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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	Y	N	NA	PIM/BC Number: 100315	H
Building Consent and Conditions	Y	N	NA		H S
PIM	Y	N	NA		H S
Resource Consent	Y	N	NA		S
Amendments	Y	N	NA		H S
Plans	Y	N	NA		H
Specifications	Y	N	NA		H
Drainage plan	Y	N	NA		H
2nd Hand Dwelling Relocate Report and signed Confrimation	Y	N	NA		H
Bracing / Engineering Calcs	Y	N	NA		H
Producer Statements	Y	N	NA	PS3 Plumbing.	H
Specified Systems Information	Y	N	NA		H
Processing Checklist	Y	N	NA		H
Other Checklists (Please Note)	Y	N	NA		H
Requests for Additional Information	Y	N	NA		H S
Records of all correspondence (emails, letters, phonecalls)	Y	N	NA		H S
Memorandum from NZFS	Y	N	NA		H
Form 4A (Section 37)	Y	N	NA		H S
Approval from NZHPT	Y	N	NA		H
Development Contributions	Y	N	NA		
Inspection Records	Y	N	NA		H S
Truss Layout	Y	N	NA		H
Photos	Y	N	NA	Fire alarms, doors, Dwelling	H
Geotech Report	Y	N	NA		H
Notice to Fix	Y	N	NA		H S
Compliance Schedule	Y	N	NA	Refer CS:	H S
Compliance Schedule Statement	Y	N	NA	Refer CS:	S
Certificate of Public Use	Y	N	NA		H S
Copy of Complaints Received	Y	N	NA		H S
CCC Application	Y	N	NA		H S
CCC Checklist	Y	N	NA		H S
Code Compliance Certificate	Y	N	NA		H S
Drainage Asbuilt	Y	N	NA	Mangawhai Plumbing	H
Electrical Certificate of Compliance	Y	N	NA	3336929	H
Gas Certificate	Y	N	NA		H
Other (Please State)	Y	N	NA		H

Comments:

Superflex Warranty, aluminium PS.

Checked & Approved by: Date: 13/4/11

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: if 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.

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ENTERED

RECEIVED
26 APR 2010
KAIWAKA
Kaipara District Council

Please fax Invoice to 094381917

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PIM and Building Consent Application

(The Building Act 2004)

Applicant Details: | **BC No:** 100315.

1 The Owner

Name of Owner: Alan-Alison-Mike Howard + J Reid

Contact Person: Mike Howard

Postal Address: 54A Milford Road
Auckland 0620

Street Address/Registered Office: 3 North Road
Mangawhai

Phone No: ..... Fax No: 4894557

Mobile No: 021720556

Email : mike@mediathink.co.nz

The following evidence of ownership is attached to this application : e.g *Certificate of Title,* **less than 6months old** *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

2 The Agent

Name of Agent: Skyline Whangarei

Contact Person: Darryl Cullen

Postal Address: P.O Box 6061, Otaika
Whangarei

Street Address/Registered Office: 38A Robinia Ave
Whangarei

Phone No: 4381994 Fax No: 4381917

Mobile No: 021 795 188

Email: chaen3@actionpacker.net.nz

Relationship to Owner: Builder

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work: ~~Erect 12.6×4.2 2 Bdrm~~ Dwelling 4.3×3m walkway, Renovations to existing Dwelling.

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any): N.I

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	.....	61.92	.....	61.92
Accessory Buildings	.....	.....	.....	.....

4 Building Details: (Where work to be done)

Valuation Roll No : 0122132400

Legal Description: Lot 109 DP 44640

Street Address of Building: 3 North Ave
Mangawhai

Location of Building within site/block number (include nearest street access): .....

Building Name: Sleepout

Number of Levels: 1

Level/Unit No: —

Certificate of Title No : NA17A/234

Area of Site (m²/ha) : 938

Current, lawfully established use: 3/4/68

Number of Occupants: 4

Year first constructed (if applicable) : —

5 Nature Of Consent

☐ New building - exclude domestic garages and domestic outbuildings

☐ Foundations only

☑ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances

☑ Domestic garages and domestic outbuildings

Intended Life: Indefinite, but not less than 50 yrs ☑ OR Specified as .....yrs

Demolition ☐

Being stage ....1..... of an intended ...1..... stages

6 Value Of Work And Fees (GST Incl)

Main buildings	$34000.00
Accessory buildings	$77000.00
Plumbing & Drainage	$8000.00
Total Value of Work	$119000.00
Office Use Only	
PIM	$140.00
Building Consent	$1362.00
BRANZ Levy	$119.00
DBH Levy	$234.43
Certificate of Acceptance	$.....
TOTAL	$1855.43

Receipt No: _____

Date: _____

All Communication + Invoice to Agent please.

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7 Tick box A to D below, as appropriate :

- ☐ **A** Application is for a Project Information Memorandum (PIM)
- ☐ **B** Application is for Building Consent (BC) only, in accordance with PIM No : .....
- ☑ **C** Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ **D** Application is for a Certificate of Acceptance (COA)
- ☐ **E** Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) : .....
- ☐ Specifications
- ☐ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?

~~YES~~/NO If 'YES', Application No : .....

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application? (Sewer/stormwater, Water Connection or Water Meter Installation)

- ☐ YES - Application No:.....
- ☑ NO - Existing connections in place
- ☐ **Mangawhai Eco-Care Drainage District**

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

.....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- ☐ (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundations, and hazardous contaminants on or near the site, land contours.
- ☐ (c) Provisions to be made for vehicular access, including parking. (To be shown on site plan).
- ☐ (d) Provisions to be made in building over or adjacent to any road or public place.
- ☑ (e) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- ☐ (f) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☐ (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- ☐ (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate*** for residential and **four copies** for Commercial, Industrial or Multi-Storey).

- ☑ 1 The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- ☑ 2 Building Certificates.
- ☑ N/A 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ N/A 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ N/A 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).**
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

***Triplicate** = 2 full sets plans and specifications, 1 set A3 (1 x Floor Plan, 1 x Site Plan and 1 x Elevations)

** **Four Copies** = 3 Full sets plans and specifications, 1 set A3 (1 x Floor Plan, 1 x Site Plan and 1 x Elevations)

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Part D : Key Personnel

From 30 November 2009, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name : Skyline Buildings Ltd Reg No : Phone No: : 0963600200

Address : PO Box 12261 Penrose Auckland

Mobile No : Email:

Builder (Licensed Building Practitioner From 30/11/2009)

Name : Skyline Whangarei Reg No : Phone No: : 4381994

Address : PO Box 6061, Otaika, Whangarei 0110

Mobile No : 021 795 188 Email: c.hconstructors@clear.net.nz

Registered Drainlayer

Name : By Client Reg No : Phone No: :

Address :

Mobile No : Email:

Registered Plumber

Name : Phillip Madden Reg No : Phone No: :

Address : PO Box 3237, Onerahi

Mobile No : 0274 733981 Email:

Registered Electrician

Name : Positive Electrical Reg No : Phone No: : 4388832

Address : 18 Heretaunga Street, Whangarei

Mobile No : 021 943 011 Email: positive@xtra.co.nz

Registered Gas Fitter

Name : Gas n More Reg No : Phone No: : 094383917

Address : 31 Porowini Ave Whangarei

Mobile No : Email:

Other

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

Other

Name : Reg No : Phone No: :

Address :

Mobile No : Email:

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Part E - Compliance Schedule Details

The building will contain the following (please indicate by ticking the applicable box and attach proposed inspection, maintenance and reporting procedures).

Type of system	Existing	New	Altered	Added	Removed
1 Automatic systems for fire suppression	☐	☐	☐	☐	☐
2 Automatic or manual emergency warning systems	☐	☐	☐	☐	☐
3.1 Automatic doors	☐	☐	☐	☐	☐
3.2 Access controlled doors	☐	☐	☐	☐	☐
3.3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐
4 Emergency lighting systems	☐	☐	☐	☐	☐
5 Escape route pressurisation systems	☐	☐	☐	☐	☐
6 Riser mains for use by fire services	☐	☐	☐	☐	☐
7 Any automatic backflow preventers fitted to a potable water supply	☐	☐	☐	☐	☐
8.1 Passenger carrying lifts	☐	☐	☐	☐	☐
8.2 Service lifts	☐	☐	☐	☐	☐
8.3 Escalators and moving walks	☐	☐	☐	☐	☐
9 Mechanical ventilation systems, or air conditioning systems	☐	☐	☐	☐	☐
10 Building maintenance units for providing access to buildings (internal or external)	☐	☐	☐	☐	☐
11 Laboratory fume cupboards	☐	☐	☐	☐	☐
12.1 Audio loops	☐	☐	☐	☐	☐
12.2 FM radio frequency systems and infrared beam transmission	☐	☐	☐	☐	☐
13.1 Mechanical smoke control systems	☐	☐	☐	☐	☐
13.2 Natural smoke control	☐	☐	☐	☐	☐
13.3 Smoke curtains	☐	☐	☐	☐	☐
14.1 Emergency power systems for any of the above systems	☐	☐	☐	☐	☐
14.2 Signs for systems	☐	☐	☐	☐	☐
15.1 Systems for communicating spoken information for evacuation	☐	☐	☐	☐	☐
15.2 Final exits	☐	☐	☐	☐	☐
15.3 Fire separations	☐	☐	☐	☐	☐
15.4 Signs for fire systems	☐	☐	☐	☐	☐
15.5 Smoke separations	☐	☐	☐	☐	☐
A – Safety barriers	☐	☐	☐	☐	☐
B – Means of access and facilities	☐	☐	☐	☐	☐
C – Handheld hose reels	☐	☐	☐	☐	☐
16 Cable car	☐	☐	☐	☐	☐

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Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: Mike Howard	**Date:** 15/3/10
Address: 3 Nola Ave, Mangawhai	

Application Type				**Application Number**			
New building	(YES)	NO	N/A	Certificate of title/Easements/Infringements	YES	(NO)	
Alterations	(YES)	NO	N/A	Legal description checked	(YES)	NO	
Additions	(YES)	NO	N/A	Street address	(YES)	NO	
Demolition	YES	(NO)	N/A	Name of building	Sleepout		
Relocation	YES	(NO)	N/A	Floor level	(YES)	NO	N/A
Change of use	YES	(NO)	N/A	Current lawful use			
Stage of	YES	NO	(N/A)	Building history - listed	YES	NO	(N/A)
Building Classification				Intended life	50 yrs		
Housing							
Detached	YES	NO	(N/A)	**Floor Area**			
Multi-unit	(YES)	NO	N/A	Ground floor	61.92		M^2
Group dwelling	YES	NO	(N/A)	Basement			M^2
Outbuildings				1st floor			M^2
Garage, barn, shed	YES	(NO)	N/A	2nd floor			M^2
Swimming pool	YES	(NO)	N/A	Outbuildings	75.6		M^2
Glasshouse, pergola, other	YES	(NO)	N/A	Decks/balconies			M^2
Ancillary				Other - Relocation Existing Dwelling	54		M^2
Bridge, Outdoor fire, retaining wall	YES	(NO)	N/A	TOTAL	191.52		M^2
Office Use:				**Contact Details, Address, Phone, Etc**			
				Owner's details	(YES)	NO	N/A
				Agent's details	(YES)	NO	N/A
				Designer's details	(YES)	NO	N/A
				Engineer's details	(YES)	NO	N/A
				Builder details	(YES)	NO	N/A
				Electrician details	(YES)	NO	N/A
				Plumber details	(YES)	NO	N/A
				Drainlayer details	YES	NO	(N/A)
				Means of compliance (as per application form)	(YES)	NO	N/A

Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone		Earthquake region	

Full Description Of Building Work New 12.6m x 4.2m 2bdrm dwelling with 3x3m Entrance Walkway to attach to existing dwelling. Remove bedroom walls in existing dwelling. Remove & re-clad existing dwelling with Hardie Plank 205. New Aluminium joinery to Existing Building.

Provide Details Of Any Reports Submitted And Issue Date:

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Plans				**Site plan**				
Number of sets supplied	3			1:100 1:200 or 1:500	YES	NO	N/A
Specifications				Legal description	YES	NO	N/A
Number of sets supplied	3			Title – Easements/Infringements	YES	NO	N/A
				Site area	YES	NO	N/A
Bracing Calculations				Private drainage	YES	NO	N/A
Subfloor/ Deck				Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)	2			Dimensions – 3 minimum	YES	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied	2			North point	YES	NO	N/A
Beam layout plan	YES	NO	N/A	Contours, datum	YES	NO	N/A
Connection details	YES	NO	N/A	Finished floor level	YES	NO	N/A
Producer statement	YES	NO	N/A	Retaining walls	YES	NO	N/A
Geotechnical Engineering				Extent of cut and fill	YES	NO	N/A
Number of sets supplied	3			Site coverage	YES	NO	N/A
Site plan	YES	NO	N/A	Parking and vehicle access	YES	NO	N/A
Soils analysis/report	YES	NO	N/A	Protected trees	YES	NO	N/A
Producer statement	YES	NO	N/A	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who	YES	NO	N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES	NO	N/A	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under	YES	NO	N/A	Ponding	YES	NO	N/A
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North	YES	NO	N/A	Room use denoted	YES	NO	N/A
• South	YES	NO	N/A	Window size and position	YES	NO	N/A
• East	YES	NO	N/A	Fixtures and fittings	YES	NO	N/A
• West	YES	NO	N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections				HWC	YES	NO	N/A
Minimum of one along the length	YES	NO	N/A	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width	YES	NO	N/A	Lintels	YES	NO	N/A
Details to include				Door/window size and position	YES	NO	N/A
Fixings	YES	NO	N/A	**Foundation Plan**			
Footing size	YES	NO	N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	YES	NO	N/A	Pile size, centres, treatment	YES	NO	N/A
Foundations steel – size and centres	YES	NO	N/A	Fixings	YES	NO	N/A
Wall insulation	YES	NO	N/A	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES	NO	N/A	Bracing layout, type and position	YES	NO	N/A
Masonry and slab	YES	NO	N/A	Joists and bearers	YES	NO	N/A
Cladding	YES	NO	N/A	**Concrete floor**			
Cavity and battens	YES	NO	N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper	YES	NO	N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES	NO	N/A	**Roof Framing Plan**			
Decks and balconies	YES	NO	N/A	**Pitched roof**	YES	NO	N/A
Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
				Fixings	YES	NO	N/A

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Electrical Plan			
Smoke detectors	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A
Elevations			
• North	YES	NO	N/A
• South	YES	NO	N/A
• East	YES	NO	N/A
• West	YES	NO	N/A
Wall cladding	YES	NO	N/A
Roof cladding	YES	NO	N/A
Finished floor levels	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A
Maximum building height	YES	NO	N/A
Deck Construction			
Foundation plan	YES	NO	N/A
Pile size, centers. treatment	YES	NO	N/A
Bearer size, span, treatment	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A
Detail at junction of house	YES	NO	N/A
Fixings	YES	NO	N/A
Fencing Of Swimming Pools			
Pool construction details	YES	NO	N/A
Pool specification	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A
Fencing/construction details	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A
Backflow	YES	NO	N/A

Trussed Roof	YES	NO	N/A
Truss type	YES	NO	N/A
Point loads identified	YES	NO	N/A
Roof bracing	YES	NO	N/A
Fixings	YES	NO	N/A
Weathertightness - Flashing Details			
Windows	YES	NO	N/A
Balconies	YES	NO	N/A
Parapets	YES	NO	N/A
Decks	YES	NO	N/A
Roof and wall junctions	YES	NO	N/A
More than one cladding	YES	NO	N/A
Pergola	YES	NO	N/A
Other penetrations	YES	NO	N/A
Solid Fuel Heating			
Specifications	YES	NO	N/A
Construction details	YES	NO	N/A
Floor plan	YES	NO	N/A
Energy source	YES	NO	N/A
Outbuildings			
Foundation plan	YES	NO	N/A
Cross-section	YES	NO	N/A
Wall bracing	YES	NO	N/A
Roof framing	YES	NO	N/A
Elevations	YES	NO	N/A
Drainage	YES	NO	N/A
Engineer design	YES	NO	N/A

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Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2 ✓	NZS 3604	NZS 4203	☐Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1 ✓	NZS 3101	NZS 3602	☐Council	☐Consultant	☐Other
	NZS 3604					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 N/A Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E2/AS1 ✓	AS/NZS 3500		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1 ✓	SPECIFIC DESIGN		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1 ✓	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site N/A	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials N/A	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances N/A	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling N/A	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 N/A Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency N/A	F6/AS1			☐Council	☐Consultant	☐Other
F7 N/A Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs N/A	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene N/A	G1/AS1			☐Council	☐Consultant	☐Other
G2 Laundering N/A	G2/AS1			☐Council	☐Consultant	☐Other
G3 N/A Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

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NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment N/A	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound N/A	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light N/A	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light N/A	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity N/A	G9/AS1 ✓			Energy works certificate		
G10 Piped services N/A	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source N/A	G11/AS1			Energy works certificate		
G12 Water supplies N/A	G12/AS1	AS/NZS 3500.2	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water N/A	G13/AS1	AS/NZS 3500.2	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste N/A	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste N/A	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency N/A	H1/AS1	NZS 4218	NZS 4243	☐Council	☐Consultant	☐Other
	NZS 4214					

Waiver or modification

Skyline & NS Chandler
PS1

(B1)	(B2)	C1	C2	C3	C4	D1	D2
(E1)	(E2)	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Alternative solution

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

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Application

☑ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.

☑ I have completed the attached checklists

I request that you issue a (please tick):

☑ Project Information Memorandum

☑ Building Consent

☑ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : ..... **Name :** Roslyn Coles

Date : 6/4/10

C & H Construction Ltd
T/A SKYLINE Whangarei
P.O. Box 6061
WHANGAREI
Ph: 438 1994 Fax: 438 1917

Please Note :

Council is unable to accept your application as being lodged until **all details and relevant information are provided** and the **application is signed** and the **processing fee paid.** Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

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Kaipara te Oranganui • Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*For Council Use Only

Name Of Applicant A, A & M Howard & J Reid **BC** 100315.

Received By L **Date Stamp**

RECEIVED
26 APR 2010
KAIWAKA
Kaipara Disctrict Council

Office Received ☑ Kaiwaka ☐ Dargaville

Received ☐ In Person ☑ By Mail ☐ By Courier ☐ By Email ☐ Other

☑ Print off **'General Property Information'** to confirm legal description of property.

☑ Certificate of Title provided or other evidence of ownership.

☑ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☑ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☑ Check all **contractors** have been listed in Part D (Key Personnel).

☑ Check that Part E (Compliance Schedule Details) is completed.

If Compliance Schedule required extra fees will be charged.

☑ Is the **Building Consent Application Checklist** completed?

☑ Is the **Means of Compliance Checklist** completed?

☐ Are any other application forms required, ie

☐ Vehicle Crossing

☐ Fire Service Design

☐ Rapid Application

☐ Application for Reticulated Services

☐ **Is the connection to Mangawhai Eco-Care Drainage District**

Payment Method ☐ Cash ☐ Eftpos ☐ Cheque ☐ Direct Credit

No Payment Received ☑

Fees:

Receipt Number _____

Date _____

Received By _____

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Tax Invoice

GST Reg No.	52-237-122
Date	26/04/10
Customer No:	BC100315
Invoice Number	26953

A & A & M Howard & J Reid
C/- Skyline Whangarei
PO Box 6061
Otaika Whangare 0110

100315 : NORTH AVENUE, MANGAWHAI
Erect 3 bedroom extension and covered walkway to existing dwelling

Qty	Description	Rate	Amount	
	Building Consent Fee		1,362.00	*
	PIM Fee		140.00	*
	BRANZ Fee		119.00	0G
	DBH Levy		234.43	0G
		BEFORE GST	**1,688.54**	
		(* Includes GST) GST	166.89	
		Total incl. GST	**$1,855.43**	

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

A & A & M Howard & J Reid
C/- Skyline Whangarei
PO Box 6061
Otaika Whangare 0110

Customer Number	BC100315
Invoice Date	26/04/10
Invoice Number	26953
Amount Due	**$1,855.43**

KAIPInvoice Feb 04

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Kaipara District Council
General Property Information

Property

Valuation No.	0122132400: (GIS)
Location	NORTH AVENUE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Owner	Howard Alan John : Howard Margaret & Ors
Owner Address	54A Milford Road : Milford : Auckland : : 0620
Area (hectares)	0.0938

Rates

Government Valuation	
Land	$ 295,000
Improvements	$ 140,000
Capital Value	$ 435,000
Current Rates Year 2009 to 2010	
Annual Rates	$ 3,117.50
Current Instalment	$ 519.60
Outstanding Balance	
Arrears for Previous Years	
Next Instalment Date	1/05/10

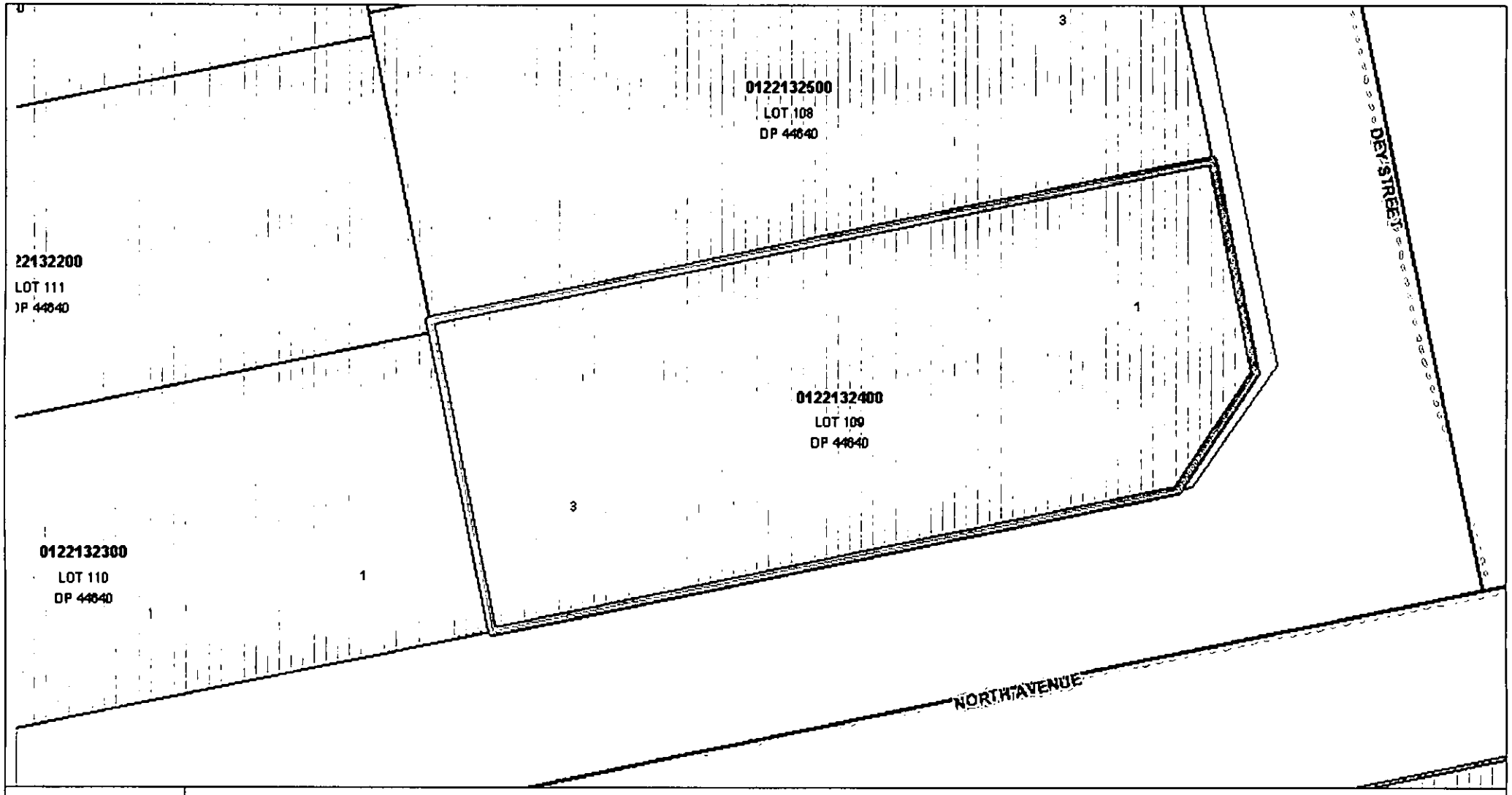
Planning/Resource Management	
	PLANNING NOTES Molesworth Urban Capability Survey : Drainage - A, Soakage A-C, Stability - A, Overal - A (Copy attached)
Building	
7/11/01	BUILDING CONSENT 010760 : SLEEPOUT : Code Compliance Certificate issued 14/07/03
2/05/96	BUILDING CONSENT 960170 : NEW GARAGE : Code Compliance Certificate issued 1/05/97 (Found on parent property: 0106001801)
12/04/96	BUILDING CONSENT 960172 : GARAGE : Code Compliance Certificate issued 15/05/96
26/10/89	BUILDING PERMIT G 34182 DWELLING
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	

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18/07/01	LIM APPLICATION L010184 : LIM
** End of enquiry **	

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Author: Greg M Lee

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KAIPARA DISTRICT

0122132400, 3 NORTH AVENUE, MANGAWHAI LOT 109 DP 44640 Howard

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

R.W. Muir
Registrar-General
of Land

Identifier	**NA17A/234**
Land Registration District	**North Auckland**
Date Issued	03 April 1968

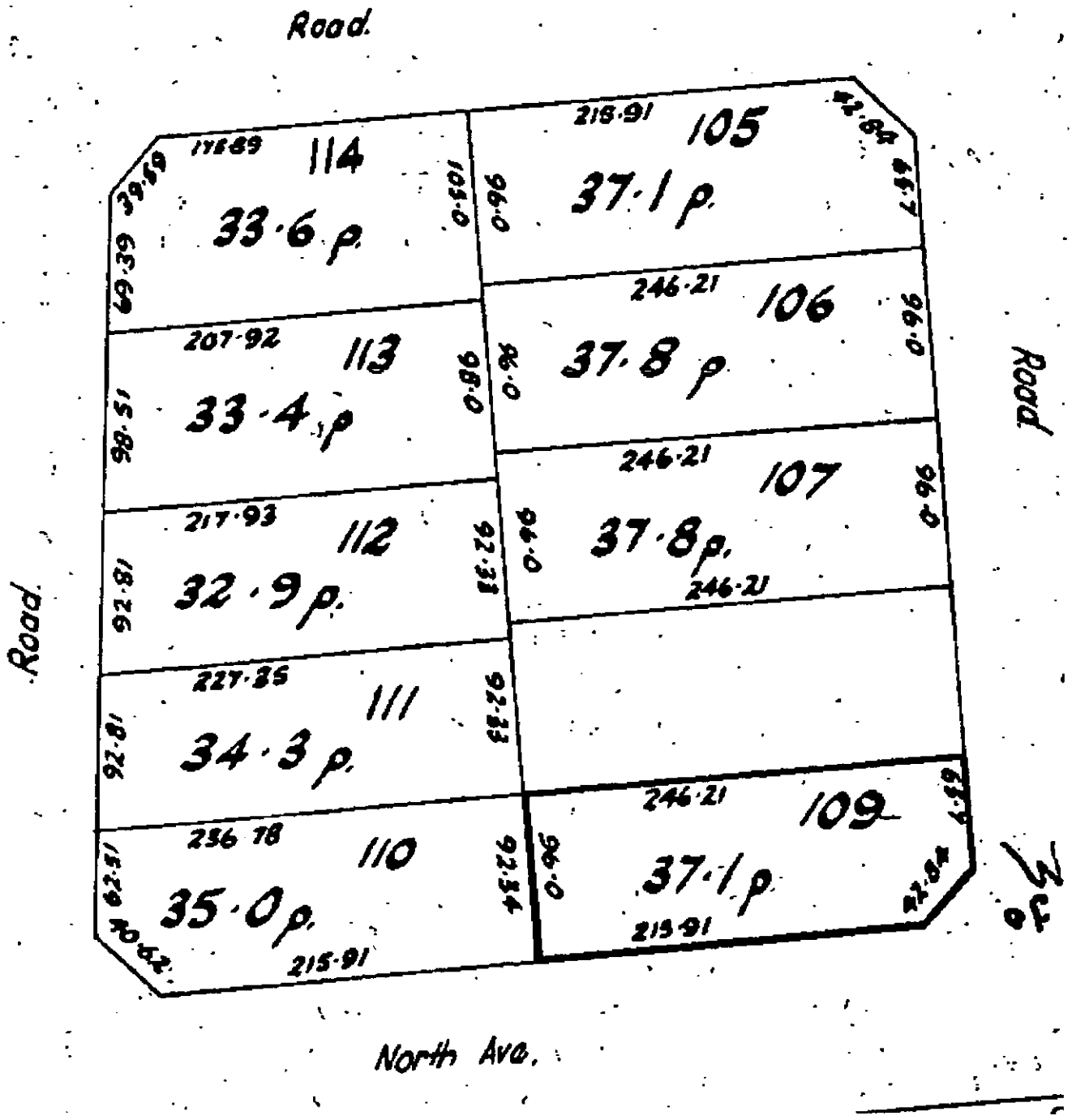
Prior References
NA1503/23

Estate	Fee Simple
Area	938 square metres more or less
Legal Description	Lot 109 Deposited Plan 44640

Proprietors
Alan John Howard, Alison Margaret Howard and Michael James Howard as to a 1/2 share
Jillian Reid as to a 1/2 share

Interests

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Conditions of the Building Consent
Type of Inspections Required for Building Consent

Building Consent Number: 100315

T-19.4

Please circle	Description of Inspection	
01	**Producer statement Construction (PS4)**	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
(02)	**Foundations** ***slab or wall concrete strip foundations***	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
(03)	**Footings** ***pile or posts***	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (i.e. firm original clay) anchor or bracing components identified, to be checked.
04	**Slab drainage** ***concrete floors***	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
05	**Slab** ***concrete floors***	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	**Tilt Slabs**	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
(07)	**Sub floor** ***timber floor***	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel or similar
08	**Bond Beam**	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
(09)	**Framing**	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked ***prior to building wrap or roof install***
(10)	**Flashing/Wrap/Cavity/ Waterproofing**	All waterproofing inspected. All building wrap and flashing tape to be completed, roof can be installed by this stage. Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
11	**Cladding**	Check of Flashings and Fixings to systems prior to coating being installed
12	**Brick Veneer**	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
(13)	**Preline**	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out *(see preline plumbing)* wastes and soil stacks, vents and insulation complete.
14	**Fireplace Chimney**	Chimney to be inspected prior to the fire being installed (In Built)
(15)	**Preline Plumbing** ***often part of preline***	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
(16)	**Post Line**	When Internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. Fire walls completed and fire wraps done. ***All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners***
(17)	**Drainage**	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection. As built plan of drainage to be provided
18	**Septic Tank**	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	**Swimming Pool Fence**	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
20	**Final – Heating Appliance**	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
(21)	**Final – Building (Code Compliance Certificate Inspection)**	All work to be completed, all specified inspections on inspection sheet passed by a Kaipara District Council building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
(22)	**As built drainage plan**	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
23	**Producer statements**	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
(24)	**Other documentation**	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: **Kaipara District Council**

Telephone: Dargaville Telephone (09) 439 7059 Facsimile: (09) 439 6756

Kaiwaka Telephone (09) 431 2013 Facsimile: (09) 431 2023

Depending on the form of construction some of these inspections could be incorporated into one inspection. Other inspections may be necessary.

Note: This form is to be kept on site at all times together with the approved plans/specifications.

One working days notice is required for all inspections

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KAIPARA DISTRICT

Residential Processing Checklist
Kaipara District Council

Revision No.	Version 2				Date issued:	~~14 January 2010~~ GRANTED			
Address	3 NORTH AVE MANGAWHAI								
Date	24-5-10		**Consent number**		100315	**Processed by:**		D HUGHES	
Building Cat.	1 2		2		3	**Comp. level**	1	2	3 1
Wind zone	L	M	(H)	VH	SD	**Corrosion**	Zone 1	(Seaspray)	

Item checked				**Comments (describe how compliance achieved)**
Project value checked	(OK)	Not	N/A	$119,000
Quality and N° of plans	(OK)	Not	N/A	
Specifications	(OK)	Not	N/A	Specifications must be relevant to project
Description of work	(OK)	Not	N/A	
Scope within NZS3604	(OK)	Not	N/A	
Planning/ Project issues				
Heritage site/building	OK	Not	(N/A)	
Power lines	OK	Not	(N/A)	
Geotechnical	OK	Not	(N/A)	NO KNOWN ISSUES ON THIS SITE
Flooding	OK	Not	(N/A)	
Min. floor level or HIRB	OK	Not	(N/A)	Survey certificate required
Drains (Bridging and close proximity)	OK	Not	(N/A)	
Section 37 / other	OK	Not	(N/A)	
Site plan				
Scale	(OK)	Not	N/A	
Vehicle access	(OK)	Not	N/A	
Vehicle crossing (existing / new application)	(OK)	Not	N/A	
Siting dimensions 3 minimum required	(OK)	Not	N/A	
ROW >18m	OK	Not	(N/A)	N.B Fire Service approval required
Buildings closer than 1.0m to boundary	OK	Not	(N/A)	N.B Check fire ratings
Eaves closer than 670mm to boundary	OK	Not	(N/A)	N.B Check fire ratings
Retaining wall (boundary assumed surcharge)	OK	Not	(N/A)	
Earthworks (cut and fill)	OK	Not	(N/A)	FLAT SITE
Finished floor level	(OK)	Not	N/A	
Datum / contours	OK	Not	(N/A)	" "
Drains - public				
Public drains shown (depth / close proximity)	(OK)	Not	N/A	CONNECTED TO SEWER
Ground				
Geotechnical issues (report provided/required)	OK	Not	(N/A)	NO CONSENT NOTICES OR KNOWN ISSUES
PS1/PS2 (register checked)	OK	Not	(N/A)	
NZS3604 >300 kPA	(OK)	Not	N/A	
Clay S, M, H, E soil	OK	Not	(N/A)	(MOSTLY SAND)
Cut/Fill/Piling (certificates required)	OK	Not	(N/A)	
Supervision required	OK	Not	(N/A)	
Driven pile (certificate required)	OK	Not	(N/A)	
Special conditions	OK	Not	(N/A)	
Recommendations (correctly shown on plans)	OK	Not	(N/A)	
Retaining walls (specific design /other)	OK	Not	(N/A)	
Retaining walls (construction details)	OK	Not	(N/A)	
Retaining walls surcharge (slope >20° / driveway)	OK	Not	(N/A)	
Retaining walls (barrier if on access route)	OK	Not	(N/A)	

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not = non Compliant, N/A = not applicable
FF:vrh

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(ENTRY)

Foundation - concrete				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Footings (depth/width)	OK	Not	N/A	400 X200
Reinforcing (steel size, type, c/s)	OK	Not	N/A	3 X D12 W/ D12 STARTERS GOOD
Concrete strength (20/25 mPa)	OK	Not	N/A	
Point loads (depths/size)	OK	Not	N/A	
Columns and posts (depth/size)	OK	Not	N/A	
Steps (sloping sites)	OK	Not	N/A	
Foundation - timber				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Pile layout/spacing (check for point loads)	OK	Not	N/A	
Pile (size/treatment/height)	OK	Not	N/A	125 X125 HS TIMBER
Footing (depth/size/punch pad)	OK	Not	N/A	TYPICAL 3604 SPECS
Connections - type (galvanised/stainless)	OK	Not	N/A	
Ordinary (size/connections)	OK	Not	N/A	6kn
Anchor (size/connections)	OK	Not	N/A	12kn
Braced (size/connections)	OK	Not	N/A	(IF NEEDED - SPECS INCL.)
Driven piles (NZS3604/specific design)	OK	Not	N/A	
Driven pile (certificate required)	OK	Not	N/A	
DPC to piles (<300mm)	OK	Not	N/A	
DPC to ground (limited clearance or crossflow)	OK	Not	N/A	
Chimney foundation	OK	Not	N/A	
Columns and posts (depth/size)	OK	Not	N/A	
Foundation - walls				
Block (size/type)	OK	Not	N/A	
Block (height and dimensions)	OK	Not	N/A	
Reinforcing - vertical (size/type/centres)	OK	Not	N/A	
Reinforcing - horizontal (size/type/centres)	OK	Not	N/A	
Block (Grade A/B/C)	OK	Not	N/A	
Supervision required	OK	Not	N/A	
Retaining (maximum height)	OK	Not	N/A	
Retaining/split level (waterproofing/protection)	OK	Not	N/A	
Subfloor ventilation	OK	Not	N/A	
Sublfoor access	OK	Not	N/A	
Slabs - standard				
Granular fill (certificate required if >600mm)	OK	Not	N/A	(< 600)
Sand binding (25mm minimum)	OK	Not	N/A	
Membrane (0.25 micron minimum)	OK	Not	N/A	

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

3117.0

T-19 Residential checklist Jan 2010

FF:vm

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KAIPARA DISTRICT

Finished floor level (shown on plans)	(OK)	Not	N/A	225
Plumbing fixtures (position shown on plans)	OK	Not	(N/A)	
Pads/thickenings (shown on plans)	OK	Not	(N/A)	
Drainage pipes (floor thickenings)	OK	Not	(N/A)	
Slab thickness	(OK)	Not	N/A	100 mm
Saw-cuts (3.0m or 4.0m)	(OK)	Not	N/A	
Mesh - 668 (12m maximum)	OK	Not	(N/A)	
Mesh - 665 (24m maximum)	(OK)	Not	N/A	
Free joints (>24m)	OK	Not	(N/A)	
Supplementary steel (internal corners)	OK	Not	(N/A)	
Slabs - specialty				
Specific design	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Recommendations (correctly shown on plans)	OK	Not	N/A	
Driven/bored pile\ (certificate required)	OK	Not	N/A	
Membrane (0.25 micron minimum)	OK	Not	N/A	
Finished floor level (shown on plans)	OK	Not	N/A	
Plumbing fixtures (position shown on plans)	OK	Not	N/A	
Pads/thickenings (shown on plans)	OK	Not	N/A	
Drainage pipes (floor thickenings)	OK	Not	N/A	
Subfloor				
Timber treatment (schedule showing type and level of treatment)	(OK)	Not	N/A	H3 BEARERS, H1.2 JOISTS
Bearers (size/centres/span)	(OK)	Not	N/A	2/150 x 50 SPAN 1.6, 2m ¢
Bearers (cantilever/point loads)	(OK)	Not	N/A	
Bearers (fixing to foundation walls)	OK	Not	(N/A)	
Joist (size/centres/span/blocking)	(OK)	Not	N/A	150 x 50 450 ¢ SPAN 1885
Joist (blocking at 1.8m over bearer)	(OK)	Not	N/A	
Joist (cantilever/point loads)	(OK)	Not	N/A	
Bracing layout (location and type)	(OK)	Not	N/A	
Bracing (calculations)	(OK)	Not	N/A	
Bracing (min. 4/evenly spread)	(OK)	Not	N/A	
Bracing (size/length/location)	(OK)	Not	N/A	(IF NEEDED)
Insulation (sisilation/polystyrene/other)	(OK)	Not	N/A	
Crawl space	(OK)	Not	N/A	> ADEQUATE ROOM AVAILABLE
Subfloor ventilation	(OK)	Not	N/A	
Subfloor access	(OK)	Not	N/A	
Split-floors (framing/insulation)	OK	Not	(N/A)	
Flooring material (wet/dry areas)	(OK)	Not	N/A	20mm P.B

Instructions for completing this form. Circle appropriate column - all columns must be answered.
OK = complies, Not= non compliant, N/A = not applicable

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T-19 Residential checklist Jan 2010

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Framing - wall				
Timber treatment (schedule show type and level of treatment)	OK	Not	N/A	H1.2 w/ H3.1 BOTTOM PLATE
Wind and corrosion zones (to determine fixings)	OK	Not	N/A	HIGH w/2, SEA SPRAY
Timber treatment (external/internal walls)	OK	Not	N/A	
Bottom plate (treatment, size, fixing details)	OK	Not	N/A	H3.1 ON DPC FIXED M12 900¢
Stud / post (size, height, c/s)	OK	Not	N/A	2.4 STUD (90 x 45) 600¢
Lintel (size / shown on plans)		Not	N/A	
Lintels (selection charts provided)	OK	Not	N/A	
Lintel (point load)	OK	Not	N/A	
Engineered beams (size / fixing)	OK	Not	N/A	
Cantilevered lintels (construction details provided)	OK	Not	N/A	
Engineer design (details shown on plans)	OK	Not	N/A	
PS1/PS2 (register checked)	OK	Not	N/A	
Top plate (size)	OK	Not	N/A	190 X35 ON 90 x 45
Ceiling battens (type / size / centres)	OK	Not	N/A	70 X35 900¢
Wall linings (wet/dry areas)	OK	Not	N/A	GIB + GIB AQUALINE
Building wrap (type / compatibility)	OK	Not	N/A	B/T
Wind barrier (rigid/non-rigid)	OK	Not	N/A	
Cavity battens (size / type / treatment / fixing)	OK	Not	N/A	
Cavity (wrap, 20mm, vermin proof)	OK	Not	N/A	
Chimney framing (framing / restraint)	OK	Not	N/A	
Insulation (type / R value)	OK	Not	N/A	R 2.2 BATTS
Bracing calculations (provided for each floor level)	OK	Not	N/A	
Bracing (type, height, length, location)	OK	Not	N/A	
Bracing (evenly distributed)	OK	Not	N/A	
Bracing (split levels / wet areas)	OK	Not	N/A	NOT AFFECTED
Diaphragms (ceiling / floor on plans)	OK	Not	N/A	
Diaphragms (type, limitations, openings, size)	OK	Not	N/A	
Mid-floor framing				
Timber treatment (external walls / wet areas)	OK	Not	N/A	
Layout for each level (joist size, c/s, blocking)	OK	Not	N/A	
Engineer designed beams (shown on plans)	OK	Not	N/A	
Plumbing pipes / wastes	OK	Not	N/A	
Floor diaphragm (openings/size)	OK	Not	N/A	
Floor lining (wet/dry areas)	OK	Not	N/A	

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Framing - roof				
Timber treatment (schedule detailing framing treatment)	OK	Not	(N/A)	15° PITCH
Timber treatment (enclosed spaces)	OK	Not	(N/A)	
Ceiling joists (size / centres / span)	OK	Not	(N/A)	
Strongback / runners (size / centres / span)	OK	Not	(N/A)	
Rafter (size / centres / span)	OK	Not	(N/A)	
Ridge beam (size / span / fixing)	OK	Not	(N/A)	
Skillion roof (sarking thickness / type)	OK	Not	(N/A)	
Truss design (layout / type)	(OK)	Not	N/A	PRYDA TRUSSES 900 ¢
Bracing (type / fixings)	(OK)	Not	N/A	STEEL STRAPS
Building wrap (type / compatibility)	(OK)	Not	N/A	B/T
Insulation (Type / R value)	(OK)	Not	N/A	R 2.7 BATTS
Under purlin (size / shown on plan)	OK	Not	(N/A)	
Strutting beam (size / landing on L/B wall)	OK	Not	(N/A)	
Purlin / tile batten (size / fixing / span / c/s)	(OK)	Not	N/A	70 x 45 1.0 m ¢
Eaves (width specified)	(OK)	Not	N/A	600 m
Cladding - wall				
Type (specify type)	(OK)	Not	N/A	FIBRE CEMENT w/s
Acceptable Solution	(OK)	Not	N/A	
Alternative Solution	OK	Not	(N/A)	
Specifications (maintenance / installation)	(OK)	Not	N/A	
Bottom edge clearances (ground / decks / walls)	(OK)	Not	N/A	
Installer required (condition of consent)	OK	Not	(N/A)	
M/F guarantee (condition of consent)	OK	Not	(N/A)	
E2 risk matrix (provided / required)	(OK)	Not	N/A	— LOW RISK. SCORE WOULD BE 20 OR 3
Flashing / air-seals (windows / doors/corners)	(OK)	Not	N/A	
Flashing details (other penetrations)	(OK)	Not	N/A	
Apron flashing (detailed)	(OK)	Not	(N/A)	
Control joints (details / shown on plans)	OK	Not	(N/A)	
Flashings (multiple claddings)	OK	Not	(N/A)	
Solid plaster - on cavity (continuous foundation)	OK	Not	(N/A)	
Stud spacing (400 non-rigid, 600 rigid)	OK	Not	(N/A)	
Plaster system (type / coats)	OK	Not	(N/A)	
Approved applicator required	OK	Not	(N/A)	
PS3 required (condition of consent)	OK	Not	(N/A)	
Brick veneer (height, type, cavity width, rebate)	OK	Not	(N/A)	

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Brick veneer (panel size, ties, angles, flashings)	OK	Not	N/A	
2-storey (plans must be detailed and checked against M/F requirements)	OK	Not	N/A	
Cladding - roof				
Type (specify type/s)	OK	Not	N/A	PROFILED METAL
Minimum roof pitch	OK	Not	N/A	15°
Specifications (maintenance / installation)	OK	Not	N/A	TO PURLINS
Substrate (suitable for cladding)	OK	Not	N/A	B/T PAPER
Roof penetrations (flashings detailed)	OK	Not	N/A	
Discharge (spreaders)	OK	Not	N/A	
Internal gutter (size / capacity/ timber treatment)	OK	Not	N/A	
Parapets (slope / capping / framing)	OK	Not	N/A	
Installer guarantee - roof (condition of consent)	OK	Not	N/A	
M/F guarantee (condition of consent)	OK	Not	N/A	
Installer guarantee - other (condition of consent)	OK	Not	N/A	
M/F guarantee (condition of consent)	OK	Not	N/A	
Fire/Acoustic				
Walls and ceilings (details shown on plans)	OK	Not	N/A	
Design checked (system specified - GBTL30a)	OK	Not	N/A	
Plans detailed (fixings, stopping, etc)	OK	Not	N/A	
Paths (open path 60m max, dead end 24m max)	OK	Not	N/A	
External FRR wall (30/30/30 – 200mm min. return)	OK	Not	N/A	
Penetrations FRR (pipes / electrical outlets)	OK	Not	N/A	
No openings within 1.0m	OK	Not	N/A	
Stability (gable ends)	OK	Not	N/A	
Non-combustible claddings on external walls	OK	Not	N/A	
Multi-units (continuous to underside of roofing)	OK	Not	N/A	
200mm return each end of wall	OK	Not	N/A	
Acoustics design checked (system specified)	OK	Not	N/A	
Wet areas				
Timber treatment (walls and floors)	OK	Not	N/A	H1.2 SUBFLOOR, H3.1 BOT. PLATES
Showers (framed and lined or / modular unit)	OK	Not	N/A	
Waterproofing (type / substrate)	OK	Not	N/A	ACRYLIC LININGS (KIT-SET)
Installer guarantee (condition of consent)	OK	Not	N/A	
Floor lining (substrate / waterproofing)	OK	No	N/A	→ VINYL OR TILES TYPICAL
Wall lining (substrate / waterproofing)	OK	Not	N/A	6IB AQUALINE w/ PAINT FINISH
Minimum 1 door between kitchen and WC	OK	Not	N/A	
Basin in WC (except where adjacent to bathroom)	OK	Not	N/A	

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Mechanical light and ventilation	OK	Not	(N/A)	
Laundry space (floor coverings if in garage)	OK	Not	(N/A)	
Glazing (showers / joinery / skylights)	(OK)	Not	N/A	NZS 4223
Kitchen				
Oven / Fridge / Storage (floor coverings)	(OK)	Not	N/A	(EXISTING)
Stairs/entry				
Internal / external	OK	Not	N/A	
Tread / Rise / Pitch	OK	Not	N/A	
Slip resistance	OK	Not	N/A	
Landings	OK	Not	N/A	
Clearance at doors	OK	Not	N/A	
Max rise 4.0m	OK	Not	N/A	
Handrails	OK	Not	N/A	
Barriers (900mm internal / 1.0m external)	OK	Not	N/A	
Heating				
M/F details provided	OK	Not	N/A	
Location (seismic restraint clearances)	OK	Not	N/A	
NRC requirements met for wood burners	OK	Not	N/A	
Installer guarantee (condition of consent)	OK	Not	N/A	
Decks/balconies				
Timber treatment (framing / substrate)	OK	Not	N/A	
Finished floor level (clearances / air-gap)	OK	Not	N/A	
Floor joists (size / c/s / cantilever)	OK	Not	N/A	
Waste / overflow (if internal)	OK	Not	N/A	
Saddle flashings (construction details)	OK	Not	N/A	
Decking (material / membrane)	OK	Not	N/A	
Installer guarantee (condition of consent)	OK	Not	N/A	
Slip resistance	OK	Not	N/A	
Landings	OK	Not	N/A	
Steps/ handrail / barrier Tread / Rise / Pitch	OK	Not	N/A	
Bracing calculations >2.0m wide (125 pile min)	OK	Not	N/A	
3-storey - balcony top floor - specific design	OK	Not	N/A	
D2 Mecanical Access				
D2/AS1 NZS4322 EN/81 EN/115	OK	Not	N/A	
Lifts, escalators and travelators	OK	Not	N/A	
Producer Statements – PS1/PS2 supplied	OK	Not	N/A	
Producer Statements – Register checked	OK	Not	N/A	
Producer Statements – Plans signed by engineer	OK	Not	N/A	
Cable car – Compliance schedule required	OK	Not	N/A	
Alternative solutions - refer to procedure T-34	OK	Not	N/A	
Specialist components (all inputs identified)	OK	Not	N/A	

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F1 Hazardous agents				
FS1/AS1	OK	Not	N/A	
Contamination checked on PIR	OK	Not	N/A	
F5 Construction and Demolition hazards				
F5/AS1	OK	Not	N/A	OTHER PROPERTY UNAFFECTED
Approval for work on or over street	OK	Not	N/A	
Safety barriers, hoarding gantries	OK	Not	N/A	
Traffic management plan	OK	Not	N/A	
G9 Electrical				
G9/AS1	OK	Not	N/A	
Included/excluded	OK	Not	N/A	C.O.C
(include if power required for appliance schedule item)	OK	Not	N/A	
Is the building required to be accessible for people with disabilities	OK	Not	N/A	
Are light switches horizontally aligned with door handles	OK	Not	N/A	
Are switches of appropriate type	OK	Not	N/A	
Are sockets located at least 500mm from corners and between and between 500mm and 1200mm above the floor	OK	Not	N/A	
G10-G11 Gas supply				
G10/ASA1 G11/AS1 /NZS5261	OK	Not	N/A	
Condition for energy certificate	OK	Not	N/A	
H1 Energy efficiency				
H1/AS1 NZS4218 NZS4243 NZS4214	OK	Not	N/A	

Other				
Smoke alarms (in or within 3.0m bedrooms / all exits)	OK	Not	N/A	(F7 STAMP ON FLOOR PLAN)
Glazing (safety glass / skylights)	OK	Not	N/A	
Restrictors (<760mm to floor)	OK	Not	N/A	
Light and visual awareness	OK	Not	N/A	
Ventilation	OK	Not	N/A	
Producer statements – refer to procedure T-07	OK	Not	N/A	
Alternative solutions - refer to procedure T-34	OK	Not	N/A	
Specialist components (all inputs identified)	OK	Not	N/A	

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Plumbing					
PIM Issues				**Comments**	
Sewer connections	(OK)	Not	N/A	ALREADY CONNECTED	
Stormwater connections	OK	Not	(N/A)		
Drains (bridging and close proximity)	OK	Not	(N/A)		
Flooding	OK	Not	(N/A)		
Min. floor level	OK	Not	(N/A)		
Section 37 / other	OK	Not	(N/A)		
Site Plan					
Scale	(OK)	Not	N/A		
Retaining walls (if on boundary assumed to incur a surcharge)	OK	Not	(N/A)		
Earthworks (cut and fill)	OK	Not	(N/A)	FLAT SITE	
Finished floor level	(OK)	Not	N/A		
Datum / contours	OK	Not	(N/A)		
Drains - public					
Public drains shown ~~depth~~	(OK)	Not	N/A	(DATA CHECKED ON N.C.S)	
Bridging or close proximity	OK	Not	(N/A)		
Location of drainage laterals	OK	Not	(N/A)		
Neighbours consent for right of entry	OK	Not	(N/A)		
Video Required / supplied	OK	Not	(N/A)		
Retaining walls Check location of drains	OK	Not	(N/A)		
Drains - private					
System	(OK)	Not	N/A	G13 / (AS/NZS3500) / Other	
System type	(OK)	Not	N/A		
Total number of discharge units	(OK)	Not	N/A	< 30	
Items checked					
TV <10m head of drain	(OK)	Not	N/A		
GT / ORG — Ground clearance	(OK)	Not	N/A		
GT / ORG — Below floor level and fixtures	(OK)	Not	N/A	(VERIFY ON SITE)	
GT / ORG — <3.5m of fixture	(OK)	Not	N/A		
GT / ORG — Clear of overland flow-path	OK	Not	(N/A)		
GT / ORG — Set above flood level	OK	Not	(N/A)		
Pipe — Size	(OK)	Not	N/A		
Pipe — Gradient	(OK)	Not	N/A		
Cess-pits provision for at split floors/retaining walls	OK	Not	(N/A)		
Sloping site (provision for drainage)	OK	Not	(N/A)		

D/P	Size	(OK)	(Not)	N/A	SEE PG. 4
	Number	(OK)	(Not)	N/A	
	Location	(OK)	(Not)	N/A	
Internal gutter outlet/overflow		OK	Not	(N/A)	
On-site disposal					
Septic Tank	Effluent design	OK	Not	(N/A)	
	Type	OK	Not	(N/A)	
	Size	OK	Not	(N/A)	
	Location Plan	OK	Not	(N/A)	
Stormwater soakage (design/details provided)		(OK)	Not	N/A	TO EXISTING TANK + OVERFLOW

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Potable water					
Town/Tank/Bore/Other		OK	Not	N/A	
New - application attached		OK	Not	N/A	
Test certificate (bore or spring water)		OK	Not	N/A	
Overflow from tank (calculations/details of soakage provided)		OK	Not	N/A	
Material compatibility		OK	Not	N/A	
Water reticulation					
System		OK	Not	N/A	G12 | AS/NZS 3500 | Other
Diagrammatical layout		OK	Not	N/A	(including location of plumbing fixtures shown on plans) – YES
Pipe	Size	OK	Not	N/A	(CHECK AT PRE-LINE STAGE)
	Material	OK	Not	N/A	
HWC	Size	OK	Not	N/A	EXISTING HWC
	Restraint	OK	Not	N/A	
	Valves	OK	Not	N/A	
	Type	OK	Not	N/A	Electric | Mains / Low Pressure | Gas | Internal / External | Solar
Header Tank	Restraint	OK	Not	N/A	
	Support	OK	Not	N/A	
	Safe tray	OK	Not	N/A	
	Overflow	OK	Not	N/A	
Wetback - fires (open vented)		OK	Not	N/A	
Copper piping		OK	Not	N/A	
Cladding – Roof					
Internal gutter/valley (size/capacity/timber treatment/overflow)		OK	Not	N/A	
Overflows for internal spouting (Taylor fascia, etc)		OK	Not	N/A	
Pools					
Fencing compliance		OK	Not	N/A	
Gate compliance		OK	Not	N/A	
Immediate pool area		OK	Not	N/A	
Backflow (pools, spa baths, etc)		OK	Not	N/A	
Plumbing sanitary					
Diagrammatical or schematic layout		OK	Not	N/A	
System		OK	Not	N/A	G13 | AS/NZS 3500 | Other
Individual waste pipes	Discharge units	OK	Not	N/A	< 30
	Length	OK	Not	N/A	
	Pipe size	OK	Not	N/A	
	Gradient	OK	Not	N/A	CHECK ON SITE
	Fixings	OK	Not	N/A	
	Venting	OK	Not	N/A	
Soil waste and overflow stacks	Discharge units	OK	Not	N/A	
	Pipe sizes	OK	Not	N/A	
	Gradients	OK	Not	N/A	
	Venting	OK	Not	N/A	
	Fixings	OK	Not	N/A	
	Expansion joints	OK	Not	N/A	
Floor waste gully (recommended 2-storey)		OK	Not	N/A	
Slabs					
Finished floor level Shown on plans)		OK	Not	N/A	(ENTRY WAY ONLY)
Plumbing fixtures (shown on plans)		OK	Not	N/A	
No pipes running through slab thickenings		OK	Not	N/A	
Subfloor					
Joist (pipe penetrations/support)		OK	Not	N/A	SUPPORT BENEATH JOISTS
Mid-floor framing					
Plumbing pipes/wastes		OK	Not	N/A	

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Wet areas				
Basin in WC (except where adjacent to bathroom)	OK	Not	~~N/A~~	
Decks/balconies				
Waste/overflow (if internal)	OK	Not	N/A	
Other				
Domestic fire sprinkler system	OK	Not	N/A	
Producer statements – refer to T-07	OK	Not	N/A	
Alternative solutions – refer to T-34	OK	Not	N/A	
NRC approval required	OK	Not	N/A	
Plans - sets collated and stamped	OK	Not	N/A	
Time recorded accurately for processing	OK	Not	N/A	
Fees assessed	OK	Not	N/A	
Conditions entered into computer	OK	Not	N/A	
Inspection requirements identified	OK	Not	N/A	
Checklist completed in full standards referenced etc	OK	Not	N/A	
Rationale for all decision making steps recorded	OK	Not	N/A	

NZBC Clauses Processed

B1	B2	C1	C2	C3	C4	D1	D2	E1
E2	E3	F1	F2	F3	F4	F5	F6	F7
F8	G1	G2	G3	G4	G5	G6	G7	G8
G9	G10	G11	G12	G13	G14	G15	H1	

Key

OK = Complies **Not = Non Compliant** **N/A - Not applicable**

Instructions:

1 All sections must be completed

2 Record details of standards referenced/rationale for decisions

3 Record all communications/requests for further information on page 12

~~Approval~~ Granted/Refused	State outcome and reasons: I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans and the design assumptions are meet that the work will comply with the Building Code

Checked by:	D HUGHES	Date:	24-5-0
Reviewed by:		Date	

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Log all communication sand advise applicant if further information is required.

*Medium: **L** - letter **E** = email **T** - telephone **F** = facsimile **I** = in person

Date/Time	Medium	Officer's initials	Summary of dialogue, request for information etc.

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PIM NUMBER : 100315

This Project Information Memorandum confirms that building work may be carried out. Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**

X o The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not~~ meet the ..RESIDENTIAL ZONE.. Rules. ~~Please see the attached Form 4.~~

X o The proposed district plan was publicly notified on 21 October 2009. The rules in the proposed plan do not have legal effect except for those listed in the attached document entitled: *Proposed Kaipara District Plan: How does the Resource Management Amendment Act 2009 affect the plan?*

o There are special planning restrictions (include exact reference from page 1 Heritage and Landscape Protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and Landscape Protection rules.

o The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.

o <u>This property is subject to a section 73 notice -</u> where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.

o <u>The Council's records show that the building site may be subject to one or more natural hazards</u> (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act 1993. For further information please contact the Earthquake Commission on 0800 652 333.

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- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is ~~(low / medium /~~ high ~~/ very high / exceeds very high. Special engineering will be required.~~
  - For your information: The Council has found that the site exposure zone is Sea Spray Zone ~~Zone 1 Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents granted include ...
  - Previous network utility operator authorisations include...

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Please find attached a Section 36 Development Contribution Notice, form 3.
  - The building work referred to in this PIM will / may be affected by active resource consents - please see the attached conditions from Resource Consent (number).
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon / Bryan McKay

Please insert the conditions indicated into BC No: 100315.

