

**Pieter Le Roes**

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**From:** harboursend@xtra.co.nz  
**Sent:** Tuesday, 17 July 2012 8:59 a.m.  
**To:** Pieter Le Roes  
**Subject:** Re: 12 July SITE VISIT BUILDING CONSENT 98/853

Goodmorning, Pieter

I wish to confirm the points we discussed today. We reviewed the points that you raised after your site visit,

it is my plan to rectify these minor building and paving issues, to this end I will prepare some detailed drawings which will clearly outline the construction methods used to date, and the details of the construction that needs to be done so a code of compliance can be issued.

I intend to have these available for you to view in two weeks, before your next site visit.

Regards Bevan England

----- Original Message -----

**From:** Pieter Le Roes  
**To:** 'harboursend@xtra.co.nz'  
**Sent:** Wednesday, July 11, 2012 1:46 PM  
**Subject:** RE: Final inspection at 17 Elsie Drive Waiuku 4.7.2012

Good morning Bevan,

Please find attached documentation regarding the SEC 95A letter and the Final check sheet.

Council require you to lodge a proposed scope of works in writing outlining how each area of non compliance is to be rectified.

As discussed, respond to the points raised - After receiving your response the information will be peer reviewed.

Should you require me to come out to site to clarify issues please feel free to contact me.

Regards

Pieter Le Roes

Durability Inspector  
Building Control  
Auckland Council  
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**From:** harboursend@xtra.co.nz [mailto:harboursend@xtra.co.nz]  
**Sent:** Thursday, 12 July 2012 8:48 a.m.  
**To:** Pieter Le Roes  
**Subject:** Final inspection at 17 Elsie Drive Waiuku 4.7.2012

Hi Pieter, thanks for taking the time to outline the findings you and Mark have made after your recent inspection.

I look forward to seeing your report so I can act on your suggestions.



12 July 2012

17 Elsie Drive  
Pukekohe  
Auckland 2123

Dear Sir/Madam

**Building Consent No: 98/853**

**SECTION 95A**

On 4 July 2012, Council undertook an inspection of the Building Works at the above address as part of its process to determine whether a Code Compliance Certificate (CCC) can be issued.

Council must be satisfied on reasonable grounds that your building complies with the building code.

We regret to advise you that Council has identified areas of contravention with the building code in a number of respects.

Under The Building Act 2004, Council may issue a Sec 95A letter stating the reasons for refusing to issue the CCC. This correspondence serves as a Sec 95A letter to address the concerns.

The following points have been identified.

**External.**

1. Cladding ground clearance – main dwelling and Granny Flat/garage.
2. Fixing of deck bearer to garage.
3. Deck to rear of dwelling. Step down, top fixed handrail, deck fall, Ponding of water on deck.
4. Balustrade and building envelope junction.
5. Balustrade and cladding clearance at Granny Flat.
6. Risers to stairs. (gaps between treads)
7. Hunching of gullies.
8. Spreaders to down pipes discharging onto lower roofs, and clearance between gutter ends and cladding, also kick out flashings.
9. Down Pipes discharging onto decks.
10. Flat roof/deck over garage and Guest room - Membrane and fall
11. Curved roof at upper level.

**SCAN REQUIRED**

**Ref:** \_\_\_\_\_

**Address:** \_\_\_\_\_

Internal.

12. Safety from falling – handrail to be continuous.
13. Secure laundry Tub
14. Vermin proofing to piping.
15. Seal showers.

Please respond to this letter by the 15 August 2012.

You may apply to the Department of Building and Housing for a determination pursuant to section 177, Building Act 2004

If you have any further queries, please do not hesitate to contact me

Yours Faithfully



**Pieter Le Roes**  
**Durability Inspector**  
**Policy, Training & Resolution**  
**Auckland Council**

**SCAN REQUIRED**

**Ref:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
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