

489 KAIKOKOPU RD

(5)

WHANGANUI DISTRICT COUNCIL
 Te Kaunihera a Rohe o Whanganui
 16 AUG 2016
ACCEPTED
 BCA T-33C page 1 of 1
 v9 23/05/13

11:40
BN

Whanganui District Council
 BCA QM System

Building Consent File – Front Cover

Building Consent File Content/Checklist

DBH Building Category **R1**

Consent number: 16/0511 (Type R/C1, 2 or 3)

	Description	Added to file	Comment & Reference
1.	Consent Application	16-8-16	
2.	Pre-Vet Checksheet		
3.	Plans & Specifications	16-8-16	
4.	Bracing Calculations		
5.	PIM : C/T : Consent Notes		
6.	LBP Memoranda/s		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4		
11.	Engineering Calculations		
12.	Peer Review		
13.	Relocate: Condition Reports		
14.	Truss Layouts		
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	16-8-16	
18.	Compliance Assessment Checksheets	12-8-16	
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	Building Consent (signed copy) Including Conditions	18 AUG 2016	<i>[Signature]</i>
28.			
29.			
30.	Inspection Checksheets	1/9/16	
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.	LBP Record of Works		
36.			
37.			
38.	Application for C.C.C.	1/9/16	
39.	C.C.C. Assessment Checklist	1/9/16	
40.	Code Compliance Certificate	1/9/16	
41.	Project Complete CCC Issued.		

**JOB COMPLETED
 CCC ISSUED**

[Initials]

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?)

LARGE PLANS LOCATED IN: G18 FILE ROOM or BASEMENT

INSTALL WOODSMAN BRUNNER MKII F/S FIRE IN LIVING ROOM

Manawatu-Wanganui Regional BCA Cluster

Horowhenua District Council	126-148 Oxford Street	Private Bag 4002	Levin 5540	06 366 0999	enquiries@horowhenua.govt.nz
Rangitikei District Council	46 High Street	Private Bag 1102	Marton 4741	06 327 0099	info@rangitikei.govt.nz
Ruapehu District Council	59 Huia Street	Private Bag 1001	Taumarunui 3946	07 895 8188	info@ruapehudc.govt.nz
Tararua District Council	26 Gordon Street	PO Box 115	Dannevirke 4942	06 374 4080	info@tararua.govt.nz
Whanganui District Council	101 Guyton Street	PO Box 637	Whanganui 4540	06 349 0001	wdc@whanganui.govt.nz

RECEIVED

**BUILDING CONSENT/PIM APPLICATION FORM
TO INSTALL A SOLID FUEL HEATING APPLIANCE
Section 33 and/or 45, Building Act 2004**

Ref: T-Form 2(b)
Cluster Version: CV 2
Issued: 31 March 2016

OFFICE USE ONLY	
Valuation Number:	Prop # 26132
BC Reference Number:	16/0511
Date Application Received:	
Building Category:	R1 ✓

APPROVED

16/0511

Consent No. _____

SECTION 1	
APPLICATION TYPE	
I request the Council to issue a:	<input type="checkbox"/> Property Information Memorandum <input checked="" type="checkbox"/> Building Consent <input type="checkbox"/> Amendment to a Building Consent
Value of the solid fuel appliance and installation (inc GST)	\$ 3,500

SECTION 2	
BUILDING	
Street address of building:	489 Kaikokapu Rd Built 1997
Legal description of land where building is located: (state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent)	
Lot:	2
DP:	79913
Sec No:	
Blk No:	
Blk Name:	
Val No:	
Building name: (if applicable)	
Location of building within site/block:	
Number of levels:	1997
Level/Unit number:	

SECTION 3

OWNER

Name of owner(s): (eg Mr, Mrs, Miss, Ms) C M Wills

Contact person(s): Denis Ferguson

Mailing address: 489 KAIKOKOPU ROAD, RD1, WANGANUI

Postcode: 4571

Owner(s) contact details:

Landline: (06) 3488466 Mobile: 0274226112

Daytime: " After hours: "

Fax: N/A Website: N/A

Email:

Evidence of Ownership: (Please attach one of the following, as appropriate to the circumstances, showing full name of legal owner(s) of the building/land)

Rates Demand	Comments	Agreement for sale and purchase	Comments	Certificate of Title	Comments
✓					

Payment in Full:

Receipt Number:

SECTION 4

AGENT acting lawfully on behalf of the owner (only required if application is made on behalf of the owner)

Name of Agent(s) and Contact Person:

DENIS FERGUSON

Mailing address: 489 KAIKOKOPU ROAD, RD1, WANGANUI

Postcode: 4571

Agent(s) contact details:

Landline: (06) 3488466 Mobile: 0274226112

Daytime: " After hours: "

Fax: N/A Website: N/A

Email: denis.ferg@ gmail . com

First Point of Contact for Communication with the Council/Building Control Authority: (mark boxes as appropriate and provide details of any other points of contact not already shown)

Further information:	Agent	<input checked="" type="checkbox"/>	Owner	<input type="checkbox"/>	Other	<input type="checkbox"/>
Correspondence:	Agent	<input checked="" type="checkbox"/>	Owner	<input type="checkbox"/>	Other	<input type="checkbox"/>
Invoicing:	Agent	<input checked="" type="checkbox"/>	Owner	<input type="checkbox"/>	Other	<input type="checkbox"/>

Other contact details:

Preferred correspondence:

Fax: Email: Post:

SECTION 5

PROJECT								
Manufacturer's Name: <u>WOODSMAN</u>								
Model: <u>BRUNNER MK II</u>								
Type of Installation								
Free standing	<input type="checkbox"/>	Inbuilt	<input checked="" type="checkbox"/>	New	<input type="checkbox"/>	Secondhand (new flue to be installed) To be supported by a certificate from a Qualified Person	<input type="checkbox"/>	
Is a wetback being installed?				<input type="checkbox"/> Yes				<input type="checkbox"/> No
If a new wetback connection is being installed, provide plans and details showing:								
Type and gradient of pipes between wetback and hotwater cylinder (see G12/AS1 Figure 15 or NZS 4603 Part 4)								
Schematic drawing of hotwater system showing:					Tick to confirm included:		Comments:	
<ul style="list-style-type: none"> • Open venting (see G12/AS1 Figure 15 or NZS 4603 Part 4) • Tempering valve (see G12/AS1 Figure 16) • Frost Protection 					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Plumber's Name:								
Plumber's Licence Number:								

SECTION 6

ATTACHMENTS			
The following plans and specifications are attached to this application (in duplicate): <i>(All plans and specifications must meet the minimum requirements set out in the regulations or required by the Building Consent Authority)</i>			
Manufacturer's specifications/ Installation Instructions: <ul style="list-style-type: none"> • Appliance clearances • Appliance floor protective type • Appliance flue system type • Roof penetration flashing details 	<input checked="" type="checkbox"/>	Ministry for the Environment Approved Woodburner <i>(if site is greater than 2 ha, the woodburner does not require Ministry for the Environment approval)</i>	Wetback details (if applicable) <ul style="list-style-type: none"> • Pipe work, cylinder position • Details and registration number of registered plumber undertaking plumbing work
Floor plan and smoke detectors in accordance with F7 Clause 3.1 NZ Building Code <ul style="list-style-type: none"> • Plans must be accurate and clear with all rooms identified 	<input checked="" type="checkbox"/>	If passing through second storey <ul style="list-style-type: none"> • Flue and floor protection required • Flue height above roof and ridge line 	Seismic restraints
Comments:			

SECTION 7

OWNER DECLARATION			
<i>(I request that you issue a BC and/or PIM for the building work described in this application)</i>			
Owner name:			
Authority to act as agent	I authorise the agent named to sign and act on my behalf in all matters in relation to this building consent	Yes:	<input checked="" type="checkbox"/> No: <input type="checkbox"/>
Signature:	 <u>(BROTHER)</u>	Date:	<u>13-8-16</u>
Agent name:			
Agent signature:			Date:

SECTION 8

BUILDING CODE COMPLIANCE

CLAUSE (Identify which clauses will be involved in the building work)

MEANS OF COMPLIANCE (Refer to relevant compliance document(s) or detail of alternative solution in the plans and specifications)

Please tick appropriate box(es)

<input checked="" type="checkbox"/> B1 – Structure	<input checked="" type="checkbox"/> B1/AS1	<input type="checkbox"/> NZS3604
<input checked="" type="checkbox"/> B2 – Durability	<input checked="" type="checkbox"/> B2/AS1	
<input checked="" type="checkbox"/> C1 to C7 – Fire	<input checked="" type="checkbox"/> C/AS1	<input type="checkbox"/> C/VM1
<input checked="" type="checkbox"/> E2 – External moisture	<input checked="" type="checkbox"/> E2/AS1	
<input checked="" type="checkbox"/> F7 – Warning systems	<input checked="" type="checkbox"/> F7/AS1	
<input type="checkbox"/> G9 – Electricity	<input type="checkbox"/> G9/AS1	
<input type="checkbox"/> G12 – Water supplies	<input type="checkbox"/> G12/AS1	

ALTERNATIVE SOLUTIONS (Please provide details below)

OFFICE USE ONLY (To be completed by Council ONLY)

RESIDENTIAL/COMMERCIAL CONSTRUCTION

	Yes	No	NA
1 Quality of plans acceptable (Graph paper, pencil and single line drawings not acceptable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Specifications relevant and comprehensive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 All rooms clearly identified	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Smoke detectors shown on plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DECLARATION

	Yes	No	NA
5 Are all sections of the application form completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 2 copies of plans and specifications and all associated documentation been provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Is the building listed on an historic site in the District Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Vetting completed and application accepted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Reason for decision – correct information provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Vetting completed and application incomplete	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reason for decision:			

	Yes	No	NA
11 Application sent back to Agent/Owner Dated:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Name of Vetting Officer:

Signature:

Ben Nussner

Date:

16-8-16

Guidelines

1	Plans – two copies All plans shall be drawn in black ink. All plans should have a text that is clear and readable. Floor plans shall show the location of the solid fuel appliance and the adjacent rooms. Windows and doors are to be indicated in all of the rooms.
2	Installation instructions –two copies The installation instructions are to be provided for the make and model of the solid fuel heater appliance that is being installed. This will show the clearances required by the manufacturer for that appliance.
3	Other documents Attach any Producer Statement applications. Original copies only will be accepted and they must be completed in full.
4	Fees and charges The cost of this application will be due for payment at the time of lodgement. This will be the only fee charged unless the application and/or development differs from that originally represented or assessed in which case additional fees will be charged.
5	Wetbacks If this application includes a wetback installation, to ensure that the plumbing fittings and fixtures are in accordance with the New Zealand Building Code, the building officials will process the application.
6	Documentation required on completion of installation When the appliance has been installed, an application for Code Compliance Certificate is required.
7	Smoke Detectors Smoke Detectors are to be installed in accordance with F7 Clause 3.1 of the New Zealand Building code before the Code Compliance Certificate is issued.
8	Installation The fire appliance(s) shall be installed to manufacturer's specifications.

