

18 April 2011

John Patterson
MacPatt Holdings Ltd
54 Matipo Ave
Pomare
ROTORUA 3015

File Ref: P32728
Building Consent No: 65805

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 65805

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

We have requested the Finance Department to issue a refund cheque for \$2,500.00 in respect of the vehicle crossing and damage bond paid, which you should receive in the next 2-3 weeks.

Yours faithfully



Karen Crisp
Administration Officer - Building

Encl.



RRD001PCZU

Document Number: **RDC-186493**

Date Registered: **21/04/2011**

Code Compliance Certificate: 65805
Section 95, Building Act 2004

Issued: 18 APR 2011

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 32728
Street Address: 32A NIKAU STREET
SPRINGFIELD
Valuation number: 06580 393 01
Legal Description: LOT 1 DP402175
Intended Use: NEW DWELLING/GARAGE
Description of Work: NEW DWELLING/GARAGE

The Owner

Name & Address of Owner: MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

Building Work

Building Consent no: 65805
Issued by: Rotorua District Council

Code Compliance

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

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: _____

Date: 18 APR 2011

18 APR 2011

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

File Ref: P32728
Building Consents no: 65805

Dear Sir

DAMAGE DEPOSIT AND VEHICLE CROSSING DEPOSIT

Please find attached cheque for the sum of \$2,500.00 being refund for the Vehicle Crossing and Damage Deposit.

This Deposit was paid on permit No: **65805**

RE: ERECT NEW DWELLING/GARAGE – 32A NIKAU ST

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Karen Crisp
Building Services Administrator

DESTINATION

ROT@RU

**ROTORUA DISTRICT
COUNCIL**

Rotorua District Council
1061 Haupapa Street
Private Bag 3029, Rotorua
Telephone: 07 348 4199. Facsimile 07 349 0993

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
10-801-397

MACPATT HOLDINGS LIMITED 54 MATIPO AVENUE POMARE ROTORUA 3015	Invoice No:	183768
	Date:	18 Apr 2011
	Customer No:	300556
	Reference:	BC - 65805

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
ADDITIONAL INSPECTION FEES OVER AND ABOVE ALREADY INVOICED/UNDERTAKEN	2	67.39	134.78

Payment Due: 18 Apr 2011	INVOICE TOTAL	\$134.78
	G.S.T	\$20.22
	TOTAL NOW DUE	\$155.00

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 300556
MACPATT HOLDINGS LIMITED

INVOICE NO: 183768
TOTAL DUE: \$155.00

PAYMENT MADE:

\$

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: _____

Issued by [name of building consent authority that granted building consent]: _____

R.D.C.

PIM/BC
No. - 65805

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

MACPATT HOLDINGS LTD

†Contact person: _____

JOHN PATTERSON

Mailing address: _____

*54 MATIPO AVE
ROTORUA.*

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: _____

0274751024

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

john.macpatt@rdc.co.nz

Website: _____

The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]:

§Contact person: _____

N/A.

Mailing address: _____

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: _____

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

Website: _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

N/A -

First point of contact for communications with the council/building consent authority [Contact details must be in NZ]:

Full name: _____

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

APPLICATION

All building work to be carried out under the above building consent was completed on: 13-11-11

The personnel who carried out the building work are as follows [list names, addresses, phone numbers, and (where relevant) registration numbers]: [continue on separate sheet if necessary]

BUILDER - JOHN GORDON, PLUMBER - BRUCE WILSON, DRAINLATER - NORM MORRIS
ELECTRICIAN - JOHN PATTERSON, TILER - PHIL HOLLIER

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
[continue on separate sheet if necessary]

NA

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to [state which address, and whether owner or agent]:

JOHN PATTERSON C/- 54 MATIPO AVE

Signature of [owner/agent on behalf of and with the authority of the owner]: _____

Name of person signing: JOHN PATTERSON

Date: 6-11-11

ATTACHMENTS


The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

	<h2 style="margin: 0;">Code Compliance Certificate Assessment Checklist</h2>	Ref: CCC 01
		Ver: 08
		Issued: 11 January 2011
		RDC-39977
		Page 1 of 2

BC NO.: 65805 P. File No.: 32728

Date: 18/4/11 Address: 32A Pukau St

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	<input checked="" type="radio"/> P	F	N/A	
2	All the required inspections have been completed	<input checked="" type="radio"/> P	F	N/A	2d undertaken - not scheduled
3	Check sheets are complete	<input checked="" type="radio"/> P	<input checked="" type="radio"/> F	N/A	P&D to complete
4	Instruction sheets/ NTF complied with	<input checked="" type="radio"/> P	F	N/A	Noted as complete 4 ca sten
5	BC conditions have been complied with	<input checked="" type="radio"/> P	F	N/A	
6	PIM requirements have been complied with	<input checked="" type="radio"/> P	F	N/A	Permitted Act.
7	Damage deposit can be released	<input checked="" type="radio"/> P	F	N/A	} Refunded.
8	Crossing deposit can be released	<input checked="" type="radio"/> P	F	N/A	
9	All documents have BC number on them	<input checked="" type="radio"/> P	F	N/A	Checked
10	Section 75-77 registered if applicable	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	} See PIM
11	Section 72-74 registered on title if applicable	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	}
12	Energy work certificate has been provided (if required) (section 94(3))	<input checked="" type="radio"/> P	F	N/A	Electrical
13	Specified systems are capable of performing in accordance with performance standards (94(1b))	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	} Dwelling
14	Is a compliance schedule required or requires amending? (Section 100(2))	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
15	Any warnings or bans have been applied (94(2))	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
16	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2))	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
17	TA informed by LBP that building work not carried out in accordance with consent (89)	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
18	Any amendments/ as built have been issued and whether documentation associated with these has been properly completed.	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	As per plans except tiled showers
19	Photographs of elevations	<input checked="" type="radio"/> P	F	N/A	3d pages
20	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
21	Plumbing statements	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
22	Pile driving	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
23	Foundation observation	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
24	Ground conditions including compaction	<input checked="" type="radio"/> P	F	N/A	BSR statement
25	Waterproofing	<input checked="" type="radio"/> P	F	N/A	Filing TC
26	Structural reviews	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
27	Site welding	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
28	Home heating (fires)	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
29	Glazing	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
30	Drainage	<input checked="" type="radio"/> P	F	N/A	As built provided
31	Smoke alarms and sprinklers	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	
32	Emergency warning systems	<input checked="" type="radio"/> P	F	N/A	2d smokes

No	Item				Comments / Reasons for Decision
33	Fire doors	P	F	N/A	
34	Spread of flame	P	F	N/A	
35	Backflow	P	F	N/A	
36	Lifts (electrical and installation)	P	F	N/A	
37	Mechanical ventilation	P	F	N/A	
38	List of consultants	P	F	N/A	
39	Exterior plaster systems	P	F	N/A	
40	Producer Statements are correctly formatted?	P	F	N/A	
41	Technical Literature is correctly formatted	P	F	N/A	Filing TL
42	Form 6 received and complete	P	F	N/A	Completed
43	Development Contribution Paid (suspend/note in screen if not)	P	F	N/A	See PIM
44	Outstanding Fees Applicable	P	F	N/A	
45	Other	P	F	N/A	

CCC Assessment P ☐ F ☒ (If F request information below)

Modification / Waiver Applies

Yes ☐ No ☒

As Built / Supplied Plans in Poly

Yes ☐ No ☒

NOTES

Karen - Please charge 20 additional inspections over & above those scheduled.
\$155 INVOICED 18-4-11 KC Paid 18-4-11 Credit Card KC.
Jan - Sign off PED checklist.

All information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Team Leader or Manager Building Services).

