

From: "Sam Hayward"
Sent: Fri, 7 Feb 2020 12:58:07 +1200
To: "'ronaldramajo@yahoo.com'" <ronaldramajo@yahoo.com>
Subject: Request for information - Building consent 80328 - 5 Beryl Place

Hi Josephine

You may or may not be aware that the Building Act 2004 requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the building consent application.

As code compliance certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details / amendments to ensure compliance is properly demonstrated and enable building consent to be issued:

1. New Zealand Building Code B1 Structure – Bracing on grid line C has been calculated using the GIB ezy brace software at a height indicated at 3.0m. B1/AS1 is the nominated means of compliance on the Form 2 and the use of *NZS 3604 2011* has been used to verify this element of the design due to this. Section 5.4 within 3604 requires wall framing shall extend from the bottom plate at floor level to the top plate at ceiling level. Because of the block walls height located on grid line C the proposed design is outside of the scope of NZS 3604 and GIB's literature, this wall now requires specific engineered design input.
2. New Zealand Building Code E2 - E2/AS1 has been nominated as the means of compliance on the Form 2. Please provide details that the new joinery is within the scope of E2/AS1 as specified in section 9.1.10.1 or that the retro fitting of joinery to the buildings existing cladding meets the performance requirements of E2 by providing plan details for their installation for Door 1 and window 1.
3. New Zealand Building Code B1 – G4 – Sheet A101 notes that smooth air floor vents are intended to be installed in every in-between floor timber packer to the new sleeping area. The elevation/ cross section on sheet A103 indicates an existing concrete floor with vinyl laid directly over itself with no detail of the timber subfloor. Please clarify the timber floor and provide construction details accompanied by notes on the plan to establish compliance for the durability of flooring materials and their structure in accordance with your nominated means of compliance (B1/AS1)

4. New Zealand Building Code B1 – No detail has been found as to how the new nib wall will be connected to the existing concrete slab. While the bottom plate hold downs are detailed, their spacing's at 900mm are not sufficient to hold the nib wall in place. Please detail how the nib will be connected to the existing concrete floor to meet the performance requirements of B1.
5. In the area of the nib wall please provide detail of the finished cladding height requirement in order to achieve compliance with 9.1.3 and table 18 New Zealand Building Code E2/AS1

Two copies of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents.

Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

Further information can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the processing Building Officer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.

We appreciate that requests for those items may be frustrating but unless compliance can be clearly demonstrated building consent cannot be issued. We have suspended building consent processing until the above information is provided. Please be assured of our earliest attention to completion of processing and issuing of building consent on receipt of this information.

Thank you
Ngā mihi

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