

18 June 2021

RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

File Ref: P21846
Building Consent No: 80328

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 80328

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.

Yours faithfully



Manuela van Vuuren
Business Support Administrator
Planning & Development Solutions

Encl.



Document Number: **RDC-1147046**

Date Registered: **21/6/2021**

Code Compliance Certificate: 80328

Section 95, Building Act 2004

Issued: 18 JUN 2021

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand**The Building**

Property ID: P21846

Street Address: 5 BERYL PLACE, PUKEHANGI

Valuation number: 06553 609 00

Legal Description: LOT 2 DPS82796

Current lawfully established use: SLEEPOUT (DETACHED DWELLING)

Description of Work: CONVERT GARAGE TO SLEEPOUT

The Owner

Name & Address of Owner: RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

First point of contact for communications with the building consent authority:
RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

Building Work

Building Consent no: 80328
Issued by: Rotorua District Council (operating as Rotorua Lakes Council)

Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that –

- The building work complies with the building consent.

Signed for and on behalf of Rotorua District Council (operating as Rotorua Lakes Council):

Name: Manuela van Vuuren **Position:** Business Support Administrator, Planning & Development Solutions

Signed:  **Date:** 18 June 2021

Minor Works Code Compliance Certificate Assessment Checklist

To be used for minor works; R1/ C1 - outbuildings, ancillary buildings, sleep-outs, drainage work, SFH's, level entry showers and Marquees

BC No.: 80328

Date: 11/6/21

Address: 5 Beryl Place

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	Yes
2	All the required inspections have been completed	<input checked="" type="radio"/> P	F	N/A	Yes x 4
3	Check sheets are complete	<input checked="" type="radio"/> P	F	N/A	Completed
4	Instruction sheets/ NTF complied with	<input checked="" type="radio"/> P	F	N/A	Yes x 3
5	BC conditions have been complied with	<input checked="" type="radio"/> P	F	N/A	Yes
6	PIM requirements have been complied with	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	No Pim
7	All documents have BC number on them	<input checked="" type="radio"/> P	F	N/A	Yes
8	Energy work certificate has been provided (if required) (section 94(3))	<input checked="" type="radio"/> P	F	N/A	Yes energy + Gas
9	Any minor variations/ as built have been issued and whether documentation associated with these have been properly completed.	<input checked="" type="radio"/> P	F	N/A	1x Variation completed
10	Photographs of elevations/ other	<input checked="" type="radio"/> P	F	N/A	Provided
11	Plumbing statements	<input checked="" type="radio"/> P	F	N/A	x1 provided
12	Roofing SOC	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	Not required
13	Drainage Plan	<input checked="" type="radio"/> P	F	N/A	As laid provided
14	Solid Fuel Heater SOC	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	Not required
15	Form 6 completed, is it both accurate and complete	<input checked="" type="radio"/> P	F	N/A	Completed
16	Additional fees (write description on rear of form)	<input checked="" type="radio"/> P	F	N/A	Yes - see inspection summary sheet
17	Warnings or bans?	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	No products identified
18	Change of project description?	<input type="radio"/> P	F	<input checked="" type="radio"/> N/A	No
19	Other? Possible Bond Refund?	<input checked="" type="radio"/> P	F	N/A	1x S/A installed to FZ

Site Development Form to be sent with CCC	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Modification / Waiver applies	<input type="radio"/> YES	<input checked="" type="radio"/> NO
CCC Assessment (If F request info below)	<input checked="" type="radio"/> P	<input type="radio"/> F	As Built / Supplied Plans in Poly	<input checked="" type="radio"/> YES	<input type="radio"/> NO

All building work is completed in accordance with the building consent and 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.

Name: I Reid

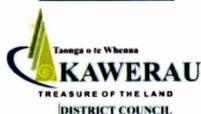
Signature: I Reid

Date Received <small>Date form 6 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 CCC Refused
<u>14/5/21</u>	<u>14/5/21</u>	<u>31/5/21</u>	<u>11/6/21</u>
			Date CCC Approved

Business Support Advisor to complete (P= copies sent for filing with Building Consent documents) If not, applicable circle N/A

Copy of code compliance certificate	<input checked="" type="radio"/> P	<input type="radio"/> N/A	Copy of letter refusing to issue CCC	<input type="radio"/> P	<input checked="" type="radio"/> N/A
Copy certificate cover letter	<input checked="" type="radio"/> P	<input type="radio"/> N/A	Bond refund	<input type="radio"/> P	<input checked="" type="radio"/> N/A
All information collated and sent to records	<input checked="" type="radio"/> P	<input type="radio"/> N/A	Other (note):	<input type="radio"/> P	<input checked="" type="radio"/> N/A
Project description changed on CCC	<input type="radio"/> P	<input checked="" type="radio"/> N/A			

Name: M VanVuur Signature: [Signature] Date CCC Issued by BSA: 1806.21



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004



THE BUILDING CONSENT

Building consent number: 80328

Issued by [name of building consent authority that granted building consent]: Rotorua Lakes Council

THE OWNER

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

Ronald Ramajo

Contact person [if the applicant is not an individual]:

Josephine Ramajo

Mailing address:

5 Beryl place pukehangī
Rotorua N.Z.

Street address/registered office:

Phone number:

Landline:

07 348 8484

Mobile:

027 223 2257

Daytime:

027 610 1824

After hours:

Facsimile number:

Email address:

ronaldramajo@yahoo.com

Website [if applicable]:

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

[Only complete this section if the application is being made on behalf of the owner]

Name of agent:

Contact person [if the agent is not an individual]:

Mailing address:

Street address/registered office:

Phone number:

Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website [if applicable]:

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

First point of contact for communications with the council/building consent authority [state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand]:

RECEIVED

14 MAY 2021

B.C. NO 80320

APPLICATION

All building work to be carried out under the above building consent was completed on [insert date]: 14-05-2021

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
		NIL	

The personnel who carried out building work other than restricted building work are as follows:

[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

Graeme Edwards - Plumber

Note: continue on another page if necessary

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:

[list specified systems]

NIL

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]

owner

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

Name of person signing:

Ronald Ramajo

Date:

14-5-2021

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Building Consent Authority Inspection Summary Sheet

Ref: IF 02

Ver: 8

Issued: 18 February 2020

Doc No: IT-639923

Page 1 of 2

BUILDING CONSENT NO. 80828

DATE ISSUED: 25/05/20

DESCRIPTION OF WORK:

Convert garage to sleepout

SITE ADDRESS:

5 Beryl Pl

OWNER: Ramajo

AGENT:

PH:

PH:

Building Category:

R1

CCC Decision Date:

25/05/22

Function	Allowance	Used	Difference X rate	\$ Adjustment
Time	2 3/4	3.9 hours	1.15 x 193 =	221.95
Inspection # x travel	4 x 11 = 44	5 x 11 = 55	11 x \$3 =	33.00
CCC review	included in above	—	x =	—
Total Credit Charge				254.95


P = PASS

F = FAIL

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
25/5/20			MW	RC16914 granted - attached	
3/8/20	10:10 - 10:30	20	Ian	Sanitary drawer	Pass ✓
8/9/20	3:30 - 4:00	30	Sam	Pre-line Build	Fail ✓
				Inst 28672.	
23/9/20		20	Sam	Minor Variation approved for bracing change.	
14/10/20	3:00 - 3:30	30	Sam	Re-line build Re-check - No check Sheet - See instruction 28672	Fail ✓
2-11-20	8:00 - 8:20	20	BT	Post-line	Pass ✓
4/12/21			MW	EOT refunded to customer 9650	
14.5.21	10:15 - 11:00	45	BT	FINAL	Fail ✓
				INST 30278 ISSUED	
				NO Re-check Required.	

