

28 CARLTON AVE



Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 1
v5 18/02/08

Building Consent File Content/Checklist

DBH Building Category

Consent number: **S/2410**

(Type 1, 2 or 3)

| | Description | Added to file | Comment & Reference |
|-----|---|---------------|---------------------|
| 1. | Consent Application | 23-12-05 | |
| 2. | Pre-Vet Checksheet | | |
| 3. | Plans & Specifications | ✓ | |
| 4. | Bracing Calculations | | |
| 5. | PIM : C/T : Consent Notes | | |
| 6. | Regional Authority Consent (Dams) | | |
| 7. | Fire Design | | |
| 8. | DRU – NZFS | | |
| 9. | Consultant Reports | | |
| 10. | Producer Statements PS1, PS2, PS4 | | |
| 11. | Engineering Calculations | | |
| 12. | Peer Review | | |
| 13. | Relocate: Condition Reports | | |
| 14. | Truss Layouts | | |
| 15. | FIR | | |
| 16. | Correspondence | ✓ | |
| 17. | Copy of Invoice(s) | ✓ | |
| 18. | Compliance Assessment Checksheets | | |
| 19. | Photos | | |
| 20. | Notice to Fix / Enforcement Action | | |
| 21. | DBH Notification (Warnings etc) | | |
| 22. | Amendments/Alterations to Existing | | |
| 23. | Historic Places Trust Approval letter | | |
| 24. | Request for Further Information letter(s) | | |
| 25. | | | |
| 26. | | | |
| 27. | Building Consent (signed copy) Including Conditions | | |
| 28. | | | |
| 29. | | | |
| 30. | Inspection Checksheets | ✓ | |
| 31. | Supporting As-Built documentation | ✓ | |
| 32. | Energy Work Certificates - Electrical | | |
| 33. | Energy Work Certificates - Gas | | |
| 34. | Vehicle Crossing Producer Statement | | |
| 35. | | | |
| 36. | | | |
| 37. | | | |
| 38. | Application for C.C.C. | ✓ | |
| 39. | C.C.C. Assessment Checklist | ✓ | |
| 40. | Code Compliance Certificate | 4-8-09 | |

**JOB COMPLETED
CCC ISSUED**

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?)

LARGE PLANS LOCATED IN: G18 FILE ROOM or BASEMENT

ALTERATIONS



APPLICATION FOR

- PROJECT INFORMATION MEMORANDUM AND/OR
 BUILDING CONSENT OR
 ALTERATION TO EXISTING BUILDING CONSENT

(Please tick appropriate box)

Building Consent or PIM No:

RECEIVED
 WANGANUI DISTRICT COUNCIL

23 DEC 2005
 03/2410

Section 32 or Section 45, Building Act 2004

| | | | |
|---|--|--|--|
| The Building Street Address: <u>28 Carlton Ave</u> <u>Wanganui</u> | | The Owner Owners Name: <u>Deborah M'Ewen</u> Contact Person: <u>Deborah M'Ewen</u> Mailing Address: <u>28 Carlton Ave</u> <u>Wanganui</u> | |
| Legal Description: Lot: _____ DP: _____ | | Street Address: <u>28 Carlton Ave</u> (Registered Office) <u>Wanganui</u> | |
| DC Property No: _____ Building Name: _____ (if applicable) | | Phone: <u>3487565</u> Mobile: <u>0212541028</u> Fax: _____ Afterhours: _____ | |
| Level/Unit No: _____ (if applicable) | | Email: _____ Website: _____ | |
| Area: _____ m ² Current Use: _____ Year first constructed: _____ (if applicable/or approx, year) | | Contact Person Name: <u>Jock Rasmussen</u> Phone: <u>027</u> Mobile: _____ Fax: <u>6225197</u> Afterhours: _____ Email: _____ Website: _____ | |
| Agent (please fill in if owner not applying) Name: _____ Mailing Address: _____ Street Address: _____ | | Relationship to Owner: _____ First Point of Contact: <u>The Owner</u> (please circle one) <u>The Agent</u> | |

The Project
 Description of Building Work: install toilet + wash basin in garage

Will the building result in a change of use: YES **NO** (please circle one)
 If yes, please provide details of new use: _____

Intended life of the building if less than 50 years: 5
 Building Consent Numbers of those building consents previously issued for this project (staged project): _____

Estimated value of building work including GST \$: 2000.00

The information provided will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising

PTO

The following evidence of ownership is attached to this application: Please tick those that are applicable

1. Certificate of Title

2. Lease Agreement

3. Agreement for Sale and Purchase

4. Other... (please give details)

Signature of owner/agent on behalf of and with authority of the owner - (please delete one)

Asur

Dated: 23/12/05

Consent Fee to be paid by: (please circle one)

Owner Builder Plumber Designer Agent

Code Compliance Certificate to be sent to: _____

Project Information Memorandum
The following matters are involved in the project: (please tick the appropriate project)

| | |
|--|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Alterations to land contours |
| <input type="checkbox"/> New or altered connections to public utilities | <input type="checkbox"/> New or altered locations and/or external dimensions of buildings |
| <input type="checkbox"/> New or altered access for vehicles | <input type="checkbox"/> Building work over or adjacent to any road or public place |
| <input type="checkbox"/> Disposal of stormwater and waste water | <input type="checkbox"/> Building work over existing drains or sewers or in close proximity to wells or water mains |
| <input type="checkbox"/> Other matters known to the applicant that may require authorisation from the Territorial Authority as listed below: | |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

Attachments
The following documents are attached to this application: (please tick those that are applicable)

| | |
|---|--|
| <input type="checkbox"/> Plans and Specifications | <input type="checkbox"/> Development Contribution Notice |
| <input type="checkbox"/> Project Information Memorandum | <input type="checkbox"/> Certificate attached to PIM |
| <input type="checkbox"/> Copies of other Authorisations | <input type="checkbox"/> Producer Statement |
| <input type="checkbox"/> Truss Layout plan | <input type="checkbox"/> Fire Design Analysis |
| <input type="checkbox"/> Other (provide details): | <input type="checkbox"/> Other (provide details): |

Please give Building Consent details
The following plans and specifications are attached to this application (all plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority):
 [Please schedule pages/documents supplied]

Cont'd

Compliance Schedule

(please tick one of the appropriate boxes):

- The specified systems and features for this building are as follows:
- The following specified systems and features are being altered, added to, or removed in the course of the building work:
- There are no specified or features in this building:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|---|--|
| Designer: | Name: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ |
| Builder: | Name: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ |
| Craftsman Plumber: <i>L. J. Rasmussen</i> | Name: <i>Leslie J Rasmussen</i> Licence No: <i>11525</i> Address: <i>56A ARARINO SA</i> <i>Tenthon Upper half</i> Phone: <i>049770316</i> Mobile: <i>0274225660</i> Fax: _____ Email: _____ |
| Registered Drainlayer: | Name: _____ Licence No: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ |
| Electrician: | Name: _____ Licence No: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ |
| Other: | Name: _____ Address: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ |

OFFICE USE ONLY

| | | |
|--|---|-----------|
| BCA | Fees | \$ |
| Date application received: | Building Consent Application | |
| Receiving Officer: | Building Consent Issue | |
| Receipt No: | PIM | |
| Date of receipt: | Building Levy (DBH) | |
| <p align="center"> <i>Application</i> <i>\$80.00</i> </p> | BRANZ Levy | |
| | Stormwater Connection | |
| | Vehicle Crossing | |
| | Sewer Connection | |
| | Water Connection | |
| | - Fordell Connection (application chge) | |
| | Development contribution levy | |
| | NZFS Alternative Solution | |
| | Resource Consent | |
| | Relocation Bond | |
| Other | | |
| Total: | | \$ |

| Processing | | | | | | | |
|--|--------------------|--------------------|----------|--------------------------|--------------------|--------------------|----------------|
| Unit | Checks | | | | Inspections No. | Approved | |
| | Initials | Date | Initials | Date | | Initials | Date |
| Administration | <i>OK</i> | <i>29/12/05</i> | | | | | |
| Planning | | | | | | | |
| Fire Design (referred to NZFS) | | | | | | | |
| Building | | | | | | | |
| Drainage (utilities) | | | | | | | |
| Water (utilities) | | | | | | | |
| Fordell Water Scheme (utilities) | | | | | | | |
| Structural | | | | | | | |
| Plumbing/Drainage | <i>[Signature]</i> | <i>[Signature]</i> | | | | <i>[Signature]</i> | <i>10.1.06</i> |
| Roading | | | | | | | |
| Health | | | | | | | |
| Dangerous Goods | | | | | | | |
| Approved for Issue of PIM/Building Consent | | | | | | | |
| Approving Officer: <i>[Signature]</i> | | | | Date: <i>12 JAN 2006</i> | | | |
| Notes: <i>Peer reviewed</i> <i>[Signature]</i> | | | | Date: <i>10 JAN 2006</i> | | | |



11 January 2006

**Miss DA McEwen
28 Carlton Ave
WANGANUI 5001**

Dear Sir or Madam:

1st Request for further information on Application.

