

27 May 2013

Mr D R Wocke
30 Hamon Pl
Pukehangi
ROTORUA 3015

File Ref: P32783
Building Consent No: 70518

Dear Sir,

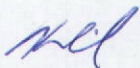
CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 70518

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

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

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

Yours faithfully



Karen Crisp
Administration Officer - Building

Encl.



RRD001V6L2

Document Number: **RDC-382893**

Date Registered: **16/7/2013**

Code Compliance Certificate: 70518
Section 95, Building Act 2004

Issued: 27 MAY 2013

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

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

The Building

Property ID: P32783
Street Address: 30 HAMON PLACE, PUKEHANGI
Valuation number: 06554 570 49
Legal Description: LOT 49 DP399109
Building Name: N/A
Intended Use: DWELLING (DETACHED)
Description of Work: NEW DWELLING, GARAGE AND SOLID FUEL HEATER
Year First Constructed: 2013

The Owner

Name & Address of Owner: WOCKE, MR DAVID RICHARD
30 HAMON PLACE
PUKEHANGI
ROTORUA 3015

First point of contact for communications with Council Building Consent Authority:
Rotorua District Council, Private Bag 3029 Rotorua 3046,
Phone: 07 348 4199 Fax: 07 349 0993 Email: mail@rdc.govt.nz.

Building Work

Building Consent no: 70518
Issued by: Rotorua District Council

Code Compliance

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

- (a) the building work complies with the building consent.
- (b) ~~the specified systems in the building are capable of performing to the performance standard set out in the building consent~~

Attachment
~~Compliance Schedule~~

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 27 MAY 2013

Code Compliance Certificate Assessment Checklist

Ref: CCC 01

Ver: 10

Issued: 16 Sept 2011

RDC-39977

Page 1 of 2

BC No.: 70518

P. File No.: 32783

Date: 16/5/13

Address: 30 Hamon Place

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

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	P	F	N/A	
2	All the required inspections have been completed	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	all for dwelling - no found
3	Check sheets are complete	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	Final not complete
4	Instruction sheets/ NTF complied with	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	All completed
5	BC conditions have been complied with	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	3 checked
6	PIM requirements have been complied with	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	3
7	Damage deposit can be released	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	3 None taken
8	Crossing deposit can be released	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	3
9	All documents have BC number on them	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Checked
10	Section 75-77 registered if applicable	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
11	Section 72-74 registered on title if applicable	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
12	Energy work certificate has been provided (if required) (section 94(3))	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Electrical + gas
13	Specified systems are capable of performing in accordance with performance standards (94(1b))	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	Dwelling
14	Is a compliance schedule required or requires amending? (Section 100(2))	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	DITTO
15	Any warnings or bans have been applied (94(2))	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
16	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2))	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	R Dorman - Brick J. Whero - Eset D Davis - Slab + Carp.
17	TA informed by LBP that building work not carried out in accordance with consent (89)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
18	Any amendments/ as built have been issued and whether documentation associated with these has been properly completed.	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
19	Photographs of elevations	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	12 A4 - on file
20	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
21	Plumbing statements	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
22	Pile driving	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
23	Foundation observation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	BSK - Retaining Wall
24	Ground conditions including compaction	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	In front of Retaining / BSK
25	Waterproofing	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Larking SOC
26	Structural reviews	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
27	Site welding	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
28	Home heating (fires)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	SOC from Buck Holdings
29	Glazing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
30	Drainage	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	as built provided
31	Smoke alarms and sprinklers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	
32	Emergency warning systems *	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	2d noted

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

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

Modification / Waiver Applies Yes ☐ No ☒ As Built / Supplied Plans in Poly Yes ☐ No ☒

NOTES Barry - Final checklist to be completed!

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

D Holder

Name: _____ Signature: D Holder

Date Received <small>On site inspection date received (this is the date when the clock starts)</small>	Date Suspended <small>Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)</small>	Date Responded <small>Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)</small>	Date Approved by TL or MBS <small>Date approved by delegated Office</small>	Date Refused to Issue by TL or MBS <small>Date refused to issue by delegated Office</small>
17/5/13	—	—	27/5/13	—

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

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

Name: K Crisp Signature: [Signature]

Date Issued by AAB Date when Administration Assistant Building issues CCC Date: 27-5-13



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number:

BC 70518

. . 70518

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

RDC

THE OWNER

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

David & Fiona Wocke

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

Mailing address:

30 Hamon Place
Hamon Park Rotorua

Street address/registered office:

Phone number:

Landline:

Mobile:

027703231

Daytime:

After hours:

Facsimile number:

Email address:

Website [if applicable]:

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

AGENT

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

Name of agent:

Generation Homes Rotorua

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

Justin O'Callaghan

Mailing address:

P.O. Box 774
TAUPO 335

Street address/registered office:

10 Babuany Close Taupo

Phone number:

Landline:

07 3493964

Mobile:

027 269 5707

Daytime:

After hours:

Facsimile number:

Email address:

Website [if applicable]:

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

AGENT

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

Justin O'Callaghan
027 269 5707

APPLICATION

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

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

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
Dan Davis	BP113795		Supervised.
Robin Doorman	BP109175		carried out
A Trevor Mason	BP116061		carried out

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

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

Dean Buckman, Fire installer 02355508 European Ailing 079282065
John Lewis Plumbing 0274974271
Murray Cheeta Drainage 0274945699
Peter Little P & L Gas Korum. 073492339
Peter Laser Electrical Korum 0274527378

Note: continue on another page if necessary

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

[list specified systems]

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: [state which address, and whether owner or agent]

P.O Box 774 Kaupo

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

Name of person signing:


Date:

Justin O'Callaghan
16-5-13

ATTACHMENTS

The following documents are attached to this application:

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

	Building Consent Authority Inspection Summary Sheet <div style="border: 2px solid blue; padding: 5px; display: inline-block; font-size: 1.5em; font-weight: bold;">PIM/BC</div>	Ref: IF 02
		Ver: 5
		Issued: 22 May 2012
		Doc No: IT-639923
		Page 1 of 2

BUILDING CONSENT NO: # 70518	DATE ISSUED: 12.2.2013
RESOURCE CONSENT REQUIRED? YES / NO (NO)	DATE ISSUED:
OWNER: WOLKE PH. 021 703 3231 - 357 3443	BUILDER: PH.
SITE: 30 HAMON PLACE	PLUMBER: PH. REG. #
VALUATION NO. 0654 570 49	DRAINLAYER: PH. REG. #
PROPERTY FILE NO. 32783	
LEGAL DESCRIPTION:	LOT / SEC: 49
BUILDING CATEGORY: 1B1	DPS / BLK: 399109
CCC Decision Date: 12.2.2015	No of On-Site Inspections Allowed For: 10
RBW: (YES) / NO	Time Allowance (hours): 7.25

DESCRIPTION OF WORK: **NEW DWELLING**

P = PASS F = FAIL

DATE:	START/FINISH TIME: e.g. 8.00-8.45	MINS: e.g. 45	INSPECTOR'S NAME AND SUMMARY/NOTES:	P/F
14-2-13	10:30-10:40	10	No plans on site (Consent Plans) No inspection done.	Fail
14-2-13	3:30-4:00	30	Siting Only 3.0m side boundary + 5.0m Front Boundary Pre floor Drainage.	Pass
18-2-13	8:30-9:00	30	Footings/Concrete Floor. Inst 5628 issued. Pst from engineer to be on site to collect for compaction under slabs/site. Engineer checked compaction last week. Concrete Floor.	Pass
27-2-13	3:45-4:30	45	Panel	Pass
	Panel T			
8-3-13	1:45-2:30	45	Wall/Carport	P
	Panel T			

4.15
~~3.40~~ ~~8.55~~
2.40

Project Information Memorandum No: 70518

Section 34, Building Act 2004

Received: 11 Jan 2013

Issued: 21 Jan 2013

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Agent

GENERATION HOMES
C/O PAUL MARSHALL
PO BOX 1606
ROTORUA 3040

Owner

WOCKE, MR DAVE
15 HARRIS STREET
NGONGOTAHA
ROTORUA 3010

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

Site Information

Property ID:	P32783
Street Address:	30 HAMON PLACE, PUKEHANGI
Valuation number	06554 570 49
Legal Description::	LOT 49 DP399109

Project Information

Project is for	NEW DWELLING, GARAGE AND SOLID FUEL HEATER
Intended Use	DWELLING (DETACHED)
Intended life:	Indefinite but not less than 50 years
Value of Work:	268,300

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

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

SPECIAL FEATURES OF LAND

NO INFORMATION IDENTIFIED

No information concerning special features of the land has been identified.

