

P15200
FILE

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 Fax 07-349 0993



Issue Document

Building Consent No:19504
Section 35, Building Act 1991
Issued:15Oct03



Project Information Memorandum No: 19503

Owner

MRS HELENE POHUTURANGI RIRINUI
C/O C J HANSON CONTRACTING
P O BOX 2484
ROTORUA

Agent

MR CHRISTIAN JAMES ANTHONY HANSON
P O BOX 2484
ROTORUA 3215

Site Information

PROPERTY ID: 15200
STREET ADDRESS: 4 WILLOW AVENUE, HANNAHS BAY, ROTORUA 3201
LEGAL DESCRIPTION: Lot 37 DP 33114

Project Information

PROJECT IS FOR: Minor Works
INTENDED USE(S): INSTALL 2ND HAND DUO LOGFIRE
INTENDED LIFE: Specified as 5 years
VALUE OF WORK: \$1,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$150.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 241094 Date: 14Oct03 Amount: \$150.00

Building Consent: 19504

See attached page(s) for any other conditions.

Page : 1

1: Inspections Required

At the completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 3484199.

2: Solid Fuel Heaters

At the completion of the heater installation, Building Control Officer is to inspect prior to the ceiling plate being fixed.

Existing fireplace is to be inspected prior to inbuilt solid fuel heater being installed.

Any timber or combustible materials within 25mm of the flue safety liner is to be protected with Micore 160 board or other approved material.

Flue safety liner to extend below the ceiling level and fit neatly against sealing plate with ceiling cut back 25 mm clear of safety liner.

Provide seismic resistance to heater base.

Any second hand heaters and flues are to be inspected prior to installation.

3: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

4: Standard Conditions

If the work is not commenced within six months and/or resonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

5: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN

OF BUILDING WORK.

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM - CLAUSE F7 WARNING SYSTEMS:

* Requires that an appropriate means of detection and warning for fire must be provided within each household unit. * Smoke alarms shall be located on the escape routes on all levels within household units. * On all 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. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

A CODE OF COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL THE SMOKE ALARMS HAVE BEEN INSTALLED AND SEEN OPERATING.

THIS IS EFFECTIVE FROM THE 24TH DAY OF APRIL 2003.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed:  Date: 15/10/2003



Private Bag 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 19504

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name	<u>Helen Rininui</u>
Postal Address	<u>P.O Box 4656</u> <u>mt Maunganui</u>
Phone Number	<u>021 235 9960</u>
Fax Number	

2. CONTACT (If not owner)

Contact Name	
Postal Address	<u>C. J. HANSON CONTRACTING</u> <u>80 CLAYTON RD</u> <u>ROTORUA</u> <u>BOX 2484</u>
Phone Number	<u>PH/FAX 07 346 2694</u> <u>MOBILE 025 969 943</u>
Fax Number	

3. PROJECT LOCATION

Address:	<u>4 Willow Ave</u> <u>ROTORUA</u>
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4. LEGAL DESCRIPTION

Valuation Number	<u>06993/651.00</u>	Property ID:	<u>PS200</u>
Lot(s) (Section)	<u>37</u>	DP/S (Block)	<u>33114</u>
Lot Area(s) m ² /ha		No. of new toilets/urinals	

5. PROJECT

5.1 New Building <input type="checkbox"/>	5.2 Intended Life Indefinite but not less than 50 yrs <input type="checkbox"/>	5.3 Description of Work: <u>permit Vent</u> <u>No logfire, 2nd hand</u>
Alteration <input checked="" type="checkbox"/>	or	5.4 Intended Use(s) (in detail)
Relocation <input type="checkbox"/>	Specified as <input checked="" type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>1000.00</u> (GST INCL)
Demolition <input type="checkbox"/>		

☐ Application for Building Consent only, in accordance with Project Information Memorandum No.

Signed by the owner/owner's agent:

Signature: [Signature]

Name: K-B Hamm Date: 13-10-03
(PLEASE PRINT)

Office Use Only
TARGET DATE
<u>/</u> <u>/</u>

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☐ Provision to be made for vehicular access, including parking and materials used.
(To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)
Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)	
Name:	
Address:	
Phone Number:	Fax Number:
BUILDER	
Name:	
Address:	
Phone Number:	Fax Number:
DRAINLAYER	
Name:	Reg. No.
Address:	
Phone Number:	Fax Number:
PLUMBER	
Name:	Reg. No.
Address:	
Phone Number:	Fax Number:

If more than number allowed for, please provide details on a separate sheet.