Project Number: BCon05/2410
Project Location: 28 Carlton Ave WANGANUI 5001
Project Description: Install a new toilet & wash basin in garage

The documentation supplied for the above project has been reviewed and raises the following comments:

1. **The new toilet requires to have an opening window for ventilation. Please show. (D.Hall - Senior Building Control Officer)**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. To improve our service to you (and reduce cost) please itemise in an accompanying letter all amendments made and clearly highlight the amendments on the plans and specifications. If you have any queries please contact this office and quote Project Number BCon05/2410

Yours sincerely

Kim Glentworth
Customer Services Officer

Wanganui District Council

PO Box 637, Wanganui
Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

OFFICIAL RECEIPT

GST Reg No 51-668-324

23/12/2005

Receipt No: 152177

To D A McEwen

| <u>Type</u> | <u>Reference</u> | <u>Amount</u> |
|-------------|------------------|---------------|
| GL Receipt | ZPRECONSENT | \$80.00 |
| Alterations | 28 Carlton Ave | |

Total:

\$80.00

Amounts Tendered:

| | |
|----------|---------|
| Cheque | \$80.00 |
| Total | \$80.00 |
| Rounding | \$0.00 |
| Change | \$0.00 |

Printed 23/12/2005 11:41:17 a.m.



PREPAID - TAX INVOICE

GST Number 51-668-324

RECEIVED
 WANGANUI DISTRICT COUNCIL

23 DEC 2005

Payers Name:

D McEwen
 28 Carlton Ave
 Wanganui

For Building Consent:

Reference No:

Date:

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project

Description of project

Toilet wash basin
 in garage

28 Carlton Ave

Reference

Details

Amount (Incl GST)

| | |
|---|---------|
| 1. Building Consent Project Type – application fee (see over) | \$ 80 — |
| 2. Resource Consent - deposit | |
| • Land use - Non-Notified | \$ |
| • Subdivision - Notified | \$ |
| 3. Other - Aerial photographs @ \$5.00 each | \$ |
| - Plan Searches @ \$5.00 each | \$ |
| - Rural Rapid Numbers (New) @ \$40.00 each | \$ |
| - Large Plan photocopying A2 @ \$4.00 each, | \$ |
| A0 – A1 @ \$6.00 each. | \$ |

Total application fee/deposit

\$ 80 —

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES



TOTAL INSPECTION TIME REPORT

Building Consent Number BCon05/2410

| | |
|--|----|
| Total Estimated Inspection Time | 45 |
| Total Actual Inspection Time | 0 |
| Inspection Time Difference | 45 |
| At BC Issue Time to be charged. | |
| At Completion Positive amount = time to be credited Negative amount = time to be charged | |

● Signed for and on behalf of the Wanganui District Council



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

| | | | |
|--|--|--|--------------------|
| Project Location | TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL | | BCon05/2410 |
| 28 Carlton Ave WANGANUI | ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER: | | |
| Applicant | Description of Work | | |
| Miss DA McEwen 28 Carlton Ave Wanganui | Install a new toilet & wash basin in garage | | |
| Builder | Plumber | Drainlayer | |
| No associations of type Builder are linked to this application | No associations of type Plumber are linked to this application | No associations of type Drain Layer are linked to this application | |

SUMMARY OF CONDITIONS

Building Consent Number BCon05/2410

PIM Conditions

| Code | Condition |
|------|--|
| | All work on the project must comply with the requirements of the NZ Building Code. |
| | A PIM only document is not an approval to build. A Building Consent is required before building work commences. |
| | W.D.C will follow up on building work not completed within two years of building consent issue. |
| | 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. |
| | 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. |
| | Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate]. |
| | |

Building Consent Conditions

| Code | Condition |
|----------|---|
| BC4Pbg | All plumbing and drainage work is to comply with the New Zealand Building Code clauses G1 / G12 and G13 or AS/NZS 3500. |
| BCsmokes | Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility. |
| | |

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



| | |
|--|--|
| | |
|--|--|

Your project's inspections are listed on the next page...