Name:

D Holder

Signature:

[Signature]

Date Received <small>On site inspection date received (this is the date when the clock starts)</small>	Date Suspended <small>Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)</small>	Date Responded <small>Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)</small>	Date Approved by TL or MBS <small>Date approved by delegated Office</small>
15/4/11	18/4/11 FEES	18-4-11	18-4-11

Administration Assistant Building to Complete (P= copies sent for filing with building consent documents) If not applicable circle NA

Copy of code compliance certificate	P	N/A	Copy of compliance schedule	P	N/A
Copy of compliance schedule statement	P	N/A	Copy of certificate cover letter	P	N/A
All information collated and sent to records	P	N/A	Other (note): Bond refund	P	N/A

Name:

K Crisp

Signature:

[Signature]

Date Issued by AAB

Date when Administration Assistant Building issues CCC


Ref: CCC 01 V 08

Date:

18-4-11

2 of 2

Issued: 11 January 2011

	Building Consent Authority Inspection Summary Sheet <div style="border: 2px solid blue; padding: 5px; display: inline-block; font-size: 1.5em; font-weight: bold;">PIM/BC</div>	Ref: IF 02
		Ver: 4
		Issued: 03 Dec 07
		Doc No: IT-639923
		Page 1 of 2

BUILDING CONSENT NO. 65805		DATE ISSUED: 7/9/2010
RESOURCE CONSENT REQUIRED? YES/NO		DATE ISSUED:
OWNER: Macpall Holdings LTD PH. 07 347 3114		BUILDER: John Gordon PH. 0274 92 4550
SITE: 32A Nikau Str, Springfield, Rot.		PLUMBER: PH. REG. #
VALUATION NO. 06580-393-01		DRAINLAYER: PH. REG. #
PROPERTY FILE NO. 32728		
LEGAL DESCRIPTION: Lot 1 DP 402175		LOT / SEG: Lot 1
BUILDING CATEGORY: 1B1	DPS / BEK: DP 402175	
CCC Due Date: 7/9/2012	No of Inspections Allowed For: 10	

DESCRIPTION OF WORK: **Erect New Building.**

P = PASS F = FAIL

DATE:	TIME:	INSPECTOR:	INSPECTION SUMMARY/NOTES:	P/F:
			Proposed file info Attached	
11/10/10	11:15am	BALLET	Sinks/Fastenings	Fail ✓
			Ref 1/15 6162	Pass ✓
8/10/10	9:00	ED	Re floor P&D	Pass ✓
8/10/10	2:30	Jon	Concrete Floor. Perimeter	Pass ✓
			rod was poured in block	
			photos seen.	
22/10/10	3:00	ED	Re Wrap	Pass ✓
4/11/10	10:15	Pawl	Wrap	P ✓
10/11/10	11:00	Pawl	1/2 lot brick	P ✓
24/11/10	1:45	Jon	Sanitary/stormwater	Pass ✓
			Pre-line	Pass ✓
			x Sump Connection the	
			driveway has not been	
			formed this has still to	
			be done.	
			Pre-line P&D not carried out	
			no plumber on-site.	
26/11/10	14:30	Ed Morris	Preline P&D	Pass ✓
2-12-10	9:45	Bikih	Postline	Pass ✓

NOTED
EPTO

2/11



Property File Information



Property Address: 32A NIKAU STREET
SPRINGFIELD
ROTORUA

Property File No: P32728

Legal Description: LOT 1 DP 402175

Classification ID: 20778

Type: INFO - Easement

Explanation: Attached Planning Restriction Notice for Lot 1 DP 402175.

References: Subdivision consent reference 6307054.

Initiating Officer

Name: Janine Speedy

Position: Planner

Date: 16/07/2007


Signature: 

Authorising Officer

Name: Tracey May

Position: Manager Planning Services

Date: 05/09/2008

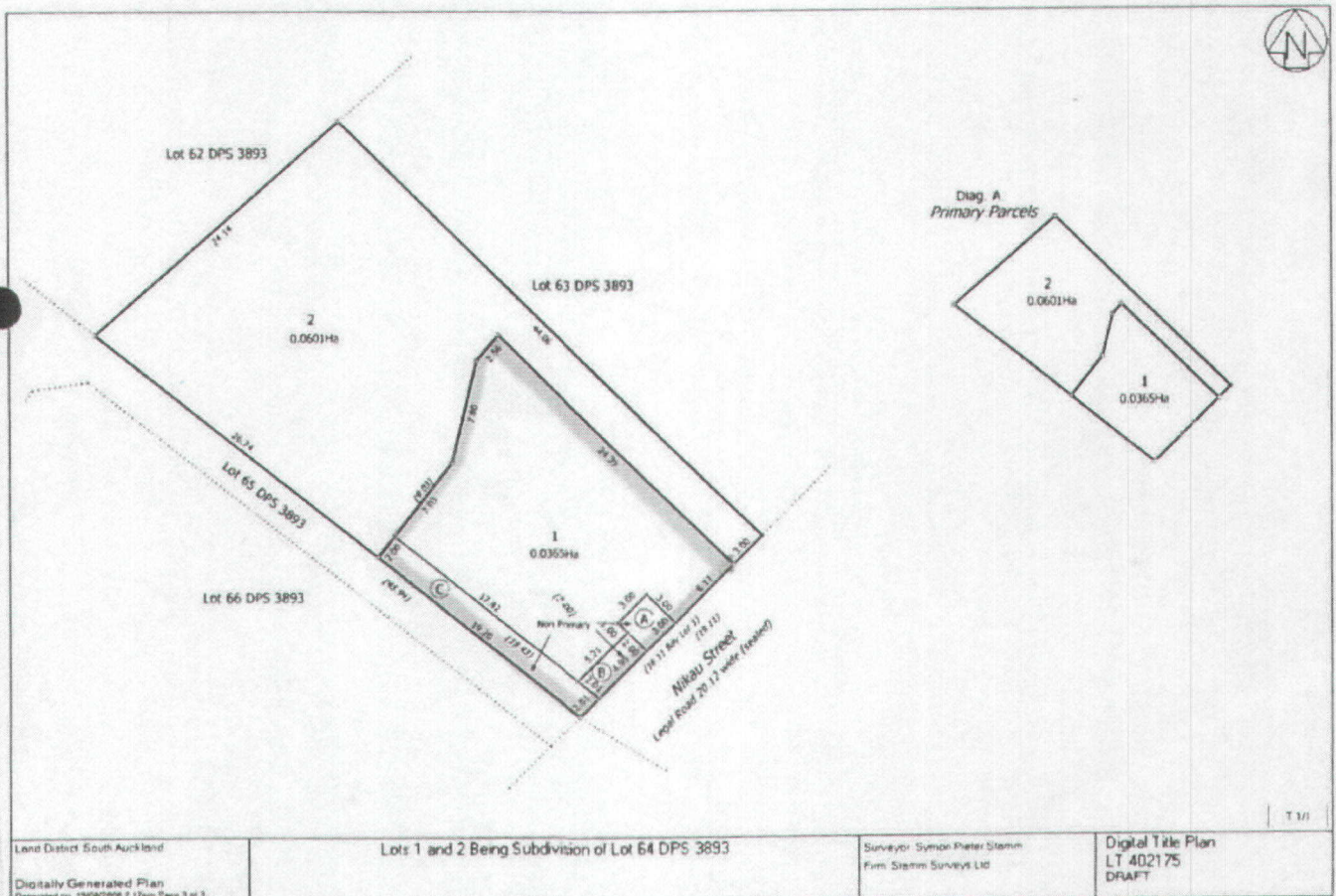
Signature: 

TOWN PLANNING RESTRICTION

lot 1 DP 402175

APPLICANT: MACPATT HOLDINGS LTD
LOCATION OF PROPOSAL: 32 NIKAU STREET

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
Right to drain Sewage	A	Lot 1 DP 402175	Rotorua District Council



Project Information Memorandum No: 65805

Section 34, Building Act 2004

Received: 04 Aug 2010

Issued: 11 Aug 2010

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Site Information

Property ID: 32728
Street Address: 32A NIKAU STREET
SPRINGFIELD
Valuation number 06580 393 01
Legal Description:: LOT 1 DP402175

Project Information

Project is for ERECT NEW DWELLING/GARAGE
Intended Use DWELLING
Intended life: Indefinite but not less than 50 years
Value of Work: 120,000

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

LOW WIND ZONE

The proposed building work is to be sited on land which Council has identified as being in a low wind zone.