Received - Form 6.

- Elec Cert.

	<h1>Inspection Checklist: Domestic Final</h1>	Ref: IC 16
		Ver: 15
		Issued: 1 October 2020
		Doc No: IT-639940
		Page 1 of 4

BC No: 80328	Contact on site (Name, licence no. – RBW, company & position)
Date: 14.5.21	Rodolfo Ramajo (owner)
Inspector: B. Lora	Area of work inspected: Sweepout
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 3/6/21	Signature 1 Revd
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		30278


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


Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A	No Hazard exists Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Building Consent Documentation				Comments (reasons for decisions)
Form 6	P	F		Reel 1st
Form 6As (record quantity)	P	F		not required
Approved Building Consent documents on site	P	F		on-site
Check previous comments	P	F		checked
Inspections as scheduled	P	F		as per schedule
Conditions of BC.	P	F		Reel 1st
Building work completed to consent documents	P	F		" "
Check conditions of PIM	P	F	N/A	BC only
Application to amend BC received	P	F	N/A	" "
Sec 269 – Substitutions may involve certified building methods or products	P	F	N/A	" "
Site development fact sheet given	Yes	No		" "

Kitchen				Comments (reasons for decisions)
Food preparation and sink provision	P	F	N/A	nil kitchen
Impervious, easily cleaned wall finishes	P	F	N/A	
Bench top junction with wall linings (<i>sealed</i>)	P	F	N/A	
Hot & cold supply provided to sink	P	F	N/A	
Trap & waste fitted to sink	P	F	N/A	
Energy supply provided for cooking	P	F	N/A	
Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	
Laundry				Comments (reasons for decisions)
Laundry facilities (<i>washing machine space, tub etc</i>)	P	F	N/A	nil laundry
Tub (<i>fixing and water trap</i>)	P	F	N/A	
Water supply (<i>cold min</i>)	P	F	N/A	
Impervious finish (<i>walls and floor</i>)	P	F	N/A	
Wet areas / WCs				Comments (reasons for decisions)
Impervious finish (<i>walls and floor</i>) (<i>Statement from water proof membrane installer</i>)	P	F	N/A	Nil Flood / Painted Walls
Joints in impervious surface finishes (<i>including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls</i>)	P	F	N/A	Refer 105
Safety glazing for <u>shower screens</u> , doors & <u>windows</u> Clearly identified	P	F	N/A	Markings visible (safety glass)
Shower cubicle watertight?	P	F	N/A	Refer 105
Ventilation				Comments (reasons for decisions)
Natural ventilation to occupied space	P	F	N/A	Opening windows
Mechanical (<i>ducted to exterior</i>)	P	F	N/A	DUCTED TO EXT
Insulation				Comments (reasons for decisions)
Ceiling insulation installed correctly & clear of down lights	P	F	N/A	- Covered in plaster - checked with Pete
Subfloor insulation protection (<i>Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection</i>).	P	F	N/A	I Reid
Glazing				Comments (reasons for decisions)
Glazing to full height windows, doors, landings etc (<i>appropriate markings</i>)	P	F	N/A	
P & D				Comments (reasons for decisions)
Seismic restraints to the water storage cylinder	P	F	N/A	
Terminal vents terminate outside the building clear of openings (<i>Ensure all branch drain 10m or > are vented</i>)	P	F	N/A	

Waste pipe penetrations sealed in gullies	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	90° Bend into Gully
Downpipes fixings and spreaders	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	EXISTING
HWC vent protected against frost	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	GAS INFIN-5
ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	- 150 Below Lowest Fixture - 100 Above Ground -
HWC drain to the exterior	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	GAS
Hot water supply (type of system eg infinity, low or mains pressure)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	GAS INFINITY
Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve, tundish trap/air-break installed in a visible location))	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	GAS INFINITY
Safe tray installed under HWC	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Correct head for HWC	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
AAV's accessible	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Water temperature	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	55°C
Stairs / Landings / Handrails / Window Openings				Comments (reasons for decisions)
Handrails to internal and or external stairs	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	EXISTING
Lighting (switches at the top & bottom of stairway).	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Treads and riser dimensions/ threshold heights	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Barriers (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)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Restriction stays (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).	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
Smoke Alarms				Comments (reasons for decisions)
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 checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	1 alarm Tested (OK)
Exterior				Comments (reasons for decisions)
Exterior envelope status and type (complete and weatherproof)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Painted & Sealed
Elevations compared to consented documents?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Compared
Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Sealed
Parapet flashings correctly installed	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	nil for
Wall cladding fixings/soakers/scribers status	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Paint Sealed
Brickwork weep holes/ventilation (how is it achieved) Top and bottom	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	nil Brick
Ground/paving heights (record dimensions)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	EXISTING

Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	P	F	N/A	NIL
Sub floor access/insulation/ ventilation type	P	F	N/A	EX
Roof cladding type /flashing status/ roof penetration flashings types	P	F	N/A	EXISTING
Landscaping status (completed or not)	P	F	N/A	EXISTING
Stormwater disposal from hardstand areas? (confirm formation of cess pit)	P	F	N/A	NIL
On Site Effluent Disposal Systems				Comments (reasons for decisions)
System type matches BC	P	F	N/A	NIL ON BC
Statement (construction review) supplied from the installer or designer?	P	F	N/A	
If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit				Comments (reasons for decisions)
Footpath and/or kerb condition	P	F	N/A	NIL
Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	NIL
Crossing Deposit				Comments (reasons for decisions)
Is crossing formed in accordance with RDC requirements?	P	F	N/A	NIL
Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	NIL
Overhead Power Lines				Comments (reasons for decisions)
Overhead power lines have correct clearance to building elements	P	F	N/A	EXISTING
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)
Photographs taken of all exterior elevations!	P	F	N/A	Taken
Producer Statements/Statement of Compliance/ Certificates				Comments (reasons for decisions)
Energy Certificate for Electrical work	P	F	N/A	RECEIVED
Energy Certificate for Gas work	P	F	N/A	REFER INST
Exterior Plaster System	P	F	N/A	NIL PLASTER
Plumbing (pressure tests)	P	F	N/A	RECEIVED
As built drainage plan	P	F	N/A	RECEIVED
Membranes	P	F	N/A	NIL
Roofing	P	F	N/A	NIL
As built supplied	P	F	N/A	NIL
Producer statements	P	F	N/A	NIL
Survey certificates	P	F	N/A	NIL
Other	P	F	N/A	NIL
NOTICES				Comments (reasons for decisions)
NTF and Instruction Sheets complied with?	P	F	N/A	NIL
SPECIFIED SYSTEMS				No specified systems (✓) No need to complete this section
SPECIFIED SYSTEMS are capable of performing to the performance standards set out in the building consent?				Comments (reasons for decisions)
Cable cars				
Construction SOC <i>Installation Std as per BC Conditions?</i>	P	F	N/A	NIL ON BC