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

| Inspections Record For Building Consent Number BCon05/2410 | | | | | | |
|---|------------------------|-------------|------------------|---------------------------|------------------|---|
| <i>Inspection</i> | <i>When to Request</i> | <i>Date</i> | <i>Inspector</i> | <i>Complies with Code</i> | <i>Reinspect</i> | <i>Notes</i> |
| FINAL BUILDING AND PLUMBING COMBINED INSPECTION | On Completion | 28/07/2009 | Barry Thomas | YES | NO | refer IC # 00443 - mechanical ventilation not installed, WC cubical in garage has no ceiling which is deemed to be adequate ventilation - cold water only to handbasin - no new/ additional electrical installed (no light in WC cubical) Notes: - although not part of this BC owner was instructed that maintenance was required to the gate latch accessing the pool area as it was not self latching |
| PLUMBING PRELINE INSPECTION | | 13/06/2006 | Chris Gould | YES | YES | inspect preline plumbing & sewer drain installed by jock rasmussen drain connects to existing earthenware as per the building consent plan. water from house run in same trench. all appears ok - jock to check level of connection of new drain to existing. wall linings, door, ventilation to complete final insp |



INSPECTION TIME REPORT

Building Consent Number BCon05/2410

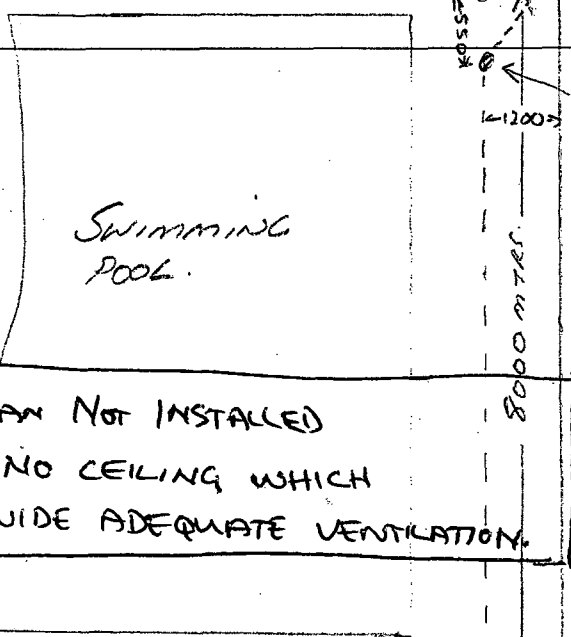
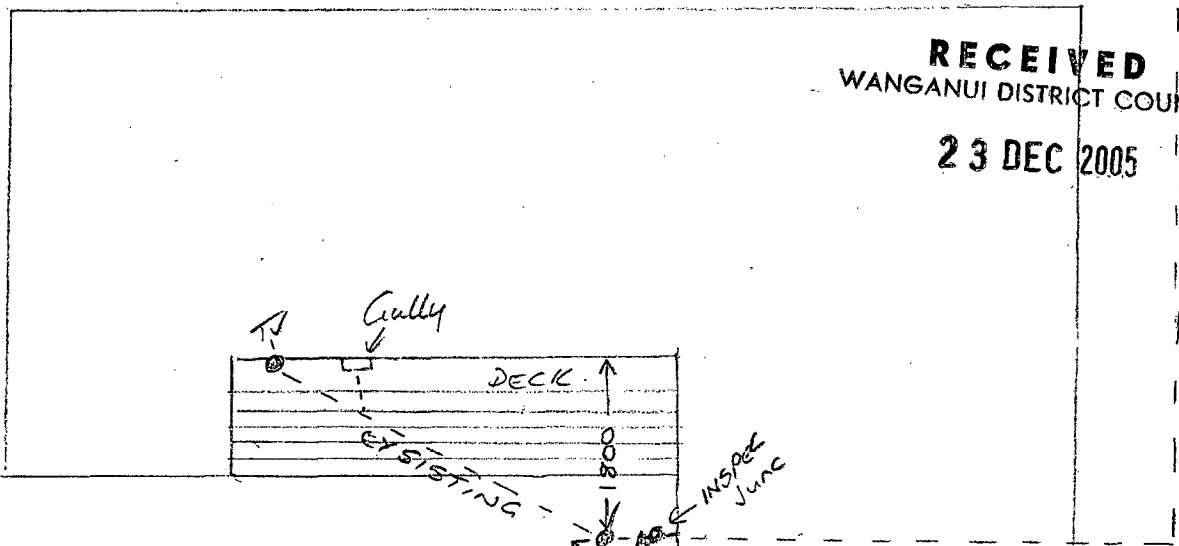
| | |
|--|-----|
| Total Estimated Inspection Time | 45 |
| Total Actual Inspection Time | 65 |
| Inspection Time Difference | -20 |
| At BC Issue Time to be charged. | |
| At Completion Positive amount = time to be credited Negative amount = time to be charged | |

