

# 153 CORNFoot ST



Wanganui District Council  
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 1  
v1 28/09/07

## Building Consent File Content

Consent number: 4/1965

	Description	Date Placed	Comment & Reference
1	Consent Application	7-12-04	
2	Pre-Vet Checksheet		
3	Plans & Specifications	✓	
4	Geotech		
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	Peer Review		
12	Relocate: Condition Reports		
13	Photos		
14	FIR		
15	Correspondence	✓	
16	Invoice		
17	Building Consent & Memorandum		
18	Amendment: Application & Approval		
19	NTF		
20	DBH Notification (Warnings etc)		
21	Alterations to Existing		
22	Sec. 72's		
23	Historic Places Trust		
24	Energy Work Certificates (Gas/Elect)		
25	Inspection Reports	✓	
26	Warranties		
27			
28	Site instruction notes	✓	
29			
30			
31			
32			
33			
34			
35			
36			
37			
38	Application for C.C.C.	not supplied.	
39	Code Compliance Certificate	17-12-07	
40			

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

LARGE PLANS LOCATED IN:

G18 FILE ROOM

or BASEMENT

# ALTERATIONS



**ENVIRONMENTAL SERVICES**

WANGANUI DISTRICT COUNCIL

APPLICATION

FOR

07 DEC 2004

**P.I.M/Building Consent**

This application is for a: (tick the appropriate box)

- ☐ Project Information Memorandum – PIM (preliminary application for a Building Consent)
- ☒ Building Consent
- ☐ Alteration to Approved Plan

BC# 4/1965

(A) Owner

Name: KEN. LEAD  
 Mailing Address: 355 TREMAINE AVE PANN. N.W.  
 Phone: 06-3568918 Fax: (06)3568918

(B) Designer

Name: Colin Watling  
 Mailing Address: 104 Luba St Palm North  
 Phone: (06) 3570103 Fax:

(C) Builder

Name: SHAWN Timmins  
 Mailing Address: 8 Owen St - Feilding  
 Phone: 06-3230306 Fax: 06-3230907

(D) Craftsman Plumber

(E) Registered Drainlayer

Code Compliance Certificate to be sent to?

FLOOR AREA OF PROJECT

New Residential Dwellings or

New Commercial Only m<sup>2</sup>

LEGAL DESCRIPTION

WDC Property No. 153 Cornfoot St

Valuation Roll No.

Lot(s) 376 & 377 DP 3060

Section Block

Survey District

Signed by (on behalf of) the applicant

Signature: L. Lead

Owner, builder, plumber, designer, agent

Date: 6 / 12 / 04

CONTACT PERSON i.e. (A B C D E) (Circle one)

Project

Description of PROJECT and USE: Alterations & garage to existing building.

Project Location

Street Address/Rural No:

153 CORNFOOT ST

Durable Life or Project (i.e. 5, 15, 50+ years)

Value of Project Work

(include all labour & materials)

\$ 32,000. (Incl. GST)

Consent Fees to be paid by?

L. Lead

FEES APPLICABLE (office use only)

Building Consent Application \$

Building Consent Issue \$

P.I.M. \$

Non-notified Appl. Fee \$

Prepaid Crossing \$

Prepaid Sewer Connection \$

Prepaid Water Connection \$

Stormwater Connection \$

BIA Levy \$

Additional Charges \$

Total Fees (Incl. GST) \$

PTO

The information 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.



### APPLICATION FOR P.I.M/Building Consent

This application is for a: (tick the appropriate box)

- ☐ Project Information Memorandum – PIM (preliminary application for a Building Consent)
- ☐ Building Consent
- ☐ Alteration to Approved Plan

BC#

#### (A) Owner

Full Name:

Mailing Address:

Phone:

Fax:

Email:

#### (B) Designer

Name:

Mailing Address:

Phone:

Fax:

Email:

#### (C) Builders Name:

Mailing Address:

Phone:

Fax:

Email:

#### (D) Craftsman Plumber:

#### (E) Registered Drainlayer:

CONTACT PERSON i.e. A B C D E (Circle one)

#### Project

Description of PROJECT and USE:

#### Project Location

Street Address/Rural No:

Durable Life or Project (i.e. 5, 15, 50+ years)

Value of Project Work (include all labour & materials)

\$

(Incl. GST)

Consent Fees to be paid by?

Code Compliance Certificate to be sent to?

#### FLOOR AREA OF PROJECT

New Residential Dwellings or

New Commercial Only

m<sup>2</sup>

#### LEGAL DESCRIPTION

WDC Property No.

Valuation Roll No.

Lot(s):

DP:

Section:

Block:

Survey District:

Signed by (on behalf of) the applicant

Signature:

Owner, builder, plumber, designer, agent

Date:

#### FEES APPLICABLE (office use only)

Building Consent Application \$

Building Consent Issue \$

P.I.M. \$

Non-notified Appl. Fee \$

Prepaid Crossing \$

Prepaid Sewer Connection \$

Prepaid Water Connection \$

Stormwater Connection \$

BIA Levy \$

Additional Charges \$

Total Fees (Incl. GST) \$

PTO

The information 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.

## Project Details

The project involves the following

(tick each applicable box, if any, and attach two (2) copies of any relevant information)

- (1) ☐ Location in relation to legal boundaries and external dimensions of new, relocated or altered buildings
- (2) ☐ New provisions to be made for vehicular access and on-site parking, ie. a new crossing
- (3) ☐ Provisions to be made in building over or adjacent to any road or public place, ie. hoardings, signs
- (4) ☐ New provisions to be made for disposing of stormwater and wastewater
- (5) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- (6) ☐ New connections to public utilities, ie. new drainage or water connections
- (7) ☐ Provisions to be made for any demolition work ie. The protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

## Project Documents (provided with this application)

- ☐ Plans and specifications
- (22) ☐ Producer Statements (ie. truss design, design review) – specify: .....
- (23) ☐ Other Documents – specify: .....

## Inspections

- (26) ☐ By Wanganui District Council
- (27) ☐ Other – specify (ie. Design Engineer): .....

For office use only							
Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	LC	8/12/04					
Planning						SA	10/12/04
Fire Design							
Building	GW	16 DEC 2004				GW	24 DEC 2004
Drainage							
Water							
Structural							
Plumbing/Drainage						278	20-11-04
Roading							
Health							
Dangerous Goods							
Approved for issue of PIM/Building Consent							
District Building Controller				Date: 30 DEC 2004			

**FILE NOTE:  
ASSESSMENT OF BUILDING CONSENT**

<b>Applicants Name</b>	Ken Rebo
<b>Activity/Use</b>	Alteration + Garage to existing building
<b>Date BC#</b>	4/1965
<b>Address</b>	153-155 Confort St
<b>Subject</b>	<b>Residential Activities in Residential zones</b>

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

<b>Zone:</b>	<b>Residential</b>	-
<b>Road Classification:</b>		-
<b>Site Area:</b>		<del>607</del> + 607 + 625 = 1839 m <sup>2</sup>
<b>Site Coverage:</b>	40%	$\frac{775}{1839 \text{ m}^2} = 42\%$
<b>Maximum Height:</b>	10 metres	6m
<b>Structures (Height Recession Plane):</b>	Front Boundary	-
	Side Boundary	2.1m
	Side Boundary	3.1m
	Rear Boundary	-
	(plus exemptions)	-
<b>Multi Unit Development (detached):</b>	Height recession plane applies from a notational boundary	-
<b>Accessory Building</b>	Garage or accessory building located in front of principal building	-
<b>Conjoined multi unit developments and residential care facilities</b>	D = L = 3H/10 i. Site amenity 30m <sup>2</sup> ii. Upper story units iii. Storage space	-

Noise:		
Light:		
Advertising		
Access:	Minimum 1 access to be provided 3.5 metres maximum	
Parking:	1 per dwelling unit	
Easements		

Decision and any other matters not contained in table above including further information for building consent purposes:

Further Information Received? Yes/No  
Decision:

Is resource consent required? Yes/No  
Letter sent out? Yes/No Date:

File Number: 4/101/

Assessed as:

Restricted Discretionary Activity  
Breaches:

Non-complying Activity  
Breaches



## TOTAL INSPECTION TIME REPORT

Building Consent Number BC04/1965

<b>Total Estimated Inspection Time</b>	390
<b>Total Actual Inspection Time</b>	0
<b>Inspection Time Difference</b>	390
<b>At BC Issue</b> Time to be charged.	
<b>At Completion</b> Positive amount = time to be credited	
Negative amount = time to be charged	

Signed for and on behalf of the Wanganui District Council

390  
—  
90

**IAN B. PEARSON** BE(CIVIL), MICE, MPENZ

Consulting Structural Engineer

Project Management

Contract Administration

## FACSIMILE COVER SHEET

<b>TO:</b>	Environmental Services	<b>Date:</b>	5 October, 2005
	Wanganui District Council	<b>Time:</b>	4:52
	WANGANUI	<b>Fax No:</b>	349 0536
<b>Attention:</b>	Barry Thomas		
<b>Subject:</b>	153 Cornfoot Street	<b>Our Ref:</b>	1601

*The information contained in this facsimile message is CONFIDENTIAL INFORMATION and may also be LEGALLY PRIVILEGED, intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please notify us by telephone immediately (collect) and destroy the original message. Thank you.*

For your: **\*Information** Action Comment

Number of Pages in this transmission: 1

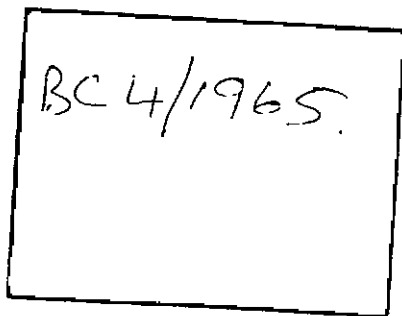
### MESSAGE:

Barry

I advise that I have inspected the above site and probed the ground around the perimeter of the prepared slab.

Some areas at the base of the footings are soft but as the footings are very deep and the slab is integral with them I believe that there is no possibility of any settlement under the footings and therefore the ground is acceptable for proceeding with placing the concrete.

I did note that in an area adjacent to the old house the DPC is not uniformly supported by the ground under it and therefore there is a possibility that the DPC will tear over the peg and formwork when the concrete is poured.



**RECEIVED**  
WANGANUI DISTRICT COUNCIL

06 OCT 2005

Regards

*Ian Pearson*

C.c Shaun Timmins, Feilding



# Wanganui District Council

Building a better community with the people of the Wanganui District



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

21 December 2004

**Mr K Read**  
**355 Tremaine Ave**  
**Palmerston North 5301**

Dear Sir or Madam:

**1st Request for further information on Application.**

Project Number: BC04/1965  
Project Location: 153 Cornfoot St WANGANUI 5001  
Project Description: New garage & construction of a carport attached to dwelling & lounge extension.

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

1. Please supply construction details for the window/door head, jamb and sill flashings. (Graham Wait - Building Control Officer)
2. Please show on the floor plan the position of the smoke alarms in accordance with F7 of the New Zealand Building Code. (Graham Wait - Building Control Officer)
3. Please supply a truss design and layout plan. (Graham Wait - Building Control Officer)
4. The 100x100 posts cannot be installed to carry a 2kpa floor loading, NZS 3604 SECTION 9.1 and SECTION 6.4.2. Please amend the plans. (Graham Wait - Building Control Officer)
5. Customwood cannot be used as a bracing element as it cannot achieve 50 year durability, (see manufacturers installation instructions). Please supply wall bracing calculations and amend the plans. (Graham Wait - Building Control Officer)
6. Council has no records of existing stormwater drainage, please confirm where the stormwater will discharge to. (Graham Wait - 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. If you have any queries please contact this office and quote Project Number BC04/1965

Yours sincerely

Kim Glentworth  
Customer Services Officer

**OSA**

SILVESTER CLARK LTD

**APPROVED****04 / 1965**  
12666**PRODUCER STATEMENT - DESIGN**

**ISSUED BY:** Peter F Clark

**TO:** Wanganui District Council

**IN RESPECT OF:** Proposed House Alterations

**AT:** 153-155 Cornfoot Street  
Wanganui

Consent No.