EARTHQUAKE ZONE 2

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B

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

ACCESS/VEHICLE CROSSING

URBAN RESIDENTIAL RD 13 STANDARDS

The vehicle crossing shall comply with, and if necessary be upgraded to, Councils RD13 standards (attached). Note: If the vehicle crossing requires upgrading, a Corridor Access Request is required to be completed. Either go online to the website www.beforeudig.co.nz or complete the attached form and return to Engineering Services for approval prior to the commencement of works on the crossing. Processing will take a maximum of 15 working days and is free of charge. Plans showing the location of the works will also be required.

A Corridor Access Request (CAR) is being processed as part of this building consent. Please contact Stephen McLeod Road Corridor Access Administrator, direct dial 3518238.

STORMWATER DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public stormwater system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

URBAN WATER SUPPLY

SUPPLY AVAILABLE - NEW CONNECTION REQUIRED

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

SEWERAGE DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

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

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

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

PERFORMANCE STANDARDS

RESIDENTIAL B

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

COMPULSORY PLANNING STATEMENTS

DISTRICT PLAN

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

NOT A DEVELOPMENT

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

DEVELOPMENT CONTRIBUTIONS

NO DEVELOPMENT CONTRIBUTION PAYABLE

A Development Contribution has been assessed for this building work, and there is no amount payable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed:  _____

Date: 21 JAN 2013

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	RESTRICTED BUILDING WORK RECORD	CPF 24
		Ver. 3
		Issued 14 Sept 2012
		1 of 1
		RDC-263371

BC No: C Sefulva

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
15-11-12	DAVID DAVIS	Carpeting	113795	✓		✓
Notes (change scope of work etc)						

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
15-11-12	ROBIN BORMAN	Bricklaying Blocklaying	109175	✓		✓
Notes (change scope of work etc)	STRUCTURAL MASONRY WORK					

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
15-11-12	JASON TEWHAHELO	Carpeting	119691	✓		✓
Notes (change scope of work etc)	WINDOW INSTALLATION					

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
	Irener Mason	Roofing	116061	✓		✓
Notes (change scope of work etc)						

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
Notes (change scope of work etc)						

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
Notes (change scope of work etc)						

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
Notes (change scope of work etc)						

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)
Notes (change scope of work etc)						

Building Consent No: 70518

Section 51, Building Act 2004

Issued: 12 Feb 2013

Agent

GENERATION HOMES
C/O PAUL MARSHALL
PO BOX 1606
ROTORUA 3040

Owner

WOCKE, MR DAVE
15 HARRIS STREET
NGONGOTAHA
ROTORUA 3010

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

The Building

Property ID: P32783
Street Address: 30 HAMON PLACE, PUKEHANGI
Valuation number: 06554 570 49
Legal Description: LOT 49 DP399109

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

Building Work

The following building work is authorised by this consent:

Project is for: NEW DWELLING, GARAGE AND SOLID FUEL HEATER
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 50 years

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building Consent Is Subject To The Following Conditions:

Inspections By Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

Retaining Walls

Prefloor Plumbing And Drainage -(drains to be on test)

Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged)

Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).

(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)

✓ Wrap/Cavity Battens (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

✓ Half High Brick Inspection - (clean-outs open to view)

✓ Pre-Line Building-(including insulation, framing connections and moisture content)

✓ Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

✓ Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

✓ Sanitary And Stormwater Drainage - (under test and prior to backfilling).

✓ Inbuilt Solid Fuel Heater - (to be inspected prior to inbuilt solid fuel heater being installed). ✓

✓ Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

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

Group 1 Prefloor P & D (and) Concrete floor

Group 2 Preline Building (and) Inbuilt Solid Fuel heater *signature*

Group 3 Final Inbuilt (and) Final

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.

Roof Certification

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed. *received*

Energy Works Certificates

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

As Built Drainage Plan

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

Siting

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

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

Plumbing And Drainage

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

Attachments

Copies of the following documents are attached to this building consent:-

Project Information Memorandum No 70518

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or
- Where a Licensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or
- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

- ✓ Carpentry (primary structure, external moisture management system)
- ✓ Brick and Blocklaying (primary structure, external moisture management system)
- ✓ Roofing (external moisture management system)
- ✓ Foundations (primary structure, external moisture management system)

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: Helen Ferguson

Position: Building Services Administration.

Signed: _____



Date: 12 FEB 2013



Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

THE BUILDING

Street address of building: 30 Hamon Place
Rotorua

THE PROJECT

Building consent number: BC 70518

THE OWNER

Name: DAVE & FIONA WOCKE
Address: 30 Hamon Place
Rotorua
Phone: _____ or Mobile: 027 703 3231
Email: _____ Fax: _____

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work [Tick]	Description [If necessary, describe the restricted building work]	Carried out/ supervised [Specify whether you carried out this design work or supervised someone else carrying out this design work]
Primary structure		
Foundations and subfloor framing	<input checked="" type="checkbox"/> Ribcraft slab	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls	<input checked="" type="checkbox"/> Timber Framing (pre nail)	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Roof	<input checked="" type="checkbox"/> Trusses	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Columns and beams	<input checked="" type="checkbox"/> Two posts	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised

Primary structure cont'd		
Bracing	<input checked="" type="checkbox"/>	<div>Ply Bracing, GSI</div> <div>Gibb Walls</div> <div><input type="checkbox"/> Carried out</div> <div><input checked="" type="checkbox"/> Supervised</div>
Other	<input type="checkbox"/>	<div>/</div> <div><input type="checkbox"/> Carried out</div> <div><input type="checkbox"/> Supervised</div>
External moisture management systems		
Damp proofing	<input checked="" type="checkbox"/>	<div>Sill tape to top left &</div> <div>right corners, moseal</div> <div><input type="checkbox"/> Carried out</div> <div><input checked="" type="checkbox"/> Supervised</div>
Roof cladding or roof cladding system	<input type="checkbox"/>	<div>/</div> <div><input type="checkbox"/> Carried out</div> <div><input type="checkbox"/> Supervised</div>
Ventilation system for example, subfloor or cavity)	<input type="checkbox"/>	<div>/</div> <div><input type="checkbox"/> Carried out</div> <div><input type="checkbox"/> Supervised</div>
Wall cladding or wall cladding system	<input checked="" type="checkbox"/>	<div>Linea on cavity</div> <div><input type="checkbox"/> Carried out</div> <div><input checked="" type="checkbox"/> Supervised</div>
Waterproofing	<input checked="" type="checkbox"/>	<div>House wrapped with</div> <div>tecton building wrap</div> <div><input type="checkbox"/> Carried out</div> <div><input checked="" type="checkbox"/> Supervised</div>
Other	<input type="checkbox"/>	<div>/</div> <div><input type="checkbox"/> Carried out</div> <div><input type="checkbox"/> Supervised</div>

Note: continue on another page if necessary.