Signed for and on behalf of the Wanganui District Council

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WANGANUI DISTRICT COUNCIL

23 DEC 2005

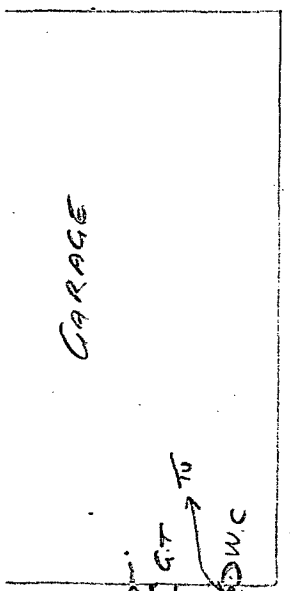
EXISTING



4/8/09 EXTRACT FAN NOT INSTALLED
WC HAS NO CEILING WHICH
WILL PROVIDE ADEQUATE VENTILATION.

APPROVED
05/24101

Consent No.



specification
 install new WC + washhand
 basin in garage
 connect new 100mm PVC
 S/S drain into existing drain,
 cold water only to come
 from existing house supply,
 all plumbing & drainage
 work to comply with
 NZBCG12 & 13.
 Construct timber partition
 walls around bathroom

7.000 METERS

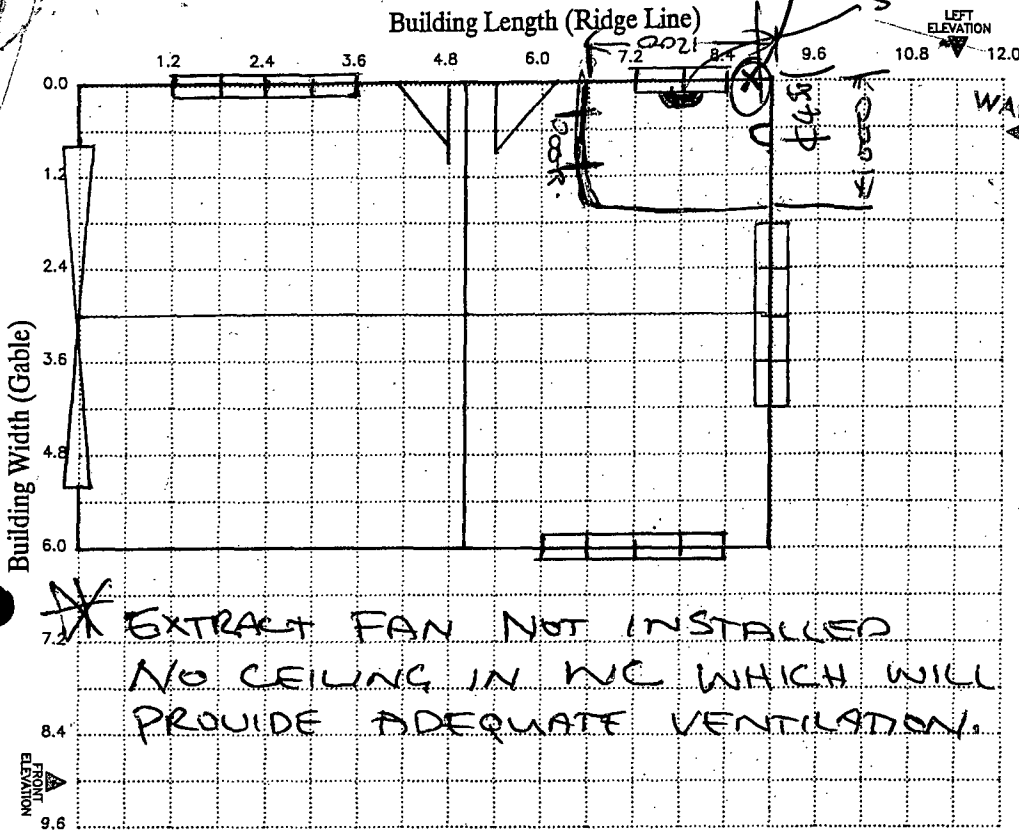
INSPEC 45°

INSPECTIONS

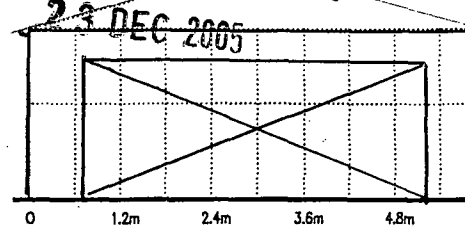
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

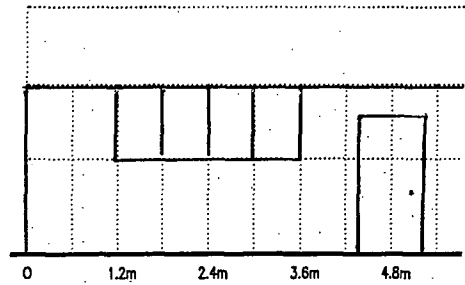
LEGEND Plan



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WANGANUI DISTRICT COUNCIL



Front



Left E

BUILDING DATA

| | | | | | |
|-------------|---|------------------------------------|--------------------------------|--|-------------------|
| Length | 9.0 m | Width | 6.0 m | Area | 54 m ² |
| STUD HEIGHT | 2.1m <input checked="" type="checkbox"/> | 2.4m <input type="checkbox"/> | 2.7m <input type="checkbox"/> | 3.0m <input type="checkbox"/> | |
| CLADDING | Versaclad <input checked="" type="checkbox"/> | Superciad <input type="checkbox"/> | Other <input type="checkbox"/> | | |
| WIND ZONE | Low <input type="checkbox"/> | Med. <input type="checkbox"/> | High <input type="checkbox"/> | V.High <input checked="" type="checkbox"/> | |
| FLOOR | Concrete <input checked="" type="checkbox"/> | Timber <input type="checkbox"/> | | | |
| ROOF PITCH | 15° <input checked="" type="checkbox"/> | 20° <input type="checkbox"/> | 25° <input type="checkbox"/> | other <input type="checkbox"/> | |

NOTES:
Construction to comply with NZS3604:1999 and the New Zealand Building Code. Refer to Producer Statement VB2000.
Copyright: These drawings must not be reproduced without express permission of Versatile Buildings Ltd.

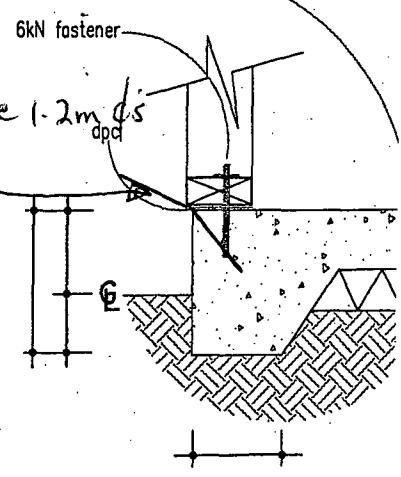
APPROVED
05/2410

Consent No.
hardfill if req'd

SPECIFICATIONS

- GENERAL**
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Gang-Nail Producer Statement for Design VB2000 Series Durability requirements for wall cladding detailed in Producer Statement-Durability, Producer Statement VB2000, Sheet 2
- FOUNDATIONS**
Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.
- WALL FRAMING**
All timber shall be machine gauged and treated to T.P.A. specification H1 or Chemical Free Dry frame. Stud shall be 90x35 dry frame at 600 ctrs and housed into plates with dwangs housed into studs. Lay 'Supercourse' d.p.c. under all plates. Refer Producer Statement VB2000 Sheet 4 for timber grade options and specification. Fix hardware in accordance with Producer Statement VB2000 Sheets 4 & 5.
- ROOF FRAMING**
Purlins shall be 90mm x 45mm on edge at 1500 max. ctrs fixed to Gang-nail trusses at 1800mm centers. Fix purlins and ridge braces as detailed in Producer Statement VB2000, Sheet 13. Gang-nail Truss specifications detailed in Producer Statement VB2000, Sheets 14 & 15. For raking ceiling (skillion roof) refer VB2000 page 13.
- SIDE ENTRY OPENING LINTELS**
LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9
- ROOFING**
Shall be Steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on ultraviolet fast lashing.
- WALL CLADDING**
Fix in accordance with Producer Statement Design VB2000, Sheet 7
- ROOF BRACING**
For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16 For 2.7 & 3.0m stud, refer VB2000 Sheet 8
- WALL BRACING**
Fix Bracing per VB2000 Sheet 7, Bracing Panel locations and fixing refer attached: 'Wall Bracing: 600 Series, Ver 1.1'