	Inspection Checklist: Sanitary & Storm Water Drainage	Ref: IC 14
		Ver: 9
		Issued: 10 January 2020
		Doc No: IT-639953
		Page 1 of 2

BC No: <u>80328</u>	Contact on site (Name, licence no. – RBW, company & position) <u>Brad Williams</u> <u>Drainlayer</u>	
Date: <u>3/8/20</u>		
Inspector: <u>Ja Lomb</u>	Area of work inspected: <u>Drains</u>	
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 below	Date <u>3/8/20</u>	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

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	<u>P</u>	F	N/A	Hazard Board read and obtained the appropriate PPE <u>Tripping/Falling Hazard</u> Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Drainage				Comments (reasons for decisions)
Approved Consent documents on site	<u>P</u>	F	N/A	<u>On-site</u>
Previous comments/ instructions – PIM/BC conditions and endorsements	<u>P</u>	F	N/A	<u>checked</u>
Confirm drainlayers details are correct (current license)	<u>P</u>	F	N/A	Name <u>Brad Williams</u> License No <u>16649</u>
System				Comments (reasons for decisions)
G 13 or AS 3500 (record which one)	<u>P</u>	F	N/A	<u>AS 3500</u>
Sanitary Sewer G13,B2				Comments (reasons for decisions)
Correct lateral is being connected to?	<u>P</u>	F	N/A	<u>Council Invert</u> <u>existing connection</u> Onsite conventional effluent disposal Advanced Onsite Effluent system SED Circle as appropriate
Pipe size and gradient	<u>P</u>	F	N/A	<u>100 Ø 1:60</u>
Primer and glue on all joints	<u>P</u>	F	N/A	<u>Pink</u>
Bedding material	<u>P</u>	F	N/A	<u>clay</u>

Correct fittings, junctions and bends	<input checked="" type="radio"/> P	F	N/A	Yes
Terminal Vent location / size	<input checked="" type="radio"/> P	F	N/A	Allowance for exp
Back vent location / size	<input checked="" type="radio"/> P	F	N/A	
Drain is to sufficient depth	<input checked="" type="radio"/> P	F	N/A	300 mm
Drains are on test and holding	<input checked="" type="radio"/> P	F	N/A	Water Air Circle as appropriate
The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	<input checked="" type="radio"/> P	F	N/A	Yes
On Site Effluent Disposal G13,B2			Comments (reasons for decisions)	
What soil type is the effluent drain laid in?(check against design)	P	F	<input checked="" type="radio"/> N/A	Sewer only
Size of septic tank	P	F	<input checked="" type="radio"/> N/A	
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	<input checked="" type="radio"/> N/A	
Trench construction (combined, separate, type of metal, infiltration cloth etc)	P	F	<input checked="" type="radio"/> N/A	
Is a filter installed?	P	F	<input checked="" type="radio"/> N/A	
Has a distribution box been installed / required?	P	F	<input checked="" type="radio"/> N/A	
Grease Traps G13,B2			Comments (reasons for decisions)	
Inspection by Pollution Control completed	P	F	<input checked="" type="radio"/> N/A	
Size of tank as per consent	P	F	<input checked="" type="radio"/> N/A	
Venting installed as per consent	P	F	<input checked="" type="radio"/> N/A	
Test chamber correct	P	F	<input checked="" type="radio"/> N/A	
No water traps fitted upstream of grease trap	P	F	<input checked="" type="radio"/> N/A	
Stormwater G13,B2			Comments (reasons for decisions)	
Pipe size and gradient	P	F	<input checked="" type="radio"/> N/A	
Pipe is glued and primer used	P	F	<input checked="" type="radio"/> N/A	
Bedding material	P	F	<input checked="" type="radio"/> N/A	
Correct fittings / bends are used	P	F	<input checked="" type="radio"/> N/A	
Soak holes are used, diameter and depth	P	F	<input checked="" type="radio"/> N/A	
Correct lateral is being connected too	P	F	<input checked="" type="radio"/> N/A	Council Invert Water Tank Onsite disposal Soak holes SED Drainage field Circle as appropriate
Other means of disposal accepted	P	F	<input checked="" type="radio"/> N/A	
Consideration for drainage from hardstand areas (discuss formation of cess pit)	P	F	<input checked="" type="radio"/> N/A	
Documentation			Comments (reasons for decisions)	
As laid drainage plans received?	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	Yes
Commissioning statement for advanced systems	P	F	<input checked="" type="radio"/> N/A	Not required
Form 6 received (for stand alone consents)	P	F	<input checked="" type="radio"/> N/A	at this inspection

Inspection Checklist: Postline

Ref: IC 13

Ver: 9

Issued: 1 October 2020

Doc No: IT-639948

Page 1 of 2


BC No: 20328	Contact on site (Name, licence no. – RBW, company & position) R. [Signature]	
Date: 3.11.20		
Inspector: BK	Area of work inspected: SEEPAT	
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 3-11-20	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

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site	P	F	N/A	on site
Previous comments/ instructions – PIM/BC conditions and endorsements	P	F	N/A	2000
Post Line/ Bracing B1,B2				Comments (reasons for decisions)
Bracing system used (record)	P	F	N/A	GB Bracing
Board type and thickness (relevant to use and framing centres)	P	F	N/A	10 mm STANDEX / BRACING
Fixing of wall bracing elements (spacing's, fastener type, length and gauge)	P	F	N/A	Fixed as per GB SPECIFICATION
Fixing of ceiling bracing elements (spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	N/A
Brace sheet widths comply (wall and ceiling)	P	F	N/A	correct
Bracing elements in correct locations & (clear of baths & showers etc.)	P	F	N/A	correct locations

Post Line/ Fire Rating B1,B2,C1-6				Comments (reasons for decisions)
Board type and thickness <i>(relevant to use and framing centres)</i>	P	F	N/A	
Fixing of wall elements <i>(spacing's, fastener type, length and gauge)</i>	P	F	N/A	
Fixing of ceiling elements <i>(spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)</i>	P	F	N/A	
All Sheet edges all fixed to framing	P	F	N/A	
Post Line/ Fire Rating Cont B1,B2,C1-6				Comments (reasons for decisions)
Joints on opposite sides of the wall are staggered (steel frames only)	P	F	N/A	N/A on BC
Sheets fixed hard to floor where specified	P	F	N/A	
Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
Longitudinal joints correctly back-blocked <i>(single layer systems only)</i>	P	F	N/A	
Penetrations comply with details in consent <i>(Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)</i>	P	F	N/A	
Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
Fire rated flush boxes fitted	P	F	N/A	
Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ STC Rated Walls B1,B2,G6				Comments (reasons for decisions)
STC system used	P	F	N/A	
Board type and thickness <i>(relevant to use and framing centres)</i>	P	F	N/A	
Fixing of wall elements <i>(spacing's, fastener type, length and gauge)</i>	P	F	N/A	
Fixing of ceiling elements <i>(spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)</i>	P	F	N/A	
No penetrations to STC rated wall without specific design	P	F	N/A	
Post Line/ Tiled Walls B1,B2				Comments (reasons for decisions)
Gib screw fixed at 100mm centers at all studs	P	F	N/A	
32x32mm metal angles fixed to corners	P	F	N/A	
Other substrates fixed to manufacturers specifications <i>(record details)</i>	P	F	N/A	