ISSUED BY:

Name: Daniel Davis

LBP number: 113795

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers Registration Number (if applicable): _____

Mailing address: P. O. Box 1378 Taupo

Street address or registered office: 59 Miro Street
Taupo

Phone No: Landline: 073782128 Mobile: 0210648939

Daytime: _____ After hours: 073767004

Fax: _____

Email address: dtbuilders@clear.net.nz Website: _____

DECLARATION

I, Daniel Davis [name of practitioner]

carried out or supervised the restricted building work recorded on this form.

Signature: DD

Date: 16/5/13



ADVICE OF LICENSED BUILDING PRACTITIONER(S)

Section 87, Building Act 2004

1 THE BUILDING (project location)

Building name (if applicable): CUSTOM.
 Building street address: 30 HAMON PLACE ROTORUA.

2. THE PROJECT

Building consent number: N/A.

3. THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name): DAVE + FIONA WOCKE.

Address: 15 HARRIS STREET ROTORUA.
 Date: 11/1/13 Landline: 357 3443
 Mobile: 027 703 3231 After Hours: _____
 Fax: _____ E-mail: davewocke@hotmail.co.nz.

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)
FOUNDATIONS / CARPENTRY.	DANIEL DAVIS	CARPENTRY	113795
BRICK WORK	ROB DORMAN	BRICKS + BLOCKS B1+B2	109175
ROOF ROOFING	ALAN MASON PHILLIPS MILLAR NO LUMBER	BPI16061 ROOFING. R2+R3 ROOFING	112359 FOR

GBN HDMES

12 CASE 15/1/13.

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)
WINDOW INSTALLATION	JASON TEWHORO	carpentry	119691

COUNCIL USE ONLY

LBP(s) checked

☒ Y All OK

☒ Y ☐ N

Comments

Date Issued

Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 30 Hamon Place

Suburb: Pukehangi

Town/City: Rotorua

Postcode: 3015

THE PROJECT

Building consent number: 70518

THE OWNER(S)

Name(s): GH Rotorua/Taupo

Mailing address: PO BOX 1606, Rotorua

Suburb: Pukehangi

PO Box/Private Bag: PO BOX 1606

Town/City: Rotorua

Postcode: 3015

Phone number: 021 474 497

Email address: lyndonm@generation.co.nz

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp Proofing <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof Cladding or roof cladding system <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Ventilation System <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall Cladding or wall cladding system <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Window Installation <input type="checkbox"/>	Flashing Tape to Soffit fitted items: Flexible flashing tape (Aliband) fitted to the head of all soffit fitted items.	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
	Butyl flashings for BV cavity construction: For BV cavity construction the Butyl flashings (Super coarse) fitted to the sills of all items that do not go to the floor (WANZ Guide to E2/AS1 Amd 5, Figure 73C, (f) Sill detail, page 28)	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
	Wrapping of openings: Openings wrapped by cutting back of building overlay and fitting the flexible flashing tape	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
	Sill supports fitted: Sill supports fitted to all items wider than 600mm. Sill support fitted across the full opening and fixed with 10 gauges x 50mm stainless steel screws at maximum 300mm centers. WANZ Guide to E2/AS1 Amd 5, Figure 73C, (f) Sill detail, page 28)	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
	Window installation: Windows installed square and true. Packed and fixed within 150mm of all corners and with max 450mm centers as per E2/AS1 Amd 5, Clause 9.1.10.8	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
	Air sealing of Joinery: Windows air sealed with PF Rod and low expansion foam. Narrow areas wet sealed where it is impracticable to use PF rod and foam. E2/AS1 Amd 5, Clause 9.1.6 Air seals	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
	Butyl flashings for BV cavity construction:	<input checked="" type="checkbox"/> Carried out

	Fitting of Supercourse hi impact polyethylene flashings to all jambs as per WANZ Guide to E2/AS1 Amd 5, Diagram 73C, g Jamb flashing, page 28)	<input checked="" type="checkbox"/> Supervised
	Head flashings: Head flashings fitted to all non-soffit fitted items. Flashing tape applied to top of 65mm head flashing WANZ Guide to E2/AS1 Amd 5, Figure 71 (a) Metal head flashing with flashing tape option, page 25)	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and Subfloor framing <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Gib Bracing <input type="checkbox"/>	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Jason TeWheoro

LBP number: BP 119691

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address / Registered office: 219 Bethlehem Road

Suburb: Bethlehem

Town / City: Tauranga

PO Box / Private Bag:

Postcode:

Phone Number: 07 579 3059

Mobile: 027 638 900

After hours:

Fax:

Email address: jace_nome@xtra.co.nz


Website:

DECLARATION

I Jason TeWheoro carried out or supervised the restricted building work recorded on this form.

Signature

Date:


12/03/2013

Tasman Aluminium Ltd

Generation Homes Rotorua/Taupo

Tasman Aluminium Ltd
79 Truman Road
PO Box 4569
Mt Maunganui 3149

☎ 07 574 6013
☎ 07 574 6017
✉ info@tasmanaluminium.co.nz
W www.tasmanaluminium.co.nz

12th March 2013

Dear Sir/Madam

Producer Statement

Project Name: Lot 49 Hamon Place

Project Address: 30 Hamon Place, Rotorua

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:1985 Performance of Windows and NZS 4223 Glazing in Buildings.

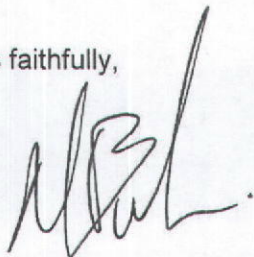
More specifically, we have manufactured the aluminium windows and doors for this project in accordance with the design and manufacturing specifications by Aluminium Systems Limited and those required by NZS 4223.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating of High Wind zone levels, deflection, and weather performance and glazing requirements of the above New Zealand Standards.

The products supplied by our company for this project, can be expected to have a serviceable life of no less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates to the structural elements of the windows and doors.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, roller mechanisms, mohairs and other components may require replacement as they wear out. This process does not contravene the durability requirement of section B2 of the New Zealand Building Code or this Producer Statement.

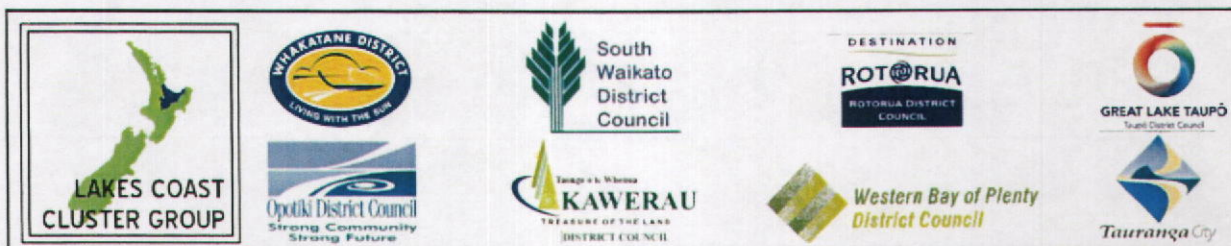
Yours faithfully,



Tasman Aluminium



Quality suppliers of certified joinery



Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

THE BUILDING

Street address of building: 30 Hamon Place
Rotorua

THE PROJECT

Building consent number: BC 70518

THE OWNER

Name: Fiona & Dave Wocke
Address: 30 Hamon Place
Rotorua.
Phone: _____ or Mobile: 027 703 3231
Email: _____ Fax: _____

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description	Carried out/ supervised
[Tick]	[If necessary, describe the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]
Primary structure		
Foundations and subfloor framing <input type="checkbox"/>	<u>/</u>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input type="checkbox"/>	<u>/</u>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input type="checkbox"/>	<u>/</u>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>	<u>/</u>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

Primary structure cont'd		
Bracing <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
External moisture management systems		
Damp proofing <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Ventilation system for example, subfloor or cavity <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	Brick work.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Waterproofing <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>	/	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Note: continue on another page if necessary.		

