, demonstrating compliance with E2.3.2.		MID
Response:	*Resene Rockote arcylic plaster render system over existing clay brick veneer installed by LBP plasterer in accordance with manufacturers specifications. PS3 to be supplied and LBP record of work upon completion to KCDC prior to Code Compliance Certificate being issued. Noted as a consent condition to the FORM 5.*		MID
Alternative solution	Pass		MID
Proposal	Pass	Roof Cladding: Zinc profiled sheet metal roof cladding using Rheinzink Titanium pre weathered sheets with 99.995 Zinc purity. Proposed Zinc sheet identified to both roof cladding and gutters. 0.7mm thick and tested to BS EN988. Complies with E2/AS1, clause 4.3.8 Zinc sheet flashings. Product to be installed in corrosion zone D to NZS3604 and exposed, complies with E2/AS1 table 20. The proposed cladding will also comply with table 21, E2/AS1 as the product will not be in contact with CCA treated timber, Cedar, concrete or stainless steel and therefore complies with table 22. Zinc cladding and flashings is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett. Roof underlay: VAPOZINC Non combustible woven mesh permeable roof underlay with self adhesive joining strip 1.4m wide underlay to proposed ZINC roof and gutter cladding. Woven mesh allows construction moisture to be disipated and suitable to be laid over plywood substrate to roof pitches <20 degrees. Demonstrates compliance with table 23, note 2 excluding synthetic roof underlays, E2/AS1. Underlay is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett.	MID
Expert opinion and evidence	Pass	Proposed roof cladding/flashings and underlay complies with E2/AS1. Refer decision for details	MID
Decision	Pass	E2.3.1: E2.3.2: E2.3.5: E2.3.6: E2.3.7:	MID
E3 - Internal Moisture	Pass		Mike Dymond
E3 prompts	Pass		MID
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control. Detailed to plans shown that modified climate to building. Building Act 2004, Section 112 applies to retro fit insulation. R3.2 ceiling and R2.8 wall insulation with both natural and mechanical ventilation to new and existing.	MID
Overflow	N/A	Existing Single household unit. Building Act 2004 section 112 applies.	MID
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of	MID

Checklist/Elements	Status	Notes	Processed By
		water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed. BRANZ appraised No581 membrane to tiled surfaces on Villaoard substrate to wet areas	
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficent details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area. BRANZ appraised No581 bmembrane to tiled floor and walls on Villboard substrate. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.	MID
Level access shower	Pass	RFI: Provide falls to shower detail 35, sheet A24 demonstrating compliance with E3.2 --- Response - MID 5 Dec 2017 12:11pm --- E3.2 demonstrated by the designer as noted the shower on membrane with upstand to graphite bar 10mm with falls to shower waste. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.	MID
Request for Further Information:			
Request: Provide falls to shower detail 35, sheet A24 demonstrating compliance with E3.2			MID
Response: E3.2 demonstrated by the designer as noted the shower on membrane with upstand to graphite bar 10mm with falls to shower waste. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.			MID
Wet area membrane	Pass	The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. BRANZ appraised No581	MID
F2 - Hazardous Building Materials	Pass		Mike Dymond
Glazing	Pass		MID
Manifestation	N/A	N/A - SH risk group	MID
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width. Detailed to plan and specifications	MID
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3. Identified to plans	MID
F4 - Safety From Falling	Pass		Mike Dymond
F4 prompts	N/A	N/A - No falls greater than 1m identified to plan deck height detailed .9m Satisfied on reasonable grounds that the compliance pat has been demonstrated.	MID
Other complaince paths	Pass		MID
Other F4 compliance paths	Pass	Drawing sheet A4 identifes deck 900mm above ground level	MID
F5 - Construction and Demolition Hazards	Pass		Mike Dymond
F5 prompts	Pass		MID
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum. Complies with F5/AS1, clause 1.0. 1.0.1 The necessity for barriers will depend	MID

Checklist/Elements	Status	Notes	Processed By
		mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.	
F7 - Warning Systems	Pass		Mike Dymond
F7 prompts	Pass		MID
System type (excluding simple residential situations)	N/A	Type 1 - Domestic smoke alarm system. Shown to floor plan within 3m of sleeping space. Demonstrates compliance with F7/AS1	MID
Domestic alarms	Pass	on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. Type 1 - Domestic smoke alarm system. Shown to floor plan within 3m of sleeping space. Demonstrates compliance with F7/AS1	MID
G1 - Personal hygiene	Pass		Mike Dymond
Provision of sanitary fixtures	Pass		MID
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided. Complies with table 1, G1/AS1	MID
G2 - Laundering	Pass		Mike Dymond
G2 prompts	Pass		MID
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy. Existing unaltered. Building Act 2004, Section 112 applies	MID
G3 - Food Preparation And Prevention Of Contamination	Pass		Mike Dymond
Domestic kitchen facilities	Pass		MID
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space. Existing kitchen not altered. Building Act 2004, Section 112 applies	MID
Interior linings	Pass	Existing kitchen not altered. Building Act 2004, Section 112 applies	MID
G4 - Ventilation	Pass		Mike Dymond
G4 prompts	Pass		MID
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area. Detailed to floor plan with new and reused window/door joinery to habitable and non habitable spaces. Building Act 2004, section 112 applies to existing and new joinery exceeds the minimum demand of 5% of floor area. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Gas fuelled appliances	Pass	Additional ventilation is provided, where required, to gas fuelled appliances.	MID