	<h1>Inspection Checklist: Preline Building</h1>	Ref: IC 10
		Ver: 8
		Issued: 7 January 2020
		Doc No: IT-639950
		Page 1 of 2

BC No: 80328	Contact on site (Name, licence no. – RBW, company & position)	
Date: 8/9/20	Ronald	
Inspector: Sam	Area of work inspected: Preline	
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: 2-11-20	Signature: 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		28672

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

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Pre Line Building				Comments (reasons for decisions)
Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Doc's onsite.
Previous comments/ instructions – PIM/BC conditions and endorsements	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Read.
Exterior E2,B2				Comments (reasons for decisions)
Exterior envelope is complete or RAB	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Existing weather tight Some
Fixing and detailing of roofing elements • as seen from ground	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	cladding replaced under
Fixing and detailing of wall cladding elements	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Schedule One B12004.5
Are all cladding / roofing penetrations detailed as per consent?	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	✓
Wall Framing B1,B2				Comments (reasons for decisions)
Framing grade, spacing and treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Some replacement framing and
Bottom plate fixings for braced and non-braced walls are correct	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Framing for fixing of Grib brace
Moisture content?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	elements 90x45 SGR8 H1.2
Framing for ceiling diaphragms • Double top plate or top plate packer-ex 40mm	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	2.4m Stud - Moisture 17.9% None
Air seal to window / door jambs confirm PDF rod installed	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Framed & PDF Rod.
Holes and notches in framing and joists	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
Ceiling Framing & Battens B1,B2				Comments (reasons for decisions)
Size, type, span and centres	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	70x35 H1.2 Ceiling battens
Moisture content	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Below 18%
Openings in diaphragm ceilings compliant	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None.

Wet Area Walls and Floors E3,B2				Comments (reasons for decisions)
Confirm product to be used to water proof to walls and floors.	P	F	N/A	None.
Insulation H1,B2				Comments (reasons for decisions)
Glazing (single or double glazed, check consent)	P	F	N/A	Double to new work
Roof & wall insulation R values	P	F	N/A	R-Values installed as detailed.
Multi-Unit Dwellings (STC Rating) G6,B1,B2				Comments (reasons for decisions)
Construction method / insulation of STC rated walls and ceiling is completed	P	F	N/A	Not multi unit
Fire Rating C,B1,B2				Comments (reasons for decisions)
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 fixed in accordance with manufacturers specifications to provide stability in accordance with design. Eave cavity closed off as per Fire Design 	P	F	N/A	Nil on BC
Penetrations in fire walls prepared correctly <ul style="list-style-type: none"> Shower mixer Meter boards and flush boxes Pipes (Heat pumps/ and air conditioning ducting, plumbing pipework and fittings (urinals in wall cisterns etc) 	P	F	N/A	
Steel studs 'friction fitted' where specified	P	F	N/A	
Expansion gap to steel studs where specified	P	F	N/A	
Nog and solid blocking placement correct	P	F	N/A	
Joints on opposite sides of the wall will be staggered (steel frames only)	P	F	N/A	
DAP D1,G1,NZS 4121				Comments (reasons for decisions)
Are DAP facilities being installed?	P	F	N/A	
Does the accessible route comply (1200mm)?	P	F	N/A	
Are thresholds at correct height?	P	F	N/A	
Are door openings correct <ul style="list-style-type: none"> Hung open outwards Cavity sliders require an 860 leaf generally) 	P	F	N/A	
Have nogs been installed for grab rails?	P	F	N/A	
Tiles over Aqualine E3,B2				Comments (reasons for decisions)
Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	
Confirm weight of tiles suitable for substrate	P	F	N/A	
13mm min for steel frame	P	F	N/A	
All sheet joints over framing	P	F	N/A	

NO: 28700

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 5 Beryl Place

Building Consent No: 80328

Attention: Owner

Inspection Type: Re-line Build.

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

NOTE Flush Mounts
Box Fitted.

1. Switch Board Penetration in Wall GSI-N 1.7 between entry door and bathroom door Cannot be located in this position.
2. Gib Standard has been installed where brace line Gib has been detailed. To be changed checked
3. Fixing pattern to be as per Gib bracing literature completed
4. Re-call Postline inspection.

INST Completed 3-11-20

EXE

Date Instructions complied with: Next inspection

Signed: [Signature]

(Print name) Sam

Date: 14/10/20

NO: 28672

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 5 Beryl Place
Building Consent No: 80328
Attention: Ronald
Inspection Type: Prelim Build

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

- ☒ 1. Handi brackets yet to be installed - 14/10/20 installed.
- ☒ 2. Call for Prelim Plumb
- ☒ 3. Minor Variation where the brace elements ends out behind Shower. - Approved 23/9/20
- ☒ 4. Windows to be fixed off in accordance with EZ 14/10/20
- ☒ 5. Call for Re-inspection. - 14/10/20 Completed

INST COMPLETED

[Signature]

Date Instructions complied with:

Before next inspection

Signed:

[Signature]

(Print name)

Sam H

Date:

8/9/20

NO: 30278

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 5 BERRY PLACE

Building Consent No: 80328

Attention: OWNER. (RONALD)

Inspection Type: FINAL

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

1 - GAS CERTIFICATE REQUIRED. received 31/5/21
(EMAIL TO ADDRESS BELOW)

Instruction complied - 3/6/21

Date Instructions complied with: 20.5.21

Please provide **ALL** information requested in **ONE** email to: **buildingadmin@rotorualc.nz**

Signed: [Signature] (Print name) B. Kero

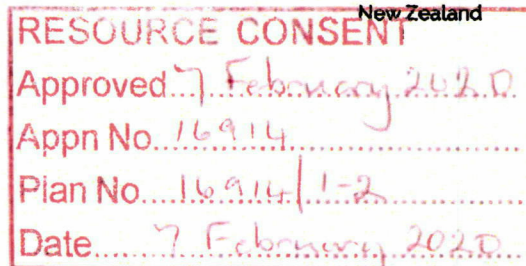
Date: 14.5.21

7 February 2020

Please Quote: 6220010
Doc No: RDC-988424
Enquiries to: Roimata Sergeant

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

JOSEPHINE RAMAJO
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015



Dear Sir/Madam,

NOTICE OF RESOURCE CONSENT DECISION

Consent No:	RC16914
Property file No:	P21846
Applicant:	MRS JOSEPHINE BORJA RAMAJO
Type of application:	DEEMED PERMITTED BOUNDARY ACTIVITY
Proposal:	CONVERSION OF GARAGE TO SLEEPOUT 2M FROM REAR BOUNDARY.
Site address:	5 BERYL PLACE
Legal description:	Lot 2 DPS82796

Thank you for your application to convert an existing garage to a sleep out and adding windows 2m from the rear boundary which was received on the 23 January 2020.

