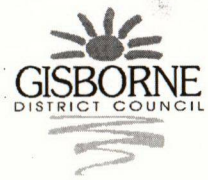




GISBORNE DISTRICT COUNCIL

BUILDING CONSENT

Form 5 - Section 51, Building Act 2004



Issued by Gisborne District Council

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

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Building Consent application
type: CONSENT ONLY

Building Consent No.: 5644

ROFE, BRIAN
PO BOX 993
GISBORNE 3815
Owner/s: SIDNEY, AMANDA

COUNCIL CHARGES: WHERE IN ANY PARTICULAR CASE A CHARGE IS INADEQUATE TO ENABLE THE COUNCIL TO RECOVER ITS ACTUAL AND REASONABLE COSTS; IN SUCH INSTANCES WHEN INSPECTIONS ARE CALLED FOR AND WORK IS SUBSTANDARD AND/OR THE INSPECTION IS CALLED PREMATURELY THE COUNCIL WILL REQUIRE PAYMENT OF AN ADDITIONAL CHARGE.

BUILDING / PROJECT LOCATION

Street Address: 15 UAWA PARADE TOLAGA BAY
Legal Description: LOT 2 DP1688
Valuation Number: 08170 456 02
Level/Unit No - Building Name:
Location of Building within site/block no.:
Building File No.: 817/456/2
Intended Use: PLUMBING/DRAINAGE
Intended Life: INDEFINITE BUT NOT LESS THAN 50 YEARS

PROJECT / BUILDING WORK

Estimated Value (Incl GST.): \$2,220
Building work authorised by this consent: UPGRADE PLUMBING FIXTURES

COMPLIANCE SCHEDULE

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the conditions specified overleaf.

Date: 20 Jan 2006

Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR
On behalf of: Gisborne District Council



Please see over page...

TERMS AND CONDITIONS

1. This consent is issued subject to all necessary clearances/permits/authorisations being obtained in respect of any energy work ie gasfitting and/or electrical work. A copy of the Energy work certificate relating to this building consent is required by the Council prior to the Code Compliance Certificate being issued.
2. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.
3. Pursuant to Section 52 of the Building Act 2004 this consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue.
4. The owner of the property is responsible for the correct siting of buildings and additions thereto. The owner shall ascertain the true position of survey pegs before any building work commences.
5. Pursuant to Section 114 of the Building Act 2004 the use of the building must not be changed from that specified on page 1 of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.
6. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.
7. No building work shall commence until all requirements as detailed on Schedule 1 of the Project Information Memorandum (PIM) have been met or the applicant has satisfied Council that any additional requirements (parking spaces etc.) will be met on completion of the project.
8. Stormwater shall be discharged in a manner approved by the Council. All drainage work shall be carried out by a Registered Drainlayer using approved materials. No construction to be over existing drain or sewer systems unless prior Council approval has been obtained.
9. Pursuant to Section 90 (1) of the Building Act 2004 this permit is subject to the inspectors as agents of the Gisborne District Council being permitted access to the permit holder's property for such inspections and measurements as they consider necessary.
10. No driveway, footpath, or other building work is to be constructed outside the property boundary without a permit to do work in road reserve first being obtained from Council's Engineering and Works Department. If any such work is carried out the owner may be required to remove the said works and reinstate the road reserve to the satisfaction of the Manager; Engineering and Works. Any person unsure of where the demarcation line between their legal boundary and Council's Road Reserve is located is advised to contact either a Council Construction Control Officer or Roading Engineer.
11. A floor plan will need to be provided before issuing of Code Compliance Certificate if any of the fixtures are moved from their original location.
12. A tempering valve will need to be fitted to the existing HWC.
13. Smoke alarms will need to be fitted to the house to comply with F7 of the New Zealand Building Code.

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

SCHEDULE OF REQUIRED INSPECTIONS

REQUIRED PURSUANT TO
SECTION 90 OF THE BUILDING ACT 2004

BUILDING STRUCTURE INSPECTIONS

1 x Plumbing inspection & test. Prior to fixing wall lining.

1 x Final Inspection - Building Inspector (Code Compliance Certificate can issue).



BE AWARE !!!

DOMESTIC SMOKE ALARMS

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

Performance

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

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

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

Approved Document F7 Warning Systems

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

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

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

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

IN SUMMARY

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

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

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