Checklist/Elements	Status	Notes	Processed By
		Specifications supplied for proposed gas appliance with powered flue system with clearance to nearby structures and ignition sources to AS/NZS5601. Satisfied on reasonable grounds that the compliance path has been demonstrated	
G7 - Natural Light	Pass		Mike Dymond
G7 prompts	Pass		MID
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area. Random check to family - dining area with floor area 52sqm requiring 5.2sqm natural light. Achieved 13.9sqm Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Visual awareness	Pass	All new glazing clear. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	MID
G8 - Artificial Light	Pass		Mike Dymond
G8 prompts	Pass		MID
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways. New lighting identified to plan Sheet A28. Demonstrates compliance with G8 and building Act 2004, section 112 to existing	MID
G9 - Electricity	Pass		Mike Dymond
G9 prompts	Pass		MID
Energy works certificate	Pass	An energy works certificate will be required upon completion. Noted as a consent condition to the FORM 5	MID
G10 - Piped Services	Pass		Mike Dymond
G10 prompts	Pass		MID
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	MID
G11 - Gas As An Energy Source	Pass		Mike Dymond
G11 prompts	Pass		MID
Energy works certificate	Pass	The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. Refer specifications for proposed heating appliance in site specific specifications	MID
G12 - Water Supplies	Pass		Mike Dymond
Water supply	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Potable water	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Hot water	Pass		MID
Water heater type	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Installation	Pass	Building Act 2004, section 112 applies for existing water supply.The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level.	MID

Checklist/Elements	Status	Notes	Processed By
Structural support	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building. Building Act 2004, section 112 applies for existing water supply.	MID
G13 - Foul Water	Pass		Mike Dymond
Drainage design	Pass		MID
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents. G13/AS1 and existing foul water drainage to G13/AS2. Building Act 2004, section 112 applied.	MID
Connections	N/A	Existing not altered	MID
Acceptable solution	Pass		MID
Sanitary plumbing	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Detailed to plan sheet A7. Sanitary pipe sizes comply with G13/AS1. Short distance to gully trap for proposed shower and will exceed 1:40 fall. Building Act 2004, section 112 applies to existing sanitary plumbing	MID
Drainage	Pass	The drainage pipe layout, sizes, and falls are appropriate given the fixture loadings. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture. The drainage system shows appropriate venting to ensure that the overall system is adequately vented. Sanitary plumbing discharging to existing foul water system with minor alteration to allow passing around new entrance and terrace. Building Act 2004 section 112 applies. Falls to be checked on site by KCDC inspection team. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
H1 - Energy Efficiency	Pass		Mike Dymond
H1 prompts	Pass		MID
Small building envelope thermal performance	Pass	Existing dwelling with minor alteration to external envelop. Building Act 2004, Section 112 (1) (b) (i) (ii) applies. New ceiling insulation R3.2 ceiling and R2.8 wall insulation exceed the minimum requirements to the schedule method demonstrating compliance with H1	MID
Hot water system efficiency	Pass	Existing - Building Actb 2004, section 112 applies	MID
S112 and S133 AT - Alterations To Existing Buildings	Pass		Mike Dymond
Scope	Pass	Alteration to existing single detached residential dwelling with alterations to existing building footprint and internal alterations. Changes to exterior cladding system, roof cladding & plumbing and drainage.	MID
S112 (1)	Pass	The scope of the building work involves alterations to an existing building, and under S112 (1) an assessment has been carried out as to what degree	MID

Checklist/Elements	Status	Notes	Processed By
		it is reasonable to require upgrades to the building in respect to means of escape from fire and access and facilities for persons with disabilities. SH risk group. C/AS1 table 3.2 maximimum allowable escape paths DEOP = 25m TOP = 60m. Proposed alterations achieve: DEOP = 19.5m TOP = 38.8m Satisfied on reasonable grounds that means of escapes complies with the Building Act section 112 (1)	
S112 (2)	N/A	Building Act 2004, section 112 (1) (b) (i) (ii) applies.	MID
S 133 AT (from 13 May 2018)	N/A	N/A - Single detached residential dwelling	MID
Escape from fire	Pass		MID
Compliance paths	Pass	C/AS1 - Residential sleeping buildings	MID
Existing conditions	Pass	Means of escape: As noted previously. Escape paths comply with table 3.2, C/AS1.	MID
Proposed upgrades	Pass	Means of escape: As noted previously. Escape paths comply with table 3.2, C/AS1.	MID
Cost versus benefit decision	Pass	Means of escape: Compliance demonstrated	MID
Restricted Building Work	Pass		Mike Dymond
Primary structure	Pass		MID
Foundations and sub-floor framing	Pass	CPEng registered engineer LBP memorandum supplied does not identify work carried out or supervised. RFI: Provide Restricted Building Work Memorandum identifying work carried out/supervised as required under the Building Act 2004, Section 45 --- Response - MID 11 Dec 2017 3:42pm --- PS1 supplied with plans from CPEng engineer was not requested. Please provide LBP memorandum as previously requested. 11/12/2017 - Revised documents received from registered chartered professional engineer. LBP memorandum received with restricted building work identified. Satisfied on reasonable grounds that the documents comply with the Building Act 2004, Section 45.	MID
Request for Further Information:			
Request:		CPEng registered engineer LBP memorandum supplied does not identify work carried out or supervised. Provide Restricted Building Work Memorandum identifying work carried out/supervised as required under the Building Act 2004, Section 45	MID
Response:		*PS1 supplied with plans from CPEng engineer was not requested. Please provide LBP memorandum as previously requested.* *11/12/2017 - Revised documents received from registered chartered professional engineer. LBP memorandum received with restricted building work identified.* *Satisfied on reasonable grounds that the documents comply with the Building Act 2004, Section 45.*	MID
Walls	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice	MID

Checklist/Elements	Status	Notes	Processed By
		Design 2	
Roof	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Columns and beams	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Bracing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Other	Pass	Waterproofing. Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
External moisture	Pass		MID
Damp proofing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Roof cladding	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Ventilation system	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Wall cladding	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Waterproofing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Emergency warning systems	N/A	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID

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

Signed: _____ Date: 13 December 2017 4:58 pm
Jeremy Lincoln

GoGet Processing Summary Report

Consent No: 170827

Site Address: 40 Titoki Road, Waikanae

Description: New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.

Checklist/Elements	Status	Notes	Processed By
Vetting	Pass		John Peterson,Leon Smith
Application documentation	Pass		JOH
Application type	Pass	The application is for a building consent.	JOH
Application form signed	Pass	The application form is signed by the owner or by an agent nominated by the owner.	JOH
Proof of ownership	Pass	CT to be supplied by Kapiti Coast District Council.	JOH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build. Two copies are provided.	JOH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	JOH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix;	JOH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 56179.	JOH
Building act	Pass		JOH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	JOH
S71-72 assessment	Pass	S71-74 do not apply because the work is an internal fitout, suspended deck or minor building consent and therefore not major alteration (as per KCDC guidance). No s73 certificate is required.	JOH
S71-72 decision	Pass	The building consent can be granted without a s73 certificate	JOH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	JOH
Review-s71-74	Pass		JOH,LPS
New Item	N/A	I have reviewed the building file and confirm the decision to issue the building consent without a section 72. minor works	JOH,LPS
Signing officer	Pass		JOH,LPS
Planning	Pass		Jill Burke
District Plan	Pass		JB
District Plan Items Checked	Yes		JB
Section 221 checked	Yes		JB
B1 - Structure	Pass		Mike Dymond
Verification method	Pass		MID
Structural review	N/A	Confirmed with Leon Smith (KCDC) that peer reviews only required for high risk building work.	MID
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high	MID

Checklist/Elements	Status	Notes	Processed By
		enough to require structural review. Checked online for chartered professional engineer - CPEng registered. Peter BoltonRegistrant Number: 56179 Practice Fields - Geotechnical, Structural Chartered Professional Engineer Date of registration: 01 Aug 2007. Registration Status: Current International Professional Engineers Date of registration: 01 Aug 2007 Registration Status: Current	
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: <56179> https://members.engineeringnz.org/search/search-register-detail?PartyDisplayId=56179 Checked online for chartered professional engineer - CPEng registered. Peter BoltonRegistrant Number: 56179 Practice Fields - Geotechnical, Structural Chartered Professional Engineer Date of registration: 01 Aug 2007. Registration Status: Current	MID
Scope	Pass	The scope of the engineering is: <iStructural design for driven pile foundation for lintel, canopy beams and posts and footings. RFI: PS1 issued refers to driven timber piles. Calculations and drawings supplied SS2 do not identify driven piles. Provide revised plans and calculations or PS1 to reflect work as designed in documents provided demonstrating compliance with B1.2 --- Response - MID 5 Dec 2017 11:35am --- Revised PS1 issued by registered chartered professional engineer with reference to driven timber piles removed. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Request for Further Information:			
Request:		PS1 issued refers to driven timber piles. Calculations and drawings supplied SS2 do not identify drive piles. Provide revised plans and calculations or PS1 to reflect work as designed in documents provided demonstrating compliance with B1.2	MID
Response:		*Revised PS1 issued by registered chartered professional engineer with reference to driven timber piles removed.* *Satisfied on reasonable grounds that the compliance path has been demonstrated.*	MID
Monitoring requirements	Pass	CM2 RFI: CM2 noted on PS1, provide list of inspections CPEng engineer is to carry out and supply record of work with PS4 prior to Code Compliance Certificate being issued. --- Response - MID 5 Dec 2017 12:19pm --- Noted on structural drawing SS2. Noted on drawing	MID

		confirmed by engineer as 4 blows/75mm with scala penetrometer. KCDC inspection at foundation to confirm. Noted to inspection tab for inspection team to be aware.	
Request for Further Information:			
Request: CM2 noted on PS1, provide list of inspections CPEng engineer is to carry out and supply record of work with PS4 prior to Code Compliance Certificate being issued.			MID
Response: Noted on structural drawing SS2. Noted on drawing confirmed by engineer as 4 blows/75mm with scala penetrometer. KCDC inspection at foundation to confirm. Noted to inspection tab for inspection team to be aware.			MID
NZS 3604	Pass		MID
Scope	Pass	The building is within the scope and limitation of NZS 3604. Engineer to confirm prior to pouring concrete	MID
Good ground	Pass	Registered chartered professional engineer has a PS1 for the design with calculations using B1/VM1 as a means of demonstrating compliance and construction monitoring level 2 indicated.	MID
Site requirements	Pass	bearing capacity; 300KPa assumed in the design with construction monitoring level 2 indicated on PS1, also noted on plan sheet SS2 engineer to confirm by scala penetrometer prior to pouring concrete. Noted as a consent condition to the FORM 5.	MID
Floors	Pass		MID
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. Building Act 2004, Section 112 applies to existing unaltered section to dwelling. New building work has identified concrete nib foundation with 150mm clearance to top and finished ground level with conservatory floor height increased with topping slab. DPC separation to timber bottom plate Refer detail 12 & 14, sheet A18. Topping slab over existing concrete floor and make good to existing concrete slab where drainag fixture installed. Building Act 2004, Section 112 applies.	MID
Walls	Pass		MID
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Designer has included table 8.2, NZS3604 with plans. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Design IT tables supplied with lintel bearing noted.	MID
Lintels	Pass	Alternative solution to NZS3604 using CHH LVL span table with members identified by the designer with 45mm bearing to supports. 3.6m loaded dimension. New 290x90mm/140x90mm/lintels to openings Loaded dimension to existing roof structure scaled from plan to 2.8m and maximum span of 3m complies with table 8.9, NZS3604. Existing openings using existing lintels to Building Act 2004, Section 112 applies.	MID

