

**GISBORNE DISTRICT COUNCIL**

Form 7 – Section 95, Building Act 2004

**CODE COMPLIANCE CERTIFICATE**

FEE PAID

/New: 23385

Building**Street address:** 21 ENDCLIFFE ROAD**Legal description:** LOT 12 DP1644
LOT 12 DP1644**Building name:****Location of building**

within site/block number: -

Current use category: 2.0.3 MULIT-UNIT DWELLING
Schedule 1 clause A1 – classified uses**Year first constructed:** 2023**Valuation No:** 08411 396 00
08411 396 00**First point of contact for communications with council:**JAHNKE, ROBERT WOLFGANG OTTO
24 LIBRARY ROAD
TE KARAKA 4022

Phone day 0064 06 8623552

day 0064 06 8679294

Owner**Mailing address:**AKROYD, SANDRA JOAN
AKROYD, REGINALD RHODES
ROTA AKROYD
4A DAPHNE STREET
OUTER KAITI
GISBORNE 4010**Street address/registered office:**

Phone/Fax:

Building work**Building consent number.** /New: 23385**Issued by:** GISBORNE DISTRICT COUNCIL**Description of work:** INSTALL FIRE WALL TO EXISTING GARAGE**Code compliance****Code Compliance Certificate date:** 07 Jul 2023

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

a) The building work complies with the building consent.

On behalf of: Gisborne District Council

Ian Petty**BUILDING SERVICES MANAGER**

Important information about the maintenance of your home

Principles of the Building Act 2004 section (2)(A)(iii)



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet these requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray.
- Ensure your home is well-ventilated; open windows and clean air-extraction systems.
 - ☞ Dampness encourages mould and mildew which can harm your health.
- Ensure ground levels are maintained around the building and kept well below the cladding.
 - ☞ Don't block subfloor ventilators or weep holes in brick veneer - they are there for a reason.
 - ☞ Remove all moss, dirt, overgrown vegetation and obstacles.
 - ☞ Ground levels and hard surface areas shall not be raised to cause nuisance for neighbours.
- Cleaning out gutters and spouting.
- Cleaning out cess pits and cut-off drains.
- Re-coating, painting and washing interior and exterior surface finishes (as required by the product manufacturers warranties).
- Removing and cleaning water traps in showers to remove hair and other foreign matter.
- Replacing sealant, seals and gaskets in joints.
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc).
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements.
- Cleaning and replacing filters in building services.
- Regular servicing of heating, ventilation and air-conditions systems.
- Checking and replacement of domestic smoke alarm batteries.
- If your property has an on-site wastewater system (septic tank):
 - ☞ Servicing to remove sludge accumulation in the septic tanks recommended at a minimum of once every three years.
 - ☞ Management of stormwater on the site must ensure that the effluent disposal field is protected from inundation of stormwater.
- If you (or your neighbour) have a swimming pool, ensure that climbable objects are kept well clear of the pool fence. The pool owner is responsible for regularly checking the pool gate hinges and latch to ensure that the gate will self-close from a distance of 150mm.

For more information about maintenance, please refer to the Consumer Build website at <https://www.consumer.org.nz/topics/building-renovating-and-home-maintenance>

23385

Building Consent

Form 5 - Section 51, Building Act 2004

Issued by Gisborne District Council

PO Box 747, Gisborne Ph 06 867 2049

**GISBORNE**
DISTRICT COUNCIL**Building Consent no. 23385****Date:** 09/05/2023

JAHNKE, ROBERT WOLFGANG OTTO
24 LIBRARY ROAD
TE KARAKA 4022

Owner/s: AKROYD, REGINALD RHODES
AKROYD, SANDRA JOAN

Council Charges: Where in any particular case a charge is inadequate to enable the council to recover its actual and reasonable costs; in such instances when inspections are called for and work is substandard, and/or the inspection is called prematurely the council will require payment of an additional charge.

Building/Project Location

Street Address: 21 ENDCLIFFE ROAD
Legal Description of land where building is located: LOT 12 DP1644
Valuation Number: 08411 396 00
Level/Unit No - Building Name:
Location of Building within site/block no.:
Building File No.: N/A

Project/Building Work

Estimated Value (Including GST): \$2,000
Building work authorised by this consent: INSTALL FIRE WALL TO EXISTING GARAGE

Compliance Schedule

A compliance schedule is not required for the building

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 any work that would be in breach of any other Act.

This building consent is issued subject to the conditions specified overleaf. Please READ THESE CONDITIONS CAREFULLY.

Ian Petty
BUILDING SERVICES MANAGER
On behalf of: Gisborne District Council

CONDITIONS

1. ACCESS TO PROPERTY

Pursuant to Section 90 of the Building Act 2004 this consent is subject to the inspectors as agents of the Gisborne District Council Building Consent Authority being entitled, at all times during normal working hours or while building work is being done, to inspect land on which building work, or proposed building work is being done, and to inspect any building or building work that has been or is being carried out on or off the building site.