ISSUED BY:		
Name: <u>ROBIN JOHN DORMAN</u>		
LBP number: <u>B.P. 109175</u>		
Class(es) licensed in: <u>B1 + B2</u>		
Plumbers, Gasfitters and Drainlayers Registration Number [if applicable]: _____		
Mailing address: _____		
Street address or registered office: <u>258 B. VAUGHAN RD,</u> <u>ROTORUA 3010</u>		
Phone No:	Landline: _____	Mobile: <u>0274 991285</u>
	Daytime: _____	After hours: _____
	Fax: _____	
Email address: _____		Website: _____

DECLARATION	
I, <u>ROBIN JOHN DORMAN</u> [name of practitioner]	
carried out or supervised the restricted building work recorded on this form.	
Signature: <u>R. J. Dorman</u>	
Date: _____	

Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004



THE BUILDING

Street address: 30 HAMON PARK (LOT 49)	
Suburb: Pukehangi	
Town/City: ROTORUA	Postcode:

THE PROJECT

Building consent number: 70518

THE OWNER(S)

Name(s): Dave + Fiona Wocke	
Mailing address: 30 HAMON PARK	
Suburb: Pukehangi	PO Box/Private Bag:
Town/City: ROTORUA	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the work or supervised someone else.
Foundations and subfloor framing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

PRIMARY STRUCTURE CONT'D

Roof	<input checked="" type="checkbox"/>	✓ <u>INSTALLED PRESSED SHAKE METAL METRO TILE AS PER SPEC'S LEFT JOB COMPLETED WITH NO PENSRATION'S THROUGH ROOF.</u>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Ventilation system (for example, subfloor or cavity)	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONT'D

Wall cladding or wall cladding system <input type="radio"/>	<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="radio"/>	<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="radio"/>	<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: TREVOR MASON	LBP number: BP 116061
Class(es) licensed in: METAL TILES	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 599 HAMURANA ROAD	
Suburb: HAMURANA	Town/City: ROTORUA
PO Box/Private Bag:	Postcode:
Phone number:	Mobile: 0274 313 903
After hours: 07 3322204	Fax:
Email address: MasonRoofing@xtra.co.nz	Website:

DECLARATION

I, TREVOR MASON, carried out or supervised the restricted building work recorded on this form.

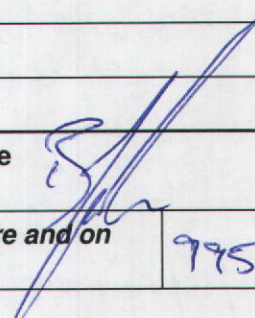
Signature:  Date: 09/03/2013

	<h1>Inspection Checklist: Domestic Final</h1>	Ref: IC 16
		Ver: 9
		Issued: 27 Sept 2011
		Doc No: IT-639940
		Page 1 of 4

BC No 70518	Contact on site (Name, company & position) JUSTIN O'CALLAGHAN.
Date 16-5-13	GENERATION HOMES
Inspector Barry Tuck	AGENT

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

WS 9956 New Concrete.

If Inspection Result = PASS then date and sign	Date 17-5-13	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		9956

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

Building Consent Documentation					Comments (reasons for decisions)
1	Form 6	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Received
2	Approved Building Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	onsite
3	Check conditions of PIM	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	RIC Not Req.
4	Inspections as scheduled	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	As shown on B.C.
5	Conditions of BC.	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	WS.
6	Building work completed to consent documents	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	YES.
7	Sec 269 – Substitutions may involve certified building methods or products,	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None
8	Sec 364 – (If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	By owner.

Kitchen					Comments (reasons for decisions)
9	Food preparation and sink provision	P	F	N/A	Formica top SIS SINK.
10	Impervious, easily cleaned wall finishes	P	F	N/A	Painted & tile above.
11	Bench top junction with wall linings (sealed)	P	F	N/A	Sealed.
12	Hot & cold supply provided to sink	P	F	N/A	Hot & Cold.
13	Trap & waste fitted to sink	P	F	N/A	PVC trap
14	Energy supply provided for cooking	P	F	N/A	Gas Hob, Electric oven.
15	Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	As per B.C.
Laundry					Comments (reasons for decisions)
16	Laundry facilities (washing machine space, tub etc)	P	F	N/A	Solid tubs.
17	Tub (fixing and water trap)	P	F	N/A	Fixed with PVC trap.
18	Water supply (cold min)	P	F	N/A	Hot & Cold.
19	Impervious finish (walls and floor)	P	F	N/A	Painted walls, concrete floor.
Wet areas / WCs					Comments (reasons for decisions)
20	Impervious finish (walls and floor) (Statement from water proof membrane installer)	P	F	N/A	See Record.
21	Joints in impervious surface finishes (including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls)	P	F	N/A	Junctions Sealed.
22	Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	AS/NZS 2208 marks sided
23	Shower cubicle watertight?	P	F	N/A	Yes, x 2.
Ventilation					Comments (reasons for decisions)
24	Natural ventilation to occupied space	P	F	N/A	Opening Sash.
25	Mechanical (ducted to exterior)	P	F	N/A	Intake.
Insulation					Comments (reasons for decisions)
26	Ceiling insulation installed correctly & clear of down lights	P	F	N/A	Check Framing of insulation.
27	Subfloor insulation protection (Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).	P	F	N/A	No subfloor slabs.
Glazing					Comments (reasons for decisions)
28	Glazing to full height windows, doors, landings etc (appropriate markings)	P	F	N/A	AS/NZS 2208 marks sided.

P & D					Comments (reasons for decisions)
29	Seismic restraints to the water storage cylinder	P	F	N/A	2x STAIRS FITTED
30	Terminal vents terminate outside the building clear of openings (Ensure all branch drain 10m or > are vented)	P	F	N/A	THROUGH ROOF
31	Waste pipe penetrations sealed in gullies	P	F	N/A	SEALED
32	Downpipes fixings and spreaders	P	F	N/A	Downpipes IN PLACE
33	HWC vent protected against frost	P	F	N/A	TPRV
34	ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	P	F	N/A	ORB CONFIRMED
35	HWC drain to the exterior	P	F	N/A	20mm COLLECT
36	Hot water supply (type of system eg infinity, low or mains pressure)	P	F	N/A	MAINS PRESSURE CYC
37	Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve)	P	F	N/A	ALL NEEDED COLLECT
38	Correct head for HWC	P	F	N/A	TPRV
30	AAV's accessible	P	F	N/A	None required
40	Water temperature	P	F	N/A	54°
Stairs / Landings / Handrails / Window Openings					Comments (reasons for decisions)
41	Handrails to internal and or external stairs	P	F	N/A	/ N/A No STAIRS. Blown finish concrete.
42	Lighting (switches at the top & bottom of stairway).	P	F	N/A	
43	Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	P	F	N/A	
44	Treads and riser dimensions/ threshold heights	P	F	N/A	
45	Barriers (Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)	P	F	N/A	/ N/A No STAIRS
48	Restriction stays (to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).	P	F	N/A	
Smoke Alarms					Comments (reasons for decisions)
47	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A	2x fitted & TESTED
Exterior					Comments (reasons for decisions)
48	Exterior envelope status and type (complete and weatherproof)	P	F	N/A	Exterior COMPLETE
49	Elevations compared to consented documents?	P	F	N/A	ELEVATIONS MATCH
50	Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	P	F	N/A	FLASHINGS IN PLACE
51	Parapet flashings correctly installed	P	F	N/A	No PARAPETS
53	Wall cladding fixings/soakers/scribers status	P	F	N/A	Scribers FITTED