Checklist/Elements	Status	Notes	Processed By
		Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift. Detailed to page 33 specifications	
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required. Detailed to specifications page 33 in accordance with section 7 & 8, NZS3604.	MID
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design. Revised bracing calculations to proposed building work with existing bracing plan supplied identifying brace elements. Calculations supplied identify correct wind zone, cladding weight, E/Q one and soil type. Bracing demand exceeds the minimum demand to NZS3604 using GIB EZY BRACE software. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Posts	Pass		MID
Posts	Pass	The size and length of the post meets the general requirements and limitations. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS2. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Footings	Pass	The post has a sufficiently sized concrete footing to resist expected uplift loads. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS2. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Fixings	Pass	The connections between the footing, post, and the roof structure are detailed appropriately, with fixings meeting the required capacity. PS1 issued by registered chartered professional engineer with calculations supplied using B1/VM1 as a means of demonstrating compliance. Detailed structural drawing sheet SS1. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Roof structure	Pass		MID
Framed roof	Pass	Rafters, including valley and hip rafters, are adequately sized with appropriate fixings given the wind zone, their span, and spacing. Random check to 190x45mm SG8 H1.2 at 600mm centres with span 3m to table 10.1 very high wind zone and LVL table supplied by the designer for 170x45mm HYspans.	MID

Checklist/Elements	Status	Notes	Processed By
		4.7kN connection with cyclone tie detailed. 240x45mm edge framing to gutter and 90x45mm framing between supported by 89x89SHS posts Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans. Scaled from plan at 200mm. H3.2 blockong cut to shape with multi grip connection each side connected to 170x45/2 lintel. Existing soffits to section 112, Building Act 2004..	MID
Purlins / tile battens	Pass	Correct fixings are specified given the uplift loads expected. Timber battens to match existing metal tile roof to make good. Building Act 2004, Section 112 applies.	MID
Bracing	Pass	ceiling diaphragms. Existing - Building Act 2004, Section 112 applies. Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: Structural steel PFC with PS1 isued for design by CPEng engineer with new roof with hips and valleys connected to existing. Satisfied on reasonable grounds that the compliance path with B1 has been demonstrated.	MID
Ceilings	Pass	Ceiling diaphragms are used within their limitations, and are supported appropriately and fixed to requirements. Existing ceiling diaphragms to Section 112. Openings in the ceiling are bounded by trimming joists sized adequately given their span. Water tanks in the ceiling are given appropriate support. Building Act 2004 section 112 applies.	MID
Snow loading	N/A	Building elevation <300m above sea level.	MID
External stairs	N/A	N/A - None identified to plan	MID
3kPa floor loads	N/A	N/A - 2kPa floor identified to plans and calculations	MID
B2 - Durability	Pass		Mike Dymond
B2 prompts	Pass		MID
Material compatibility	Pass	Adjoining materials are compatible. Confirmed using E2/AS1 tables 21 & 22	MID
Concrete and concrete masonry	Pass	Demonstrate compliance with B2.3.1 (a) to concrete strength to exposure zone D. --- Response - MID 5 Dec 2017 11:29am --- Structural drawing sheet SS2 identifies concrete strength to 25MPa suitable to exposure zone D, NZS3604, clause 4.5.2. Satisfied on reasonable grounds that the compliance path has been demonstrated with B2.	MID
Request for Further Information:			
Request: Demonstrate compliance with B2.3.1 (a) to concrete strength to exposure zone D.			MID
Response: Structural drawing sheet SS2 identifies concrete strength to 25MPa suitable to exposure zone D, NZS3604, clause 4.5.2. *Satisfied on reasonable grounds that the compliance path has been demonstrated with B2.*			MID
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS	MID

Checklist/Elements	Status	Notes	Processed By
		3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1. Treated timber concealed and exposed demonstrate compliance with B2.3.1(a) & (b)	
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements. Demonstrates compliance with B2.3.1 (a)	MID
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure. Identified in site specific specifications to structural steel coatings	MID
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes. Acceptable solutions used to G12 & G13. Satisfied on reasonable grounds tht the compliance path with B2 has beenn demonstrated.	MID
C1-6 - Protection From Fire	Pass		Mike Dymond
C/AS1 - Residential and outbuildings	Pass		MID
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1. Detailed to electrical plan sheet A28	MID
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided. Complies with C/AS1, table 3.2. Refer section 112 for dead end open paths and top open path escape lengths.	MID
Control of internal fire and smoke spread	Pass	Gib plasterboard and fibre cement wall and ceiling linings identified. Complies with C/AS1 clause 4.2 surface finishes.	MID
Control of external fire spread	N/A	N/A - Not a requirement to C/AS1 clause 1.3 and comment: Building Act 2004, Section 112. Parts 1-4 may be used.	MID
Firefighting	N/A	N/A - Not a requirement to SH risk group single detached dwellings	MID
Prevention of fire occurring	Pass	Compliance with C2.2 and C2.3 has been shown with the appliance meeting the testing requirements of AS/NZS 2918, AS/NZS 5601.1, and AS 1691, for wood, gas, and oil burners respectively. Specifications for proposed gas heating appliance with flue detailed complying with G4. Clearance nearby structures detailed to AS/NZS5601,	MID
D1 - Access Routes	Pass		Mike Dymond
Access routes	Pass		MID
Safety	Pass	Detailed to plan sheet A4 & A8.	MID
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces. Pavers with falls under canopy	MID
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge. - Existing approch to dwelling with alteration to existing single storey level entry dwelling. Building Act 2004, section 112 applies and compliance with D1 demonstrated. Refer elevation drawing sheet A4.	MID