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
09 b) at least 2 working days notice of the covering up of any
10 i) drainage or plumbing
11 ii) excavation for a foundation
12 iii) reinforcing steel for a foundation
13 iv) timber required to have a specific moisture content
14 v) other work required to give notice as a condition
15 Council MUST be notified at the completion of building work on the attached form.
16 This building MUST NOT be used for human habitation.
17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.
18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.
21 Council will require a Producer Statement Construction from the installer for this project upon completion of the building work, and recommends that woodburners are installed by a member of the New Zealand Home Heating Association.
22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
23 The design engineer or his agent is to INSPECT ALL ASPECTS OF THIS CONSTRUCTION as per the engineers Producer Statement covering engineering aspects of this project.
24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
25 Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building.
26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
27 A Compliance Schedule is required for the building

1	✓
2	✓
3	✓
4	✓
5	✓
6	✓
7	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	
19	
20	
21	
22	✓
23	
24	
25	
26	✓
26a	✓
27	

Other non-standard condition/s: 100315

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KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	100315
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum			Date Received	27/4/10
OWNER	Quality Manager	Status: cat 1.2	PIM & BC ✓ PIM only	Date Issued	

Fees paid?		(Y) N	Intended building use: Housing Detached		
Change of use?		Y (N)	Zoning: Mangawhai Residential		
Fire design outside of the C		Y (N)	If change of use, what changes?		
Evacuation scheme required?		Y (N)			
Notify Health Officers?		Y (N)	If yes, done within 48 hrs?		Y N
Notify Historic Places Trust?		Y (N)	If yes, done within 5 days?		Y N
More information required?		Y (N)	If yes, done within 10 days?		Y N
1. Are there any other licenses that may be required?					
Liquor		Y (N)	Other		Y (N)
Health		Y (N)			
2. Any outstanding issues with the property?					
Certificate of Title:		Y (N)	Resource Consent Notices:		Y (N)
Two or more building sites?		Y (N)	Property Comment:		
3. Any GIS or site specific information relevant to this application?					
Location of service adjacent to, or on, the site:			~~water~~	~~well~~	storm water
wastewater treatment on site		(wastewater utility)	~~manhole~~	~~public place~~	
Wind Zone:	VH	Site topography:	(gentle)	moderate	steep
(H)	M	Spec Eng	(Sea Spray Zone)	Zone 1	Zone 2
Demolition arrangements requ		Y (N)	Party wall on the Boundary?		Y (N)
Earthquake/dangerous/insanitary building?		Y (N)	Building over sewer/drains?		Y (N)
4. Any flags with District Plan district wide issues?					
Earthworks RC required:		Y (N)	Network Authority affected?		(Y) N
Parking required:		Y (N)			
Vehicle crossing required (exist)		(Y) N	DP Comment:		
5. Any flags with District Plan Heritage & landscape protection?					
Archaeological sites		Y (N)	Ecological feature		Y (N)
Historical buildings		Y (N)	Trees of amenity value		Y (N)
Biological interest		Y (N)	Significance to Maori		Y (N)
Heritage orders		Y (N)	Coastal Hazard		Y (N)
Designated Site		Y (N)	Other Hazards#		Y (N)
Places of heritage value		Y (N)	Site susceptible to flooding		Y (N)

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?				
Boundary setbacks	Y (N)	Minimum Floor Levels	Y (N)	
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)	
Height of buildings	Y (N)	Private Open Space	Y (N)	
Relocated building	Y (N)	Impermeable Surfaces	Y (N)	
Building coverage	Y (N)	Other:		
7. Are Development Contributions required for this project?				
Wastewater - Mangawhai	Y (N)	(ALREADY CONNECTED)		
Roading - Mangawhai	Y (N)			
Roading - Otamatea	Y (N)			

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

PLEASE SEE OVER PAGE

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This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
	Details of relevant utility systems
	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused

Building work may be carried out? YES	Building work may not be carried out?
PROCESSED BY (Print Name): DM	
SIGNED:	**DATE:** 24-5-10

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KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 100315
Applicant: A & A & M Howard & J Reid
Proposal: Erect 3 bedroom extension and covered walkway to existing
Location: NORTH AVENUE, MANGAWHAI
Valuation No: 0122132400
Overseer: Eastern

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	26/04/10	delete status	insert status	
Invoiced	26/04/10	delete status	insert status	26953
Further Information Requested	26/04/10	delete status	insert status	Fees not paid invoce faxed as requested.
Information Received	27/04/10	delete status	insert status	fees paid by D/D
Information Received	24/05/10			ok to issue

New Current Status , Enquiry , Search

Cancel

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Author: Lesley Marshall

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Building Consent 100315

(Form 5) Section 51, Building Act 2004

A & A & M Howard & J Reid
C/- Skyline Whangarei
PO Box 6061
Otaika Whangare 0110

Issue Date: 24/05/10
Application Date: 26/04/10
Overseer: Eastern

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	Erect 3 bedroom extension and covered walkway to existing dwelling
	DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	$119,000
Intended Use:	Housing Detached - Alterations and Additions
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	NORTH AVENUE, MANGAWHAI
Valuation Number:	0122132400
Legal Description:	LOT 109 DP 44640
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	A & A & M Howard & J Reid			
Owners Mailing Address:	54A Milford Road, Auckland 0620			
Street Address/Registered Office:				
Phone Number	**Landline:**		**Daytime:**	**After Hours:**
	Mobile: 021 720 556		**Fax:** 09 489 4557	
Email:	mike@mediathink.co.nz		**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Darryl Cullen			
Mailing Address:	C/- Skyline Whangarei, PO Box 6061, Otaika Whangare 0110			
Phone Number	**Landline:** 09 438 1994		**Daytime:**	**After Hours:**
	Mobile: 021 795 188		**Fax:** 09 438 1917	
Email:			**Website:**	

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

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

Signature _____ **Date:** 24/05/10 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

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ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. At least 2 working days notice of the covering up of any
9. i) drainage or plumbing
10. ii) excavation for a foundation
11. iii) reinforcing steel for a foundation
12. iv) timber required to have a specific moisture content
13. v) other work required to give notice as a condition
14. Council MUST be notified at the completion of building work on the attached form.
15. This Building Consent is issued subject to site and soil conditions being `good ground` as defined in NZS3604:1999.
16. Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
17. near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

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Project Information Memorandum 100315

Section 31, Building Act 2004

A & A & M Howard & J Reid
C/- Skyline Whangarei
PO Box 6061
Otaika Whangare 0110

Issue Date: 24/05/10
Application Date: 26/04/10
Overseer: Eastern

THE PROJECT:

Description:	Erect 3 bedroom extension and covered walkway to existing dwelling
	DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Estimated Value:	$119,000
Intended Use:	Housing Detached - Alterations and Additions
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	NORTH AVENUE, MANGAWHAI
Valuation Number:	0122132400
Legal Description:	LOT 109 DP 44640
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Important information

Signature **Date:** 24/05/10 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

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PIM NUMBER : 100315

This Project Information Memorandum confirms that building work may be carried out. Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - The proposed project complies with the District Plan zoning as it does meet the Residential Zone Rules
  - The proposed district plan was publicly notified on 21 October 2009. The rules in the proposed plan do not have legal effect except for those listed in the attached document entitled: *Proposed Kaipara District Plan: How does the Resource Management Amendment Act 2009 affect the plan?*

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Sea Spray Zone

Attachments:

- GIS map of property and utilities etc.

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100315

View/Edit Gas Certificate

Plumbers, Gasfitters and Drainlayers Board

Certificate of Compliance

Create/Edit/View Gas Certificate

Corner, Eric Thomas 13372

Public Register Gas Certification CDL My Account Supervisor My Details Home Contact Us Logoff

Print Back

Certificate Number: 650107
Status: Filed
Consumer First Name: M
Consumer Last Name / Company Name*: HOWARD

Installation Location

DP/Lot Number:
Vehicle Reg:
Vessel Reg:
No/Street*: 3 North Ave
Suburb or RD No.: Mangawhai
Town or City*: Mangawhai
Post Code:
Country*: New Zealand

Installation Details

Certification Date*: 25 Jan 2011
Gas Supplier:
Category*: Domestic
Other Category*:
Type, Regulation 44(1)*: Alteration
Gas Type*: LPG

Test Results

Test Date*: 25 Jan 2011
Duration (min)*: 10
Test pressure (kPa)*: 10.00
Loss/Gain (kPa)*: 0
Working Pressure (kPa)*: 2.75
No — Combustion Tested
No — Ventilation Tested

Description of Gas fitting to which this certificate applies

Yes — Includes Pipework Installation
No — Includes work on an appliance or fitting, imported or manufactured, for consumers own use

Qty	Item Type	Item Location	Item Make/Model	Item Input Rate	Flue Type	Flue Location	Ventilation Type	Ventilation Location
1	Water heater continuous flow	OUTSIDE	RINNAI	188MJ/HR	Forced Draught Flue (Power)		Natural	Select
1	Freestanding cooker	KITCHEN	DELONGI	35MJ/HR	Unflued			Select

Installers

Installer(s) supervised by certifier:
Certificate Owner*: 13372 Corner, Eric Thomas
Certifier*: 13372 Corner, Eric Thomas
Company:

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Producer Statement Construction (PS3)
Plumbing

KAIPARA DISTRICT COUNCIL

RECEIVED
13 JAN 2011
KAIWAKA
Kaipara District Council

Producer Statement Construction (PS3) - Plumbing

Issued by: KEVIN D SCOTT being a Registered Craftsman Plumber.

In respect of the testing of water pipework prior to concealment for:

(Owner) AJ AM MJ HOWARD + OTHERS

At (Address) 3 NORTH AVE
MANGAWHAI

Legal Description: Lot 109 DP 44640 Valuation

I have sighted the issued building consent (BC 100315) and have constructed the plumbing pipes and fitting in accordance with the approved building consent, the New Zealand Building Code, and the manufacturers specifications and requirements.

I have tested the water supply system as follows:

(✓) By pressurising the water supply system by subjecting the hot and cold system to a pressure of 1500kPa for a period of not less that 15 minutes and inspecting the system to ensure that there are no leaks, in accordance with NZBC G12/AS1 Clause 7.5.1

( ) By pressurising the UPVC water piping systems to 1.5 times the working pressure for a period not less than 15 minutes and checking that there are no leaks, as given in section 9 of NZS 7643, in accordance with NZBC G12/AS1 clause 7.5.2

I believe on reasonable grounds that the pipework has passed that test.

I also understand that Kaipara District Council in accepting this producer statement construction (PS3), will be relying on it to establish compliance at the completion of the building work.

Signature of Craftsman Plumber:

Craftsman Registration Number: 17830 Reg Expiry Date: 3/03/11

Date: 07/01/11

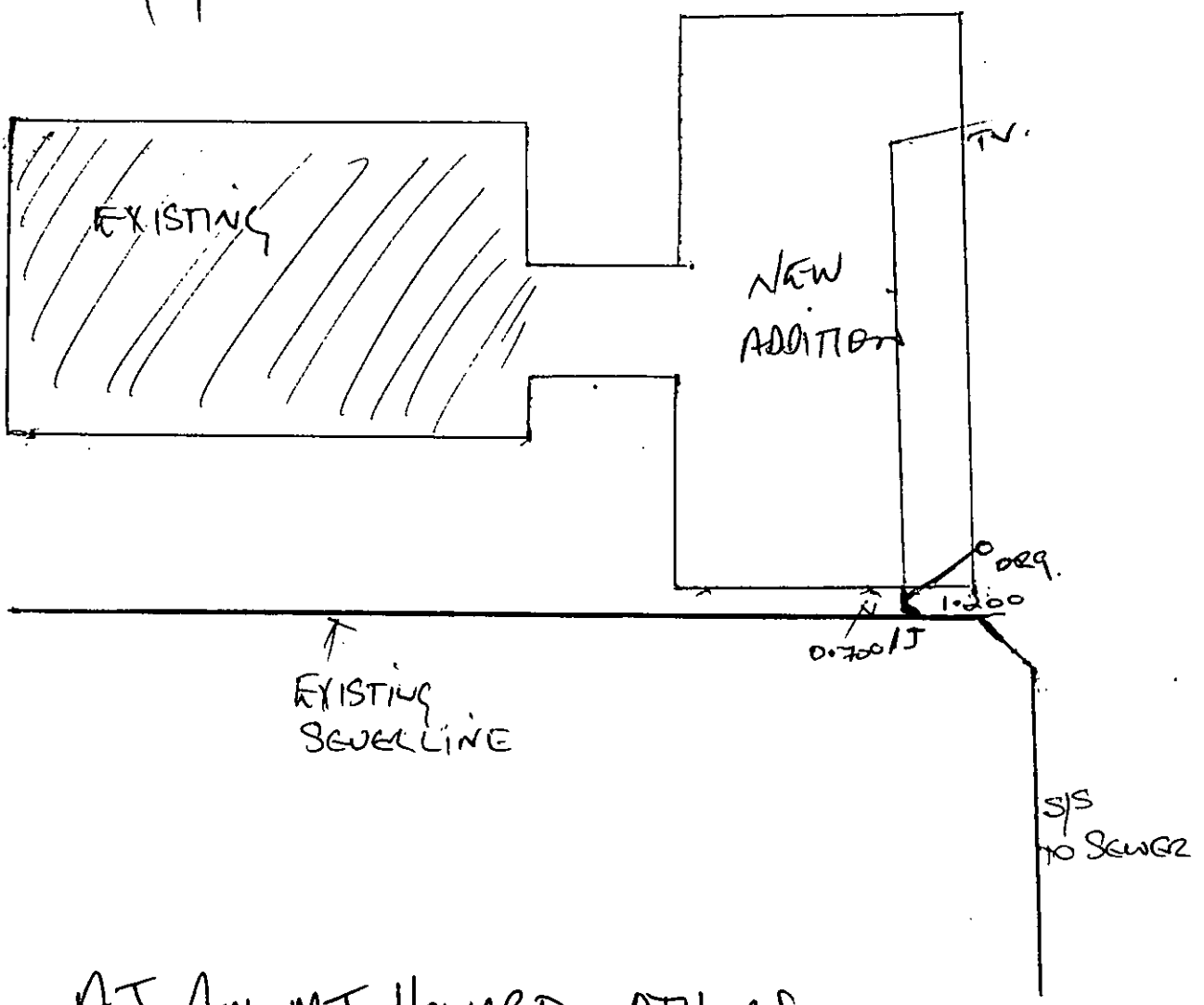
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Mangawhai Plumbing Company Ltd
961 Kaiwaka-Mangawhai Rd - MANGAWHAI
PO Box 26 - Mangawhai 0540
mangawhaiplumbing@xtra.co.nz
09-431-4232 ph / 09-431-5281 fx

RECEIVED
13 JAN 2011
KAIWAKA
Kaipara District Council

To: HOWARD Order No: AS BUILT TO EXTENTION.

Date: 11/1/11 Pages: 1



AJ. AM. MJ HOWARD. OTHERS
3 NORTH AVE
LOT: 109
DP 144640
B.C. 100315

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Smoke detector

3 Nash Ave

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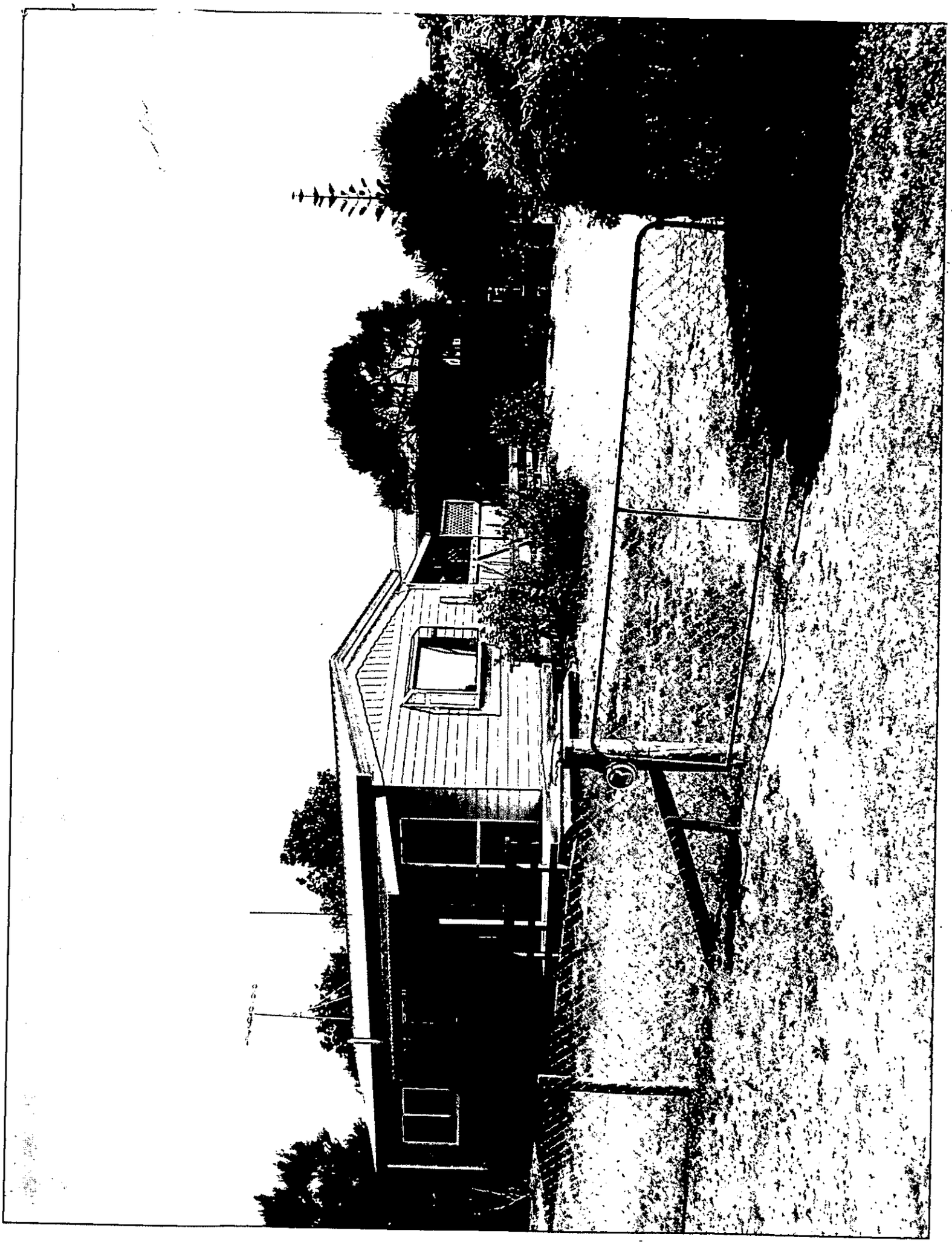


3 Northlive Mansion - Smoke detector

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Producer Statement/ Warranty

This Producer Statement covers product supplied as per our quotation and is based on window schedules, floor plans and elevations as supplied.

Quote No 8960

Date

Revision Date

Supplied Only ☐

Supplied & Installed ☐

Unglazed ☐ Glazed ☐

Please read reverse for guidance on care and maintenance of your FIRST Joinery.

Our windows comply with the building code

We hereby certify that all products supplied by our company meet or exceed the requirements of the New Zealand Building Code Means of Compliance, NZS 4211:1985 Performance of Windows and NZS 4223, Glazing in Buildings Parts 1,2 and 3.

This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand.
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage.
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all FIRST products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of practical completion.

DURABILITY. FIRST ALUMINIUM JOINERY products can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In the course of normal maintenance decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

The decorative coating on the joinery is covered by a separate warranty.

Please Note: This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or the Alternative Solution WANZ Window Installation System.

Purchaser Skyline Garages - Howard Residence

Address P.O Box 6061, Whangarei 0110

Site address 3 North Ave Maunawai

Manufacturer Whangarei Aluminium Ltd

Address P.O Box 918, Whangarei

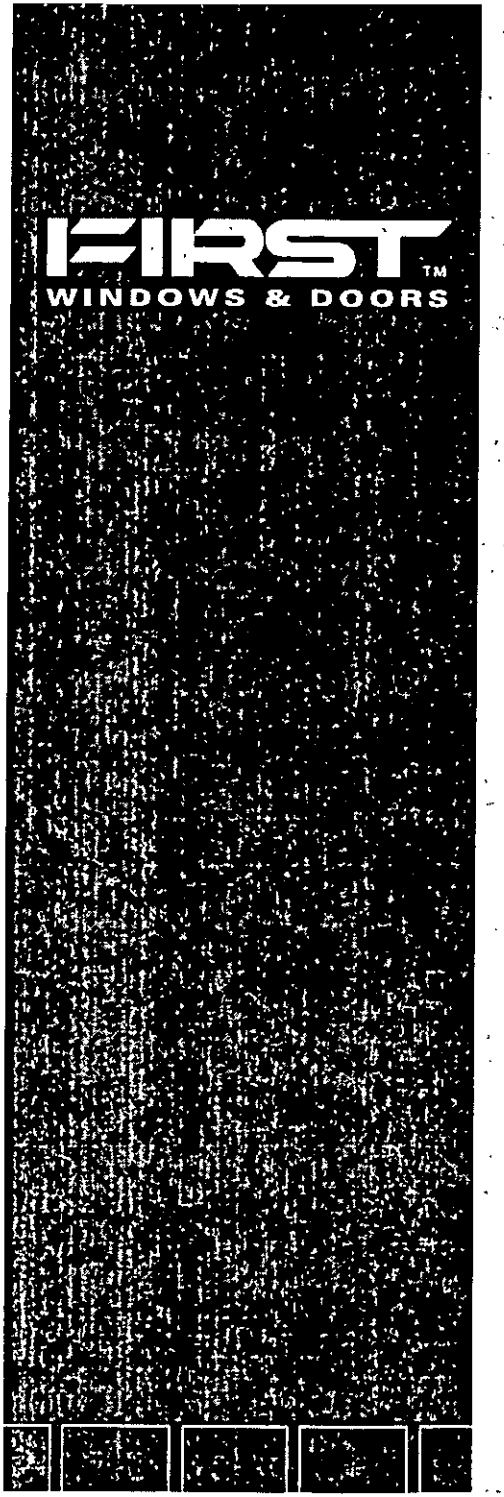
Date installation completed August 2010

Signature RWA

Warranty No. 828

Part No. 9990135

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Care and maintenance of FIRST Windows and Doors

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

ENGINEERED SOLUTIONS
FOR TILING, FLOORING & WATERPROOFING

RECEIVED
13 JAN 2011
KAIWAKA
Kaipara District Council

Superflex Material Warranty

Warranty Number: NZASF-0052054 **Date of Installation:** 1-Nov-2010

Project Owner:

Name: Mike Howard

Address: 3 North Ave, Mangawhai Heads, Auckland

Installer:

Name: George McNaughton #2011

Address: 435 Tara Road, Mangawhai Heads, Whangarei

Phone: 09 431 4533 Reference:

Product Type and Use: Superflex - WPM 001, Bathroom, Shower and Toilet

Area Laid: 9.0 Square Metre(s)

Subject to the conditions appearing below, **ARDEX NEW ZEALAND LIMITED ("Ardex")** warrants to Mike Howard ("the Owner") warrants that when installed by an accredited Superflex applicator, in accordance with Australian Standard 3740-2004 and to Ardex 's Specifications, the Superflex waterproofing membranes (the "product") is warranted to prevent the passage of water through it to a properly prepared and structurally sound substrate, background or material.

This warranty is effective for (15) fifteen years from the date of installation of the product.

This Warranty shall be subject to the conditions, which follow:

Extent of Liability

1. This Warranty does not cover workmanship relating to the installation of the Product which is and shall be the sole responsibility of the Applicator who is not an agent, servant, or employee of Ardex. Ardex is not responsible for any costs arising from the installation of the Product and a separate workmanship warranty should be provided by the Applicator.
2. Failure to follow the Ardex Specification and Instructions on use of the product will render this warranty null and void. Ardex advise products may have limitations as detailed on the product packaging.
3. No other product or material has been added to or used in conjunction with the product, unless approved by Ardex in writing; (permission is not required when using Ardex adhesives in conjunction with Superflex).
4. Ardex's obligations under this Warranty shall be limited to the timely repair or replacement by Ardex of any defective Product. Ardex's liability to meet the costs of repair or replacement under this Warranty shall reduce annually on a proportionate basis over the term of this Warranty. For example, for a claim in the first year of this Warranty, Ardex will be liable to meet all of the replacement and repair costs, whereas for a claim in year 8, Ardex will be liable to meet half of the costs and the Owner will be liable to meet half of the costs.
5. Ardex shall have no further liability or responsibility other than set out in this warranty. In particular, Ardex shall not be liable in any way for any direct, indirect or consequential injury, loss or damage to the Owner whatsoever and howsoever arising.
6. Without limiting the generality of the preceding clause, this Warranty shall not cover and Ardex shall have no liability the following acts, conditions, or circumstances or any damage or defects which may arise there from:
    a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado or windstorm or any other cause (whether similar or dissimilar) beyond the reasonable control of Ardex ; or
    b. The act, omission, default or representation of any party other than Ardex or its servants; or
    c. Exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
    d. Settlement, distortion, failure of the walls or foundations of the building, or
    e. Underlying or surrounding materials; or
    f. Defects in design; or
    g. Materials other than the product, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or

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13 JAN 2011
KAIWAKA
Kaipara District Counc..

ENGINEERED SOLUTIONS
FOR TILING, FLOORING & WATERPROOFING

h. Expansion or contraction of any work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
i. Any new installations, repairs, or other maintenance or construction on, to or through the Product; or
j. Damages caused directly or indirectly by falling objects or traffic of any nature; or
k. Improper installation of insulation or defects or failure of any material used over which the Product is applied; or
l. The failure of material or structures to conform to manufacturer's specifications; or
m. Negligence, misuse, improper treatment or improper site preparations; or
n. Storage, handling or installation of the Product otherwise than in accordance with Ardex's published use and handling procedures and installation specifications.

Claim

7. This Warranty shall be invalid unless Ardex receives the Owners written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.

8. If the property to which the membrane is supplied is transferred to a new owner within five (5) years of the date of application of the Membrane, the new owner shall receive benefit of this Warranty provided that Ardex is advised in writing within three months of the change in ownership. In all other circumstances where the property is transferred during the term of this Warranty, this Warranty is non-transferable

Access to Material and Site

9. In the event that it is necessary for Ardex to repair or replace any defective Product, the Owner shall provide Ardex with clear and unrestricted access to the Product. Nothing in this Warranty shall require Ardex to remove and/or replace plant, equipment or any other object or substance in order to gain access to the defective Product. The Owner shall co-operate in all respects with Ardex to accomplish the said repair or replacement. The cost of any site visit requested under a Warranty claim which does not reveal any problem relating to the Warranty shall be paid for, at Ardex's sole discretion, by the party requesting the inspection at the then current trade consultancy rates.

Consumer Guarantees Act

10. This Warranty shall apply in addition to, and not in substitution for any rights which a consumer may have pursuant to the Consumer Guarantees Act 1993.

No Other Warranty

11. Except as expressly set out in this Warranty, and with the exception of the relevant statutory warranties contained in the Consumer Guarantees Act 1993, no other warranty or condition shall be implied against Ardex by any statute, at common law or otherwise, and no representation, express condition, warranty or variation of this warranty shall be binding on Ardex unless it is in writing and signed for or on behalf of Ardex. This Warranty shall prevail despite any indication to the contrary by any person acting or purporting to act on Ardex 's behalf and shall replace all or any other alleged rights or remedies contained in any other document or representation whether issued or made prior to or subsequent upon the granting of this Warranty to Ardex .

Validity of Warranty

12. This Warranty is only valid on the condition that Ardex have been paid in full for all the materials supplied.

By: _____ Date: 22-11-10

ARDEX New Zealand Limited
NZASF-0052054 **Head Office - Sales Branch:** 32 Lane Street, Woolston 8023, PO Box 19549, Woolston 8241, Christchurch, New Zealand Applicator Copy
Telephone (03) 373 6900 Facsimile (03) 384 9779
Sales Branch: 16 Fitzherbert Street, Petone 5010, PO Box 38571, Wellington Mail Centre, Lower Hutt 5045, Wellington, New Zealand
Telephone (04) 568 5949 Facsimile (04) 568 6376
Sales Branch: 12 Fairfax Avenue, Penrose 1061, PO Box 12234, Penrose 1642, Auckland, New Zealand
Telephone (09) 580 0005 Facsimile (09) 579 9963
www.ardex.com

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EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety · Competency

Electrical Certificate of Compliance

No. 3336929

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

No. of attachments

Sighted original

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer HOWARD & REID Phone:

Address of installation 3 NORTH ROAD MANGAWHAI

Postal address of customer (if not as above)

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

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

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

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

WORK DETAILS

12 No. of lighting outlets — No. of ranges

10 No. of socket outlets — No. of water heaters

Was any installation work carried out by the homeowner? Yes ✓ No

Please tick (✓) as appropriate where work includes:

Mains — Main earthing system

MEN Switchboard closest to point of supply — Electric lines

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

Wire alterations, Switchboard done by others

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

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

☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☑ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Ross Julia

Company Positive Electrical

Signature RJ

Registration No. E2287

Contact Ph No. 4388832

Date 20-11-2010

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

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

Name

Signature

Registration No.

Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 100315 **Date:** 25.11.10

ENTERED 06746

Applicant: HOWARD + REID

Contractor: SKYLINE

Site Address: 3 NORTH AVE

VAL #

Travelling Time: NEGLIGIBLE

Inspection Final

Reinspection Required: Yes / (No)

Recommended to issue CCC: (Yes) / No

Inspection Time:

Officer:

Signature:

Gable x Hang Received

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)			✓	
2	Owners Application for CCC / Contractors List	✓			
3	Consent Documents on Site	✓			
4	Photos Taken			✓	
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush				
2	Hearth size and & secured				
3	Fire Place Clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue Height				
7	Wet back circulators correct size and fall				
	PLUMBING	**OK**	**Not**	**N/A**	
1	Waste pipe correct support & gradient	✓			
2	Water filtration system installed	✓			
3	Hot water pipe lagged			✓	
4	1 metre minimum of copper outlet of HWC	✓			
5	Hot water cylinder seismic restraint			✓	
6	Hot water tempering value set at 45/55 degrees	✓			ALL GAS. COC. GAS to come
7	Hot water energy cut out switch to all valve vented systems	✓			
8	Hot water drain OK (falls to outside of building)	✓			
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves	✓			
10	Notches & holes in joists & bearers			✓	
11	Waste pipes sizing / fall / support to gully trap	✓			
12	Soil pipe sizing / fall / support	✓			
13	Adequate support to water pipes	✓			
14	Water supply tank / bore / supply	✓			
15	Back flow prevention where required			✓	
16	Other			✓	
	FINAL INTERNAL INSPECTION	**OK**	**Not**	**N/A**	
1	Smoke alarms with hush		X		WILL ACCEPT PHOTO OR PAYMENT
2	Sink insert secured correctly		X		
3	Service rooms inpervious walls				
4	Service rooms impervious floors				
5	Producer statement membrane in wet areas		X		PRODUCER STATEMENT CONTRACTOR TO GIVE
6	Ceiling insulation (clear of downlights)				
7	Safety glass where required				
8	Ventilation				
9	Stairs gap / tread / rise / handrails				
10	Barrier Height 1.0m / 1.1m / Stairs 900mm				X ITEMS TO ATTEND
11	Safety from falling eg. 100mm balustrade gaps				
12	Access for disabled *(commercial only)*				PG 1 + 2
13	Facilities for disabled *(commercial only)*				
14	All surfaces completed				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

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KAIPARA DISTRICT
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FIELD ADVICE NOTICE - 3 Pg 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

06746

ENTERED

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments / ... further inspection needed please indicate
1	Conditions on Resource / Building consent			✓	
1a	Landscaping Complete		X		awaiting. by owner to GCI.
2	Joints in bearers supported	✓			finish was —
3	Ground clearance to u/side of floor	✓			
4	Subfloor ventilation	✓			
5	Subfloor bracing	✓			
6	U/floor insulation	✓			
7	Finished ground level	✓			
8	Cladding (joints, corner, scribers window flashing etc)	✓			
9	Cladding - painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly			✓	
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			
16	Vent pipe clips at 1.2	✓			
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails	✓			Rear. Step not max unfram — no handrail.
19	Barriers 1.0m / 1.1m / stairs 900mm			✓	
20	Safe from falling ballustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible - commercial)			✓	
	DRAINAGE	**OK**	**Not**	**N/A**	
1	As built drainage plan s/water and sewer		X		
2	Gully dish 25mm above sealed surface "A"	✓			
3	Gully dish 75mm above unsealed surface "B"			✓	
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			
6	Ventilation to drains, e.g. TV & or valves	✓			
7	Stormwater drain finished to road	✓			
8	Retaining wall drainage connected into stormwater drain			✓	
9	Overflow to water tank	✓			
10	Access for septic tank maintenance			✓	
11	Commissioning statements			✓	
12	Effluent Completed Barking / Planting			✓	
	PRODUCER STATEMENTS	**OK**	**Not**	**N/A**	
1	Engineer / Licenced Building Practioneer				
2	Membranes / Roof				
	FINAL POOL INSPECTION	**OK**	**Not**	**N/A**	
1	Pool fencing compliance (sheet completed)				
2	Back flow prevention where required				
	ENERGY CERTIFICATES	**OK**	**Not**	**N/A**	
1	Electrical	✓			
2	Gas		X		To come.
	ROAD DAMAGE	**OK**	**Not**	**N/A**	
1	Footpath & kerb damage				
2	Crossing installed				
	COMMERCIAL	**OK**	**Not**	**N/A**	
1	Compliance Schedule				Middle Column
2	Fire Design Compliance				X Items to
3	FPIS report				Attached.
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions meet				
7	Producer Statements - Fire Alarm, Ventilation etc				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

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KAIPARA DISTRICT
Kaipara to Orakaunui · Two Oceans Two Harbours

FIELD ADVICE NOTICE - 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 100315 **Date:** 9.11.10

07590

Applicant: Howard

Contractor: Eric [illegible] Green 13372

Site Address: 3 North Ave **Inspection** Framing **Passed / Failed**
Reinspection Required: Yes (No)

VAL #
Travelling Time: Nguwun **Inspection Time:**

Officer: *Signature:*

10	**CLADDING INSPECTION**	**OK**	**Not**	**N/A**	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				ENTERED
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support, purlins				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, spacing, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	by Eric Green GAF
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
(17)	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	Low pipes to
1	Accurate "as built" plan provided yes can		X		Utility Line. Kashuk
2	Depth of drain	✓			will also come. Road
3	Bedding	✓			will have to be
4	Gradient Line; Inspections, diameter correct	✓			dug to Back fill
5	Water test - connection to main	✓			
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground	✓			
7	Drains within boundaries, too close to foundations			✓	
8	Other not on site				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	Adjust the cover
1	AS/NZS 1546, 1547 design				to be done
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:
Owner / Agent / Contractor

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KAIPARA DISTRICT
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FIELD ADVICE NOTICE - 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 100315 **Date:** 3-11-10

Applicant: HOWARD

07580

Contractor:

Site Address: 3 NORTH AVE **Inspection** Wetfeed **Passed / Failed**
Reinspection Required: Yes / No

VAL #
Travelling Time: MGUNNAY **Inspection Time:**

Officer: *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	FRAMING INSPECTION				
13	PRELINE BUILDING INSPECTION	OK	Not	N/A	
1	Trusses: fixing, spacing, bracing, support, purlins				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, spacing, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	
1	Pressure Test				ENTERED
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles	✓			
4	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

AM Aflam
Scott flex on
Gutter, perimeter to
Existing GL.
Ok - (signature)
George McKnight

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

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Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

07077

BC # 100315 **Date:** 29.9.10

Applicant: HOWARD

Contractor: Skyline.

Site Address: 78 North Ave **Inspection** Pool **Passed / Failed**

Reinspection Required: Yes / No

VAL #

Travelling Time: Maunu **Inspection Time:**

Officer: *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support, purlins				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, spacing, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing, placement options	✓			
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other Aquaroll to TIM	✓			
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

ENTERED

As per Consent

ENTERED

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

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FIELD ADVICE NOTICE - 2

BC # 100315 **Date:** 28.9.10

07075

Applicant: Howard Rd.

Contractor: CHH Construction for Skyline.

Site Address: North Rd **Inspection** P/L.
Reinspection Required: ~~Passed / Failed~~ ~~Yes / No~~

VAL #
Travelling Time: Nil **Inspection Time:**

Officer: *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	FRAMING INSPECTION				
13	PRELINE BUILDING INSPECTION	OK	Not	N/A	All to Plan.
1	Trusses: fixing, spacing, bracing, support, purlins	✓			+ Skylights ENTERED
2	Pitched roof; fixing, spacing, bracing, strutting, span	✓			
3	Ceiling: joists/Batten: fixing, spacing, support	✓			Insulation to Plan
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			
6	Moisture content	✓			
7	Frame timber treatment	✓			H7. / Bottom.
8	Frame; stud size, spacing, lintel fixings, grade	✓			
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	
10	Insulation: type, thickness	✓			
11	Glazing: safety glass, thickness	✓			2 Storey Joint in Bracing Ridge Beam
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other				
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	
1	Pressure Test	✓			Scottie. Mcmurray. Plumbing
2	Pipe material, size, support, insulation	✓			
3	Stacks / Wastes	✓			ENTERED
4	Supply Tank	✓			
5	Other				
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing, placement options				Final to Look
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT
Kaipara Te Oranganui • Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 100315 **Date:** 11.8.10

06896

Applicant: Howard

Contractor: Skyline

Site Address: 3 Northcove

Inspection Framing
Reinspection Required: ~~Passed / Failed~~ Yes / No

VAL #
Travelling Time: Myself

Inspection Time:

Officer:

Signature:

10	**CLADDING INSPECTION**	**OK**	**Not**	**N/A**	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				ENTERED
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	All Other Stamp + Sheet as per Specification except
1	Trusses: fixing, spacing, bracing, support, purlins	✓			Subfloor Covered to the other
2	Pitched roof; fixing, spacing, bracing, strutting, span	✓			
3	Ceiling: joists/Batten: fixing, spacing, support	✓			
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			
6	Moisture content			✓	Ceiling opening + 1-2-0 + Gable Vent to Skyline Truss Nailed of Gable
7	Frame timber treatment	✓			
8	Frame; stud size, spacing, lintel fixings, grade	✓			
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	Roof Staple to Iron
10	Insulation: type, thickness			✓	
11	Glazing: safety glass, thickness			✓	Up of North Gable
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other Fan Stagger Purlin	✓			All Bolts H1.2
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				To wrap
2	Pipe material, size, support, insulation				
3	Stacks / Wastes				
4	Supply Tank				
5	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing, placement options				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Waterproofing under tiles				
4	Other				
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	AS/NZS 1546, 1547 design				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
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Phone: (09) 431 2013
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07003

BC # 100315 **Date:** 26-8-10

Applicant: Howard + Reid -

Contractor: Skyline

Site Address: North Ave

Inspection Wrap **Reinspection Required:** ~~Passed / Failed~~ Yes / No

VAL #
Travelling Time: Nyumm

Inspection Time:

ENTERED

Officer: *Signature:*

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted.

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				
3	Ground bearing, fill, expansive clay				
4	Reinforcing: spacing, size, clearance etc				
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
	04 UNDER SLAB PLUMBING INSPECTION	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
	05 SLAB INSPECTION / 06 TILT slab inspection	**OK**	**Not**	**N/A**	
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				
3	Fill: Compaction, depth, binding				
4	Other				
	07 SUBFLOOR INSPECTION	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
	08 BOND BEAM - BLOCK INSPECTION	**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
	11 FLASHING/WRAP/CAVITY INSPECTION	**OK**	**Not**	**N/A**	
1	Flashings	✓			
2	Battening (air cavity)				
3	Wrap	✓			
4	Vermin protection				
	12 BRICK VENEER INSPECTION	**OK**	**Not**	**N/A**	Cavity flashings metal —
1	Brick Ties SS / Galv				wrap + battens.
2	Other				
	14 FIREPLACE CHIMNEY INSPECTION	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				Working to finish
2	fixing, flue flashing, mantel shelf, hearth construction				HMS + Intro
	19 SWIMMING POOL FENCE INSPECTION	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

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FIELD ADVICE NOTICE - 1

06850

BC # 100315 **Date:** 21-7-10

Applicant: Hawkins / Reed.

Contractor: Skyline Wanganui.

Site Address: 3 North Ave

Inspection Reinspection Required: ~~Passed / Failed~~ ~~Yes / No~~

VAL #

Travelling Time: Nil

Inspection Time:

Officer:

Signature:

OK - Complies with BC Consent, **Not** - Does Not Comply With BC Issued, **N/A** - Not Applicable, **Crossed Out** - Deleted.

		OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
02/03	**FOUNDATION INSPECTION**				
1	Boundary Pegs Sited	✓			Driveway to be
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required			✓	
3	Ground bearing, fill, expansive clay Engineered	✓			All piles to be
4	Reinforcing: spacing, size, clearance etc	✓			formed by 0.4. for
5	Excavation: depth, width	✓			+ checked in situ
6	Pile/pole holes: depth, diameter	✓		✓	to come.
7	Pile / Pole: Correct grade, diameter			✓	
8	Driven Piles: Engineers Certification			✓	
9	Retaining Wall: polythene underneath			✓	
10	Other				
04	**UNDER SLAB PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested			✓	
2	Other			✓	
05	**SLAB INSPECTION / 06 TILT slab inspection**	**OK**	**Not**	**N/A**	Steel in + slab
1	Slab thickness: D.P.M., Tape, rebates	✓			starter into perimeter
2	Slab Reinforcing: Thickenings, tying, cover etc	✓			to exist.
3	Fill: Compaction, depth, binding	✓			
4	Other Tied to exist.	✓			
07	**SUBFLOOR INSPECTION**	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				Ok to pour
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
08	**BOND BEAM - BLOCK INSPECTION**	**OK**	**Not**	**N/A**	
1	Block size				Note
2	Reinforcing: Size, grade, laps, tied				Sufficient bolts in
3	Washouts: If pour exceed 1.2m in height				perimeter to remove
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
11	**FLASHING/WRAP/CAVITY INSPECTION**	**OK**	**Not**	**N/A**	
1	Flashings				Need on
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
12	**BRICK VENEER INSPECTION**	**OK**	**Not**	**N/A**	
1	Brick Ties SS / Galv				
2	Other				
14	**FIREPLACE CHIMNEY INSPECTION**	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue, flashing, mantel shelf, hearth construction				
19	**SWIMMING POOL FENCE INSPECTION**	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

ENTERED

ENTERED

ENTERED

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT COUNCIL

Building Consent Enquiry

Prev Change, Inspection Load, Create Invoice, Print Forms, Print Letters, Search, Resource Consent Search (Change Log) Next

PIM/Consent No. 100315

Please issue CCC. Thanks. D

The Building

Valuation No	0122132400
	General Property Enquiry
Street Address	NORTH AVENUE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Levels	1
Floor (m2)	62
Current use	Housing Detached - Alterations and Additions
Building Category	1.2
Current Status	Further Information Requested 25/11/10
	AAwaiting outstanding paperwork
Process Days Taken To Issue	19
Overseer	Eastern
Zone	Mangawhai Residential

The Owner

Part to

Name	A & A & M Howard & J Reid
Contact	Mike Howard
Mailing Address	54A Milford Road
	Auckland 0620
Mobile Phone	021 720 556
Fax	09 489 4557
E-mail	mike@mediathink.co.nz

The Agent

Name	A & A & M Howard & J Reid
Contact	Darryl Cullen
Mailing Address	C/- Skyline Whangarei
	PO Box 6061
	Otaika Whangare 0110
Landline Phone	09 438 1994
Mobile Phone	021 795 188
Fax	09 438 1917
Relationship to Owner	Builder/Agent
Debtor	BC100315 Edit Debtor
Balance	$ 0.00
Invoice	26953

Building Work

Type of Work	Erect 3 bedroom extension and covered walkway to existing dwelling
Intended use	Housing Detached - Alterations and Additions
Intended life / Durability	INDEFINITE
Being stage	1 OF 1

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

Stats code	3100 DWELLINGS - ALTERATIONS & ADDITIONS
Estimated value	$119,000
Resource Consent?	
Dev Contrib Notice?	

Building Consent	$1,362.00
PIM Fee	$140.00
BRANZ Levy	$119.00
DBH Levy	$234.43
Total Charges	$1,855.43

Status history

Formally Received	26/04/10	
Invoiced	26/04/10	26953
Further Information Requested	26/04/10	Fees not paid invoce faxed as requested.
Information Received	27/04/10	fees paid by D/D
Information Received	24/05/10	ok to issue
PIM Issued	24/05/10	CONFIRMATION
Consent Granted	24/05/10	
CCC Application Received	25/11/10	Collected on final inspection
Further Information Requested	25/11/10	AAwaiting outstanding paperwork

Builder	Skyline Whangarei
Phone	021 795 188
	PO Box 6061 Otaika Whangarei
Designer	Skyline Buildings Ltd
Phone	09 636 0200
	PO Box 12261 Penrose Auckland
Drainlayer	TBA
Plumber	Phillip Maddren
Phone	027 4733 981
	PO Box 3237 Onerahi
Gasfitter	Gas N More
Phone	09 438 3917
	31 Porowini Avenue Whangarei

Forms that should have been saved

Consent

PIM

Forms and Letters Actually Saved	100315bc.doc	100315pim.doc

Notes

Date	13/01/11
Officer	Rachel Sheppard

All certificates now received except (2) the gas certificate which will be e-mailed in shortly. Refer below: Type B21 B21 Final - Building Code Compliance Certificate

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

	Inspected 25/11/10 Officer Derek Free Result Reinspection Required Field sheets 06746...Final on these alterations...All works completed except for the following..(1)as-built drainage plan (2)gas cert to come (3)some landscaping to complete by owner (4) smoke alarms to install (5)wet seal cert to supply...When these items arrive a CCC can be issued...
Date	26/01/11
Officer	Jane Stace
	Received by fax Gas Certificate

Diary Reminders

None found

Standard and Non-Standard Conditions

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

At least 2 working days notice of the covering up of any

i) drainage or plumbing

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

This Building Consent is issued subject to site and soil conditions being `good ground` as defined in NZS3604:1999.

Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

Standard and Non-Standard PIM Notes

None found

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

Inspections

Type	**B03 B03 Footings - Pile or posts**
Inspected	21/08/10
Officer	Derek Free
Result	Okay
	Pile Ftgs Addition: refer fan 1 sh 06850. as per plan. ok to pour
Type	**B02 B02 Foundations - Slab or wall concrete strip foundations**
Inspected	21/08/10
Officer	Derek Free
Result	Okay
	Per. Ftgs Addition: refer fan 1 sh 06850. as per plan. ok to pour
Type	**B05 B05 Slab - Concrete floors**
Inspected	21/08/10
Officer	Derek Free
Result	Okay
	Slab Addition: refer fan 1 sh 06850. as per plan. steel tied, polythene in.ok to pour
Type	**B09 B09 Framing**
Inspected	11/08/10
Officer	Derek Free
Result	Okay
	Prewrap: refer fan 2 sh 06896. all exterior strap and fixings as per skyline specification. items 1-13 checked. ok
Type	**B11 B11 Flashing/Wrap/Cavity**
Inspected	26/08/10
Officer	Derek Free
Result	Okay
	Wrap: refer fan 1 sh 07003 wrap to e2/as1 cnr flashes in. head flashings to put in with windows.
Type	**B13 B13 Preline**
Inspected	28/09/10
Officer	Derek Free
Result	Okay
	Preline: refer fan 2 sh 07075. all to plan and skyline specie, air seal in and insul to plan. ok
Type	**B15 B15 Preline Plumbing - often part of Preline**
Inspected	28/09/10
Officer	Derek Free
Result	Okay
	Plumbing; refer fan 2 sh 07075. under test by Scottie~ mangawhai Plmbng. ok
Type	**B16 B16 Post Line**
Inspected	1/09/10
Officer	Derek Free
Result	Okay
	Postline: refer fan 2 sh 07077. as per schedule on new and xtra braces -gs1 applied to existing X 4 evenly distributed. ok to finish.
Type	**B16 B16 Post Line**
Inspected	3/11/10
Officer	Derek Free
Result	Okay
	Wetseal: refer fan 2 sh 07580. full floor 50 mm up perimeter by George Mcnaughton superflex ok

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

Type	**B17 B17 Drainage**
Inspected	9/11/10
Officer	Derek Free
Result	Okay
	Drainage; refer fan 2 sh 07590. from addition to existing line hooked into eco previous. under water test.ok to backfill.
Type	**B21 B21 Final - Building Code Compliance Certificate**
Inspected	25/11/10
Officer	Derek Free
Result	Reinspection Required
	Field sheets 06746...Final on these alterations...All works completed except for the following..(1)as-built drainage plan (2)gas cert to come (3)some landscaping to complete by owner (4)smoke alarms to install (5)wet seal cert to supply...When these items arrive a CCC can be issued...
Type	**B24 B24 Other documentation**
Inspected	13/01/11
Officer	Derek Free
Result	Okay
	All certificates now received except (2) the gas certificate which will be e-mailed in shortly then ok to issue ccc
Type	**B21 B21 Final - Building Code Compliance Certificate**
Inspected	3/02/11
Officer	Des Sheldon
Result	Okay
	Not on field sheet...All outstanding paperwork is now on file...Please now issue a CCC

Print Summary

Standard and Non-Standard CCC Conditions

None found

Work to be Stopped and Notice to Fix Conditions None found

RM Certificate None found

Letter 1 and Letter 2 Paragraphs None found

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Author: Greg M Lee

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT

15 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
16 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
17 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
18 *	Photographs	Yes	No	N/A	
19 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
20 *	Regulatory approvals, dispensations, waivers or modifications	Yes	No	N/A	

Issue CCC	**Yes** ~~No~~
Reason for Decision	I am satisfied on reasonable grounds that the: ~~Building work complies with the building code at the time the Building Consent was granted (see number~~ 19) Building work complies with the Building Consent issued; and ~~The specified systems in the building are capable of performing to the performance standards set out in this building consent (Added to CCC and the compliance schedule as attachment) (compliance schedule statement issued~~)
Signed	

"Yes" means Approved "No" Means not Approved "N/A" means Not Applicable

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	3 North Rd Mangawhare		
Consent Number	100315	**Date**	3-2-11
Staff Responsible	Des B	**Building Category**	1.2

Note: In some cases some of the following items may not need to be checked

Number	Issue	Yes	No	N/A	
1 *	Change of owner or address	Yes	(No)	N/A	
2 *	Request for CCC within 2 year timeframe	(Yes)	No	N/A	
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	on file
6 *	Inspections Extra inspections to be charged	Yes	(No)	N/A	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	(Yes)	No	N/A	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Check that items are completed from Final Checklist (FAN)	(Yes)	No	(N/A)	
11 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
12 *	List of contractors	Yes	No	(N/A)	
13 *	Amendments, variations and associated documentation properly completed	Yes	No	(N/A)	
14 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 100315

(Form 6) Section 92 Building Act 2004

A & A & M Howard & J Reid
C/- Skyline Whangarei
PO Box 6061
Otaika Whangare 0110

Issue Date: 24/05/10
Application Date: 26/04/10
Overseer: Eastern

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name: A & A & M Howard & J Reid
Owners Mailing Address: 54A Milford Road, Auckland 0620
Street Address/Registered Office:

Phone Number	**Landline:**		**Daytime:**	**After Hours:**
	Mobile: 021 720 556		**Fax:** 09 489 4557	
Email: mike@mediathink.co.nz			**Website:**	

THE BUILDING (The following building work was authorised by this Building Consent)

Description:	Erect 3 bedroom extension and covered walkway to existing dwelling
Street Address of Building:	NORTH AVENUE, MANGAWHAI
Valuation Number:	0122132400
Legal Description:	LOT 109 DP 44640

THE AGENT:

Agents Name:
Agents Mailing Address:
Street Address/Registered Office:

Phone Number	**Landline:**	**Daytime:**	**After Hours:**
	Mobile:	**Fax:**	
Email:		**Website:**	

Relationship to Owner: (State details of authorisation from the owner to make the application on the owner's behalf)

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: Darryl Cullen
Mailing Address: C/- Skyline Whangarei, PO Box 6061, Otaika Whangare 0110

Phone Number	**Landline:** 09 438 1994	**Daytime:**	**After Hours:**
	Mobile: 021 795 188	**Fax:** 09 438 1917	
Email:		**Website:**	

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KAIPARA DISTRICT

KEY PERSONNEL: The Personnel who carried out the building work are as follows:

Designer

Name : Skyline Buildings Ltd Reg No : Phone No: 096360200
Address : P.O. Box 12261 Penrose Auckland
Mobile No : Email:

Builder (Licensed Building Practitioner From 30/11/2009)

Name : Skyline Whangarei Reg No : Phone No: 4381994
Address : P.O Box 606 Otaika Whangarei
Mobile No : 021795188 Daryl Collen Email:

Registered Drainlayer

Name : Reg No : Phone No:
Address :
Mobile No : Email:

Registered Plumber

Name : Reg No : Phone No:
Address :
Mobile No : Email:

Registered Electrician

Name : Positive Electrical Reg No : Phone No: 4388832
Address : 18 Nevekino St Whangarei.
Mobile No : 021943011 Email:

Registered Gas Fitter

Name : Gas n More Reg No : Phone No: 4383917
Address : 31 Parawini Ave Whangarei
Mobile No : Email:

Other

Name : Reg No : Phone No:
Address :
Mobile No : Email:

Other

Name : Reg No : Phone No:
Address :
Mobile No : Email:

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KAIPARA DISTRICT

ATTACHMENTS: The following documents are attached to this application:

☐	Certificates from the personnel who carried out the work
☐	Certificates that relate to the energy work
☐	Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

☑	Copy of Certificate of Title
☐	Lease Agreement for Sale and Purchase
☐	Other document showing full name of legal owner(s) of the building/property

Please state other document:

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 100315:

All of the building work relating to the Building Consent 100315 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 100315 under Section 95 of the Building Act 2004:

Signed by / for and on behalf of/ the owner

Note: If acting for and on behalf of, please read the following declaration prior to signing

'I hereby declare that I am authorised to act as the Agent of the Applicant':

Signed: [signature] Raewyn Collen

Signature **Name** **Date**

The Code Compliance Certificate should be sent to:

Name: A + M Haggard — **Owner / ~~Agent~~** (delete one)

Address: 54A Milford Road
Auckland 0620

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Code Compliance Certificate 100315

Form 7, Section 95, Building Act 2004

A & A & M Howard & J Reid
54A Milford Road
Auckland 0620

Issue Date: 4/02/11
Overseer: Eastern

THE BUILDING:

Street Address of Building:	NORTH AVENUE, MANGAWHAI
Valuation Number:	0122132400
Legal Description:	LOT 109 DP 44640
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing Detached - Alterations and Additions
Year First Constructed:	

THE PROJECT:

Description:	Erect 3 bedroom extension and covered walkway to existing dwelling DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	Housing Detached - Alterations and Additions
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	A & A & M Howard & J Reid				
Owners Mailing Address:	54A Milford Road, Auckland 0620				
Street Address/Registered Office:					
Phone Number	**Landline:**		**Daytime:**		**After Hours:**
	Mobile:	021 720 556	**Fax:**	09 489 4557	
Email:	mike@mediathink.co.nz			**Website:**	

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: A & A & M Howard & J Reid Mailing Address: C/- Skyline Whangarei, PO Box 6061, Otaika Whangare 0110 Phones:: 021 795 188: 09 438 1994 Fax: 09 438 1917

BUILDING WORK:

Building Consent Number:	100315
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- The building work complies with the Building Consent 100315

Signature  **Date:** «IssueDate» **Position** Building Services Officer

On behalf of: Kaipara District Council

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COUNCIL

North

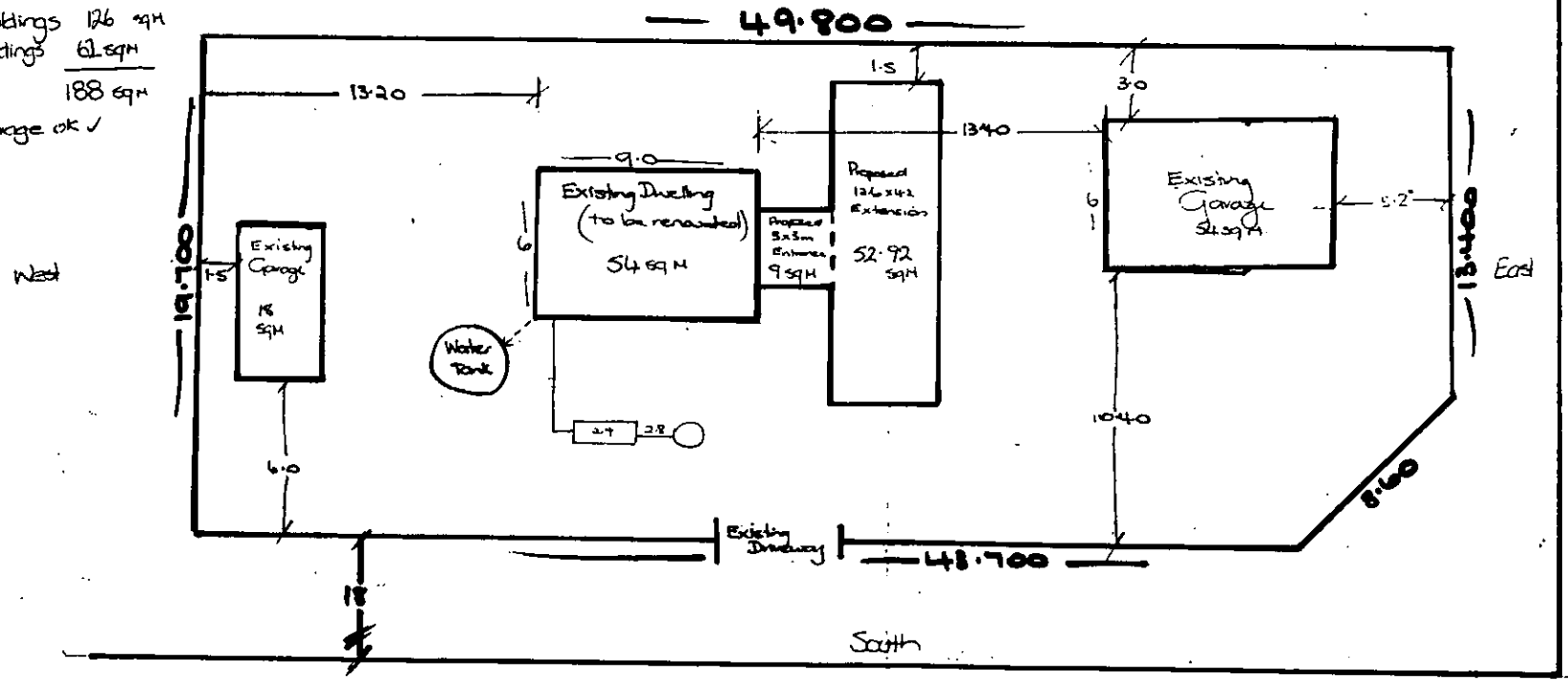
Stormwater Disposal to existing Watertank

