



RRD002IOFL

Document Number: RDC-1087899

Date Registered: 18/12/2020

**Building Consent / Amendment
Circulation Checklist**

Ref: CP 22

Ver: 27

Issued: 13 May 2019

RDC - 546022

Page 1 of 4

Copies Required	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre (✓)</i>	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	<input checked="" type="checkbox"/>
1	Site Inspection Card completed	<input checked="" type="checkbox"/>
1	Applicant Inspection card complete	<input checked="" type="checkbox"/>
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	<input checked="" type="checkbox"/>
1	Form 2 administratively complete and front cover signed appropriately	<input checked="" type="checkbox"/>

BUILD CAT <i>R1</i>	COST CAT <i>8</i>	STREAM 1 <input checked="" type="checkbox"/>	SFH <input checked="" type="checkbox"/>	RBW <input checked="" type="checkbox"/>	FENZ <input checked="" type="checkbox"/>	SPECIALIST/TECH LEAD <i>—</i>	1 ST INSP <i>BORKE</i>	HERITAGE NZ <i>—</i>
ALLOCATED BY <i>BUSBY</i>	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> BC 80328 </div>						Start - Remove + Add	
							DWG <i>- +</i>	

BC Application No.

Property File No.

Owner:

Project Location:

Description of Work:

BC Circulation Record:

Hazard/Caution/Information (as noted on file)	<i>CONSOLIDATED</i>		Hard copy documents (attached)	<input checked="" type="checkbox"/>	Electronic documents (in Trim)	<input type="checkbox"/>
Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign & date when review completed	
<input type="checkbox"/> Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Ext. Engineering			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Pollution Control			<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Planning	<i>04.02.20</i>	<i>Elised Collins</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>E. Collins</i>	
<input type="checkbox"/> Geothermal			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Licensing			<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Sport and Rec			<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Building		<i>Sans</i>	<input checked="" type="checkbox"/>	"S"=Supervision or Record Current Comp. <i>S</i>	<i>1/1/20</i>	

✓ "RFI" and complete request in the "Consent Review Form" contained within the building consent file (BC#####) NB an RFI request must only be used where changes are required to demonstrate compliance or there is insufficient detail to make a decision.

✓ "Other Permission Required" and if these are show stoppers, contact applicant directly recording outcome in the "Consent Review Form" contained within the building consent file (BC#####) Any required Planning permissions will result in a section 37 notice being issued with the building consent. **Other permissions will be recorded as an advice note as reinforcement only!**

"Review Completed" Sign in Review Completed column when your input into the building consent review process is completed.

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)	Plans	<input checked="" type="checkbox"/>	Supporting documentation	<input checked="" type="checkbox"/>	Section 37 Notice	<input type="checkbox"/>
	PIM	<input type="checkbox"/>	Building Consent	<input checked="" type="checkbox"/>	Section 36 Notice	<input type="checkbox"/>
Name <i>M VanVuuren</i>			Date <i>25/5/20</i>			

RECEIVED**28 JAN 2020**

Building Consent Processing Section: Building Consent Endorsements / Conditions:**Inspections by Council:****Inspection by a 3rd party**

400 See over page

400Z za zb zc zd zf

Additional BA Conditions**Important Endorsements**

401 a aa

402 a c ea h i j k l m n

b c

n1 oa ob oc od p q r s sa

d f

t u v w x y z za f

Compliance Schedule

403 a b c d f

403aa

Specified Systems Performance and Certification

SS1 a b c d f

SS2 a b c d f

SS3/1 a b c d f

SS3/2 a f

SS3/3 a b c f

SS4 a b c d f

SS5 a b c f

SS6 a b f

SS7 a f

SS8/1 a b f

SS8/2 a b c f

SS8/3 a b c f

SS9/1 a c f

SS9/2 a b c d f

SS10 a b c f

SS11 a b f

SS12 b c f

SS13/1 a b c f

SS13/2 a b c f

SS13/3 a b c f

SS14/1 a f

SS14/2 f

SS15/1 a b c d f

SS15/2 f

SS15/3 f

SS15/4 f

SS15/5 f

SS16

f. Free Text

Attachments**Restricted Building Work**

404 a

405 rbw fou car roof bri ext f

b c

Restricted Building Work – Owner Builder

d e f

406 rbw1 fou1 car1 roof1 bri1 ext1 f1

Other Information: 407 (Insert engineers/planning etc comments from Consent Review form)

407 a

Amendments

408 a

408 b

FREE TEXT

400

(W) (F)

(M) MACHINE BUILDING

(N) MACHINE NO. 0

Inspection and Fees Calculation Sheet

PROCESSING		TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting		2 hrs	\$ 386.00
Processing Fees Paid			\$ 386.00
SUB TOTAL		Fees	\$ 00.00
Further information <i>Sam</i> <i>x3 RFI's & Meeting 4 hours</i>		1 = 5 total	\$ 965.00
TOTAL PROCESSING CHARGE			\$ 965.00

400 INSPECTIONS (Circle correct letter)	Guide Only- (min ¼ hour increments)	# of Insp	# of ¼ hour Increments
<u>w</u> Combined inspections – complete free text on sheet 2			0
aa Siting, Footings, Foundations	3		
ab Retaining Walls	2-3		
b Subfloor Bracing & Fixing	2		
c Pre-floor P&D	2		
ca Pre-floor P&D including Siting (rib-raft)	3		
d Concrete Floor Building	2		
e Pre-Wrap <200-<300->	3-4-5		
<u>ga</u> Wrap Only	2	1	2
gb Wrap/Cavity Battens	3		
h ½ High Brick	2		
i Bond Beams (One Block- full basement)	2-3		
j Precast Concrete Work	2		
k Pre Plaster	3		
l Solar water heater	2		
<u>m</u> Preline Building	3	1	2
<u>n</u> Preline P&D	2		1
o Wet Areas/Tanking/Basements	2		
Postline (Addition – New Dwelling)	0.5 – 0.75		
<u>q</u> Sanitary & Stormwater Drainage)	0.5 – 0.75	1	2
r Enclosed Decks – membrane roofs/gutters	2		
s Disconnection drainage	2		
t Swimming Pools (Pool fencing)	2		
ua Solid Fuel Heater	2		
ub In Built Solid Fuel Heater	2		
<u>v</u> Final Inspection (Res ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	4
x Trade waste - no charge			0
f Free text - complete free text on sheet 2			0
Total		# 4	# 11

1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)			\$ 530.75
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections	\$/5 minutes	\$ 60.00
		4 x \$15.00 =		
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat.	\$/15 minutes	\$ NC
		- x \$48.25 =		
4	Travel (total travel time one way only, calculate by using Google maps for RLC)	# of inspections	\$/minute	\$ 132.00
		4 x \$3.00	Time/ trip 11 =	
5	CCC Assessment (not required for Garages, carports and minor works) <i>1/2 hour</i>			\$ 96.50
6	Other			\$ -
TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)				\$ 819.25
Record three # figures above on summary sheet & circle "Completed" to the right when done				Completed

25 May 2020

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 Consent No: 80328

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 5 BERYL PLACE

Please find enclosed your Building Consent and its relevant Plans and Specifications.
You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required) and have satisfied all the Conditions set out in this document, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 72 hours' notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Opteon Technologies Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 80328 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully



Darrell Holder
Manager, Building Services

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

WRAP

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

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

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

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

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

AS BUILT DRAINAGE PLAN

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

PLUMBING AND DRAINAGE

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

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

BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397

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

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

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

RAMAJO, MRS JOESPHINE BORJA
5 BERYL PLACE
PUKEHANGI
ROTORUA 3015

Invoice No: 504531
Application No: 80328
Valuation No: 06553 609 00
Legal Description: Lot 2 DPS82796
Site Location: 5 BERYL PLACE, PUKEHANGI
Owners Name: RAMAJO, MRS JOESPHINE BORJA
Date: 18 March 2020
Agent Name: N/A

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
ADMIN AND TA CIRCULATION FEE	367.39	55.11	422.50
INITIAL TECHNICAL PROCESSING FEE	419.57	62.93	482.50
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	839.13	125.87	965.00
INSPECTION FEES CALCULATED DURING PROCESSING	712.39	106.86	819.25
MBIE LEVY	43.70	6.55	50.25
BRANZ LEVY	25.00	0.00	25.00
Building Consent Fees Chargeable	2,407.18	357.32	\$2,764.50
Prepaid at Lodgment 2020 231733	786.96	118.04	905.00
Invoice Payment due			\$1,859.50

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay: BNZ, Rotorua, 020412 0234516 00 and quote
Invoice number **504531** and **BC80328** as reference.

18 MAR 2020

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

INVOICE FOR BUILDING CONSENT NO: 80328 - 5 BERYL PLACE, PUKEHANGI

This letter is to confirm your Building Consent application has been **approved**.

On payment of the attached Invoice the Building Consent will be **issued**, usually within two working days of the receipt date.

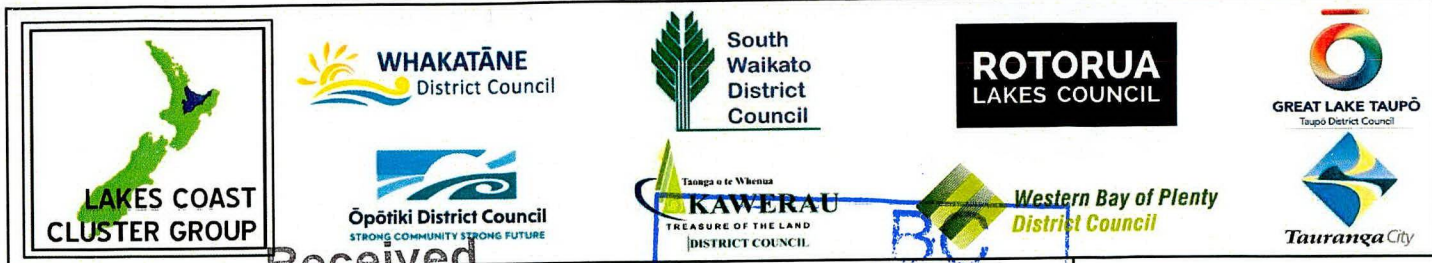
Upon issue of the Consent work may then commence subject to any Building Consents conditions.

Your attention is drawn to Section 49 of the Building Act 2004 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Yours faithfully



Darrell Holder
Manager, Building Services



Form 2

28 JAN 2020 1-24

80328

Application No/BC:

Property ID #: P21846

BOZKIE

Rotorua Lakes Council
Customer Centre

RESIDENTIAL

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 5 BERYL PLACE, PUKEHANGI, ROTORUA

[If no street address – details of nearest intersection] _____

Legal description of land where building is located: Lot 2 DP 82796 Site area: 750 m²
Sec _____ Block _____

Building name: RESIDENTIAL Valuation No: 06553 609 00

Location of building within site/block number: [Include nearest street access] _____

Number of levels: [Above & below ground] ONE LEVEL

Level/Unit No: _____ Floor area: _____ (sq m) [Indicate area affected by the building work] Current, lawfully

established, use: Out building Year First Constructed: 1977 [Add no. of occupants per level and per use if more than 1] _____

2. OWNER

Name of Owner: JOSEPHINE BORJA RAMAJO

Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: 0272130925 Daytime: _____

After hours: _____ Facsimile: _____

Email: ronaldramajo@yahoo.com

Website: _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☒ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: _____

Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone No: _____ Landline: _____

Mobile: _____ Daytime: _____

After hours: _____ Facsimile: _____

Email: _____

Website: _____

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

FIRST POINT OF CONTACT [Mark boxes as appropriate]

Further information ☐ Agent ☒ Owner

Correspondence ☐ Agent ☒ Owner

Invoicing: ☐ Agent ☒ Owner

Additional copy of Code Compliance Certificate ☐

4. APPLICATION [Tick if applicable]

I, [name] JOSEPHINE RAMAJO request that you issue one of the following [for the building work described in this application]:

Signature: [Signature] Date: 12/12/19

The signature is that of the ☒ Owner OR the ☐ Agent on behalf of and with the approval of the Owner.

☐ Project Information Memorandum (PIM) & Building Consent

☐ Project Information Memorandum (PIM)

☒ Building Consent

Existing PIM No [if applicable] is: _____

☐ Staged Consent

Restricted Building Work applicable?

☒ Yes ☐ No

Cultural or Heritage Significance?

☐ Yes ☒ No

Financial assistance package [FAP] re-clad application - or claim under FAP scheme?

☐ Yes ☒ No

If yes, FAP claim number: _____

National Multiple Use Approval?

☐ Yes ☒ No

If yes, NUA number: _____

To be completed in lieu of Authorisation Letter:

I, _____ as the owner of the property, authorise _____ to act as my agent.

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: [Provide sufficient information below to enable scope of work to be fully understood]

CONVERT GARAGE TO STEEP OUT

Will the building work result in a change of use of the building? ☒ Yes ☐ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____ [Years]

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated [including goods and services tax]:

\$ 25,000.00 [State estimated value as defined in section 7 of the Building Act 2004]

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☒ Yes ☐ No If Yes, please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [If these details are unknown at the time of the application, they must be supplied before the building work begins].
Complete in contacts section below

8. CONTACTS [Provide all details where relevant]

Please provide the following details of all practitioners who will be involved in carrying out or supervising the building work regardless of whether it is restricted building work.

DESIGNER: Name: _____ Address: _____ Email: _____ Telephone: _____ LBP No: _____ License Class: DESIGN	ENGINEER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: DESIGN
BUILDER: Name: _____ Address: _____ Email: _____ Telephone: _____ LBP No: _____ License Class: CARPENTRY	BRICK / BLOCK LAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: BLOCKLAYING
ROOFER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
PLUMBER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	DRAIN LAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
LICENSED BUILDING PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____	OTHER KEY PERSONNEL: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____

9. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☒ New or altered connections to public utilities *[e.g. Council sewer, stormwater or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☒ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

The following plans and specifications are attached to this application:

PLANS & SPECIFICATIONS

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/Modification [Supporting documents listed below]	Proposed Inspections
<input checked="" type="checkbox"/> B1 Structure	<input type="checkbox"/> AS1NZS1170 <input type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> B1/VM1 <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1	<input checked="" type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> C1-6 Protection from Fire	<input checked="" type="checkbox"/> C/AS1 <input type="checkbox"/> C/AS2 <input type="checkbox"/> C/AS3 <input type="checkbox"/> C/AS4 <input type="checkbox"/> C/AS5 <input type="checkbox"/> C/AS6 <input type="checkbox"/> C/AS7 <input type="checkbox"/> C/VM1	<input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> D1 Access routes	<input checked="" type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> D2 Mechanical installation for access	<input checked="" type="checkbox"/> D2/AS1 <input type="checkbox"/> D2/AS2 <input type="checkbox"/> D2/AS3 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS3500	<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> SED <input type="checkbox"/> E2/AS3	<input checked="" type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E3 Internal moisture	<input checked="" type="checkbox"/> E3/AS1 <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1	<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F2 Hazardous building materials	<input checked="" type="checkbox"/> F2/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F3 Hazardous substances and processes	<input type="checkbox"/> F3/AS1	<input type="checkbox"/> F3/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F6 Visibility in escape routes	<input type="checkbox"/> F6/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F7 Warning systems	<input checked="" type="checkbox"/> F7/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F9 Means of restricting access to residential pools	<input type="checkbox"/> F9/AS1 <input type="checkbox"/> F9/AS2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G1 Personal hygiene	<input checked="" type="checkbox"/> G1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G2 Laundering	<input checked="" type="checkbox"/> G2/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G4 Ventilation	<input checked="" type="checkbox"/> G4/AS1	<input checked="" type="checkbox"/> G4/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1	<input type="checkbox"/> G5/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G6 Airborne impact sound	<input type="checkbox"/> G6/AS1	<input type="checkbox"/> G6/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G7 Natural light	<input checked="" type="checkbox"/> G7/AS1	<input checked="" type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1	<input type="checkbox"/> G8/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1	<input checked="" type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input checked="" type="checkbox"/> G10 Piped services	<input checked="" type="checkbox"/> G10/AS1	<input checked="" type="checkbox"/> G10/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1		<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input checked="" type="checkbox"/> G12 Water supplies	<input checked="" type="checkbox"/> G12/AS1 <input type="checkbox"/> G12/AS2	<input checked="" type="checkbox"/> G12/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G13 Foul water	<input checked="" type="checkbox"/> G13/AS1 <input type="checkbox"/> G13/AS2 <input type="checkbox"/> AS3500 <input type="checkbox"/> G13/AS3	<input checked="" type="checkbox"/> G13/VM1 <input type="checkbox"/> G13/VM4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1	<input type="checkbox"/> G14/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> H1 Energy efficiency	<input checked="" type="checkbox"/> H1/AS1	<input checked="" type="checkbox"/> H1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____

10. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows [please list]:

PLANS & SPECIFICATIONS

11. COMPLIANCE SCHEDULE

The specified systems for the building are as follows: [specified systems are defined in regulations]

Purpose group [select all relevant]

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

Applicant to complete																			
<p>There are no specified systems in the building <input type="checkbox"/></p> <p>Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]</p>	<table border="1"> <thead> <tr> <th>COUNCIL</th> <th>Existing</th> <th>New</th> <th>Altered</th> <th>Added</th> <th>Removed</th> <th>Inspection performance standards</th> <th>Maintenance performance standards</th> <th>Reporting frequency</th> </tr> </thead> <tbody> <tr> <td>Ss16 Cable cars</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	COUNCIL	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency	Ss16 Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency											
Ss16 Cable cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											

Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007

Ss16 Cable cars

12. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☒ Plans and specifications [list]

PLANS & SPECIFICATIONS

- ☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work
- ☐ Project Information Memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to Project Information Memorandum
- ☐ National Environmental Standard Checklist
- ☐ Other information relevant to this application: [Please specify]:

ESTIMATED TOTAL VALUE OF WORK

FEE PAYABLE

Project Information Memorandum	\$	
Building Admin / Circulation	\$	422.50
Technical Processing fee	\$	482.50
Inspection fee	\$	
Other	\$	
<u>LODGEMENT FEE</u>	\$	905.00
Technical Processing fee	\$	965.00
Inspection fee	\$	819.25
Industry Levy (MBIE)	\$	50.25
Industry Levy (BRANZ)	\$	25.00
External Review (Geotechnical)	\$	
External Review (Structural)	\$	
FENZ	\$	
Compliance Schedule	\$	
Vehicle Crossing	\$	
Street Damage	\$	
Water Connection	\$	
Sewer Connection	\$	
Development Contribution	\$	
	\$	
	\$	
TOTAL BALANCE PAYABLE	\$	1859.50

Signature _____
Date 25.05.20

TOTAL BALANCE PAYABLE

Lodgement deposit	\$ 905.00
Date paid	28.1.20
Receipt No.	2020/231733
Consent fee balance	\$ 1859.50
Date paid	22.5.20
Receipt No.	2020/368338

Forward any refunds or further invoices to:



Building Consent Application Checklist RESIDENTIAL

Address: 5 BERYL PLACE, PUKELANGI ROTORUA **Date Vetted:** 21/1/2020

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use Circle as appropriate		Doc ref./ page #	General Documentation Required	Council Use		
<input checked="" type="radio"/> Yes	N/A		Application form completed in full and signed	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A	ATTACHED	Form 2A Certificate of Design Work	Yes	No	<input checked="" type="radio"/> N/A
<input checked="" type="radio"/> Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	<input checked="" type="radio"/> Yes	No	N/A
Yes	N/A		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	Yes	No	<input checked="" type="radio"/> N/A
<input checked="" type="radio"/> Yes	N/A		All documents including photocopies must be legible	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A		All plans are to be titled and dated (or version number)	<input checked="" type="radio"/> Yes	No	N/A
			Legal Documentation Required			
<input checked="" type="radio"/> Yes	N/A	COUNCIL	Full, current (less than three months old) Certificate of Title	<input checked="" type="radio"/> Yes	No	N/A
Yes	<input checked="" type="radio"/> N/A		Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	<input checked="" type="radio"/> N/A
<input type="checkbox"/> Section NA			Specifications and other Documentation	<input type="checkbox"/> Section Accepted		
<input checked="" type="radio"/> Yes	N/A		Technical specifications for proprietary systems/products e.g. tiled showers, membranes, cladding systems, and foundation systems	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A	Spec	H1 calculations	<input checked="" type="radio"/> Yes	No	N/A
<input checked="" type="radio"/> Yes	N/A	102	E2 Risk Matrix	<input checked="" type="radio"/> Yes	No	N/A
Yes	<input checked="" type="radio"/> N/A		Natural hazard assessment report where applicable (erosion, falling debris, subsidence, inundation, slippage)	Yes	No	<input checked="" type="radio"/> N/A

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Specific Design Engineering	Council Use		
<input type="checkbox"/> Section NA				<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Engineering calculations and scope of works	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	N/A		Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	N/A		Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Yes	N/A		Proposed inspections regime	Yes	No	N/A
<input type="checkbox"/> Section NA			Site/Location Plan	<input type="checkbox"/> Section Accepted		
<input checked="" type="checkbox"/> Yes	N/A	A100	North Point	Yes	<input checked="" type="checkbox"/> No	N/A
<input checked="" type="checkbox"/> Yes	N/A	A100	Road frontage indicated and street named	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A	A100	Location of all existing and proposed buildings	<input checked="" type="checkbox"/> Yes	No	N/A
<input checked="" type="checkbox"/> Yes	N/A	A100	Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters	Yes	<input checked="" type="checkbox"/> No	N/A
<input checked="" type="checkbox"/> Yes	N/A	A103	Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	<input checked="" type="checkbox"/> Yes	No	N/A
Yes	<input checked="" type="checkbox"/> N/A		Existing contours (proposed cut or fill also to be shown)	Yes	No	<input checked="" type="checkbox"/> A
Yes	<input checked="" type="checkbox"/> N/A		Building line restrictions and easements	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A		Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Yes	N/A	A100	Show calculations and percentage of net site coverage	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A		Labelled points on boundaries where overshadowing is taken from	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A		Existing and proposed crossings/driveways also showing berms and footpaths. Crossings are to be clear of Council storm water sumps (Note: normally one crossing per site)	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A		Sediment control plan	Yes	No	<input checked="" type="checkbox"/> N/A
Yes	<input checked="" type="checkbox"/> N/A		If building under or near transmission and or power lines, please show transmission plan area or location of power lines	Yes	No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Section NA			Retaining Walls/Site Works	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Site Plan indicating position and height of retaining walls, other buildings and drainage points to an approved outfall	Yes	No	N/A
Yes	N/A		Elevations showing original ground level, cut and fill	Yes	No	
Yes	N/A		Engineering design information where required	Yes	No	N/A
Yes	N/A		Has safety from falling and loadings from barrier been considered?	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Comments – Council Use Only						

Customer Use Circle as appropriate			Doc ref./ page #	Structure	Council Use		
<input type="checkbox"/> Section NA					<input type="checkbox"/> Section Accepted		
<input type="checkbox"/> Section NA				Foundation Plan	<input type="checkbox"/> Section Accepted		
Yes	N/A	EXISTING		Foundation details	Yes	No	N/A
Yes	N/A	EXISTING		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
Yes	N/A	A103		Concrete floor details provided <i>rib wall</i> I Reid	Yes	No	N/A
Yes	N/A			Control joints/saw cuts indicated	Yes	No	N/A
Yes	N/A			Bearer layout for floors and decks	Yes	No	N/A
Yes	N/A			Access/ventilation to subfloor space	Yes	No	N/A
<input type="checkbox"/> Section NA				Floor Plan	<input type="checkbox"/> Section Accepted		
Yes	N/A	A101		Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A	A102		Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	N/A			Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	N/A	A104		Smoke alarms position shown	Yes	No	N/A
Yes	N/A	A105		For additions and alterations, the existing shall be shown separately to the proposed and to the same scale for comparison	Yes	No	N/A
Yes	N/A			Chimneys and solid fuel heaters	Yes	No	N/A
Yes	N/A	A102		Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
<input type="checkbox"/> Section NA				Framing Plan/ Bracing Plan	<input type="checkbox"/> Section Accepted		
Yes	N/A	A101 & 102		Bracing calculations/details – type and fixing <i>move brace from behind shower</i>	Yes	No	N/A
Yes	N/A	A1		Framing plan including size, centers, grade and treatment of members <i>Existing walls</i>	Yes	No	N/A
Yes	N/A	103		Bottom plate, top plate stud, lintel fixing details	Yes	No	N/A
Yes	N/A			Upper storey floor design if applicable	Yes	No	N/A
Yes	N/A			Floor joist layout for floors and decks	Yes	No	N/A
<input type="checkbox"/> Section NA				Roof Plan	<input type="checkbox"/> Section Accepted		
Yes	N/A			Roof plan and roof bracing <i>Existing</i>	Yes	No	N/A
Yes	N/A			Truss types/roof framing layout and design statement	Yes	No	N/A
Yes	N/A	EXISTING		Truss/ rafter and purlin fixings	Yes	No	N/A
<input type="checkbox"/> Section NA				Elevations	<input type="checkbox"/> Section Accepted		
Yes	N/A	A102		North, South, East and West elevations	Yes	No	N/A
Yes	N/A			Overshadowing/ daylighting angles labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A	A102		Height from ground level to apex of building	Yes	No	N/A
Yes	N/A	A103		Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels (subfloor ventilation and access)	Yes	No	N/A
Yes	N/A			Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A	A102 & 103		Cladding systems, roofing type and any other relevant details <i>Existing roof</i>	Yes	No	N/A
Yes	N/A	A107		Window schedule	Yes	No	N/A
Yes	N/A	EXISTING		Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A			Alterations to land contour, retaining, cut and fill and batters	Yes	No	N/A
Comments – Council Use Only							

Customer Use Circle as appropriate		Doc ref./ page #	Cross Sections	Council Use		
<input type="checkbox"/> Section NA				<input type="checkbox"/> Section Accepted		
Yes	N/A	A103	Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers.	Yes	No	N/A
Yes	N/A	A103	Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
Yes	N/A	A103	Location and type of insulation	Yes	No	N/A
Yes	N/A		Details for all penetration in walls, roof (i.e. windows, doors, meter boards, skylights etc.)	Yes	No	N/A
Yes	N/A		Cavity construction details where applicable	Yes	No	N/A
<input type="checkbox"/> Section NA			Plumbing and Drainage	<input type="checkbox"/> Section Accepted		
Yes	N/A	A100	All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	EXISTING	All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A	A100	Proposed sewer and storm water drains/soak holes, terminal vents shown	Yes	No	N
Yes	N/A	P001	Existing and proposed potable water supply	Yes	No	N/A
Yes	N/A	P001	All existing and proposed sanitary fittings including pipe sizes, inspection fittings and gradients (isometric)	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A	gas entry	Specifications for hot water heating system (consider seismic restraints)	Yes	No	N/A
Yes	N/A	EXISTING	Storm water disposal design and calculations	Yes	No	N/A
<input type="checkbox"/> Section NA			Relocatable Buildings	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Is the structure being relocated in more than one part? If so, please provide detail of how the building will be reconnected showing compliance with NZBC including B1 & E2.	Yes	No	N/A
<input type="checkbox"/> Section NA			Solar Heating	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Specifications and installation details	Yes	No	N/A
Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	Yes	No	N/A
Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Comments – Council Use Only						

Use Circle as appropriate		page #	Swimming Pool/Spa Pool	Council Use <input checked="" type="checkbox"/> Section Accepted		
<input type="checkbox"/> Section NA						
Yes	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	N/A		Plan of all floors describing the function of each room including all doors and windows.	Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions.	Yes	No	N/A
Yes	N/A		Show access restrictions, direction of opening and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified (climb hazards)	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to approved outfall	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
<input type="checkbox"/> Section NA			Solid Fuel Heater	<input type="checkbox"/> Section Accepted		
Yes	N/A		Is the proposed appliance 'clean air' approved?	Yes	No	N/A
Yes	N/A		Location of SFH on floor plan in relation to windows, doors and flammable materials	Yes	No	N/A
Yes	N/A		Make and model provided	Yes	No	N/A
Yes	N/A		Manufacturers specifications provided including hearth information	Yes	No	N/A
Yes	N/A		Cross section through roof including height of flue in relation to roof	Yes	No	N/A
Yes	N/A		Flashing details (roof/wall penetrations)	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Seismic restraint detailed	Yes	No	N/A
<input type="checkbox"/> Section NA			Wetback Installation	<input type="checkbox"/> Section Accepted		
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Wetback installation diagram/manufacturers installation instructions	Yes	No	N/A
Yes	N/A		Tempering valve information provided	Yes	No	N/A
Comments – Council Use Only						

Council Specific Requirements – Please complete for your related Council

<input type="checkbox"/> Section NA			Tauranga City Council	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A
<input type="checkbox"/> Section NA			Rotorua Lakes Council	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A
Yes	N/A		Relocatable Buildings – Please provide re-site report	Yes	No	N/A
<input type="checkbox"/> Section NA			Whakatane District Council	<input checked="" type="checkbox"/> Section Accepted		
Yes	N/A		Peer review required Structural <input type="checkbox"/> Geotech <input type="checkbox"/>	Yes	No	N/A
Yes	N/A		Comments required by Council 3 Water Engineers	Yes	No	N/A

<input checked="" type="checkbox"/> Section NA	Opotiki District Council		<input checked="" type="checkbox"/> Section Accepted
<input checked="" type="checkbox"/> Section NA	South Waikato District Council		<input checked="" type="checkbox"/> Section Accepted
<input checked="" type="checkbox"/> Section NA	Kawerau District Council		<input checked="" type="checkbox"/> Section Accepted
<input checked="" type="checkbox"/> Section NA	Western Bay of Plenty District Council		<input checked="" type="checkbox"/> Section Accepted
<input checked="" type="checkbox"/> Section NA	Taupo District Council		<input checked="" type="checkbox"/> Section Accepted
Yes	N/A	Any geothermal activity on or near site, distances to proposed building work	Yes No N/A
Yes	N/A	Electronic plans/documentation provided	Yes No N/A
Yes	N/A	Any geothermal activity on or near site, distances to proposed building work	Yes No N/A
Yes	N/A	Relocatable Buildings: - Please provide current photos for all elevations	Yes No N/A
		Please specify how you would like to receive your approved documents: (select one option) <input type="checkbox"/> USB (\$10.00) <input type="checkbox"/> Paper copy - Plans only printed to a maximum size of A3 . Due to this the scale of plans may be affected. (\$35.00 minimum fee)	

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing:

JOSEPHINE RAMAJO

Date:

12/12/19

Signature:

[Signature]

☐ Agent ☒ Owner ☐ Other:

Name to be on invoice:

Payment Details:

COUNCIL USE ONLY

Outcome of decisions – Council Use Only

	Officer	Date	Time
<input type="radio"/> This application was not accepted for lodgment because documentation was incomplete			
<input type="radio"/> This application needs to be re-vetted NOT VETTED BB	I Reid	20/11/2020	15 min
<input checked="" type="radio"/> Documentation is now complete and the application is accepted for lodgment	Bushy	16/1/20	30
<input type="radio"/> Application will now proceed for compliance checking	I Reid	29/1/2020	5 min

Project Type


RBW	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	Type	PIM <input type="checkbox"/> PIM/BC <input type="checkbox"/> BC <input checked="" type="checkbox"/>	Category	R1 <input checked="" type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> C1 <input type="checkbox"/> C2 <input type="checkbox"/> C3 <input type="checkbox"/>
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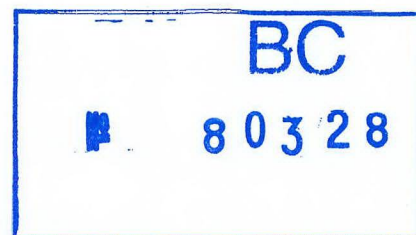
**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**

**COUNCIL
COPY**




R.W. Muir
Registrar-General
of Land

Identifier SA65D/201
Land Registration District South Auckland
Date Issued 05 November 1998



Prior References
SA19B/803

state	Fee Simple
Area	750 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 82796




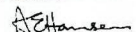
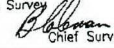
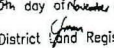
Registered Owners
Ronald Agravio Ramajo and Josephine Borja Ramajo

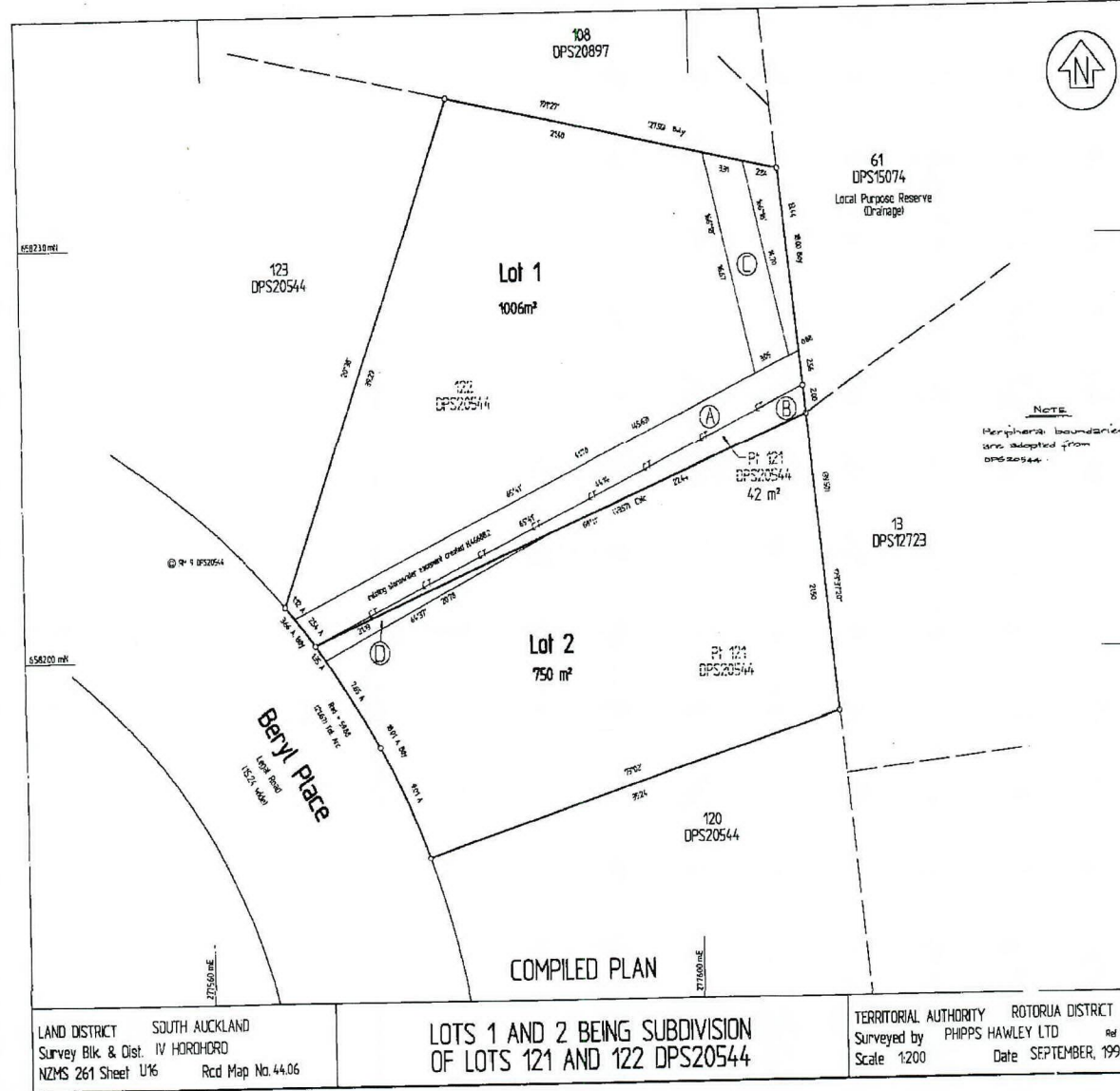
Interests

Subject to a right (in gross) to drain stormwater over part marked D on DPS 82796 in favour of Rotorua District Council created by Transfer B510777.5 - 5.11.1998 at 1.00 pm

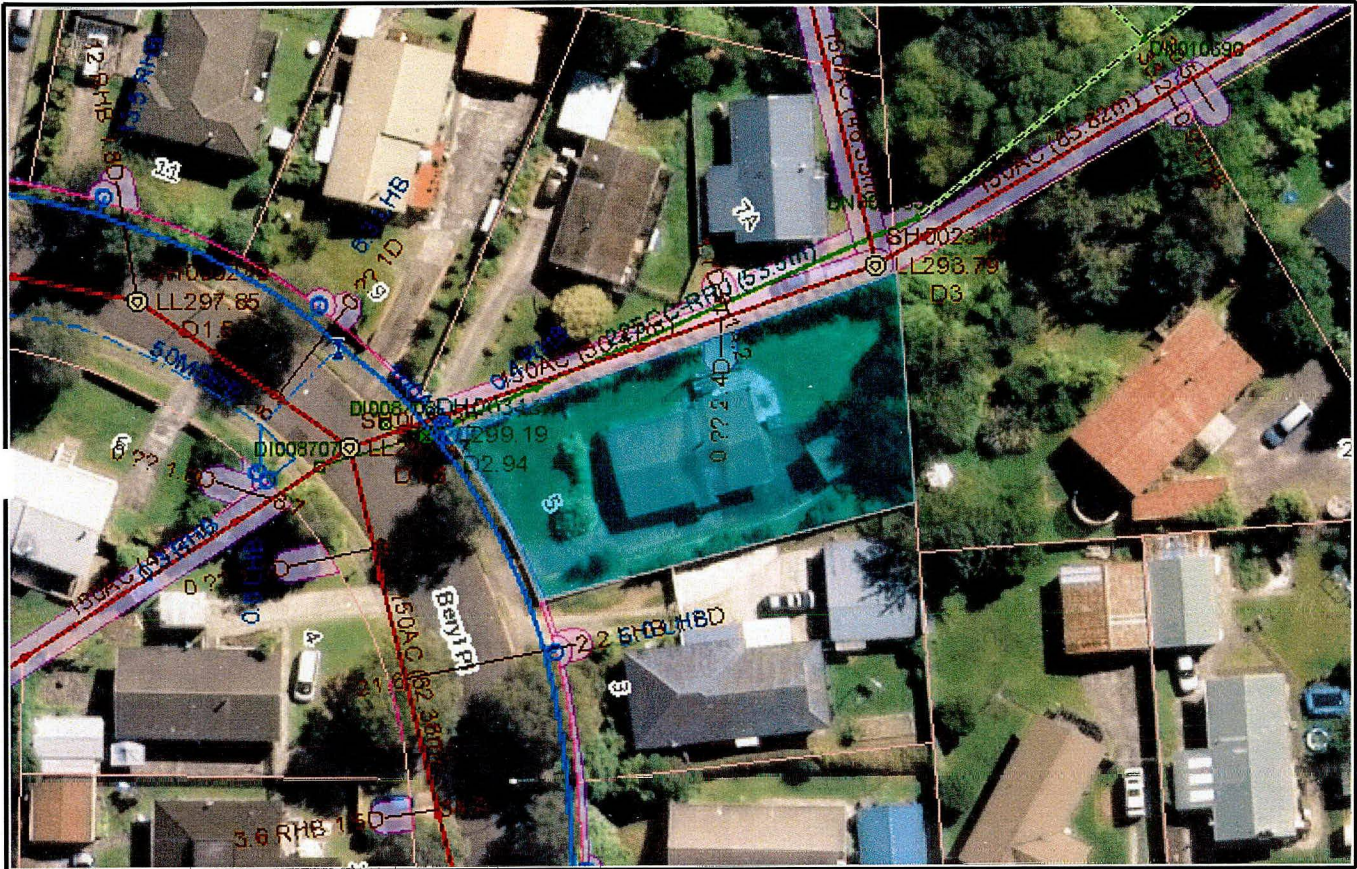
The easements created by Transfer B510777.5 are subject to Section 243 (a) Resource Management Act 1991

10806806.4 Mortgage to Southland Building Society - 1.6.2017 at 4:59 pm

Approvals  G.B. WALKER  C.P. BURGESS  A.H. BURGESS Registered Owners			
I hereby certify that this plan was approved by the Rotorua District Council pursuant to Section 223 of the Resource Management Act 1991 on the day of <u>SEPTEMBER</u> 1998 subject to the granting or reserving of the easements set out in the Memorandum hereon.			
 Principal Administrative Officer			
MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Serv Ten	Shown	Grantee
Right to Drain Sewage	LOT 1	A	ROTORUA DISTRICT COUNCIL
Right to Drain Stormwater	Lot 1 Lot 2	B C	
DATUM Bearings - Old Coastal Coast Old Coastal Bay of Plenty Great Circle Origin - Hahotu 7000000N 300000E			
ORDER OF COORDINATES: RM 9 DPS20544 658207 646 27755102m			
Compiled from DPS20544			
NEW CT ALLOCATED LOT 1 2		CT REF 652 / 100 650 / 201	
Total Area		1746m ²	
Comprised in CT 199/804 and CT 199/803.			
I, <u>Philip Hawley</u> Registered Surveyor the holder of a current practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.			
Date of Survey <u>19/09/98</u> Day of <u>SEPTEMBER</u> 1998			
Field Book	p.	Traverse Book	p.
Reference Plans	DPS20544, DPS20897, DPS15074		
Examined	Correct		
Approved as to Survey <u>19/09/98</u>  Chief Surveyor			
Deposited this 5th day of November 1998  District Registrar			
File No. <u>SA65D/201</u> Record No. <u>13</u> Instructions			DPS 82796 Approved



17 NOV 1998



Parcel Information

Parcel is highlighted.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Valuation Number: 06553*609*00*

Capital Value: \$301,000.00

Land Value: \$136,000.00

Improvements: DWG OI

Legal Desc: LOT 2 DPS 82796

Area (ha): 0.0750

Address: 5 BERYL PLACE

Record Title: SA65D/201

1 refuse charge(s)

1 sewer connection(s)

1 water connection(s)

1 parcel(s)

Comments: 1 dwellings

Handwritten signature

Building Consent(s)

Please note that there may be other building consents on the property file other than those listed here due to data capture issues.

Ozone Parcel ID	PFile	Full Address and Parcel Name
1588/16 (SURVEYED)	P21846	5 BERYL PLACE , PUKEHANGI (LOT 2 DPS 82796)
Title(s) SA65D/201		

Resource Consent(s) Please note that there may be other resource consents on the property file other than those listed here due to data capture issues.

Application Id: 16914*
 Type: DEEMED PERMITTED BOUNDARY ACTIVITY
 Details: Conversion of garage to sleepout 2m from rear boundary.
 Applicant: RAMAJO, MRS JOESPHINE BORJA (1 of 1)
 Agent: Date Received: 23/01/2020
 Status: Active
 Related Building Consent:


Application Id: 903*
 Type: SUBDIVISION CONSENT - CONTROLLED
 Details: Boundary Adjustment of Lots 121 and 122 and Crosslease on Lot 122.
 Applicant: BURGESS, MRS ANITA HELENA JOHANNA (1 of 3)
 Agent: PHIPPS HAWLEY LIMITED
 Date Received: 16/03/1998
 Decision Date: 20/05/1998
 Status: Granted
 Related Building Consent:

Related Building Consent:
 =====

Survey Steps:
 Section 223 application (0 lots)
 Received: 10/09/1998
 Decision: 11/09/1998
 Status: Granted

Section 224 application (0 lots)
 Received: 05/10/1998
 Decision: 12/10/1998
 Status: Granted

	<h2>Minor Internal Domestic Alteration Processing Checklist</h2>	Ref: CP 04
		Ver: 10
		Issued 10 May 2019
		IT-641471
		Page 1 of 6

Processor Name <u>Sara</u>			Building Consent No.: <u>90328</u>	
Building Act			Comments / reason for decision	
PIM issued? (subject to conditions)	P	F	N/A	BC only - Checked Train BC Circulation Form
Sec 26 – 28 – Warnings and bans	P	F	N/A	No Warnings or Bans associated with application
Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	Development Contributions not required
Section 37 notice issued?	<u>P</u>	F	N/A	Section 37 required.
Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	N/A	No issues associated.
Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	P	F	N/A	No Waiver or modifications noted on the Form 2
Sec 84 – Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	P	F	N/A	Proposed work does not contain any restricted building work.
Sec 84 – LBP design memorandum provide <ul style="list-style-type: none"> Cat 1 (SH <12 Risk score, single household) Cat 2 (SH >12 Risk score or not SH(mixed)<10m) Cat 3 (SH >12 Risk score or not SH(mixed)>10m) LBP working at correct level (engineers and architects are unrestricted)	P	F	N/A	
Sec 84 – LBP's nominated for construction phase (complete "Restricted Building Work Record" form)	P	F	N/A	
Sec 112 – Alteration to existing building Cannot reduce compliance with code – record additional considerations at rear of checklist if necessary	<u>P</u>	F	N/A	Alteration will make improvements to the existing structure. Will comply ANARP to the same extent as it did before.
Sec 112 (2) Where work wouldn't proceed if compliance with the code was required – the ability to grant is possible where improvement to attributes that relate to MOE from fire and access and facilities for the disabled outweigh any non compliance with the relevant provisions of the code	P	F	N/A	Section 118 Sch 2 does not apply to this building. Means of escape remains the same and within S11 Limitations.
Sec 115 – Does this application involve a change of use? Comply ANARP with all provisions of building code when changing to household unit. In all other cases ANARP with provisions that relate to means of escape, protection of other property, sanitary facilities, structural performance, fire rating and or access and facilities for disabled.	P	F	N/A	No Change of use as per Schedule 2. Building Regulations 2005. Use S11 to remain S11 as defined.
Records been checked to reconcile proposal against existing?	<u>P</u>	F	N/A	Records checked. Train.
Specification			Comments / reason for decision	
Job specific specification	<u>P</u>	F	N/A	Specification / Supporting docs Specific.
Specific Design			Comments / reason for decision	
SED calculations, Producer statement (Engineer has signed plans)	P	<u>F</u>	N/A	SED required for bracing Grid L, C.

Foundations/ Bearers/ Concrete Floors B1,B2				
Load paths are transferred to an appropriate foundation? (foundation sizes type and construction methods including treatment) Reinstatement details for level access showers in concrete floors – DPM and reinforcing)	P	F	N/A	Section 112 BA2004. Concrete Floor is existing with no change to load paths transferred to floor.
Floor Joists B1,B2			Comments / reason for decision	
Do joist grade, treatment, size, span, spacing, fixings & blocking comply with floor load demand & intended use? (Alteration to existing floor joists for level access showers Sec112 considerations)	P	F	N/A	Timber floor looks to be proposed given Sheet A101 indicate smooth air flow vents but elevation show concrete floor. - No details provided.
Load paths (Ensure all point loads are adequately supported.)	P	F	N/A	No new load paths proposed.
Has direction of services been considered? Check services plan layout.	P	F	N/A	Cross Section on Sheet A103 shows sufficient height separation for services.
Double joists provided under load bearing walls & load bearing walls at right angle to joist within 200mm of bearer support	P	F	N/A	No new load bearing walls proposed New bracing supported on concrete floor.
Flooring B1,B2			Comments / reason for decision	
Flooring thickness, type & treatment	P	F	N/A	Replace for wet area specified on Sheet A103 18mm H3.2 ply.
Is joist spacing appropriate for flooring type? Refer NZS3604, Section 7, 7.2	P	F	N/A	1000mm Max Joist Spacing 600mm as per Table 7.4 NZS 3604:2011
Wall Framing B1,B2			Comments/ reason for decision	
Framing, grade, size, spacing, & treatment	P	F	N/A	Existing Wall Framing no new proposed Wall Framing identified on the consent application.
Load paths considered	P	F	N/A	New lintels for D1 & D2 within load walls - No sizes or fixings provided.
Beam, grade, size, spacing, & treatment	P	F	N/A	No new beams or new beams proposed.
Beam / post / footing connections	P	F	N/A	No new post or footing connections proposed.
Bracing B1,B2			Comments/ reason for decision	
Wall bracing elements & fixings	P	F	N/A	SED Grid line C - 3m inclusive block wall.
Are wall bracing elements clear of showers?	P	F	N/A	No brace elements behind showers.
Wall bracing schedule calculations & distribution of elements	P	F	N/A	Gib ezy brace calculation provided. ok. Distribution Complies Section 5.4.3 NZS 3604.
Roof/Ceiling Structure B1,B2			Comments/ reason for decision	
Ceiling joist spacing, size, span, grade, & treatment	P	F	N/A	90x35 H1.2 S&B Ceiling battens @ 400mm centres 10mm Gib sheet A103 - Complies table 13.1 NZS 3604
Ceiling runner (strong back) under purlin, strutting beam spacing, span, size, grade, & treatment	P	F	N/A	Not required for this proposal
Ceiling batten spacing, span, size & grade	P	F	N/A	No ceiling joist considered as part of this application.

Ⓢ * * Ceiling lines spaced more than 6m

See Lintels comply with Section 8.6.1.2 NZS 3604:2011
1000mm H1.2 Type Framing

Wet Areas (Kitchen, laundry, bathroom etc) B1,B2,D1,E3,G1,G2,G3,G13				Comments/ reason for decision
Impervious, easily cleaned wall and floor finishes	P	F	N/A	Single Flooring - 9mm Ulla board Painted and Sealed.
Has the shower type been specified (tiled or proprietary cubicle) If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.	P	F	N/A	Proprietary Shower has been detailed Sheet A103.
Has a complying waterproofing membrane been specified? (If required ensure applicator provides a Certification Statement - Construction (PS3))	P	F	N/A	No membrane proposed as required.
Flooring and wall substrate (Weight of tiles considered)	P	F	N/A	9mm Ulla board painted & Sealed.
If shower is level access is proposed, have adequate falls been provided to the floor drain? (Falls required to the floor of a level access shower to the floor drain are to be no less than 1:50. Refer NZS 4121: 2000, 10.5.11.3 'Floors')	P	F	N/A	Proprietary Shower - Raised Floor - Not a level access type.
Has the glazing been specified (shower screens/enclosure & windows) NZS 4223	P	F	N/A	Glazing Specified Sheet A103 NZS 4223:3 2eb
Ventilation G4				Comments/ reason for decision
Passive ventilation	P	F	N/A	Plan demonstrates 5% ratio achieved.
Mechanical ventilation (ducted to exterior)	P	F	N/A	Bathroom Fan 25L/s - Sheet A103.
Insulation H1				Comments/ reason for decision
Floor, wall and ceiling insulation	P	F	N/A	Floor existing / Walls R2.2 / Ceiling R3.2
Water Supplies G12				Comments/ reason for decision
Potable water	P	F	N/A	Connected to existing from dwelling.
Hot water heating design (all relevant valves, venting requirements, water temperature)	P	F	N/A	Renail in Finity proposed. LPC cylinders not identified to comply
Sanitary Plumbing G13				Comments/ reason for decision
Specific installation std noted	P	F	N/A	Form 2 notes A61 but plan notes AS3 452
Waste pipe size / gradients	P	F	N/A	Complies table 3.4.1 AS/NZS 3600
Waste pipe length / venting (stacks, multi fixtures to discharge pipe)	P	F	N/A	Complies with table 3.4.1 & Section 3.10.3 AS/NZS 3600
Gullies being charged (ORG & FWG) FWG must be charged by a fixture within the same room	P	F	N/A	Gully traps as per Section 3.3 Fig 2 & for Construction and height.
Fire Safety Precautions C1-6,F7				Comments/ reason for decision
Domestic smoke alarms correctly specified and correctly located (refer to NZBC F7)	P	F	N/A	Non-habitable not required
Means of Escape <25m DEOP or 60m TOP	P	F	N/A	Less than 25m Deep - SH use.

P = Pass = Compliance with the Building Code

F = Fail = Non-compliance with the Building Code – further information required

N/A = Not Applicable

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer 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. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

Alternative Solutions, ANARP, Section 112 – Reasons for Decisions and or other considerations

Producer Statements						
Acceptance Guidelines PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review			Comments: <i>RFI</i>			
Category: (circle)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural						
Other						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua Lakes Council:

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Professional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
 - Specific design from a non engineer
2. Statements of compliance require the following as a minimum to be accepted by the Rotorua Lakes Council:

- | | |
|--|---|
| <input type="checkbox"/> Who has issued the statement of compliance | <input type="checkbox"/> Date |
| <input type="checkbox"/> Product name | <input type="checkbox"/> Name and signature |
| <input type="checkbox"/> Address of relevant property (where applicable) | <input type="checkbox"/> Registration/license number (where applicable) |
| <input type="checkbox"/> Description of application (where applicable) | <input type="checkbox"/> Address of author |

Notes on Acceptance of Producer Statement and/or Statement of Compliance (Reasons for your decision to accept from a particular author):

The following listed and attached checklists have been completed to support justification for issuing the building consent

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

7-02-2019. Building consent notes address, no gaps.
Building compliance path clearly outlined.
R.F.I letter generated with outstanding points.
WILL REVIEW RFI PRIOR TO GRANTING.

CP 04 V 10

6 of 6
IT-641471

C Sefuiva

Issued 10 May 2019

Sam Hayward

From: Sam Hayward
Sent: Friday, 7 February 2020 1:58 PM
To: 'ronaldramajo@yahoo.com'
Subject: TRIM: Request for information - Building consent 80328 - 5 Beryl Place

HP TRIM Record Number: RDC-988402

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.

Existing bracing No change - Plans updated for party store between areas only

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)

Design change no floor vents on new plan

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.

Bolts now at 600mm on sheet A103 with new section in and out of nib wall

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

Exactly FFL - ideally 50mm down from the top of the nib wall or sheet A103

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

Sam Hayward *Building Inspector, Planning & Development Solutions*

P: [07 351 8227](tel:073518227)

E: sam.hayward@rotorualc.nz | W: rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL

Israel Reid

From: Israel Reid
Sent: Wednesday, 18 March 2020 10:35 AM
To: Ronald Espellarga
Subject: 5 Beryl

Good morning Ron
I have taken over this consent for Sam
I still require flashing details for the new joinery.

Thanks
Izzy

F2 details provided

Israel Reid NDBCS (L6) Building Consent Assessor, Building Services
P: 07 351 8076
E: israel.reid@rotorualc.nz | W: rotorualakescouncil.nz
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

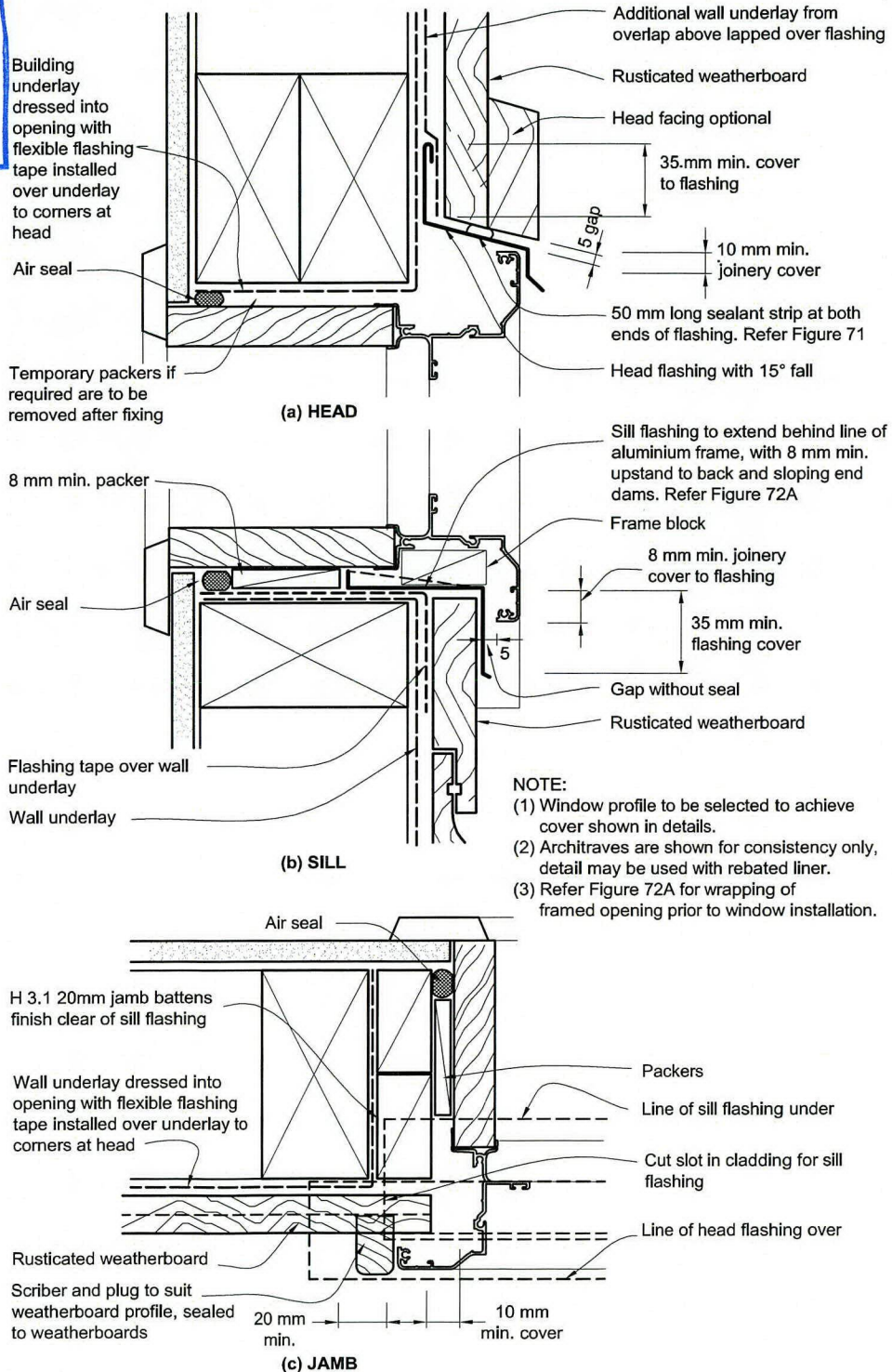
ROTORUA
LAKES COUNCIL

COUNCIL COPY

RECEIVED

18 MAR 2020

Figure 82: Windows and doors for direct fixed rusticated weatherboards
Paragraph 9.4.6



Amend 5
Aug 2011

Amend 2
Jul 2005

Mulseal Plus

Economical rubber / bitumen damp-proofing coating

USES

- Damp proof sandwich membrane
- Waterproofing of retaining walls, concrete road surfaces, etc.
- Vapour barrier on cladding panels
- Repairing fine cracks and crazing of asphalt surfaces
- Key joints and dowel bars

ADVANTAGES

- Dries to a water resistant, flexible film
- Excellent adhesion to most surfaces
- Low water vapour permeability
- May be applied to "green" or damp concrete
- Resistant to sulphates and ground salts

DESCRIPTION

Mulseal Plus is a liquid single component damp proof membrane formulated on a blend of natural rubber latex and bitumen emulsions, combined with special chemicals to ensure ease of application and long service life. The bitumen content of Mulseal Plus ensures good damp proofing while the rubber content imparts elasticity and enhances adhesion to a variety of surfaces. Mulseal Plus may be applied to concrete, stone, brickwork and metal surfaces, in coating or sandwich membrane applications.

TECHNICAL SUPPORT

Parchem offers a technical support package to specifiers, end-users and contractors, as well as on-site technical assistance.

DESIGN CRITERIA

SANDWICH MEMBRANE

Mulseal Plus is recommended as a damp proof sandwich membrane on bridge decks, between concrete slabs or pours, and as a protective membrane to bridge piers,

abutments and other substructures prior to back filling. Where it is used as a sandwich membrane in floors, the coating of Mulseal Plus should be continued up the walls to link with the damp course.

KEY JOINTS AND DOWEL BARS

Mulseal Plus is recommended as a coating on key joints and dowel bars. Provided the Mulseal Plus is allowed to dry prior to pouring the next section of concrete, it forms an effective slip layer and so allows relative movement between sections.

EXTERNAL WALLING AND CLADDING

Mulseal Plus is recommended as a coating on external walls to prevent water entry, and may be applied onto pre-cast or in-situ concrete, brick or block walls, or composite cladding panels. Mulseal Plus is also suitable as a vapour barrier on panels or as a low cost waterproofing coating to concrete, asphalt and bituminous felt roofs.

CRACK REPAIR

Mulseal Plus is recommended for repair of cracked or crazed surfaces or other forms of surface porosity. Mulseal Plus may be used to directly fill cracks up to 5 mm width. Larger cracks should be chased out to at least 10 mm width and repaired with any appropriate joint sealant, eg. Plastiseal.

PROPERTIES

Data quoted typical for this product, but do not constitute a specification.

Form:	Thixotropic liquid
Application temperature:	5°C - 50°C
Service temperature:	Minus 20°C - + 80°C
Drying time:	4 - 6 hours at 20°C, 60% RH. Time will be extended under cool or humid conditions
Recoating time:	12 - 36 hours
Solids content:	60 - 65%

an  company



PARCHEM	CONCRETE REPAIR	FLOORING	JOINTING SYSTEMS	WATERPROOFING
TECHNICAL DATA SHEET	FEBRUARY 09			
www.parchem.com.au	7 Lucca Road, Wyong NSW 2259	Sales 1800 624 322	Technical 1800 812 864	ABN 80 069 961 968

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

Surfaces must be clean and sound, free from dust, oil, grease or other contaminant. Mulseal Plus may be applied to damp surfaces or to uncured concrete, but there must be no free water present during application. Mulseal Plus is a water-borne compound which is soluble in water initially, so must not be applied during rain or when rain is expected. If an applied Mulseal Plus film has been degraded by premature contact with eg rain water, a further coating of Mulseal Plus must be applied. If Mulseal Plus containers have been standing for longer than about 2 months, it is advisable to stir contents thoroughly prior to use.

PRIMING

Porous surfaces such as concrete, blockwork etc. should be primed with 1 coat of Mulseal Plus diluted 1:1 with water. After priming, at least one coat of full strength Mulseal Plus should be applied.

APPLICATION

Mulseal Plus may be applied using a brush, broom, squeegee, etc. For horizontal surfaces a squeegee or cheap, soft bristle broom is satisfactory, for vertical surfaces use a cheap turks head brush. Mulseal Plus is laid onto the surface continually in one direction, it should not be "brushed out". Brooms, brushes, etc. should be regularly washed during work and at any breaks as follows: Keep available a container filled with sufficient strong detergent/ water solution to fully cover the broom or brush. Soak the brush in the solution and shake out before use. As work progresses, rinse the brush at frequent intervals to prevent it clogging, and again shake out before resuming. During any breaks in work the brushes should be left to soak in this detergent solution. Brushes should be inexpensive type - not paint brushes - and considered as expendable. On large jobs it is preferable to maintain several brushes in use.

Note: Mulseal Plus should not be applied in any closed area without adequate circulation of air.

RECOATING

Mulseal Plus should be recoated between 12 and 36 hours after previous coat to ensure satisfactory drying times. Shorter times may be acceptable in good drying weather, longer times allow potential surface contamination which could adversely affect intercoat adhesion. The surface of Mulseal Plus should be touch dry in about 4 - 6 hours in good conditions, but at this stage the film may still contain further water which should be allowed to evaporate prior to recoating.

REINFORCING

Mulseal Plus may be reinforced where required by the addition of a porous synthetic cloth (Sontara) embedded in the first full strength Mulseal Plus layer. Apply Mulseal Plus onto the surface, then lay the cloth into this and apply further Mulseal Plus, brushing well to ensure complete impregnation of the cloth.

FINISHING

Mulseal Plus should be protected from direct exposure to UV light by painting, sand blinding, sandwiching, etc. When painting use a bitumen-compatible emulsion paint applied after the Mulseal Plus is thoroughly dry - paints containing organic solvents are not suitable as the solvents may attack the bitumen content of Mulseal. Mulseal Plus may also be sand-blinded, by dusting the freshly applied Mulseal Plus topcoat with clean sharp sand passing a 3 mm mesh. Where directly exposed to the sun, paint films applied directly onto Mulseal Plus may crack, so it is advisable in those situations to sand-blind the topcoat of Mulseal Plus, allow this to thoroughly dry, then to paint with a suitable emulsion paint.

THINNING

Mulseal Plus is supplied ready for use and normally should not be thinned. If after thorough stirring the compound appears too thick for any specific use, it may be diluted with no more than 5% addition of water - do not use any organic solvents. Note that dilution of Mulseal Plus will also reduce thickness of the applied coatings.

Special note: Mulseal Plus must not be heated above 50°C, and should not be directly heated at any time.

Alternative application methods

Mulseal Plus may be applied by roller or spray systems, but particular care may be required in use. Contact Parchem Technical Services for details.

CLEANING

Splashes of Mulseal Plus on paintwork etc. should be wiped off immediately using a cloth dampened with a strong detergent solution. Brushes and brooms, etc. should be soaked in a strong detergent solution immediately application has finished, followed by hosing with a strong jet of water. Hands and skin may be cleaned using a proprietary "waterless" hand cleaner, but prevention of soiling is a better practice - and wear gloves and overalls. Where Mulseal Plus has been allowed to dry on equipment or surfaces it can only be removed using organic solvents such as Parchem Solvent, mineral turps or white spirits.

Mulseal Plus



LIMITATIONS

Mulseal Plus is not recommended for continuous water immersion in service or as a membrane on internal walls subject to back pressure. Mulseal Plus is not suitable for use as a membrane for critical applications such as internal/bathroom wet areas.

ESTIMATING

SUPPLY

Mulseal Plus:	20 litre drum
----------------------	---------------

Parchem Solvent:	4 and 20 litre cans
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COVERAGE

Priming coat:	1.4 - 2.0 m ² / litre (1:1 with water)
----------------------	---

Main coat:	1 - 1.4 m ² / litre (full strength)
-------------------	--

A typical priming coat plus one full strength finish coat will give a film thickness of approximately 1 mm. Coverage will vary greatly dependent on surface texture and porosity, and method of application.

STORAGE

Mulseal Plus has a shelf life of 12 months if kept in a dry store below 30°C in original, unopened containers.

ADDITIONAL INFORMATION

Parchem provides a wide range of complementary products which include:

- concrete repair – cementitious and epoxy
- grouts and anchors – cementitious and epoxy
- waterproofing membranes – liquid applied, cementitious and bituminous sheet membranes
- waterstops – pvc and swellable
- joint sealants – building, civil and chemical resistant
- industrial flooring systems – cementitious and epoxy
- architectural coatings
- filler boards – swellable cork, bituminous and backing rod
- ancillary products

For further information on any of the above, please consult with your local Parchem sales office.

IMPORTANT NOTICE

A Material Safety Data Sheet (MSDS) and Technical Data Sheet (TDS) are available from the Parchem website or upon request from the nearest Parchem sales office. Read the MSDS and TDS carefully prior to use as application or performance data may change from time to time. In emergency, contact any Poisons Information Centre (phone 13 11 26 within Australia) or a doctor for advice.

PRODUCT DISCLAIMER

This Technical Data Sheet (TDS) summarises our best knowledge of the product, including how to use and apply the product based on the information available at the time. You should read this TDS carefully and consider the information in the context of how the product will be used, including in conjunction with any other product and the type of surfaces to, and the manner in which, the product will be applied. Our responsibility for products sold is subject to our standard terms and conditions of sale. Parchem does not accept any liability either directly or indirectly for any losses suffered in connection with the use or application of the product whether or not in accordance with any advice, specification, recommendation or information given by it.

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**COUNCIL
COPY**

rangehood & dryer ducting

MANROSE®



KITCHEN & LAUNDRY EXTRACTION

www.simx.co.nz | www.manrose.com.au

“proven reliable solutions”

for the Kitchen

MANROSE
CLASSIC SERIES

Extraction of cooking fumes at their source is essential for moisture and odour reduction in the home. To help achieve this all kitchen rangehoods should be ducted outside.

Manrose Kitchen Rangehood Ducting Kits are designed to extract fumes efficiently and will fit most rangehoods. They can be easily installed by the home handyman or a qualified tradesperson.

RANGEHOOD DUCTING KITS

There are three ducting options available for the kitchen rangehood, through an adjacent wall, through the soffit (under the eave) or up through the roof with rangehood noise reduction in mind.

THRU WALL

Duct Size	Description	Order Code
125mm	Rear Vent Gravity Grille	DCT1162
150mm	Top & Rear Vent Weatherproof Cowl	DCT2592

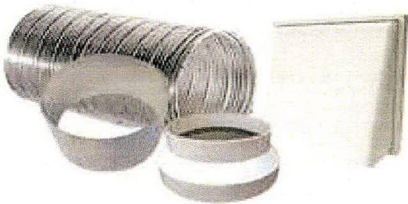
For added weather protection use the weatherproof cowl as included in DCT2592

SOFFIT

Duct Size	Description	Order Code
150mm	Thru Soffit	DCT1161
150mm	Thru Soffit - Galv Tube	DCT1259
150mm	Thru Soffit - Semi Rigid	DCT2323

THRU ROOF

Duct Size	Description	Order Code
150mm	Thru Roof - Iron	DCT2324
150mm	Thru Roof - Tiled	DCT2325



DCT2592



DCT2323



DCT2325



THRU-ROOF Flashing Options



For Iron Roof



Tiled Roof

for the Laundry

MANROSE
CLASSIC SERIES

Dryer Ducting Kits effectively remove the moist warm air generated from clothes dryers and expel it directly outside. This process eliminates the build up of dampness, helping to keep your home dry and free from condensation.

- Designed for today's modern & classic dryers.
- Ducting Kit suits dryers with a 100mm outlet.
- The square to round elbow will fit snugly onto most 100mm dryer outlets.
- Easily installed in confined spaces.
- 2 Year Warranty.

INVERTED & WALL MOUNTED DRYER DUCTING KIT

Duct Size	Model No.	Description	Order Code
100mm	DKSD100	Soffit Ducted	DCT1263

CLASSIC THRU WALL FAN KIT

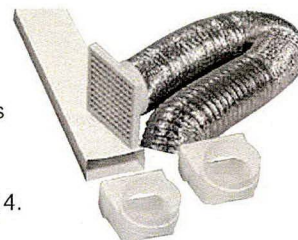
Duct Size	Model No.	Performance	Order Code
100mm	XP100S	85m ³ /hr, 23l/s	FAN0053
125mm	XP125S	130m ³ /hr, 36l/s	FAN0080
150mm	XP150S	364m ³ /hr, 101l/s	FAN0135

PRO SERIES THRU WALL FAN KIT

Duct Size	Model No.	Performance	Order Code
125mm	XPLP125SS	130m ³ /hr, 36l/s	FAN0614
150mm	XPLP150SS	364m ³ /hr, 101l/s	FAN0621

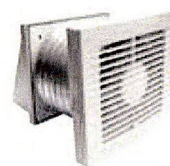
DRYER DUCTING KIT SOFFIT DUCTED

For soffit ducted free standing dryers extra rectangular ducting and a connector will be required.
Order Codes: DCT0013 & DCT0014.



MANROSE THRU WALL FAN KITS

- Thru wall ventilation kits are ideally suited to ventilate laundry areas where utilities are adjacent to exterior walls.
- Classic Shower Fan Kit models are now supplied with a weatherproof cowl.



MANROSE
CLASSIC SERIES

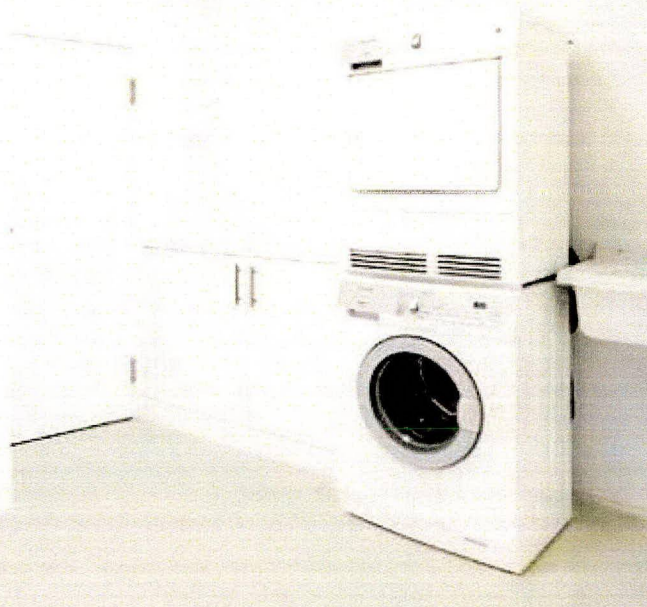
- Thru wall kit includes fan, ducting and grille.
- Fully Building Code compliant.
- 5 Year Warranty.
- Pro Series Shower Fan Kit models are now supplied with a weatherproof cowl.



MANROSE
PRO-SERIES

NZS 4303:1990

The New Zealand Building Code regulations require that any fan installed in a bathroom, toilet, laundry or kitchen must have the exhaust air ducted to the outside of the home. This eliminates the build up of an unhealthy concentration of moisture in roof cavities.



DUCTING KIT CONTENT

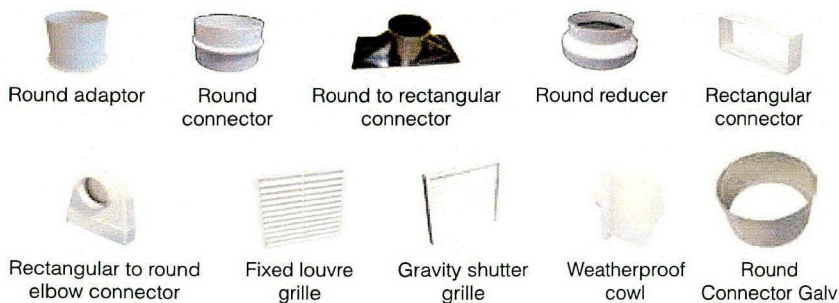
	Thru Wall Rear Vent	Thru Wall Rear/Top	Soffit Kit	Soffit Kit Galv Tube	Soffit Kit Semi-Rigid	Thru Roof 125 Iron	Thru Roof 150 Iron	Thru Roof Tiled	Dryer Soffit Kit
Semi Rigid Duct - 400mm length	✓								
Semi Rigid Duct - 1.5m length		✓							
Semi Rigid Duct - 3m length					✓		✓	✓	
Solid Tube - Galvanised 900m length				✓			✓	✓	
Flexible Aluminium - 3m length		✓	✓	✓	✓	✓			✓
Flat Channel Ducting - 0.75m length									✓
White Eggcrate Grille					✓				✓
White Gravity Grille	✓	✓							
White Fixed Louvre Grille			✓	✓					
White Weatherproof Cowl		✓							
2 x Rec to Round 90 Elbows									✓
150:125 Reducer		✓			✓	✓	✓	✓	
150mm Connector		✓			✓		✓	✓	
Thru Roof Cowl						✓	✓	✓	
Flashing - Deklite						✓	✓		
Flashing - Lead								✓	
Duct Tape	✓	✓	✓	✓	✓	✓	✓	✓	✓

COMPONENTS LIST

MANROSE DUCTING

Type	Diameter (mm)	Length (m)	Order Code
Aluduct Aluminium Flexible	100	1	DCT0357
Aluduct Aluminium Flexible	125	1	DCT0358
Aluduct Aluminium Flexible	150	1	DCT0359
Semi Rigid	100	1.5	DCT0333
Semi Rigid	125	1.5	DCT0334
Semi Rigid	150	1.5	DCT0335
Low Profile Flat Channel	110 x 54	1.5	DCT0013
Low Profile Flat Channel	204 x 60	1.5	DCT0519
Low Profile Flat Channel	220 x 90	1.5	DCT1443
Low Profile Flat Channel	300 x 25	1.5	DCT1460
Galvanised Solid Tube	100	0.9	DCT0151
Galvanised Solid Tube	125	0.9	DCT0152
Galvanised Solid Tube	150	0.9	DCT0153
White Finish PVC Tube	100	1	DCT1424
White Finish PVC Tube	125	1	DCT1425
White Finish PVC Tube	150	1	DCT1426

All ducting complies with NZ Building Code fire rating requirements.



For the full range of **MANROSE** Fans, Ducting, Grilles and Accessories visit our websites.
www.simx.co.nz www.manrose.com.au

We reserve the right to alter specifications without notice.

MANROSE CONNECTORS & ADAPTORS

Type	Size (mm)	Order Code
Round Adaptor	125	DCT0448
Rect : Round Adaptor	335 x 155 : 125	DCT1360
Round Connector	100	DCT0159
Round Connector	125	DCT0037
Round Connector Galv	150	DCT0059
Round Reducer	150 : 125	DCT2066
Round Reducer	150 : 100	DCT2122
Rectangular Connector	110 x 54	DCT0014
Rect : Round Elbow Connector	110 x 54 : 100	DCT0124

MANROSE WALL/CEILING GRILLES

Type	Size (mm)	Order Code
White Fixed Louvre	100	DCT0025
White Fixed Louvre	125	DCT0041
White Fixed Louvre	150	DCT0063
White Gravity Shutter	100	DCT0029
White Gravity Shutter	125	DCT0044
White Gravity Shutter	150	DCT0066
White Weatherproof Cowl 100		DCT0018
White Weatherproof Cowl 125		DCT1030
White Weatherproof Cowl 150		DCT1031

Dealer details:

Rinnai INFINITY range

**COUNCIL
COPY**

The Rinnai INFINITY range is made up of three categories to cater for a variety of hot water demands and installation requirements.

BC

80328

Category

Suitability

Rinnai INFINITY **A-Series**
Improved accessibility makes
for easier and faster service

Residential applications
only



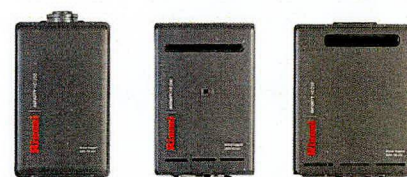
Rinnai INFINITY **EF**
Condensing technology to
deliver higher efficiencies

Residential and
commercial applications



Rinnai INFINITY **HD**
Heavy duty on demand for
demanding jobs

Residential and
commercial applications



Rinnai INFINITY model	Mounting position	Energy star rating	Input	Output	Thermal efficiency on high	Status monitor
A16	External	6.0	16.3-124 MJ/h	27.4 kW	80.5%	No
A20	External	6.0	19.9-156 MJ/h	33.9 kW	80.5%	No
A24	External	6.0	16.3-184 MJ/h	41.4 kW	81%	No
A26	External	6.0	16.3-199 MJ/h	44.2 kW	80%	No
HD200	External	5.9	16.0-199 MJ/h	47.0 kW	82%	Yes
HDi200	Internal	6.1	16.0-195 MJ/h	45.1 kW	83%	No
HD250	External	5.9	20.0-250 MJ/h	59.9 kW	81%	No
EF24	External	6.8	16.0-162 MJ/h	43.0 kW	95%	No
EF250	External	7.0	10.0-211 MJ/h	55.6 kW	95%	Yes
EFi250	Internal	7.0	10.0-211 MJ/h	55.6 kW	95%	Yes

Can I have your
attention please

Service and maintenance

For reliable operation Rinnai INFINITY continuous flow water heaters in residential applications should be serviced every two years. For commercial applications Rinnai has a recommended maintenance and servicing schedule, please contact us for more information.

What is continuous flow?

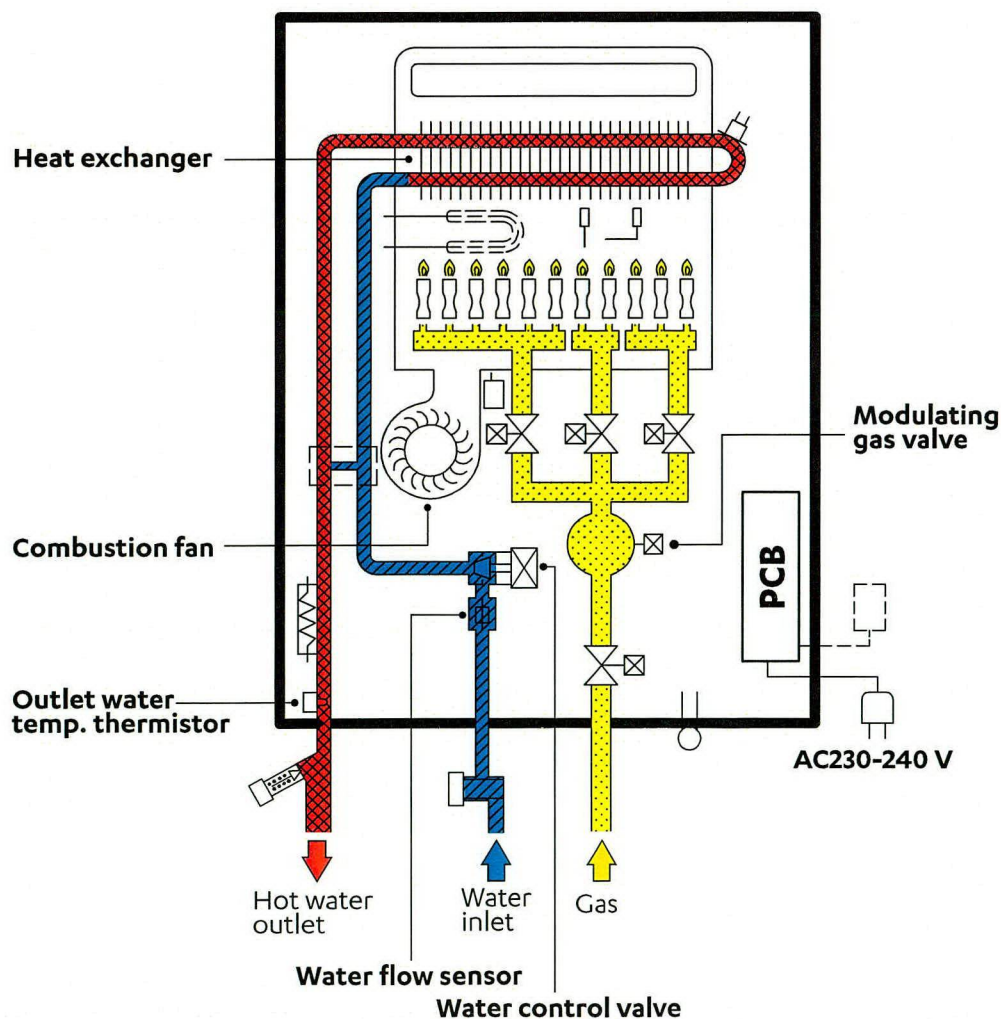
A continuous flow hot water system only heats water when it passes through the unit. It will deliver a continuous flow of heated water at a predetermined flow rate, depending on the model, as long as the unit is connected to the power supply.

General principle of operation

Each Rinnai INFINITY has a number of components that control the water temperature and water flow. These are:

- PCB (onboard computer)
- water flow control valve
- water flow sensor
- modulating gas valve
- outlet water temperature sensor

The unit senses the need to start when water begins to flow through the appliance, when a tap is turned on. The combustion fan starts, ignition begins (electronic requiring electricity), and the gas valve opens. Once the flame is established the appliance will heat the water, through the heat exchanger, as required, until the tap is turned off.



What is condensing continuous flow?

Rinnai's **EF** range utilises condensing technology to deliver higher efficient water heaters, requiring less gas to operate. These water heaters, via a secondary heat exchanger, unlock energy that would otherwise be wasted.

How condensing technology works

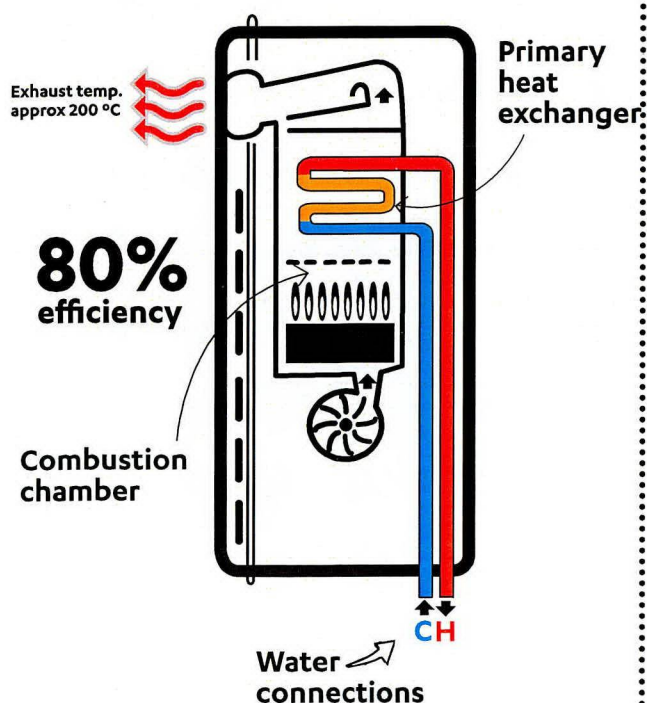
Condensing water heaters have two heat exchangers. Incoming cold water passes through the latent heat exchanger first, where the water is preheated from the exhaust gas, which in a standard unit would otherwise be wasted.

1. Cold water passes through the latent heat exchanger.
2. Exhaust (combustion) gases condense on the outside of the heat exchanger and heat is transferred to the cold water and the water temperature increases by approximately 5 °C.
3. Water flows to the primary heat exchanger and is heated, as the water is preheated it uses less gas to reach the required temperature.

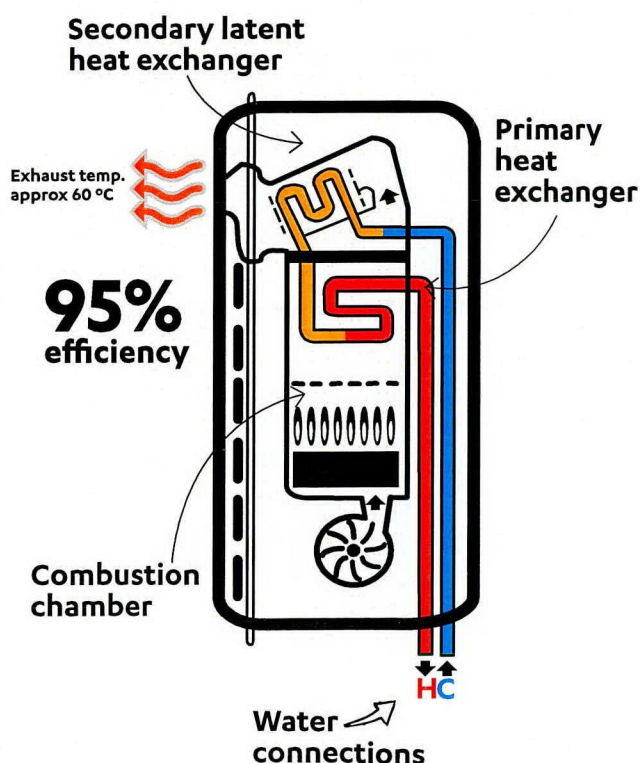
Example: If incoming water is 10 °C

	<u>Standard INFINITY</u>	<u>EF INFINITY</u>
• Water temperature in primary heat exchanger	10 °C	15 °C
• Exiting flue exhaust temperature	200 °C	60 °C

standard water heater



condensing water heater



Model selection for residential applications

When specifying residential hot water applications there are some questions you need to ask to determine what model(s) are required. Keep in mind future requirements of the building. Water heating solutions should be designed to the number of hot water outlets and not the number of people.

Which model?

Questions to ask to determine which model(s) may be suitable:

- how many bathrooms?
- where are the bathrooms and other hot water outlets positioned in the house?
- how often will the hot water outlets run simultaneously?
- what type of tapware is installed?
- what is the location of the property?

How many bathrooms?

An A16 or A20 unit may be suitable for a one bathroom home, whereas a two or three bathroom home will need a larger Rinnai INFINITY, or even multiple units.

Where are the bathrooms and other hot water outlets in the building?

Where are the bathrooms and other hot water outlets in relation to where the Rinnai INFINITY is to be installed? In most cases it is better to site the Rinnai INFINITY closer to the kitchen where there is an immediate demand for hot water. If bathrooms are situated at opposite ends of the house two Rinnai INFINITY units may be required.

How often will the hot water outlets run simultaneously?

How likely will hot water outlets, such as showers, be used at the same time?

Scenario one: Two bathroom home with a couple who rarely use the second shower—an A20 may be suitable.

Scenario two: Two bathroom home with a family of five who fight for two showers in the morning—a larger Rinnai INFINITY would be needed.

What type of tapware is installed?

There is a large range of tapware in the market, some with very high flow rates. The main consideration is the type of shower rose installed and how many litres it puts out—typical flow rates for showers is around 8-12 L/min. This needs to be factored when determining the Rinnai INFINITY model. To measure the flow rate of a shower, hold a bucket under the shower rose for one minute and measure the volume of water.

Location within New Zealand?

Ambient water temperatures will vary throughout the country, for example, the South Island in winter will be much colder than the North Island. This is important when determining the incoming water temperature and the temperature rise required at the hot water outlet as this will affect the output of the unit. For more information refer to Appendix 1 on page 48.

Use the New Zealand map on the next page to determine the location of the property in relation to the climate zone.

Model selector

Budget, size of house, number of hot water outlets, and hot water requirements all factor in determining which Rinnai INFINITY is right for you. Use the below product selector to work out what you need.

1. Determine the hot water outlets that will run simultaneously in your house, and list the flow rates against them.

Hot water outlet	Typical flow rate*	Worked example
Bathroom	9 L per minute	9 L
Bathroom two	9 L per minute	9 L
Kitchen	6 L per minute	6 L
Laundry	6 L per minute**	
Other	Allow 6 L per minute	
TOTAL		24 L

* You can check your own actual water flow rates by holding a bucket under the hot water outlet for a minute and measuring the volume.

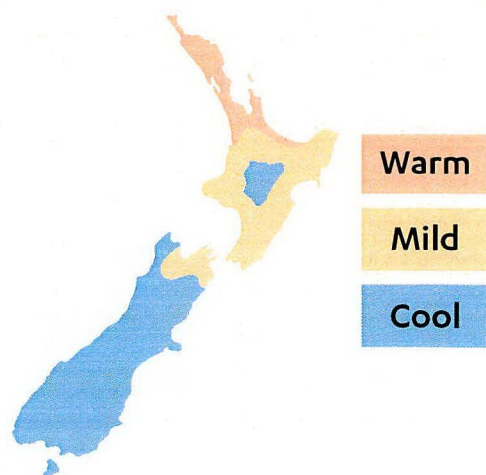
** A number of washing machines, particularly front loaders, have a cold-only connection as they have an internal heater. Hot water in this instance, as it isn't required, would not need to be factored into the calculation.

2. Total the maximum simultaneous water flow, e.g. 24 litres.
3. In the column for geographical region move down until a number bigger than your total appears.

Warm (L/min)	Mild (L/min)	Cool (L/min)	A-Series model	HD model	EF model
16	13	11	16	200	24
20	17	14	20	200	24
24	20	17	24	200	24
26	22	19	26	200	250
30	26	22	26	250	250
32	27	23		250	250

4. Read across to the model, e.g. for 24 litres per minute in the mild zone an A26 is selected.

If you find the flow rate is greater than the figures listed in the table please contact Rinnai for advice. Multiple units may be required or an alternative hot water heating solution.



Location of Rinnai INFINITY units

To provide safe and effective water heating it is important to adhere to all the relevant gas installation standards. Check the guidelines detailed in this guide. If in doubt it pays to consult a licensed gasfitter to double check where the unit can be located.

General installation considerations

The Rinnai INFINITY should be placed as close as possible to the most frequently used hot water outlet(s) to minimise the delay for hot water. In most cases it's better to site the unit closer to the kitchen where there is an immediate demand for hot water.

For installations where the distance between the water heater and outlets is considerable, a flow and return system with a buffer tank can be used to minimise the waiting time for hot water delivery. Alternatively multiple units can be strategically placed to serve different outlets.



Operating noise

Some people are susceptible to low level noise. Rinnai INFINITY units operate at 50 dB(A). This needs to be considered if locating the appliance near a bedroom.

Easy access

All continuous flow water heaters must be installed to ensure access can be gained for servicing and repair without hazard or undue difficulty.

If mounting the unit at height the owner must arrange permanent and safe access, or provide another means of safe access such as scissor or boom lifts.

External models

External models are designed for outdoor installations only. They must be located above ground where products of combustion can be naturally dispersed. They should not be in enclosed areas as the unit can be choked by its own flue gases, this will cause the unit to malfunction. Refer to the general flue clearances diagram on the next page.

Internal models

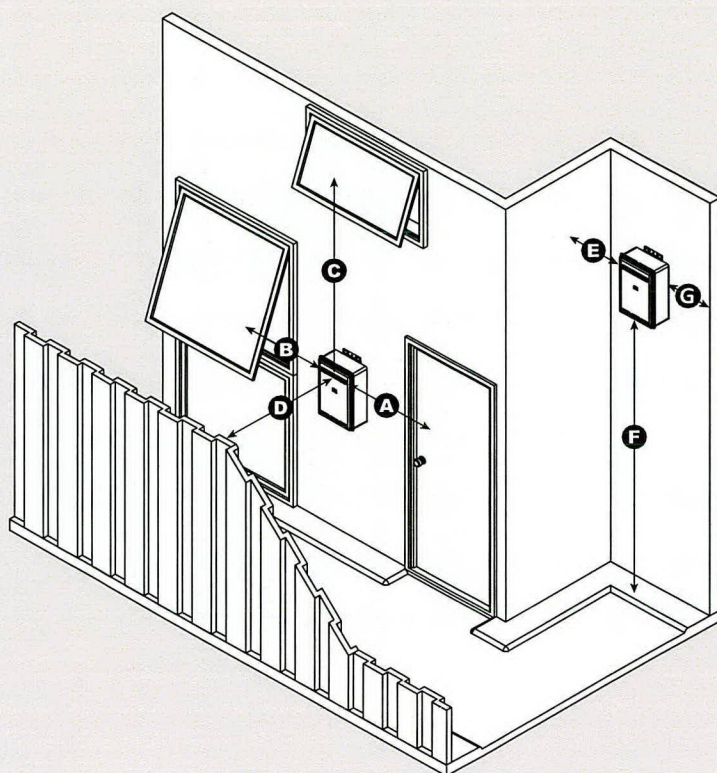
Internal models are designed for indoor installations only. They are a flued appliance—flue components purchased separately. They may be installed in an enclosure if the requirements of AS/NZS 5601.1 are met. An enclosure is defined as a compartment, enclosed area or partitioned off space primarily used for the installation of an appliance.

For internal units we recommend a 600 mm clearance in front of the unit for servicing access. This can be reduced to 50 mm if installed in a cupboard, refer clearances diagram on the next page.

General clearances

The following diagrams have been provided to assist in determining where, and if a continuous flow water heater can be installed. If in doubt, consult a licensed gasfitter who will have access to the Gas Installation standards.

External models: General flue clearances



Dim.	INFINITY A-Series, HD200, EF models	INFINITY HD250 model
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm*	Min. 300 mm*
G	Min. 300 mm	Min. 300 mm

Other clearances

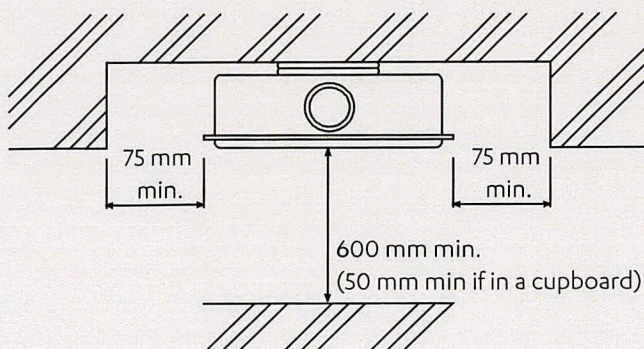
Below eaves, balconies, and other projections, minimum 300 mm.

From a gas meter, minimum 1000 mm.

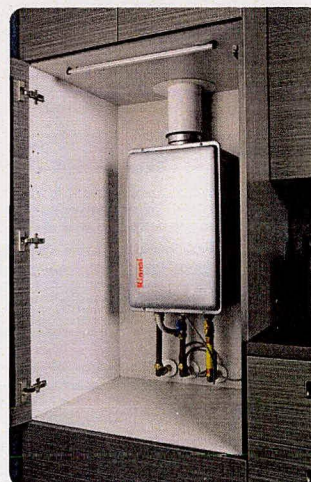
From an electricity meter or fuse box, minimum 500 mm.

* Rinnai recommend 1.5 m to give enough clearance for the pipe work, and to safely expel flue gases.

Internal models: General flue clearances



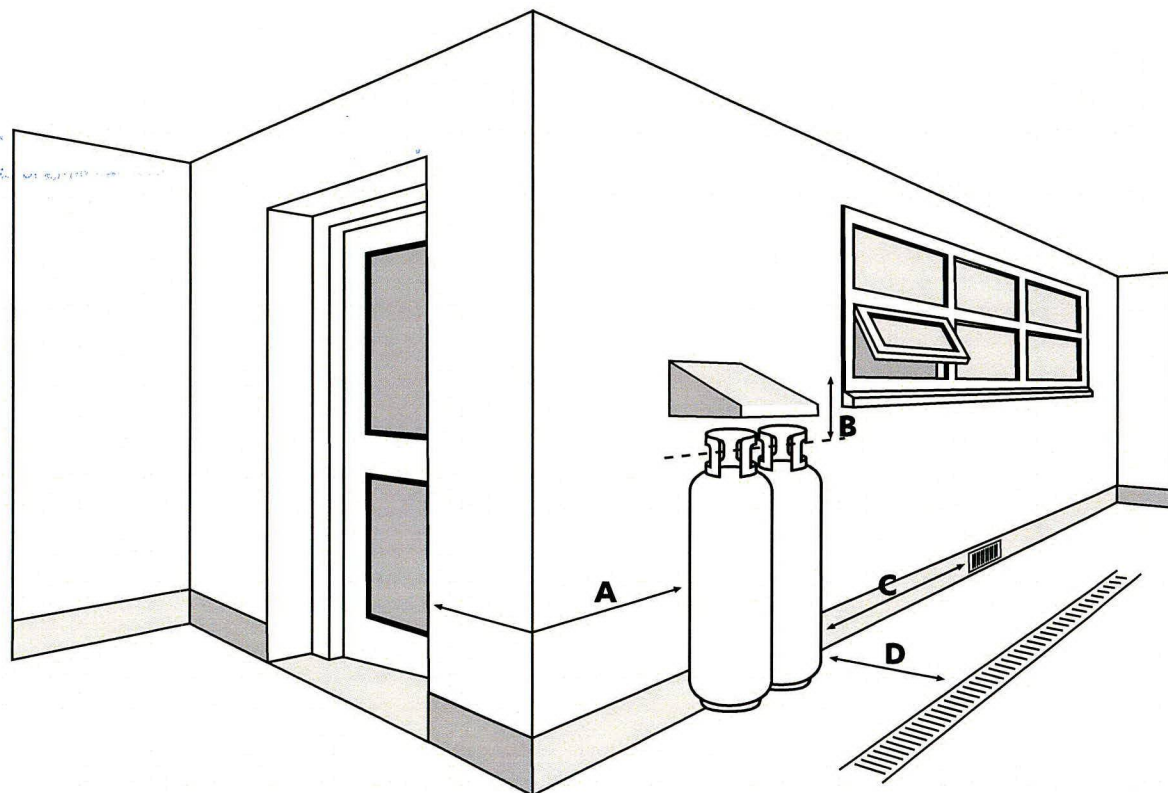
For internal units we recommend a 600 mm clearance for servicing access. This can be reduced to 50 mm if installed in a cupboard.



Example of an HDi200 internal installed in a cupboard - Rinnai Auckland showroom.

Overview of LPG cylinder clearances

The diagram below is a modified version of a drawing originally produced by ongas (www.ongas.co.nz). It is intended to provide an overview of the general clearances required for LPG cylinders.



A	Min. clearance to a door	1 m
B	Min. clearance to an openable window	150 mm
C	Min. clearance to an air vent or opening	1 m
D	Min. clearance to a drain	1 m

For detailed information relating to LPG cylinder placement it is advisable to consult a licensed gasfitter, your nearest LPG cylinder supplier, or consult AS/NZS 5601.1 Gas Installations.

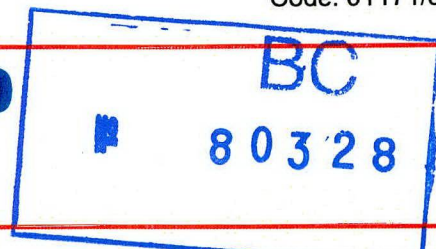


PRODUCT DATA

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BOSTIK BOND-FLEX 100 SILICONE SEALANT



Bostik Bond-Flex 100 Silicone Sealant is a single part, acetoxy type silicone rubber sealant. It cures on exposure to atmospheric moisture to form a resilient highly elastic seal which maintains flexibility over a wide range of temperatures. The sealant is extremely resistant to weathering, ageing and water. Bostik Bond-Flex 100 Silicone Sealant is suitable for general purpose applications where adhesion to non-porous surfaces is required, including sealing metal cladding and curtain walling. Bostik Bond-Flex 100 conforms to ISO 11600 F&G 20 LM. Bostik Bond-Flex 100 contains fungicide.

Features

- Conforms to ISO 11600 F&G 20 LM
- High level of extensibility – over 600%
- Durable waterproof seal
- Flexible at low (-50°C) and high temperatures (+180°C)
- Low shrinkage

Product Characteristics

Colour	White, clear & black
Form	Non-slump paste
Specific gravity (density)	1.035 g/cm ³
Composition	Silicone rubber
Packaging	Cartons of 25 x C20 plastic cartridges
Shelf life/storage	At least 24 months from date of manufacture when stored unopened in a cool, dry place within the temperature range +5°C to +25°C and out of direct sunlight. PROTECT FROM FROST

Typical Performance Data (approx.)

Drying time	<i>Touch:</i> 10 – 20 minutes <i>Through:</i> 24 hours (dependent on bead size and humidity – rate of cure is approx 2mm a day at 23°C/55% RH)
Service temperature	-50°C to +180°C
Application temperature	+5°C to +40°C
Coverage	10 linear metres of 6mm diameter bead per cartridge
Joint movement accommodation	±25%

Flow	< 2mm
Tensile strength	1.8 MPa (N/mm ²) (DIN 53504) for a 2mm film
Elongation at break	650% (DIN 53504)
Modulus 100% elongation	0.3 MPa (N/mm ²) (DIN 53504) for a 2mm film
Shore A hardness	18 (DIN 53505) for a 2mm film
Solvent for cleaning up	White spirit

Directions for use IMPORTANT

Before embarking on any work involving Bostik Bond-Flex 100 Silicone Sealant, the separate Safety Data Sheet should be carefully studied by those carrying out the work.

1. Surfaces should be clean, dry, firm and free from dust, oil, grease and any loose materials.

Loose and flaking paint should be thoroughly removed before sealing. As paint surfaces vary considerably, it is recommended that a preliminary adhesion test should be carried out before application. When using in remedial applications remove all old silicone first.

2. If required place masking tape along joint edges and remove within 5 minutes of applying the sealant.
3. Cut off the dome at the top of the cartridge, cut the nozzle to the required diameter and then screw it onto the cartridge.
4. Insert the cartridge into a skeleton gun and squeeze the trigger until the sealant appears.
5. Apply ensuring no air is trapped behind the sealant.

NOTE: For conventional construction joints subject to movement, it is important that the dimensional proportions of the joint are correct. For Bostik Bond-Flex 100:

Width: *Minimum* 4mm
Maximum 25mm

See final page for disclaimer.

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Depth: *Minimum* 5mm
Maximum 10mm

Ideally the width of the joint should be twice the depth of the joint.

When using Bostik Bond-Flex 100 for sealing typical connection joints a suitable inert filling material such as closed cell polythene foam should be used to prevent sealant adhesion to the bottom of the joint, thus avoiding excess tension of the sealant.

This sealant emits small quantities of acetic acid during curing. It must therefore only be applied in well ventilated conditions.

6. The sealant surface can be tooled immediately to a smooth finish using a tooling stick or trowel dipped in diluted detergent. Do not use a wetted finger.
7. Clean application equipment and remove excess uncured sealant with white spirit and cured sealant by abrasion.

Restrictions on Use

Bostik Bond-Flex 100 should not be used on substrates such as concrete, marble or similar materials e.g. granite as the product releases acetic acid during curing and may cause staining. It also is not suitable for use on polyethylene, polypropylene, Teflon and bituminous surfaces.

Bostik Bond-Flex 100 should not be used in contact with metals such as lead, copper, galvanised steel, brass or zinc.

Bostik Bond-Flex 100 may be discoloured in contact with organic elastomers such as EPDM and neoprene.

Bostik Bond-Flex 100 is not recommended for sealing of aquaria or for continuous water immersion, or for structural glazing.

Precautions in Use

For health and safety instruction, first aid measures and spillage and disposal instructions, see separate health and safety data sheet for Bostik Bond-Flex 100 Silicone Sealant.

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