Attachments:

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

- Project information and advisory notes.
- Schedule of required inspections.

Building Consent attachment:

PROJECT INFORMATION AND ADVISORY NOTES



Building consent: 23385
Project address: 21 ENDCLIFFE ROAD
Project description: INSTALL FIRE WALL TO EXISTING GARAGE

1. INSPECTIONS

The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council refusing to issue a Code Compliance Certificate.

2. CONSENTED PLANS

No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.

3. PROJECT COMMENCEMENT

Pursuant to Section 52 of the Building Act 2004 this consent shall lapse and be of no effect if the building work to which it relates has does not commence within twelve months after the date of issue. A brief extension of time may be approved by council, but application must be made prior to the lapse date.

4. PROJECT COMPLETION

Pursuant to Section 93 of the Building Act 2004, where a Code Compliance Certificate for building work to which the consent relates has not been issued within 24 months of the date the consent was granted, Council must decide whether to issue the Code Compliance Certificate. Council will follow up on Code Compliance Certificates that are not issued within the 24 month period. In some cases, a further extension period may be approved by Council.

5. SITING

The owner of the property is responsible for the correct siting of buildings and additions thereto. The owner shall ascertain the true position of survey pegs before any building work commences.

6. BUILDING USE

Pursuant to Section 114 of the Building Act 2004, the use of the building must not be changed from that specified unless notice of the change of use is given to the Gisborne District Council in writing.

7. MEMORANDUM OF COMPLETION AND COMPLIANCE

Memorandum of Completion and Compliance (PS3) will be required for the Fire Wall Installation before the Code Compliance Certificate can be issued.

SCHEDULE OF REQUIRED INSPECTIONS

Required pursuant to section 90 of the Building Act 2004

Have you read the CONDITIONS and ADVISORY NOTES attached to your building consent?

In addition to the inspections listed below, you may be required to supply specified certificates and verification documents before your project can be signed off.

BUILDING STRUCTURE INSPECTIONS

2 x SI Site/foundation inspection required prior to any concrete pour (tidy pad).

1 x WRF Internal wall/roof framing & insulation inspection prior to interior lining (remainder of wall bracing).

1 x FRR Inspection of all building elements treated for fire rating prior to finishing/covering over.

1 x FIB Final Inspection prior to issue of Code Compliance Certificate.

IMPORTANT - PLEASE NOTE:
<ul style="list-style-type: none">It is responsibility of the owner or their appointed agent (usually the builder) to call for <u>all</u> of the scheduled inspections at the appropriate time. Ultimately, the owner should ensure their appointed agent has done so. Inspections can be arranged by phoning our building inspections direct line 863 1605.Completed inspections will be signed off by a council building inspector on the customer inspection checklist (kept at the site).It is advisable that in agreement with your builder, a portion of the builders payment is withheld until the project is completed and the owner holds the final CODE COMPLIANCE CERTIFICATE.

Application for

Code Compliance Certificate

Form 6, Section 92 Building Act 2004



This form should be completed by the owner/agent on completion of the final building inspection OR within 2 years from the date of granting of the consent. If work is not complete within the 2 year timeframe an extension may apply and can be requested below, but must be approved by Council. Please complete each section marked

Section 1

1. The Building Consent

Building consent number: **23385**

Issued by: Gisborne District Council

Location: **21 ENDCLIFFE ROAD****INSTALL FIRE WALL TO EXISTING GARAGE**

Start here

Section 2

2. Owner

☐ The details in the section below are complete and correct, **OR**;

☐ The details printed below are incomplete or incorrect [please cross out any incorrect detail and provide current address/phone numbers etc and if ownership has changed, supply details for evidence of ownership*]

Name of owner: [include preferred form of title, e.g. Mr, Miss, Dr if an individual and the contact persons name if a company, trust of similar]

AKROYD, REGINALD RHODES / AKROYD, SANDRA JOAN

Owner's mailing address:

**ROTA AKROYD
4A DAPHNE STREET
OUTER KAITI
GISBORNE 4010**

Street address/Registered office:

Owner's contact details:

Landline: **day 0064 06 8631963**Mobile/After hours: **cel 0064 027 2828381**

Please help us help the environment by providing your current email address below.

Email:

Fax :

#Evidence of ownership: [if ownership has changed please attach one of the following, as appropriate, showing full name of legal owner(s) of the building/land]

☐ Copy of certificate of title, no more than one month old

☐ Agreement for sale and purchase **AND***
☐ Lease

☐ Other
OR →
☐ *Council to obtain certificate of title (cost as per Council fee schedule)

Section 3

3. Agent

☐ The details in the section below are complete and correct, **OR**;

☐ The details below are incomplete or incorrect [please cross out any incorrect detail and provide correct address/phone numbers etc]
IMPORTANT: If this application is being completed by an agent other than the person listed below please state details and provide evidence of authorisation from the owner to make the application on the owner's behalf (or alternatively: ☐ authorisation letter attached)