Checklist/Elements	Status	Notes	Processed By
		to approach the building from the street boundary, or, where required to be provided, the building car park; - Building Act 2004, Section 112 applies	
Stairs	N/A	N/A - No stairs within dwelling or to the approach of dwelling.	MID
Handrails	N/A	N/A - No stairs within dwelling or to the approach of dwelling.	MID
E1 - Surface Water	Pass		Mike Dymond
Drainage design	Pass		MID
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed. New down pipes connected to existing stormwater drainage. Building Act 2004, section 112 applied.	MID
Acceptable solution	Pass		MID
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1. Existing dwelling with minor changes to existing stormwater drainage. Building Act 2004, section 112 applies	MID
Floor level	Pass		MID
Minimum finished floor level	Pass	Existing floor levels not altered. Building Act 2004, section 112 applied.	MID
Stormwater drainage	Pass		MID
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements. Pipe size and gradients not altered - Building Act 2004, section 112 applies.	MID
Roof catchment	Pass		MID
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area. Additional 47sqm roof with 2 x 65mm downpipes with 1.5 degree pitch with ovrflow 1 x 65mm complies with table 5	MID
Gutters	Pass	Roof gutters to entrance 600mm wide x 70mm above 55mm overflow discharge pipe. Design based on E2/AS1 principles. 1:100 falls identified to plan. Zinc gutter folded to suite Satisfied on reasonable grounds that the compliance path has been demonstrated.Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof. Gutter dimensions exceed E2/AS1 clause 8.1.6.(e)	MID
E2 - External moisture	Pass		Mike Dymond
Acceptable solution	Pass		MID
Scope	Pass	The building work is within the scope of E2/AS1.	MID
Risk matrix	Pass		MID
Score	Pass	A risk matrix score of <10> has been calculated for the worst case elevation. Designer has calculated 3. However the proposed cladding system is detailed on a drained cavity suitable to a risk score of 12. Satisfied on reasonable grounds that compliance with E2 has been demonstrated.	MID
Wall cladding	Pass	Given the risk matrix score it is appropriate to use	MID

Checklist/Elements	Status	Notes	Processed By
		<insert wall cladding details>. Vertical weatherboard Vertiline on drained Vertibat proprietary cavity batten with BRANZ appraisal No650. Suitable to very high wind zones.	
Roof cladding	Pass		MID
General	Pass	An appropriate roofing underlay is used given the type roofing. Alternative solution: Roof underlay: VAPOZINC Non combustible woven mesh permeable roof underlay with self adhesive joining strip 1.4m wide underlay to proposed ZINC roof and gutter cladding. Woven mesh allows construction moisture to be disipated and suitable to be laid over plywood substrate to roof pitches <20 degrees. Demonstrates compliance with table 23, note 2 excluding synthetic roof underlays, E2/AS1. Underlay is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett.	MID
Cladding junctions	Pass	All cladding junctions detailed using alternative solution based on E2/AS1 principles. Drawings A13-A24 detailed to all cladding /flashing/roof/gutter/parapet/junctions. Considerable amount of detailing by the designer has covered all areas of construction. Satisfied on reasonable grounds that the compliance path with E2 has been demonstrated.	MID
Pressed metal tiles	Pass	The pitch of the metal tile roof is appropriate given the type of the metal profile and the rafter length. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions. Valley and parallel internal gutters have an adequate width and show appropriate clearances and cover. Alteration to existing dwelling to remove section of existing metal tile roof and construct new entrance. Make good to existing tiles. Building Act 2004, Section 112 applies. Details supplied using acceptable solution to E2.	MID
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover. Roof Cladding: Zinc profiled sheet metal roof cladding using Rheinzink Titanium pre weathered sheets with 99.995 Zinc purity. Proposed Zinc sheet identified to both roof cladding and gutters. 0.7mm thick and tested to BS EN988. Complies with E2/AS1, clause 4.3.8 Zinc sheet flashings. Product to be installed in corrosion zone D to NZS3604 and exposed, complies with E2/AS1 table 20. The proposed cladding will also comply with table 21, E2/AS1 as the product	MID

will not be in contact with CCA treated timber, Cedar, concrete or stainless steel and therefore complies with table 22.
Zinc cladding and flashings is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list.
Confirmed with National Processing Ltd - Colin Hornett.

R

Wall cladding	Pass		MID
General	Pass	An appropriate wall underlay is shown. RFI: Provide specifications or identify wall underlay demonstrating compliance with E2/AS1, clause 9.1.7. RFI: Demonstrate compliance with E2.3.3 to the proposed drainage channel length. (Refer E2/AS1, clause 7.3.2.1) The building is in a very high wind zone or above. Sealant to the window head flashing is shown. Detailed to drawings A16-A21 The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Refer specifications Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels. Constructed on drained cavity --- Response - MID 5 Dec 2017 11:42am --- Thermakraft Watergate Plus 295 with Branz appraisal No695 suitable up to and including very high wind zone. Satisfied on reasonable grounds that the compliance path has been demonstrated with E2	MID

Request for Further Information:

Request: Provide specifications or identify wall underlay demonstrating compliance with E2/AS1, clause 9.1.7. MID

Response: Thermakraft Watergate Plus 295 with Branz appraisal No695 suitable up to and including very high wind zone.
Satisfied on reasonable grounds that the compliance path has been demonstrated with E2 MID

Request for Further Information:

Request: Demonstrate compliance with E2.3.3 to the proposed drainage channel length. (Refer E2/AS1, clause 7.3.2.1) MID

Response: Alternative solution to E2 demonstrated by the designer. Proposed strip with revised drawing identifying the area as being protected from wind driven rain and will discharge via open end of slot drain into garden. Satisfied on reasonable grounds that the compliance path has been demonstrated. MID

Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information. Detailed to drawing A20. Constructed on drained cavity with back flashing to juction with sealnat and timber facing over.	MID
Masonry veneer	Pass	Existing brick veneer to be made good to new penetrations. Acceptable solution using E2/AS1 and	MID