EARTHQUAKE ZONE A

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.

CORROSION ZONE 4

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

Refer to property file information notice on Easement "Right to Drain Sewerage" affecting this property - copy attached.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the consent holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work. These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K Noise Standards.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

URBAN RESIDENTIAL RD 13 STANDARDS

The vehicle crossing shall comply with, and if necessary be upgraded to, Councils RD13 standards (attached). Note: If the vehicle crossing requires upgrading, a Road Corridor Access Request (attached) is required to be completed and returned to Resource Engineers for approval prior to the commencement of works on the crossing. Processing will take a maximum of 15 working days and is free of charge. Plans showing the location of the works will also be required.

STORMWATER DISPOSAL

SYSTEM AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a public stormwater system owned by Council. However this section is not presently connected to this system so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

Please include with your application form Engineering plans showing profiles of the ground and stormwater levels and if required written permission from any adjoining owners of land through which the connection must pass.

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

URBAN WATER SUPPLY

SUPPLY AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a Public Urban Water Supply administered by Council. However this section is not presently connected to this supply so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

SYSTEM AVAILABLE BUT NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a public sewerage system owned by Council. However this section is not presently connected to this system so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

Please include with your application form Engineering plans showing profiles of the ground and sewer levels and if required written permission from any adjoining owners of land through which the connection must pass.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

PERFORMANCE STANDARDS

RESIDENTIAL B

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

COMPULSORY PLANNING STATEMENTS

DISTRICT PLAN

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NOT A DEVELOPMENT

The proposal is not a development as defined in the District Plan.


DEVELOPMENT CONTRIBUTIONS

Development Contribution Not Applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed:  _____

Date: 11 AUG 2010

Building Consent No: 65805

Section 51, Building Act 2004

Issued: 07 Sep 2010

Agent

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Owner

MACPATT HOLDINGS LIMITED
54 MATIPO AVENUE
POMARE
ROTORUA 3015

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 32728
Street Address: 32A NIKAU STREET, SPRINGFIELD
Valuation number: 06580 393 01
Legal Description: LOT 1 DP402175

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for: ERECT NEW DWELLING/GARAGE
Intended Use: DWELLING
Intended Life: Indefinite but not less than 50 years

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 subject to the following conditions:

Conditions.....**IMPORTANT ENDORSEMENTS**

Section 52 Building Act 2004 (Lapse of Building Consent).

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

ENERGY WORKS CERTIFICATE (GAS OR ELECTRICAL)

Energy works certificate to be supplied for any gas or electrical installation prior to issue for CCC.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

AS A CONDITION OF THIS CONSENT PLEASE CALL FOR THE FOLLOWING INSPECTIONS:-

- ✓ Siting, Footings, Foundations and Reinforcing. ✓
- ✓ Prefloor plumbing and drainage. ✓
- ✓ Concrete Floors (Pre pour) ✓
- ✓ Pre-wrap all fixings to framing and roof structure (access to be provided). ✓
- Fire walls - Any fire wall is required to have inspection prior to having cladding/ wrap installed ✓
- ✓ Wrap/Cavity battens - all battens, flashings etc (access to be provided). ✓
- ✓ Half high brick inspection. ✓
- ✓ Pre-line building including insulation and internal side of fire walls ✓
- ✓ Pre-line plumbing - when under test including internal stacks. ✓
- ✓ *NEIGHBOURS TALKING, POSTLINE* ✓
- ✓ At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate within two years of the Building Consent being issued. ✓

STANDARD ENDORSEMENTS

SS & SW ✓

Permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior written approval from the Building Control Manager.

Any endorsement on Plans and Specifications form part of this approval.

The owner of the property is responsible for the correct siting of buildings or additions in accordance with the approved building consent through the use of one or a combination of the following:

- o Existing boundary pegs
- o Boundary reinstatement (monumentation) survey
- o A siting certificate from a Licensed Cadastral Surveyor
- o Boundary offset survey with accompanying certificate from a Licensed Cadastral Surveyor

Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainage inspections.

Type 1 Domestic Smoke Alarm System Clause F7 Warning Systems:

- Requires that an appropriate means of detection and warning for fire must be provided with 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 three metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

- Smoke alarms must be fitted with a hush facility having a minimum duration of 60 seconds.

- 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 Compliance Certificate will not be issued until the smoke alarms have been installed and seen operating.

During processing every endeavour is made to assess the correct number of inspections. Should additional inspections be necessary for re checks, staged inspections and the like Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:


Name: Helen Ferguson

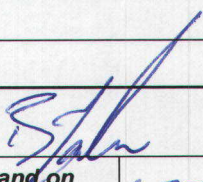
Position: Building Services Administration.

Signed: _____



Date: 07 SEP 2010

	<h2 style="margin: 0;">Inspection Checklist: Domestic Final</h2>	Ref: IC 16
		Ver:8
		Issued: 14 Feb 2011
		Doc No: IT-639940
		Page 1 of 4

BC No 65405	Contact on site (Name, company & position) Scott Peterson	
Date 13-4-11		
Inspector Barry Taked	owner	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Builts to be provided, if applicable)		
If Inspection Result = PASS then date and sign	Date 13-4-11	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		6274


F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

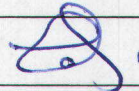
Building Consent Documentation				Comments (reasons for decisions)
1	Form 6	<input checked="" type="radio"/> P	F N/A	Reviewed
2	Approved Building Consent documents on site	<input checked="" type="radio"/> P	F N/A	onsite
3	Check conditions of PIM	<input checked="" type="radio"/> P	F N/A	LIC Not Req.
4	Inspections as scheduled	<input checked="" type="radio"/> P	F N/A	yes
5	Conditions of BC.	<input checked="" type="radio"/> P	F N/A	complete
6	Building work completed to consent documents	P	<input checked="" type="radio"/> F N/A	No
7	Sec 269 – Substitutions may involve certified building methods or products,	P	F <input checked="" type="radio"/> N/A	None
8	Sec 364 – (If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)	P	F <input checked="" type="radio"/> N/A	No.

Kitchen					Comments (reasons for decisions)
9	Food preparation and sink provision	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	S/S SINK.
10	Impervious, easily cleaned wall finishes	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	PAINTED.
11	Bench top junction with wall linings (sealed)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	SEALED
12	Hot & cold supply provided to sink	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	HOT & COLD
13	Trap & waste fitted to sink	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	PVC TRAP.
14	Energy supply provided for cooking	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	ELECTRIC.
15	Space & power been provided for refrigerator or ventilation for food safe	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	YES.
Laundry					Comments (reasons for decisions)
16	Laundry facilities (washing machine space, tub etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	S/S SINKS/TUBS.
17	Tub (fixing and water trap)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	PVC TRAP.
18	Water supply (cold min)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	HOT & COLD.
19	Impervious finish (walls and floor)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	PAINTED CONCRETE FLOOR, WALLS.
Wet areas / WCs					Comments (reasons for decisions)
20	Impervious finish (walls and floor) (Statement from water proof membrane installer)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	FLOOR & BATH TILED ONLY.
21	Joints in impervious surface finishes (including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	ALL AREAS SEALED.
22	Safety glazing for shower screens, doors & windows Clearly identified	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	SITED
23	Shower cubicle watertight?	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	TO BE SEALED.
Ventilation					Comments (reasons for decisions)
24	Natural ventilation to occupied space	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	OPENING WINDOWS.
25	Mechanical (ducted to exterior)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	YES.
Insulation					Comments (reasons for decisions)
26	Ceiling insulation installed correctly & clear of down lights	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	YES, BATHS CUT BACK.
27	Subfloor insulation protection (Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	CONCRETE FLOOR.
Glazing					Comments (reasons for decisions)
28	Glazing to full height windows, doors, landings etc (appropriate markings)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	NO FULL HEIGHT WINDOWS

P & D					Comments (reasons for decisions)
29	Seismic restraints to the water storage cylinder	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	main pressure cyl
30	Terminal vents terminate outside the building clear of openings (<i>Ensure all branch drain 10m or > are vented</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	YES.
31	Waste pipe penetrations sealed in gullies	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	YES.
32	Downpipes fixings and spreaders	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	OK.
33	HWC vent protected against frost	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	TPRV.
34	ORG (<i>150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving</i>)	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	
35	HWC drain to the exterior	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	room collect.
36	Hot water supply (<i>type of system eg infinity, low or mains pressure</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	main pressure cyl
37	Valves to HWC (<i>list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	VALVES FITTED
38	Correct head for HWC	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	TPRV
39	AAV's accessible	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	None req.
40	Water temperature	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	
Stairs / Landings / Handrails / Window Openings					Comments (reasons for decisions)
41	Handrails to internal and or external stairs	<input type="radio"/> P	<input type="radio"/> F	N/A	No STAIRS OR HANDRAILS.
42	Lighting (<i>switches at the top & bottom of stairway.</i>)	<input type="radio"/> P	<input type="radio"/> F	N/A	
43	Slip resistance (<i>Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.</i>)	<input type="radio"/> P	<input type="radio"/> F	N/A	
44	Treads and riser dimensions/ threshold heights	<input type="radio"/> P	<input type="radio"/> F	N/A	
45	Barriers (<i>Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level</i>)	<input type="radio"/> P	<input type="radio"/> F	N/A	
46	Restriction stays (<i>to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max.</i>)	<input type="radio"/> P	<input type="radio"/> F	N/A	
Smoke Alarms					Comments (reasons for decisions)
47	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	
Exterior					Comments (reasons for decisions)
48	Exterior envelope status and type (<i>complete and weatherproof</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	complete.
49	Elevations compared to consented documents?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	complete
50	Flashings to openings complete and weathertight (<i>meter boxes, pipes, taps etc</i>)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	"
51	Parapet flashings correctly installed	<input type="radio"/> P	<input type="radio"/> F	N/A	no parapet.
52	Wall cladding fixings/soakers/scribers status	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	fixed.

54	Brickwork weep holes/ventilation (how is it achieved) Top and bottom	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	holes in place
55	Ground/paving heights (record dimensions)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	some below 75% to paving.
56	Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No decks.
57	Sub floor access/insulation/ ventilation type	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	concrete floor.
58	Roof cladding type /flashing status/ roof penetration flashings types	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	complete.
59	Landscaping status (completed or not)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	complete
Effluent Disposal Systems				Comments (reasons for decisions)	
60	System type	<input type="radio"/> P	<input type="radio"/> F	N/A	N/A
61	Statement (construction review) supplied from the installer or designer?	<input type="radio"/> P	<input type="radio"/> F	N/A	Contractor confirmed.
62	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	<input type="radio"/> P	<input type="radio"/> F	N/A	
Damage Deposit				Comments (reasons for decisions)	
63	Footpath and/or kerb condition	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	New Chassis.
64	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	" "
Crossing Deposit				Comments (reasons for decisions)	
65	Is crossing formed in accordance with RDC requirements?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	yes.
66	Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	yes.
Overhead Power Lines				Comments (reasons for decisions)	
67	Overhead power lines have correct clearance to building elements	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)	
68	Photographs taken of all exterior elevations!	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Taken.
Producer Statements/Technical Literature/ Certificates				Comments (reasons for decisions)	
69	Energy Certificate for Electrical work	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	
70	Energy Certificate for Gas work	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No Gas
71	Exterior Plaster System	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No plaster.
72	Plumbing (pressure tests)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	Not req.
73	As built drainage plan	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Received.
74	Membranes	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Statement received
75	As built supplied	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None req.
76	Producer statements	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	" "
77	Survey certificates	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	" "
78	Other	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	" "
79	Other	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	" "
NOTICES				Comments (reasons for decisions)	
80	NTF and Instruction Sheets complied with?	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	

	<h2 style="margin: 0;">Inspection Checklist: Pre-Wrap</h2>	Ref: IC 05
		Ver: 4
		Issued: 1 July 2010
		Doc No: IT-639951
		Page 1 of 3

BC No	65805	Contact on site (Name, company & position)	John Gordon. Building Contractor.
Date	22/10/10		
Inspector	ED WILKINS		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)			
If Inspection Result = PASS then date and sign here	Date	22/10/10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			N/A
F = Fail = Non-compliance with approved plans & documentation P = Pass = Compliance with approved plans & documentation. N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant			

Pre Wrap				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Available.
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Passed insp.
Wind Zone				Comments (reasons for decisions)	
3	Wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Med.
Wall Framing				Comments (reasons for decisions)	
4	Stud size, grade, treatment and height (specific treatment for certain locations e.g. supporting lintel bars H 3.1 etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	MS98. H1.2. 2.4 studs. 90x45.
5	Is the framing setout appropriate for the cladding system? (480 c nogs for bd & batten or studs at 400c for non rigid backing plaster system etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Built.
6	Has blocking been installed under top plates to accommodate point loads or has double top plate been fitted? Check for point loads	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Double top plates
7	Is SED frame in accordance with engineer design? If engineer is retained to verify design then obtain PS4.	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
8	Have Nogs been installed behind apron flashing upstand to roof, deck, etc?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
9	Bottom plate fixings including straps etc for bracing of exterior walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Exterior only.

Wall Framing continued					Comments (reasons for decisions)
10	Is DPC fitted under bottom plate?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Super covered
11	Top plate to stud fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	2T4's
12	Sheet bracing type, treatment, thickness & fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	7.5m sply
13	Framing treatment is correct for location / situation	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	
Lintels And Sills					Comments (reasons for decisions)
14	Lintel/ sill, grade and treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	As consented
15	Lintel sizes in accordance with consent?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	" "
16	Are lintel fixings for uplift correctly fitted for wind zone?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	As consent
17	Sill thickness correct (90mm >??M)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	90mm
18	Correct lintel sizing for load points (check load points are in same position as design)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	As per permit
Posts And Beams					Comments (reasons for decisions)
19	Beam size, span, grade and treatment	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
20	Beam connections to supporting members (type of fixings)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
21	Are beams properly supported? <i>Have load paths been considered?</i>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
22	Do post / footing connections comply? <i>Check durability of connections</i>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Truss Roof					Comments (reasons for decisions)
23	Treatment of trusses (<10 degrees-H 3.1)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	H3.1 + H1.2
24	Layout and fixings for wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Med as per design
Purlins & Battens					Comments (reasons for decisions)
25	Purlin / batten spacing, size, span, grade, & treatment? (Ref 3602, Table 1, Section E, H1.1 min. or Section D, if skillion roof - H1.2 min. or Flat roof - H3.1 min. respectively for roof framing & associated members.)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Battens to fit.
26	Purlin / batten fixings correct for wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Unseen / not fitted discussed as per Mitec
Valley Boards					Comments (reasons for decisions)
27	Valley board size & treatment (Must be min. 25mm thick and wide enough to support valley gutter. Min. H3.1 - NZS 3602 - Table 1. 1D.4)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Roof Bracing					Comments (reasons for decisions)
28	Does roof bracing comply with approved documentation? <ul style="list-style-type: none"> Plane ✓ Space Dragon ties Coiling plane for heavy hips (Check connections and location of bracing components). 	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Plane is correct Valleys + Hips

Framed Roof				Comments (reasons for decisions)
Rafters				
29	Do rafter spacing, size, spans, grade, treatment, & connections comply with approved documentation? <i>ref. NZS 3604 Table 10.2</i>	P	F	N/A
Ridge Beams				
30	Do ridge beam, spans, supports & fixings comply with consent documentation? <i>(Give careful attention to spans, support, load paths, connection details).</i>	P	F	N/A
Collar Ties & Cleats				
31	Do collar tie & cleats and fixings comply with approved consent? <i>(Collar ties or cleats at 1.8 c. max. or every 3rd rafter where no under purlins. Use collar ties only where under purlins are used. Cleat must be min 100 x 25 Collar ties 150 x 25 min).</i>	P	F	N/A
Ceiling Joists				
32	Do ceiling joists seat by 35mm min or joist hanger fixings completed	P	F	N/A
33	Do ceiling joist spacing, size, span, grade, & treatment comply with the plans and specifications? <i>Refer Table 10.4 NZS 3604.</i>	P	F	N/A
Ceiling Runner/ Strong Back				
34	Does ceiling runner (strong back) spacing, span, size, grade, & treatment comply with documentation? <i>(Ref Table 10.5 NZS 3604 Section 10)</i>	P	F	N/A
35	Do strong backs have a minimum landing of 65 mm on top of a packer supported on the top plate & are restrained at each end from twisting? <i>ref. 10.2.1.7.3</i>	P	F	N/A
36	If the end of the strong back is chamfered ensure that depth of the strong back is not less than 50% at point of support. <i>10.2.1.7.4</i>	P	F	N/A
Under Purlin				
37	Are the under purlin struts correctly supported? <i>(refer Table 10.10. Directly supported 100 x 50 for < 1.75m long 100 x 75 for > 1.75 m - 3.75 m long Check that struts are at no greater than 90 degrees to roof plane.)</i>	P	F	N/A
38	Does cantilever of under purlin comply? <i>25% of span in Table 10.6 or 15.7 (snow load)</i>	P	F	N/A
39	Do under purlin size, span, fixing, grade, and treatment comply with documentation?	P	F	N/A
Strutting Beams				
40	Are strutting beams clear of ceiling joists by > 25 mm or as engineer designed?	P	F	N/A
41	Do strutting beam dimensions, spans, fixings, and & support comply with consent documentation?	P	F	N/A

Trussed roof.

	<h2 style="margin: 0;">Inspection Checklist: Preline P&D</h2>	Ref: IC 11
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639947
		Page 1 of 2

BC No 65805	Contact on site (Name, company & position) Mr Wilson Plumber.
Date 26/1/10	
Inspector Ed Morris	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	
All complies ok to carry on	
Ed Morris Morris had signed summary so I have completed checklist signature	
If Inspection Result = PASS then date and sign here	Date 18/4/11 Signature [Signature]
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Drainage				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F N/A	SIGHTED
2	Previous comments/ instructions	<input checked="" type="radio"/> P	F N/A	Read.
3	Confirm plumbers details are correct (current license)	<input checked="" type="radio"/> P	F N/A	Name Wilson License No 0323
System				Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P	F N/A	95/125 3500
Water Supply				Comments (reasons for decisions)
5	Pipe material/ system	<input checked="" type="radio"/> P	F N/A	Polythene
6	Pressure test	<input checked="" type="radio"/> P	F N/A	1500 kpa
7	Water hammer protection	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	not required
8	Isolation valve/ filter to water supply	<input checked="" type="radio"/> P	F <input checked="" type="radio"/> N/A	in garage wall
9	Pipes are supported/ clipped into position	<input checked="" type="radio"/> P	F N/A	To 912
10	Back flow prevention	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	
11	Copper HWC drain	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	NOT installed as at inspection
12	Frost protection including overflow (where pipes are outside the thermal envelope)	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	internal
13	Fire hose reel feeds in copper only	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	
14	Water storage filtration system	<input type="radio"/> P	F <input checked="" type="radio"/> N/A	

Wastes/ Stacks/ Vents					Comments (reasons for decisions)
15	Correct waste sizes and gradients	P	F	N/A	Compliant
16	Connections to stacks not in restricted zones	P	F	N/A	
17	Soffits of wastes/ roll over stacks are level	P	F	N/A	
18	Additional venting requirements addressed	P	F	N/A	
19	Position and accessibility of AAVs	P	F	N/A	
20	Support of horizontal wastes, fixture discharge pipes	P	F	N/A	
21	Terminal vent size	P	F	N/A	65 mm Internal.
22	Terminal vent to open air	P	F	N/A	Sighted.
23	Stacks under test	P	F	N/A	
24	Primer used on all stack and waste pipe joints	P	F	N/A	Sighted.
Accidental Overflow					Comments (reasons for decisions)
25	Protection provided for multi unit buildings	P	F	N/A	
Structural Considerations					Comments (reasons for decisions)
265	Floor joists/ framing not compromised by checks or notches to accommodate pipes	P	F	N/A	
Documentation					Comments (reasons for decisions)
27	Certificates for pressure test received.	P	F	N/A	Sighted

1 October 2010

Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
ROTORUA 3046

Dear Sir

**RE: PROPOSED RESIDENCE: SUBSOILS INVESTIGATION
32A NIKAU STREET, ROTORUA**

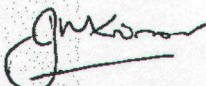
OUR REF: 18045A

We confirm that we visited the above site on Friday 1 October 2010 and carried out four Scala Penetrometer tests in the compacted fill specified in our previous report dated 22 September 2010.

All results in the compacted hardfill were consistent with Ultimate Bearing pressures of at least 300 kPa which is well in excess of the Design Bearing pressures.

Therefore on this basis we consider the foundations are adequate to sustain the imposed loads and comply with the requirements of the NZ Building Consent.

Yours faithfully



J W Kronast B.E. MIPENZ
BSK CONSULTING ENGINEERS LTD

INSTRUCTION BOOK BUILDING SERVICES

NO: 6167



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Site Address: 32A NIKAU STREET

Building Consent No: 65405

Attention: JOHN GILSON

Inspection Type: STRUCTURAL

Instructions:

1.) BSK TO CONFIRM BEARING OF CONCRETE FILL TO
FOOTINGS AS SHOWN ON THEIR STATEMENT.

BSK statement recd.

8/10/10.

Date Instructions complied with: A.S.A.P

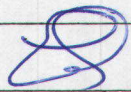
Signed:

(Print name)

BARBARA TAYLOR

Date: 11/10/10

	<h2>Inspection Checklist: Siting, Footings, Foundations</h2>	Ref IC 01
		Ver: 6
		Issued: 1 July 2010
		Doc No: IT-639941
		Page 1 of 2

BC No 65805	Contact on site (Name, company & position) Tom Gordon	
Date 1/10/10		
Inspector BARRY TAYLOR	BURDOK	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
BSK report of approved ground bearing		
If Inspection Result = PASS then date and sign here	Date 8/10/10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		6167

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Siting/ Footings				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F N/A	ON SITE
2	Previous comments/ instructions/ PIM - BC conditions (RC requirements etc)	<input checked="" type="radio"/> P	F N/A	RC Not Req.
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	<input checked="" type="radio"/> P	F N/A	BOUNDARY PEGS SITED.
4	Dimensions to boundaries (record measurements)	<input checked="" type="radio"/> P	F N/A	5m from FRONT BOUNDARY
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions (If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	<input checked="" type="radio"/> P	F N/A	TO GROUND LEVELS ONLY -
6	Excavations, Slopes, Retaining for site-safe OK	<input checked="" type="radio"/> P	F N/A	OK, BATTERED BANK 5°
7	Pollution control considered to EBOP (discuss with owner or agent)	P	F <input checked="" type="radio"/> N/A	
Footing / Foundation				Comments (reasons for decisions)
8	Discuss finished floor levels/150 or 225 above ground	<input checked="" type="radio"/> P	F N/A	DISCUSSED -
9	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	P	<input checked="" type="radio"/> F N/A	BSK TO CONFIRM BEARING -
10	Pad / post footings / footings details	<input checked="" type="radio"/> P	F N/A	AS PER PLANS
11	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	<input checked="" type="radio"/> P	F N/A	YES

Footings / Foundation continued					Comments (reasons for decisions)
12	Reinforcing status (clean, properly supported, correctly lapped & tied with correct cover)	P	F	N/A	See Specs Fund.
13	Reinforcing steel (record size, type and grade)	P	F	N/A	2x 0.12 Bars
14	Height pegs of (correct material)	P	F	N/A	See Specs (Laser)
15	Starters are tied to horizontal rods (record tied at ? centers)	P	F	N/A	0.10 STARTERS @ 600mm
16	Foundation is suitable for fire walls if applicable	P	F	N/A	No FIRE WALLS
17	Steel radius bends correct	P	F	N/A	OK
18	Welded steel (requires Producer Statement)	P	F	N/A	
Piles					Comments (reasons for decisions)
19	Pile layout (record centers etc and if anchors or braced piles in correct position)	P	F	N/A	
20	Pile footing sizes (Anchor, Brace, Ordinary or other)	P	F	N/A	
21	Treatment and size of piles	P	F	N/A	
22	Bearing	P	F	N/A	N/A
23	Point loads (Undertake an on site check to confirm that all point loads are supported)	P	F	N/A	No PILES
24	Confirm floor height (NZS 3604 requires 550 mm to u/side of chipbd floor)	P	F	N/A	
25	Floor heights conform to bracing elements provided (record max height for each type of pile)	P	F	N/A	
26	Confirm durability of fixings (discuss with builder)	P	F	N/A	
27	Crawl space (450 mm)	P	F	N/A	
28	Driven Piles (engineer report)	P	F	N/A	
29	Is pile reinforcing necessary (record details)	P	F	N/A	
Columns / Insitu					Comments (reasons for decisions)
30	Size and grade of steel used	P	F	N/A	
31	Stirrups centres and size	P	F	N/A	
32	Lap measurements	P	F	N/A	N/A
33	Cover of steel	P	F	N/A	No Column BS
34	Spiral steel to be welded-not tied	P	F	N/A	
34	Steel radius bends correct	P	F	N/A	

	<h2>Inspection Checklist: Concrete Floor Building</h2>	Ref: IC 04
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639936
		Page 1 of 2

BC No	65 808	Contact on site (Name, company & position)
Date	8/10/10	John Gordon
Inspector	Jon Lamb	Builder

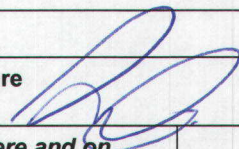
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

If Inspection Result = **PASS** then date and sign here

Date

8/10/10

Signature




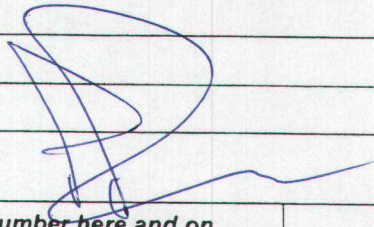
If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

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N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Concrete Prefloor					Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	sited
2	Previous comments	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Prat floor P&D
3	Floor construction type (record type)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	3204
4	Specified datum height is achieved (record how verified)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	not required
5	Shrinkage control & construction joints formed where necessary	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	as per plan
6	Floor height above finished ground level (discuss with contractor ability to meet min floor heights when project finished)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Discussed with builder 150 min
7	Hardfill compaction (binding layer protecting DPM)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	
8	DPM type (note lap & penetration details)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	250mm.
9	Slab thickenings / pads	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	1 300x100 by front door
10	Reinforcing type	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	665 mesh
11	Slab thickness	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	100 mm

12	Reinforcing support	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	on chairs
13	Reinforcing side, top and bottom cover	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	50mm to boxing
14	If SED, has Engineer inspected design? (Confirm that engineer has inspected design if conditioned. no inspection - no pour).	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	
15	600mm max hard fill compaction only NZS3604 Engineer PS4 for deeper back fill	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	re cond. from BS11
16	Steel laps	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	150 for mesh starter 600
17	Perimeter rod position (under starters)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	poor in block photos seen
18	Mesh is cut (for expansion joints if required)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	
19	Bottom plate connectors spacing and position in relation to slab edge.	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	lumber box
20	Steel radius bends correct	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	
21	Cladding rebates been constructed correctly?(50mm min)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	yes
22	Concrete strength.	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	17.5 mpa
23	Floor thickness is maintained under showers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	cube only
24	Underfloor heating systems are installed to manufacturer's specifications and clearances	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	
25	Thermal break required to isolate areas of underfloor heating	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	
26	Thermal resistance completed as per consent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	

	Inspection Checklist: Wrap Cavity Battens	Ref: IC 06
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639960
		Page 1 of 2

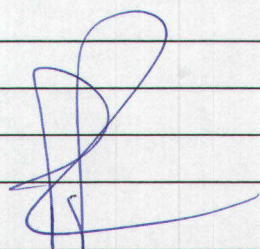
BC No 65885	Contact on site (Name, company & position) John Gordon Builders	
Date 4/11/10		
Inspector Pawl		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 4/11/10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Wrap Inspection				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
3	Protection details for window & door openings (sill trays, wrap returned around stud, type of flashing tape)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
4	Window and door support bars	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
5	Internal & external corner junctions (back flashings etc) As per consent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
6	Back and junction flashing details (change in claddings) As per consent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
7	Saddle flashings correctly installed	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
8	Flashings to beam to wall junction	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
9	Building wrap type and installation (appropriate for types of cladding unlined gable ends etc, type of fixing) Wrap tight to framing	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
10	Rigid air barrier where applicable (Refer NZS 3604:1999, section 11.5.2.6. A rigid or non-rigid 'Wind Barrier' shall be required behind all types of weatherboards in 'High & Very High' wind zones.)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A

Wrap Inspection cont.					Comments (reasons for decisions)
11	Wrap condition (free of punctures and sealed around penetrations)	P	F	N/A	
12	Building wrap is restrained at 300mm centres if studs at more than 450C for cavities (E2 AS 1)	P	F	N/A	Blue band
13	Have building wrap laps been taped when interior linings not fitted?	P	F	N/A	
14	Apron flashings have appropriate kick out (discuss with contractor if not fitted)	P	F	N/A	
Cavity Battens					
15	Batten treatment and type	P	F	N/A	
16	Batten width and thickness (double battens behind joins in sheets etc)	P	F	N/A	
17	Batten spacing	P	F	N/A	
18	Battens fixings (Battens fixed at 300c where claddings fixed to battens)	P	F	N/A	
19	Batten Nogs fall and length	P	F	N/A	
20	Double studs & battens provided behind sheet joints for 'Expressed joints' &/or 'Sealant joints'	P	F	N/A	
21	Drainage paths unimpeded (moisture in cavity draining down back of cladding is directed to the exterior at 1" available instance and is not impeded by other building elements)	P	F	N/A	
22	Cavity closer (type fitted)	P	F	N/A	
23	Muleseal to concrete at base of brick cavity	P	F	N/A	


	<h2 style="margin: 0;">Inspection Checklist: Half High Brick</h2>	Ref: IC 07
		Ver: 6
		Issued: 1 July 2010
		Doc No: IT-639938
		Page 1 of 2

BC No	65805	Contact on site (Name, company & position)	Paul K. Billiard
Date	9/11/10		
Inspector	Paul		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)			
If Inspection Result = PASS then date and sign below	Date	9/11/10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			

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Exterior Cladding				Comments (reasons for decisions)	
1	Approved Consent documents on site	P	F	N/A	No comments
2	Check previous comments	P	F	N/A	
Brick Veneer				Comments (reasons for decisions)	
3	Are ground clearance provisions correct? <i>Min 100mm to paved surface Min 150mm to finished ground level</i>	P	F	N/A	250 mm
4	Are lintel bars spanning openings as per consent documentation and flashings correct? <i>100mm min seating each side for spans < 2m. 200mm min seating each side for spans > 2m</i>	P	F	N/A	
5	Have shelf angles been installed and flashed correctly?	P	F	N/A	
6	Correct treatment of framing supporting shelf angles (H3.1- NZS 3602)	P	F	N/A	
7	Are wall ties, spacing and spans as specified?	P	F	N/A	600 x 400
8	Are wall ties the correct length for the cavity size?	P	F	N/A	
9	Are weep holes correctly installed? <i>Max 800 mm.</i>	P	F	N/A	3rd perpend
10	Are window and door opening details correct, including flashings?	P	F	N/A	
11	Have control joints been correctly installed?	P	F	N/A	Clay brick

12	Have bricks been laid stretcher bond with a minimum of 60mm lap?	P	F	N/A	
13	Is the minimum brick wall panel width 230 mm?	P	F	N/A	
14	Mortar Joints 10mm +/- 2mm	P	F	N/A	
15	Is vermin proofing provided where gaps more than 13mm occur?	P	F	N/A	
16	Is cavity correctly formed >40mm <75mm	P	F	N/A	
17	Is the cavity clear and free of obstructions?	P	F	N/A	
18	Cavity is sealed from roof space (Soffits is blocked off)	P	F	N/A	
19	How will top ventilation be provided (10mm continuous gap at top of wall or replication of perps).	P	F	N/A	10mm gap
20	Bricks do not overhand foundations more than 20mm unsupported?	P	F	N/A	
21	Steel framed buildings require a thermal break behind brick ties.	P	F	N/A	
22	Back flashings for junctions between differing claddings (water ingress is mitigated, drainage paths correctly formed)	P	F	N/A	
23	Internal and external cladding formed correctly (cavity dimension is maintained)	P	F	N/A	

	<h2 style="margin: 0;">Inspection Checklist: Pre-floor P&D</h2>	Ref: IC 02
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639957
		Page 1 of 2

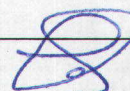
BC No 65805	Contact on site (Name, company & position) Bruce Wilson Plumber John Patterson
Date 8/10/10	
Inspector ED WILKINS	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

If Inspection Result = **PASS**
then date and sign here

Date **8/10/10**

Signature




If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

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Pre Floor Plumbing And Drainage				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	On site.
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Info rec'd re ground bearing.
3	Confirm RMA-RC requirements and siting of building on new site if this is first inspection	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Done at siting / foot.
4	Confirm plumbers details are correct (current license)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Name Bruce Wilson License No 323
Water Supply/ Wet Back Pipes				Comments (reasons for decisions)	
5	Water pipes are run under floor (50 year warranty)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	UPVC.
6	Wet back pipes in copper and layed to correct fall	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
System				Comments (reasons for decisions)	
7	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	
Fixture Wastes				Comments (reasons for decisions)	
8	Developed waste lengths do not exceed (3.5m G 13, 2.5m to FWG As 3500)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None.
9	Record any fixture waste that exceeds max dimension and requires separate vent.	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	50mm vent at head from vanity.
10	Correct size and gradient (min 40mm As 3500)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	40mm 1:50.

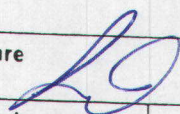
Drainage					Comments (reasons for decisions)
11	Correct sizes and gradient (65mm min AS 3500/ 80mm min G13)	P	F	N/A	All 100mm. 2 1:60
12	Soffits of all pipes are level at top of pipes	P	F	N/A	All 100mm.
13	Primer used on joints	P	F	N/A	Primer
14	Terminal Vent is in correct size and position/ one fixture max upstream (min vent sizes met 50mm AS3500/ 80mm G13)	P	F	N/A	To be fitted in Vanity toe space.
15	Branch drains over 6m/ 10m to be vented	P	F	N/A	
16	Stacks have two 45 degree bends at base	P	F	N/A	Single level.
17	FWG have concrete support at base	P	F	N/A	None
18	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	P	F	N/A	
19	Pipes are protected where they pass through concrete	P	F	N/A	Felt lagged.
20	Test on drains/ AS3500	P	F	N/A	water test
21	If AS 3500 system the depth of the lateral being connected to must be confirmed to achieve 1:60 fall in the drains.	P	F	N/A	Man Hole in front yard.
HWC Drains					Comments (reasons for decisions)
22	HWC drain is to correct fall, correct material & length and to an unobstructed and visible position at exterior. (max length of???)	P	F	N/A	Copper 20mm
23	Confirm size of drain matches relief valve to be used	P	F	N/A	Discussed

	<h2 style="margin: 0;">Inspection Checklist:</h2> <h3 style="margin: 0;">Sanitary & Storm Water Drainage</h3>	Ref: IC 14
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639953
		Page 1 of 2

BC No 65805	Contact on site (Name, company & position) Norm Morris
Date 24/11/10	
Inspector Ion Lamb	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

connector for driveway sump still to be complete this has been discussed with the drainlayer.

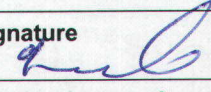
If Inspection Result = PASS then date and sign below	Date 24-11-10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Drainage				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
3	Confirm drainlayers details are correct (current license)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
				Name Norm Morris
				License No 07935
System				Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
				AS 3500
Sanitary Sewer				Comments (reasons for decisions)
5	Correct lateral is being connected to?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
6	Pipe size and gradient	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
7	Primer and glue on all joints	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
8	Bedding material	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
9	Correct fittings, junctions and bends	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
10	Terminal Vent location / size	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
11	Back vent location / size	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A
12	Drain is to sufficient depth	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
13	Drains are on test and holding	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A
14	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A

On Site Effluent Disposal				Comments (reasons for decisions)	
15	Type of system (advanced or conventional)	P	F	N/A	N/A
16	What soil type is the effluent drain laid in? (check against design)	P	F	N/A	
17	Size of septic tank	P	F	N/A	
18	Effluent trench length or drip line length (NZS 1547-max length of 20m for conventional-may be exceeded providing it is laid horizontal)	P	F	N/A	
19	Trench construction (combined separate, type of metal, infiltration cloth etc)	P	F	N/A	
20	Is a filter installed?	P	F	N/A	
21	Has a distribution box been installed / required?	P	F	N/A	
Grease Traps				Comments (reasons for decisions)	
22	Inspection by Pollution Control completed	P	F	N/A	N/A
23	Size of tank as per consent	P	F	N/A	
24	Venting installed as per consent	P	F	N/A	
25	Test chamber correct	P	F	N/A	
26	No water traps fitted upstream of grease trap	P	F	N/A	
27	Inspection by Pollution Control completed	P	F	N/A	
30	Size of tank as per consent	P	F	N/A	
31	Venting installed as per consent	P	F	N/A	
Stormwater				Comments (reasons for decisions)	
32	Pipe size and gradient	P	F	N/A	90mm. ✓
33	Pipe is glued and primer used	P	F	N/A	2. ✓
34	Bedding material	P	F	N/A	
35	Correct fittings / bends are used	P	F	N/A	
36	Soak holes are used, diameter and depth	P	F	N/A	
37	Correct lateral is being connected too	P	F	N/A	council system
38	Other means of disposal accepted	P	F	N/A	
Documentation				Comments (reasons for decisions)	
39	As laid drainage plans received?	P	F	N/A	
40	Commissioning statement for advanced systems	P	F	N/A	
41	Form 6 received (for stand alone consents)	P	F	N/A	at Pool


	<h2 style="margin: 0;">Inspection Checklist: Preline Building</h2>	Ref: IC 10
		Ver: 4
		Issued: 1 July 2010
		Doc No: IT-639950
		Page 1 of 2

BC No 65805	Contact on site (Name, company & position) Kurt Gordon Builder
Date 24/11/10	
Inspector Jon Lamb	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Builts' to be provided, if applicable) 	
If Inspection Result = PASS then date and sign here Date 24-11-10	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

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Pre Line Building				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
Exterior				Comments (reasons for decisions)
3	Exterior envelope is complete	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
4	Fixing and detailing of roofing elements (as seen from ground)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
5	Fixing and detailing of wall cladding elements	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
6	Are all cladding / roofing penetrations detailed as per consent?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
7	Re confirm ground levels (no surprises later)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
Wall Framing				Comments (reasons for decisions)
8	Framing grade, spacing and treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
9	Bottom plate fixings for braced and non braced walls are correct	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
10	Moisture content?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
11	Framing for ceiling diaphragms (Double top plate of top plate packer-ex 40mm)	<input type="radio"/> P	<input type="radio"/> F	N/A
12	Air seal to window / door jambs confirm PDF rod installed	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
Ceiling Framing & Battens				Comments (reasons for decisions)
13	Size, type, span and centres	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
14	Moisture content	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A
15	Openings in diaphragm ceilings compliant	<input type="radio"/> P	<input type="radio"/> F	N/A
Mid Floor Structure				Comments (reasons for decisions)
16	Floor joist sizes, treatment and grade in accordance with consent (record findings)	<input type="radio"/> P	<input type="radio"/> F	N/A

17	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	
18	Nogs between joists for connection of braced panels at both ends where connection to joists not possible	P	F	N/A	
19	Nogs for non braced and braced wall support	P	F	N/A	
20	Solid blocking to centre of floor joist spans of span 1 st floor?	P	F	N/A	
21	Holes and notches in framing and joists	P	F	N/A	
Wet Area Floors					Comments (reasons for decisions)
22	Confirm product to be used to water proof timber floors.	P	F	N/A	
Insulation					Comments (reasons for decisions)
23	Glazing (single or double glazed, check consent)	P	F	N/A	double
24	Roof & wall insulation R values	P	F	N/A	R2.2 u R3.2 c
Multi Unit Dwellings (Stc Rating)					Comments (reasons for decisions)
25	Construction of STC rated walls is appropriate and in accordance with consent?	P	F	N/A	
Fire Rating					Comments (reasons for decisions)
26	Fire wall framing correctly set out for type of system and fixed to other elements to provide stability <ul style="list-style-type: none"> All sheet joints supported Fire rated ceilings are supported by fire rated walls Bottom plates strapped and bolted to provide stability in accordance with design. 	P	F	N/A	no fire rating
27	Penetrations in fire walls prepared correctly	P	F	N/A	
28	Steel studs 'friction fitted' where specified	P	F	N/A	
	Expansion gap to steel studs where specified	P	F	N/A	
29	Timber/steel dimensions correct for system required	P	F	N/A	
30	Nog and solid blocking placement correct	P	F	N/A	
DAP					Comments (reasons for decisions)
31	Are DAP facilities being installed?	P	F	N/A	domestic dwelling
32	Does the accessible route comply (1200mm)?	P	F	N/A	
33	Are thresholds at correct height?	P	F	N/A	
34	Are door openings correct (discuss with builder, cavity sliders require an 860 leaf generally)?	P	F	N/A	
35	Do corridor widths comply?	P	F	N/A	
36	Have nogs been installed for grabrails?	P	F	N/A	
Tiles over Aqualine					Comments (reasons for decisions)
37	Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	cubical showers
38	Weight of tiles will dictate thickness of Gib Aqualine	P	F	N/A	
39	13mm min for steel frame	P	F	N/A	
40	All sheet joints over framing	P	F	N/A	


	<h1>Inspection Checklist: Postline</h1>	Ref: IC 13
		Ver: 4
		Issued: 1 July 2010
		Doc No: IT-639948
		Page 1 of 2

BC No 65805	Contact on site (Name, company & position) John Gordon
Date 2-12-10	
Inspector Bill	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) Postline inspection - all bracing placed as per plan. fixed off as per Crib Specification.	
If Inspection Result = PASS then Date 2-12-10. Signature W. Heath date and sign here	
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

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Post Line					Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F	N/A	yes on site.
2	Previous comments/ instructions	<input checked="" type="radio"/> P	F	N/A	checked
Post Line/ Bracing					Comments (reasons for decisions)
3	Bracing system used (record)	<input checked="" type="radio"/> P	F	N/A	GS1 + GS2.
4	Fixing of bracing elements, walls and ceilings	<input checked="" type="radio"/> P	F	N/A	correct
5	Bracing elements in correct position (clear of baths & showers etc)	<input checked="" type="radio"/> P	F	N/A	yes
Post Line/ Fire Rating					Comments (reasons for decisions)
6	Board type and thickness	P	F	N/A	N/A
7	Fastener type, length and gauge	P	F	N/A	
8	Correct fastener positions and spacings	P	F	N/A	
9	All Sheet edges all fixed to framing	P	F	N/A	
10	Joints on opposite sides of the wall are staggered	P	F	N/A	
11	Sheets fixed hard to floor where specified	P	F	N/A	
12	Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
13	Longitudinal joints correctly back-blocked (single layer systems only)	P	F	N/A	

Post Line/ Fire Rating Cont					Comments (reasons for decisions)
14	Penetrations comply with details in consent (Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)	P	F	N/A	N/A
15	Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
16	Fire rated flush boxes fitted	P	F	N/A	
17	Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ Stc Rated Walls					Comments (reasons for decisions)
18	STC system used	P	F	N/A	N/A
19	Additional insulation if necessary	P	F	N/A	
20	No penetrations to STC rated wall without specific design	P	F	N/A	

	Inspection Checklist: Wet Areas/Tanking/Basements	Ref: IC 12
		Ver: 4
		Issued: 1 July 2010
		Doc No: IT-639959
		Page 1 of 1

BC No 65805	Contact on site (Name, company & position) William Phil Harker Tilers
Date 11-1-11	
Inspector BARRY TAYLOR	TILER.
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)	
Phibond Liquid Flash II installed to Bathroom & Ensuit. Bond Breaker & mesh fitted to all corners, 2 coats applied.	
If Inspection Result = PASS then date and sign here	Date 11-1-11 Signature [Signature]
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

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Wet areas / Basements		P, F, N/A			Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	ONSITE.
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	YES.
3	Wet area timber flooring type and treatment (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	CONCRETE FLOOR.
4	Condition of membrane substrate (sound and appropriate)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	SOUND.
5	Product type and application (which coat was observed ie final, 2 nd etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	1ST COAT SITED. INSTALLED TO FIT SECOND COAT.
6	Joints and corner details in membrane (Jointing of impervious surfaces as specified i.e. PVC jointer, flexible sealant and reinforcing t etc).	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	BOND BREAKER & MESH
7	Provision to contain accidental overflow (multi unit situations)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	NO FWC.
8	Technical Literature Statement Requested	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	REQUESTED.
9	Sealing of penetrations	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	YES.
10	Confirm the membrane protection prior to backfilling.	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	INTERIAR ONLY.

INSTRUCTION BOOK BUILDING SERVICES

NO: 6274

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Site Address: 32A NIKAU STREET

Building Consent No: 65805

Attention: JOHN PATTERSON

Inspection Type: FINAL

Instructions:

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

1) 2x SMOKE ALARMS TO BE FITTED. INTER 2

2) SHOWED CURBAGE TO BE SET. NOW SET.

3) H. WC TO BE ON AT RECHECK. 50, OK.

4) BOUNDING AROUND GULLY TRAP TO BE FITTED
COMPLETE (PHOTO TAKEN)

5) STIL DRAIN & SUMP TO BE FITTED AS PER
PLAN, OWNER TO DISCUSS THIS WITH SUBDIVISION
ENGINEER. OWNER HAS CONTACTED PAULA MERADETH FROM
R.D.C WHO HAS OMITTED THE REQUIREMENT FOR
A STIL DRAIN & SUMP TO THE DRIVEWAY.

SEE ATTACHED COPY OF THIS INSPECTION WITH COMMENT
FROM PAULA.

Date Instructions complied with: A.S.A.P

Signed: [Signature]

(Print name)

Sally S. S. S.

Date:

13-4-11

INSTRUCTION BOOK BUILDING SERVICES

NO:6274

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Site Address: 32A NIKAU STREET

Building Consent No: 65805

Attention: JOAN PATTERSON

Inspection Type: FINAL

Instructions:

B/C 65805.

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

~~1) 2x SMOKE ALARMS TO BE FITTED.~~

~~2) STORMWATER CUBICAC TO BE SETTED.~~

~~3) H.W.C TO BE ON AT RECTOR.~~

~~4) SOUNDING AROUND GULLY TRAP TO BE FITTED~~

5) STRIP DRAIN & SUMP TO BE FITTED. AS PER PLAN, OWNER TO DISCUSS THIS WITH SUBDIVISION ENGINEER.

13/4/11.
Barry

Stormwater strip drain.
on driveway not required
in this instance because
the driveway is small, at
a low point and will not
cause a nuisance to any

Date Instructions complied with: A.S.A. adjacent properties.

Signed: [Signature]

(Print name) Sally Taylor (Paula)

Date: 13-4-11