- (a) Pursuant to section 87BA of the Resource Management Act 1991, the Rotorua District Council has deemed your application to be a PERMITTED boundary activity in accordance with the application submitted by Mrs Josephine Borja Ramajo numbered RC16914 and plans numbered RC16914 /1-2 by Council.

The applicants are advised that:

- (a). Timeframe for Giving Effect to this Consent
A notice given under section 87BA(6) lapses 5 years after the date of the notice unless the activity permitted by the notice is given effect to.

If you have any questions regarding this decision, please contact Roimata Sergeant.

Yours faithfully,

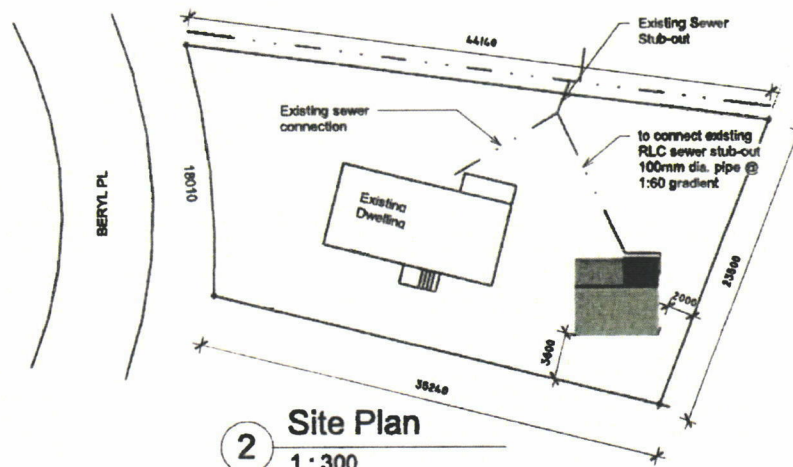
Roimata Sergeant
Planning Technician, Planning & Development Solutions



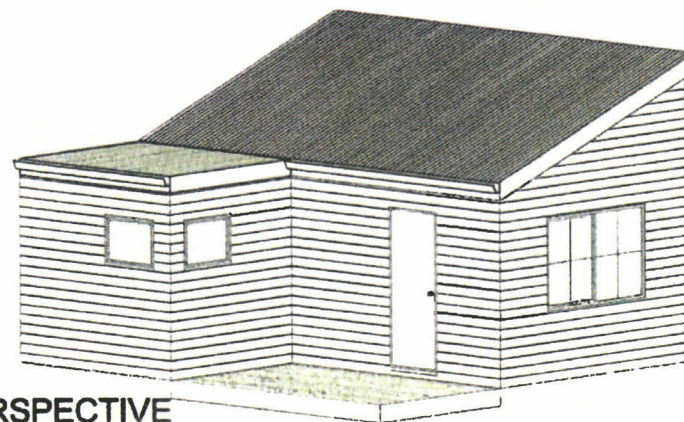
Site Location

LOT AREA = 720 sq.m
 Building area = 104 + 25.04 = 132.04 sq.m
 COVERED AREA = 18.33 %

Sheet List	
Sheet Number	Sheet Name
A100	Cover Page / Sheet List
A101	Existing and Proposed Floor Plan
A102	Elevations
A103	SECTION
A104	ELECTRICAL & ROOF PLAN
A105	BRACING ELEMENTS
A106	SCHEDULE OF DOORS & WINDOWS
P001	Plumbing Layout



2 Site Plan
 1 : 300



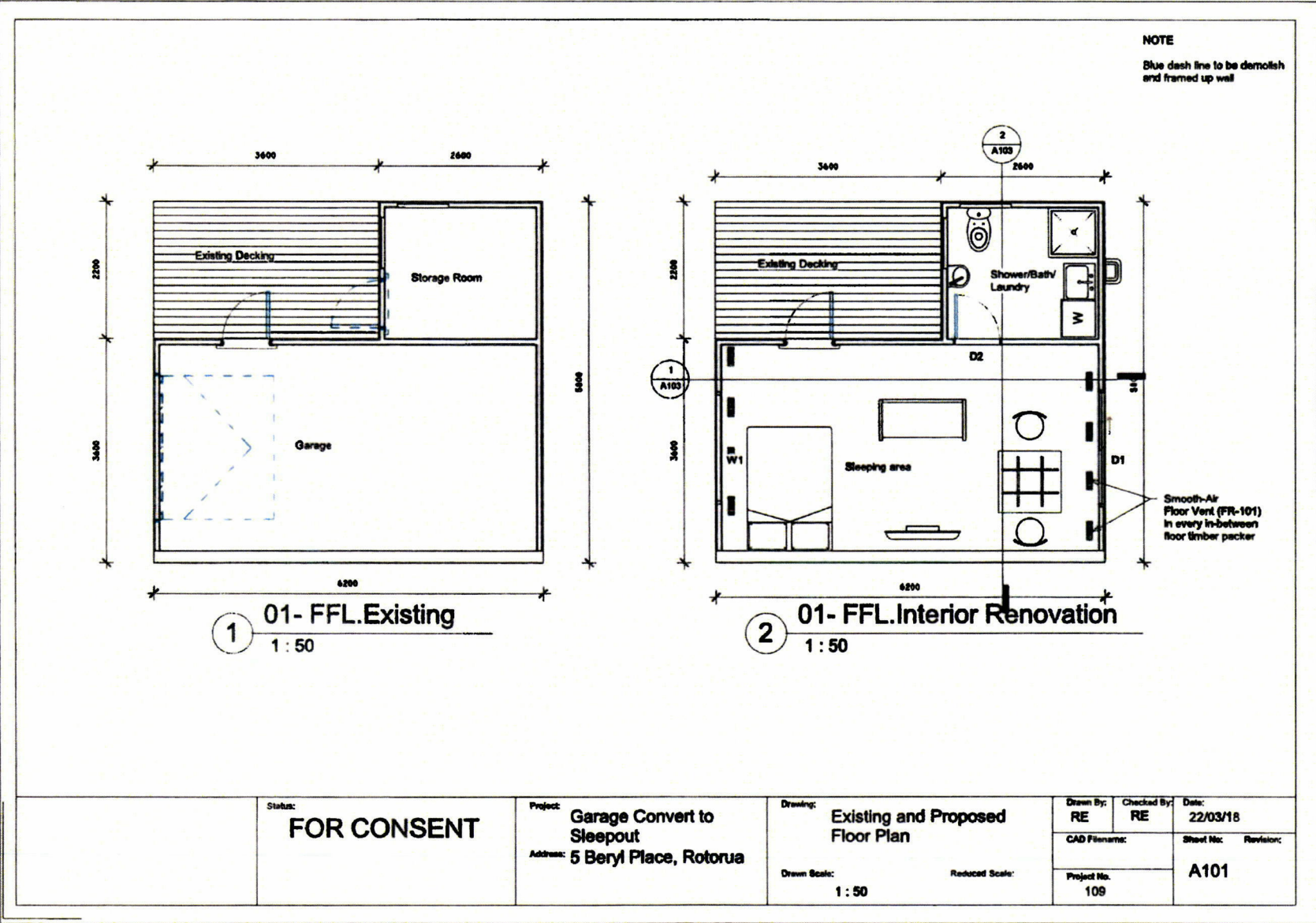
1 PERSPECTIVE

FOR CONSENT	Project: Garage Convert to Sleepout Address: 5 Beryl Place, Rotorua	Drawing: Cover Page / Sheet List Drawn Scale: 1 : 300	Drawn By: RE CAD Filename: Project No. 109	Checked By: RE Date: 22/03/18 Sheet No: A100 Revisior:

RESOURCE CONSENT
 Approved: 7/2/20
 Appn No: RC16914
 Plan No: RC16914/1
 Date: 7/2/20

OK

RESOURCE CONSENT
 Approved 7/2/20
 Appn No. RC16914
 Plan No. RC16914/2
 Date 7/2/20



CR

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

Owner

RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

The Building

Property ID: P21846
Street Address: 5 BERYL PLACE, PUKEHANGI
Valuation number: 06553 609 00
Legal Description: Lot 2 DPS82796

First point of contact for communication with the building consent authority:

RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

Building Work

The following building work is authorised by this consent:

Project is for: CONVERT GARAGE TO SLEEPOUT
Intended Use: SLEEPOUT (DETACHED 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.

All building work associated with this building consent must comply with the NZ Building Code.

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

COMBINED INSPECTIONS

Please note that some of the inspections below have been grouped together for your convenience and to

reduce costs.

Please ensure that when booking any of the grouped inspections you communicate this with Council so we can allocate sufficient time on site:

Group 1: Preline Building & Preline P&D

✓ X WRAP *Not required existing weatherboards*

Building wrap installed as per the manufacturer's specifications and all penetrations sealed.

Where the nominated building wrap within the approved documents is to be substituted with a similar product a variation must be approved by Council

All flashings must be completed such as back, internal/external corners, and kick-out flashings etc including all window/door support bars in place.

✓ PRE-LINE BUILDING *8.9.20*

Exterior of the building must be weather tight before this inspection may be undertaken.

All framing must be completed including fixings where bracing is required. Moisture content must be within the parameters of the linings requirements; insulation is to be fitted and must be a minimum of the R values specified within the approved documents. Where any wet areas are to be constructed additional items such as internal metal corners must be installed at this time.

✓ PRE-LINE PLUMBING

All water pipes and internal stacks to be under test, frost protection where water pipes are not contained within the thermal envelope and water hammer protection completed. Terminal and/or back vents and hot water source to be completed.

✓ SANITARY AND STORMWATER DRAINAGE *3.8.20*

Sanitary drains are to be completed and under test.

Stormwater drains and on-site soakage must be visible to establish compliance with the approved documents.

Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an "as built plan" will be required.

✓ FINAL *14.5.21*

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

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 CERTIFICATES *17.5.21*

Energy works certificate to be supplied for any gas or electrical installation with the Code Compliance Certificate application.

✓ AS BUILT DRAINAGE PLAN *31/8/20*

As-built drainage plan to be supplied by contractor on completion of work

✓ PLUMBING AND DRAINAGE *PS3 received 31/5/21*

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

✓ COMPLETION OF WORK *Form G - 14/5/21*

At completion of work authorised by this consent the Building Act requires you to apply for a Code of

Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Manuela van Vuuren
Solutions

Position: Business Support Administrator, Planning & Development

Signed: _____



Date: 25 May 2020

4 February 2021

RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

File Ref: P21846
Building Consents no: 80328

Dear Sir/Madam

80328 - 5 BERYL PLACE, PUKEHANGI

We confirm that the sum of \$96.50 being refund for the extension of time application, that is not necessary at this point.

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

Yours faithfully



Manuela van Vuuren
Business Support
Planning & Development Solutions

BUILDING – TAX INVOICE

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

ROTORUA
LAKE COUNCIL

Civic Centre
1061 Haupapa Street
Private Bag 3029, Rotorua
Telephone: 07 348 4199. Facsimile 07 346 3143

RAMAJO, MRS JOESPHINE BORJA 5 BERYL PLACE PUKEHANGI ROTORUA 3015	Invoice No:	529896
	Date:	29 Jan 2021
	Customer No:	360335
	Reference:	BC - 80328

DETAILS	UNIT	AMOUNT
<i>BUILDING CONSENT ACCOUNT</i>		
EXTENSION OF TIME TO COMPLETE BC	83.91	83.91

Payable within 21 days of the invoice date

Received
03 FEB 2021
Rotorua Lakes Council
Customer Centre
229pm

Payment Due: 19 Feb 2021	INVOICE TOTAL	\$83.91
	G.S.T	\$12.59
	TOTAL NOW DUE	\$96.50

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **529896** and **BC - 80328** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 360335
RAMAJO, MRS JOESPHINE BORJA

INVOICE NO: 529896
TOTAL DUE: **\$96.50**

PAYMENT MADE:

\$

Your account details

Date: 03 February 2021

A: Account number 03-1527-0017508-000 Westpac Everyday

B: Account name Ramajo Ronald Agravio

C: Account address Mr R A Ramajo
5 Beryl Place
Pukehangi
Rotorua 3015



Refund to this account



APPLICATION FOR EXTENSION OF TIME TO START BUILDING WORK OR COMPLETE BUILDING CONSENT (2004 NZ Building Act section 93)

THE BUILDING

Project [description of work]: Convert garage to sleepout

Street Address: #5 Beryl place pukehangī
Rotorua No. 2.

Building Consent Number: 80328 Consent Issue date: _____

OWNER

Owner: Ronald Ramajo

Contact: 027 610 1824

Address: #5 Beryl place pukehangī Rotorua No. 2.

Phone [Daytime]: 027 610 1824 [After Hours]: _____

Mobile: 027 223 - 2257 Fax: _____

Email: ronaldramajo@yahoo.com

APPLICATION

I being the owner/or authorised agent request that an extension of time be granted to start building/complete building work covered by this building consent *[delete which does not apply]*

I understand I am liable for a charge for this application.

Name: Ronald Ramajo

Date: _____

Signature: 

Please find attached my cheque/confirmation of payment attached
[delete which does not apply]

Received

29 JAN 2021 

Rotorua Lakes Council
Customer Centre

3-56pm

PROPOSED COMPLETION DATE & VALID REASON FOR EXTENSION APPLICATION

Proposed Completion Date: within 1 year

Reason for Extension request: painting & Electrical not yet finished

STATUS

Building work completed to date [description of work]:

everything completed coming up to the final inspection

Building work to be completed [description of work]:

Extract fan & painting of walls

COUNCIL USE ONLY

Fee Paid

\$ 96.50

21/239245.

Progress Inspection required?

Yes ☐ No ☐

Approved Start Date: _____

Decision sent to applicant?

Yes ☐ No ☐

Approved Completion Date: _____

Decision recorded in system?

Yes ☐ No ☐

Decision recorded on Summary Card?