CONFIDENTIALITY


I/we require that my/our ☐ plans ☐ specifications be treated as
confidential in order to protect: ☐ copyright ☐ security of building.

14.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review		
Project Information Mem.		
TOTAL FEE GST Incl.		
Fees payable on approval	\$	c
Building Consent <u>241094</u>	<u>150</u>	
Damage Deposit <u>14/10/03</u>		
Crossing Deposit		
BRANZ Levy		
B.I.A. Levy		
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL		

CONSENT ISSUE AUTHORITY	
Receipt No. _____	
Date of Issue _____	
Authorised By <u>[Signature]</u>	
Date authorised <u>14/10/03</u>	

REFERRALS	
SENT	RETURNED
Structural _____	
	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning _____		
Health _____		
P & D _____		
Trade Waste _____		
Rec & Com _____		
DG/GEO _____		
Res Eng _____		
Building _____		
Structural _____		

2009 a r
 201 a b c d e g
 212 a
 218 c r e
 220 b

P15200
FILE

CODE COMPLIANCE CERTIFICATE No:19504

Section 43(3), Building Act 1991

Issued: 15/10/2003

Building Consent No: 19504

Owner

MRS HELENE POHUTURANGI RIRINUI
C/O C J HANSON CONTRACTING
P O BOX 2484
ROTORUA

Agent

MR CHRISTIAN JAMES ANTHONY HANSON
P O BOX 2484
ROTORUA 3215

Site Information

PROPERTY ID: 15200
ASSESSMENT NO:
STREET ADDRESS: 4 WILLOW AVENUE, HANNAHS BAY, ROTORUA 3201
LEGAL DESCRIPT: Lot 37 DP 331114

Project Information

PROJECT IS FOR: Minor Works
INTENDED USE(S): INSTALL 2ND HAND DUO LOGFIRE
INTENDED LIFE: Specified as 0 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

No Fees

FINAL CODE COMPLIANCE CERTIFICATE: 19504
See attached page(s) for any other conditions.

Page : 1

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 Council:

Name: P Lawrence Position: Building Control Manager

Signed: PP Date: 20/10/2003



C.J. HANSON CONTRACTING LTD

80 Clayton Road • PO Box 2484 • Rotorua • Ph 07-346 2694

PRODUCER STATEMENT

for the Installation of Second Hand or
Reconditioned Solid Fuel Heaters

Issued By: C.J. Hanson Contracting Ltd (Qualified Person)

To: Helen Kirinui (Owner)

To Be Supplied To: R.D.C (Territorial Authority)

in Respect Of: Kent Duo logfire (Make and Model)

Installed by: N/A

Address: 4 Willow Ave.
ROTORUA

Lot: _____ DPS: _____

~~I have inspected the above solid fuel heater for compliance with the manufacturer specifications / recommendations, NZS 7421 specification for installation of solid fuel burning appliances and the New Zealand Building Code, clause B2 durability.~~

I am satisfied on reasonable grounds that this heater meets the above requirements, and will for a minimum of 5 years from the date as stated below. This warranty excludes external hardware such as knobs, handles, glass, door and seals.

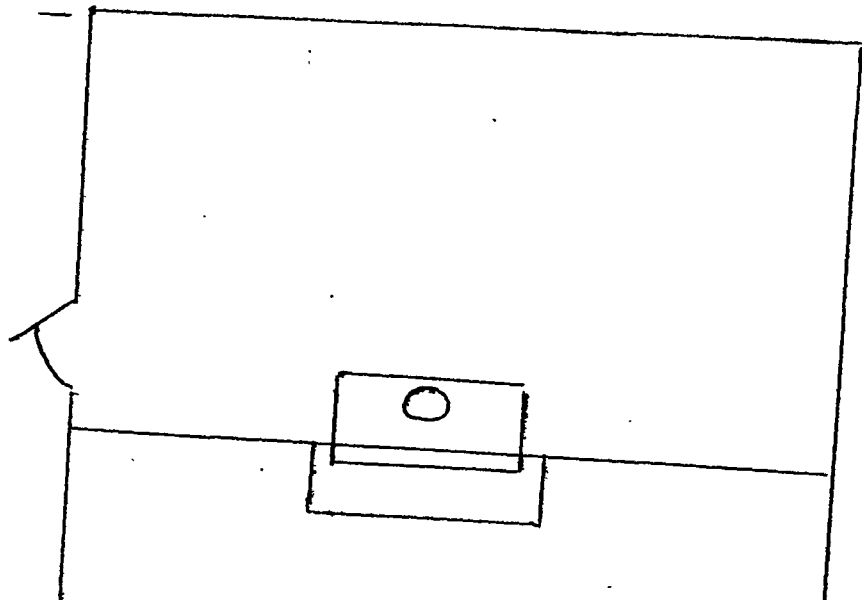
Please note that regular maintenance would need to be undertaken by a recognised service agent to ensure the wood heater is kept to a safe operating standard.

Signature: [Signature]

Name: K. B. Humm

Date: 13-10-03

0350



Archway

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 15/10/03 Consent Number 19504

Officer [Signature]

Window

#4 Willow Ave.

Kent Duo woodburner

Smoke alarms installed
within 3mtrs of all sleeping areas

Doug Marra. HOSKING & CO.
Wairakei Valley.
R.D.
Rotorua.

Installation Instructions

THE DUO FIRE®

GENERAL

The heater must be installed in accordance with NZS 7421:1972, or as directed by the local Building Inspector. The by-laws usually require that a building permit is obtained before installation and we recommend that you advise your insurance company that you are having the heater installed.

The minimum clearances shown are necessary to prevent overheating of nearby combustibles and the drying out of timber in the house structure. Tests have been carried out to verify that the heater complies with NZS 7421:1972 when installed in accordance with these instructions.

The heater incorporates its own hearth and no additional thermal protection is required.

You may require the following extra components to complete the installation:

Front and rear wall trim

P.K. screws as required

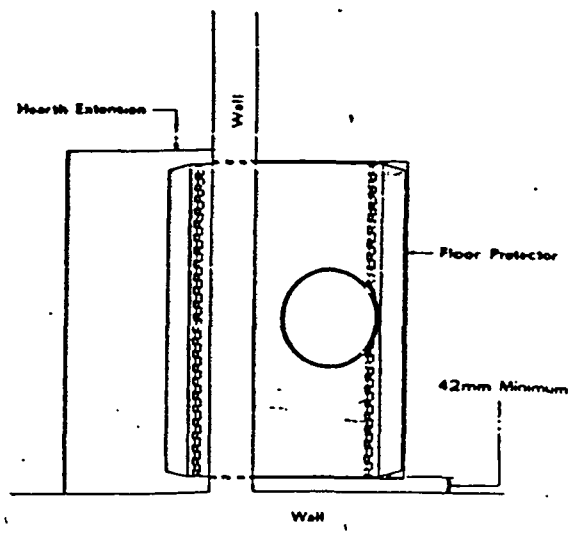
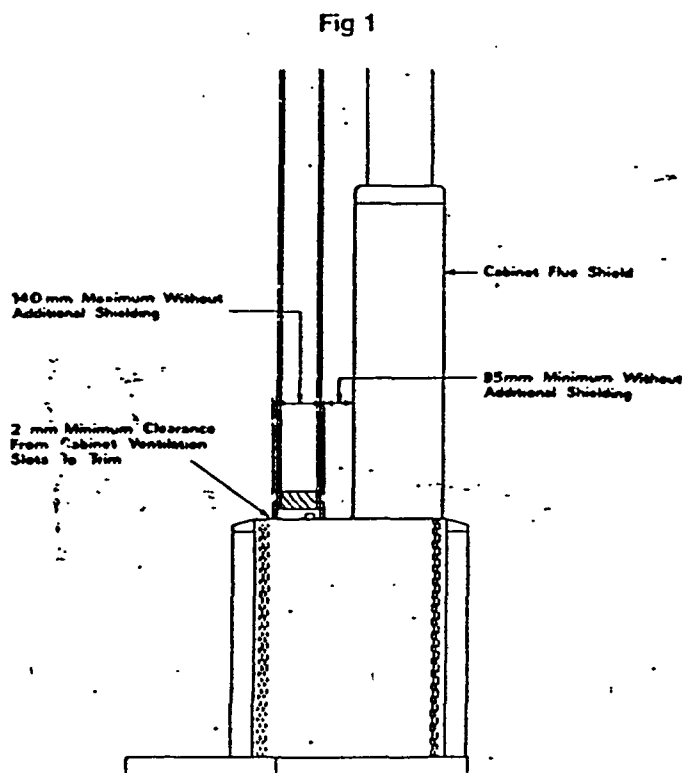
1 x tin of flue seal compound

Extra lengths of flue and flue shield

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 15/10/03 Consent Number 19504

Officer *DM* Fig. 2



CLEARANCES (See Figs. 1 & 2)

No part of the heater may be installed in a confined space. The minimum clearance from the cabinet flue shield to combustible materials is 85 mm. The minimum clearance from the ventilation slots to the wall trim is 2 mm. The minimum clearance from the ventilation slots to side walls is 42 mm. Other parts of the cabinet and the floor protector may be installed directly in contact with combustible materials. (Gibraltar Board and the like on timber studs are classed as combustible materials).

The cabinet flue shield to wall clearances can be reduced by means of heat shields – see NZ Standard 7421:1972. This will allow the heater to be fitted through thicker than normal walls. If using this method, care must be taken to comply exactly with the requirements and conditions of the Standard.

PRE INSTALLATION

The Duo Fire consists of three parts: The Duo Fire Assembly, Part No. 20-08-090, the Hearth Extension, Part No. 20-08-008, and the Duo Fire Flue Kit, Part No. 20-08-007. Ensure that only genuine Kent parts have been supplied and that the clearances specified can be maintained. Obtain a building permit and inform your insurance company of your intention to install the Duo Fire.

PREPARATION

Select the location of the heater, bearing in mind the clearance distance requirements. Check the route of the flue, which must be clear of roof timbers.

The heater requires a wall opening size of 725 mm high by 900 mm wide. If the wall carries a structural load, it will need alteration in accordance with the appropriate building codes to ensure structural integrity.

CAUTION: ELECTRICAL WIRING AND PIPEWORK MAY NEED RE-ROUTING AWAY FROM THE INSTALLATION AREA.

Fig 3

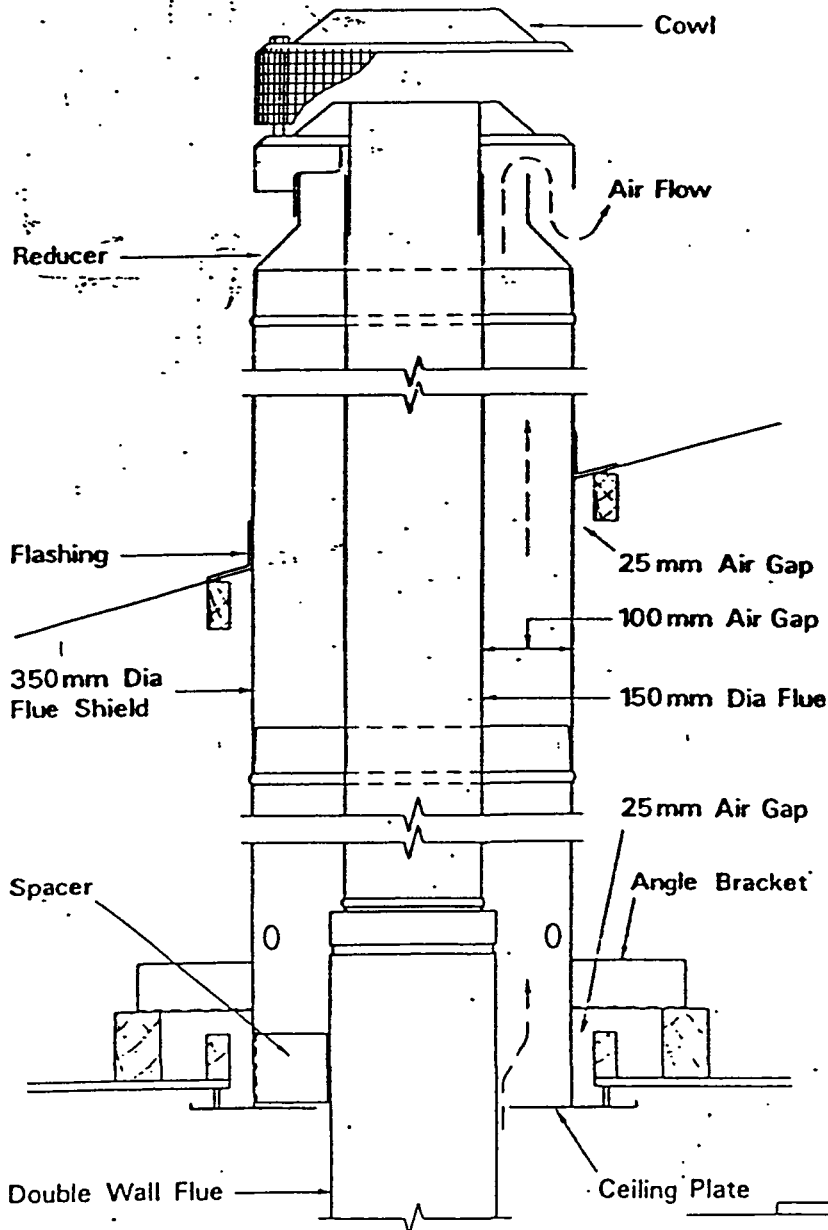
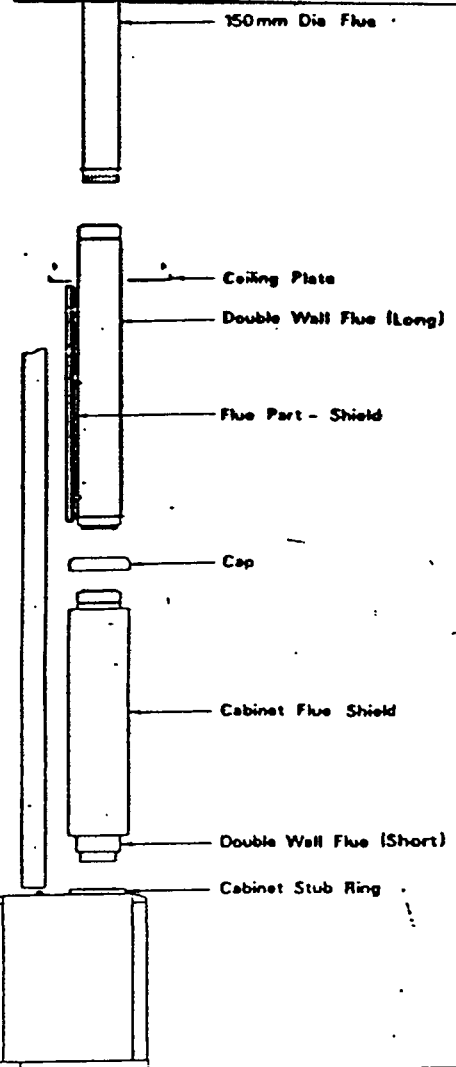
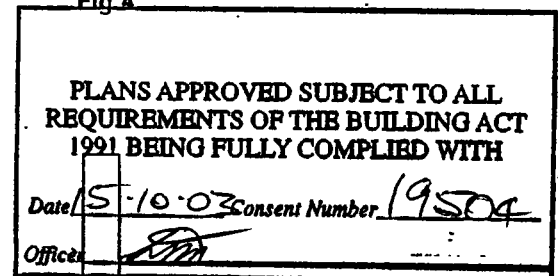


Fig 4



THE FLUE

It is important that the flue is vertical and without any bends. Any restrictions can cause smoking under certain conditions due to poor draught. Joints between sections should be securely fixed using self tapping screws. All joints must be airtight – use flue seal if necessary.

It is important that the flue is vertical and without any bends. Any restrictions can cause smoking under certain conditions due to poor draught. Joints between sections should be securely fixed using self tapping screws. All joints must be airtight – use flue seal if necessary.

The flue cowl must be at least 600 mm above the highest ridge of the roof to ensure the draught is not affected by pressure zones caused by wind currents on the house. When the flue is installed through a flat roof, the cowl must be at least 1500 mm above the ridge. (Note that any roof with a pitch angle of less than 30° is treated as a flat roof for the purposes of pressure zones).

The minimum length of flue on which the heater will operate satisfactorily is 3480 mm. This is the length supplied in the standard flue kit. Extension lengths are available, if required.

The Kent Duo Fire flue kit consists of two lengths of double wall flue, two shields for the double wall flue, a cabinet flue shield and cap, one ceiling plate and spacers, one length of standard flue, two 350 mm diameter flue shields and spacers, one cowl, two angle brackets and one 350 mm to 250 mm reducer.

FLUE SHIELDING
A shield must be fitted to prevent the hot flue from contacting any timber or other combustibles in the roof space. A free air passage of 100 mm must be left between the flue and shielding as shown in Fig. 3.

A shield must be fitted to prevent the hot flue from contacting any under or over roof structure in the roof space. A free air passage of 100 mm must be left between the flue and shielding as shown in Fig. 3.

This allows enough clearance for cooling air to enter and circulate freely. The portion of the flue extending above the roof line must be shielded all the way to the cowl. Failure to do this will cause chilling of the hot gases and may cause the flue to become blocked. Fig. 3 shows how the shielding extends from the ceiling plate up to the cowl. If the flue length is increased, the shielding length must be increased as specified in section (10) below. The shielding is 350 mm diameter 0.6 mm galvanised steel. If the upper shield is too long, shorten it by cutting the uncrimped end.

PLANS APPROVED SUBJECT TO A

PROCEDURE

1. Remove floor coverings from the vicinity of the installation.
2. Slide heater into place, check clearances.
3. Cut the holes in the ceiling and roof for the 350 mm diameter flue shield. Fit timber noogs round the holes, allowing for 25 mm air gap between the flue shields and combustible materials.
4. Fit the ceiling plate accurately to its position on the ceiling with the spacers provided. The hole in the ceiling plate is off centre and the smaller edge of the ceiling plate goes towards the wall.

REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

19504

1. Remove floor coverings from the vicinity of the installation.
 2. Slide heater into place, check clearances.
 3. Cut the holes in the ceiling and roof for the 350 mm diameter flue shield. Fit timber nogs round the holes, allowing for 25 mm air gap between the flue shield and combustible materials.
 4. Fit the ceiling plate accurately to its position on the ceiling with the spacers provided. The hole in the ceiling plate is off centre and the smaller edge of the ceiling plate goes towards the wall. Remove the plastic film from the ceiling plate after it is in position.
 5. Fit the shorter length of double wall flue into the heater flue spigot.
 6. Slip the cabinet flue shield over the flue and locate it over the cabinet stub ring.
 7. Slip the cap onto the cabinet flue shield.
 8. Fit the longer length of double wall flue and fasten with 3 black self tapping screws provided. Make sure the attached brackets are facing the wall.
 9. Install the rest of the flue. All joints must be fastened with at least 3 self tapping screws spaced evenly around. All flue joints must be air tight. Use flue seal if necessary.
 10. Install the flue shield. The 350 mm flue shield should extend from the ceiling plate upwards to terminate 105 mm below the top of the flue. (See Fig. 3).

10. Install the flue shield. The flue shield terminates 105 mm below the top of the flue. (See Fig. 3). The flue shield is supplied in two separate lengths. The lower one has eight 30 mm air inlet holes. These must not be obstructed.

- (a) Join the flue shield with self tapping screws.
- (b) Fix the flue shield into place with the long angle brackets supplied using self tapping screws and flash it to the roof.
11. Fix the reducer to the top of the flue shield using self tapping screws. Fix the cowl to the top of the reducer and retain with self tapping screws, as shown in Fig. 3. The three brackets on the cowl should be on the outside of the shield. The air flow shown must not be reduced in any way. (See earlier section on Flue Shielding).
12. Fasten the flue part shield to the longer length of double wall flue with the shield towards the combustible surface. The shielding should be extended upwards towards the ceiling plate using the prepunched positioning holes (see Fig. 4) so that it terminates within 90 mm of the ceiling plate.
13. Remove the lower grille from the heater, slip the hearth extension into place, locating it over the floor protector and hard against it. The hearth extension must be screwed to the floor protector. Using the punched hole in the hearth extension as a guide for a 3.3 mm drill, make a hole in the floor protector and secure the hearth extension in place with a self tapping screw. Replace the lower grille. Remove the protective plastic film from the hearth extension.
14. Unpack the brick pack from inside the firebox and place the four insulating bricks flat on the base of the firebox. (These insulating bricks are required to keep the base temperatures within a safe level until a bed of ash has built up. The bricks should be left permanently in position and the ash allowed the build up on top of them).
15. Fix trims around the heater. These trims are not supplied with the heater and it is suggested that timber or plaster to match the architraves in the room is used.
16. Refit the floor coverings to fit neatly around the hearth and hearth extension.
17. Your Kent heater is now ready for use, please refer to the Operating Instructions.

WATER BOOSTERS

A water booster must not be fitted to this appliance when it is installed in a heat sensitive wall. A water booster may be fitted when the appliance is installed in a completely noncombustible wall. Care must be taken to ensure that the water pipework does not destroy the heat insulating properties of the cabinet by allowing air to pass to and from areas not designed to be so ventilated.

The fitting of a water booster is not covered by the appliance warranty.

Any failure caused by the fitting of a water booster is not covered by the appliance warranty.