54	Brickwork weep holes/ventilation (how is it achieved) Top and bottom	<input checked="" type="radio"/> P	F	N/A	blf's top & bot
55	Ground/paving heights (record dimensions)	<input checked="" type="radio"/> P	F	N/A	conform
56	Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	P	F	<input checked="" type="radio"/> N/A	No decks.
57	Sub floor access/insulation/ ventilation type	P	F	<input checked="" type="radio"/> N/A	No subfloor
58	Roof cladding type /flashing status/ roof penetration flashings types	<input checked="" type="radio"/> P	F	N/A	Two rooms 6 corners.
59	Landscaping status (completed or not)	<input checked="" type="radio"/> P	F	N/A	conform.
60	Stormwater disposal from hardstand areas? (confirm formation of cess pit)	<input checked="" type="radio"/> P	F	N/A	to cess pit with trapped outlets
Effluent Disposal Systems				Comments (reasons for decisions)	
61	System type	P	F	N/A	N/A No on-site disposal.
62	Statement (construction review) supplied from the installer or designer?	P	F	N/A	
63	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit				Comments (reasons for decisions)	
64	Footpath and/or kerb condition	<input checked="" type="radio"/> P	F	N/A	No Damage
65	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	<input checked="" type="radio"/> P	F	N/A	Yes
Crossing Deposit				Comments (reasons for decisions)	
66	Is crossing formed in accordance with RDC requirements?	<input checked="" type="radio"/> P	F	N/A	New Crossing
67	Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	<input checked="" type="radio"/> P	F	N/A	Yes.
Overhead Power Lines				Comments (reasons for decisions)	
68	Overhead power lines have correct clearance to building elements	<input checked="" type="radio"/> P	F	N/A	No Lines in Subdivision
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)	
69	Photographs taken of all exterior elevations!	<input checked="" type="radio"/> P	F	N/A	Taken
Producer Statements/Technical Literature/ Certificates				Comments (reasons for decisions)	
70	Energy Certificate for Electrical work	<input checked="" type="radio"/> P	F	N/A	Lazak Electrical
71	Energy Certificate for Gas work	<input checked="" type="radio"/> P	F	N/A	P.L. Gas LTD.
72	Exterior Plaster System	P	F	<input checked="" type="radio"/> N/A	None, on b.c.
73	Plumbing (pressure tests)	P	F	<input checked="" type="radio"/> N/A	checked on site
74	As built drainage plan	<input checked="" type="radio"/> P	F	N/A	Received, no plan checked
75	Membranes	P	F	N/A	S.O.C. received
76	As built supplied	P	F	<input checked="" type="radio"/> N/A	No chambers
77	Producer statements	<input checked="" type="radio"/> P	F	N/A	req received
78	Survey certificates	P	F	<input checked="" type="radio"/> N/A	None req.
79	Other	<input checked="" type="radio"/> P	F	<input checked="" type="radio"/> N/A	SFA S.O.C. received
80	Other	P	F	<input checked="" type="radio"/> N/A	
NOTICES				Comments (reasons for decisions)	
81	NTF and Instruction Sheets complied with?	P	<input checked="" type="radio"/> F	N/A	Not inst.

Barry Taylor

From: Barry Taylor
Sent: Thursday, 4 April 2013 11:37 a.m.
To: 'justino@generation.co.nz'
Subject: BC70518 - 30 HAMON PLACE
Attachments: SKMBT_C364013040410000.pdf

Hi Justin,

As discussed onsite this morning I have attached a copy of the gutter requirements out of AS3500 part 3.

Please let me know what the outcome is.

Regards

Barry Taylor

Barry Taylor
Building Officer Inspections
Rotorua District Council

DDI: 07 351 8198

Fax: 07 349 0993

E: barry.taylor@rdc.govt.nz

W: <http://www.rdc.govt.nz/>

7-5-13

Onsite inspection checked all areas of gutters
& 10m overflow now achieved.

Barry Taylor.

[Signature]

Attachment

G3 SPECIFICALLY LOCATED OVERFLOWS

Examples of specifically located overflows are holes and weirs.

TABLE G1
MINIMUM h_f VALUES

Gutter slope	Average inflow per metre of gutter (L/s per m)				
	0.2	0.4	0.6	0.8	1.0
Level gutter	18	20	22	23	25
Sloping gutter	12	14	16	17	19
Minimum h_f (mm)					

NOTE: Minimum h_f is based on $^{100}I_5$ for Australia and $^{50}I_{10}$ for New Zealand. Table G1 includes an allowance for water surface undulations and construction tolerances of 19 mm for level gutters and 13 mm for sloping gutters. Available research suggests that surface undulations may be limited to the range 5 mm to 8 mm, provided that the discharge from metal cladding for all roof slopes is directed downwards by turning down the outside edge. Figure G2 illustrates the effect.