Links to other Functions

- IntraMaps
- HUBBLE
- Property Maintenance
- Other Certificate
- Owner Certificate
- Property Due Amounts
- Property Clone Process
- Address Maintenance

Sections to Display

- Owners
- Land
- Valuations
- Summary
- Topics
- Applications
- Charges
- Transaction Summary
- Custom Fields
- Attachments
- Notes
- Expand All Collapse All Find

Related Data

- Associations (7)
- Attributes (11)
- Memos (0)
- Aliases (0)
- Theme Associations (0)

Show Historical Items

Property

Property ID: 43162

Address: 489 Kalkokopu Rd WHANGANUI ■ Status: Current
 Legal Desc: LOT 2 DP 79913 BLK VI WESTMERE SD
 Owners: Mr Gerard WM Wils(Own) & Mrs Catherine M Wils(Own)
 Service Address: 489 Kalkokopu Road RD 1 Whanganui 4571
 Rate Codes: Notice - Standard Non-Whanganui Postcode ■ Analysis - Rateable ■ Assessment - 1288045902 ■

Property Rates

Status:

Property Type:

Electorate: Rural Ward

Default Postal Address:

Legal Description:

Additional Description:

Charge Balance:	2,581.91
Rates Balance:	2,581.91
Water Balance:	0.00

Owners

Land

Valuations

Summary

Topics

Applications

Charges

Transaction Summary

Custom Fields

Attachments

Notes

GoGet Processing Summary Report

Consent No: 160511

Site Address: 489 Kaikokopu Rd, WHANGANUI

Description: Install Woodsman Brunner MKII Freestanding Fire in Living Room

Checklist/Elements	Status	Notes	Processed By
Vetting	Pass		Garry Edlin
Application documentation	Pass		GE
Application type	Pass	The application is for a building consent.	GE
Application form signed	Pass	The application form is signed by the owner or by an agent nominated by the owner.	GE
Proof of ownership	Pass	WDC print out from P & R has been used for proof of ownership.	GE
Drawings and plans	Pass	Two copies are provided.	GE
Site specific specifications	Pass	Specifications clearly identify chosen products, and do not show a range of possible options.	GE
Compliance documentation	Pass	- C2: fireplace documentation;	GE
Building Act	Pass		GE
S 112 - Alterations to existing buildings	Pass	This is a S112 residential alteration with smoke alarms shown and means of escape less than 25m.	GE
Quick Consent	Pass		Garry Edlin
Consent type	Pass		GE
Minor works	Pass	Install a Woodsman Brunner MkII freestanding wood burner in living room.	GE
Checklist	Pass		GE
B1 - B2: Stability	Pass	B1 - Unit seismically restrained. B2 - 5 years durability.	GE
C1 - C6: Protection from fire	Pass	C1 - This brand and model wood burner has been tested to AS/NZS 2918:2001 and the manufacturer's installation specifications have been supplied.	GE
D1 -D2: Access	Pass	D1 access hasn't been altered.	GE
E1 - E3: Moisture	Pass	E2 - Flexible rubber boot around flue onto a soaker flashing.	GE
F1 - F8: Safety of users	Pass	F7/AS1 - Plans supplied state operative smoke alarms within 3.0m of all bedroom doors.	GE
H1: Energy efficiency	Pass	H1 energy efficiency not required for this S112 residential Consent.	GE

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 17 August 2016 8:02 am
Garry Edlin

101 Guyton Street
P O Box 637, Whanganui 4500
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

Denis Ferguson

For Building Consent:

Reference No:

Date: 15/8/16

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project	Description of project	
489 Kaikokopu Rd	F/S Fire	
Reference	Details	Amount (Incl GST)
	1. Building Consent Project Type – initial application fee (refer to ^{2A} 'Consent Fees' Form)	\$ 290.00
	2. Resource Consent - initial application fee	
	• Land use - Non-Notified	\$
	• Subdivision - Notified	\$
	3. Infrastructure Bond	
	• Non-Refundable Charge	\$
	4. Other - Aerial photographs	\$
	- Plan pack Searches	\$
	- Rural Rapid Numbers (New)	\$
	- Photocopying A4 – A3	\$
	- Photocopying A2 – A0 (Large Plans)	\$
	5. Certificate of Title	\$ _____
	Total Payable	\$ 290.00

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**

Te Kaunihera a Rohe o Whanganui

17 August 2016

**D Ferguson
489 Kaikokopu Road
RD 1
Whanganui 4571**

Dear Sir or Madam:

Project Number: **BCon16/0511**
Project Location: **489 Kaikokopu Rd WHANGANUI**
Project Description: **Install Woodsman Brunner MKII Freestanding Fire in Living Room**

We are pleased to inform you that your building consent application has been assessed and has met the requirements of the New Zealand Building Code.

This letter is to notify you that we have issued the Building consent and work may proceed on your project. A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue. Please take the time to familiarise yourself with your consent documentation once it has been issued as there are ongoing requirements for you to fulfil.

If you have any queries in this matter please do not hesitate to contact a member of the Customer Services Team.

Yours sincerely

Anne Couper
Customer Services Advocate

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**

Te Kaunihera a Rohe o Whanganui

17 August 2016

**Mr Gerard WM Wills & Mrs Catherine M Wills
489 Kaikokopu Road
RD 1
Whanganui 4571**

Dear Sir or Madam:

BCon16/0511 for the property at 489 Kaikokopu Rd WHANGANUI - Notification of Approval

We are pleased to inform you that your building consent application which was submitted by Denis Ferguson has been assessed and has met the requirements of the New Zealand Building Code.

This letter is to notify you that we have issued the Building Consent to Denis Ferguson and work may commence. A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.

Yours sincerely

Anne Couper
Customer Services Advocate



PROCESSING TIME REPORT

Number BCon16/0511

<i>Project Location</i>	<i>Project Description</i>
489 Kaikokopu Rd WHANGANUI	Install Woodsman Brunner MKII Freestanding Fire in Living Room

Processing Time Details

<i>Referral</i>	<i>Section</i>	<i>Time</i>
Referral1	1st Request for further information on Application.	90
<i>Total Processing Time</i>		90



INSPECTION TIME REPORT

Building Consent Number BCon16/0511

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon16/0511	45	0	45
<i>Inspection Time Difference</i>			
At BC Issue	<i>Time to be charged.</i>		45
At Completion	Positive amount = time to be credited Negative amount = time to be charged		

Signed for and on behalf of the Whanganui District Council



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL	BCon16/0511
489 Kaikokopu Rd WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> Whanganui District Council 19 AUG 2016 ISSUED </div>
Description of Work	Install Woodsman Brunner MKII Freestanding Fire in Living Room	
Applicant	D Ferguson 489 Kaikokopu Road, RD 1, Whanganui 4571	

SUMMARY OF CONDITIONS

Building Consent Number BCon16/0511

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	Condition
BHeat	[Informative note: Further heat protection measures may be required as directed by the Building Control Officer upon inspection.]

Your project's inspections are listed on the next page...



Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon16/0511								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
FREESTANDING HEATER INSPECTION	On Completion. Leave ceiling plate down.							



BUILDING CONSENT NUMBER BCon16/0511

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
489 Kaikokopu Rd WHANGANUI	LOT 2 DP 79913 1.3323 Ha
Building name:	Location of building within site/block number:
Level/unit number:	

The owner:

Name of Owner:	
Mr GWM Wills, Mrs CM Wills	
Mailing address:	Street Address/registered Office:
489 Kaikokopu Road RD 1 Whanganui 4571	489 Kaikokopu Road RD 1 Whanganui 4571

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
D Ferguson	
Mailing address:	Street Address/registered Office:
489 Kaikokopu Road, RD 1, Whanganui 4571	489 Kaikokopu Road, RD 1, Whanganui 4571

Phone number:

Landline:	3457481	Mobile:	0274226112
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

The following building work is authorised by this consent

Project
Install Woodsman Brunner MKII Freestanding Fire in Living Room

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50+ Years
<i>Estimated Value (\$)</i>	
\$3500.00	

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 of 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.



CONDITIONS OF BUILDING CONSENT NUMBER BCon16/0511

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

Additional conditions:

- [Informative note: Further heat protection measures may be required as directed by the Building Control Officer upon inspection.]

Informative notes:

- [Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]
- [Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]
- [Informative note: Any inspection time required over and above that allowed may incur a further charge.]
- [Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]
- [Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]

Compliance Schedule:

A compliance schedule (CS) is not required for this building.

#Attachments

- #Copies of the following documents are attached to this building consent:
- #Project information memorandum number BCon16/0511'
- #Inspection record

Signed for and on behalf of the Whanganui District Council

GJ Hoobin
Building Control Team Leader

Date: 17 August, 2016



PROJECT INFORMATION MEMORANDUM NUMBER BCon16/0511
Section 34, Building Act 2004

D Ferguson
489 Kaikokopu Road
RD 1
Whanganui 4571

<i>Project Location</i>	<i>Assessment Number/Legal Description</i>
489 Kaikokopu Rd WHANGANUI	LOT 2 DP 79913 1.3323 Ha
<i>Category</i>	<i>Description of Work</i>
Free Standing Solid Fuel Heater	Install Woodsman Brunner MKII Freestanding Fire in Living Room
<i>Intended Life</i>	<i>Estimated Value (\$)</i>
50+ Years	3500.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon16/0511), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Whanganui District Council

GJ Hoobin
Building Control Team Leader

Date: 17 August, 2016

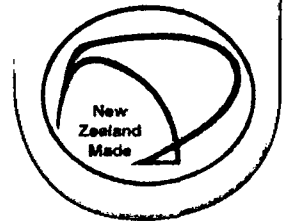


WOODSMAN

Warming kiwi homes since 1887.

APPROVED

16/0511



Consent No.
Whanganui District Council

16 AUG 2016

RECEIVED

BRUNNER MKII

FREE STANDING WOODSTOVE

The Brunner MkII boasts an impressive 19.6kW lab tested heat output and is 'Clean Air' approved for all zones.

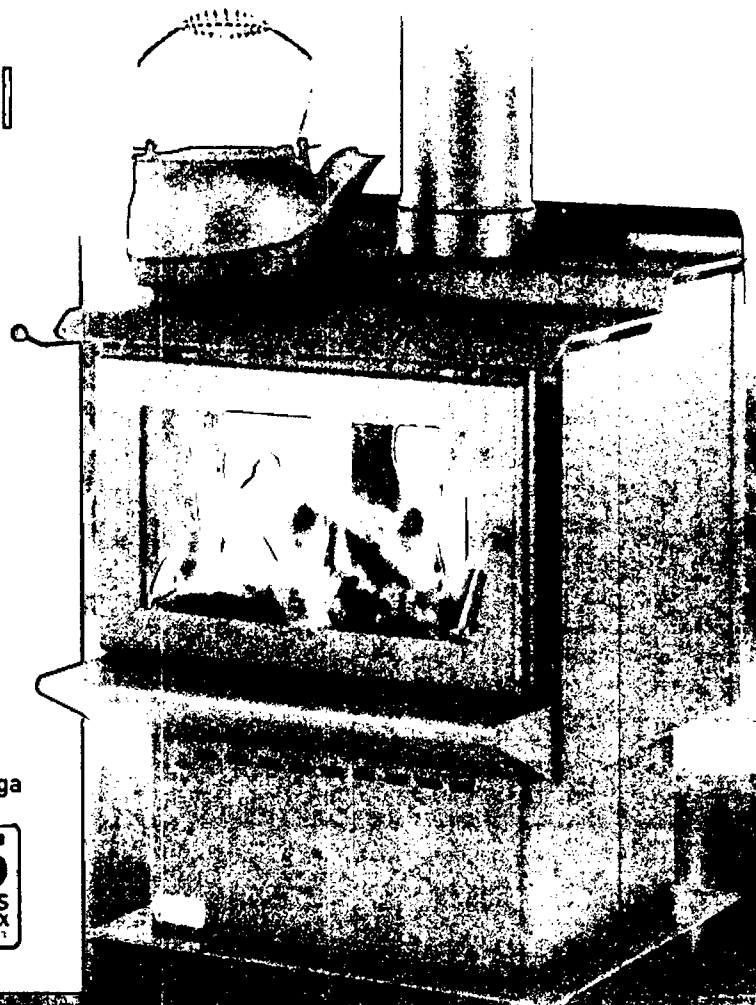
The Brunner MkII also provides a functional and efficient cooktop as well as wet back option. The ultra durable 6mm steel firebox is backed by a 15 year manufacturer's firebox warranty.

Available exclusively from Mitre 10 and Mitre 10 Mega

MITRE 10

MITRE 10
MEGA

15
YEARS
FIREBOX
WARRANTY

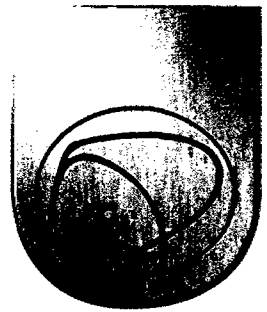




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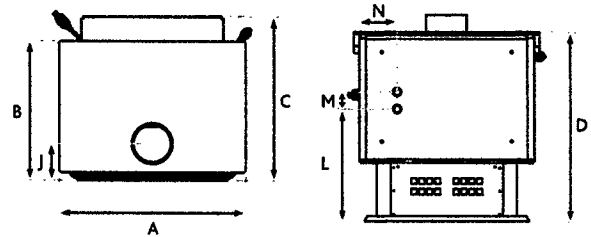


BRUNNER MkII FREE STANDING WOODSTOVE

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Dimensions (mm)

	BRUNNER MkII	
A	Overall Stove Width	615
B	Stove Depth - Door to Rear	525
C	Overall Stove Depth - Ledge to Rear	630
D	Overall Stove Height	757
J	Flue Centre to Back of Unit	145
L	Wetback Height	478
M	Wetback Centres	65
N	Wetback Position	107

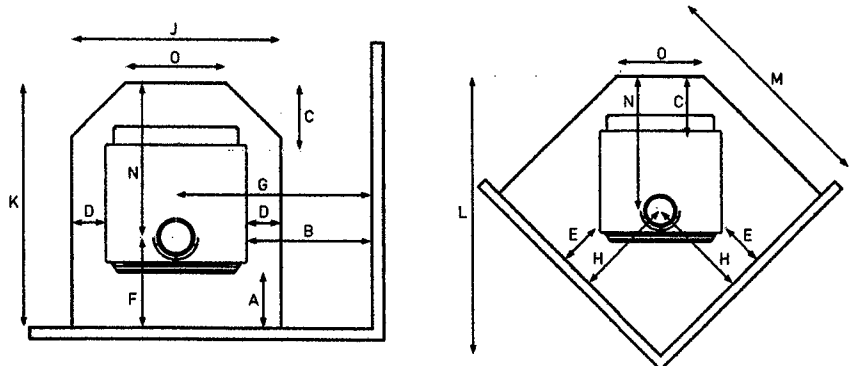
Clearances (mm)

	A	B	C	D	E	F	G	H	J	K	L	M	N	O
BRUNNER MkII	120*	450	300	138	240	265*	758	545*	850	945*	1451*	1230*	680	615

NOTE: Dimensions and Clearances shown are with Rear Deflector fitted (see page 7 of instructions).