Yes ☐ No ☐

Reason for Decision: _____

Approved/Declined [delete which does not apply]

Processor's Name: _____

Signature: _____

Date: _____

AS BUILT DRAINAGE PLAN

Inspection Booking Phone 07 349 5646

Street: <u>BERYL</u> No: <u>5</u>	Lot: <u>2</u> DPS: <u>82796</u>
Owner: <u>JOSEPHINE RAMAJO</u>	Drainlayer: <u>T.B. WILLIAMS</u>
Inspector: <u>Jan Lewis</u>	Reg No: <u>16649</u>
Date of Inspection: <u>3/8/20</u>	Consent No: <u>80328</u>

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.

BERYL PL



DRIVEWAY

EXISTING HOUSE

BOUNDARY

DECKING

SLEEPER

1.6
1.9
1.5
1.0

1.9
2.1
2.1

Drainlayer's Signature: _____

T.B. Williams

Date: _____

3/8/20

RECEIVED
14 MAY 2020
B.C. NO 80320



ELEVATIONS

RECEIVED
14 MAY 2020
B.C. NO. 80328



ELEVATIONS



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

5 Berryl Place Rotorua

Contact Details:
(Name and address)

Home owner

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Name of
Electrical worker:

Eddie Pinkham

Registration/Practising
licence number:

e8056

Organisation/company:

Townley Electrical

Phone and email:

0274 943919

Name of person(s)
supervised:

CoC

Type of work:

☐ Additions ☐ Alterations ☒ New work

The prescribed electrical work is:

☐ Low risk ☒ General ☐ High risk (Specify):

Reference Standards:

☒ Part 1 of AS/NZS 3000 ☐ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Fit off unit. 3 down lights, 2 hanging lights, 6 power points, 3 outside lights, 1 fan, 2 way circuits, 1 subboard with RCD, 1 outside power point

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Certifier's signature:

Test Results	
Polarity (Independent earth):	ok
Insulation resistance:	>100mohm
Earth Continuity:	<0.3 ohm
Bonding:	<0.3ohm
Fault Loop impedance	
Other (specify):	

Date: 8/3/2021

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Eddie Pinkham

Registration/Practising
licence number:

E8056

Certifier's
signature:

Certificate
Issue Date: 8/3/2021

Connection
Date: 8/3/2021

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Approved
Variation

Minor Variation

A minor variation is a minor modification, addition, or variation to the building consent that does not deviate significantly from the plans and specifications to which the building consent relates.

Examples include but are not an exhaustive list:

- Substituting comparable products (e.g. substituting one internal lining for a similar internal lining)
- minor wall bracing changes; minor construction change (e.g. changing the type of lintel)
- changing a room's layout (e.g. changing the position of fixtures in a bathroom or kitchen)

THE BUILDING

Building Consent Number: BC-80328
Owner: RONALD RAMAJO
Street address of building: 5 BERYL PLACE
PUKEHANGI, ROTORUA

CONTACT DETAILS FOR ANY REQUESTS FOR FURTHER INFORMATION

Person: RONALD ESPELLARGA
Address: 26 WHITWORTH RD
UTUHINA, ROTORUA
Phone: 0275001927 or Mobile: _____
Email: respellatga@gmail.com Fax: _____

PROJECT

Brief description of the project e.g. Dwelling, Garage etc.

CONVERT GARAGE TO SLEEP-OUT

DESCRIPTION OF PROPOSED VARIATION

Brief description of the proposed "VARIATION" e.g. location of doors or windows, removal of driveways, product substitution.

NB Council approval is required before any work proceeds.

CHANGE IN BRACING LINE LENGTH ALONG SHOWER AREA.

FORMAL DECLARATION

This building consent variation is proposed by me as the owner of the property / or as the authorised agent as identified on the original building consent application Form 2.

I am aware that future building work (e.g. incomplete drive ways, decks etc.) where these do not require a building consent will be constructed in accordance with the Building Code.

(delete which does not apply)

Owner/ Agent

Name: RONALD ESPELLARGA Signature: [Signature] Date: 22/09/2020

All minor variations relating to a restricted building work must be agreed in writing by the original designer who supplied the Form 2A LBP Designer

Name: _____ Signature: _____ Date: _____

COUNCIL USE ONLY

Sign below to accept and approve the variation once you have recorded the reason for the decision giving due consideration to compliance with the BUILDING CODE and including but not limited to:

- ☐ Owner/agent agreement obtained
☒ LBP (design) agreement obtained

- ☒ Plans provided
☐ Specification provided

In making a decision, the Building Official may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives

Record Reasons for Decisions and compliance path:

Minor Variation Assessed
- Minor BRACING CHANGES / CALCULATIONS
& Plans Provided.

DECISION/APPROVAL – sign to approve minor variation when satisfied that building work would comply with the Building Code

Name: B Kapa Signature: [Signature] Date: 23.9.20

- ☒ Relevant existing electronic files have been stamped superseded
☐ Inspection summary card has approved variation noted and time spent approving same recorded
☐ Applicant informed of outcome by (Circle one) in-person, phone call, email, letter

Demand Calculation Sheet

Job Details

Name: SLEEP-OUT
 Street and Number: 5 BERYL PLACE, PUKEHANGI
 Lot and DP Number: LOT 2 , DP 82796
 City/Town/District: ROTORUA
 Designer: Ronald Espellarga
 Company: Draftsman
 Date: Wednesday, 15 January 2020

Building Specification

Number of Storeys: 1
 Floor Loading: 2 kPa
 Foundation Type: Slab

 Cladding Weight: **Single** Light
 Roof Weight: Light
 Room in Roof Space: No
 Roof Pitch (degrees): 20
 Roof Height above Eaves (m): .15
 Building Height to Apex (m): 3.9
 Ground to Lower Floor (m): 0.1

 Average Stud Height (m): 2.4
 Building Length (m): 6.2
 Building Width (m): 3.6
 Building Plan Area (m²): 28.04

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Building Location

Wind Zone = Low

Wind Region: A
 Lee Zone: No
 Ground Texture: Urban
 Site Exposure: Sheltered
 Hill Ste Category: T1

Earthquake Zone 2

Soil Type: D & E (Deep to Very Soft)
 Annual Prob. of Exceedance: 1 in 2500 (x 1.8)

Bracing Units required for Wind

	Along	Across
Single Level	82	136

Bracing Units required for Earthquake

	Along & Across
Single Level	204

Single Level Along Resistance Sheet

Job Name: SLEEP-OUT

									Wind	EQ
									Demand	
									82	204
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	828 1010%	740 363%
a	1	0.72		2.4	BLP-H	GIB®	102	106		
									102 OK	106 OK
b	1	1.55		2.4	GS2-N	GIB®	152	133		
	2	1.70		2.4	GS1-N	GIB®	117	102		
	3	0.98		2.4	BL1-H	GIB®	115	101		
									384 OK	336 OK
c	1	6.20		3.0	GS1-N	GIB®	342	298		
									342 OK	298 OK