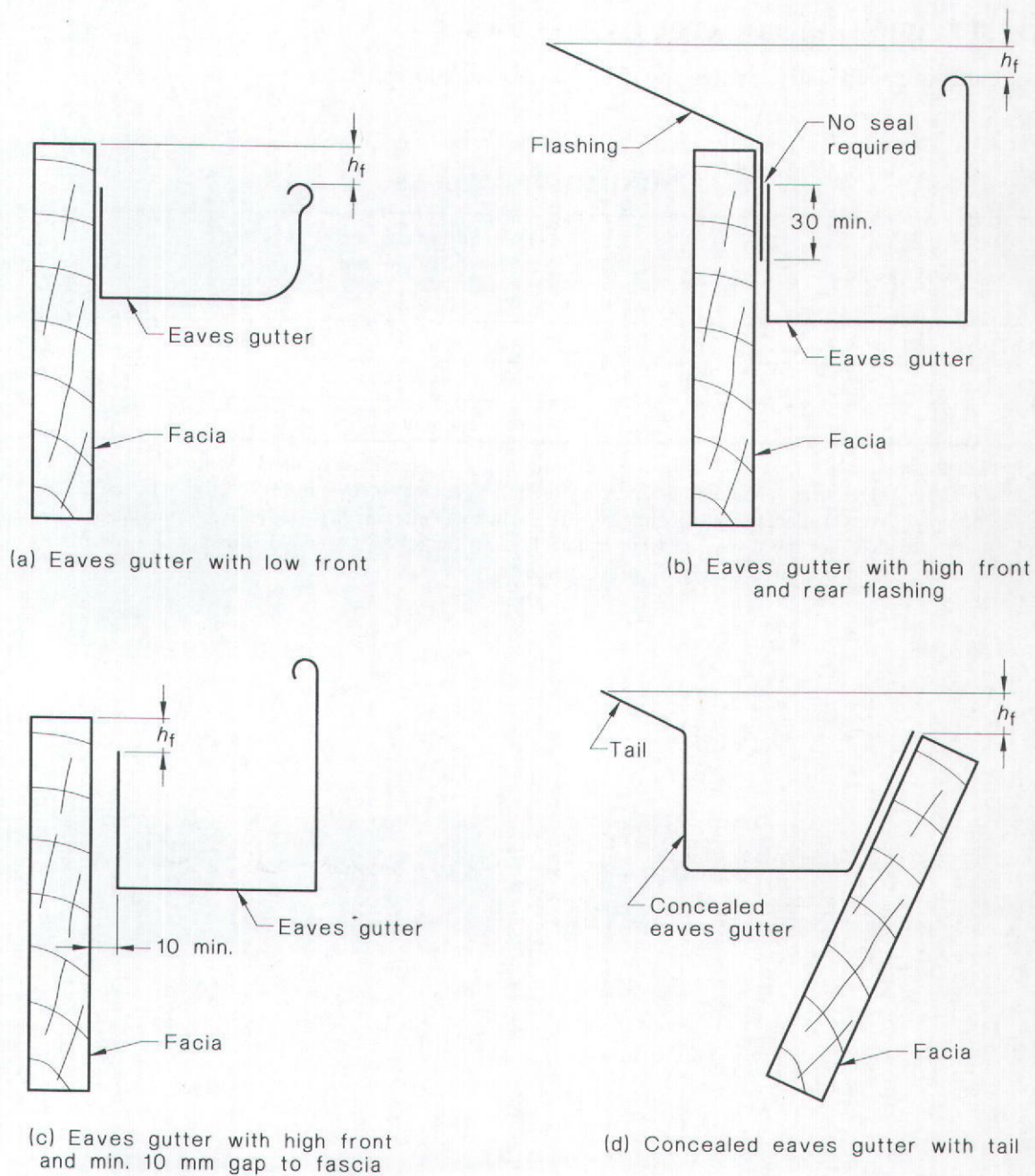


FIGURE G1 EAVES GUTTER OVERFLOW METHODS

INSTRUCTION BOOK

BUILDING SERVICES



Site Address: 30 Hamon Plc.

Building Consent No: 70518.

Attention: Murray

Inspection Type: Sewer + Stormwater.

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

P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Instructions:

Stormwater lateral to connect to can not be found. Council to jump SW and locate connection for this property. Dig layer to connect to lateral when found. and present Asbuilt with all measurements.

completed
w/ 12-4-13

Date Instructions complied with: When connection located

Signed: W. Trembath (Print name) W. Trembath

Date: 2-4-13

INSTRUCTION BOOK

BUILDING SERVICES

Site Address: 30 HamonBuilding Consent No: 70518Attention: RobinInspection Type: half brick

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

P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Instructions:

- 1) Gable end outside family room required to be wrapped & cavity battens installed as consent doc's & requires an inspection. What & Gavin Barrows noted, Thomas GARDENING take to what call.
- 2) Dismissed 3x brick panels under 230. OK to brick areas. Extra ties to be installed in panels next to windows as discussed.

long above complete
27-3-13
Brett Tawal.

Date Instructions complied with: before pre line buildingSigned: [Signature]

(Print name)

Trevor QuiltyDate: 18-3-13

INSTRUCTION BOOK

BUILDING SERVICES

Site Address: 30 Hamon LaneBuilding Consent No: 70518Attention: David DavisInspection Type: Please See Below

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

P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Instructions:

1) Bathroom Window 110mm & Sill Level should be 140mm, this is required to consider 110mm window can take this load & from 2x trusses.

New window frame & PSI design required from this design if any change from original consent is made.

Design Statement received from Trusstek confirming change of window size from 150x100 to 100x100 to bathroom still complies with mitre beam design.

Compliance with Code Clause 61 achieved.

David Tarkenton

5-4-13

Date Instructions complied with: Before Next Inspection

Signed: [Signature] (Print name) David Tarkenton

Date: _____

INSTRUCTION BOOK BUILDING SERVICES

NO: 5628

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Site Address: 30 Hamon Plc

Building Consent No: 705 18

Attention: Daniel Davis,

Inspection Type: Concrete Floor

Instructions:

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

✓ Compaction under slab to be checked
by an engineer and a PS4 to be
provided

Statement: Received. from Civic engineers

* Rang. Generation - Site checked by
engineers. - PS4 forthcoming.
Collect at next inspection.

17-5-13
Daniel T. ✓

Date Instructions complied with:

Before Floor poured. PS4 to collect
next inspection.

Signed:

W. Trembath

(Print name)

W. Trembath

Date:

18-2-13.

INSTRUCTION BOOK

BUILDING SERVICES



Site Address: 30 Hamon Place
 Building Consent No: 70518
 Attention: JUSTIN
 Inspection Type: FINAL

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

P: 07 348 4199
 F: 07 346 3143
 E: mail@rdc.govt.nz
 W: www.rdc.govt.nz

Instructions:

- 1) PS4 provided for foundations to basement wall. received
- 2) PS4 for window instructions. received, 17-5-13, Barry T.

Date Instructions complied with: Borals C.C.C. Assessment

Signed: [Signature]

(Print name) Barry T. Tuck

Date: 16-5-13

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

BC No 70518	Contact on site (Name, company & position) Daniel Davis BP 113795
Date 18-2-13	
Inspector Bille	

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

The floor inspection - Rubbett.
all work as per consented plans on site.

Pass

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

Date **18-2-13**

Signature


Whitcomb

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

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

Concrete Prefloor				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F NA	<i>on site</i>
2	Previous comments	<input checked="" type="radio"/> P	F NA	<i>checked</i>
3	Floor construction type (record type)	<input checked="" type="radio"/> P	F NA	<i>Rib Ribs</i>
4	Specified datum height is achieved (record how verified)	<input checked="" type="radio"/> P	F NA	<i>Taken from Datum Point marked on site</i>
5	Shrinkage control & construction joints formed where necessary	P	F <input checked="" type="radio"/> NA	<i>N/A</i>
6	Floor height above finished ground level (discuss with contractor ability to meet min floor heights when project finished)	<input checked="" type="radio"/> P	F NA	<i>correct</i>
7	Hardfill compaction (binding layer protecting DPM)	<input checked="" type="radio"/> P	F NA	<i>PS4 to come</i>
8	DPM type (note lap & penetration details)	<input checked="" type="radio"/> P	F NA	<i>Black Polythene</i>
9	Slab thickenings / pads	<input checked="" type="radio"/> P	F NA	<i>300^{mm} x 300^{mm} as per plan 24D12</i>
10	Reinforcing type	<input checked="" type="radio"/> P	F NA	<i>500E mesh in place</i>
11	Slab thickness	<input checked="" type="radio"/> P	F NA	<i>85mm</i>

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

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

BC No 70518	Contact on site (Name, company & position) Ritchie Prosser Laser Plumbing
Date 14-2-13	
Inspector Bill	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	
<p>Pre floor Drainage All work as per consented plans</p> <p>Pass</p>	
If Inspection Result = <u>PASS</u> then date and sign here	
Date 14-2-13	Signature Whembatho
If Inspection Result = <u>FAIL</u> then complete instruction sheet (record number here and on summary card)	

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

Pre Floor Plumbing And Drainage				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	on site
2	Previous comments/ instructions	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	checked
3	Confirm RMA-RC requirements and siting of building on new site if this is first inspection	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	Siting Confirmed. 3.0m + ple boundary 5.0m front boundary
4	Confirm plumbers details are correct (current license)	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	Name Ritchie Prosser License No 12818
Water Supply/ Wet Back Pipes				Comments (reasons for decisions)
5	Water pipes are run under floor (50 year warranty)	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	correct wela.
6	Wet back pipes in copper and layed to correct fall	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A	N/A
System				Comments (reasons for decisions)
7	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	AS 3500
Fixture Wastes				Comments (reasons for decisions)
8	Developed waste lengths do not exceed (3.5m G 13, 2.5m to FWG As 3500)	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	correct
9	Record any fixture waste that exceeds max dimension and requires separate vent.	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A	N/A
10	Correct size and gradient (min 40mm As 3500)	<input checked="" type="radio"/> P <input type="radio"/> F	N/A	1:40 65mm