Name of agent: [include the contact person's name if a company, trust of similar]

JAHNKE, ROBERT WOLFGANG OTTO

Agent's mailing address:

**24 LIBRARY ROAD
TE KARAKA 4022**

Street address/Registered office:

**24 LIBRARY ROAD
TE KARAKA 4022**

Agent's contact details:

Landline: **day 0064 06 8623552****day 0064 06 8679294**Mobile/After hours: **cel 0064 027 3618863**Email: **robertjahnke@hotmail.com**Fax: **fax 0064 06 8688439**Relationship to owner: **AGENT**

I, _____ as owner of the above property, authorise _____ to act as my agent

Signature: [of building owner(s)] _____

Date: _____

First point of contact: [communications from Council will go to the: **AGENT at the address above**, OR provide details below:
☐ Owner ☐ Agent ☐ Other: Address: _____

Phone: _____

continued overleaf ...



BE AWARE!!!

DOMESTIC SMOKE ALARMS

**The following amendments to the building regulations came into force
on 24th April 2003;**

Performance

F7.3.1 - A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 - Appropriate means of detection and warning for fire must be provided within each *household* unit.

F7.3.3 - Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of UL 217, ULC S531, AS 3786, BS 5446 part 1.

IN SUMMARY

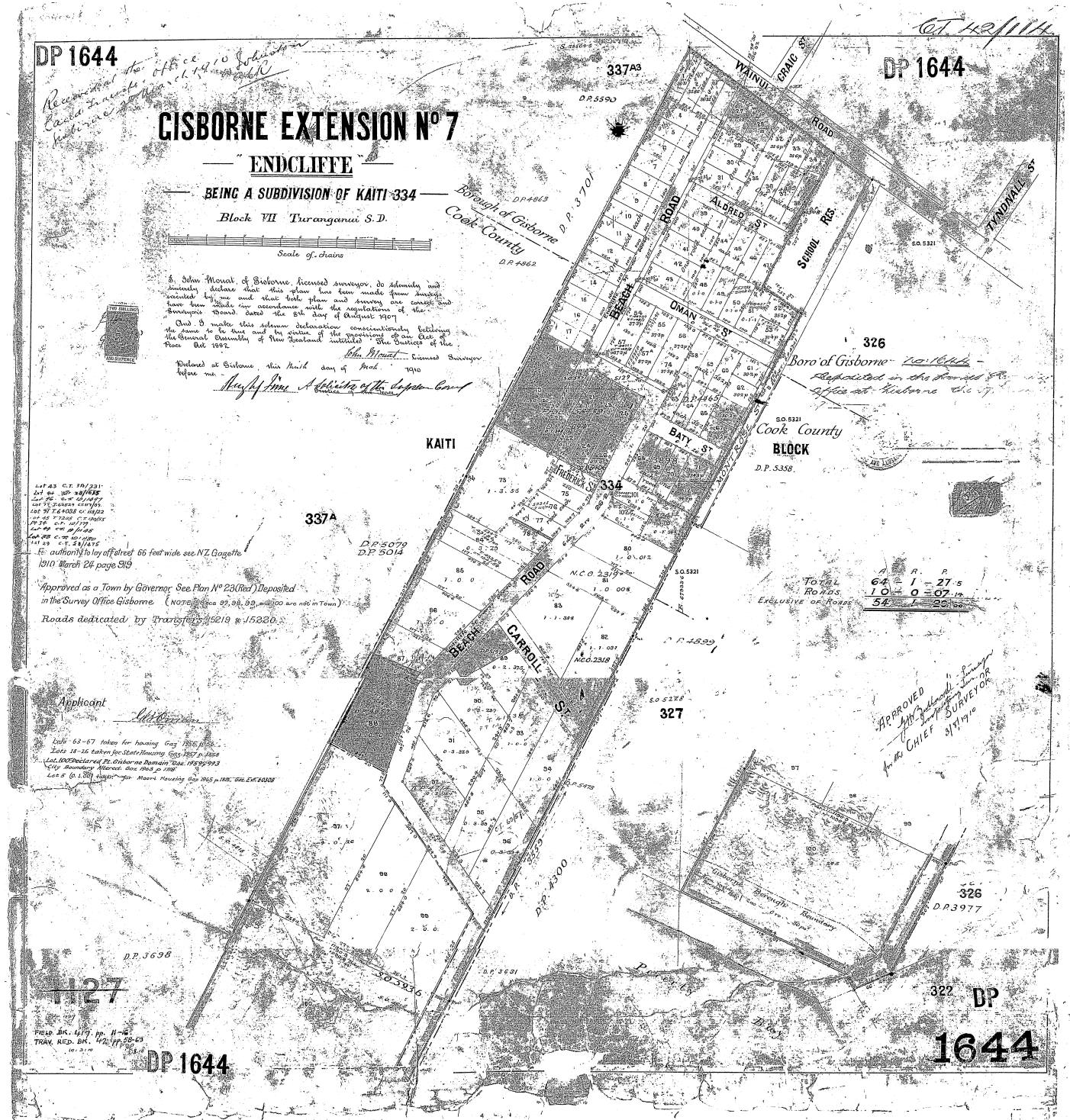
Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either;

- a) In every sleeping space, OR
- b) Within 3 metres of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

ALL new dwellings and any internal alterations/additions to existing dwellings will be affected by these new requirements. This will also include minor works such as new fires, wet area showers, ensuites, etc which will all trigger the requirement for smoke alarms throughout the entire household unit as described above.