All specifications are subject to change without notification. Please refer to the installation instructions when installing your fire.

* With Rear Deflector fitted.
See installation instructions.



New Zealand's leading supplier of advice and fires.

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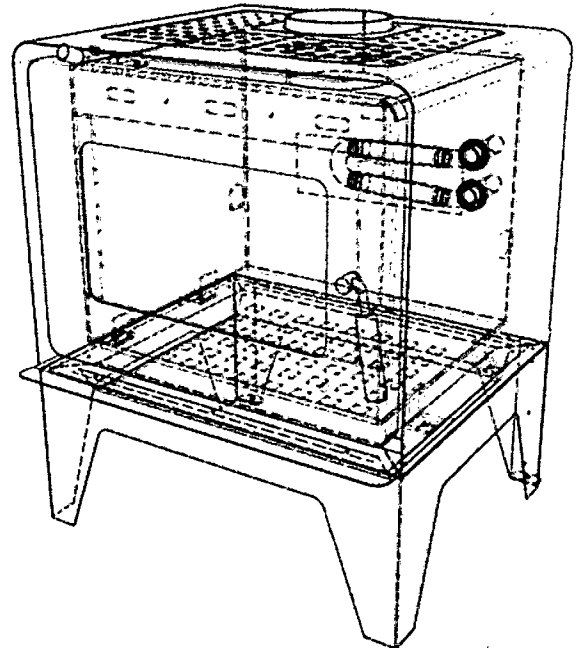
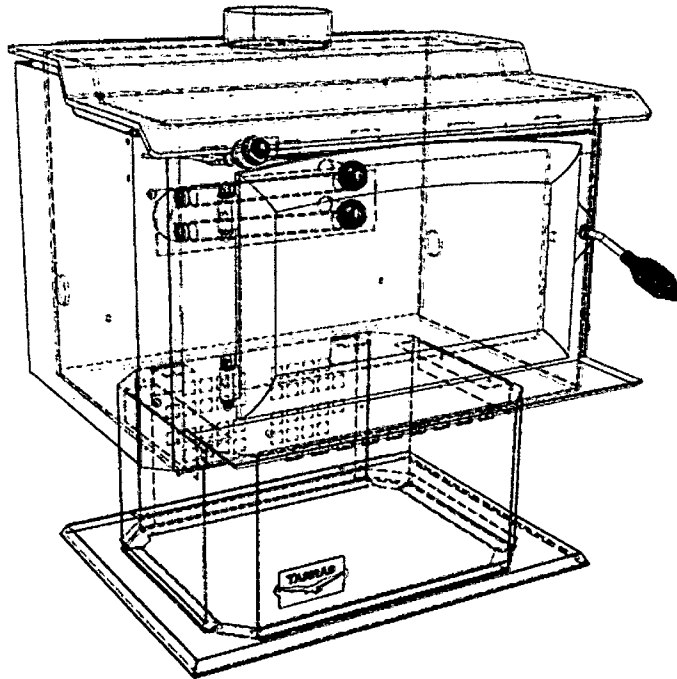
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Warming kiwi homes since 1887.

**Specifications and Installation
Instructions for Woodsman Solid Fuel
Burners**



The installation of any Woodsman solid fuel burner requires a Building Consent prior to installation commencing. We recommend the installation of a Woodsman solid fuel burner or flue system be undertaken by the holder of a current SFAIT (Solid Fuel Appliance Installation Technician) qualification issued by the NZHHA (NZ Home Heating Association Inc.).

www.nzhha.co.nz

Proudly Manufactured By:



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Testing and Certification

MODEL	AS/NZS 2918:2001, APP B	AS/NZ 2918:2001, APP E	AS/NZS 4012:1999	AS/NZS 4013:1999	ECan Cert Number
ECR NoVo	Complies	N/A	67%	0.9g/kg	153733
ECR NoVo Wet	Complies	N/A	65%	0.9g/kg	155148
Totara	Complies	Complies	67%	0.9g/kg	110220
Matai ECR MkIII	Complies	N/A	71%	0.7g/kg	102148
Matai ECR MkV	Complies	N/A	65%	0.7g/kg	102454
IMF	Complies	Complies	N/A	3.9g/kg	N/A
Flare - Wood	Complies	N/A	68%	0.97g/kg	134775
Flare - Wood WB	Complies	N/A	65%	0.89g/kg	135021
Flare - Multi	Complies	N/A	N/A	N/A	N/A
RMF	Complies	N/A	83%	3.9g/kg	N/A
Strongman	Complies	N/A	N/A	N/A	N/A
Aspen	Complies	N/A	71%	0.5g/kg	111306
Aspen WB	Complies	N/A	65%	0.5g/kg	111307
Brunner MKII	Complies	N/A	71%	0.5g/kg	142896
Brunner MKII WB	Complies	N/A	65%	0.5g/kg	142897
Tasman MKII	Complies	N/A	71%	0.5g/kg	142898
Tasman MKII WB	Complies	N/A	65%	0.5g/kg	142899
Tarras MKIII	Complies	N/A	69%	0.37g/kg	143492
Tarras MKIII WB	Complies	N/A	65%	0.5g/kg	143494

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Minimum Safe Installation Clearances to COMBUSTIBLE Materials

BRUNNER MKII & TASMAN MKII	BRUNNER MKII & TASMAN MKII With Rear Deflector Fitted (see Page 7)	FLARE-WOOD	FLARE-MULTI	TARRAS MKIII	TARRAS MKIII With Rear Deflector Fitted (see Page 7)
----------------------------	--	------------	-------------	--------------	--

A	200	120	100	100	230	160
B	450	450	320	350	480	460
C	300	300	300	300	300	300
D	118	118	110	110	67	67
E	230	240	120	150	250	220
F	345	265	281	281	372	302
G	758	758	635	665	863	843
H	535	545	449	479	611	581
J	850	850	850	850	898	898
K	1025	945	933	933	1052	982
L	1437	1451	1287	1329	1544	1500
M	1220	1230	1122	1152	1304	1274
N	680	680	652	652	680	680
O	615	615	600	600	600	600

Flue Shield Requirements (See Page 6)

1200 with flue shield deflector fitted 1200 with flue shield deflector fitted 1200 with flue shield deflector fitted 1200 with flue shield deflector fitted 1200 with flue shield deflector fitted 1200 with flue shield deflector fitted

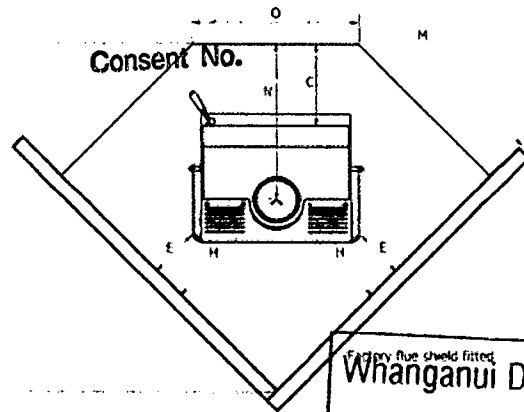
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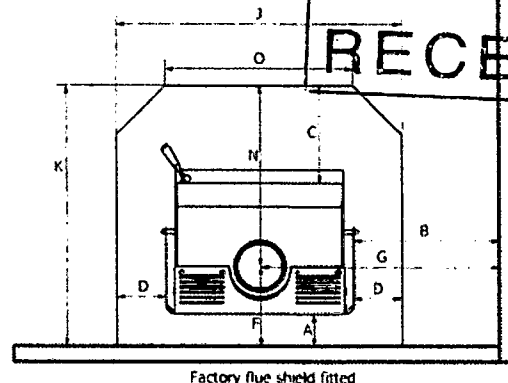
ECR MkIII, MkIV, MkV	ECR NoVo With Rear Deflector Fitted (see Page 7)	ASPEN	RMF	STRONGMAN
----------------------	--	-------	-----	-----------

A	100	110	255	125	300
B	400	490	435	500	875*
C	300	300	300	300	GRAPH 1
D	150	115	118	150	150
E	200	200	230	180	380
F	251	265	404	276	441
G	690	800	743	790	1233**
H	512	517	521	492	711
J	880	850	850	880	1015
K	807	792	1084	832	1364
L	1280	1259	1417	1252	1928
M	1110	1049	1219	1060	1616
N	556	527	680	556	923
O	580	450	615	580	715
	900	1200	1200	900	1200

Flue Shield Requirements (See Page 6)



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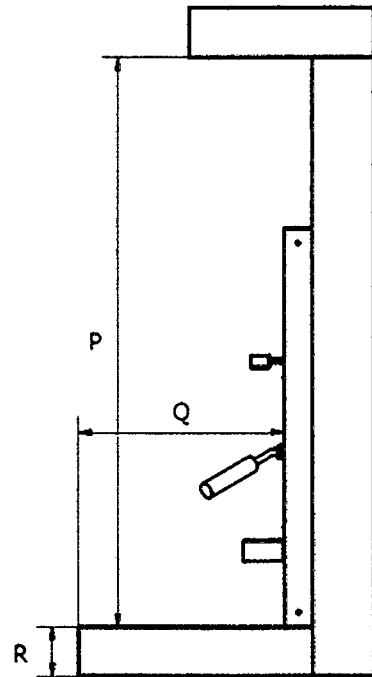
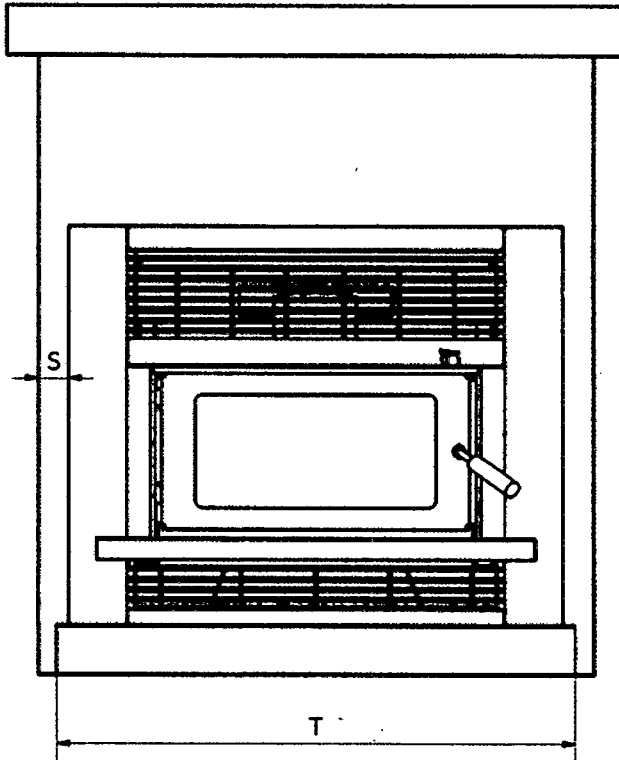


Factory flue shield fitted

Dimensions A, B & E are taken from the combustible wall to the closest point of the appliance including panels
Dimension C is measured from the edge of the hearth to the closest point of the firebox door frame as in AS/NZS 2918:2001 3.3.2

All dimensions are given in millimetres .
*610mm with firebox side panels fitted.
**968mm with firebox side panels fitted.