KAIPARA DISTRICT COUNCIL
BC 100315
BUILDING INSPECTOR

Lot 109
DP 44640
938 m²

Existing Buildings 126 sqm
Proposed Buildings 62 sqm
188 sqm

Building Coverage ok ✓



3 North Avenue

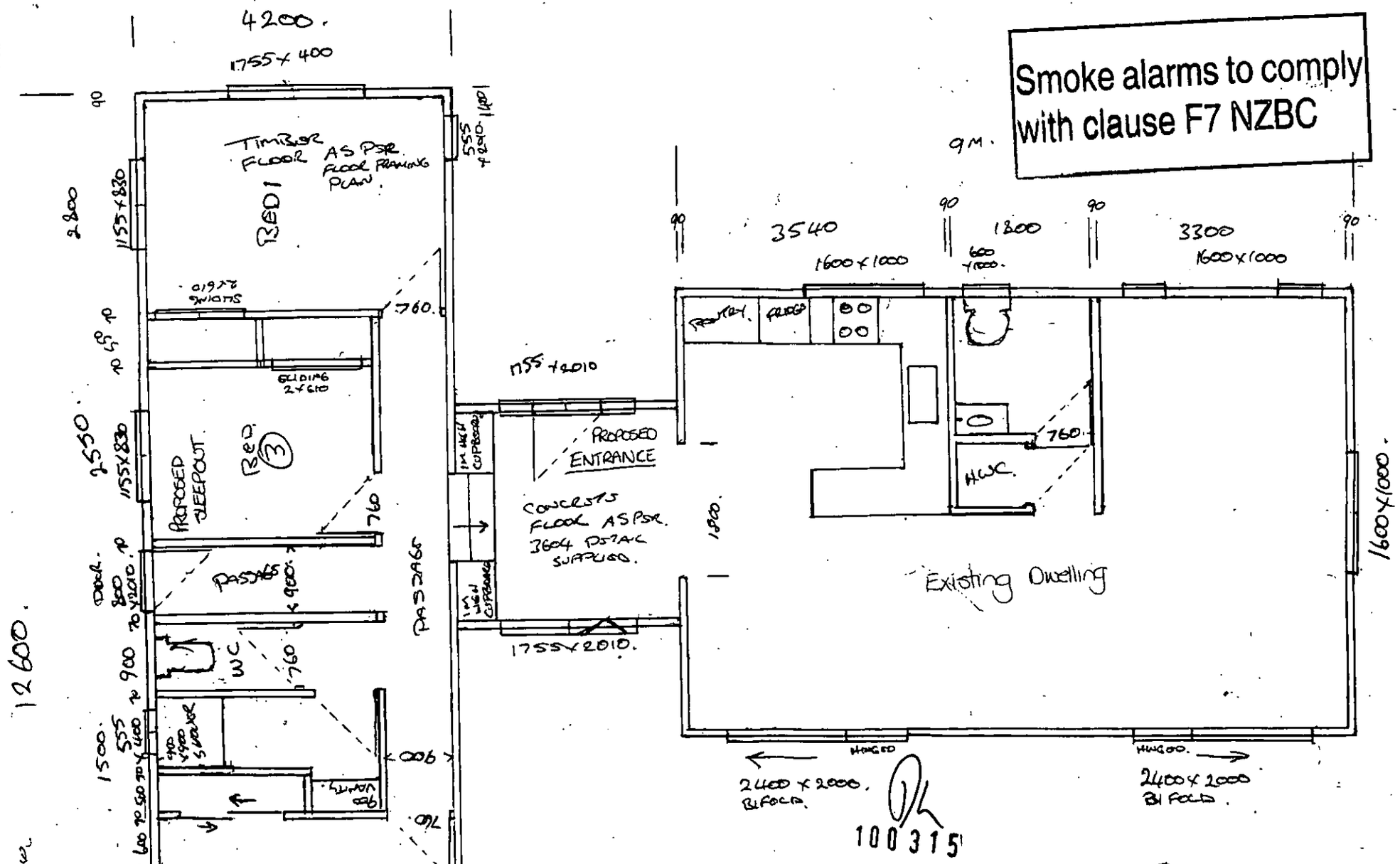
FOR: Michael-Alison + Alan Havard + Jillian Reid
AT: 3 North Ave
Mangawhai

SKYLINE

DISTRIBUTOR: C & H Construction Ltd
T/A SKYLINE Whangarei
P.O. Box 6061
WHANGAREI
Ph: 438 1994 Fax: 438 1917

SITE PLAN

DATE: 15/3/10
SCALE: 1:200
SHEET 3



FLOOR PLAN

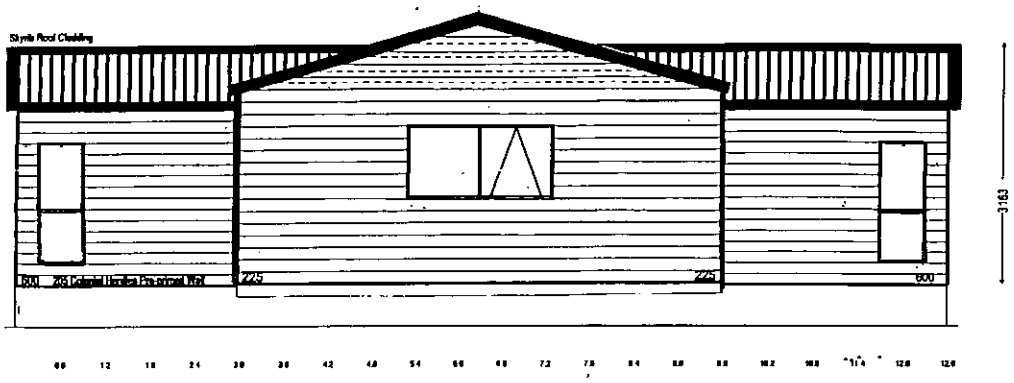
For proposed Sleepout and Entrance way attached to Existing Dwelling

HOWARD + REID
3 North Road
Mangawhai

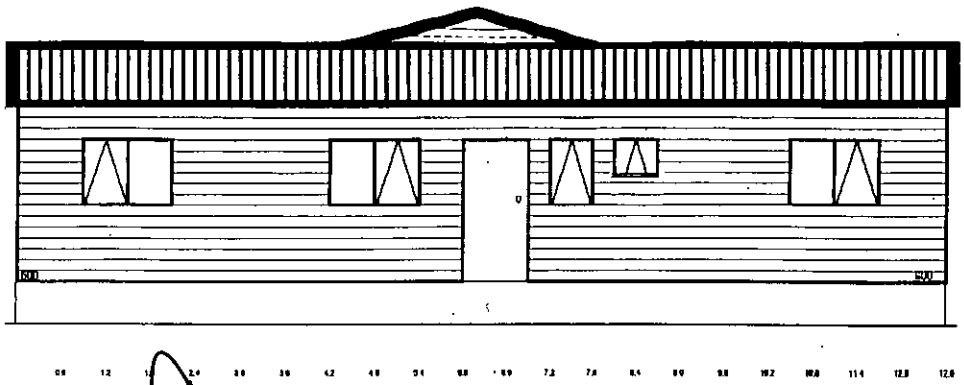
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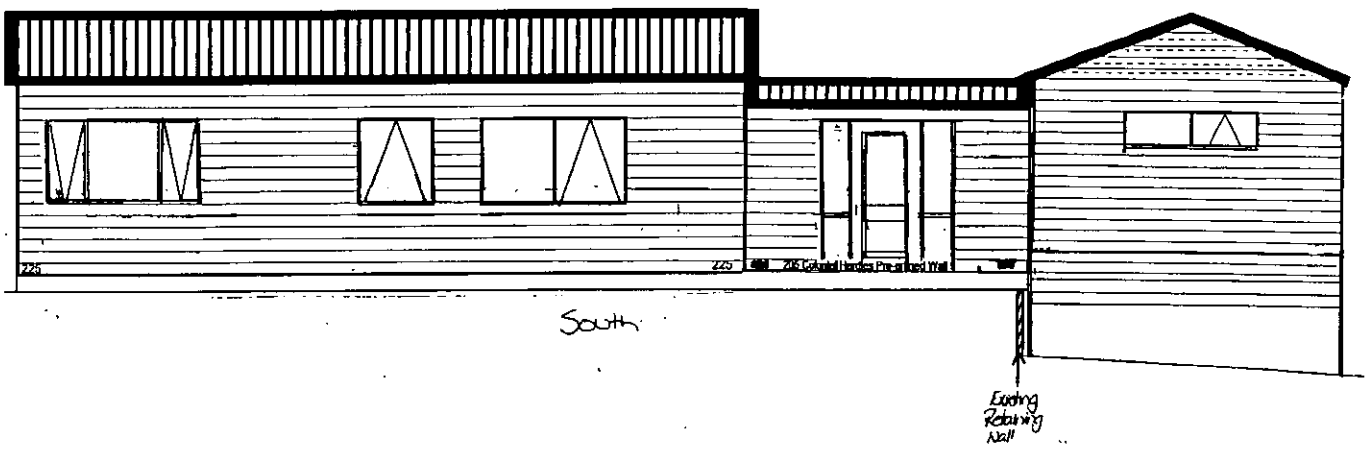
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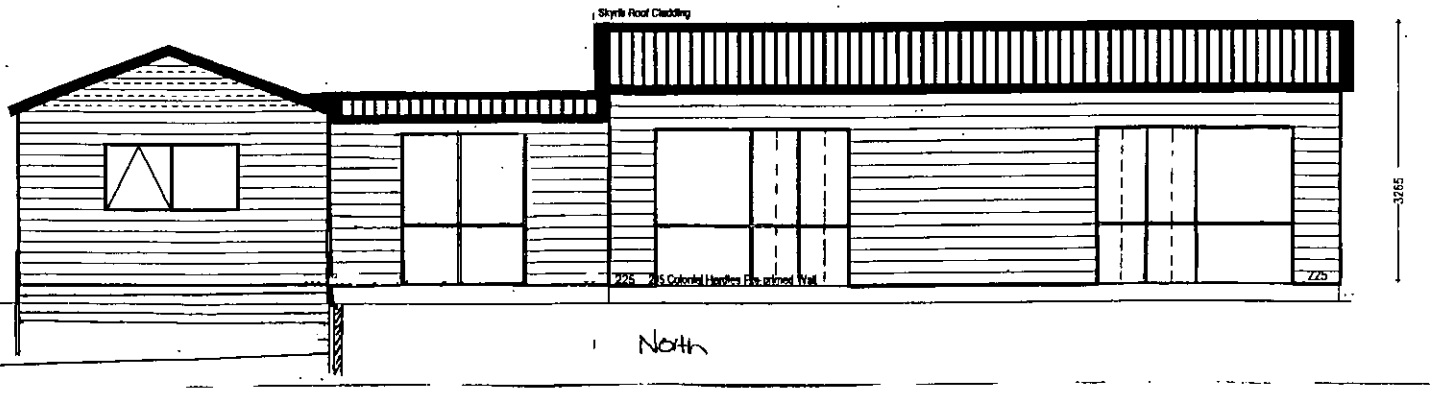
West



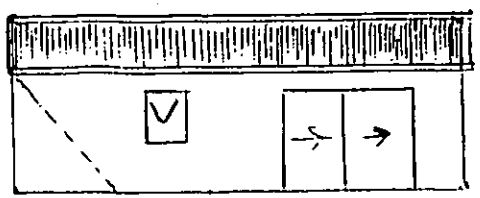
100315 East

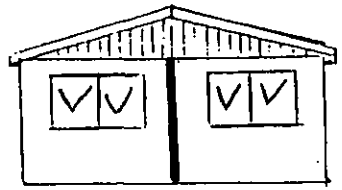


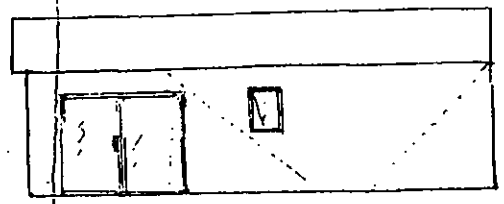
South

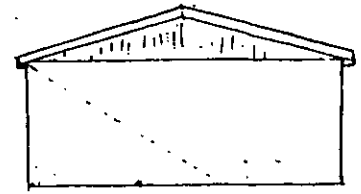


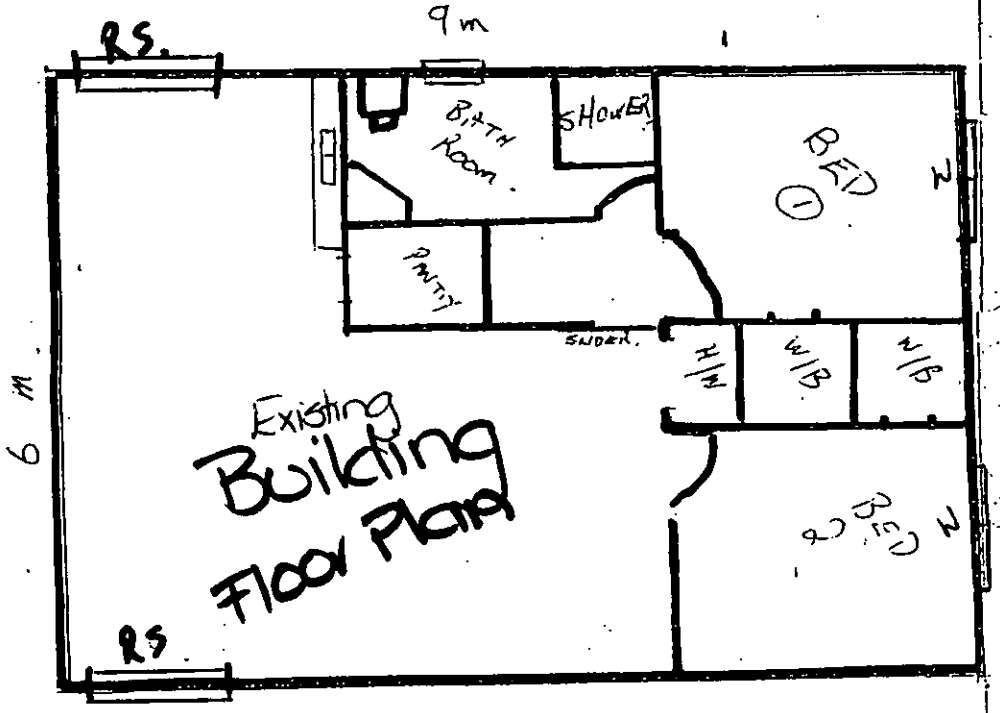
North



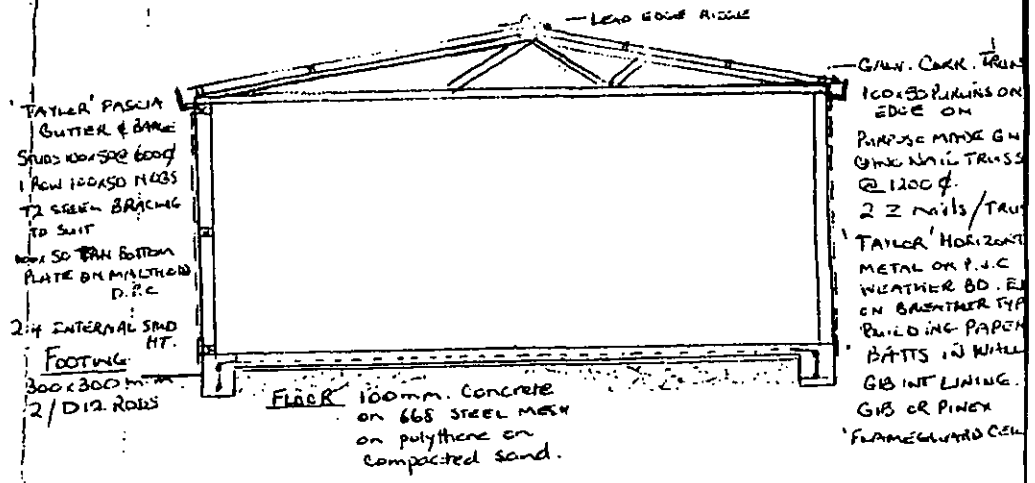








Existing Building Floor Plan



100315

OTAMATEA COUNTY COUNCIL
APPROVED
13.10.89
BUILDING INSPECTOR

SCALES:
CROSS SECTION: 1:5
ELEVATIONS: 1:1
FLOOR PLAN: 1:5
SITE PLAN:

PLANS & SPECIFICATIONS FOR A. Worden
North AVE Mangawhai.

BETTER BUILT HOMES
GARAGES. AGENT/BUI
C. BUCHANAN PH. 68194
MANGAWHAI DRAWN:2:

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SECTION 4200mm

ROOF PITCH
15

ROOFING
Roofing is .40 (26GA) Aluminium-zinc alloy coated steel longrun trapezoidal profile roofing
Ridging is .40 (26GA) Aluminium-zinc alloy coated steel with Ali edging

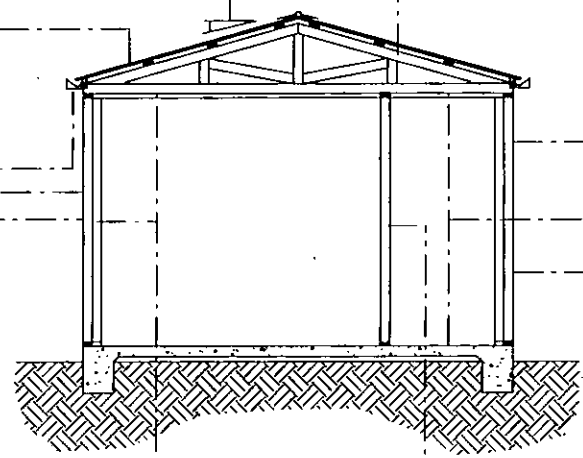
SPOUTING & DP's
Spouting is 0.55 (24GA) Aluminium-zinc alloy coated steel gutters fixed to two sides of the Building.
Downpipe is 0.40 (26GA) 65mm x 50mm Aluminium-zinc alloy coated steel, one per Gutter
Gutter fixing as per Detail ____ on Sheet ____

EXTERIOR SHEATHING
Aeprnzi Hardies Colonial Weatherboard

STUCTURAL BRACING
refer to appendix A -
"Wall Bracing System: BRANZ ST0723/1/2/3/4"
containing the report from BRANZ Ltd.
Also refer to Floor Plan on Sheet____

INSULATION
R 2.2 Batts to Walls
R 2.7 Batts to Ceiling

BUILDING PAPER
Black building paper to all External Walls
Black building paper under Roof Sheeting



SECTION AA

ROOF FRAME
Skyline NZ Design Trusses
(SKYLINE 15_42) H1.2 Treated
Trusses @ 1200mm centres
70mm x 45mm Timber Purlins
on flat @ 990mm centres max

JOINERY
As Indicated on Floor Plan
Flashing System as indicated
in details
Sheet Numbers _____

STUD HEIGHT
2400 Nominal

FRAMING
All Timber is Laserframe.
Graded MSG8.
All Timber is Housed.
i.e. Studs and Nogs are Checked
Two Row of Nogs 90mm x 45mm H1.2
Bottom Plate 90mm x 45mm H3.1
Top Plate 90mm x 45mm H1.2
140 x 35mm H1.2 Supplimentary top plate as 1st ceiling batten.
70x35mm ceiling battens @ 400mm c/c
Triple Corner Studs to all Corners
Studs at 600mm centres

FLOOR STRUCTURE
Timber Floor

INTERNAL PARTITION
Framing as per exterior walls
(note: internal partitions are not Load Bearing)
10mm Gib Board throughout interior
Gib Aqualine to all wet areas

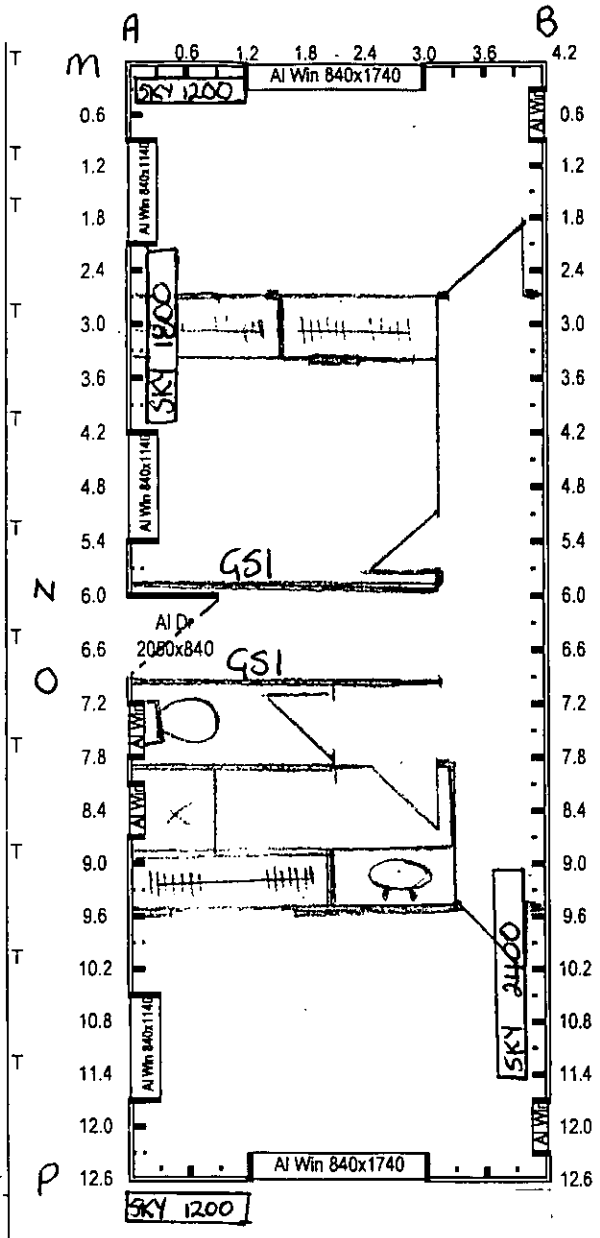
100315

• All Timber Graded MSG8

Distributor: Salesperson: Revision:	Drawn By: Scale: 1:50 @ A3 Date:	PROJECT: Howard + Reid FOR: 3 North Ave AT: Mangawhai	SKYLINE THE GARAGE COMPANY © 2007 Skyline Buildings Ltd.	SHEET Number 4 of

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Brace Plan for Proposed Addition.

100815

Skyline Specifications

Wall Cladding	205 Colonial Hardies Pre-primed Flashings Greyfriars
Roof Cladding :	Skyrib Standard Colour .40mm Aluminium Zinc Coated Steel
Ridging:	with aluminium soft edging Standard Colour
Spouting	0.55mm Aluminium-Zinc Alloy coated steel gutters fixed to two sides of the building Standard Colour
Downpipes:	.40mm 65mm x 50mm Aluminium- Zinc Alloy coated steel, 1 off per gutter
P.A. Door:	Timber frame with Aluminium-Zinc Alloy coated steel both sides Greyfriars
Tilt Door:	
Sectional Door	
Bracing:	70mm or 30mm x .75mm Strap Bracings as per detail

Trusses: Design :	Sky 15_4200
	15.0 Degree pitch @ 1.2 ctrs
Framing timber is Laserframe	
Framing is all housed 3.0mm	Studs checked into plates Nogs checked into studs
Stud Height :	2.4 meters
Dampcourse:	Comford supercourse under bottom plates
Studs:	90mm x 45mm H 1.2 MSG8 @ 600 Ctrs
Nogs:	90mm x 45mm H 1.2 MSG 8 2 rows
Bottom Plate:	90mm x 45mm H3.1 Tan MSG 8
Purlins:	70mm x 45mm MSG8 On Flat 8 rows Max ctrs 1000mm
Truss Stiffeners:	70 x 45 on edge 1 row
Dragon Ties:	90mm x 45mm on flat @ 45 degree angle over top plates in each corner
	Thermacraft Heavy Weight Building Paper Under Roof Cladding
	Thermacraft Heavy Weight Building Paper Under Wall Cladding

For: Mike Howard
3 North Road Managwhai

Copyright Skyline Buildings Ltd Ph 09 6360200

Distributor
C & H Construction Ltd
P O Box 6061
Whangarei

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Single Story

Bracing Requirements

Job Details

Name	Mike Howard
Street and Number	3 North Road Managwhai
City/Town/District	Kaipara Northland
Designer and date	29-Mar-10
Company Name	C & H Construction Ltd

100315

This building requires Multistrap Roof Strap Bracing

Building Specification

Location of Storey	1	Single	
Floor Loading	1	2kpa	
Foundation Type	2	Sub Floor	
Building Height to Apex (m)	4	3.17	
Roof Height above Eaves (m)	1	0.72	
Stud Height (m)	1	2.4	
Cladding Weight (top or single)	1	Light	
Cladding Weight (lower)	1	Light	not applicable (single storey building)
Cladding Weight (subfloor)	1	Light	
Roof Weight	1	Light	
Roof Pitch (degrees)	1	15	
Room in Roof Space	0		
Building Length (m)	12.6	12.6	
Building Width (m)	4.2	4.2	
Gross Building Plan Area (m2)	52.92	52.92	

Determination of Wind Zone As per NZS3604

Wind Region	R2
Lee Zone	No
Ground Roughness	Urban
Site Exposure	Exposed
Topographic Class	t2□
Wind Zone	**Medium**

Determination of topographic class

(Refer table 5.4 NZS3604)

Formation and Hill Height	Escarpment
Topographic Zone	Crest Zone
Smooth Gradient Value	< 1:5
Smooth Gradient Class	Gentle
Site Exposure	Exposed
Topographic Class	t2□

Bracing Units required for Wind

per m	subfloor	walls	
W along	61	34	BUs/m
W across	50	24	BUs/m

Earthquake Zone C 3

Bracing Units required for Earthquake

per m2	subfloor	walls	
E	4.7	3.3	BUs/m2

Totals	subfloor	walls	
W along	256	143	BUs
W across	630	302	BUs

Totals	subfloor	walls	
E along	249	175	BUs
E across	249	175	BUs

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Single Story		Site 3 North Road Managwhai					Bracing Element Schedule		
Along									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	enter	1	Skybrace	Sky1800	1.8	2.4		130	126
		2							
line totals		3							
W	130	4							
EQ	126	5							
B	enter	1	Skybrace	Sky2400	2.4	2.4		153	141
		2							
line totals		3							
W	153	4							
EQ	141	5							
C	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
								Wind	Earthq.
Totals Achieved								283	267
								OK	OK
Totals Required from Bracing Requirements Sheet								143	175

100315

Across

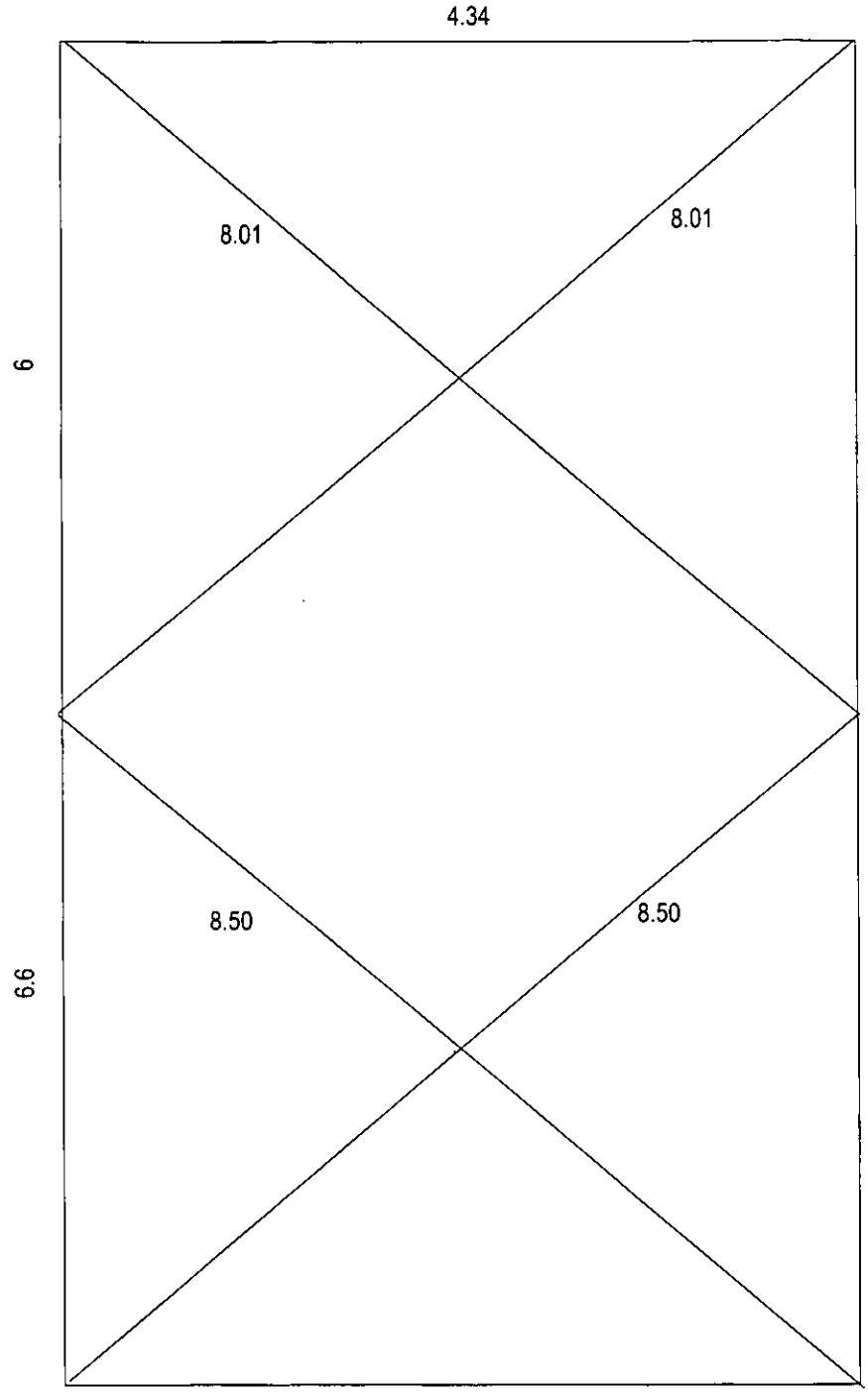
M	enter	1	Skybrace	Sky1200	1.2	2.4		95	95
		2							
line totals		3							
W	95	4							
EQ	95	5							
N	enter	1	GIB®	GS1	1.8	2.4		117	99
		2							
line totals		3							
W	117	4							
EQ	99	5							
O	enter	1	GIB®	GS1	1.8	2.4		117	99
		2							
line totals		3							
W	117	4							
EQ	99	5							
P	enter	1	Skybrace	Sky1200	1.2	2.4		95	95
		2							
line totals		3							
W	95	4							
EQ	95	5							
								Wind	Earthq.
Totals Achieved								424	388
								OK	OK
Totals Required from Bracing Requirements Sheet								302	175

Skyline Bracing Element Ratings

Supplier	System	Length	W/m	BUs EQ/m	Supplier	System	Length	BUs W/m	BUs EQ/m
Skybrace	Sky600	0.6	103	93	Skybrace	Sky1800	1.8	72.20	70
Skybrace	Sky1200	1.2	79.20	79.20	Skybrace	Sky2400	2.4	63.80	58.8

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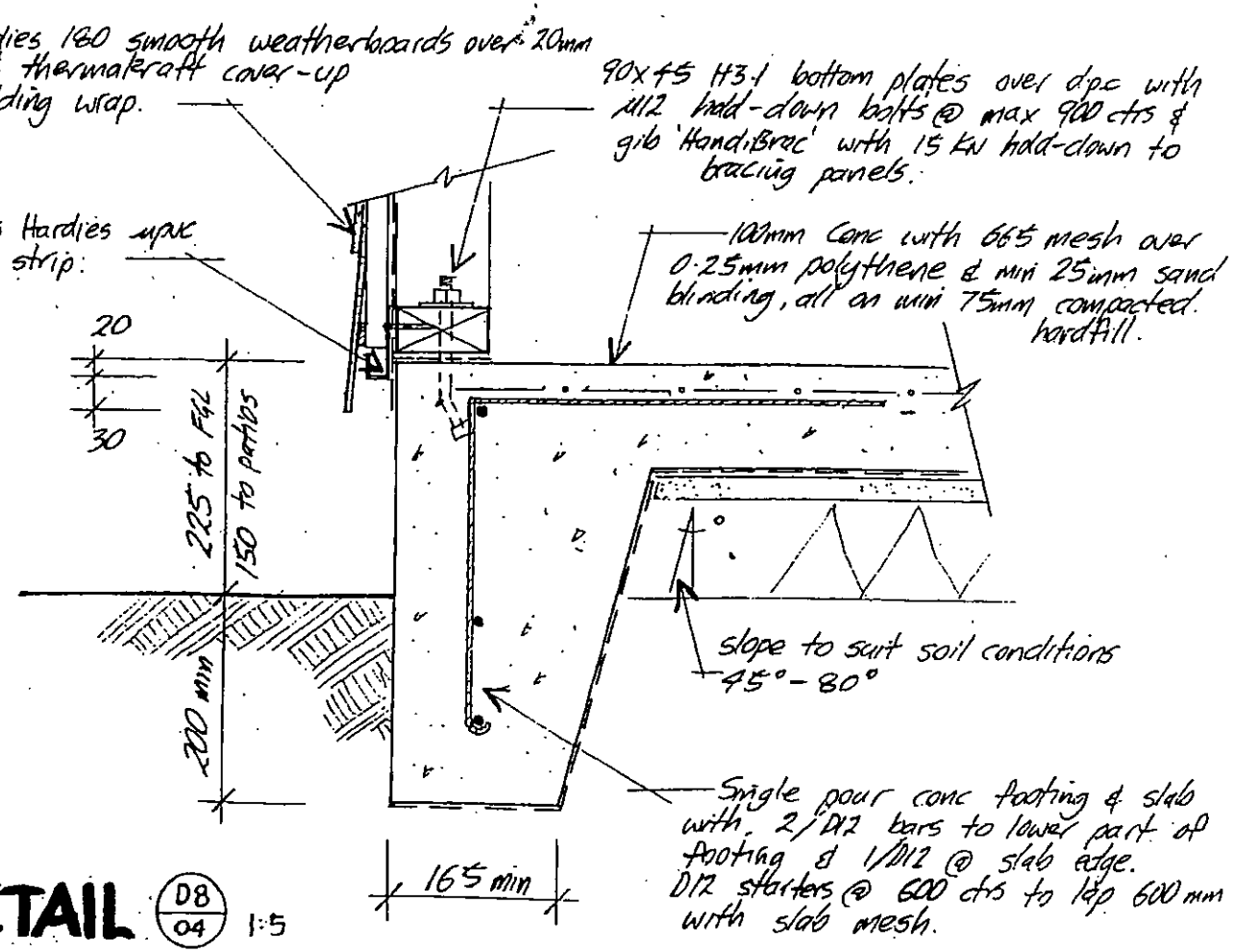
Roof Multibrace Strapping

SLAB PLAN 1:100

100315

NOTES: • Conc slab shall be 17.5 Mpa, 100 mm thick, with 665 mesh & placed on 0.25mm polythene over sand blinding layer & min 75 mm compacted hardfill. Saw cut to keep max size to 6m x 6m & ratio max of 1:2.

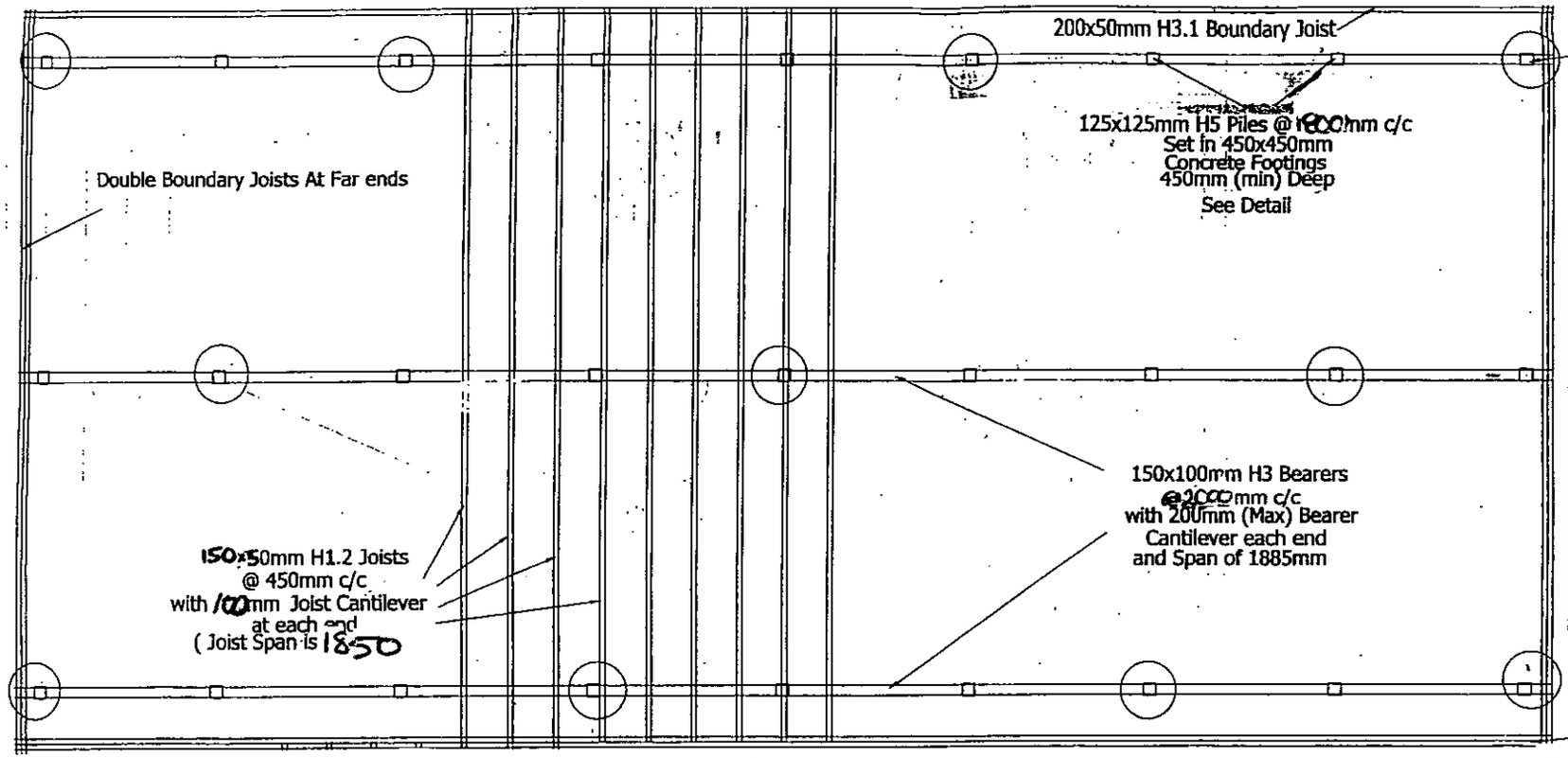
FOR PROPOSED ENTRANCE



DETAIL D8/04 1:5

(Typical footing/cladding base)

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SUBFLOOR BRACING

1) WIND ACCROSS
Bracing Demand is 92 BU's /m
Over 7.2m = 662.4BU's
@ 160 BU's / Anchor Pile
Total Demand is 5 Anchor Piles

2) WIND ALONG
Bracing Demand is 100 BU's /m
Over 15.6m = 1560BU's
@ 160 BU's / Anchor Pile
Total Demand is 10 Anchor Piles

3) EARTHQUAKE
Bracing Demand is 4.7 BU's /m^2
Over 112.32 m^2= 527.904 BU's
@ 120 BU's / Anchor Pile
Total Demand is 5 Anchor Piles

Extra Boundary Joist
Screwed to boundary Joist
of Main Floor Frame

100315

FOR PROPOSED SLEEPOUT

NOTE: Perforated Foil Underlay with a Minimum of 100mm Sag Between Floor Joists
All Solid Blocking as Per NZS 3604 1999 (7.1.2)

x TIMBER FLOOR FRAMING PLAN

For: Howard + Reid
At: 3 North Road
Mangawhai.

Distributor: Skyline Whangarei
Salesperson: Raewyn Cullen
Drawn By: Neil Cameron

SKYLINE THE GARAGE COMPANY

Job No.
Date

Drawing No.
Copy No.

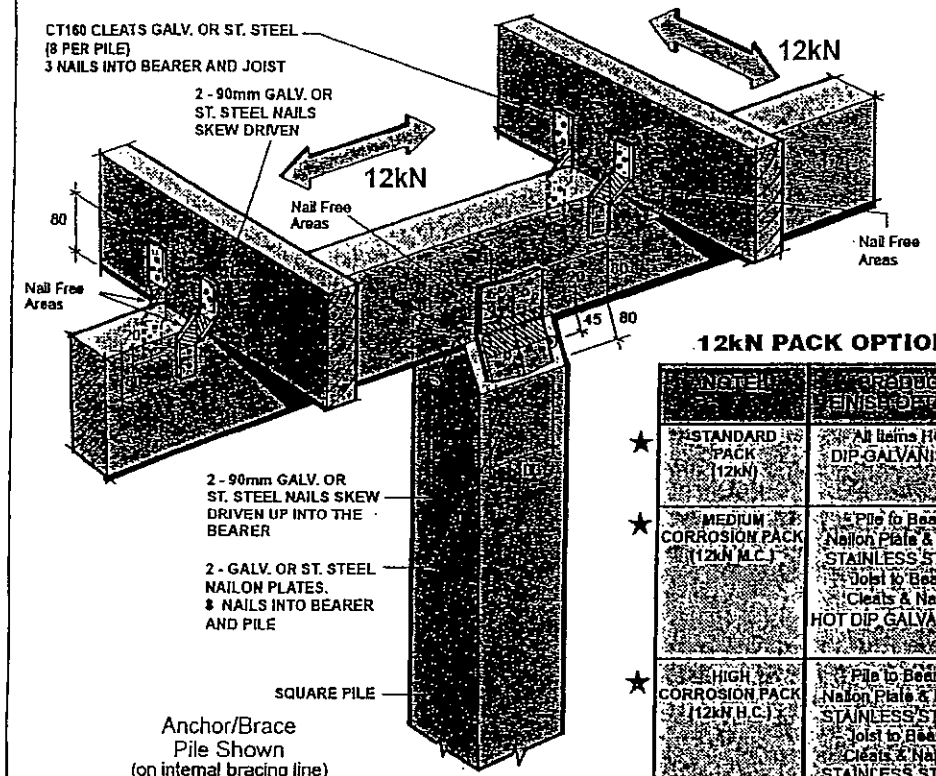
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LUMBERLOK®

12kN PILE FIXING

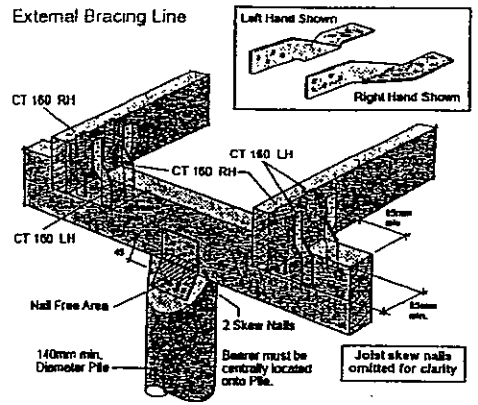
For Braced Piles or Anchor Piles

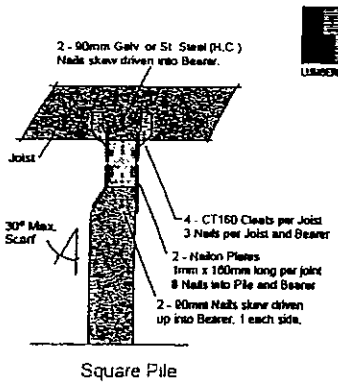


Anchor/Brace Pile Shown
(on internal bracing line)

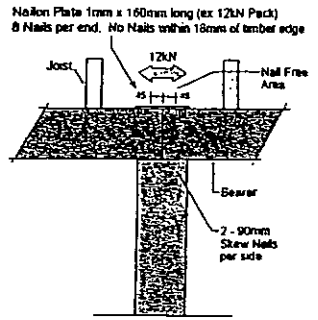
12kN PACK OPTIONS

NOTE !!!	GRADUST FINISH OPTIONS
★ STANDARD PACK (12kN)	All Items HOT DIP GALVANISED
★ MEDIUM CORROSION PACK (12kN M.C.)	Pile to Bearer Nailon Plate & Nails STAINLESS STEEL Joist to Bearer Cleats & Nails HOT DIP GALVANISED
★ HIGH CORROSION PACK (12kN H.C.)	Pile to Bearer Nailon Plate & Nails STAINLESS STEEL Joist to Bearer Cleats & Nails STAINLESS STEEL





Square Pile

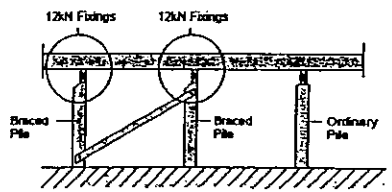


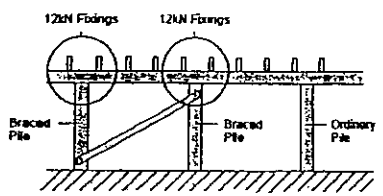
12kN Bearer Splice
Reference 6.12.7.2
NZS3604: 1999

CORROSION HAZARD USE TABLE

Standard Pack (12kN Std) - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 600mm above ground	All items hot dip galvanised.
Medium Corrosion Pack (12kN MC) - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 750mm above ground	Pile to Bearer fixings Stainless Steel (304). Joist to Bearer fixings hot dip galvanised.
High Corrosion Pack (12kN HC) - Coastal areas (within 500m of the sea) - Pile tops no less than 150mm above ground	All items Stainless Steel (304).

In Coastal Zones Only:
All posts except those supplied pre-painted must be painted with a two pack paint system (at least 2 coats) or dipped before installation to provide a layer of DPM.





Sample Subfloor Elevations
12kN Fixing - Pile to Bearer
- Joists to Bearer

100315

12kN Joint Fixing Schedule

PILE TO BEARER
- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long
- 8 Nails per Plate into Pile
- 8 Nails per Plate into Bearer
- 2 Skew Nails 90mm (1 per face)

JOIST TO BEARER
- CT160 Cleats (4 per Joist) 160mm long
- 3 Nails per Cleat into Joist
- 3 Nails per Cleat into Bearer
- 2 Skew Nails 90mm (1 per side)

NAILS
- 80 x 45mm x 3.55 dia. Spiral Nails
- 2 x 90mm x 4 dia. St. Steel Nails (M.C. Pack only)
- 6 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

12kN Pile Set Contents

Each set represents 1 x 12kN Pile Fixing
(packed 4 sets per carton)
2 x Nailon Plates 160mm long
8 x CT160 Cleats
80 x 45mm x 3.55 dia. Spiral Nails
90mm x 4 dia. St. Steel Angular Groove
2 - M.C. Pack
6 - H.C. Pack

Refer front page for Product Finish Options

90mm Galvanised Nails not included.

FIXING DETAILS
(TIMBER FLOORED BUILDINGS)
(SECOND OF TWO PAGES)

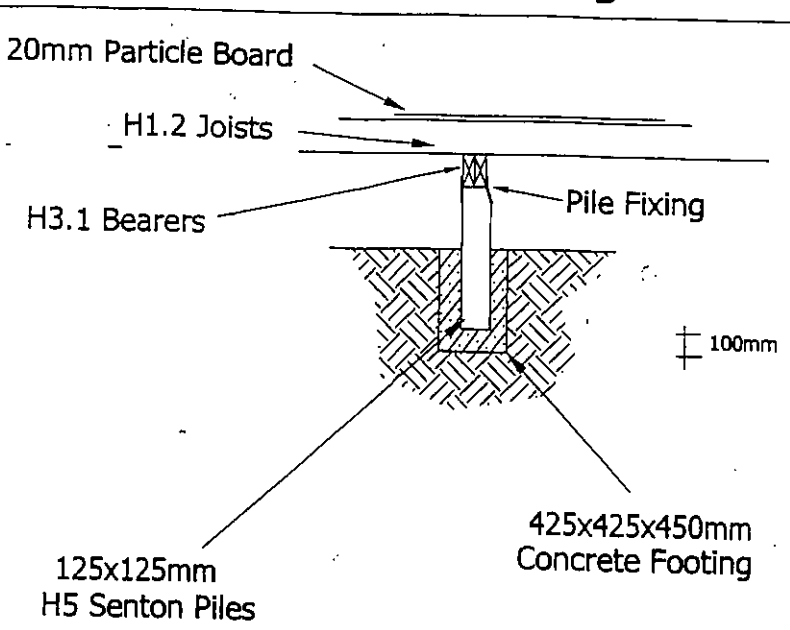
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DRAWING CODE FIX T2

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Timber Floor Pile Footings



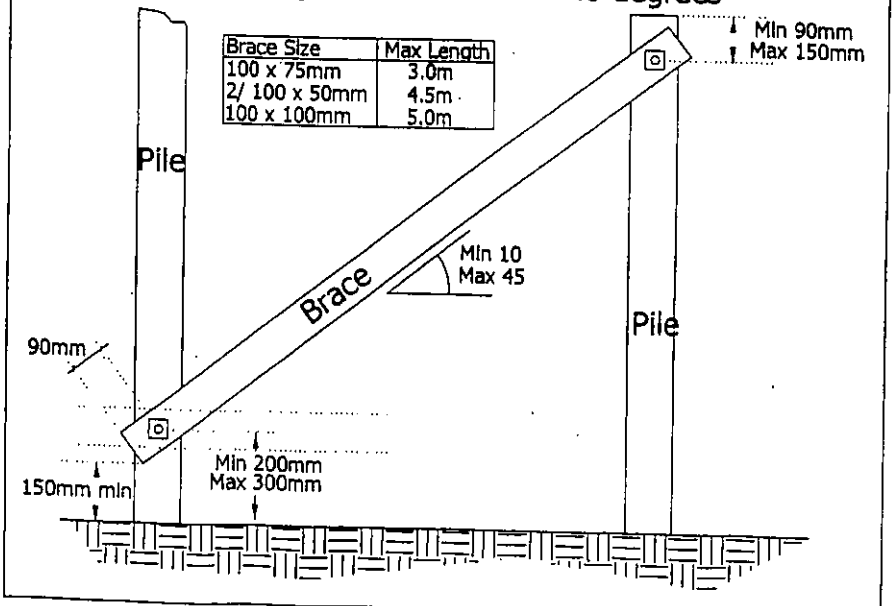
Standard Piles

Pile Bracing Detail

Used Braced Pile System When Anchor Pile System Cannot Be Used

Note: Pile System is Braced as per NZS 3604.1999 (6.8)
with no more than one brace @ top of
each pile and no more than 2 @ base
Braces Attached using m12 bolts with 50x50x3mm washers
Brace angle between10 and 45 degrees

Brace Size	Max Length
100 x 75mm	3.0m
2/ 100 x 50mm	4.5m
100 x 100mm	5.0m

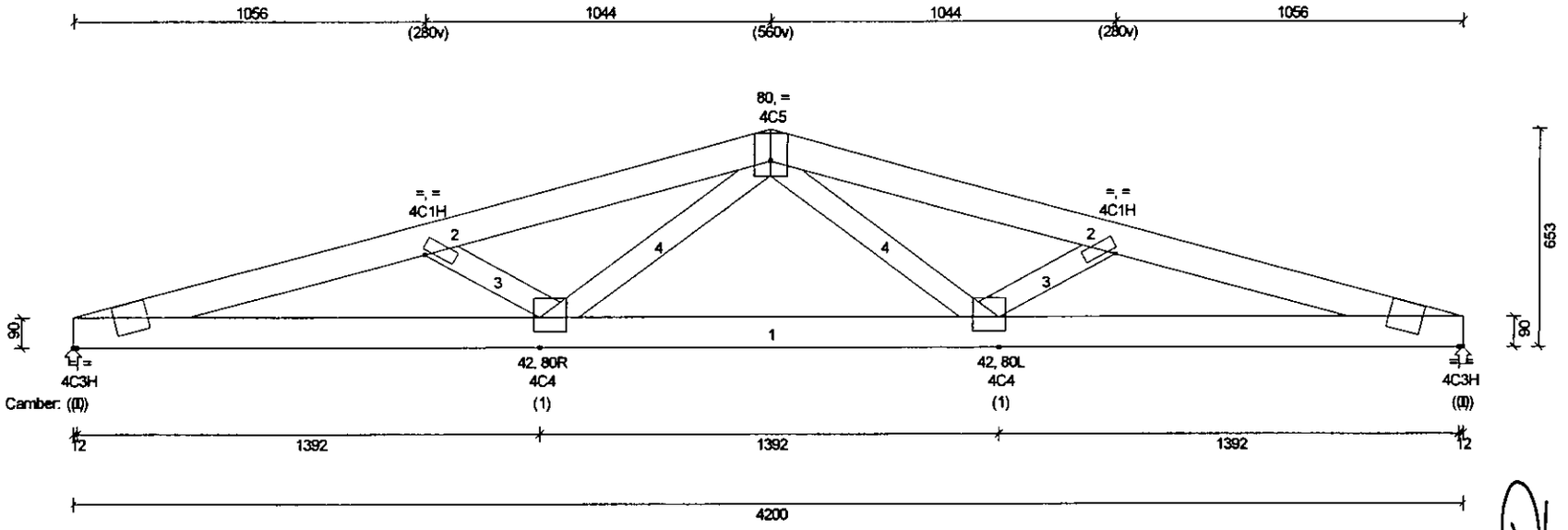


100315

Pryda Roof-Floor - (V3.5.2.2)
Copyright © 2002 - 2004 Pryda Australia - A Division of ITW Aust. P/L
29 Healey Rd DANDENONG 3175 (03) 8708-5468 Fax 8708-5499

Job: SKYLINE
Customer: Skyline Building Ltd.
Detailer: <None>

Job: SKYLINE
Truss Mark: "15_42" - 1 Single Truss - (45mm thick)
Date: 9-11-2007



100315

ID	Type	Timber	Qty	Stock Length	Actual Length	Length To	Angle 1	Angle 2	Angle 3	Angle 4	Tilt Angle	LF Mitre Angle	LB Mitre Angle	RF Mitre Angle	RB Mitre Angle
1	BC	90MSG8	1	4200	4200	Bot	-	-	-	-	-	-	-	-	-
2	TC	90MSG8	2	2400	2173	Top	75.00	-	-	15.00	-	-	-	-	-
3	W	70MSG8	2	600	396	Bot	25.00	-	46.40	-	-	-	-	-	-
4	W	70MSG8	2	900	838	Top	53.60	-	68.60	36.40	-	-	-	-	-

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pryda

PRODUCER STATEMENT – PS1 - (DESIGN)

All standard garage roof trusses for **Skyline Buildings Ltd.** reflected in this producer statement comply with revised Building Act (2004) and Approved Documents B1 (Structure) & B2 (Durability). Such standard roof trusses are shown on Pryda drawings titled Skyline Buildings Ltd with truss reference 12_30 to 12_96 and 15_30 to 15_96 to depict 12.5° & 15° trusses spanning from 3000mm to 9600mm in 600mm increments.

The truss designs for this project have been determined using computer software provided by the Technical Division within Pryda Truss Systems. The software is maintained and overseen by chartered engineers in Australia and New Zealand to comply with the building codes in both countries. In New Zealand the software is regularly checked for structural integrity and building code compliance by the writer and various other staff.

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:

NZS1170 : 2002	General Structural Design and Design Loadings for Buildings
NZS3604 : 1999	Timber Framed Buildings
NZS3603 : 1993	Timber Structures Standard
AS1649 : 2001	Determination of Basic Working Loads for Metal Fasteners for Timber

All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in: AS4440:2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided.

12 December 2008

Andre' van Blerk

BSc (Eng) MIPENZ (214689) CPEng IntPE
Pryda NZ (a division of ITW New Zealand)
Engineering Department

DDI: 09 920 4342
MOB: 021 790 946

Ref. 15283

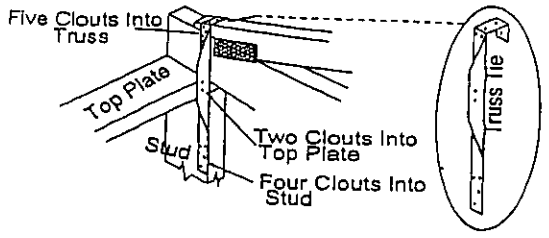
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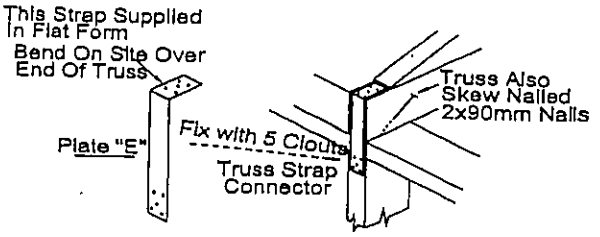
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STEP 17 FIT TRUSS TIES AND STRAP CONNECTORS

Fit truss strap connectors and truss ties as shown in diagrams.
Use 40mm clouts.
On garages over 6 metres in width, fix 2 truss ties each end of truss, giving fixing down both sides of stud.

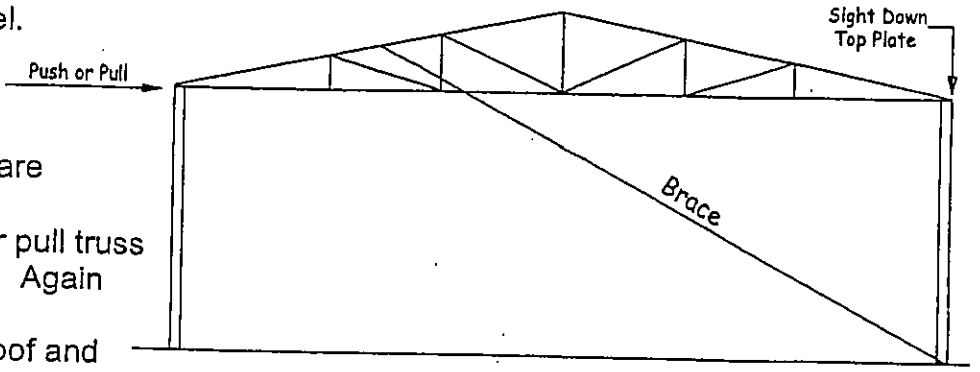
***Refer To Factory Cutting Sheet 8 For Ties and connectors supplied for your building**





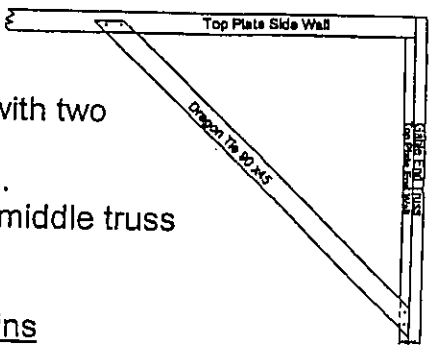
STEP 18 SQUARE UP TOP OF FRAME

It is important now that the side walls be straightened at the top plate level.
This is achieved by bracing each of the centre trusses back to the bottom plate.
Reasonable lengths of timber are required for this purpose.
Sight down side wall and push or pull truss until top plate is in a straight line. Again string and blocks can help here.
Leave these braces in until the roof and cladding has been nailed.



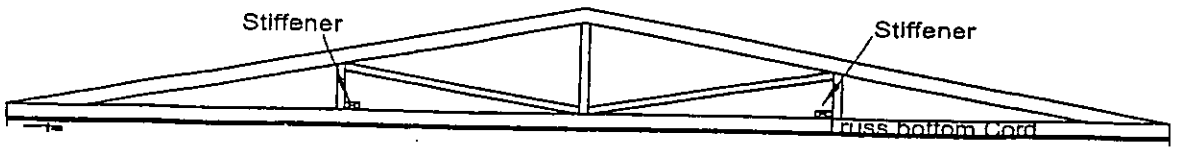
STEP 19 FIX DRAGON TIES

Looking from the top there is a dragon tie for each corner.
Fit evenly across each corner @ 45° angle.
Nail through the top of each dragon tie at each end into the top plate with two 75mm nails.
Skew the nails so they don't pierce through the bottom of the top plate.
Garages longer than 7.2m have a pair of dragon ties each side of the middle truss



STEP 20 FIX TRUSS STIFFENERS

Apart from the end span the stiffeners are the same length as the purlins
These are only fitted to buildings 3.6m in width or wider.
The truss stiffeners are 70mm x 45mm timber pre-cut to length.
They are fitted on flat on top of the bottom chords of the trusses.
Up to 5.4m wide buildings have one row in the centre of the building .
Above this width and on side entry buildings there are two rows which should be evenly spaced.
Where the tilt Doors are in the side wall one row of stiffners should be 2.4m from this wall to allow fixing for the doors.



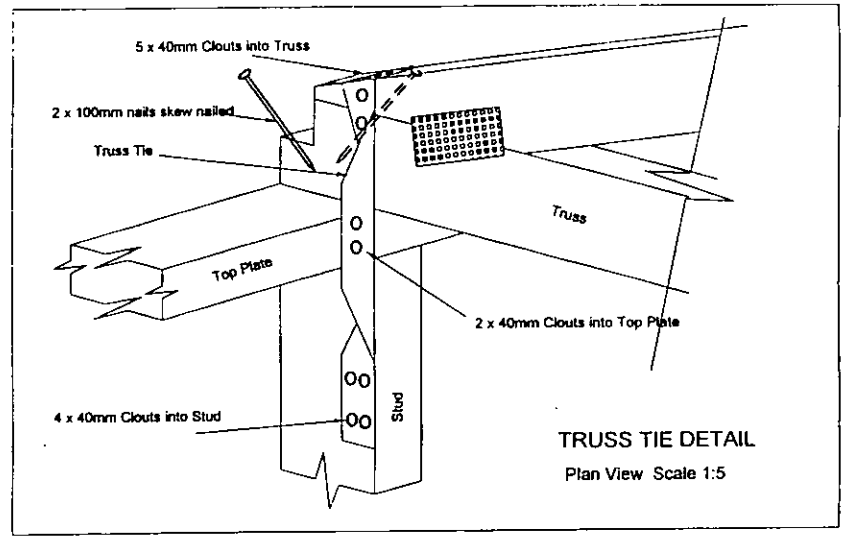
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SKYLINE

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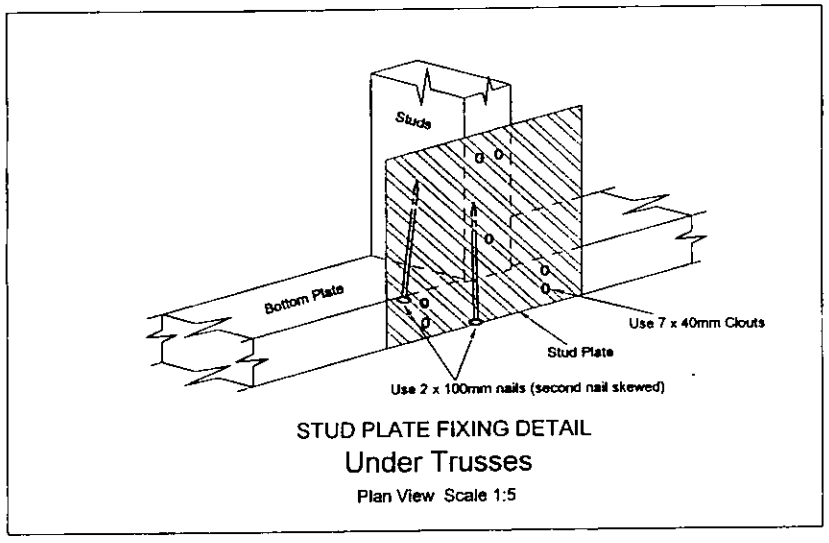
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Skyline Garage Truss and Bottom Plate Fixing Details



TRUSS TIE DETAIL

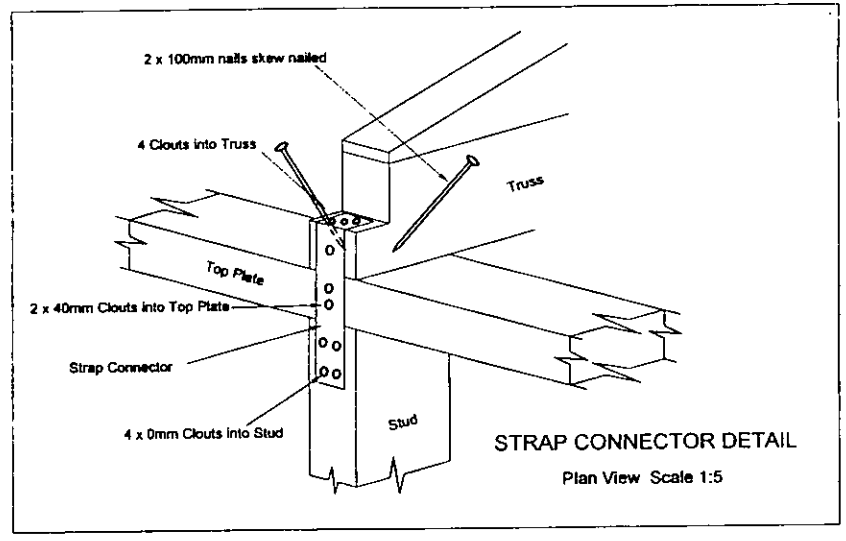
Plan View Scale 1:5



STUD PLATE FIXING DETAIL

Under Trusses

Plan View Scale 1:5



STRAP CONNECTOR DETAIL

Plan View Scale 1:5

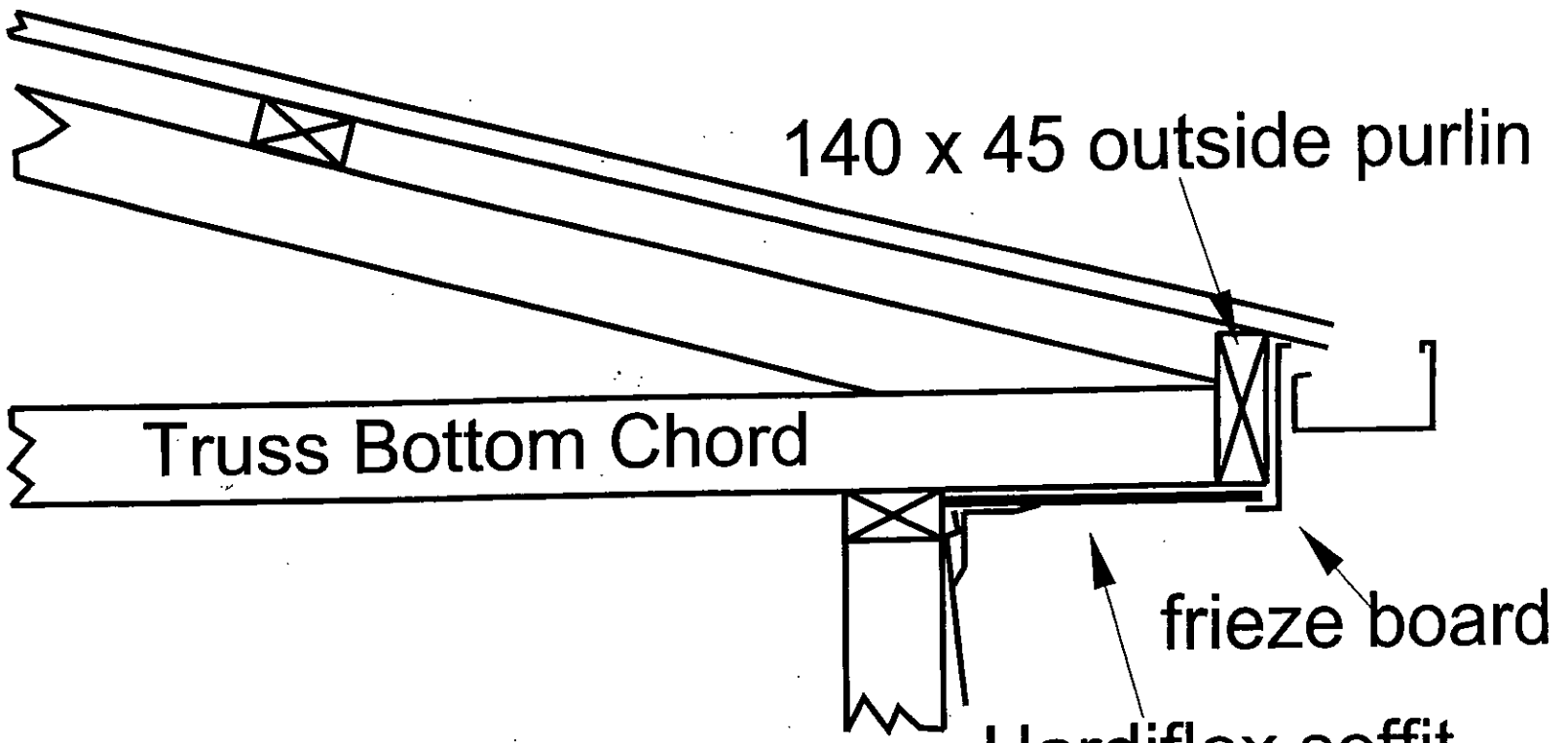
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300mm Eave Detail (Both sides of Building)

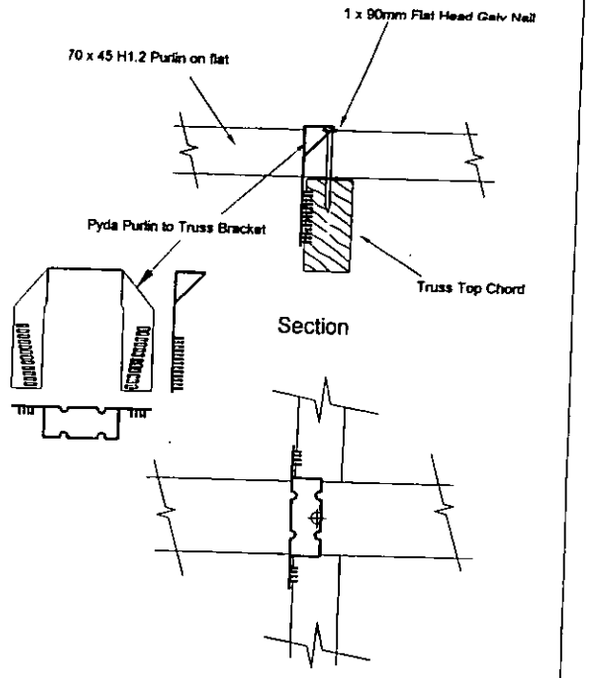
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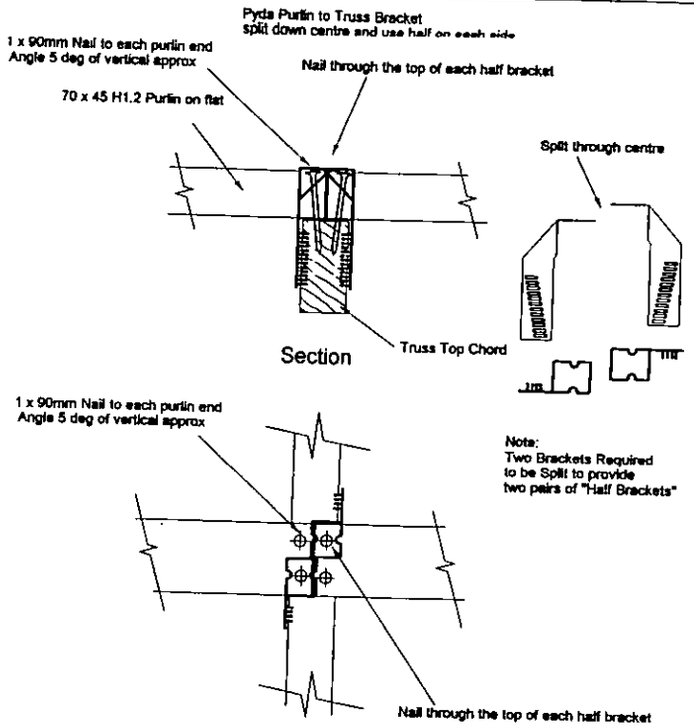
Trusses 600mm Wider Than building
Trimmed 45mm Both Ends on Site

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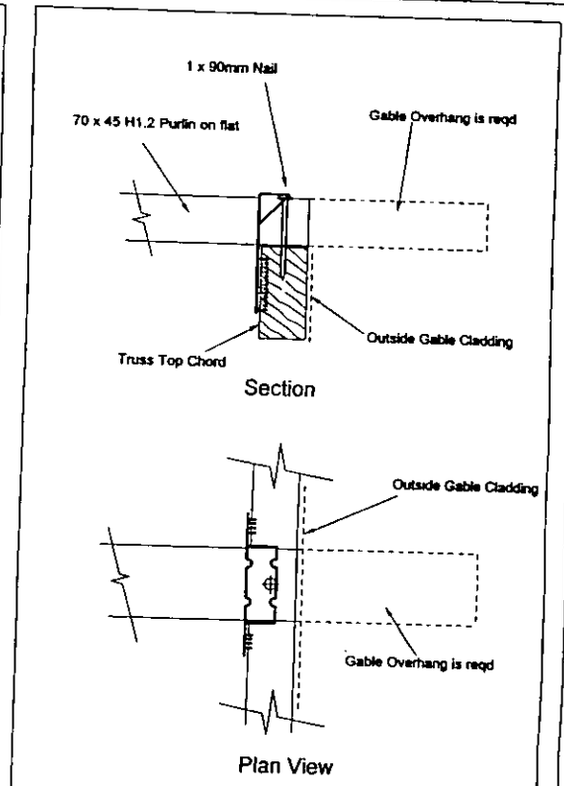
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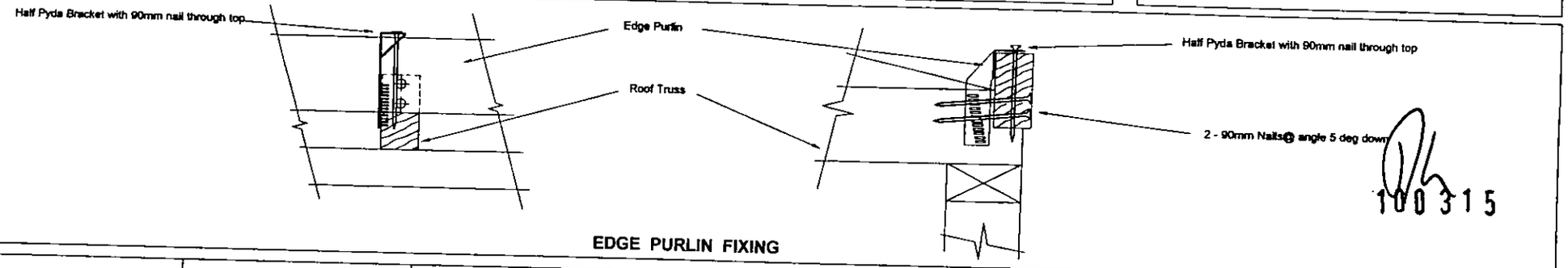
STANDARD PURLIN FIXING



PURLIN BUTT JOINT FIXING



GABLE END PURLIN FIXING



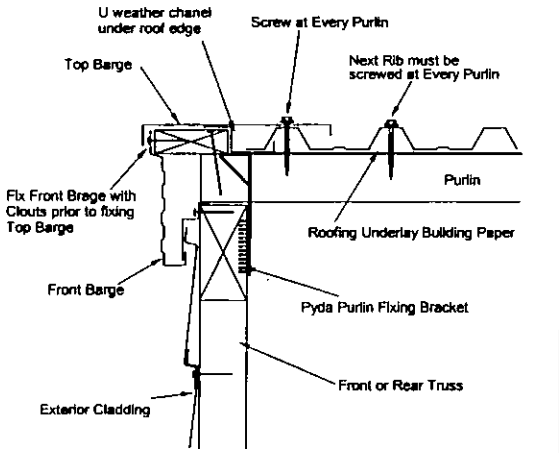
EDGE PURLIN FIXING

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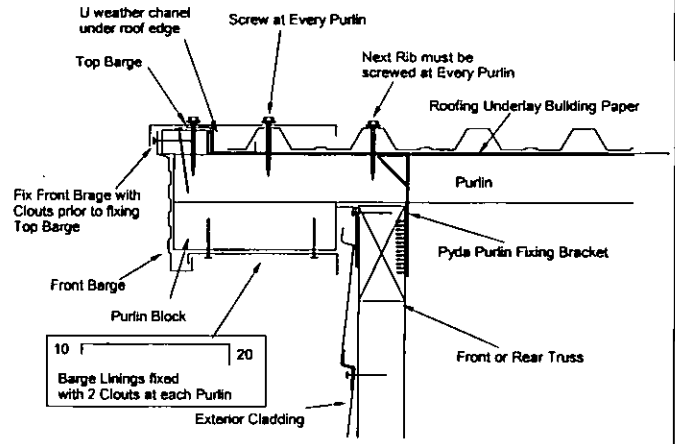
Skyline Standard Detail	Drawn By: Scale 1:50 Date	STANDARD PURLIN FIXING USING PRYDA BRACKET SKYLINE BUILDINGS	SKYLINE THE GARAGE COMPANY	SEE DETAIL Detail on Sheet	SHEET Number of

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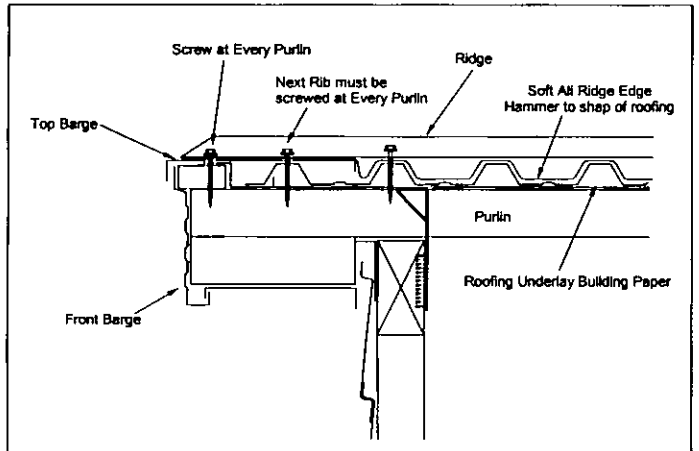
Skyline Garage Barge and Ridge Flashing Details



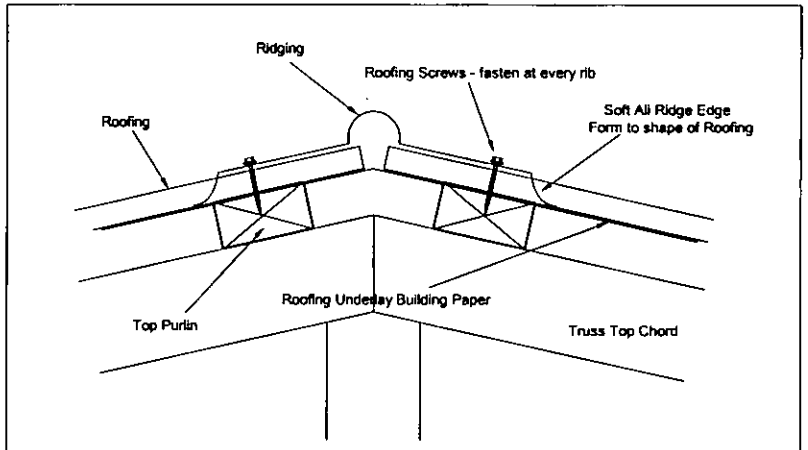
STANDARD BARGE FLASHING DETAILS
Section View Scale 1:5



OPTIONAL 180mm WIDE BARGE FLASHING DETAILS
Section View Scale 1:5



RIDGE FLASHING DETAILS
Section View Scale 1:5



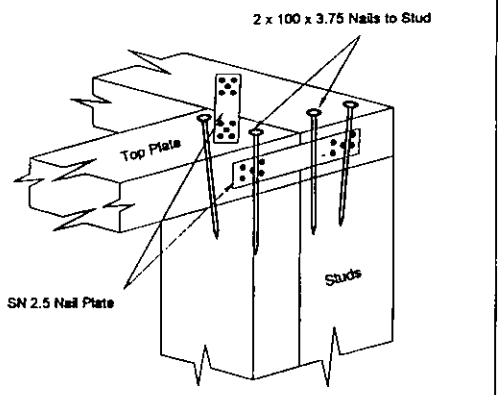
RIDGE FLASHING DETAILS
Section View Scale 1:5

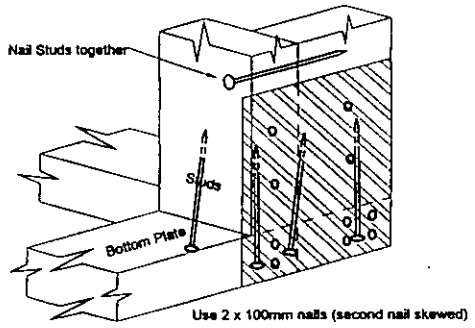
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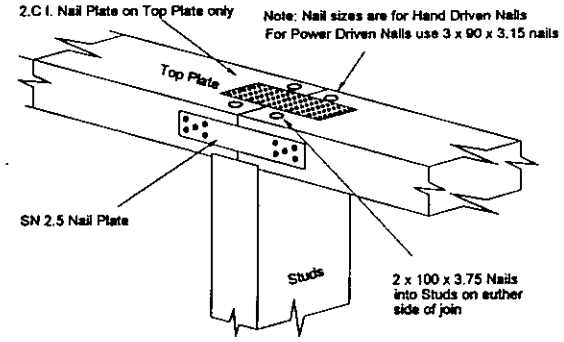
Skyline Garage Frame, Corners & Joint Fixing Details



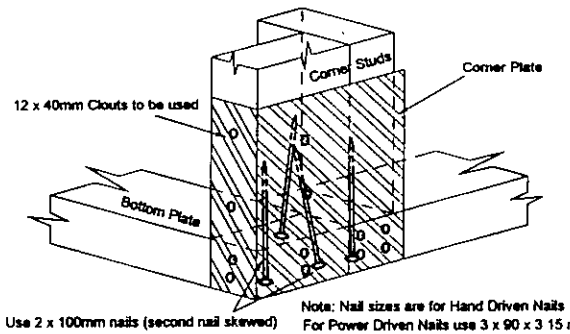


Note: Nail sizes are for Hand Driven Nails
For Power Driven Nails use 3 x 90 x 3.15 nails

TOP & BOTTOM CONNECTOR DETAIL
At Corners
Plan View Scale 1:5

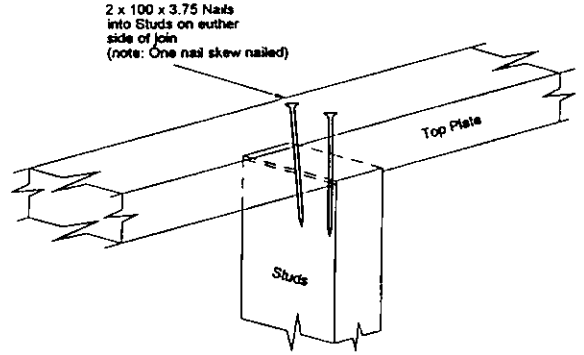


TOP JOINT CONNECTOR DETAIL
Plan View Scale 1:5

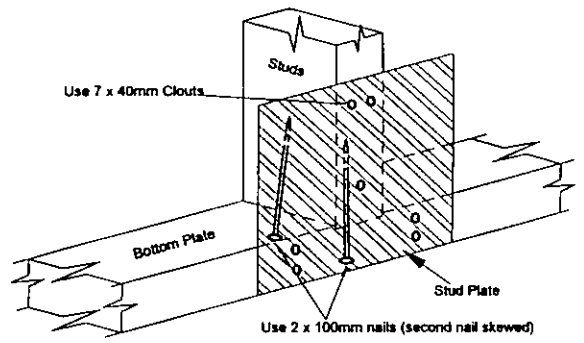


Note: Nail sizes are for Hand Driven Nails
For Power Driven Nails use 3 x 90 x 3 15 nails

BOTTOM CONNECTOR DETAIL
At Corners
Plan View Scale 1:5



Note: Nail sizes are for Hand Driven Nails
For Power Driven Nails use 3 x 90 x 3.15 nails



STUD PLATE FIXING DETAIL
Under Trusses
Plan View Scale 1:5

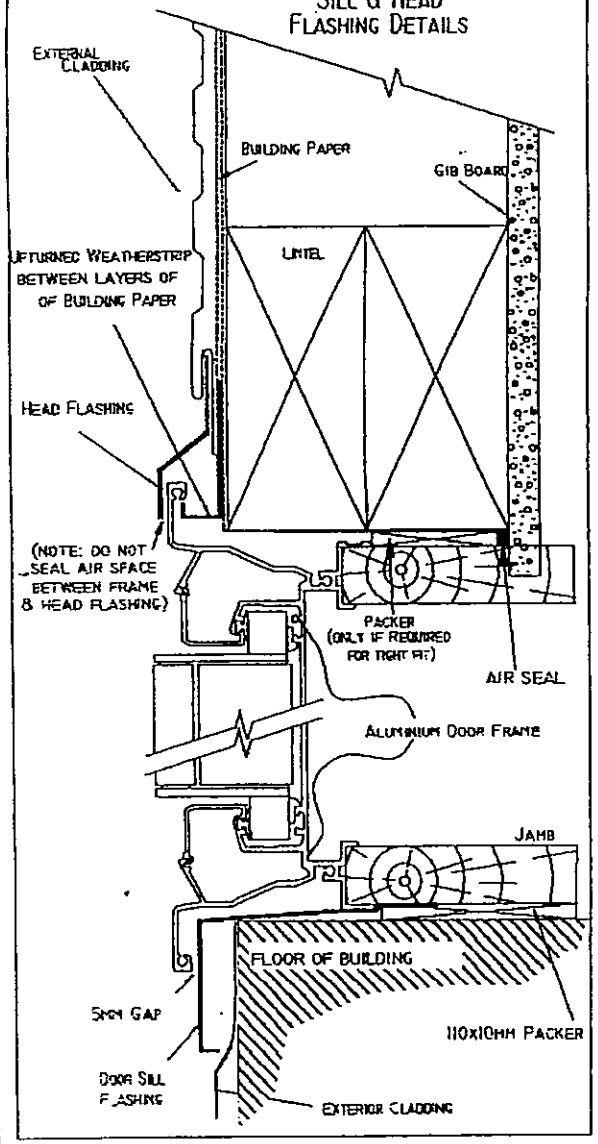
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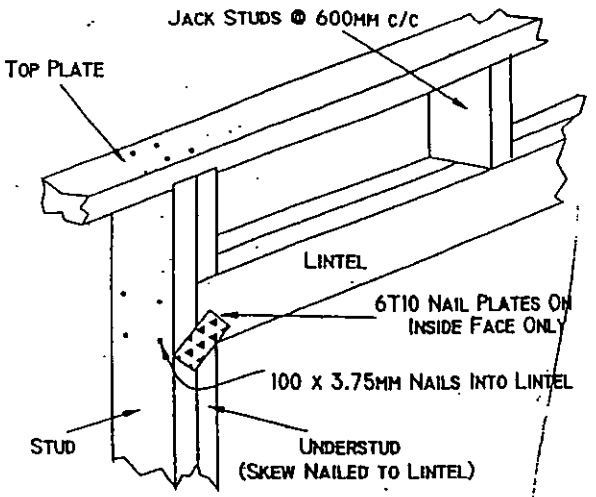
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ALUMINIUM DOOR SILL & HEAD FLASHING DETAILS



LINTELS

FOR 2.4M STUD HEIGHT BUILDLINGS

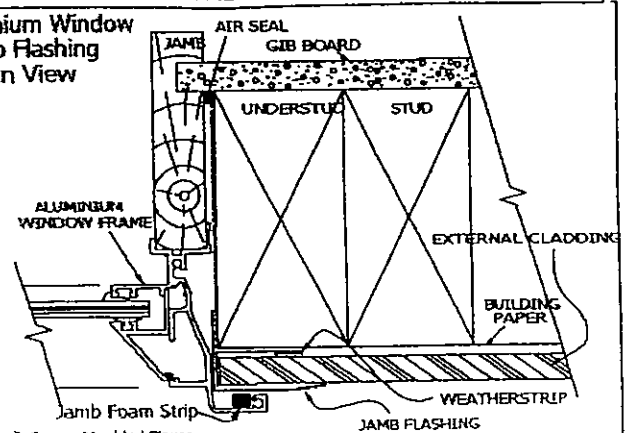


NAIL SIZES ARE FOR HAND DRIVEN NAILS
IF POWER DRIVEN NAILS ARE USED USE 90 X 3.15MM NAILS

Two 45mm wide Spiked H1.2 Lintels	
Lintel Span	**Lintel Height**
1155mm	90mm
1755mm	150mm
2355mm	200mm

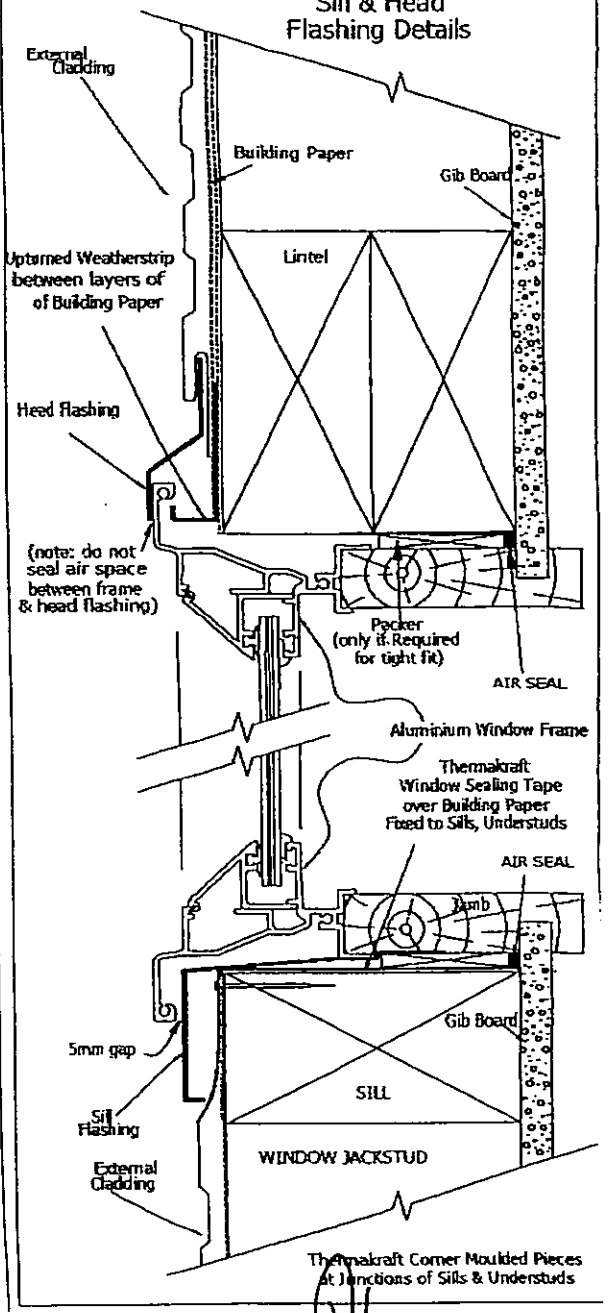
LINTELS ARE NOT REQUIRED FOR GARAGE FIXED WINDOWS, 555MM WIDE ALUMINIUM WINDOWS, STANDARD SKYLINE GARAGE PA DOORS, GABLE WALL GARAGE DOORS

Aluminium Window Jamb Flashing Plan View



NOTE:
Thermakraft Corner Moulded Pieces to Junctions of Understuds and both Lintels and Sills

Aluminium Window Sill & Head Flashing Details



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WHANGAREI ALUMINIUM
PO Box 918, Whangarei
38 Porowini Avenue
Ph 09 438 0696 Fax 438 7788

100315

27th May 2008

Skyline Garages
P.O Box 11 013
WHANGAREI

Dear Darryl

Please be advised that all joinery produced by Whangarei Aluminium Limited complies with the following N.Z Standards.