Lots 376 &amp; 377 DP 3060

OSA Silvester Clark Limited has been engaged by Architectural Draughting Practice Ltd to provide structural engineering design services in respect of the requirements of clause B1 of the Building Regulations 1992 for the roof support beams. The design has been prepared in accordance with NZS4203 & NZS 3404 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on three drawings titled Read Alterations, numbered 1 to 3 prepared by Architectural Draughting Practice Ltd according to which the work is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to all proprietary products meeting the performance specification requirements, the drawings according to which the work is proposed to be constructed comply with the relevant provisions of the building code.

Signed:

Date: 3 December 2004

P F Clark  
BE MIPENZ

---

OSA SILVESTER CLARK LTD.

3rd FLOOR, CNR WALDING AND RANGITIKEI STREETS, PALMERSTON NORTH, NEW ZEALAND.

PO BOX 1048, TELEPHONE +64 (0)6 356 1088, FACSIMILE +64 (0)6 356 1288

E-mail: office@osa.co.nz

PRINCIPALS: O.B. STOCK BE., C. ENG., FIPENZ., MICE., MIE(AUST.), MASCE.

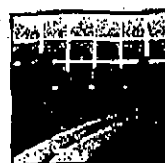
J.E. SILVESTER NZCE., AIPENZ.

P.F. CLARK BE., MIPENZ.

K.C.F. SPRING C. ENG., MISTRUCTE, MIE(AUST.), FIPENZ., MASCE.

**ACENZ**

# MEMORANDUM



**OSA**  
SILVESTER CLARK LTD

**OSA SILVESTER CLARK LTD.**

3rd FLOOR, CNR WALDING AND RANGITIKEI STREETS, PALMERSTON NORTH, NEW ZEALAND.  
PO BOX 1048, TELEPHONE +64 (0)6 356 1088, FACSIMILE +64 (0)6 356 1288 E-mail: peter.clark@osa.co.nz

To: A D P

Job No: 12666

Attention: Colin Watkins

Date: 2 December 2004

From: Peter Clark

**APPROVED**

Re: READ HOUSE

04/1965

Consent No.

Beam 1 over living/dining

Design Span 8.10m 250 x 90 PFC

Expected deflection under dead load approximately 17mm  
say precamber beam upwards 15mm

Beam 2 over carport

Design Span 4.50m 150 x 75 PFC

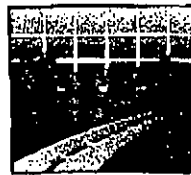
Beam 3 over garage door

Design Span 7.10m 200 x 75 PFC

Expected deflection under dead load approximately 13mm  
say precamber beam upwards 12mm

Sketch details attached

Regards



# OSA

SILVESTER CLARK LTD

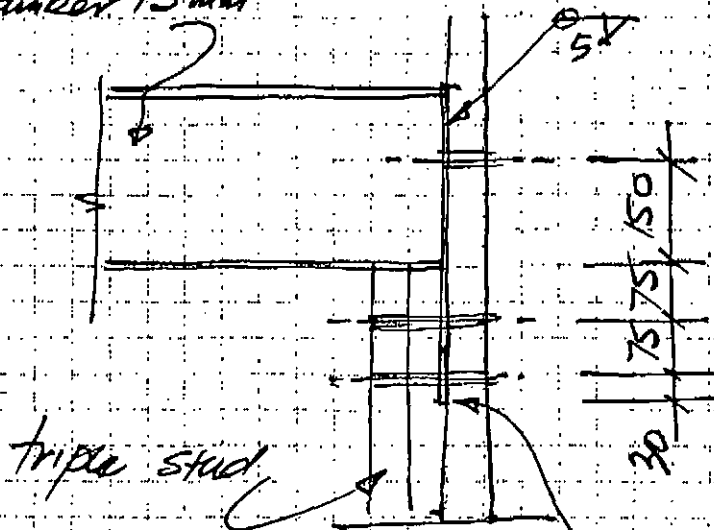
JOB NAME READ ALTERATIONSJOB No. 12666SUBJECT TYPICAL DETAILSPAGE No. SK1BY PCDATE 2/12/04

APPROVED

04/1965

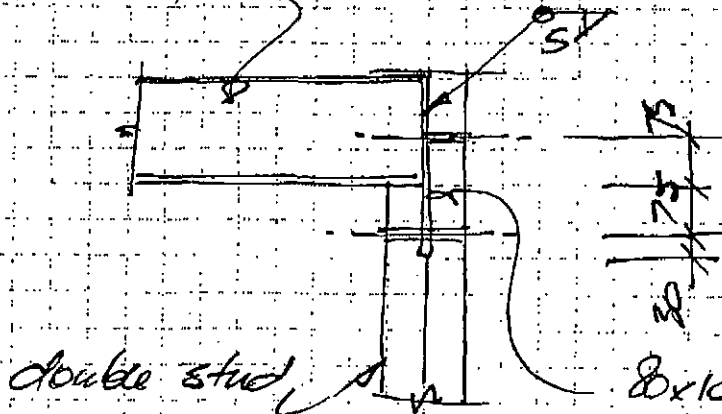
Consent No.

250 x 75 PRE  
Preambox 15mm



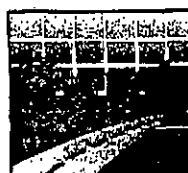
80 x 10 MSF  
430 LONG  
3 M12 BOLTS

150 x 75 PRE



double stud

80 x 10 MSF  
255 LONG  
2 M12 BOLTS



# OSA

SILVESTER CLARK LTD

JOB NAME

ROAD ALTERATIONS

JOB No.

12666

SUBJECT

TYPICAL DETAILS

PAGE No.

8x2

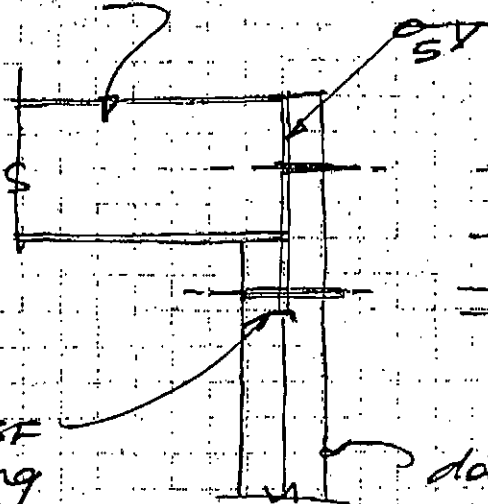
BY

R

DATE

2/12/04

200x75 PFC  
Precamber 12mm



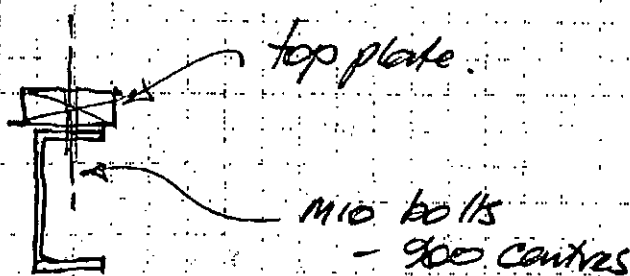
80x10 MSE  
305 long  
2M12 bolts

double stud

APPROVED

04/1965

Consent No.



TYPICAL BEAM SECTION

TO: - WANGANUI DISTRICT COUNCIL

RECEIVED  
WANGANUI DISTRICT COUNCIL

ATTENTION :- GRAHAM WAIT

23 DEC 2004

MESSAGE :- RE: 153 CORNFoot ST WANGANUI  
PROJECT No B04/1965

- THE REQUESTED WINDOWS DETAILS, CHANGE TO POST SIZE & STORMWATER FOLLOW THIS.
- TRUSS LAYOUT & DESIGN TO BE SUPPLIED BY BUILDER, WHO HAS BEEN CONTACTED.
- BRACING CALC'S & PLAN FOR GARAGE AREA ARE AS FOLLOWS, HOUSE BRACING IS EXISTING.
- SMOKE ALARM POSITION SHOWN ON AMENDED PLAN.

IF MORE INFORMATION REQUIRED PLEASE CONTACT US.

REGARDS MICHAEL.

Date: - 22-12-04

Total pages: - 10

FACSIMILE from 06 - 3570103



ARCHITECTURAL DRAUGHTING PRACTICE LTD

104 Cuba Street Palmerston North Phone 357-0103

23 DEC 200

ADP LTD

== exist. work  
~~==~~ deadish work  
~~==~~ new work.

NOTE 3-Verify all dimensions on site before manufacture or construction commences, to watch exist. where shown.

- stay to reuse, removed materials, doors & windows as per owner.
- all plumbing & drainage shall comply with AS/NZS 3500 & FWS, E1/AS1 of the New Zealand Building Code.

northeast elevation

1941  
1942

southea:

sheds in this  
area to be  
90x75 H12 HSG8  
@ 4000/c, remaining  
sheds for garage  
to be @ 4000/c

APPROVED  
04/19  
Consent No.

APPROVED  
04/1965

northw

plan as altered ~~to~~ N.T.S.

NOTE: all glass specs & thicknesses to be in accordance with NYS 9223 parts 3 & 4

\* = amended DEC. 04

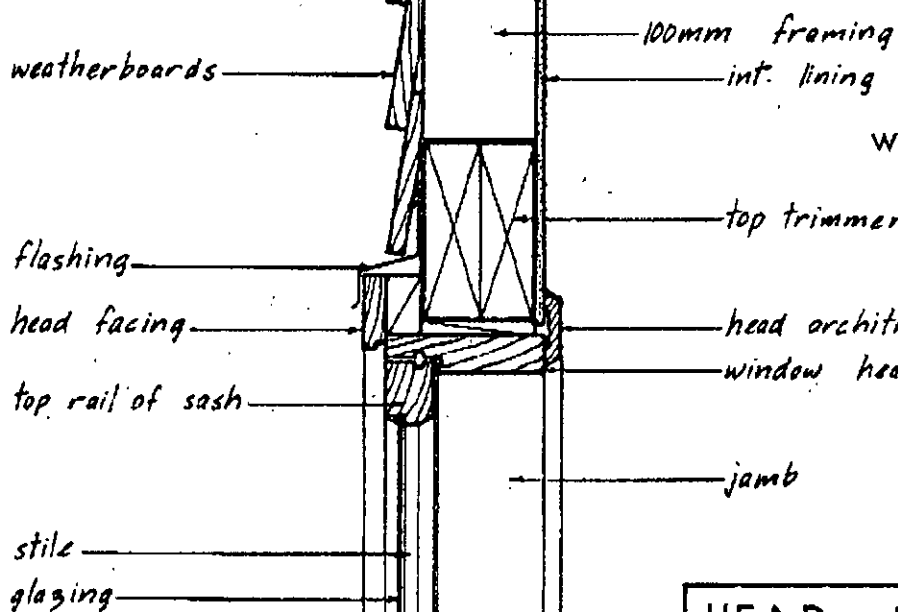


ARCHITECTURAL DRAU

read alterations

104 Cuba Street Palmerst

10/20/2008



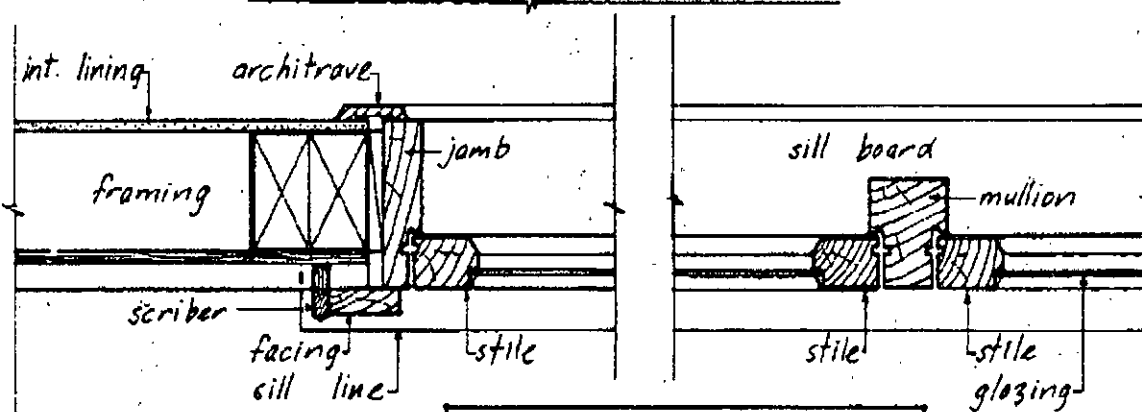
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WANGANUI DISTRICT COUNCIL

**23 DEC 2004**  
**APPROVED**

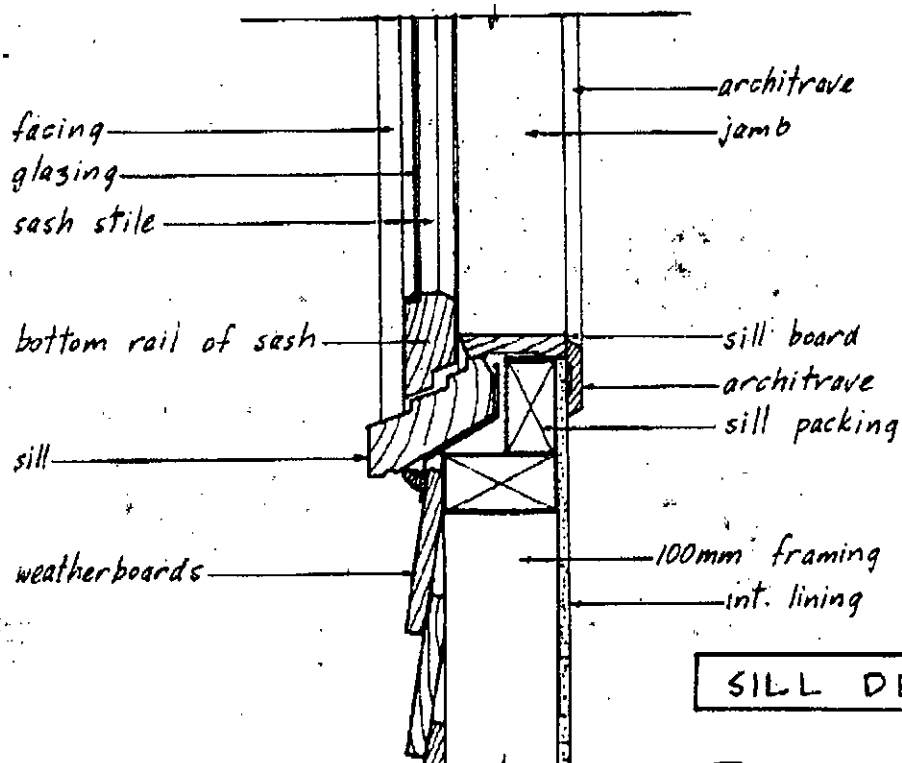
04/1965

Consent No.

### HEAD DETAILS



### JAMB DETAILS



### SILL DETAILS



For a software version  
phone GIB® Information  
Helpline 0800 100 442

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WANGANUI DISTRICT COUNCIL

Please Photocopy

GARAGE

## Wall Bracing Calculation Sheet A

23 DEC 2004

## Job Details

APPROVED  
box 1

Name K. READ 04/1965

Street and Number 153 CORNFoot STREET

Lot and DP Number LOTS 376 & 377 DP 3060 Consent No.

City/Town/District WANGANUI

Location of Storey: (single) upper of two/lower of two Floor load: 2kPa/3kPa

Building height to apex 5.5 m Roof weight light/heavy

Roof height above eaves 2.5 m Cladding weights: light/medium/heavy

Stud height 3.0 m Subfloor light/medium/heavy

Average roof pitch 22° Lower Storey light/medium/heavy

Upper Storey light/medium/heavy

Room in Roof Space Yes (NO)

Building length BL = 12 m Gross Building

Building width BW = 10 m Plan Area, GPA = 120 m<sup>2</sup>

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

## Wind Zone

box 2

Region: 0 Terrain: 0 Exposure: 0 Topography: 0

R1 0 Inland 0 Sheltered 0 Gentle 0

R2 1 Coastal 1 Exposed 1 Moderate 1

Extreme 3

Total points 2

Wind Zone: Low (0) Very high (3)

Medium (1) Specific Design (4)

High (2)

## Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A B C

## BUs required Wind

box 4

From Table W1A/W1B

W along = 80 BUs/m

W across = 15 BUs/m

Total wind load,

W ALONG:

W along x BW = 800 BUs

W ACROSS

W across x BL = 900 BUs

## BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 3.6 BUs/m<sup>2</sup>

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 432 BUs

For a software version  
phone GIB® Information  
Helpline 0800 100 442

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WANGANUI DISTRICT COUNCIL

Please Photocopy **K. READ ADDITIONS**

# Wall Bracing Calculation Sheet B

23 DEC 2004

**APPROVED**

04/1065

Consent No.

Along **153 CORNFoot GARAGE**

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	120	1	C.W.	2.4	84	202	80	192
		2	C.W.	2.4	"	202	80	192
B	120	3	C.W.	2.4	84	202	80	192
		4	C.W.	2.4	"	202	"	192

Totals Achieved					W	808	E	768
From Sheet A Totals Required					W	800	E	432
Wreq/Ereq =								

\*If Wreq/Ereq is 1 or less complete E column only  
If Wreq/Ereq is 1.5 or more complete W column only  
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	5	C.W.	2.9	84	244	80	232
		6	C.W.	2.9	"	244	80	232
N	70	7	C.W.	1.2	104	125	96	115
O	100	8	C.W.	1.5	104	156	96	144
		9	C.W.	1.5	"	156	"	144

Totals Achieved					W	925	E	867
From Sheet A Totals Required					W	900	E	432
Wreq/Ereq =								

3.0 stud height x by 0.8

C.W. = 10mm CUSTOMWOOD  
ON INTERIOR.



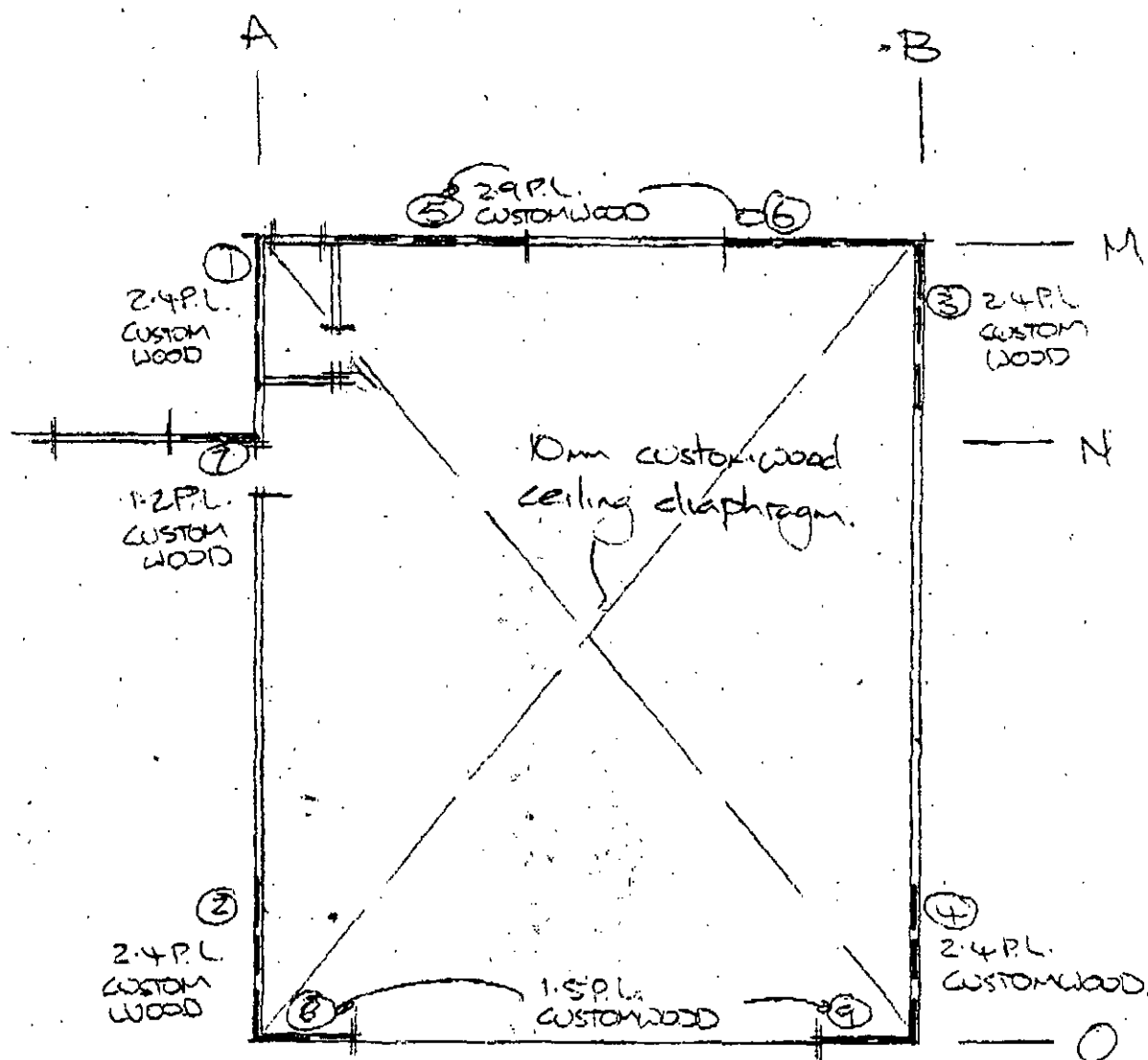
**RECEIVED**  
WANGANUI DISTRICT COUNCIL

23 DEC 2004

**APPROVED**

04/1965

Consent No.



**BRACING PLAN.**

scale 1:300

P.L. = plan length  
BRACING TYPE = 10m custom wood to  
interior walls, wall 1.2m - 2.3m wide  
require 6kN straps, 24m up no  
straps required, sheets nailed @ 150mm

K. READ ADDITIONS

**BRANZ****APPRAISAL  
CERTIFICATE**

No. 823

**CARTER HOLT  
HARVEY PANELS  
CUSTOMWOOD™  
BESTWOOD™ AND  
KOPINE™  
PANELS AND  
CUSTOMWOOD™  
MUF MOULDINGS  
AND DOOR  
JAMBS**

Carter Holt Harvey Panels

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**Product**

04/1965

Carter Holt Harvey Panels manufacture and market wood-based panels, mouldings, and door jambs. These consist of: Customwood™ Panels and Thinboard Panels, Kopine™ MD Particleboard Panels, which are supplied unfinished, or overlaid with a range of factory-applied decorative laminate finishes (Customwood™ Woodgrain, and Bestwood Melamine, Bestwood Vinyl, and Bestwood Natural Wood Veneer); unfinished architectural mouldings (Customwood™ MUF Mouldings); and door jambs (Customwood™ MUF Door Jambs).

For appraised uses, see under **DESIGN INFORMATION** - Application and Limitations On Use.

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Panel  
**Customwood**

**BESTWOOD**  
MELAMINE

Mouldings  
**Customwood**

**BESTWOOD**  
NATURAL WOOD VENEER

Thinboard  
**Customwood**

**BESTWOOD**  
VINYL

Door Jambs  
**Customwood**

Woodgrain  
**Customwood**

**KOPINE**  
PARTICLE BOARD

Carter Holt Harvey  
Panels

**Building Regulations****New Zealand Building Code (NZBC)**

In the opinion of BTL, if Carter Holt Harvey Panels Customwood™, Bestwood, and Kopine™ Panels, and Customwood™ MUF Mouldings and Door Jambs are used in accordance with the statements and conditions of this Certificate, the relevant provisions of the following NZBC Clauses will be met:

B1 STRUCTURE; B2 DURABILITY; E3 INTERNAL MOISTURE; F2 HAZARDOUS BUILDING MATERIALS; and G3 FOOD PREPARATION AND PREVENTION OF CONTAMINATION.

Specific NZBC compliance details are contained within this Certificate.

**Product Information**

Carter Holt Harvey Panels Customwood™, Bestwood, and Kopine™ Panels, and Customwood™ MUF Mouldings and Door Jambs consist of panels manufactured from wood fibres or particles bonded with urea-formaldehyde resins, and architectural mouldings and door jambs consisting of wood-fibres bonded with a melamine-urea formaldehyde (MUF) resin.

The appraisal covers:

Customwood™ Panels and Thinboard - unfinished panels of medium density fibreboard (MDF).

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Similar purposes except stair treads and flooring overlays.

Areas of use for manufactured products are given in Table 1 for wall and ceiling linings, and in areas such as bathrooms and shower rooms where exposed to humid conditions, but where direct contact with water splashing is minimal (see **Limitations On Use**) - subject to all exposed surfaces, edges, and cut surfaces in these areas being finished with a suitable moisture protective coating.

#### Customwood™ MUF Door Jambs

These are for use in interior door frames in areas as given in Table 1 for panels (see **Limitations On Use**), and in areas such as bathrooms where exposed to humid conditions, but where direct contact with water splashing is minimal (see below for **Limitations On Use**). Use in wet areas, such as bathrooms, is conditional on finishing with a suitable moisture protective coating system, including all moisture exposed surfaces, edges, and cut ends.

#### Customwood™ MUF Mouldings

These are used for internal decorative trims and flashings such as cornices, scotia, etc., in areas as given in Table 1, and in areas of such rooms as bath and shower where direct contact with water splashing is minimal (see below for **Limitations On Use**). Use in wet areas, such as bathrooms, is conditional on finishing with a suitable moisture protective coating system, including cut ends etc. Floor skirtings must be protected by coved vinyl.

#### Limitations on Use

The products must not be used as follows:

##### Customwood™, Bestwood, and Kopine™ Panels

- For exterior applications.
- For windows (sills, jambs, and heads).
- As roof or wall surking materials.
- As linings directly in contact or close proximity to urinals, showers, baths, saunas, spas, and swimming pools.
- As wall and ceiling linings in biologically sterile areas in laboratories.
- As backing to exterior or interior solid plaster systems.
- As flooring panels.
- Where exposed to greater than 60°C.
- In direct contact with concrete or masonry surfaces unless separated by a damp proof course.

##### Customwood™ MUF Mouldings and MUF Door Jambs

- For windows (sills, jambs, and heads).
- Around showers, baths, saunas, spas, and swimming pools.
- For exterior applications, including joinery.
- Where exposed to greater than 60°C.
- In direct contact with concrete or masonry surfaces unless separated by a damp proof course.

## New Zealand Building Code (NZBC)

A summary of NZBC Clause compliances for various product applications is given in Table 2.

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Table 2 NZBC Clause Compliances Consent No.

NZBC Clause	Uses: Panels		Uses: Mouldings and Door/Jamb
	Wall/Ceiling Linings	Stair Treads/Floor Overlays In-Built Furniture Shelving etc.	Scotia/Facings Cornices Architraves etc.
B1			
B2			
B3			
B4			
B5			
B6			
B7			
B8			
B9			
B10			
B11			
B12			
B13			
B14			
B15			
B16			
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B98			
B99			
B100			

## B1 Structure

### Customwood™, Bestwood, and Kopine™ Panels

When used as instructed in accordance with this Certificate, the provisions of NZBC B1.3.1, B1.3.2, and B1.3.4 will be met for the relevant conditions of B1.3.3 in the following applications:

- Wall and ceiling linings - bracing and non-bracing and diaphragm and non-diaphragm applications.
- Stair treads, in-built furniture, shelving, and floor overlays.

Normally, other applications such as furniture, door skins, door jambs and mouldings are not directly covered by structural requirements of the NZBC.

### Bracing/Diaphragm Applications

Customwood™ Panels have been appraised for use as sheet bracing materials used in accordance with NZS 3604 Appendix K, and as structural diaphragms to resist lateral loads in light timber frame buildings not requiring specific design. Appendix K and Clause 5.3 of NZS 3604 should be referred to for detailing.

The specific design use of Customwood™ Panels as structural diaphragms is provided for by Clause 5.2 of NZS 3603:1993. The shear modulus of rigidity (G) is available from the manufacturer.

### Bracing ratings

Customwood™ Panels 9 mm thick have bracing units as given in Table K1 of Appendix K of NZS 3604 for sheet material bracing Types 1, 2, 3, and sheet braces Types 4 and 5.

Customwood™ Panels 9, 12, 16, 18, and 25 mm thick have bracing ratings as per Table 3.

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Table 3 Bracing Ratings

Bracing	Panel Area	Bracing Rating
Good	1.0	1.0
Good	1.5	1.5
Good	2.0	2.0
Good	2.5	2.5
Good	3.0	3.0
Good	3.5	3.5
Good	4.0	4.0
Good	4.5	4.5
Good	5.0	5.0
Good	5.5	5.5
Good	6.0	6.0
Good	6.5	6.5
Good	7.0	7.0
Good	7.5	7.5
Good	8.0	8.0
Good	8.5	8.5
Good	9.0	9.0
Good	9.5	9.5
Good	10.0	10.0

In both cases, fixing and provision of straps (where required) must be in accordance with the requirements of NZS 3604, Appendix K.

## B2 Durability

*Customwood™, Bestwood, and Kopine™ Panels*

When used as directed by this Certificate, Customwood™, Bestwood, and Kopine™ based panels will meet the following requirements of the NZBC (refer Limitations on Use):

- Non-bracing wall and ceiling linings - dry areas - B2.3(d), 5 years.
- Non-bracing wall and ceiling linings - wet areas - B2.3(c), 15 years
- In-built furniture, flooring overlays, stairs - B2.3(e), 15 years
- Bracing wall and ceiling linings - dry areas - B2.3(n), 50 years
- Floor and ceiling diaphragms - dry areas - B2.3(a), 50 years

*Customwood™ MUF Mouldings and MUF Door Jambs*

Refer to Serviceability

## Maintenance

*Customwood™, Bestwood, and Kopine™ Panels - Wall and Ceiling Linings*

When used for bracing and diaphragm applications, the buildings must be maintained in a weathertight condition and the linings protected from internal moisture, i.e., continue to meet the requirements of NZBC E2 and E3. Damaged linings must be replaced, and finishes maintained in good condition.

*Customwood™, Bestwood, and Kopine™ Panels - Other Uses*

Customwood™ Woodgrain, Bestwood Melamine, Vinyl, or Natural Wood Veneer need no maintenance apart from cleaning down to remove dirt and grime with cleaners as recommended by the panel manufacturer.

Coatings on unfinished Customwood™ and Kopine™ Panels should be kept clean, and periodically must be recoated in wet areas and food processing areas to maintain an impervious and easy to clean surface.

In all wet and food processing areas, joints must be maintained in a moisture impervious condition.

*Customwood™ MUF Mouldings and MUF Door Jambs*

Damaged items should be replaced, dirt removed, and finishes maintained in order to retain the decorative appearance.

## Serviceability **APPROVED**

Building construction products components, furniture, and other items associated with the furnishing of buildings, which are based on manufactured form Customwood™, Bestwood, and Kopine™ wood-based panels, mouldings, and door jambs, can be maintained in serviceable condition for at least 50 years in dry areas. In wet areas, ultimate serviceable life will depend on moisture exposure and degree of maintenance carried out.

The durability opinions are conditional on the use of all products within buildings being built and maintained to meet the relevant requirements of NZBC E2 and E3.

## C1 Outbreak of Fire

Carter Holt Harvey Panels Customwood™, Bestwood, and Kopine™ Panels, and Customwood™ Door Jambs and Mouldings are combustible materials, and must be separated from chimneys and flues in accordance with the relevant requirements of Acceptable Solution C1/AS1.

The serviceable lives of all Panels, Mouldings, and Door Jambs may be affected if surface temperatures exceed 60 °C for long periods. Accordingly, if a 50 year life is required for bracing applications, then fuel-burning appliance manufacturers must be consulted to ascertain the clearances or protection required to ensure 60° C is not exceeded. Those specified in Acceptable Solution C1/AS1 may not be sufficient for some appliances. For other applications where a serviceable life of only 5 or 15 years is acceptable, then the clearances specified in Acceptable Solution C1/AS1 should be sufficient to prevent the outbreak of fire.

## C3 Spread of Fire

*Customwood™, Bestwood, and Kopine™ Panels - Wall and Ceiling Linings*

When used as wall and ceiling linings in unsprinklered buildings, the surfaces left unfinished, or covered with surface finishes, such as paints, wallpapers, and plastic laminates applied on-site or in a factory, must have AS 1530 Part 3 Indices complying with the relevant requirements of Acceptable Solution C3/AS1, Table 4. In sprinklered buildings, only the surfaces of ceilings have to meet the requirements of Table 4 (refer Paragraph 8.1.5).

Carter Holt Harvey Panels can provide AS 1530 Part 3 Indices for unfinished Customwood™ and Kopine™ Panels, and for overlaid panels based on Customwood™ and Kopine™ such as Bestwood Melamine, Vinyl, and Natural Wood Veneer.

The manufacturer can supply details of a half hour, non-load bearing, fire-rated construction (FRR) based on unfinished or finished 18 mm thick Customwood™ Panels.

Kopine™ MD Particleboard Panels must not be substituted into this fire-rated



## INSPECTION RECORD

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

<b>Project Location</b> 153 Cornfoot St WANGANUI 5001	<b>TO BOOK AN INSPECTION PLEASE  PHONE WDC BUILDING CONTROL</b>  <b>ON 349 0001</b>  <b>AND QUOTE THE FOLLOWING  APPLICATION NUMBER:</b>		<b>BC04/1965</b>
<b>Applicant</b>	<b>Description of Work</b>		
Mr K Read 153 Cornfoot St WANGANUI 5001	<b>New garage &amp; construction of a carport attached to dwelling &amp; lounge extension.</b>		
<b>Builder</b>	<b>Plumber</b>	<b>Drainlayer</b>	
Mr S Timmins 8 Owen St Feilding 5600	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 BC04/1965

### 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
BC2bBLANK2	All plumbing and drainage work is to comply with G12 and G13 of the New Zealand Building Code. (ie: G12/AS1 G13/AS1 or AS/NZS 3500)
BC4Pbg	The gully traps under the deck are to have a pipe (min dia. 50mm) running to the outside of the deck to convey any surcharge to a visible point.



## Inspections Record For Building Consent Number BC04/1965

<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>		
<b>PILE AND/OR POST INSPECTION</b>	Prior to placing Concrete							
<b>CONCRETE SLAB INSPECTION</b>	Prior to placing Concrete	29/09/2005	Barry Thomas	<b>NO</b>		Steel, mesh & polythene in place. Very soft bearing to footing & slab to left hand side Engineer report required.  6/10/2005 Memo recieved from engineer (Ian Pearson) in regard to soft bearing to left hand side of garage (adjacent to house).BT		
<b>FRAMING INSPECTION</b>	When all framing is complete.	01/12/2005	Barry Thomas	<b>NO</b>		truss fixings, top plate fixings, purlin fixings ok when rechecked - 2 visits		
<b>BUILDING PRELINE INSPECTION</b>	Before Internal linings are fixed.	14/12/2005	Barry Thomas	<b>YES</b>		preline for house extn lounge/dining area flashings to timber joinery to be put in yet		
<b>POST LINE INSPECTION</b>	To inspect fixings. Prior to covering up.							
<b>FINAL BUILDING AND PLUMBING COMBINED INSPECTION</b>	On Completion	22/12/2006	Barry Thomas	<b>NO</b>	<b>YES</b>	see res# 00421 - Incomplete set docs on site, on postline done and no bracing docs to check requirements. painting to exterior to complete, sill flashings rqd, sealant @ back vanity rqd, not able to get under house so plumbing not inspected		
<b>PLUMBING PRELINE INSPECTION</b>	Before covering up							
<b>SANITARY DRAINS INSPECTION</b>	Before backfilling drains							
<b>STORMWATER DISPOSAL INSPECTION</b>	Before backfilling drains							





<b>ADDITIONAL INFORMATION</b>		03/07/2006	Gina Wroe			<p>ph 3445504 - 0274413369 - Ken to call in december to see what stage he's at with this project, if need be an extension will be given once stated in writing</p> <p>20-06-07 - ken called today only sill flashings to go - I have given him one month to complete - he will chase up the builder and get back to me</p>		
<b>FINAL BUILDING AND PLUMBING COMBINED INSPECTION</b>		10/07/2007	Barry Thomas	<b>NO</b>	<b>YES</b>	<p>see site instruction # 0363</p> <ul style="list-style-type: none"> <li>- sill flashings to be completed</li> <li>- bracing fixings to confirm ( these will probably have to be renailed as the wall linings have been painted and the existing fixings are not visible)</li> <li>- Terminal vents to be completed</li> <li>- Plumbing and Drainage inspections to be confirmed. (checked with Chris Gould and these were not completed by him) This house is close to the ground and it is difficult to see the subfloor plumbing, Have asked CG to inspect the job for his opinion. Have given CG the plumbers name to check out license etc. (J D Quartley of Palmerston North) Sanitary Sewer pipes noted as being close to the surface adjacent the house.</li> </ul>		



BC4pBLANK	Smoke alarms are to be installed in accordance with 'F7' of the New Zealand Building Code. New smoke alarms must incorporate a 'hush' facility.
BCsmokes	A truss design certificate and layout plan are to be supplied to Wanganui District Council Prior to the erection of the framing.
BCtruss	

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

Jim.  
J.D. Quartley  
Plm Nth  
02744 39523.  
Plumber # ~~104109~~  
drainlayer (04109)

# PreNail Construction Ltd

D50910

Client:  
Phone:

D50910 - BMWG, 193 CORNFoot ST

Site:

cription: D50910 - BMWG, 193 CORNFoot S

Phone:

2009 - Engineering 4.3 Gamma3 (Build 1227)

MITek New Zealand Ltd

20/11/02

## TRUSS FIXING SELECTION REPORT

Legend:  
nd: \* = detail only, ? = input only, ~~xxx~~ = failed design, Unmarked trusses = designed successfully

s	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Selected Fixing	Fixing Qty
1	3	7888						
2	1	7039						
	2	3177	B	2.186	2.211	Cross	Pair of Wire Dog Staples	6
			F	1.521	1.137	Butt	JH 47x90	
			D	0.406	0.620	Butt	Pair of 3.15d Nails	
	2	3177	B	2.164	2.007	Cross	Pair of Wire Dog Staples	8
			G	1.372	1.079	Butt	JH 47x90	
			E	0.158	0.270	Butt	Pair of 3.15d Nails	
			D	0.980	1.473	Cross	Pair of Wire Dog Staples	
	2	3177	B	2.186	2.211	Cross	Pair of Wire Dog Staples	6
			F	1.521	1.137	Butt	JH 47x90	
			D	0.406	0.620	Butt	Pair of 3.15d Nails	
	2	3177	B	2.164	2.007	Cross	Pair of Wire Dog Staples	8
			G	1.372	1.079	Butt	JH 47x90	
			E	0.158	0.270	Butt	Pair of 3.15d Nails	
			D	0.980	1.473	Cross	Pair of Wire Dog Staples	
	1	3177	B	2.896	2.705	Cross	Pair of Wire Dog Staples	2
			F	2.375	1.857	Butt	JH 47x90	
	1	3177	B	2.896	2.705	Cross	Pair of Wire Dog Staples	2
			F	2.375	1.857	Butt	JH 47x90	
	1	3177	B	2.935	2.809	Cross	Pair of Wire Dog Staples	2
			F	2.426	1.995	Butt	JH 47x90	
	1	3177	B	2.896	2.705	Cross	Pair of Wire Dog Staples	2
			F	2.375	1.857	Butt	JH 47x90	
	1	3177	B	2.186	1.835	Cross	Pair of Wire Dog Staples	10
			I	1.386	1.085	Butt	JH 47x90	
			G	0.272	0.408	Butt	Pair of 3.15d Nails	
			D	0.937	1.405	Cross	Pair of Wire Dog Staples	
			F	0.629	0.952	Cross	Pair of Wire Dog Staples	
	1	2277	B	1.920	1.849	Cross	Pair of Wire Dog Staples	2
			F	1.132	0.692	Butt	Pair of 3.15d Nails	
	2	2277	B	1.720	1.876	Cross	Pair of Wire Dog Staples	6
			F	1.202	0.714	Butt	Pair of 3.15d Nails	
			D	0.306	0.473	Butt	Pair of 3.15d Nails	
	1	2277	B	1.920	1.849	Cross	Pair of Wire Dog Staples	2
			F	1.132	0.692	Butt	Pair of 3.15d Nails	
	1	2277	A	1.518	0.923	Cross	Pair of Wire Dog Staples	2
			E	1.348	0.815	Butt	JH 47x90	
	1	2277	A	1.326	0.953	Cross	Pair of Wire Dog Staples	3
			E	1.548	0.909	Butt	JH 47x90	
			C	0.270	0.387	Butt	Pair of 3.15d Nails	
	1	2277	B	1.920	1.849	Cross	Pair of Wire Dog Staples	2
			F	1.132	0.692	Butt	Pair of 3.15d Nails	
	1	2277	B	1.720	1.876	Cross	Pair of Wire Dog Staples	3
			F	1.202	0.714	Butt	Pair of 3.15d Nails	
			D	0.306	0.473	Butt	Pair of 3.15d Nails	
	2	1377	B	1.198	1.651	Cross	Pair of Wire Dog Staples	4
			D	0.561	0.106	Butt	Pair of 3.15d Nails	
	2	1377	B	1.198	1.651	Cross	Pair of Wire Dog Staples	4
			D	0.561	0.106	Butt	Pair of 3.15d Nails	
	2	1377	B	1.246	1.566	Cross	Pair of Wire Dog Staples	6
			D	0.408	0.040	Butt	Pair of 3.15d Nails	
			C	0.405	0.547	Butt	Pair of 3.15d Nails	
	2	1377	B	1.246	1.566	Cross	Pair of Wire Dog Staples	6
			D	0.408	0.040	Butt	Pair of 3.15d Nails	
			C	0.405	0.547	Butt	Pair of 3.15d Nails	
	1	1090						
1A	1	1090						
	2	10000	B	5.960	5.862	Cross	CT300	4
			I	5.583	5.001	Cross	CT300	
	2	10000	B	4.415	4.342	Cross	CT300	4
			I	4.136	3.705	Cross	CT300	
	5	8680	B	5.211	5.169	Cross	CT300	10
			F	5.211	5.169	Cross	CT300	
	1	8680	A	4.843	4.333	Cross	CT300	2
			E	5.224	5.202	Cross	CT300	
	1	10000	B	11.707	13.046	Cross	No fixing selected	0
			I	11.330	12.185	Cross	No fixing selected	
1A	1	10000	A	11.370	12.292	Cross	No fixing selected	0
			H	11.719	13.077	Cross	No fixing selected	
	1	10000	B	5.910	5.881	Cross	CT300	2
			G	5.534	5.020	Cross	CT300	
1A	1	10000	A	5.533	5.021	Cross	CT300	2
			F	5.911	5.881	Cross	CT300	
	2	6880	A			Wide	No fixing selected	0
	2	5080	A			Wide	No fixing selected	0
	2	3280	A			Wide	No fixing selected	0
	2	1480	A			Wide	No fixing selected	0

2 nails - 86.

45 Each

1CT 300 + 24

200x50

2 @ 2650

L clips

20x20

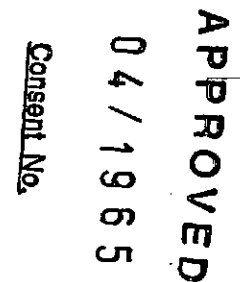
Joins

5.75

if fixings : 110

Fixings have been selected based on loading only. Please check that selected fixings are practical for each situation and that appropriate nailing can be applied on site. Trusses with the strike through denotes failed to design.

**ADP LTD**



\* = amended DEC 04

e.g. iron on roofing  
& heavy duty roofing

ports fixed by  
2/100x3.0φ screws  
periphery root area  
1/100x3.0φ screw + 1,  
power driven nail to  
root area

2.65m

6  
160

area = 138m<sup>2</sup>  
coverage = 22.08%

3100 C.O.S.

Note: stormwater shall  
connect into  
existing drainage  
system.

garage  
addition

existing shed  
removed

carport  
addition

17  
160

area = 133m<sup>2</sup>  
coverage = 21.91%

110 Ø UPVC  
sewer drain

connect to  
existing sewer

existing  
residence

lounge  
addition

2100 C.O.S.

40.23m

plan 1:100

BC 04/1965

153 CORNF00T



ARCHITECTURAL  
read alteration  
104 Cuba Street Palm

For a software version  
phone GIB® Information  
Helpline 0800 100 442

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GARAGE

## Wall Bracing Calculation Sheet A

23 DEC 2004

## Job Details

**APPROVED**

box 1

Name	K. READ		04/1965
Street and Number	153 CORNFoot STREET		
Lot and DP Number	LOTS 376 & 377 DP 3060 Consent No.		
City/Town/District	WANGANUI		
Location of Storey:	(single) upper of two/lower of two	Floor load: 2kPa/3kPa	
Building height to apex	5.5 m	Roof weight	light/heavy
Roof height above eaves	2.5 m	Cladding weights:	
Stud height	3.0 m	Subfloor	light/medium/heavy
Average roof pitch	22°	Lower Storey	light/medium/heavy
		Upper Storey	light/medium/heavy
		Room in Roof Space	Yes/No
Building length .BL =	12 m	Gross Building	
Building width .BW =	10 m	Plan Area	GPA = 120 m²

*Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

## Wind Zone

box 2

Region:	<input checked="" type="checkbox"/> R1	Terrain:	<input checked="" type="checkbox"/> Inland	Exposure:	<input checked="" type="checkbox"/> Sheltered	Topography:	<input checked="" type="checkbox"/> Gentle
	0		0		0		0
	<input type="checkbox"/> R2		<input type="checkbox"/> Coastal		<input type="checkbox"/> Exposed		<input type="checkbox"/> Moderate
	1		1		1		1
							Extremes 3
Total points	2						
Wind Zone:	<input type="checkbox"/> Low (0)		<input type="checkbox"/> Very high (3)				
	<input type="checkbox"/> Medium (1)		<input type="checkbox"/> Specific Design (4)				
	<input checked="" type="checkbox"/> High (2)						

## Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone:	<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
---	------------------------------------	-------------------------	-------------------------

## BUs required Wind

box 4

From Table W1A/W1B
W along = 80 BUs/m
W across = 15 BUs/m
Total wind load,
W ALONG:
W along x BW = 800 BUs
W ACROSS
W across x BL = 900 BUs

## BUs required Earthquake

box 5

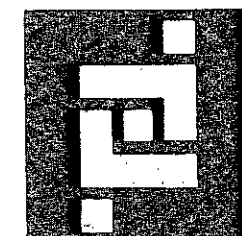
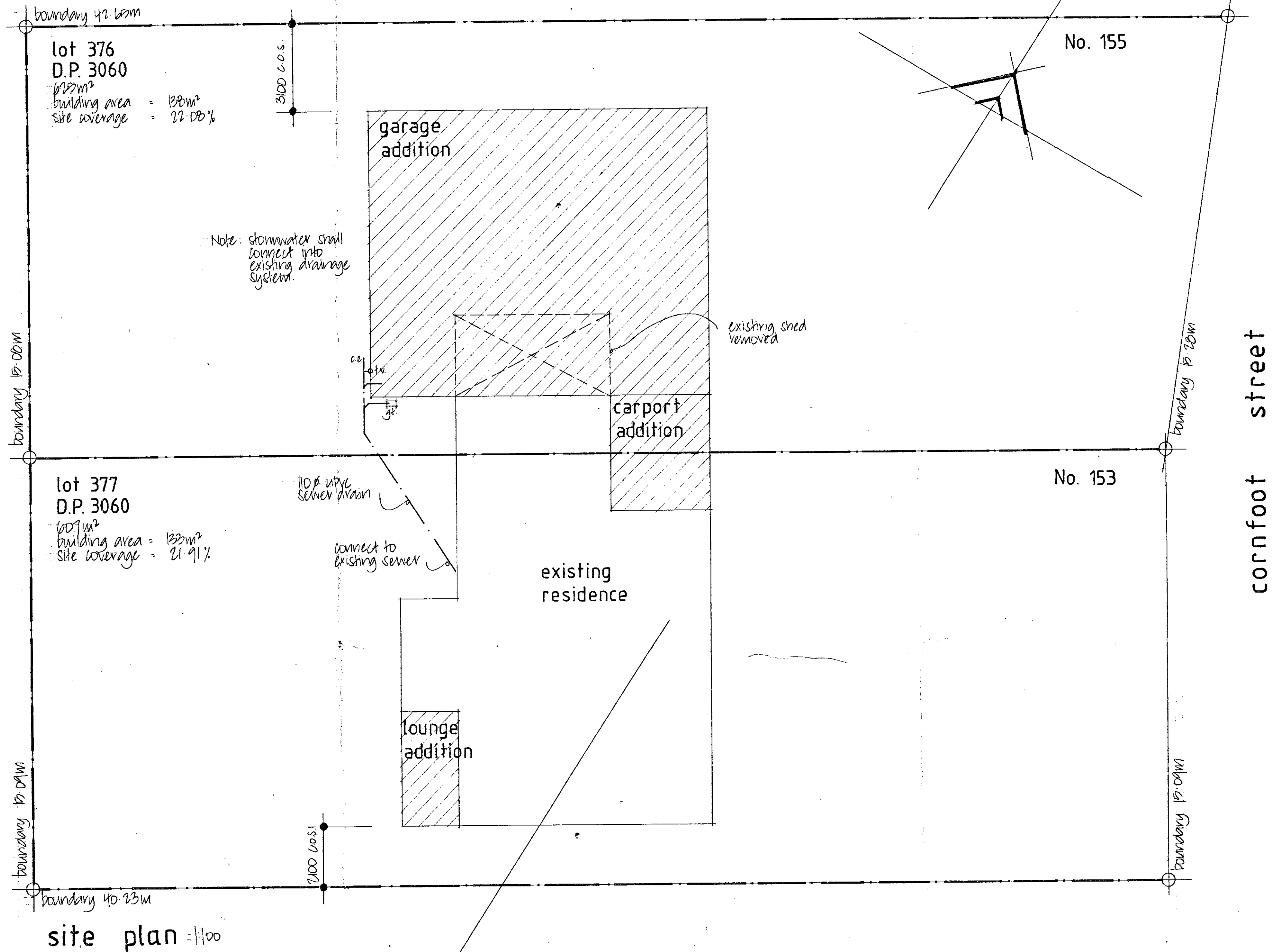
From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6
E = 3.6 BUs/m²
Note: For a room in the roof space use E + 3
Total earthquake load,
EQ ALONG and EQ ACROSS
E x GPA BUs = 432 BUs



APPROVED

04/1965

Consent No.



ARCHITECTURAL DRAUGHTING PRACTICE LTD

read alterations - Cornfoot Street, Wanganui.


104 Cuba Street Palmerston North Phone 357-0103

Scale 1:100

Date November '04

Copyright Reserved.



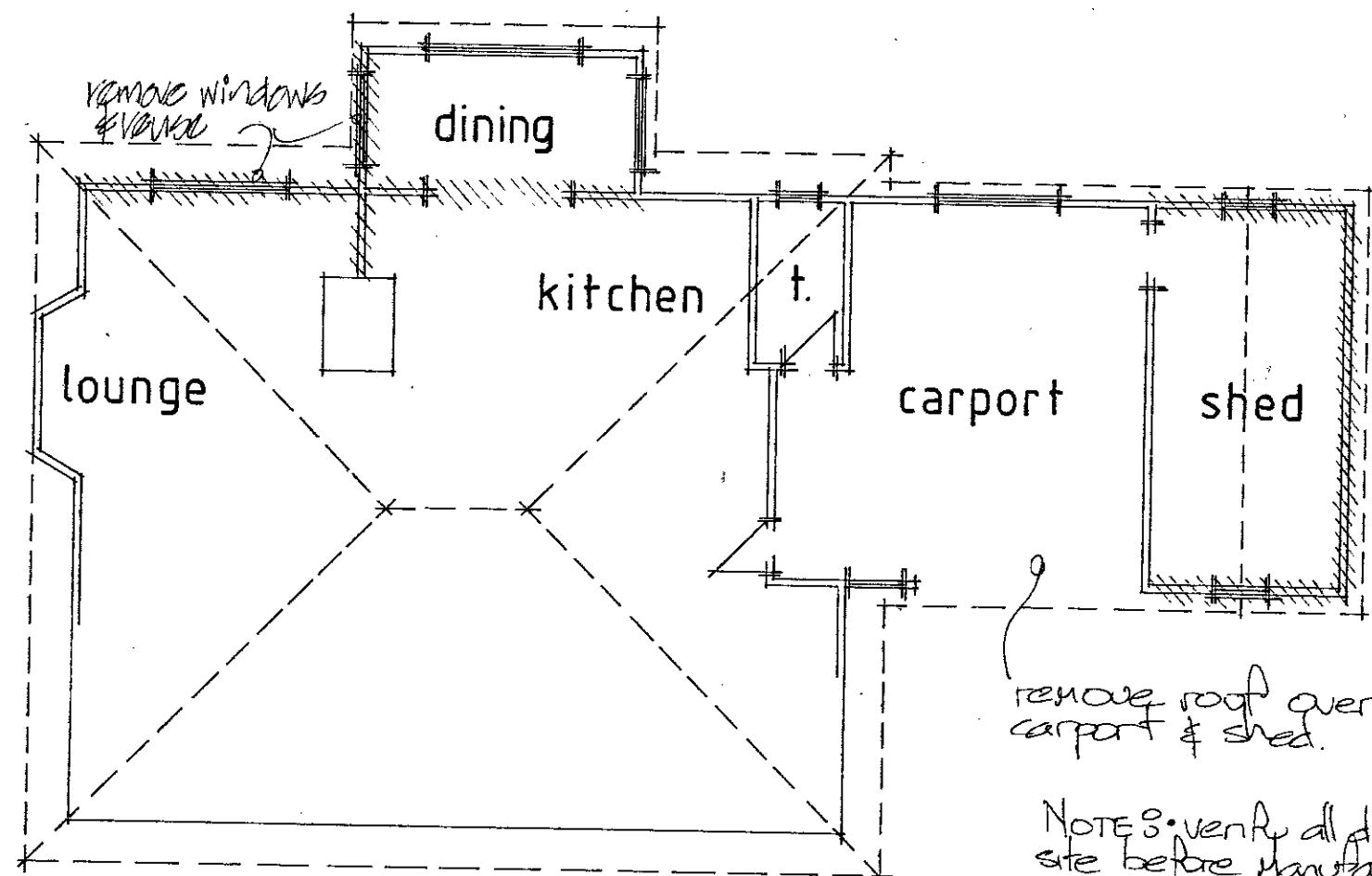
Consent No.

Copyright Reserved.

APPROVED

04/1965

Consent No.



plan as existing 1:100

- exist. work
- /// demolish work
- - - new work.

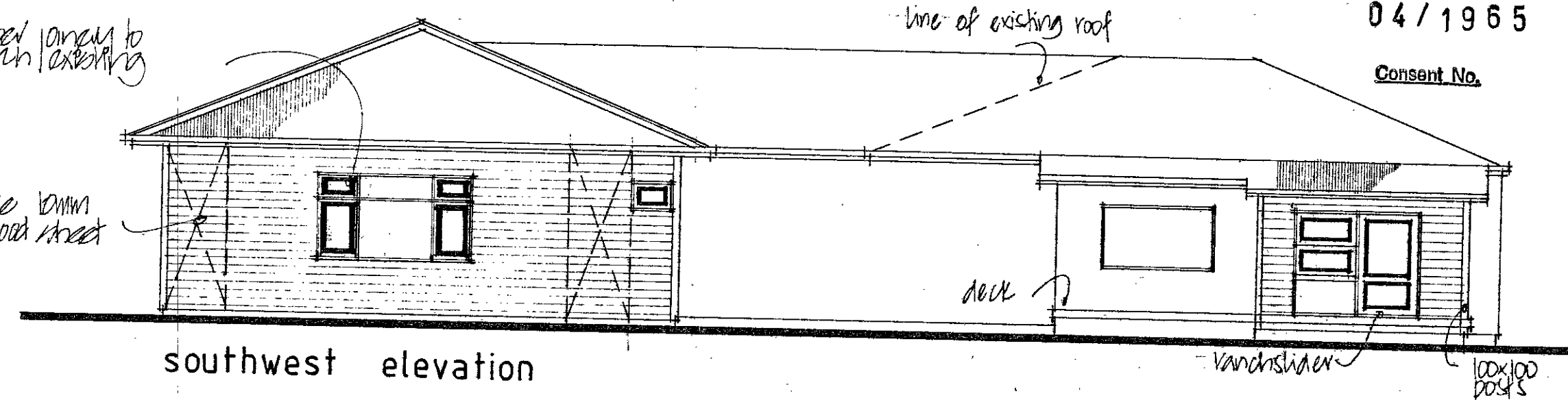
NOTE 3: verify all dimensions on site before manufacture or construction commences, to match exist. where shown.

- allow to reuse, removed materials, doors & windows as per owner.
- all plumbing & drainage shall comply with AS/NZS 3500 & S13, E1/AS1 of the New Zealand Building Code.

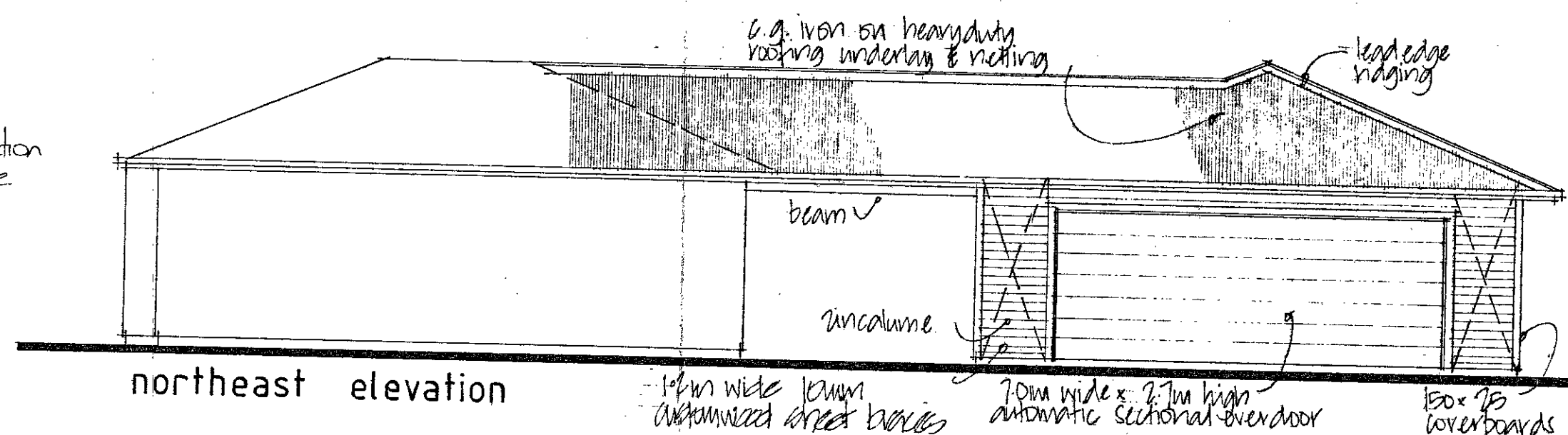
timber lining to match existing

1200 wide 10mm waterproof sheet

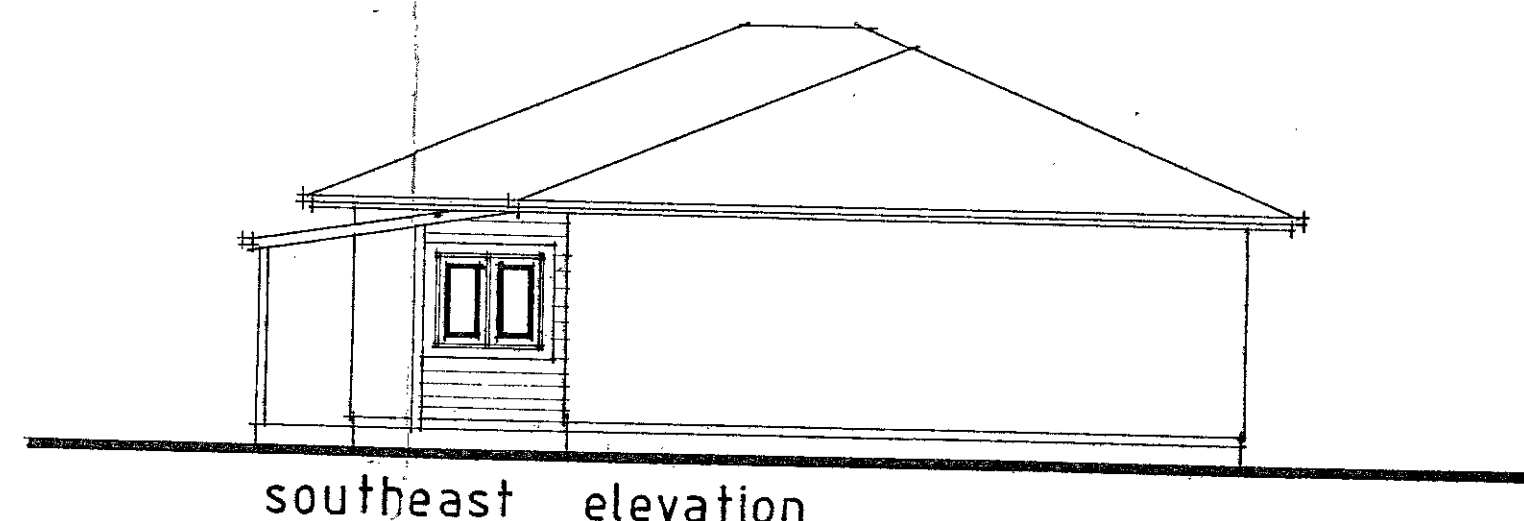
remove roof over carport & shed.



southwest elevation



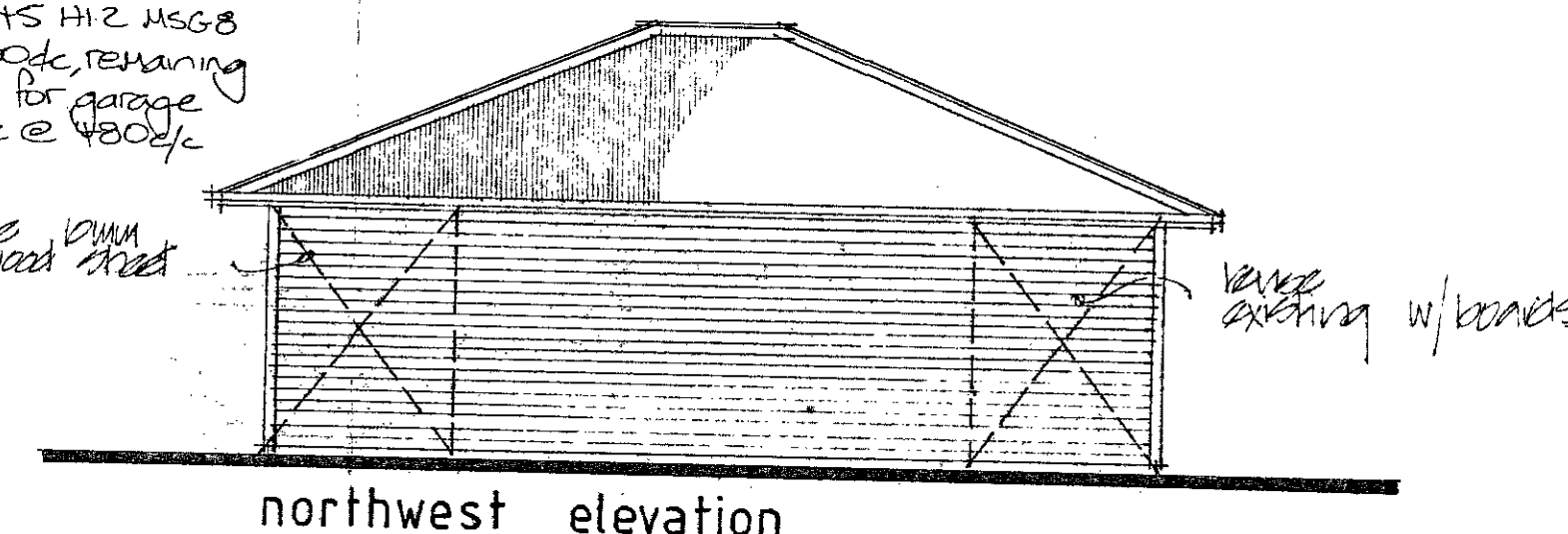
northeast elevation



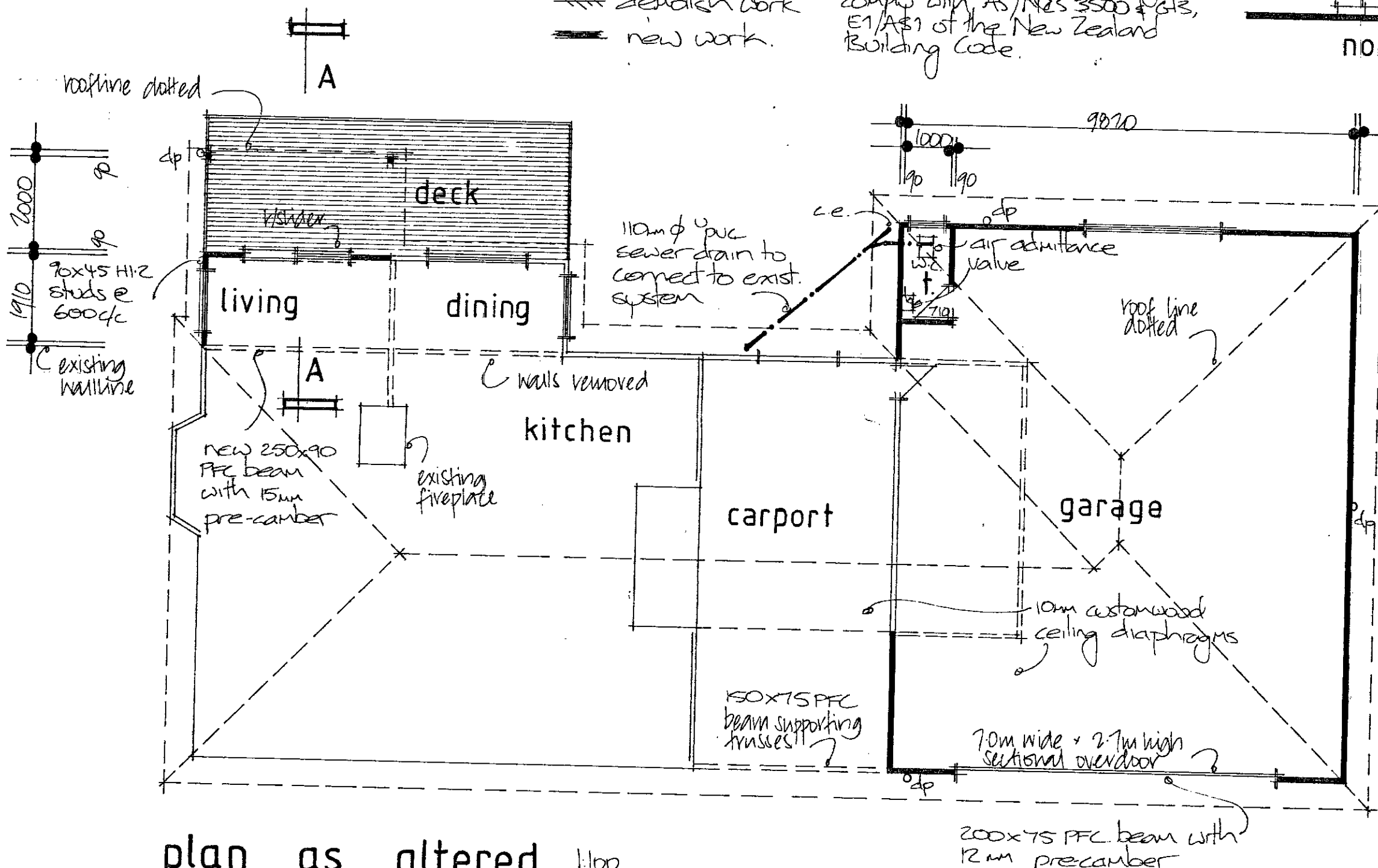
southeast elevation

studs in this area to be 90x45 H12 MSG8 @ 400c, remaining studs for garage to be @ 480c

1200 wide 10mm waterproof sheet

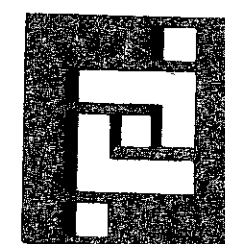


northwest elevation



plan as altered 1:100

NOTE 8: all glass sizes & thicknesses to be in accordance with NZS 4223 parts 3 & 4



**ARCHITECTURAL DRAUGHTING PRACTICE LTD**  
read alterations 133 Comfoot Street, Wanganui.  
104 Cuba Street Palmerston North Phone 357-0103

Scale 1:100

Date November '04.

Copyright Reserved.

(40 mins)

# Pre-Line

153 CORNFoot ST.

Consent No	Date	Inspector	Compliance
4/1965.	14/12/05	BT	YES.

Building Works			
Framing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Wind / Corrosion Zone	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Timber	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Moisture Content	1.6% wall 1.1% ceiling.		
Wall Bracing	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Is modified Bracing schedule required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Insulation	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Ceilings	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Roof Framing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
2nd Storey Floor Framing	<input type="checkbox"/> OK	<input checked="" type="checkbox"/> N/A	
External Window Joinery	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	FLASHINGS TO COMPLETE.
Fire Separations	<input type="checkbox"/> OK	<input checked="" type="checkbox"/> N/A	
Ventilation	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	

Ventilation		
General	<input type="checkbox"/> OK	<input type="checkbox"/> N/A
Showers	<input type="checkbox"/> OK	<input type="checkbox"/> N/A

Comments
* PRELINE FOR HOUSE EXTENSION LOUNGE/DINING AREA.
* FLASHINGS TO TIMBER JOINERY TO BE PUT IN YET.

ENTERED

153 CORNFoot ST.

## Concrete Slab / Footing Inspection

Consent No	Date	Inspector	Compliance
H/1965	29/9/05	BT	No

Siting/Boundaries	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Site wind zone	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Contours	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Soil Type	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Ground Bearing	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Ground Levels	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Footing Size	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Footing steel	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Slab steel	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Concrete cover	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Pile/post Treatment	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	

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	
Gulley traps	<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	

Comments
SOFT BEARING TO FOOTING + SLAB @ L/H SIDE. SUGGEST ENGINEER REPORT.

Shawn.

ENTERED

# Framing Inspection

153 CORNFoot. 2 x VISITS.  
(60 mins)

Consent No	Date	Inspector	Compliance
4/1965	1/12/05	BT	No.

Wind zone/Corrosion zone	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	<del>NA</del>
DPC	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Stud size, spacing & treatment	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	LASER FRAME. Q 400 CFS
Framing Straight	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Lintel/Beam size, treatment & fixing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Top plate fixings	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	LAST
Rafter size, treatment & spacing	<input type="checkbox"/> OK	<input checked="" type="checkbox"/> N/A	
Valley sizes / Internal gutter sizes	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Truss Layout	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Truss Fixing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Truss Plan	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Roof Bracing	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Purlin Fixings	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Floor joist size, treatment & spacing	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
Structural Steel	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> N/A	
Structural Brackets	<input type="checkbox"/> OK	<input checked="" type="checkbox"/> N/A	
Services Accomodation	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> Not ready	
Decks- beams, posts, joists & decking	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	X
Subfloor Bracing - Types & Location	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
- Fixings (durability)	<input type="checkbox"/> OK	<input type="checkbox"/> N/A	
	<input type="checkbox"/> YES	<input type="checkbox"/> N/A	

ENTERED

Comments
800 Kpa 120 PSI. T800 250-

\* TRUSS FIXINGS, TOP PLATE FIXINGS, PURLIN  
FIXINGS OK WHEN RECHECKED.

# Wanganui District Council



FULL SET OF DOCS  
NOT ON SITE

153 CORNFoot

## Residential Final Inspection

Nº RES 00421

Consent No	Date
411965	22-12-06

Exterior	Comments
Subfloor Ventilation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Ground Clearance <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Cladding <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Photograph <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Brick Work <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Joinery <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Meter Box <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Roofing and Fixings <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Roof Flashings - Penetrations <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Hips <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Valleys <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Gables <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Apron Flashings <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Flues <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Decks - Structure <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Balustrades <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Steps/Stairs <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Gully Dishes <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Wastes to Gulleys <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Drain Vents <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Spouting-downpipes <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Septic Tank <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Water Storage Tank & Pump <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Surface Water Drainage <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Footpath/Crossing Damaged <input type="checkbox"/> OK <input type="checkbox"/> N/A	

Roof Space	Comments
Vent Ducts <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Bracing <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Building Paper <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Insulation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Clearances <input type="checkbox"/> OK <input type="checkbox"/> N/A	

Comments
----------

Re/Check	Inspector
R&D <input type="checkbox"/> Yes <input type="checkbox"/> N/A	BT

Interior	Comments
Service Area Sealing <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Shower Seals <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Safety Glass <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Stair Design <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Handrails <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Barriers <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Lighting <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Cooking Facilities <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Food Storage <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Laundering & Tub fixings <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Natural Ventilation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Mech Ventilation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
HWC - Flues <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Valving <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Installation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Hot Water Temp Control <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Header Tanks <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Trap Seals and AAVs <input type="checkbox"/> OK <input type="checkbox"/> N/A	
WCs <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Smoke Alarms <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Solid Fuel Heater - Type <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Clearances <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Installation <input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Flue <input type="checkbox"/> OK <input type="checkbox"/> N/A	
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	
<input type="checkbox"/> OK <input type="checkbox"/> N/A	
<input type="checkbox"/> OK <input type="checkbox"/> N/A	

Miscellaneous	Comments
Vehicle Crossing Prod Stmt. <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Energy Certificate Electric <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Energy Certificate Gas <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Spray Coat Prod Stmt. <input type="checkbox"/> OK <input type="checkbox"/> N/A	
<input type="checkbox"/> OK <input type="checkbox"/> N/A	
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	

ENTERED

PAINTING TO EXTERIOR TO COMPLETE  
SILL FLASHINGS & JOINERY R&D  
SPLASHBACK R&D @ UNIT 4

NOTE NO POST LIVE BRACING  
TO CHECK

REINSPECTION FOR BALANCE ITEMS NOT SEEN TODAY R&D

WDC Copy

# Wanganui District Council



## Site Instruction Note

Nº 0363

This record must remain with the approved building consent No.

Consent No: 04/1965 Date 10-7-07 Inspector B.T.

Address: 153 CORNFoot ST

Directed to: OWNER

Notice to Fix to be issued: (please circle) - Yes No

SILL FLASHINGS TO COMPLETE
BRACING FIXINGS TO CONFIRM FOR
CUSTOMWOOD BRACING @ GARAGE.
TERMINAL VENTS TO COMPLETE.
PLUMBING AND DRAINAGE INSPECTIONS
TO CONFIRM WITH P+D INSPECTOR.
ENTERED
KEN 0274413369
0274439523

Plumber J.D. Gartley - Plm Nth  
Jim

Effective from 11 January 2006

Approved by AJ Jamieson Team Leader Building Services

Site Instruction



# Plumbing Inspection

Nº PLU 00775

<b>Address</b>					
153 Cornfoot St					
<b>Consent No</b>		<b>Date</b>		<b>Inspector</b>	
41965		14.7.07		C9	
<b>Re/Inspect</b>		<b>Compliance</b>			
No		OK			
<b>Subfloor Plumbing</b>		<b>Comment</b>		<b>Plumbing Final</b>	
<b>Comment</b>					
Plumbing method used	<input type="checkbox"/> ANZS 3500 <input type="checkbox"/> NZBC G13		Isolating Valve/Toby	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Waste Pipe Locations	<input type="checkbox"/> OK <input type="checkbox"/> N/A		HWC - Type	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Access to Waste Pipes	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Non Return Valve	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Water Supply Pipes	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Pressure Reducing Valve	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Floor Waste Gulley	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Cold Water Expansion Valve	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Stack Base Bends	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Temp Pressure Relief Valve	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Underslab Heating	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Hotwater Temp. Control	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Pipework Lagged Thru Slab	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Tempering Valve	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Cylinder Relief Drain	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
<b>Plumbing Preline</b>		<b>Comment</b>		<b>Earthquake Resistant</b>	
Pipe Type/Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Fittings & Taps	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Pipe Restraint	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Trap, Seals & AAV's	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Pipe Insulation	<input type="checkbox"/> OK <input type="checkbox"/> N/A		WC's	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
HWC Drain Discharge	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Wall Surfaces Sealed	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Waste Pipes Size/Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Floor Surfaces Sealed	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Access per Waste	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Safety Glazing	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Gradient - Wastes/Stacks	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Extractor Fan Vented to Outside	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Stack Size/Type	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Gulley Dish Seal/Height	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
No Connection Zone on Stack	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Wastepipes/Drainage Supported	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Vent Pipe Size/Termination	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Vent Pipe Termination	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Pressure Test	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Water Storage Tank & pump	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Backflow Protection	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
	<input type="checkbox"/> OK <input type="checkbox"/> N/A			<input type="checkbox"/> OK <input type="checkbox"/> N/A	

**Comments**

Remedial work on site instruction notice 0377 now complete.

timber & topsoil have been placed over shallow drain. This is as much backfill as can be brought in due to floor height checked with BARM 5. OK to raise 3C.





Site Instruction Note

Nº 0377

This record must remain with the approved building consent No.

Consent No. 4/1965 Date 22-11-07 Inspector Cg

Address: 153 CORNFoot

Directed to: .....

Notice to Fix to be issued: (please circle) Yes No

- \* As built drainage plans to be provided for sanitary sewer and stormwater
- \* Replace terminal vents with soil grade pipe
- \* Terminal vent @ house to be extended above roofline or fitted with Air Admittance Valve
- \* Protection to be provided to shallow drains

ENTERED



## CODE COMPLIANCE CERTIFICATE NUMBER BC04/1965

Section 43(3), Building Act 1991

Mr K Read  
153 Cornfoot St  
WANGANUI 5001

**Building Consent**  
**No:** BC04/1965

**Issue Date:** 17/12/2007

<b>Project Location</b>	<b>Assessment Number/Legal Description</b>
153 Cornfoot St WANGANUI 5001	LOT 378 DP 3060 0.0607 Ha
<b>Type of Work</b>	<b>Description of Work</b>
SingDetRes	New garage & construction of a carport attached to dwelling & lounge extension.
<b>Intended Life</b>	<b>Estimated Value</b>
50 years	\$32000.00

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 J Jamieson  
**Team Leader Building Services**  
**Environmental Services Business Unit**

**Date:** 17 December, 2007



## END OF BUILDING CONSENT FILE

BC No. 4/1965