Minimum Safe Installation Clearances to COMBUSTIBLE Materials



	IMF	Totara
P	980	1060*
Q	Graph 1	Graph 1
R	Graph 1	Graph 1
S	50	50
T	840	840

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* Dimension P can be 920mm with a factory supplied heat deflector fitted

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Ceiling Heights

All Woodsman free standing fires have been tested and approved to AS/NZ 2918:2001 App B with a ceiling height of 2.4m and with the factory flue shield fitted in the below configurations. In some cases, the top of the flue shield terminates within 600mm of the ceiling height (refer to AS/NZ 2918:2001 4.5.2) but all ceiling temperatures did not exceed the allowable limit in these cases and are therefore able to be installed. Reports are available on request for Councils.

If the ceiling height is less than 2.4m, then heat shielding is required as per AS/NZ 2918:2001 Table 3.2

Factory Flue Shields

Standard 900mm high flue shield:

ECR MKIII & RMF

Standard 1200mm high flue shield:

Brunner, Tasman, Aspen, ECR NoVo & Strongman

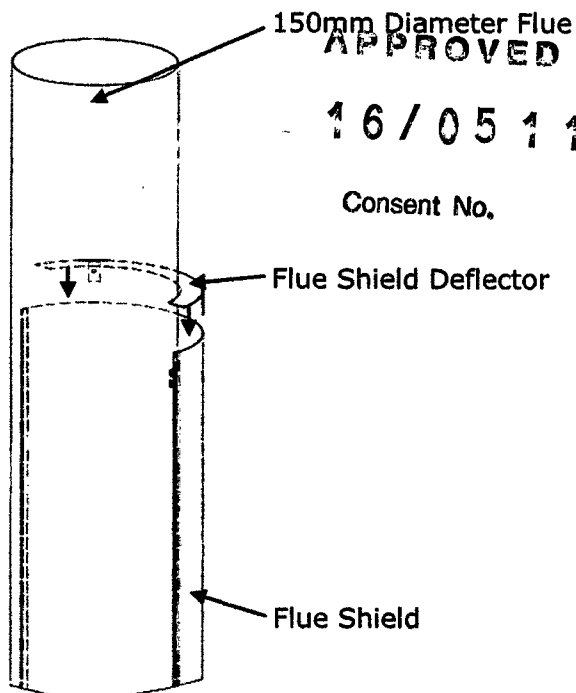
1200mm high flue shield with flue shield deflector (REQUIRED)

Tarras MKII, Tarras MKIII, Brunner/Tasman MKII & Flare (All Variants) - See Below

IMPORTANT - Flue shields should be no further than 10mm off the top of the fire box

Fitting the Flue Shield Deflector

for Tarras MKII, Tarras MKIII, Brunner/Tasman MKII and Flare (All Variants)



To fit the heat shield deflector:

- Place the deflector on top of the heat shield and ensure no large gaps
- Fix in place by securing the tabs with rivets to the heat shield

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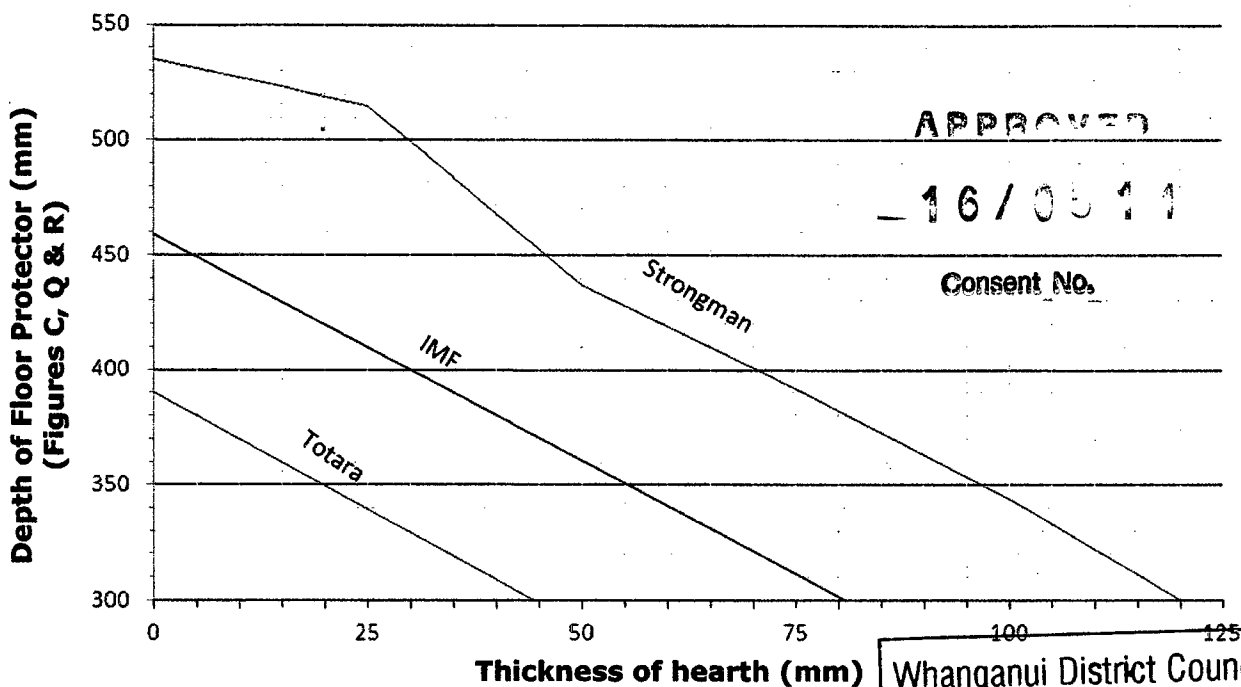
WARNING

This part is required to be installed on the listed models with ALL types of flue kits. Failure to do so, may cause the ceiling to over heat. The part is located in the fire itself and not the flue kit packaging.

Floor Protector Graph

Graph 1

Floor Protector Sizes

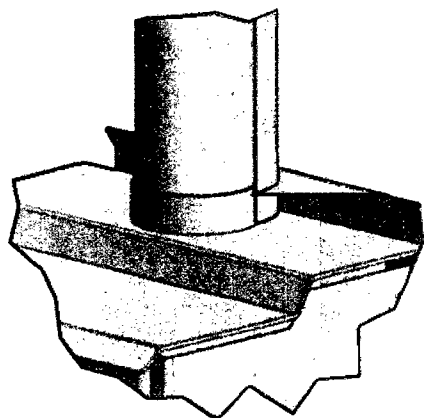


This graph refers to Page 4 dimension C and Page 5 dimension Q & R. 16 AUG 2016

The floor protector distance out in front of the fire (taken from the door) is dependent on the thickness of the floor protector. The thicker the floor protector is above the surrounding combustible floor, the less this distance is out in front of the fire.

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Rear Deflector



The rear deflector is used for reducing rear clearances for applicable fires (see page 4 for details). It is located loose in the firebox.

To fit the rear deflector, simply attach it to the rear shield of the fire using 2 rivets in the predrilled holes.

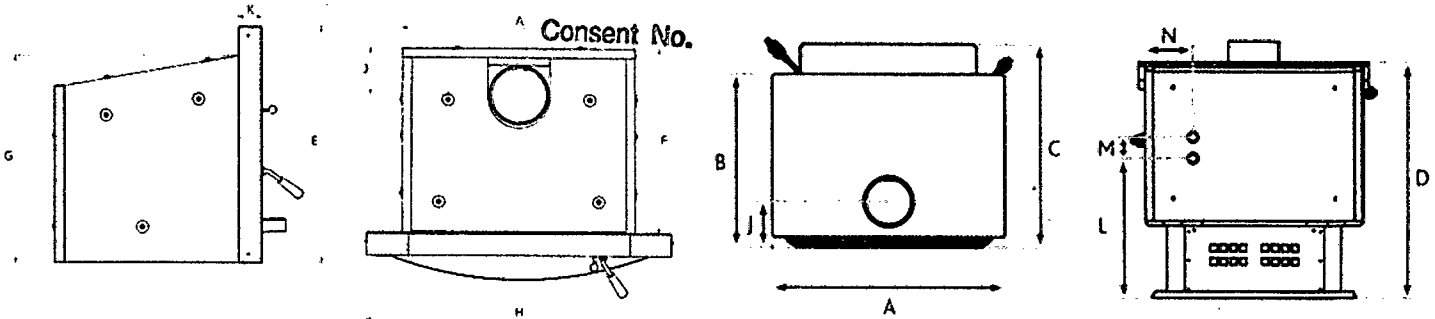
The rear deflector should be positioned tight up against the flue shield as shown.

Available for:
Brunner MKII, Tasman MKII, ECR NoVo & Tarras MKIII

Dimensions

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	TOTARA	FCR MKIII, V	FCR NoVo	BRUNNER MKII & TASHAN MKII	TARRAS MKIII	FLARE WOOD	FLARE MULTI	RMF	STRONG-MAN	IMF Deluxe
A Overall Stove Width	642	580	620	615	765	630	630	580	715	590
B Stove Depth Door Frame to Rear		390	382	525	522	540	540	390	521	
C Overall Stove Depth Ledge to rear		450	466	630	640	602	602	450	590	
D Overall Stove Height		620	705	757	772	764	764	620	695	
E Insert Fascia Height	650									740
F Insert Depth	506									480
G Insert Maximum Height	570									590
H Insert Fascia Width	840									850
J Flue Centre to Back of Unit	136	150	155	145	142	181	181	150	141	115
K Insert Fascia Depth	62									120/6 5
L Wetback Height		283	414	478	479	502	502			
M Wetback Centres		130	65	65	65	65	65			
N Wetback Position		290	108	107	180	133	133			

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Disclaimer;

While every attempt is made to ensure this information is as accurate as possible, a tolerance of +/- 5mm should be allowed for in these dimensions

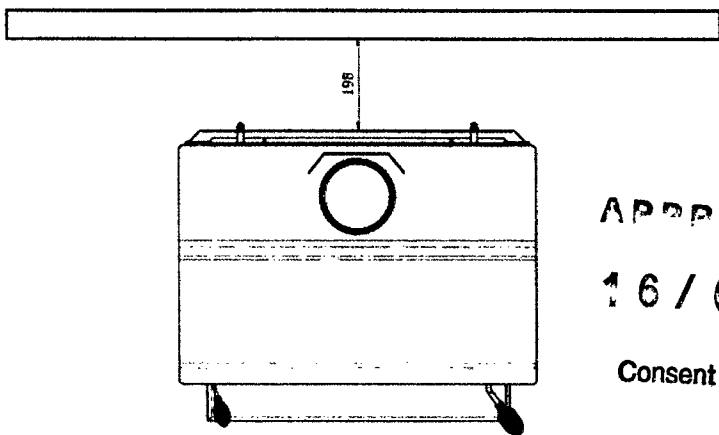
Reducing Clearances

The clearances that are provided on page 4 are to combustible materials. You can safely reduce those clearances by following the instructions located in AS/NZS 2918:2001 table 3.1 and 3.2

You can reduce the clearances by placing a non-combustible heat shield, with an air gap behind it and vented top and bottom, between the fire and the combustible wall. Masonry may be used as a heat shield material. The heat shield must extend a minimum of **450mm** beyond the top of the appliance and must be of appropriate width to ensure that the unshielded rear clearance is adhered to beyond the sides of the heat shield. See example below.

Clearance factors for heat shields which are within 45 degrees of the vertical

Heat Shield Construction	Minimum Air Gap Dimension	Clearance Factor
Single layer of continuous material	12mm	0.4
Single layer of continuous material	25mm	0.3
Two spaced layers of continuous material	12mm + 12mm	0.2



Unshielded Dimension for
Woodsman Tarras MKII

Rear Clearance - 198mm (combustible to stove)

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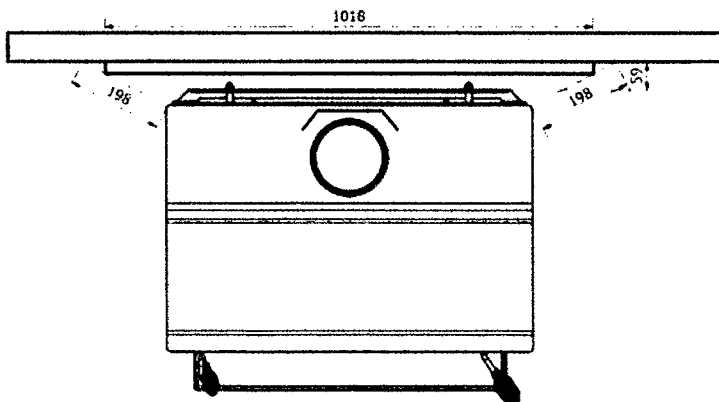
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Heat shield with 25mm air gap with
Woodsman Tarras MKII

Heat Shield - Single layer of continuous material with 25mm air gap.
Size 1018mm wide x 1222mm high

Reduced Rear Clearance - 59mm (combustible to stove)
Calculation: $198\text{mm} \times 0.3 = 59\text{mm}$

WARNING - This is only an example, you must refer to the full AS/NZS 2918:2001 document for more details and consult your local building inspector. Where heat shields are used to reduce appliance dimensions, additional flue shielding may be required (refer 4.5.2).