Glazing - To N.Z.S 4223 Parts 1,3 & 4

Performance - To N.Z.S 4211

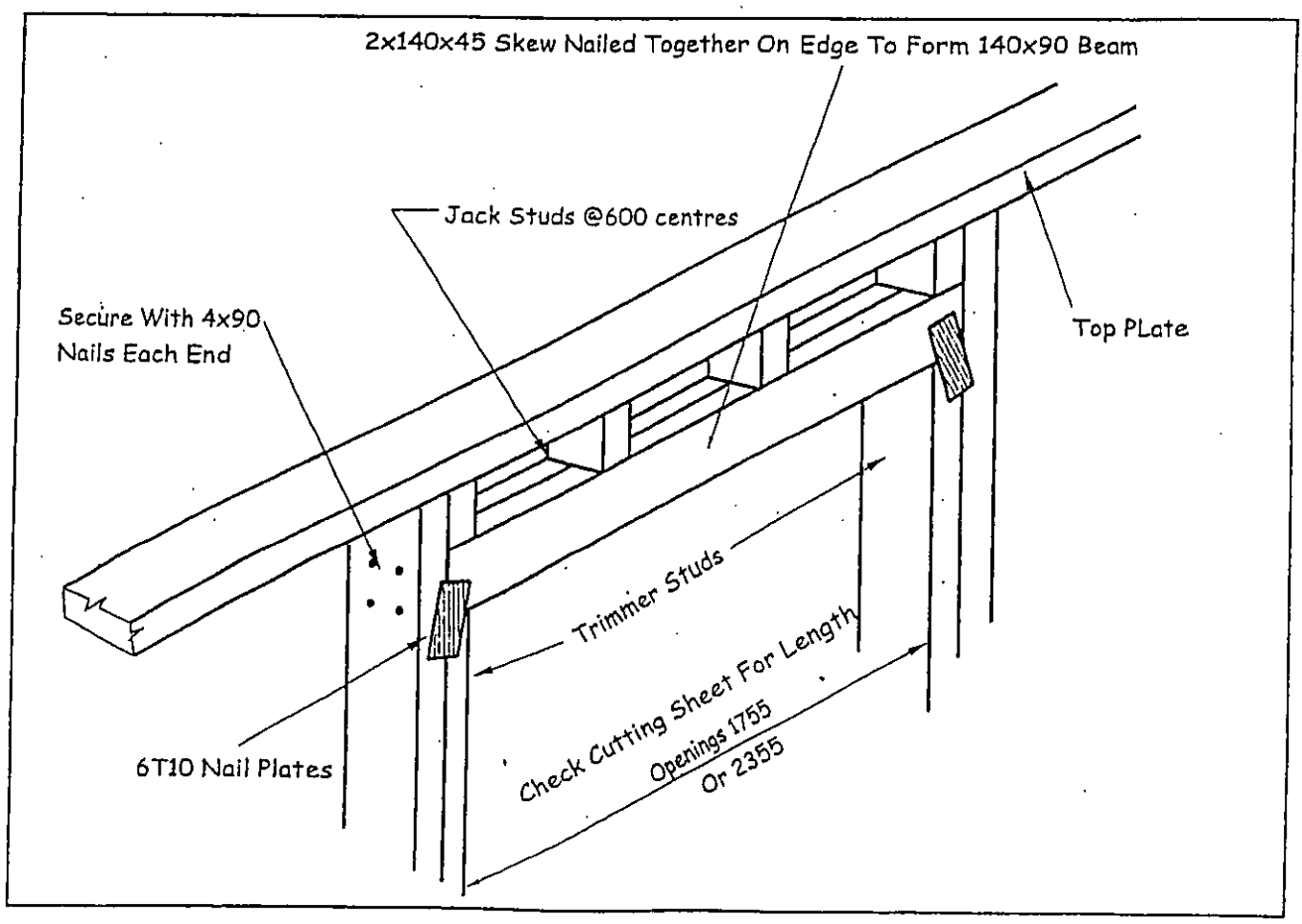
Reveals - H3.1 Treated

Whangarei Aluminium Limited manufacture the joinery to specifications and requirements as supplied by Skyline Garages.

Yours faithfully

Clayton Reed
WHANGAREI ALUMINIUM LTD

FRAME DETAIL FOR SLIDING DOOR 2.4 metre Stud

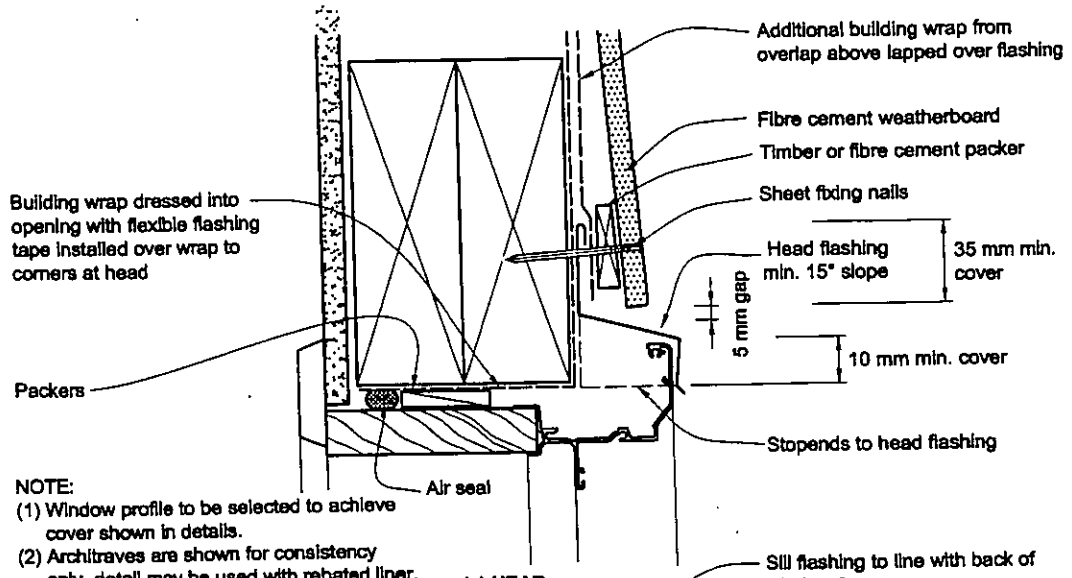


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HARDIES ALUMINIUM JOINERY FLASHINGS.

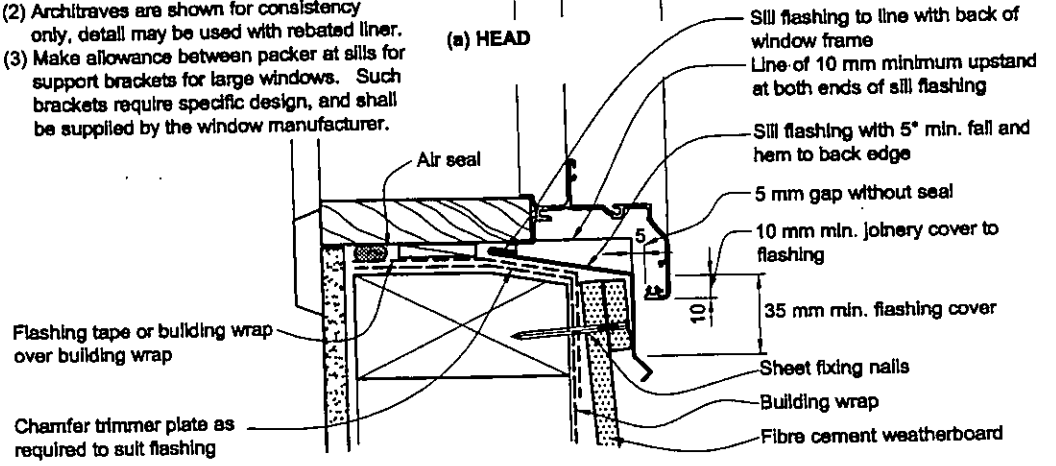
Figure 90: Windows in fibre cement direct fixed weatherboards
Paragraph 9.5.4.1

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.

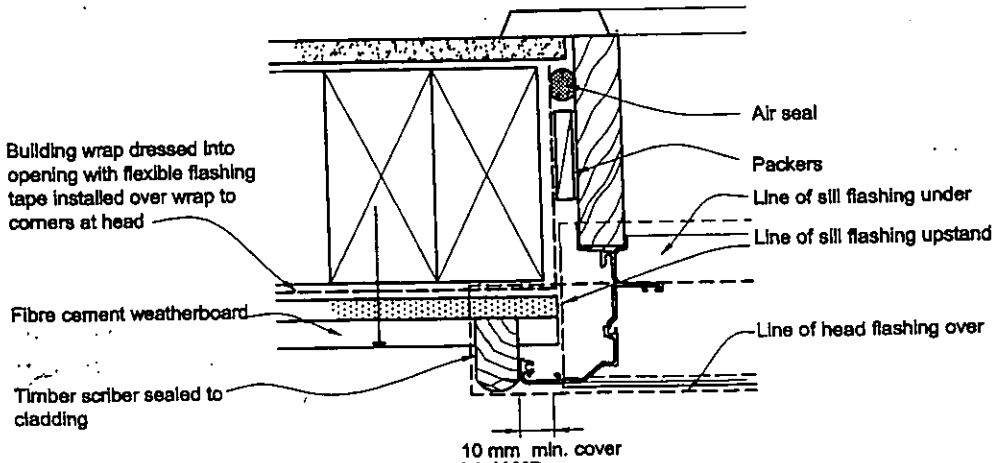


NOTE:
(1) Window profile to be selected to achieve cover shown in details.
(2) Architraves are shown for consistency only, detail may be used with rebated liner.
(3) Make allowance between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer.

(a) HEAD



(b) SILL



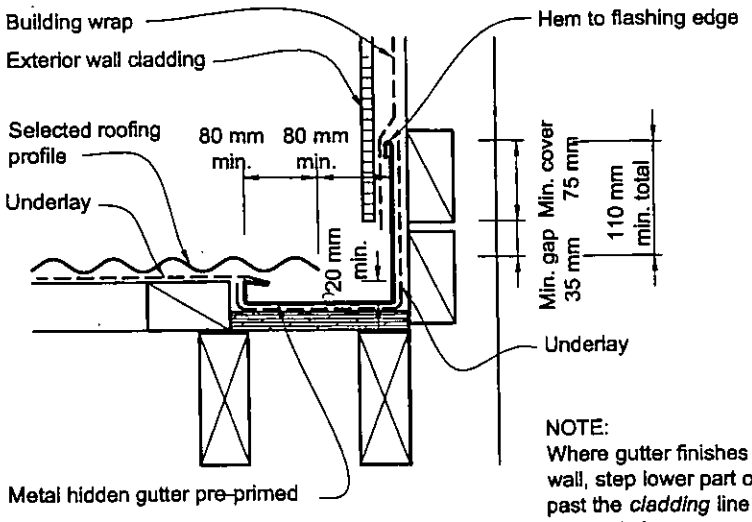
(c) JAMB

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Amend 2 Jul 2005

Figure 50: Parallel hidden gutter for profiled metal
Paragraph 8.4.16.1



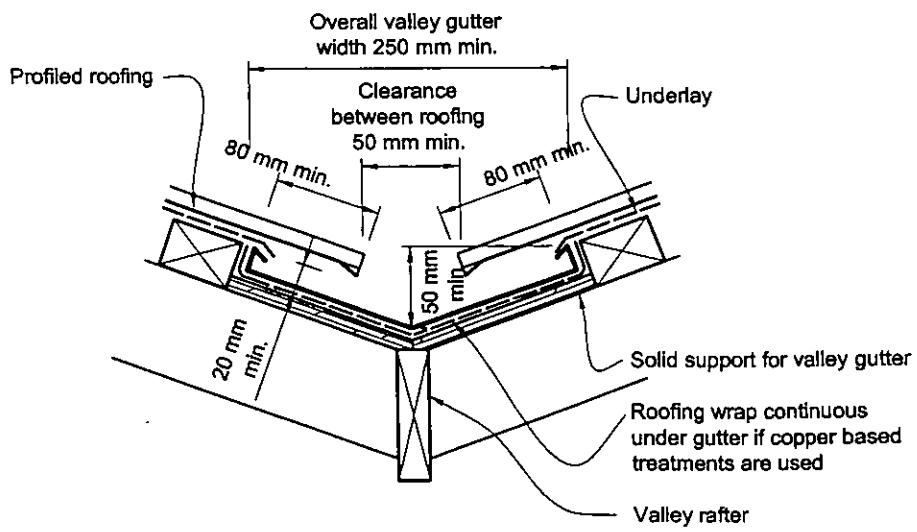
NOTE:
Where gutter finishes within the length of the wall, step lower part of gutter out to 10 mm past the *cladding* line, while maintaining required clearances, to allow the gutter to feed into the lower *eaves* gutter.

Amend 2 Jul 2005

Figure 51: Valley gutters for profiled metal
Paragraph 8.4.16.2

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters.*
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.

Amend 2 Jul 2005



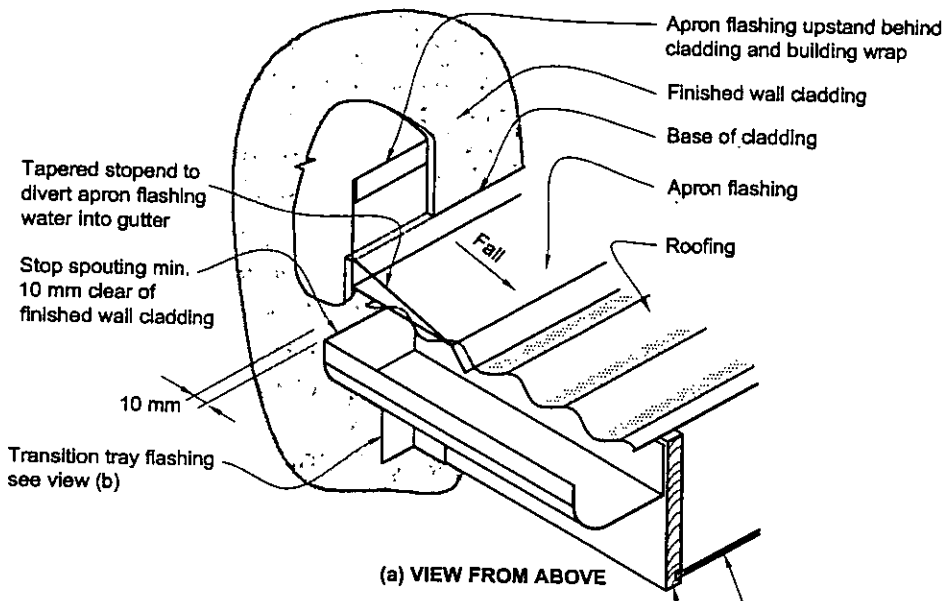
Amend 2 Jul 2005

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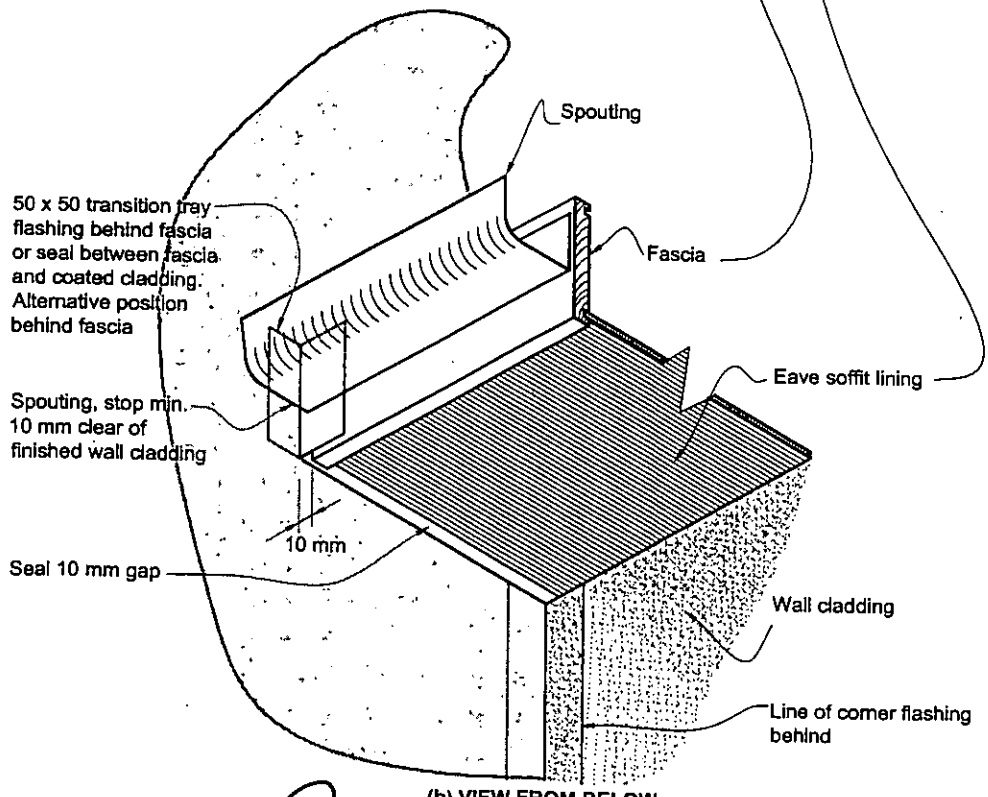
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Figure 8: Gutter/wall junction
Paragraphs 5.1, 5.2 and 8.3.9

NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*. View (b) indicates position of transition *flashing* in relation to soffit, when viewed from below.
(3) *Building wrap* omitted for clarity.



(a) VIEW FROM ABOVE



(b) VIEW FROM BELOW

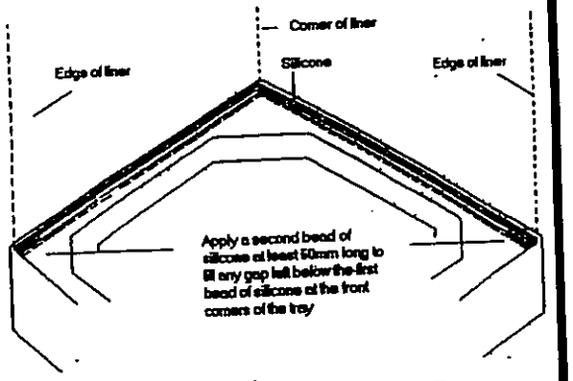
Amend 2 Jul 2005

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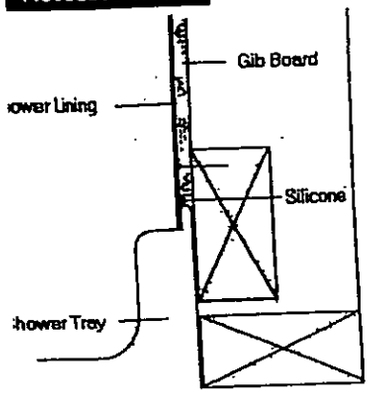
DETAIL APPLICATION OF SILICONE
(Refer diagram 10 from page 3)

Silicone Application

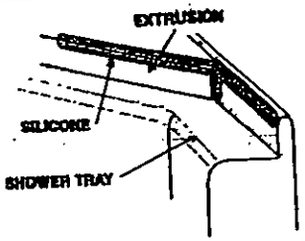
Note: No silicone should be visible inside shower.



Recessed Tray



Corner Support Extrusion Millennium Corner Moulded



In line with BRANZ recommendation, we suggest that silicone be applied to the top of the acrylic liner. This is to prevent any moisture penetrating down behind the lining.

If the acrylic is to be cut, use a fine tooth hacksaw and very carefully cut the acrylic.
To smooth edges off use a fine tooth file or wet & dry sand paper. For a high sheen finish, use an abrasive cleaner such as Brasso to burnish.
Small holes can be drilled using a twist drill with the cutting edge backed off with an oilstone (the sharp edge dulled) to prevent 'grabbing'. For larger holes, use a fine tooth hole-saw.



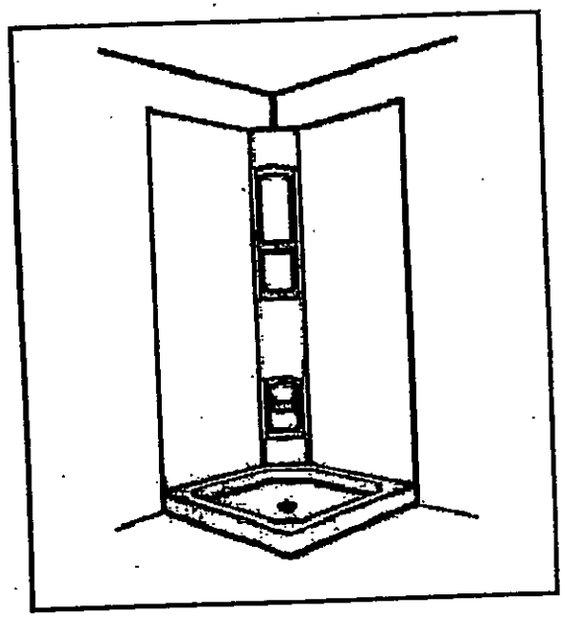
Clearlite Bathrooms
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Issue Date:- Aug 06

CLEARLITE Bathrooms

ACRYLIC SHOWER TRAY AND ACRYLIC SHOWER LINING INSTALLATION INSTRUCTIONS



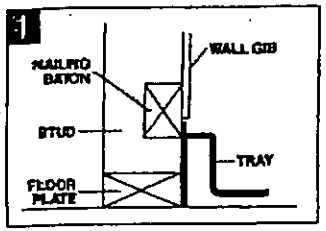
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Important note for Tiled Wall Installations.

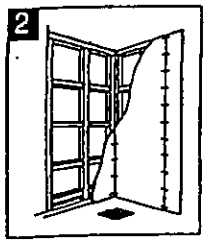
Please check for any special installation requirements that may be required for the doors. Some doors will require the wall receivers to be fitted on top of the waterproof membrane prior to tile application.

Dear Purchaser/Installer
Thank you for purchasing a Clearlite Bathrooms product. We are proud to be 100% NZ owned and operated with over 30 years experience in the bathroomware industry. We hope you enjoy your Clearlite Bathroom experience.
You are about to install a Clearlite Bathrooms product. The unit that you have purchased has been designed and manufactured to the highest possible standard. Please read and ensure that you fully understand the installation principals and how they apply to your unit. Bear in mind that useful old adage - "measure twice and cut once".
Please note that before wrapping this product it was cleaned and polished under bright lights.
For your own peace of mind, please unwrap and check the product carefully as we cannot accept responsibility for damage that may occur in handling or installation.
Important Note :- For ease of installation and best visual appearance you should ensure that the walls and floor are square, level and plumb.

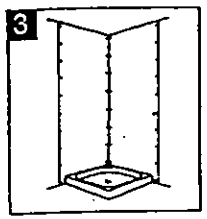
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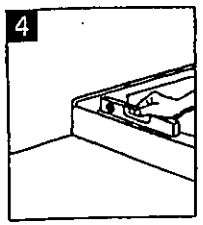
Please read the complete installation instructions before proceeding.



Use wet wall gib to line your walls and double nail into studs with a 200mm minimum centre. Do not stop, seal or sand the surface, as this will affect adhesion.
At this stage, the hole in diagram 2 in which the waste is located needs to be filled with sand or dry mix on concrete floors, nogs on timber floor and levelled, this is to ensure tray and waste are supported on all load bearing areas particularly around the waste.



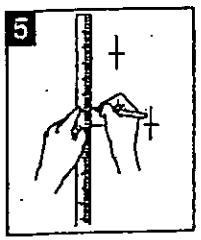
Place the shower tray into position, and mark around the tray. Cut away the gib 10mm above your pencil line and rebate the tray into the wall. Refer to diagram 1.
Note: Ensure walls are square and plumb and that the floor is level. If walls are not square, you may need to rebate the tray into the bottom plate and studs of the wall to ensure the wall lining fits properly.



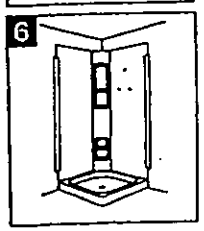
Place the tray into position and check that it is level and that the tray and floor waste holes line up. Remove tray, apply "no more nails" or similar product to PVC rings, and a bead of silicone along the bottom plate of the walls(this will prevent squeaking),place tray into position.

Warning

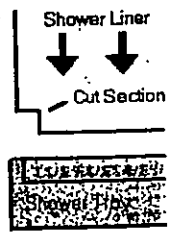
Warranty will be void if the base is not fully supported

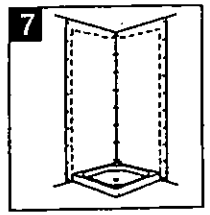


Have a plumber install the shower fittings, and then mark the position of the holes on the liner. Carefully drill holes in the liner for the shower fittings.
Refer to page 4 for drilling details.



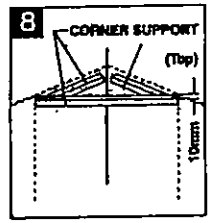
Trial fit the liner by taping it temporarily into position. If for any reason the liner requires cutting to the bottom corners (Pictured right) Use a fine tooth hacksaw and proceed with caution. Edges can be smoothed with a second cut file and medium fine sandpaper.



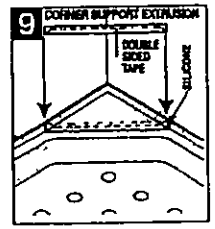


Mark around the liner before removing from wall.
Before gluing, ensure the gib surface is flat, clean and dry.
Any dust, protruding nails, loose paint or plaster will prevent the wall liner from adhering properly.

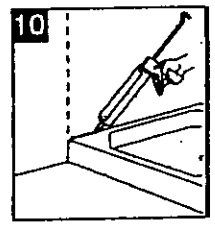
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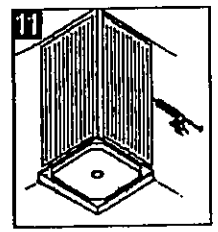
Steps 8 & 9 apply to **Millennium corner moulded liners only.**
Mark the wall where the liner cuts across the corner and fit top support extrusion strips (supplied with the liner) as shown in diagram 8. The diagonal strip should be fixed to the back of the liner. Once the liner is in position, fit and seal the plastic triangle cover supplied with the liner, over the support extrusion strips and seal in place within the white NG silicone



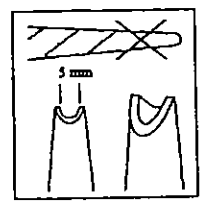
Having fitted the top support strips, fit bottom support extrusion to tray. This should be set at 45° across the corner of the tray to support the bottom edge of the corner liner. N.B. the corner support extrusion has double-sided tape fixed to one side to hold it in place on the tray. Refer to page 4.



Before fitting the liner, ensure both surfaces to be bonded are clean, dry and grease free. Apply a bead of silicone sealant along the top of the shower trays upstand as illustrated on page 4. This includes the bottom corner support extrusion for Millennium corner moulded liners. (See over page for more details).



Use only the adhesive supplied.
Apply an adhesive bead of 5-6mm in vertical lines at approximately 50 mm centres, then a continuous bead 10 mm inside the perimeter of shower liner. As illustrated in diagram 11.
Now place shower liner onto wall and firmly press over the entire sheet, ensuring that complete contact with all beads of adhesive is achieved. It is recommended that 3-sided liners be braced in position. Bracing if required should remain in position for not less than 18 hours. Do not use the shower for at least 24 hours after installation.
Poor adhesion may occur if instructions are not followed.
Refer to adhesive tube for manufactures recommendation.



- **The wallboard/gib should not be plastered/stopped as this will reduce adhesion.**
- **Do not attempt to adhere to painted or sealed wall boards/gib.**
- **Do not apply blobs of adhesive as these may cause unsightly undulations in the liner.**

Finally, once liner is installed remove any silicone or adhesive that has been forced out during liner installation.

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DRAINAGE PLAN FOR PROPOSED SLEEPOUT