Identifier

GS2A/1135





Fire
Safety
Design

Title Subdivision

Site Address:21 Endcliffe Road,
Gisborne

Project	F23041
Date	09 February 2023
Status	Building Consent



Fire Collective is coming together of great people for a great service

Document Status

Title: Proposed Title Subdivision

Project Reference Number: F23041

Issue	Date	Comments	Prepared By
Fire Safety Design (Rev F1)	09/02/2023	For Building Consent	MH

Prepared:

A handwritten signature in black ink, appearing to read "Marlis".

Marlis Haertel

CMEngNZ, CPEng, MEngSt (Fire Engineering), BE
Director

Fire Collective Ltd

E: Marlis@firecollective.nz

Reviewed:

A handwritten signature in black ink, appearing to read "J Richards".

Jennifer Richards

Fire Safety Consultant

Fire Collective Ltd

E: Jen@firecollective.nz

This report is for the sole use of the client and for the specific use as stated within this report. Copies of this report shall be obtained through agreement with the Client or Fire Collective Ltd only. Fire Collective Ltd accepts no responsibility to any third party who may rely upon or use this document. This report is property of Fire Collective Ltd and the client; Unauthorised copies of this report shall be destroyed.



Assessment for Outbuilding

Engagement

Fire Collective Ltd has been engaged to prepare a fire safety design report to support the subdivision consent for the proposed title subdivision at 21 Encliffe Road / 77 Ranfurly Street, Gisborne.

Proposed Works

The client proposes a title subdivision to a site with two residential houses and a shared garage building.

The internal wall subdividing the garage is to become a shared boundary wall as it will be located on the proposed new title boundary and must become a two-way fire separation wall.

The residential dwellings are located more than 1.0 m from the new title boundary.

Documentation Reviewed

The following documents have been referenced to produce this fire safety design report.

Author	Title	Date	Revision
Liberty design	Proposed Firewall, 21 Encliffe Rd & 77 Ranfurly Rd, Kaiti, Gisborne (Sheets 1, 2, 3)	21.01.2023	-

Compliance with NZ Building Code

17 - All building work must comply with the Building Code:

All building work must comply with the building code to the extent required by this Act, whether or not a building consent is required in respect of that building work.

116A Code compliance requirements (for C-Clause): Subdivision

A territorial authority must not issue a certificate under section 224(f) of the Resource Management Act 1991 for the purpose of giving effect to a subdivision affecting a building or part of a building unless satisfied, on reasonable grounds, that the building —

- (a) will comply, as nearly as is reasonably practicable, with every provision of the building code that relates to the following matters:
 - ii) means of escape from fire:
 - iii) access and facilities for persons with disabilities (if this is a requirement under section 118):
 - iv) protection of other property

Scope and Risk Group

The existing garage building is considered an intermittently used ancillary building / outbuilding with risk group SH and has been assessed against compliance document Acceptable Solutions C/AS1 (2020).

Purpose Group

The classified purpose group of the building is:

Purpose group	Description of building space	Fire hazard category
IA	Outbuilding	1

Fire Safety Systems

No fire safety systems are required for outbuildings as per C/AS1: 2.2.1.



Fire Resistance Ratings

Table 2.3	Fire Resistance Ratings		
	Risk group	Life	Property
	SH	30	30

Escape Routes

Escape routes in outbuildings may be any length as per C/AS1: 3.4.

Signage

No escape route signage is required.

External Fire Spread

For outbuildings, external walls shall have an FRR of no less than 30/30/30 (fire rated to protect from both directions), where part of the external wall is less than 1.0 m and less than 90° from a relevant boundary.

The internal wall subdividing the garage becomes a shared boundary wall that is located on the proposed new title boundary and must be constructed as a two-way fire separation wall achieving at least 30 minutes FRR. No parapet is required.

The client proposes to line the timber frame wall on each side with 19 mm Fyreline (refer to sketch 3 in Appendix 1).



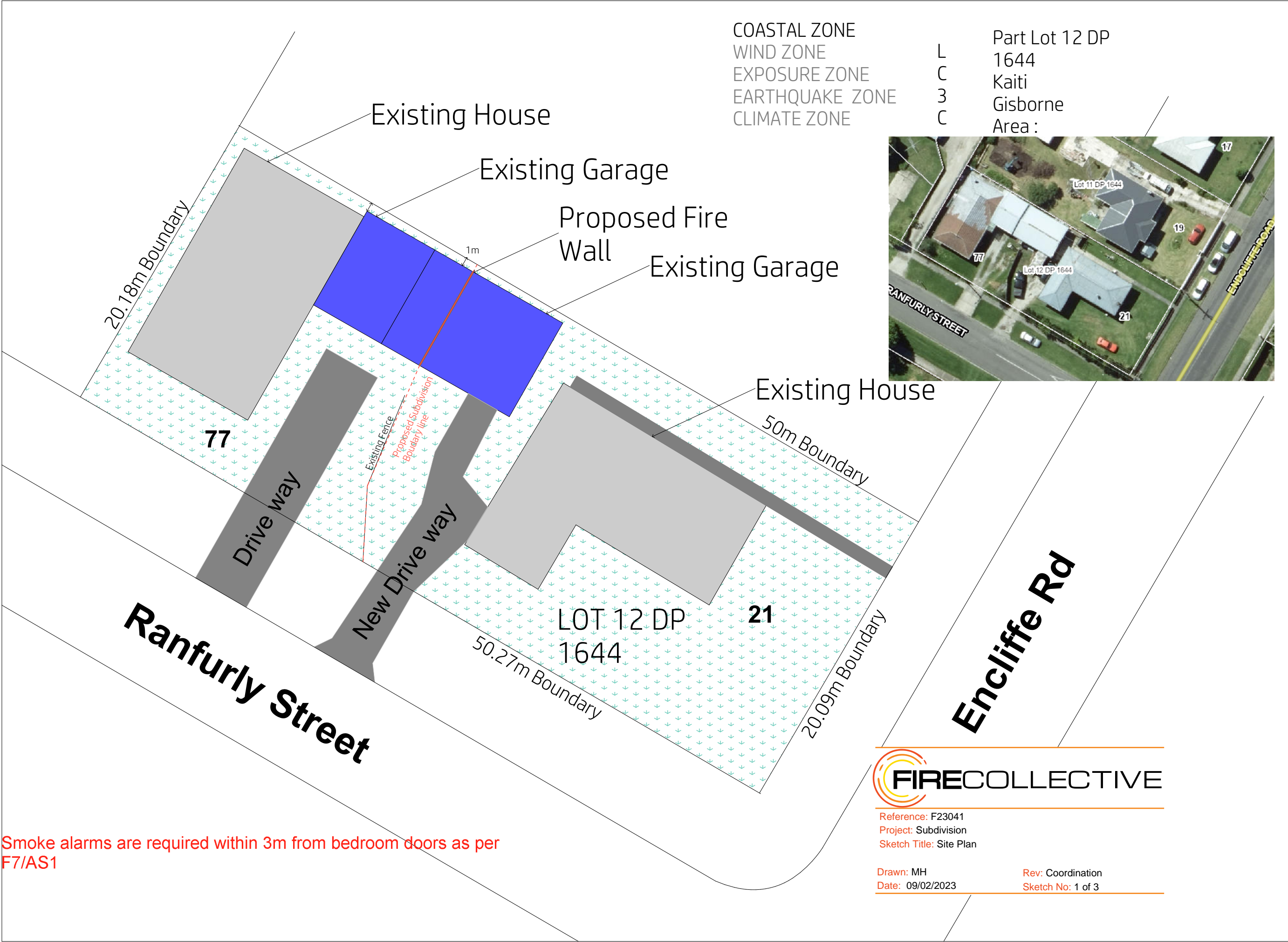
Appendix 1 (Fire-Sketches)

Contents

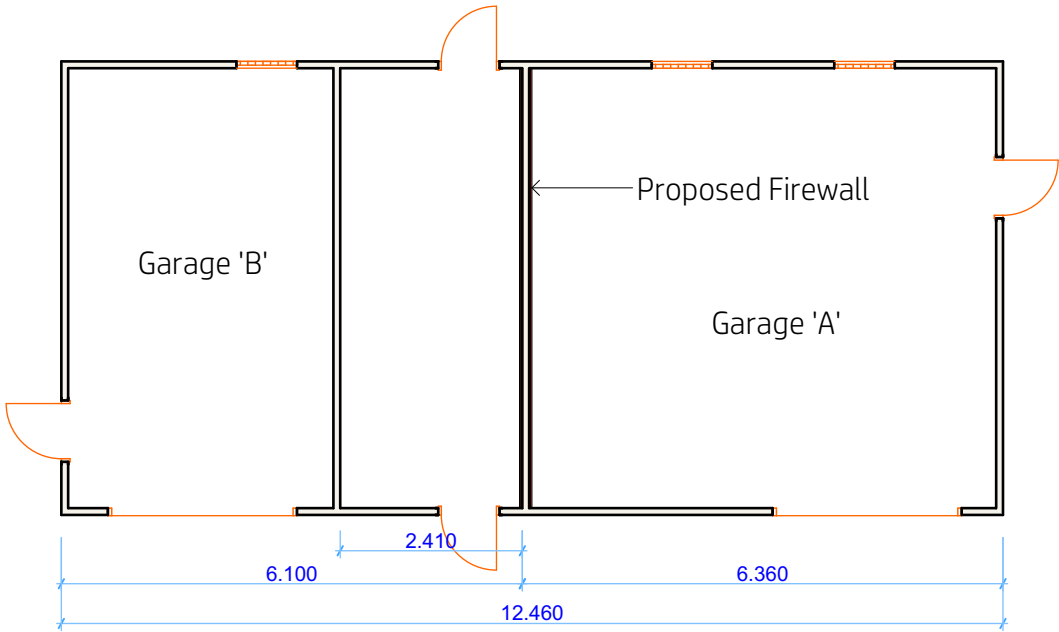
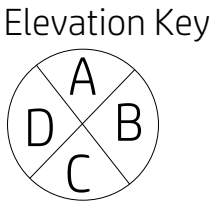
Sketch 1: Site Plan

Sketch 2: Garage Floor Plan

Sketch 3: Proposed Firewall Section



Sheet No.	1
Liberty Design	
Drawing Title	Site Plan
Date	21/01/2023
Drawn By	Robert Jahnke
Job Title	Proposed Firewall 21 Encliffe Rd & 77 Ranfurly Rd , Kaiti, Gisborne



Existing Floor Plan
1:100


**FIRECOLLECTIVE**

Reference: F23041
Project: Subdivision
Sketch Title: Garage Floor Plan

Drawn: MH
Date: 09/02/2023

Rev: Coordination
Sketch No: 2 of 3

Sheet No.
2

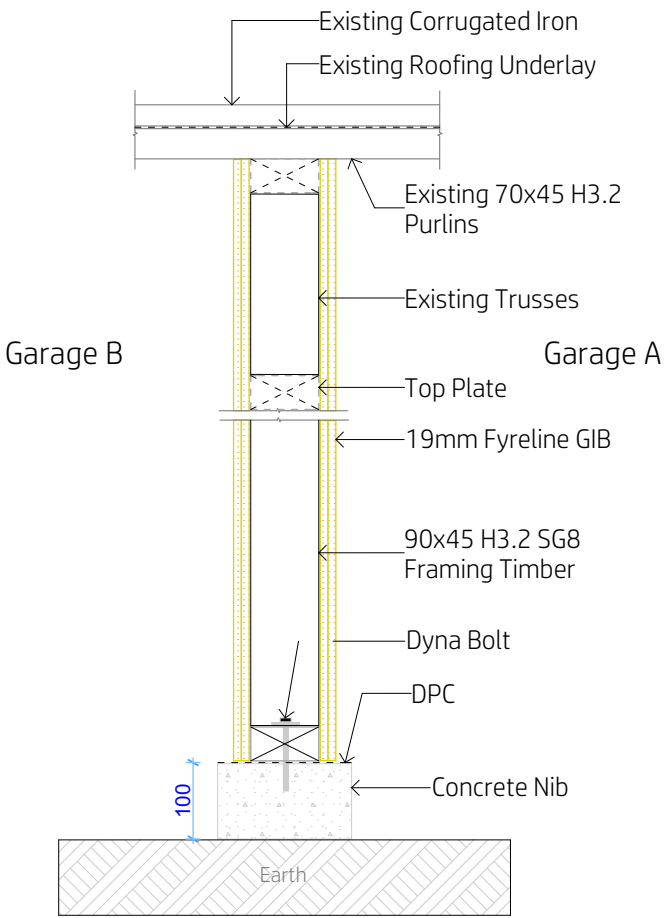
Liberty Design

andy.sharkey@nzta.co.nz Mob: 0273618863

Drawing Title
Existing Floor Plan


Date
21/01/2023

Drawn By
Robert Jahnke

Job Title
Proposed Firewall
21 Encliffe Rd & 77
Ranfurly Rd , Kaiti,
Gisborne



Detail 1
1:10



FIRECOLLECTIVE

Reference: F23041
Project: Subdivision
Sketch Title: Proposed Fire Wall Section

Drawn: MH
Date: 09/02/2023


Rev: Coordination
Sketch No: 3 of 3

Job Title
Proposed Firewall
21 Encliffe Rd & 77
Ranfurly Rd , Kaiti,
Gisborne

Drawn By
Robert Jahnke

Date
21/01/2023

Drawing Title
Details

Liberty Design

andy.sharkey@ltd.co.nz Mob. 0273618863

Sheet No.
3

Title : *Proposed Firewall*

Address: *21 Encliffe Rd & 77 Ranfurly Rd*
Kaiti
GISBORNE

Client: *Sandra and Rota*
Akroyd



Locality Plan

Key

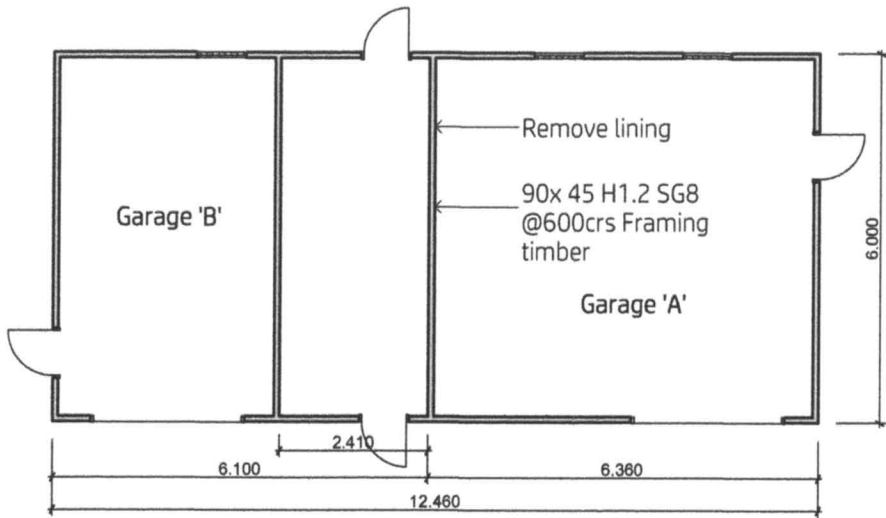
- 1 Site Plan
- 2 Existing Floor Plan
- 3 Elevations A,B,C,D
- 4 Details

Liberty Design

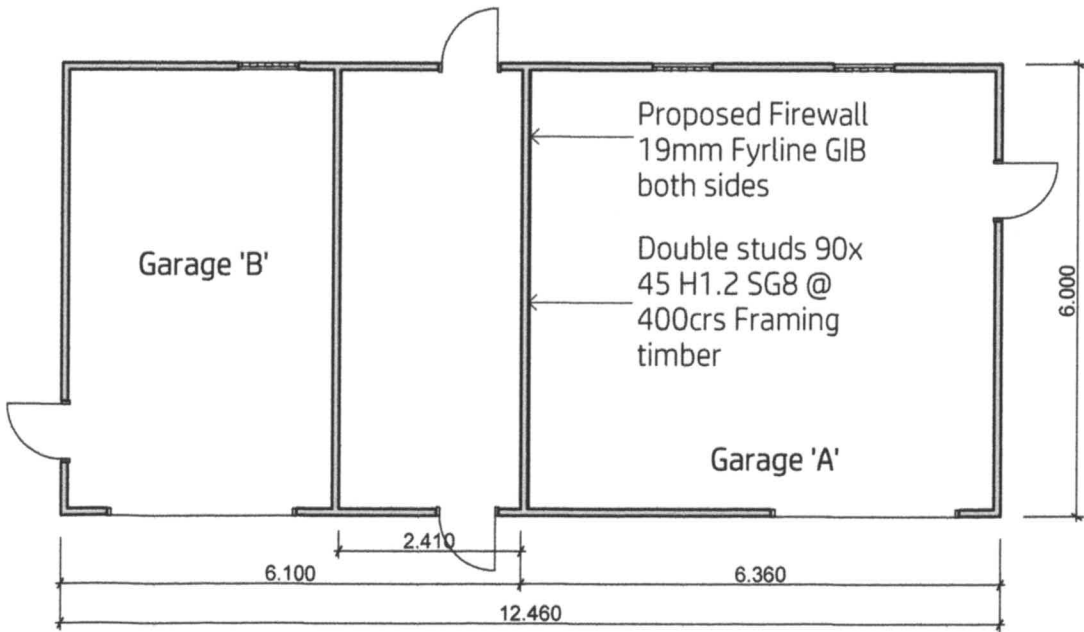


andyshandy@xtra.co.nz Mob.0273618863





Existing Floor Plan
1:100



Proposed Floor Plan
1:100

Job Title
Proposed Firewall
21 Encliffe Rd & 77
Ranfurly Rd , Kaiti,
Gisborne

Drawn By
Robert Jahnke

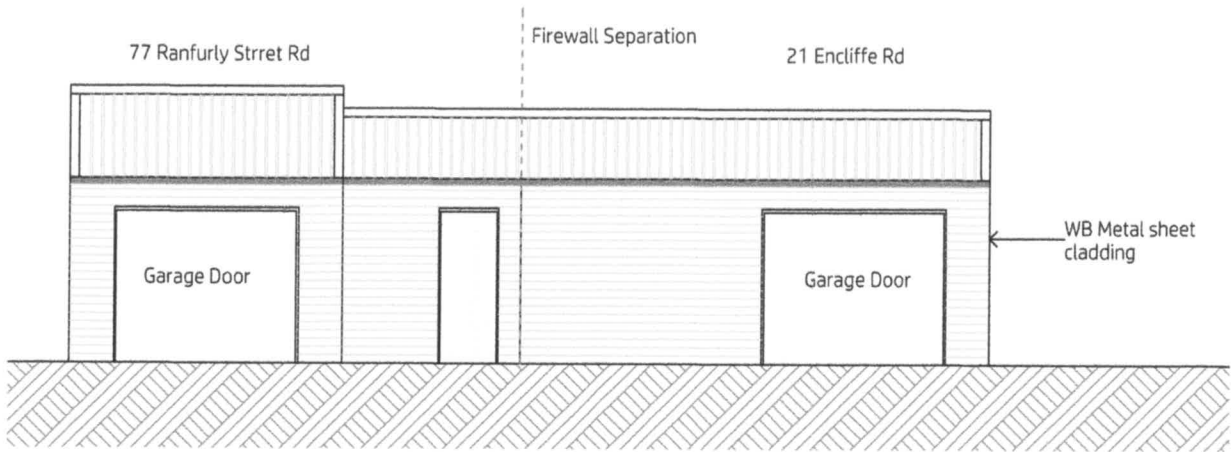
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21/01/2023

Drawing Title
Existing Floor Plan

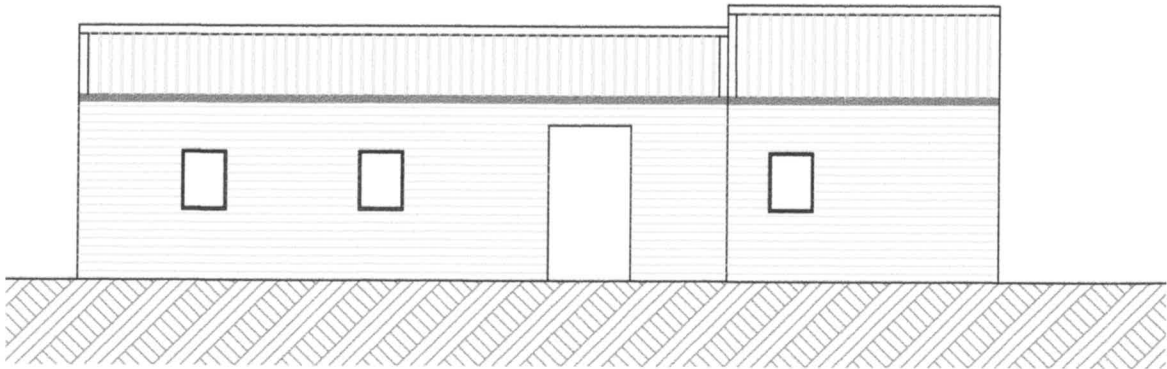
Liberty Design

andrew@libertydesign.co.nz 06 802 735 1863

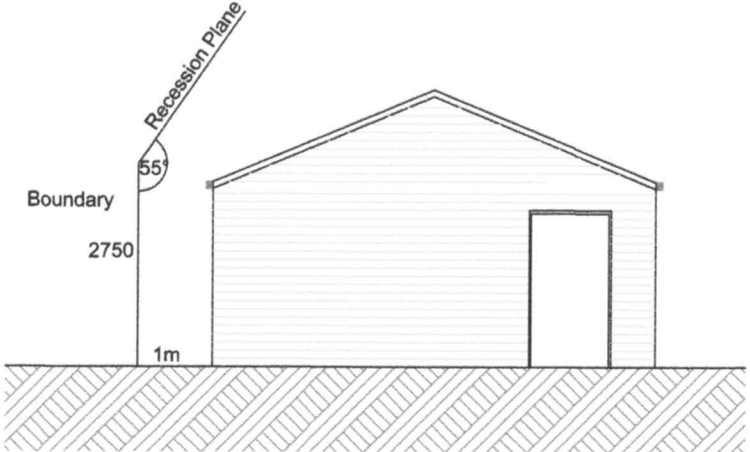
Sheet No.
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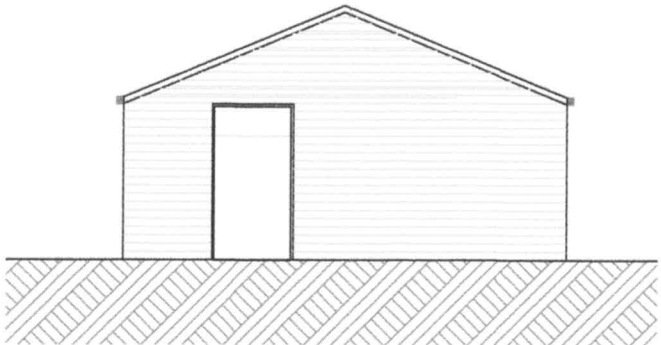
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1:100



Elevation C
1:100



Elevation B
1:100

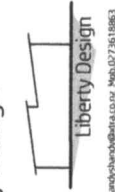


Elevation D
1:100

Sheet No.

3

Liberty Design



and@libertydesign.co.nz Mob: 07 756 1883

Drawing Title

Elevations A,B,C,D

Date

21/01/2023

Drawn By

Robert Jahnke

Job Title

Proposed Firewall
21 Encliffe Rd & 77
Ranfurly Rd , Kaiti,
Gisborne