Installation Instructions

This appliance should only be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of relevant building code/codes.

Warning: appliances installed in accordance with this standard shall comply with the requirements of AS/NZS 4013 where required by the regulatory authority, i.e. the appliance shall be identifiable by a compliance plate with the marking "Tested to AS/NZS 4013".

Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013.

Caution: mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- If the appliance is installed on a heat sensitive floor, the floor should be protected with an insulation floor protector, which shall extend entirely beneath the heater. For the correct floor protector extension, refer to dimension C in FIG 1 & 2.
- Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets. The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors of appropriate length.

Minimum Material Specifications For Floor Protectors on a Floor of Combustible Material

MODEL	SPECIFICATION
ASPEN	9mm Eterpan LD + 8mm ceramic tiles (or equivalent)
FLARE (All Variants) ECR (MkIII, IV, V) RMF TOTARA*	8mm ceramic tiles only (or equivalent)
STRONGMAN	24mm Eterpan LD (or equivalent)
BRUNNER MKII TASMAN MKII TARRAS MKIII ECR NoVo	Ash Floor Protector. Any non-combustible material of any thickness

*The Totara is also approved with 1mm sheet steel with a 10mm spacing above combustible material. For use when extending hearths.

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Minimum Flue Height

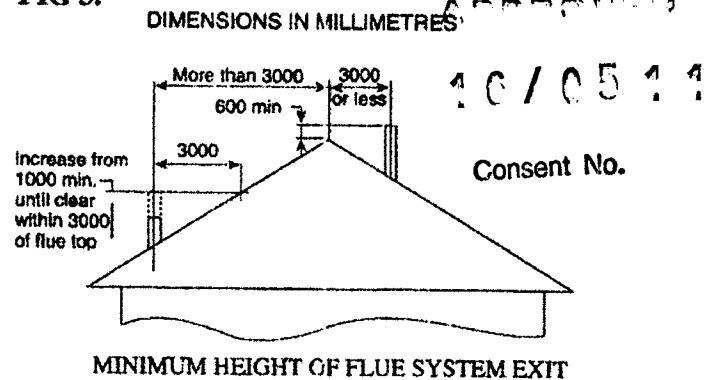
The top of the flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roofline is less than 3 metres from the ridgeline horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

The total flue height should be no less than 4.6m from the level of the hearth.

These are considered to be **minimum dimensions**, and depending on local conditions, **taller flue system heights may be required for satisfactory performance.**

FIG 3.



Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

The HeatSaver Flue System contains a complete installation drawing and correct clearances from the ceiling level up. Minimum clearances from the appliance to nearby combustible surfaces are given in FIGS 1 & 2.

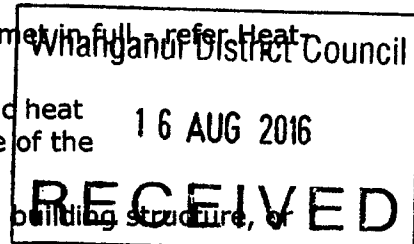
Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your Woodsman warranty.

Insist on a genuine HeatSaver Flue System.

Installation requirements for Woodsman fireplace inserts and flue system where timber framing is less than 50mm from the chimney structure.

Installation should be carried out by a qualified installer who will ensure:

- That the minimum clearances determined by tests in accordance with AS/NZS 2918:2001 are complied with to prevent overheating of nearby combustibles.
- That the minimum opening size of **600mm wide x 600mm high x 500mm deep** is available when firebricks are removed, and that extra provision also be made for plumbing where a hot water booster is fitted (where permitted).
- That any flue requirements specific to the model being installed are met in full, refer HeatSaver Flue System Instructions.
- Where the fireplace opening is in a heat sensitive wall, a non-metallic heat resistant material shall extend not less than 50mm beyond each side of the appliance and 150mm beyond the top of the appliance.
- Clearance of at least 1 metre between the front of the appliance and any other substantial material object.
- That the insulating floor protector of non-combustible material is provided, extending not less than the dimensions shown in the chart. (Refer Table 2)
- A fireplace appliance shall not be connected to a flue common with an open fireplace.



Sealing Flue Joints

IMPORTANT

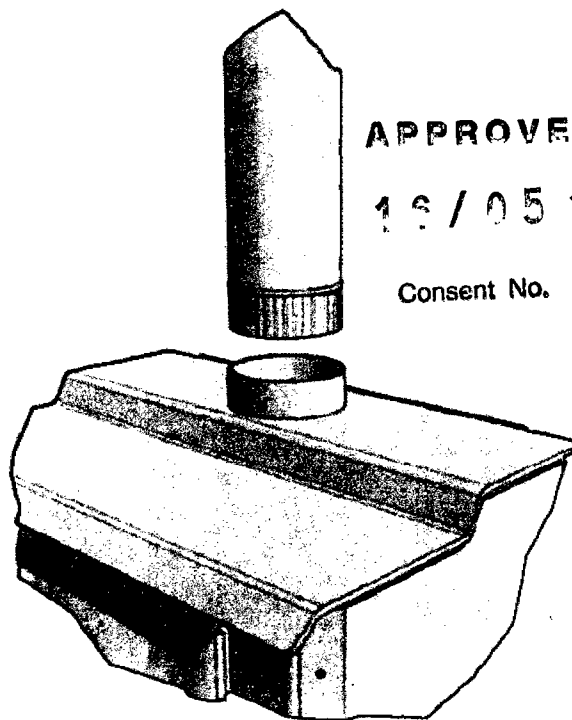
All Flue Joints Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



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Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

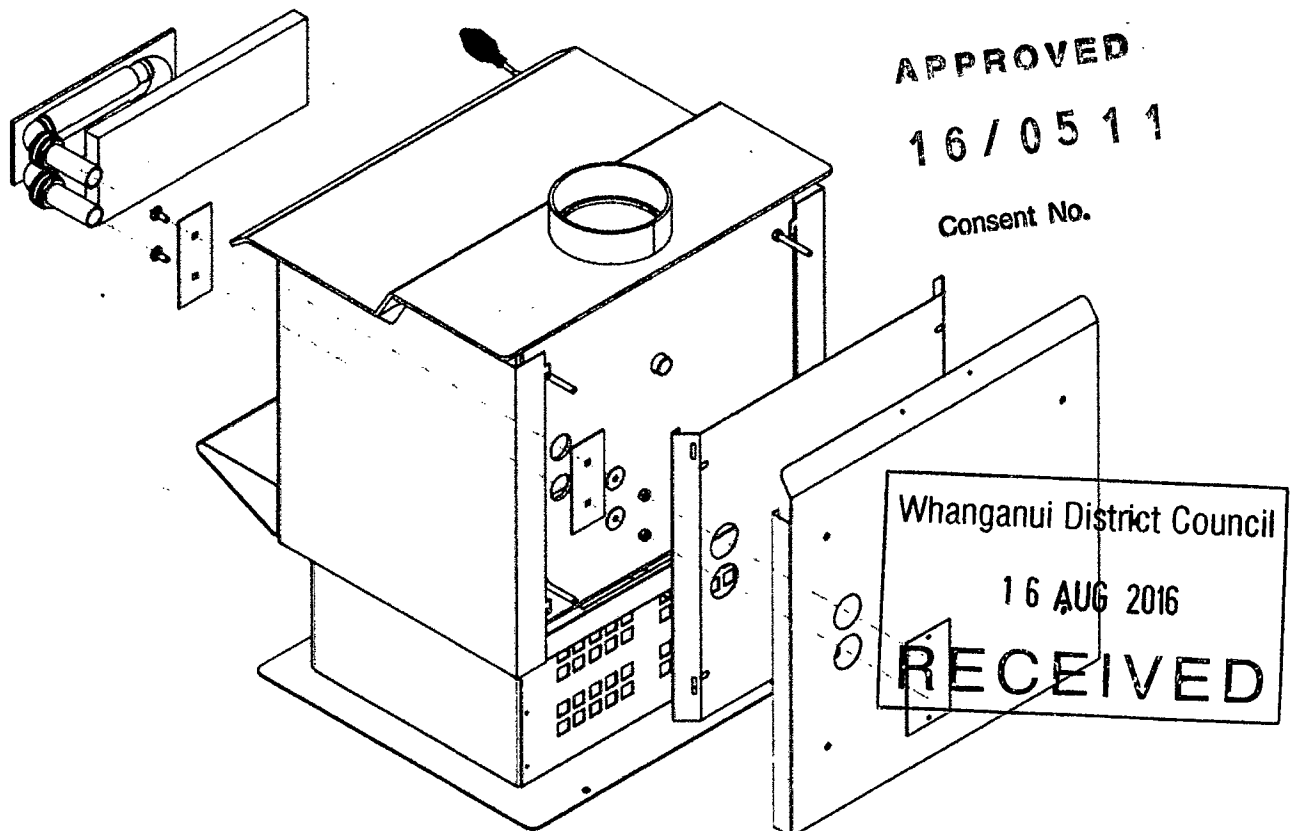
It is the installers responsibility to ensure that this is done at the time of installation.

Fitting the Wetback To The Firebox

Instructions for fitting a loose wetback to the firebox where the fire has been pre-punched with wetback holes.

- Remove knock-outs and cover plates in the rear panels
- Remove top rear firebrick
- Undo coach bolts on firebox plug to expose wetback holes
- Cut rear firebrick with a saw only enough to expose the wetback holes on the inside and to allow for the placement of the wetback in front of the brick
- Remove 1 nut off each wetback tube
- Place wetback into fire with firebrick behind it
- Replace nuts onto the rear of the wetback. Ensure the wetback is level before tightening using a 40mm tube socket

This task should be completed before the fire is positioned in place.



Note: Rear panels do not need to be removed if a tube socket is used for tightening

WETBACK WARNINGS:

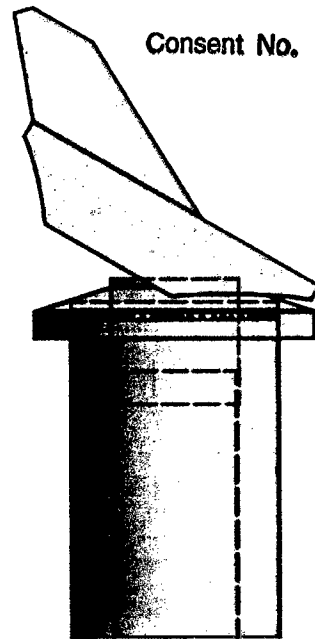
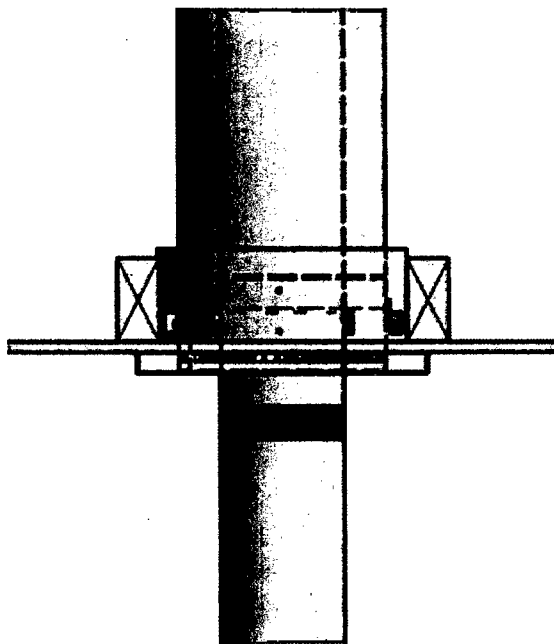
- Do not connect to an unvented hot water system.
- **NEVER** burn the appliance without the wetback connected to the water system. This will immediately damage the wetback and void the warranty.
- AS/NZS 2918:2001 states; "all water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate".

HeatSaver Flue Kit Installation Instructions For Solid Fuel Appliances



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KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

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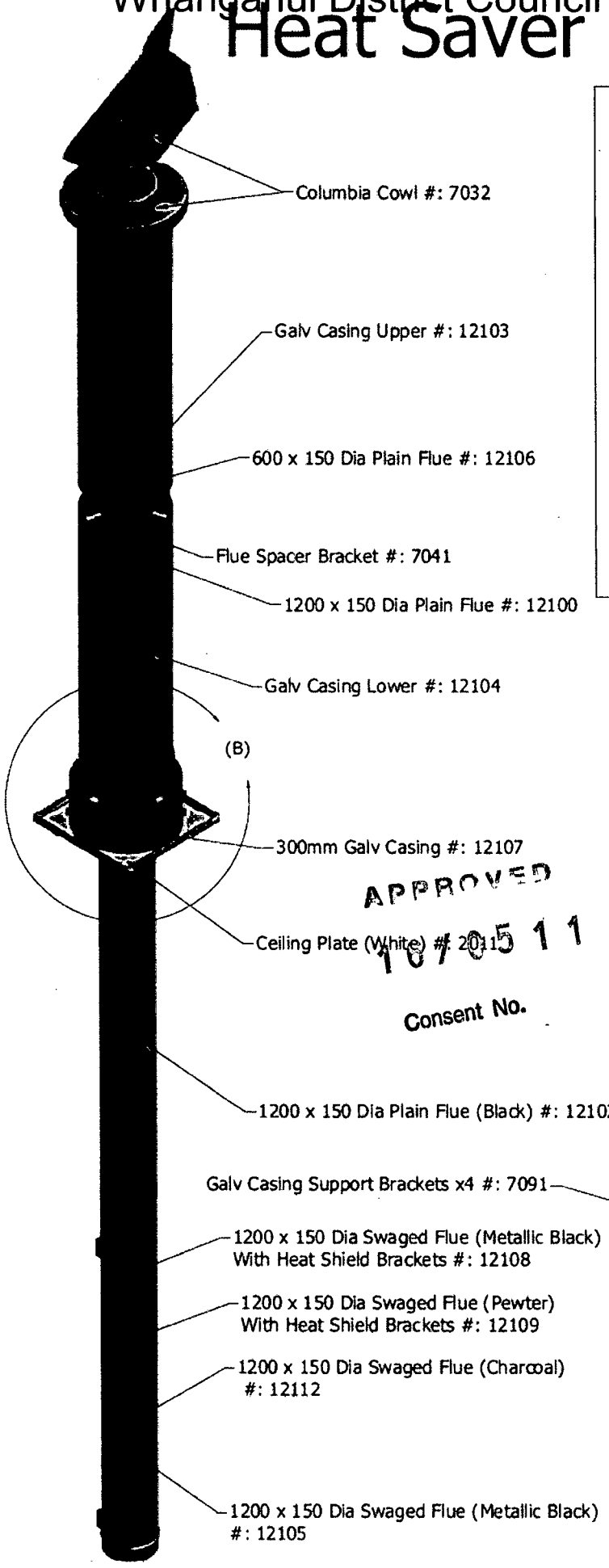


Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

Heat Saver II Flue Kit



Extension Set

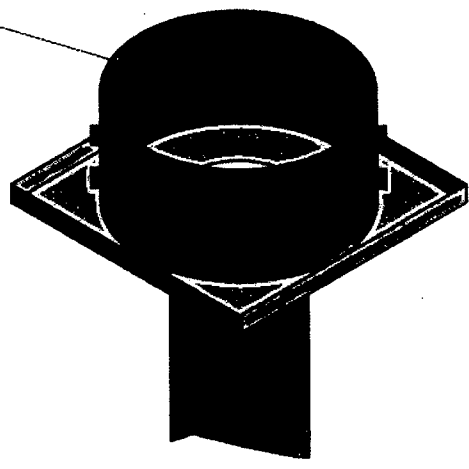
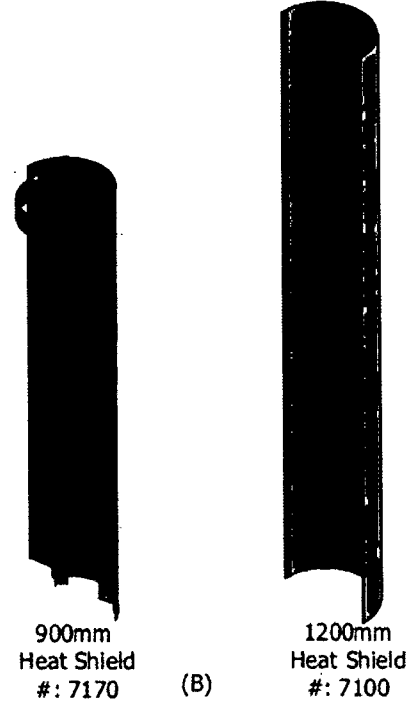
Galv Casing Extension #: 12101

Plain Flue Extension #: 12100

Internal Extensions

Metallic Black 1200 #: 12102
 Charcoal 1200 #: 12111
 Pewter 1200 #: 12110

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INSTALLATION INSTRUCTIONS

- This HeatSaver flue system is tested and certified to AS/NZS 2918:2001 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- A copy of the Laboratory Test Certificate for this HeatSaver Flue System is included as part of these Installation Instructions, (refer to paperwork with flue kit).
- Installation of any solid fuel appliance should only be carried out by suitably trained and qualified personnel.
- Position the stove to the desired position, always ensuring that the manufacturer's minimum clearances to combustibles are complied with.
- Check that there are no roofline ridges or valleys in the way, or if they cannot be avoided, that the installer knows how to weatherproof the penetration and reinstate the full strength of the structure.
- At the ceiling level, construct a square frame of 300mm x 300mm internal dimensions and cut away the ceiling materials from the inside of this frame.
- Lower the 300mm flue pipe casing into this frame and nail in place when the bottom edge is 25mm below the ceiling level and the 8 nail holes provided are touching the timber frame.
- Check all 4 locating brackets are securely in place and drop 250mm diameter lower casing in place. This will naturally settle so it protrudes 25mm below the ceiling.
- Make roof penetration, assemble and fit required flue length and install with upper casing. Secure all joints with at least 3 stainless steel rivets or self tapping screws.
- Frame and brace upper installation as required and flash the roof to shield penetration.
- Fit ceiling plate to ceiling.
- When trimming the stainless steel flue length, remember to allow for expansion when flue is hot.
- Fix HeatSaver Columbia Cowl in place.
- Secure the flue to the fire, drill through flue neck on fire and secure with 2 to 3 s/s screws or rivets.
- **All flue joints should be sealed using a flue cement. (see page 4)**

APPROVED

16 / 05 11

Consent No.

IMPORTANT
All Flue Joints Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

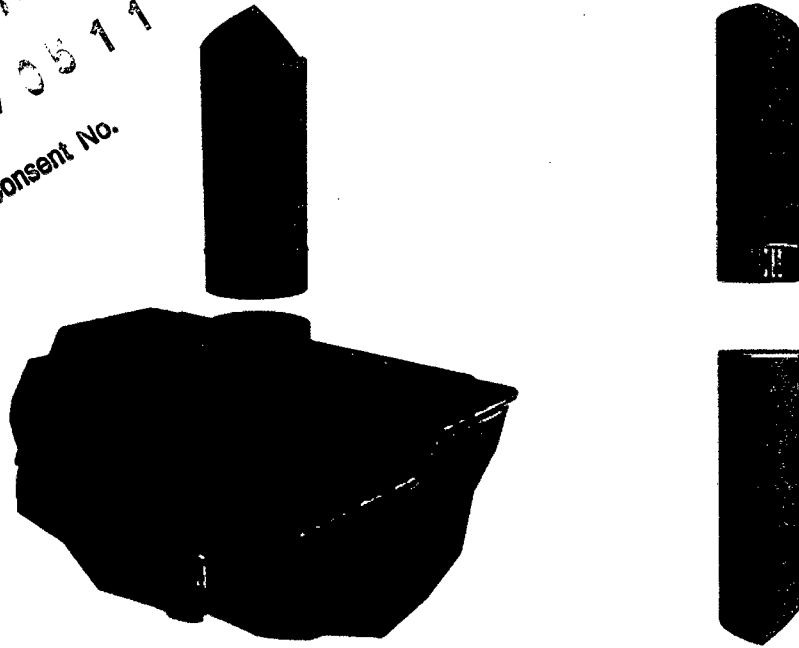
Woodsman fires are designed and tested with all flue joints sealed.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.

APPROVED
-16/0511
Consent No.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installer's responsibility to ensure that this is done at the time of installation.

Fitting Factory Flue Shields

Your HeatSaver Flue System comes standard with a factory flue shield of one of 2 types;

- **900mm high**, contains 1 x painted metal strap. This is used for the Woodsman ECR, Blaze, Boston, Manhattan, RMF and Milford.
- **1200mm high**, This is suitable for the Woodsman Brunner, Tasman, Aspen, Taras, Strongman and other branded fires which can use 1200mm high single heat shields.

Fitting the 900mm High Flue Shield

1. The heat shield has 2 'tabs' at the bottom which corresponds to 2 slots on the fire behind the flue neck. Insert the tabs.
2. Take the metal strap and fold the two ends around the flue until they meet at the back of the flue at about the height of the top of the heat shield.
3. Hold both ends together and push the tabs through the single slot at the back of the heat shield and fold out tabs to secure in place.

Fitting the 1200mm high heat shield

Your lower length of painted flue already has 2 location brackets attached.

1. Ensure these brackets are facing towards the back wall and centralised.
2. Secure the flue shield in place with screws



1200mm Flue Shield

APPROVED

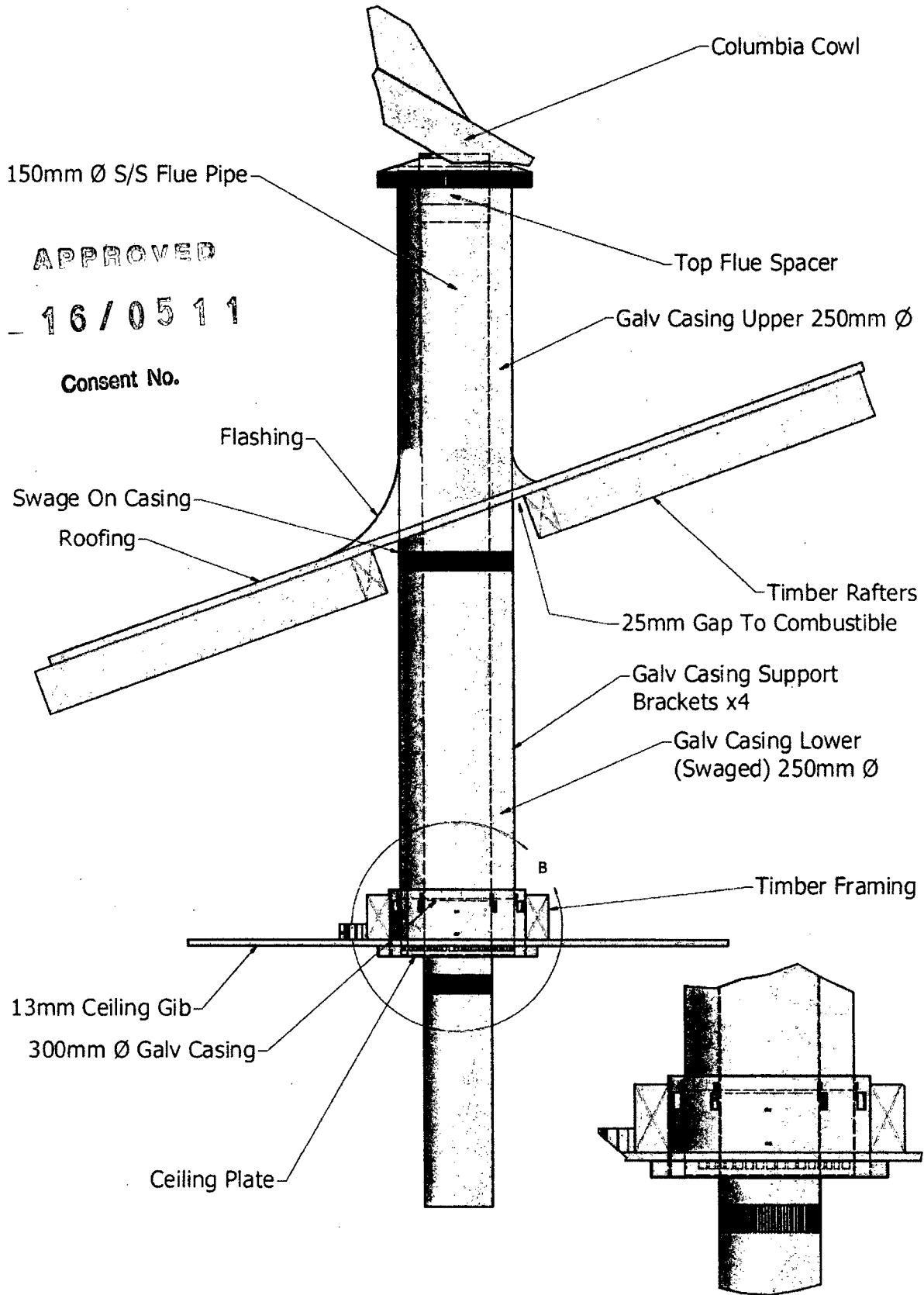
13/0511

Consent No.