Approved
Variation



Single Level Across Resistance Sheet

Job Name: SLEEP-OUT

									Wind	EQ
									Demand	
									136	204
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	756 556%	750 368%
m	1	0.75		2.4	BLP-H	GIB®	107	111		
	2	0.75		2.4	BLP-H	GIB®	107	111		
									215 OK	223 OK
n	1	1.10		2.4	BL1-H	GIB®	135	114		
									135 OK	114 OK
o	1	1.27		2.4	BLP-H	GIB®	191	191		
	2	0.75		2.4	BLP-H	GIB®	107	111		
	3	0.75		2.4	BLP-H	GIB®	107	111		
									405 OK	413 OK

Approved
Variation



Custom Wall Elements

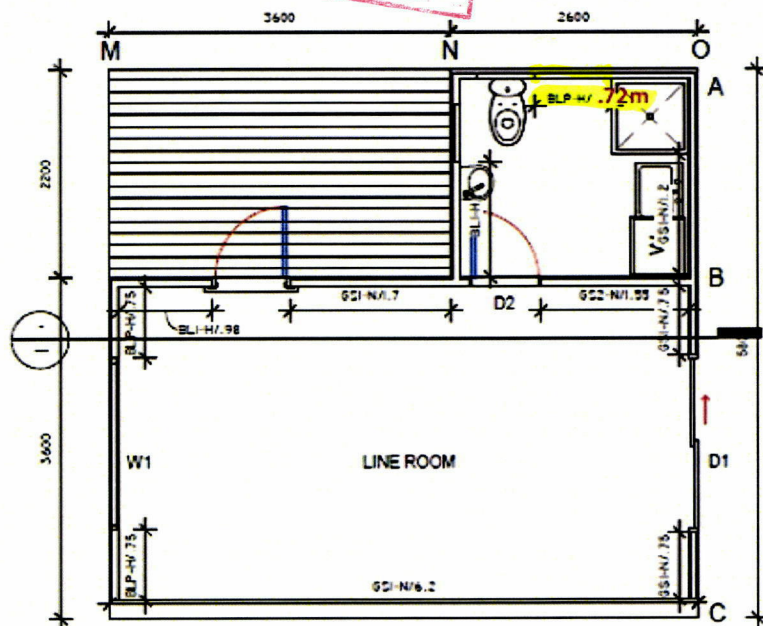
Supplier	System	Min. Length m	Wind BUs/m	EQ BUs/m

Approved
Variation

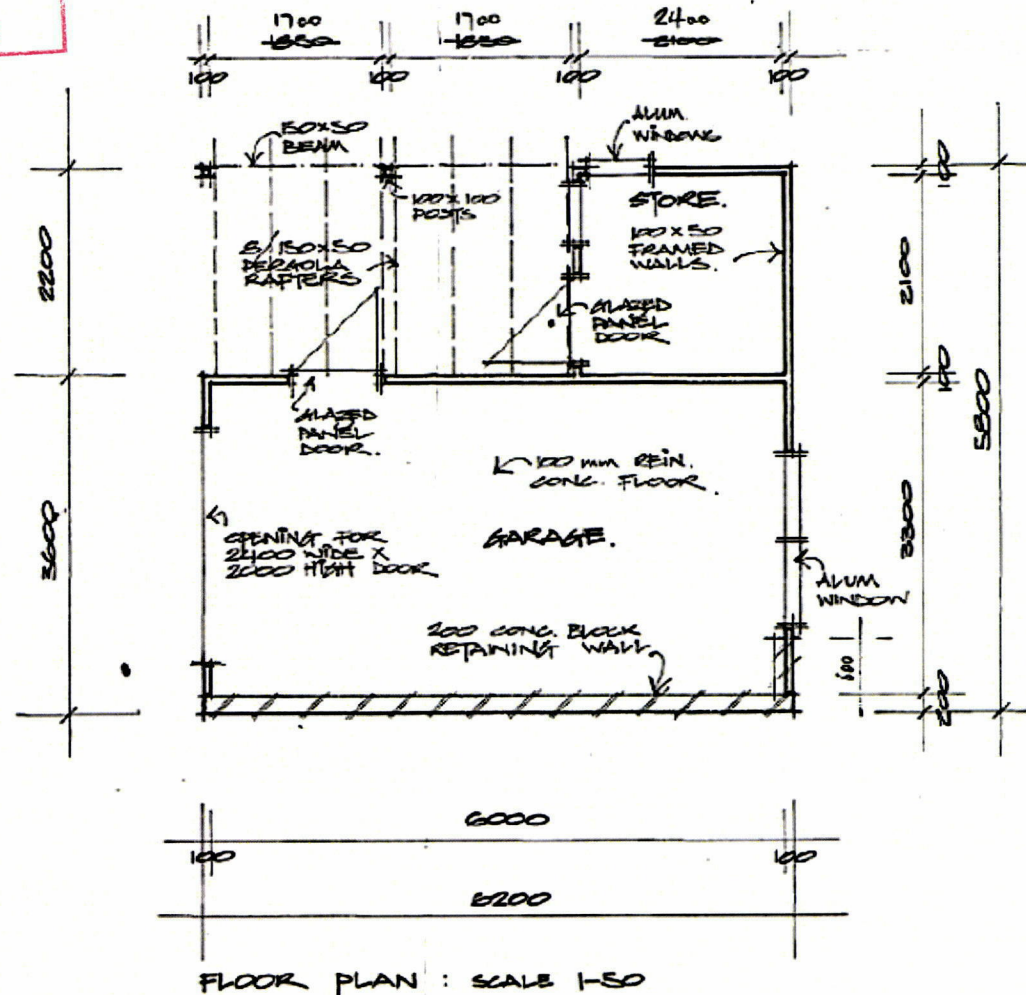
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B.C. NO 90328

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Approved
Variation



1 BRACING ELEMENTS
1:50



FLOOR PLAN : SCALE 1:50

Status:

FOR CONSENT

Project:

Garage Convert to Line
room

Address: 5 Beryl Place, Rotorua

Drawing:

BRACING ELEMENTS

Drawn Scale:

1:50

Reduced Scale:

Drawn By:

RE

Checked By:

RE

Date:

05/04/18

CAD Filename:

Sheet No: Revision:

Project No.

109

A105

GRAEME EDWARDS PLUMBING LTD

PO Box 2160 Rotorua

Phone 07) 3456 425

Email geplumbing@xtra.co.nz

PRODUCER STATEMENT

ISSUED BY: **GRAEME EDWARDS PLUMBING LTD**



TO : **Ronald Ramajo**
(Principal)

IN RESPECT OF: **Plumbing**
(Contract Title)

to be completed under Building Consent Number: 80328

AT **5 Beryl Place, Rotorua**
(Address)

Graeme Edwards Plumbing Ltd has contracted to: **Ronald Remajo**
(Employer)

To carry out and complete certain building works in accordance with a contract titled

Plumbing
(Contract Title)

I, Graeme Edwards a duly authorised representative of Graeme Edwards Plumbing Ltd have reasonable grounds that Graeme Edwards Plumbing has carried out and completed:

Required pressure tests to water pipes.

(Signature of Authorised Agent on behalf)

Date: 14 September 2020

GRAEME EDWARDS PLUMBING LTD
PO BOX 2160, ROTORUA