Checklist/Elements	Status	Notes	Processed By
		Building Act 2004, Section 112 applies.	
Timber weatherboards	Pass	Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Detailed to drawings A18-A20. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Detailed to drawings A18-A20 Soffit junctions are shown, with the correct flashing where the soffit is exposed. Detailed with back flashing External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Refer drawing A24	MID
Profile metal wall cladding	Pass	The vertical profile metal wall cladding is direct fixed over an appropriate roofing underlay. RFI: Provide specifications for the the proposed RAB board identified to Zinc cladding system. The bottom of the profile metal wall cladding has adequate clearance to paved and unpaved surfaces. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Refer details A15-A17. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Soffit junctions are shown, with the correct flashing where the soffit is exposed. Refer drawings A14-A16 Appropriate fixings are specified given the profile type. Specifications supplied by manufacturer. Refer Euro Metals roof and wall specifications. Hooks and hems are noted on flashings where required. Detailed to drawings A14-A17 --- Response - MID 5 Dec 2017 11:45am --- BRANZ appraised No827, CHH Ecoply rigid air barrier suitable up to and including extra high wind zones. Full technical installation manual demonstrating compliance with E2.	MID
Request for Further Information:			
Request: Provide specifications for the the proposed RAB board identified to Zinc cladding system.			MID
Response: BRANZ appraised No827, CHH Ecoply rigid air barrier suitable up to and including extra high wind zones. Full technical installation manual demonstrating compliance with E2.			MID
Parapets	Pass		MID
Cappings	Pass	The capping of the parapet shows adequate fall and cover, with appropriate packing, substrates and fixings. Refer drawing A14. E2/AS1 design	MID

Checklist/Elements	Status	Notes	Processed By
Manufacturer's details	Pass		MID
Roof claddings	Pass	The proposed cladding system has been checked and demonstrates compliance with E2/AS1 clause 4.3 The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover.	MID
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. BRANZ appraised No650 Proposed Zinc cladding complies with E2/AS1 .7mm thick and tested to EN988 The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Complies with E2/AS1. Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Detailed drawings A14-A22. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Detailed drawings A14-A22. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed. RFI: Provide manufacturers specifications for proposed modified plaster system to existing brick veneer cladding. --- Response - MID 5 Dec 2017 11:56am --- Resene Rockote arcylic plaster render system over existing clay brick veneer installed by LBP plasterer in accordance with manufacturers specifications. PS3 to be supplied and LBP record of work upon completion to KCDC prior to Code Compliance Certificate being issued. Noted as a consent condition to the FORM 5.	MID

Request for Further Information:

Request:	Provide manufacturers specifications for proposed modified plaster system to existing brick veneer cladding, demonstrating compliance with E2.3.2.		MID
Response:	*Resene Rockote arcylic plaster render system over existing clay brick veneer installed by LBP plasterer in accordance with manufacturers specifications. PS3 to be supplied and LBP record of work upon completion to KCDC prior to Code Compliance Certificate being issued. Noted as a consent condition to the FORM 5.*		MID
Alternative solution	Pass		MID
Proposal	Pass	Roof Cladding: Zinc profiled sheet metal roof cladding using Rheinzink Titanium pre weathered sheets with 99.995 Zinc purity. Proposed Zinc sheet identified to both roof cladding and gutters. 0.7mm thick and tested to BS EN988. Complies with E2/AS1, clause 4.3.8 Zinc sheet flashings. Product to be installed in corrosion zone D to NZS3604 and exposed, complies with E2/AS1 table 20. The proposed cladding will also comply with table 21, E2/AS1 as the product will not be in contact with CCA treated timber, Cedar, concrete or stainless steel and therefore complies with table 22. Zinc cladding and flashings is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett. Roof underlay: VAPOZINC Non combustible woven mesh permeable roof underlay with self adhesive joining strip 1.4m wide underlay to proposed ZINC roof and gutter cladding. Woven mesh allows construction moisture to be disipated and suitable to be laid over plywood substrate to roof pitches <20 degrees. Demonstrates compliance with table 23, note 2 excluding synthetic roof underlays, E2/AS1. Underlay is supplied by Euro Metals Ltd as complete roofing system with detailed component materials and fixing list. Confirmed with National Processing Ltd - Colin Hornett.	MID
Expert opinion and evidence	Pass	Proposed roof cladding/flashings and underlay complies with E2/AS1. Refer decision for details	MID
Decision	Pass	E2.3.1: E2.3.2: E2.3.5: E2.3.6: E2.3.7:	MID
E3 - Internal Moisture	Pass		Mike Dymond
E3 prompts	Pass		MID
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control. Detailed to plans shown that modified climate to building. Building Act 2004, Section 112 applies to retro fit insulation. R3.2 ceiling and R2.8 wall insulation with both natural and mechanical ventilation to new and existing.	MID
Overflow	N/A	Existing Single household unit. Building Act 2004 section 112 applies.	MID
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of	MID

Checklist/Elements	Status	Notes	Processed By
		water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed. BRANZ appraised No581 membrane to tiled surfaces on Villaoard substrate to wet areas	
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficent details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area. BRANZ appraised No581 bmembrane to tiled floor and walls on Villboard substrate. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.	MID
Level access shower	Pass	RFI: Provide falls to shower detail 35, sheet A24 demonstrating compliance with E3.2 --- Response - MID 5 Dec 2017 12:11pm --- E3.2 demonstrated by the designer as noted the shower on membrane with upstand to graphite bar 10mm with falls to shower waste. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.	MID
Request for Further Information:			
Request: Provide falls to shower detail 35, sheet A24 demonstrating compliance with E3.2			MID
Response: E3.2 demonstrated by the designer as noted the shower on membrane with upstand to graphite bar 10mm with falls to shower waste. Satisfied on reasonable grounds that the compliance path with E3 has been demonstrated.			MID
Wet area membrane	Pass	The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. BRANZ appraised No581	MID
F2 - Hazardous Building Materials	Pass		Mike Dymond
Glazing	Pass		MID
Manifestation	N/A	N/A - SH risk group	MID
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width. Detailed to plan and specifications	MID
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3. Identified to plans	MID
F4 - Safety From Falling	Pass		Mike Dymond
F4 prompts	N/A	N/A - No falls greater than 1m identified to plan deck height detailed .9m Satisfied on reasonable grounds that the compliance pat has been demonstrated.	MID
Other complaince paths	Pass		MID
Other F4 compliance paths	Pass	Drawing sheet A4 identifes deck 900mm above ground level	MID
F5 - Construction and Demolition Hazards	Pass		Mike Dymond
F5 prompts	Pass		MID
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum. Complies with F5/AS1, clause 1.0. 1.0.1 The necessity for barriers will depend	MID

Checklist/Elements	Status	Notes	Processed By
		mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.	
F7 - Warning Systems	Pass		Mike Dymond
F7 prompts	Pass		MID
System type (excluding simple residential situations)	N/A	Type 1 - Domestic smoke alarm system. Shown to floor plan within 3m of sleeping space. Demonstrates compliance with F7/AS1	MID
Domestic alarms	Pass	on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. Type 1 - Domestic smoke alarm system. Shown to floor plan within 3m of sleeping space. Demonstrates compliance with F7/AS1	MID
G1 - Personal hygiene	Pass		Mike Dymond
Provision of sanitary fixtures	Pass		MID
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided. Complies with table 1, G1/AS1	MID
G2 - Laundering	Pass		Mike Dymond
G2 prompts	Pass		MID
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy. Existing unaltered. Building Act 2004, Section 112 applies	MID
G3 - Food Preparation And Prevention Of Contamination	Pass		Mike Dymond
Domestic kitchen facilities	Pass		MID
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space. Existing kitchen not altered. Building Act 2004, Section 112 applies	MID
Interior linings	Pass	Existing kitchen not altered. Building Act 2004, Section 112 applies	MID
G4 - Ventilation	Pass		Mike Dymond
G4 prompts	Pass		MID
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area. Detailed to floor plan with new and reused window/door joinery to habitable and non habitable spaces. Building Act 2004, section 112 applies to existing and new joinery exceeds the minimum demand of 5% of floor area. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Gas fuelled appliances	Pass	Additional ventilation is provided, where required, to gas fuelled appliances.	MID

Checklist/Elements	Status	Notes	Processed By
		Specifications supplied for proposed gas appliance with powered flue system with clearance to nearby structures and ignition sources to AS/NZS5601. Satisfied on reasonable grounds that the compliance path has been demonstrated	
G7 - Natural Light	Pass		Mike Dymond
G7 prompts	Pass		MID
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area. Random check to family - dining area with floor area 52sqm requiring 5.2sqm natural light. Achieved 13.9sqm Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
Visual awareness	Pass	All new glazing clear. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	MID
G8 - Artificial Light	Pass		Mike Dymond
G8 prompts	Pass		MID
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways. New lighting identified to plan Sheet A28. Demonstrates compliance with G8 and building Act 2004, section 112 to existing	MID
G9 - Electricity	Pass		Mike Dymond
G9 prompts	Pass		MID
Energy works certificate	Pass	An energy works certificate will be required upon completion. Noted as a consent condition to the FORM 5	MID
G10 - Piped Services	Pass		Mike Dymond
G10 prompts	Pass		MID
Energy works certificate	Pass	To be installed by a suitably qualified person to G10/AS1 or AS/NZS 5601.1 and AS/NZS 5601.2. An energy works certificate will be required upon completion.	MID
G11 - Gas As An Energy Source	Pass		Mike Dymond
G11 prompts	Pass		MID
Energy works certificate	Pass	The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. Refer specifications for proposed heating appliance in site specific specifications	MID
G12 - Water Supplies	Pass		Mike Dymond
Water supply	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Potable water	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Hot water	Pass		MID
Water heater type	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Installation	Pass	Building Act 2004, section 112 applies for existing water supply.The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level.	MID

Checklist/Elements	Status	Notes	Processed By
Structural support	Pass	Building Act 2004, section 112 applies for existing water supply.	MID
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building. Building Act 2004, section 112 applies for existing water supply.	MID
G13 - Foul Water	Pass		Mike Dymond
Drainage design	Pass		MID
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents. G13/AS1 and existing foul water drainage to G13/AS2. Building Act 2004, section 112 applied.	MID
Connections	N/A	Existing not altered	MID
Acceptable solution	Pass		MID
Sanitary plumbing	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Detailed to plan sheet A7. Sanitary pipe sizes comply with G13/AS1. Short distance to gully trap for proposed shower and will exceed 1:40 fall. Building Act 2004, section 112 applies to existing sanitary plumbing	MID
Drainage	Pass	The drainage pipe layout, sizes, and falls are appropriate given the fixture loadings. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture. The drainage system shows appropriate venting to ensure that the overall system is adequately vented. Sanitary plumbing discharging to existing foul water system with minor alteration to allow passing around new entrance and terrace. Building Act 2004 section 112 applies. Falls to be checked on site by KCDC inspection team. Satisfied on reasonable grounds that the compliance path has been demonstrated.	MID
H1 - Energy Efficiency	Pass		Mike Dymond
H1 prompts	Pass		MID
Small building envelope thermal performance	Pass	Existing dwelling with minor alteration to external envelop. Building Act 2004, Section 112 (1) (b) (i) (ii) applies. New ceiling insulation R3.2 ceiling and R2.8 wall insulation exceed the minimum requirements to the schedule method demonstrating compliance with H1	MID
Hot water system efficiency	Pass	Existing - Building Actb 2004, section 112 applies	MID
S112 and S133 AT - Alterations To Existing Buildings	Pass		Mike Dymond
Scope	Pass	Alteration to existing single detached residential dwelling with alterations to existing building footprint and internal alterations. Changes to exterior cladding system, roof cladding & plumbing and drainage.	MID
S112 (1)	Pass	The scope of the building work involves alterations to an existing building, and under S112 (1) an assessment has been carried out as to what degree	MID