900mm Flue Shield

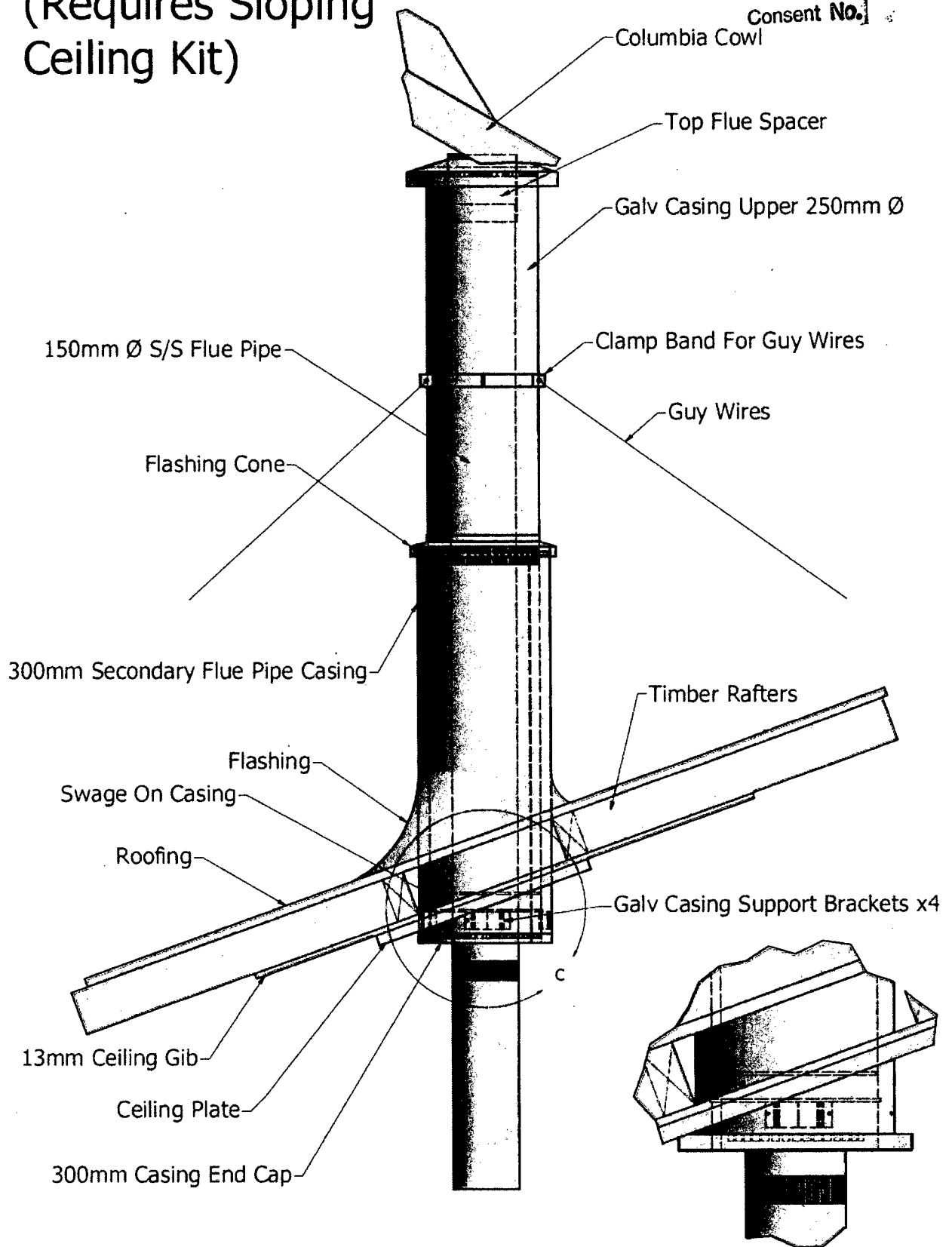
Standard Ceiling



No Cavity (Requires Sloping Ceiling Kit)

16/0511

Consent No. 16/0511





P.O. BOX 687, NELSON,
NEW ZEALAND

PHONE (03) 547 7347
FAX (03) 547 2909
EMAIL: info@appliedresearch.co.nz
WEB: www.appliedresearch.co.nz

APPROVED

16/0511

Report 09/1943

January 27th, 2009

Page 1/1

Customer: ^{Consent No.} W.H. Harris Ltd.
41 Braddon St.
P.O. Box 4043
CHRISTCHURCH

P701/1

COPY

Accreditation

Laboratory Registration Number 395

This laboratory is accredited by International Accreditation New Zealand (IANZ). The tests reported herein have been performed in accordance with the terms of our accreditation. This accreditation does not extend to any opinions or any interpretations of test results contained in this report.



IANZ has a Mutual Recognition Arrangement (MRA) with the National Association of Testing Authorities (NATA), Australia, such that both organizations recognize accreditations by IANZ and NATA as being equivalent. Users of test reports are recommended to accept test reports in the name of either accrediting body.

Compliance Certificate

Appliance: HeatSaver 150 mm Diameter Flue Kit

Test Standard: AS/NZS2918:2001 Appendix F

Full Report: 02/749R

(The full report contains the information on the test methods, details of the appliance tested and the results of the test)

This report:

Prepared by: W. S. Webley

WS Webley

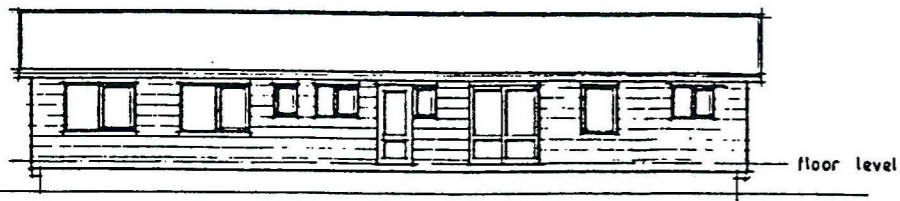
Approved by: W. S. Webley

WS Webley

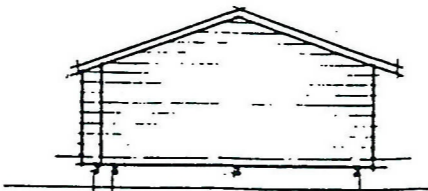
Release Date:

2/3/09

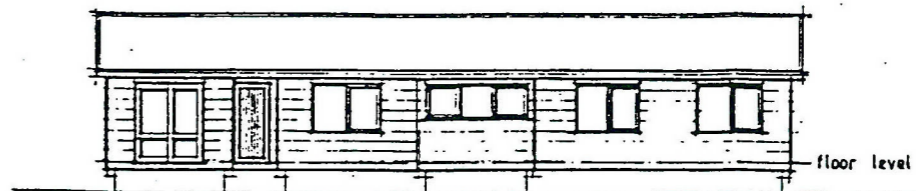
This report must not be reproduced except in full. Results are based on material and information supplied by the client. Applied Research Services Ltd shall not be liable in respect of any loss or damage (including consequential loss or damage) resulting from the use of reports prepared by them. Results issued in electronic form are subject to confirmation by issue of final report.



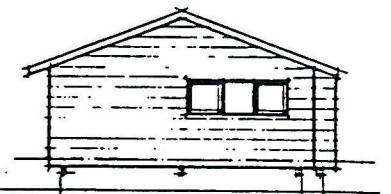
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

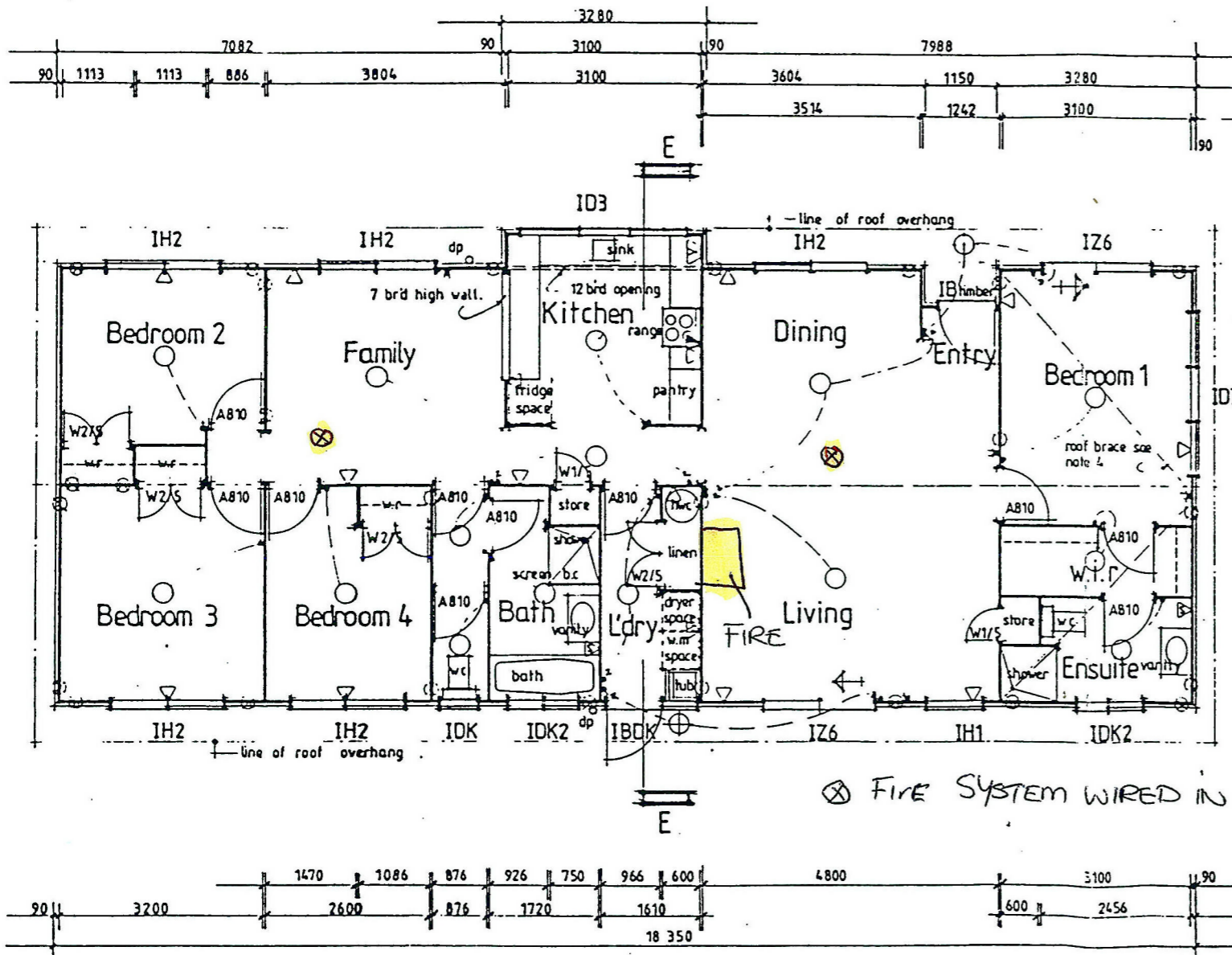
16/0511

Consent No.