ANCHOR PLATE FIXING e 1.2m d/s
LUMBER PIN BESIDE



FOUNDATION DETAIL (typical)



COPYRIGHT: THESE DRAWINGS MUST NOT BE REI

PROJECT TITLE: Proposed Garage For:
 PEBRA McEWEN 28 CARLTON AVE

Plumbing Inspections

Address: 28 Carlton Ave

| Consent No. | | Date | |
|---------------------------------|--|---|----------------|
| 5/2410 | | 13.6.06 | |
| Subfloor Plumbing | | | Comment |
| Waste Pipe locations | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Fall to waste pipes | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Water Supply Pipes | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Floor Waste Gulley | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Stack Base Bends | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Underslab Heating | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Plumbing Prelim | | | Comment |
| Water Supply Pipework | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Pipe Restraint | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | See Note |
| Supply pipe fixing (Roof space) | <input type="checkbox"/> OK | <input checked="" type="checkbox"/> N/A | |
| Fixtures per Waste | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Waste Pipes | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Stacks | <input type="checkbox"/> OK | <input checked="" type="checkbox"/> N/A | |
| Insulation of Pipes | <input type="checkbox"/> OK | <input checked="" type="checkbox"/> N/A | |
| Pressure Test | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | Working Result |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Drainage | | | Comment |
| Size / Flows / Falls | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | 100mm PVC |
| Depths | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Gully Traps | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | |
| Pressure Test | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> N/A | Water Test |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A | |

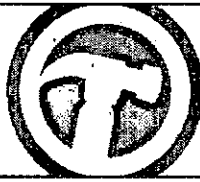
| Inspector | Re-Inspect | Compliance |
|---------------------------|-----------------------------|------------------------------|
| <i>C. Jensen</i> | yes | OK |
| Plumbing Final | | Comment |
| Isolating Valve/Toby | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| HWC - Type | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| HWC - Flues | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| HWC - Relief valves | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| HWC - Tempering valves | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| HWC - Drains | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Hotwater Temp. Control | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Earthquake Resistant | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Backflow Protection | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Water Storage Tank & pump | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Header Tanks | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Fittings & Taps | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Trap, Seals & AAV's | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| WC's | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Gully Dish Heights | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Wastes to Gullys | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Surface Water Drainage | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Sumps | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Spouting & Down Pipes | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Roof & Wall Penetrations | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Septic Tank | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |
| Effluent Field | <input type="checkbox"/> OK | <input type="checkbox"/> N/A |

Comments

inspect prelim plumbing & sewer drain installed by Jack Barrington
 drain connects to existing earthmover as per the building consent plan. water from house run in same trench. all appears ok. Jack to check level of connection of new drain to existing.
 wall linings, doors, ventilation to complete before final insp.

30m

| Drainage Complete | Plumbing | Stormwater Separation | On Site | <input type="checkbox"/> Yes |
|-------------------|----------|-----------------------|----------|------------------------------|
| Date: | Date: | Date: | Off Site | <input type="checkbox"/> Yes |



1. The building consent

Building consent no.

BCon 05/2410

Description of work

Install a new toilet & washbasin in garage

2. Property owner details

Owner details

Have not changed since the building consent was lodged
Proceed to "Applicant details"

Have changed since the building consent was lodged

Name

Deborah McEwen

Contact person
(If owner is a corporation, partnership or trust)

Postal address

28 Carlton Avenue, Gronville Wanganui

Contact numbers

06 3487565

021 2541028

Phone

Mobile

Fax

Email

deb.carline@quicksilver.net.nz

Evidence of ownership attached
(Only required if ownership has changed)

Certificate of Title (copy)