Drainage					Comments (reasons for decisions)
11	Correct sizes and gradient (65mm min AS 3500/ 80mm min G13)	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	65mm - 1:40
12	Soffits of all pipes are level at top of pipes	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	correct
13	Primer used on joints	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	yes
14	Terminal Vent is in correct size and position/ one fixture max upstream (min vent sizes met 50mm AS3500/ 80mm G13)	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	correct - 65mm
15	Branch drains over 6m/ 10m to be vented	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> N/A	no
16	Stacks have two 45 degree bends at base	<input type="checkbox"/> P	<input type="checkbox"/> F	<input checked="" type="checkbox"/> N/A	No Stacks
17	FWG have concrete support at base	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	yes
18	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	correct
19	Pipes are protected where they pass through concrete	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	yes skewed.
20	Test on drains/ AS3500	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	water test in place
21	If AS 3500 system the depth of the lateral being connected to must be confirmed to achieve 1:60 fall in the drains.	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	Correct
HWC Drains					Comments (reasons for decisions)
22	HWC drain is to correct fall, correct material & length and to an unobstructed and visible position at exterior. (max length of???)	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	65mm / undish as per plan
23	Confirm size of drain matches relief valve to be used	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	N/A	correct

	Inspection Checklist: Siting, Footings, Foundations <i>FFL 303.215</i>	Ref IC 01
		Ver: 8
		Issued: 28 May 2012
		Doc No: IT-639941
		Page 1 of 2

BC No <i>70518</i>	Contact on site (Name, licence no - RBW, company & position) <i>Daniel Davis Builder</i>
Date <i>18-2-13</i>	
Inspector <i>BRL</i>	

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

*Siting / Footing + Concrete Floor all correct.
Inst. 5628, issued.
VQ45*


If Inspection Result = PASS then date and sign here	Date <i>18-2-13</i>	Signature <i>[Signature]</i>
--	------------------------	---------------------------------

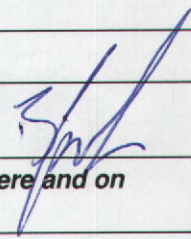
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	
---	--

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

Siting/ Footings				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F N/A	<i>on site</i>
2	Previous comments/ instructions/ PIM - BC conditions (RC requirements etc)	P	F N/A	
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	P	F N/A	<i>checked pre floor Drains</i>
4	Dimensions to boundaries (record measurements)	P	F N/A	
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	P	F N/A	
6	Excavations, Slopes, Retaining for site-safe OK	P	F N/A	
7	Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)	P	F N/A	
8	Pollution control considered to EBOP (discuss with owner or agent)	P	F N/A	
9	Building will be clear of overhead power lines	P	F N/A	
Footing / Foundation				Comments (reasons for decisions)
10	Discuss finished floor levels/150 or 225 above ground	<input checked="" type="radio"/> P	F N/A	<i>correct</i>
11	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	<input checked="" type="radio"/> P	F N/A	<i>Engineer checked P34 to come</i>
12	Pad / post footings / footings details	<input checked="" type="radio"/> P	F N/A	<i>All as per plan</i>
13	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	<input checked="" type="radio"/> P	F N/A	<i>correct</i>

Footing / Foundation continued				Comments (reasons for decisions)
14	Reinforcing status (clean, properly supported, correctly lapped & tied with correct cover)	<input checked="" type="radio"/> P	F N/A	correct
15	Reinforcing steel (record size, type and grade)	<input checked="" type="radio"/> P	F N/A	HD 12 as per Plan Ribbed Floor
16	Height pegs of (correct material)	<input checked="" type="radio"/> P	F N/A	correct
17	Starters are tied to horizontal rods (record tied at ? centers)	P	F <input checked="" type="radio"/> N/A	NA Ribbed
18	Foundation is suitable for fire walls if applicable	P	F <input checked="" type="radio"/> N/A	NA
19	Steel radius bends correct	<input checked="" type="radio"/> P	F N/A	correct
20	Welded steel (requires Producer Statement)	P	F <input checked="" type="radio"/> N/A	NA
Piles				Comments (reasons for decisions)
21	Pile layout (record centers etc and if anchors or braced piles in correct position)	P	F N/A	NA
22	Pile footing sizes (Anchor, Brace, Ordinary or othe)	P	F N/A	
23	Treatment and size of piles	P	F N/A	
24	Bearing	P	F N/A	
25	Point loads (Undertake an on site check to confirm that all point loads are supported)	P	F N/A	
26	Confirm floor height (NZS 3604 requires 550 mm to u/side of chipbd floor)	P	F N/A	
27	Floor heights conform to bracing elements provided (record max height for each type of pile)	P	F N/A	
28	Confirm durability of fixings (discuss with builder)	P	F N/A	
29	Crawl space (450 mm)	P	F N/A	
30	Driven Piles (engineer report)	P	F N/A	
31	Is pile reinforcing necessary (record details)	P	F N/A	
Columns / Insitu				Comments (reasons for decisions)
32	Size and grade of steel used	P	F N/A	NA
33	Stirrups centres and size	P	F N/A	
34	Lap measurements	P	F N/A	
34	Cover of steel	P	F N/A	
35	Spiral steel to be welded-not tied	P	F N/A	
36	Steel radius bends correct	P	F N/A	

	<h2 style="margin: 0;">Inspection Checklist: Pre-Wrap</h2>	Ref: IC 05
		Ver: 5
		Issued: 27 Sept 2011
		Doc No: IT-639951
		Page 1 of 3

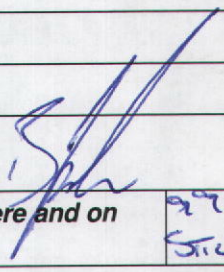
BC No 20518	Contact on site (Name, company & position) SHAW, DANIEL DAVIS	
Date 27-2-13	SP 113775	
Inspector Dan Shaw	Davis	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
All framing & fixings as per B.C		
If Inspection Result = PASS then date and sign here	Date 27-2-13	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		
F = Fail = Non-compliance with approved plans & documentation P = Pass = Compliance with approved plans & documentation. N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant		

Pre Wrap					Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	onsite
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	checked.
Wind Zone					Comments (reasons for decisions)
3	Wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	low wind.
Wall Framing					Comments (reasons for decisions)
4	Stud size, grade, treatment and height	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	100x50 S68 H-2 @ 2.4 H-60t.
5	Is the framing setout appropriate for the cladding system? (480 c nogs for bd & batten or studs at 400c for non rigid backing plaster system etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	block / linear.
6	Has blocking been installed under top plates to accommodate point loads or has double top plate been fitted? <i>Check for point loads</i>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	top plate packed.
7	Is SED frame in accordance with engineer design? <i>If engineer is retained to verify design then obtain PS4.</i>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No SED frames
8	Have Nogs been installed behind apron flashing upstand to roof, deck, etc?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No Allowance.
9	Bottom plate fixings including straps etc for bracing of exterior walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	All fixings in place