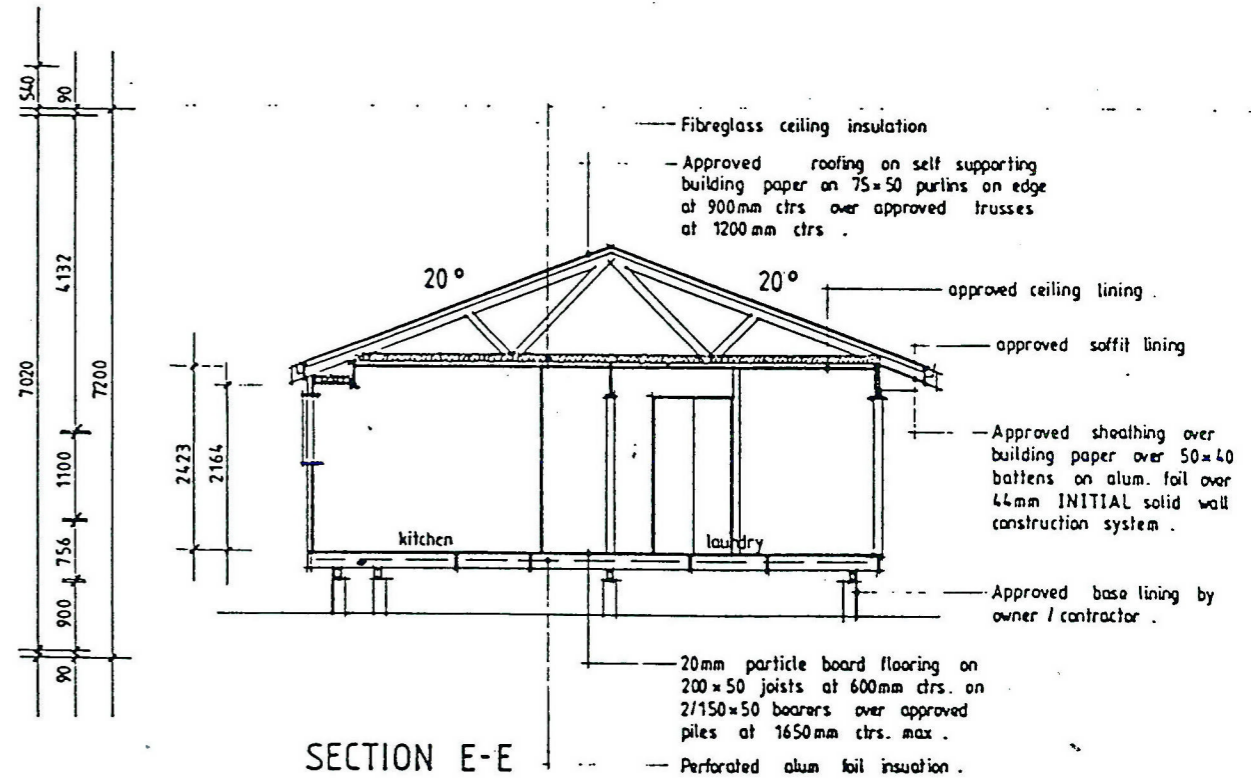
Whanganui District Council

16 AUG 2016

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FLOOR PLAN



SECTION E-E

2016
NEW FIRE



CLIENT
G. and C. Wills Lot 2 DP 79913
Kaikokopu Road, Wanganui

BUILDER
Morris and Son Ltd.

DRAWING
PLAN, SECTION, ELEVATIONS

HOUSE TYPE
MALLARD

FLOOR AREA
133.35m² (1435 ft²)

DRAWN
JAP

CHECKED

DATE
23/03/1993

SCALE
1:50, 1:100

NOTES
1. Foundation construction to comply with NZ building code and NZ 3604.
2. NZS BU rating earthquake, A.
3. 2kw heater to living by owner.
4. Dragon has to comply with NZS 3604.

ELECTRICAL KEY

1



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDG BUILDING CONTROL	BCon16/0511
489 Kaikokopu Rd WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	
Description of Work	Install Woodsman Brunner MKII Freestanding Fire in Living Room	

Applicant	D Ferguson 489 Kaikokopu Road, RD 1, Whanganui 4571
------------------	--

SUMMARY OF CONDITIONS

Building Consent Number BCon16/0511

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	Condition
BCheat	[Informative note: Further heat protection measures may be required as directed by the Building Control Officer upon inspection.]

Your project's inspections are listed on the next page...



Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon16/0511								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
FREESTANDING HEATER INSPECTION	On Completion. Leave ceiling plate down.	29/08/2016	Garry Edlin	Yes	NO	<p>Approved Building Consent documents on site. Installation by Kerry Dixon from Piping Hot Plumbing Ltd.</p> <p>Conditions of PIM and BC checked, no action required. Final Inspection only required - no previous inspection notes to consider Manufacturers specs with approved consent on site. Woodsman Brunner MkII - s/n 2846.</p> <p>Unit seismically restrained with 6mm dynabolts. Ash floor protector made of tile underlay base with ceramic tiles on top.</p> <p>Dimensions of hearth as per/greater than manufacturers specification requirements.</p> <p>Flue terminates 600 mm above ridge, and is over 4.6m off top of hearth.</p> <p>25m air gap to timber under roof. Roof framing not cut. Dektite onto a soaker flashing. Flue is braced to roof.</p> <p>150mm rear clearance to combustible wall, 330mm clearance in front to combustible materials.</p> <p>Flue system is riveted throughout. Factory flue shield fitted. Eco flue system installed.</p> <p>2 x operative monitored smoke alarms in hallway within 3.0m of all bedroom doors.</p>	45	45



INSPECTION TIME REPORT

Building Consent Number BCon16/0511

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon16/0511	45	45	0
<i>Inspection Time Difference</i>			
At BC Issue	<i>Time to be charged.</i>		0
At Completion	Positive amount = time to be credited Negative amount = time to be charged		

Signed for and on behalf of the Whanganui District Council

GoGet Inspection Outcome Report

Consent No: **160511**

Applicant: **Denis Ferguson**

Site Address: **489 Kaikokopu Rd, WHANGANUI**

Work Type: **Install Woodsman Brunner MKII Freestanding Fire in Living Room**

Workgroup:

Inspection Type: **Final-Freestanding/Inbuilt Fire**

Inspection Outcome: **PASS**

Inspected By: **Garry Edlin**

Inspection Date: **29 August 2016 1:35 p.m.**

Duration: **45 minutes**

Inspection Element	Status
Building Consent Documentation	PASS
Approved Building Consent documents on site? Approved Building Consent documents on site. Installation by Kerry Dixon from Piping Hot Plumbing Ltd.	PASS
Check conditions of BC & PIM? Conditions of PIM and BC checked, no action required.	PASS
Previous inspection/s passed? Final Inspection only required - no previous inspection notes to consider	PASS
Check instructions from previous inspection?	N/A
General	PASS
Manufacturer specifications been provided? Manufacturers specs with approved consent on site. Woodsman Brunner MkII - s/n 2846.	PASS
Hearth is constructed of suitable material? Ash floor protector made of tile underlay base with ceramic tiles on top.	PASS
Hearth dimensions, fixings comply? Dimensions of hearth as per/greater than manufacturers specification requirements.	PASS
Is heat transfer mitigated?	N/A
Is the chimney height correct? Flue terminates 600 mm above ridge, and is over 4.6m off top of hearth.	PASS
Air gap around outer flue to manufacturer's specification? 25m air gap to timber under roof.	PASS
Heater seismically restrained? Unit seismically restrained with 6mm dynabolts.	PASS
Structural roof framing intact? Roof framing not cut.	PASS
Weather tight flashing fitted to flue? Dektite onto a soaker flashing. Flue is braced to roof.	PASS
Inbuilt	N/A
Free Standing Fire	PASS
Clearances to walls as per manufacturer's specifications? 150mm rear clearance to combustible wall, 330mm clearance in front to combustible materials.	PASS
Flue has joints riveted? Flue system is riveted throughout.	PASS
Reflector fitted to flue? Factory flue shield fitted	PASS
Ceiling plate installed to manufacturers specifications? Eco flue system installed.	PASS
Smoke Alarms	PASS
Smoke alarms installed <3m to any bedroom?	PASS

2 x operative monitored smoke alarms in hallway within 3.0m of all bedroom doors.

Wet back fitted to Solid Fuel Heater

N/A

Application for Code Compliance Certificate
Building Act 2004 Form 6

Whanganui District Council
29 AUG 2016



WHANGANUI DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

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The building consent

Building consent no. BCN 16/0511

Issued by: Whanganui District Council

Description of work Intell Bruner MK II 5/5/Leader

Address 489 Kairakopu Rd

Property owner details

Owner details Have not changed since the building consent was lodged Proceed to 3 "Applicant details" below Have changed since the building consent was lodged

Name

Contact person (if owner is a corporation, partnership or trust)

Postal address

Contact numbers
Phone Mobile Fax

Email

Evidence of ownership attached (only required if ownership has changed) Certificate of Title (copy) Sale and purchase agreement Lease agreement Other document showing full name of legal owner(s), such as a rate instalment notice

Applicant details

I am the Property owner Lessee Provide details below Agent Authorised by owner / lessee Provide details below

Name Alpin HBY Plumbing

Postal address 43 Hatfield St
Whanganui

Contact numbers 3458034
Phone Mobile Fax

Email

If Agent, relationship to owner? (details of authorisation)

Attachments

- The following documents are attached to this application:
- Certificates from the personnel who carried out the work
 - Certificates that relate to the energy work (e.g. gas or electrical certificates)
 - Evidence that specified systems are capable of performing to the performance standards set out in the building consent

OFFICE USE ONLY

Infrastructure Bond Final Inspection Complete (please circle one)

Yes No N/A

5/N2846

150/330

Code Compliance Assessment Checklist
Building Consent No # BC 16/0511

	ITEM	YES	NO	N/A	COMMENTS
1.	Work complies with approved BC documentation - Sec 94 (1)	/			
2.	All the required inspections have been completed	/			
3.	BC conditions have been fulfilled	/			
4.	PIM requirements have been complied with	/			
5.	Development contributions have been paid (Sec 94 (4))			/	
6.	All documents have BC number on them	/			
7.	Sec 72-74 registered on title if applicable			/	
8.	Energy work certificates have been provided (if required) sec 94 (3)				
9.	All inspection fees have been paid?	/			
10.	Specified systems are capable of performing in accordance with performance standards (sec 94 (1B)) Fire doors, Backflow, Lifts, Mechanical Ventilation etc.			/	
11.	Is a compliance schedule required or requires amending (sec 100(2))		/		
12.	Has there been a change of ownership (sec 364)		/		
13.	Any warnings or bans applied (sec 94 (2))		/		
14.	Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2))			/	
15.	Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent			/	
16.	Any amendments have been issued and whether documentation associated with these have been properly completed			/	
17.	Any outstanding documentation still to be collected such as LBP Memoranda etc.			/	
18.	Photographs of elevations			/	
19.	List of consultants		/		
20.	Was Building Consent Lapsed? (Ref.T-25.5)		/		
21.	Has current lawfully established use been recorded?	/			
22.	Has year first constructed been recorded?	/			

Producer Statements:

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

- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- 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 is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: GARRY EDLIN
 Signature: [Signature]
 Date: 30/8/2016



CODE COMPLIANCE CERTIFICATE NUMBER BCon16/0511

Section 95(3), Building Act 2004

Mr GWM Wills, Mrs CM Wills
489 Kaikokopu Road
RD 1
Whanganui 4571

Building Consent
No: BCon16/0511

Issue Date: 30/08/2016

The building:

Street address of building:	Legal description of land where building is located:
489 Kaikokopu Rd WHANGANUI	LOT 2 DP 79913 1.3323 Ha
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
	Woodburner associated with a Single Detached Residence.
Year first constructed:	
1997	

The owner:

Name of Owner:	
Mr GWM Wills, Mrs CM Wills	
Mailing address:	Street Address/registered Office:
489 Kaikokopu Road RD 1 Whanganui 4571	489 Kaikokopu Road RD 1 Whanganui 4571

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
D Ferguson	
Mailing address:	Street Address/registered Office:
489 Kaikokopu Road, RD 1, Whanganui 4571	489 Kaikokopu Road, RD 1, Whanganui 4571

Phone number:

Landline:	3457481	Mobile:	0274226112
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon16/0511	Whanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
Install Woodsman Brunner MKII Freestanding Fire in Living Room	
Intended Life	Estimated Value
Indefinite but not less than 50 years.	\$3500.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

*Compliance schedule
There are no specified systems in this building.

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Whanganui District Council:



GJ Hoobin
Building Control Team Leader



END OF BUILDING CONSENT FILE

BC No. 16/0511

CCC ISSUED