Sale and purchase agreement

Lease agreement

Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

I am the

Property owner

Lessee
Provide details below

Agent
Authorised by owner / lessee
Provide details below

Name

Deborah McEwen

Postal address

91a

Contact numbers

06 3487565

021 2541028

Phone

Mobile

Fax

Email

deb.carline@quicksilver.net.nz

4. 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

Wanganui District Council

28 JUL 2009

RECEIVED

5. Key building practitioners

Designer Name / Registration no. OWNER.
 Contact details Address _____
 Phone / Email _____

Builder Name / Registration no. OWNER.
 Contact details Address _____
 Phone / Email _____

Drainlayer Name / Registration no. MIKE BATES PLUMBING - JOCK
 Contact details Address _____
 Phone / Email _____

Plumber Name / Registration no. MIKE BATES PLUMBING - JOCK
 Contact details Address _____
 Phone / Email _____

Gasfitter Name / Registration no. _____
 Contact details Address _____
 Phone / Email _____

Electrician Name / Registration no. _____
 Contact details Address _____
 Phone / Email _____

Other Name / Registration no. _____
 Contact details Address _____
 Phone / Email _____

6. Application

Date building work completed _____

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

[Signature] 28/7/09
 Signature Date

Deborah M. Ewen
 Name (print clearly)

Wanganui District Council
 28 JUL 2009
 RECEIVED

OFFICE USE ONLY

Date received _____ Application # _____ Document # _____ Project # _____
 Property ID _____ Legal ID _____ Receipt # _____ Amount Paid \$ _____

28 CARLTON AVE.

Code Compliance Assessment Checklist
Building Consent No # BC05.....-2410

| ITEM | YES | NO | N/A | COMMENTS |
|---|-----|----|-----|--------------------------|
| 1 Work complies with approved BC documentation - Sec 94 (1) | ✓ | | | |
| 2 All the required inspections have been completed | ✓ | | | |
| 3 BC conditions have been fulfilled | ✓ | | | |
| 4 PIM requirements have been complied with | ✓ | | | |
| 5 Damage deposit is released | | | ✓ | |
| 6 Development contributions have been paid (Sec 94 (4)) | | | ✓ | |
| 7 All documents have BC number on them | ✓ | | | |
| 8 Sec 75-77 registered if applicable | | | ✓ | |
| 9 Sec 72-74 registered on title if applicable | | | ✓ | |
| 10 Energy work certificates have been provided (if required) sec 94 (3) | | | ✓ | no additional electrical |
| 11 All inspection fees have been pd. | ✓ | | | |
| 12 Specified systems are capable of performing in accordance with performance standards (sec 94 (1B)) | | | ✓ | |
| 13 Is a compliance schedule required or requires amending (sec 100(2)) | | | ✓ | |
| 14 Has there been a change of ownership (sec 364) | | ✓ | | |
| 15 Any warnings or bans applied (sec 94 (2)) | | ✓ | | |
| 16 Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2) nb: The restricted building work and LBP provisions do not come into effect until 30/11/2009 | | | ✓ | |
| 17 Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent | | | ✓ | |
| 18 Any amendments have been issued and whether documentation associated with these have been properly completed | | ✓ | | |
| 19 Any outstanding documentation still to be collected such as | | ✓ | | |
| 20 Photographs of elevations | | ✓ | | |
| 21 Fire doors | | ✓ | | |
| 22 Backflow | | ✓ | | |
| 23 Lifts (electrical and installation) | | ✓ | | |
| 24 Mechanical ventilation | | ✓ | | |
| 25 List of consultants | | | | |

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Wanganui District Council:

- A written statement
- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- What parts/clauses of the Building Code the work relates to
- Full legal description of the site where the work will be undertaken
- Clearly identifying what part of the Building Consent is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: Barry Thomas

Signature: [Handwritten Signature]

Date: 4-8-09

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



CODE COMPLIANCE CERTIFICATE NUMBER BCon05/2410

Section 95(3), Building Act 2004

Miss DA McEwen
28 Carlton Ave
Wanganui

**Building Consent
No:** BCon05/2410

Issue Date: 4/08/2009

| Project Location | Assessment Number/Legal Description |
|----------------------------|---|
| 28 Carlton Ave WANGANUI | LOT 6 DP 34322 0.1140 Ha |
| Type of Work | Description of Work |
| P&D | Install a new toilet & wash basin in garage |
| Intended Life | Estimated Value |
| 50 years | \$2000.00 |

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:

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

A J Jamieson
Team Leader Building Services

Date: 04 August, 2009



END OF BUILDING CONSENT FILE

BC No. 5/2410