Checklist/Elements	Status	Notes	Processed By
		it is reasonable to require upgrades to the building in respect to means of escape from fire and access and facilities for persons with disabilities. SH risk group. C/AS1 table 3.2 maximimum allowable escape paths DEOP = 25m TOP = 60m. Proposed alterations achieve: DEOP = 19.5m TOP = 38.8m Satisfied on reasonable grounds that means of escapes complies with the Building Act section 112 (1)	
S112 (2)	N/A	Building Act 2004, section 112 (1) (b) (i) (ii) applies.	MID
S 133 AT (from 13 May 2018)	N/A	N/A - Single detached residential dwelling	MID
Escape from fire	Pass		MID
Compliance paths	Pass	C/AS1 - Residential sleeping buildings	MID
Existing conditions	Pass	Means of escape: As noted previously. Escape paths comply with table 3.2, C/AS1.	MID
Proposed upgrades	Pass	Means of escape: As noted previously. Escape paths comply with table 3.2, C/AS1.	MID
Cost versus benefit decision	Pass	Means of escape: Compliance demonstrated	MID
Restricted Building Work	Pass		Mike Dymond
Primary structure	Pass		MID
Foundations and sub-floor framing	Pass	CPEng registered engineer LBP memorandum supplied does not identify work carried out or supervised. RFI: Provide Restricted Building Work Memorandum identifying work carried out/supervised as required under the Building Act 2004, Section 45 --- Response - MID 11 Dec 2017 3:42pm --- PS1 supplied with plans from CPEng engineer was not requested. Please provide LBP memorandum as previously requested. 11/12/2017 - Revised documents received from registered chartered professional engineer. LBP memorandum received with restricted building work identified. Satisfied on reasonable grounds that the documents comply with the Building Act 2004, Section 45.	MID
Request for Further Information:			
Request:		CPEng registered engineer LBP memorandum supplied does not identify work carried out or supervised. Provide Restricted Building Work Memorandum identifying work carried out/supervised as required under the Building Act 2004, Section 45	MID
Response:		*PS1 supplied with plans from CPEng engineer was not requested. Please provide LBP memorandum as previously requested.* *11/12/2017 - Revised documents received from registered chartered professional engineer. LBP memorandum received with restricted building work identified.* *Satisfied on reasonable grounds that the documents comply with the Building Act 2004, Section 45.*	MID
Walls	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice	MID

Checklist/Elements	Status	Notes	Processed By
		Design 2	
Roof	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Columns and beams	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Bracing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Other	Pass	Waterproofing. Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
External moisture	Pass		MID
Damp proofing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Roof cladding	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Ventilation system	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Wall cladding	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Waterproofing	Pass	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID
Emergency warning systems	N/A	Darren Hunter LBP: 115270 Design Approved Active 29 Mar 2012 Areas of practice Design 2	MID

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

Signed: _____ Date: 14 December 2017 3:40 pm
Jeremy Lincoln

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

8 December 2017

Hunter Architecture Ltd
3 Seaview Road
Paraparaumu Beach 5032

Dear Building Consent Applicant/Building Owner

Request for Further Information (2) – Building Consent: 170827

Site Address: **40 Titoki Road, Waikanae**
Legal Description: **LOT 3 DP 386409 C/T 345892**
Project Description: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

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

Information needed:

BUILDING

1. CPEng registered engineer LBP memorandum supplied does not identify work carried out or supervised.

   Provide Restricted Building Work Memorandum identifying work carried out/supervised as required under the Building Act 2004, Section 45

We have suspended your application pending receipt of the above information. Please send it to us by 22 December 2017. We are unable to issue your Building Consent until these matters are resolved.

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

If you need more time, have any questions or you would like to discuss this matter, please contact Mike Dymond on MikeD@nationalprocessing.co.nz or 021 550 187 referencing Building Consent No 170827.

Yours sincerely

PP

Mike Dymond
Building Officer

cc Building Owner

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

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

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

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **24 May 2018 10:54 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Fail
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Penetrations sleeved	Pass
LBP number	Pass
Other	Pass

2xcoats Dampfix 3/sealer



Taken at 10:53 AM on Thursday 24/05/2018



Taken at 10:53 AM on Thursday 24/05/2018



Taken at 10:53 AM on Thursday 24/05/2018



Taken at 10:53 AM on Thursday 24/05/2018

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

SITE NOTICE

Consent No: **170827**
Applicant: **Hunter Architecture Ltd**
Site Address: **40 Titoki Road, Waikanae**
Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**
Building Category: **R1**

Inspection Type: **Wet Area Post-application**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **24 May 2018**

Passed Items

General

- Conforms with approved drawings
- Confirm additional information/amended plan
- Penetrations sleeved
- LBP number
- Other — **2xcoats Dampfix 3/sealer**

Failed Items

General

- Sighted previous inspection notes

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbing (Form 125) for pressure test and installation piped services	Required
Texture coating certificates	Required
Membrane applicator certificates - cladding	Required
Membrane applicator certificates - internal wet area	Required
Record of Work	Required
Roof installers warranty	Required
Wall cladding/texture coating installation applicator warranty	Required

Licensed Building Practitioners	Status
Designer 1 **Building practitioner number: BP115270.** **Phone number: 021413999.** **Email address: darren@hunterarchitecture.co.nz** **Websitehttp://www.redshed.co.nz** **Location: Paraparaumu Beach, 5032.**	Accepted

Company Involvement: Hunter Design Studio Ltd

Designer 2 — Received

Peter Bolton
Registrant Number: 56179
Practice Fields: Geotechnical, Structural.
Chartered Professional Engineer.
Date of registration: 01 Aug 2007.
Registration Status: Current.

International Professional Engineers.
Date of registration: 01 Aug 2007.
Registration Status: Current

Carpentry 1 — Required

To be supplied at 1st inspection.

Foundations 1 — Required

To be supplied at 1st inspection.

External Plastering 2 — Required

To be supplied at 1st inspection.

Roofing 1 — Required

To be supplied at 1st inspection.

GoGet Inspection Audit Report

Consent No: **170827**

Applicant: **Hunter Architecture Ltd**

Site Address: **40 Titoki Road, Waikanae**

Work Type: **New entrance & canopy roof, new ensuite & walk-in robe, new covered deck & doors to living area.**

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

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **8 March 2019 3:12 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass