



Building Consent

130618

Form 5: Section 51, Building Act 2004

The building

Street address of building: 4 Walnut Drive, Motueka
Legal description of land where building is located: Lot 37 DP 416740
Valuation number: 1955016814
Building name: Level/unit number:
Location of building within site block no:

The owner

Name of owner: R & L Smith
Contact person: Rex
Mailing address: 36 Higgs Road, Mapua 7005
Street address/registered office:
Phone number: Landline: Mobile:
Daytime: 035285060 After hours:
Facsimile number: Email address:
Website:
First point of contact for communications with the council/building consent authority:
Full Name: Total Design & Build Limited
Mailing Address: 387 High Street, Motueka 7120
Phones:: 021866741: 021866741
Email: aaron@totaldesignandbuild.co.nz

Building work

The following building work is authorised by this building consent:
Construct a new dwelling with internal access garaging: Intended Use: Housing - detached

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.

Building Consent Conditions

The building inspector is to be notified at least one working day prior to the following inspections:

This building consent is issued subject to the following conditions:

The owner or person undertaking the building work shall advise of completion of work by returning the "Application for Code Compliance Certificate" form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

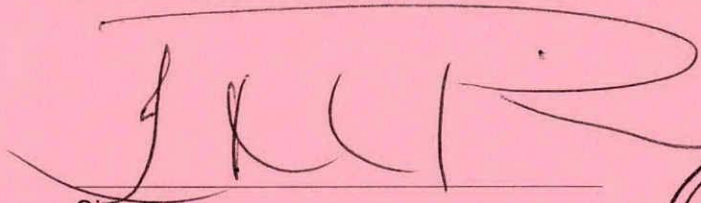
A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

Compliance schedule

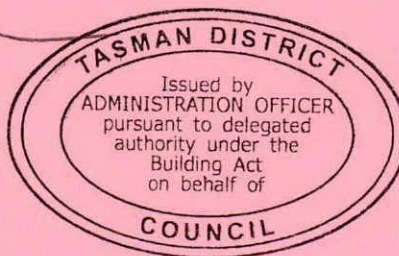
A compliance schedule is not required for the building.

Attachments

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


Signature

Position



On behalf of: Tasman District Council Date: 12/08/13

Additional Information to Building Consent

The owner

Name of owner: R & L Smith
Contact person: Rex

Building work

The following building work is authorised by this building consent:

Construct a new dwelling with internal access garaging: Intended Use: Housing - detached

Contractor: Total Design & Build : 021866740

Designer: Total Design & Build : 021866740

Drainlayer: Tim Miller Plumbing Ltd

Plumber: Tim Miller Plumbing Ltd

The following information accompanies Building Consent 130618 and should be read in conjunction with inspection conditions.

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

It is Council policy to apply a standard charge; however it reserves the right to assess individual cases as required. Additional charges may be requested if costs or inspections incurred exceed the standard.

If this project contains Restricted Building Work (RBW), the details of the site Licensed Building Practitioner (LBP) will be required prior to the first inspection taking place.

At the completion of RBW, and in conjunction with the 'application for code compliance certificate' a Record of Works (RoW) will be required from any site LBP's that have been involved in the project.

The owner or person undertaking the building work shall advise of completion of work by returning the "Application for Code Compliance Certificate" form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

A Producer Statement review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.

The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.

On the completion of all drainage work, an as-built plan to scale is to be submitted to the Tasman District Council.

Summary of Building Consent

Application

Total Design & Build Limited	No.	130618
387 High Street	Issue date	12/08/13
Motueka 7120	Overseer	Sharon Medcalf

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Construct a new dwelling with internal access garaging
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing - detached
Estimated Value	\$300,000
Location	4 Walnut Drive, Motueka
Legal Description	Lot 37 DP 416740
Valuation No.	1955016814

Contractor: Total Design & Build : 021866740

Designer: Total Design & Build : 021866740

Drainlayer: Tim Miller Plumbing Ltd

Plumber: Tim Miller Plumbing Ltd

01 Siting/Foundations Building profiles in place, trenches dug & steel placed in, any plumbing penetrations put in.

LBP details required prior to inspection

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

LBP details required prior to inspection

05 Framing & structure/walls/roof and associated wide lintel and bottom plate fixing before covering in.

LBP details required prior to inspection

06 Post-Wrap/Cavity Direct Fix-Wrap-flashing tape in penetrations installed - Cavity - wrap - Flashing tape - battens & closers-roof kick-outs installed

LBP details required prior to inspection

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

LBP details required prior to inspection

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

LBP details required prior to inspection

11 Pre-Butynol/Deck Membrane (flat roof or deck) Flat roof: plywood substrate for the flat roof or deck before the membrane is applied.

LBP details required prior to inspection

13 Masonry Block Construction In-fill/Cleanouts: Block cavities and clean out blocks with reinforcing steel in place before concrete in-fill.

LBP details required prior to inspection

14 Masonry Block Construction Bond Beam: Bond beam with reinforcing steel in place before concrete in-fill.

LBP details required prior to inspection

17 Drainage/Sewer/Stormwater: All in-round sewer & storm-water pipes, connections etc before covering up.

29 Final Inspection: Interior/Exterior/Certs CCC New Residential dwelling when construction has been completed & CCC application received with required final documentation

Inspection Details: