



GISBORNE DISTRICT COUNCIL

Form 7 – Section 95, Building Act 2004



CODE COMPLIANCE CERTIFICATE

FEE PAID

/New: 9517

Building

Street address: 77 RANFURLY STREET

Legal description: LOT 2 DP600973

Building name:

Location of building

within site/block number: -

Current use category: 2.0.2 DETACHED DWELLING

Schedule 1 clause A1 – classified uses

Year first constructed: 2009

Valuation No: 08411 396 02

First point of contact for communications with council:

OWNER

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: 9517

Issued by: GISBORNE DISTRICT COUNCIL

Description of work:

A2: MODIFICATION TO B2 DURABILITY

A1: RELOCATE DWELLING & ALTERATIONS/REMOVE GARAGE

C 1.2 RELOCATE DWELLING WITH ALTNS/REMOVE GARAGE

Code compliance

Code Compliance Certificate date: 24 Mar 2025

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

a) The building work complies with the building consent.

b) This code compliance certificate has been issued subject to a modification of Clause B2.3 of the New Zealand Building Code. The modification has the effect that the required durability periods for the building elements put in place in the course of the work carried out under this building consent, are to be measured from the date of substantial completion of the building work being the agreed date. The agreed date is 06 December 2009, not the date of issue of the code compliance certificate.

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>