Wall Framing continued				Comments (reasons for decisions)
10	Is DPC fitted under bottom plate?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A D.P.C. Fitted.
11	Top plate to stud fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A Type B Fitted
12	Sheet bracing type, treatment, thickness & fixings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A No bracing.
13	Framing treatment is correct for location / situation	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A H-2.
Lintels And Sills				Comments (reasons for decisions)
14	Lintel/ sill, grade and treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A S68 H-2 & CVC H3.1
15	Lintel sizes in accordance with consent?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A As shown on B-C
16	Are lintel fixings for uplift correctly fitted for wind zone?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A Type E, F & G Fitted.
17	Sill thickness correct (90mm > 2.999M / 135mm > 3.599 / > 4.2m = SED)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A 100x50 H-2
18	Correct lintel sizing for load points (check load points are in same position as design)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A correct
Posts And Beams				Comments (reasons for decisions)
19	Beam size, span, grade and treatment	<input type="radio"/> P	<input type="radio"/> F	N/A
20	Beam connections to supporting members (type of fixings)	<input type="radio"/> P	<input type="radio"/> F	N/A
21	Are beams properly supported? Have load paths been considered?	<input type="radio"/> P	<input type="radio"/> F	N/A LINTERS ON POSTS.
22	Do post / footing connections comply? Check durability of connections	<input type="radio"/> P	<input type="radio"/> F	N/A H5 POSTS
Truss Roof				Comments (reasons for decisions)
23	As built truss plan supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A on site
24	As built compared to that used in design process	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A SAME AS B-C
25	Treatment of trusses	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A H-2
26	Layout and fixings for wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A All fixings correct
Purlins & Battens & Outriggers				Comments (reasons for decisions)
27	Purlin / batten / outrigger spacing, size, span, grade, & treatment?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A TIN TILE BATTENS
28	Purlin / batten / outrigger fixings correct for wind zone	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A NAILS ON
Valley Boards				Comments (reasons for decisions)
29	Valley board size & treatment (Must be min. 25mm thick and wide enough to support valley gutter).	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A NOGS. Fitted
Roof Bracing				Comments (reasons for decisions)
30	Does roof bracing comply with approved documentation? <ul style="list-style-type: none"> Plane Space Dragon ties Ceiling plane for heavy hips (Check connections and location of bracing components). 	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A 25mm STRAP PLACING ROOF SPACE BRACES FITTED TO GABLE ENDS

Framed Roof					Comments (reasons for decisions)
Rafters					
31	Do rafter spacing, size, spans, grade, treatment, & connections comply with approved documentation?	P	F	N/A	
Ridge Beams					
32	Do ridge beam, spans, supports & fixings comply with consent documentation? (Give careful attention to spans, support, load paths, connection details).	P	F	N/A	
Collar Ties & Cleats					
33	Do collar tie & cleats and fixings comply with approved consent?	P	F	N/A	
Ceiling Joists					
34	Do ceiling joists seat by 35mm min or joist hanger fixings completed	P	F	N/A	
35	Do ceiling joist spacing, size, span, grade, & treatment comply with the plans and specifications?	P	F	N/A	N/A Truss system only.
Ceiling Runner/ Strong Back					
36	Does ceiling runner (strong back) spacing, span, size, grade, & treatment comply with documentation?	P	F	N/A	
37	Do strong backs have a minimum landing of 65 mm on top of a packer supported on the top plate & are restrained at each end from twisting?	P	F	N/A	
38	If the end of the strong back is chamfered ensure that depth of the strong back is not less than 50% at point of support.	P	F	N/A	
Under Purlin					
39	Are the under purlin struts correctly supported?	P	F	N/A	
40	Does cantilever of under purlin comply?	P	F	N/A	
41	Do under purlin size, span, fixing, grade, and treatment comply with documentation?	P	F	N/A	
Strutting Beams					
42	Are strutting beams clear of ceiling joists by > 25 mm or as engineer designed?	P	F	N/A	
43	Do strutting beam dimensions, spans, fixings, and & support comply with consent documentation?	P	F	N/A	

	<h2 style="margin: 0;">Inspection Checklist: Postline</h2>	Ref: IC 13
		Ver: 5
		Issued: 27 Sept 2011
		Doc No: IT-639948
		Page 1 of 2


BC No	70518	Contact on site (Name, company & position)	JUSTIN O'CALLAGHAN ROTORUA MOUNTECH CONVOLUTION HOMES
Date	4-4-13		
Inspector	Dan Taylor		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)			
DAVE DAVIS Building Supervision CBP #113795 DANIEL			
If Inspection Result = PASS then date and sign here		Date	Signature
		4-4-13	
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			9915 SILLARUS

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Post Line					Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Approved
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	YES
Post Line/ Bracing					Comments (reasons for decisions)
3	Bracing system used (record)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	GIB System.
4	Board type and thickness (relevant to use and framing centres)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	10mm GIB
5	Fixing of wall bracing elements (spacings, fastener type, length and gauge)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Collect fixings
6	Fixing of ceiling bracing elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	None on B.C.
7	Brace sheet widths comply (wall and ceiling)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Comply
8	Bracing elements in correct locations & (clear of baths & showers etc)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	YES
Post Line/ Fire Rating					Comments (reasons for decisions)
9	Board type and thickness (relevant to use and framing centres)	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	/ N/A No FRD on B.C.
10	Fixing of wall elements (spacings, fastener type, length and gauge)	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	
11	Fixing of ceiling elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	
12	All Sheet edges all fixed to framing	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	

Post Line/ Fire Rating Cont					Comments (reasons for decisions)
13	Joints on opposite sides of the wall are staggered	P	F	N/A	N/A None on B-C
14	Sheets fixed hard to floor where specified	P	F	N/A	
15	Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
16	Longitudinal joints correctly back-blocked (single layer systems only)	P	F	N/A	
17	Penetrations comply with details in consent (Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)	P	F	N/A	
18	Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
19	Fire rated flush boxes fitted	P	F	N/A	
20	Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ Stc Rated Walls					Comments (reasons for decisions)
21	STC system used	P	F	N/A	N/A No STC on B-C
22	Board type and thickness (relevant to use and framing centres)	P	F	N/A	
23	Fixing of wall elements (spacings, fastener type, length and gauge)	P	F	N/A	
24	Fixing of ceiling elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	
25	No penetrations to STC rated wall without specific design	P	F	N/A	

JUSTIN O @ GIB®.CO.NZ

	Inspection Checklist: Sanitary & Storm Water Drainage	Ref: IC 14
		Ver: 6
		Issued: 27 Sept 2011
		Doc No: IT-639953
		Page 1 of 2

BC No	70518	Contact on site (Name, company & position) Murray Cheater.
Date	2-4-13	
Inspector	Bill	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) Sewer + Stormwater. Pass		
If Inspection Result = PASS then Date 2-4-13 Signature [Signature]		
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Drainage			Comments (reasons for decisions)
1	Approved Consent documents on site	P F N/A	yes on site
2	Previous comments/ instructions	P F N/A	Checked.
3	Confirm drainlayers details are correct (current license)	P F N/A	Name Murray Cheater. License No 05999.
System			Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	P F N/A	AS 3500
Sanitary Sewer			Comments (reasons for decisions)
5	Correct lateral is being connected to?	P F N/A	Council lateral.
6	Pipe size and gradient	P F N/A	110mm pit 1:60
7	Primer and glue on all joints	P F N/A	yes
8	Bedding material	P F N/A	limestone
9	Correct fittings, junctions and bends	P F N/A	correct
10	Terminal Vent location / size	P F N/A	50mm
11	Back vent location / size	P F N/A	N/A
12	Drain is to sufficient depth	P F N/A	500mm - 800mm
13	Drains are on test and holding	P F N/A	Water test holding
14	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	P F N/A	Correct

On Site Effluent Disposal					Comments (reasons for decisions)
15	Type of system (<i>advanced or conventional</i>)	P	F	N/A	
16	What soil type is the effluent drain laid in? (<i>check against design</i>)	P	F	N/A	
17	Size of septic tank	P	F	N/A	
18	Effluent trench length or drip line length (<i>NZS 1547-max length of 20m for conventional -may be exceeded providing it is laid horizontal</i>)	P	F	N/A	N/A
19	Trench construction (<i>combined, separate, type of metal, infiltration cloth etc</i>)	P	F	N/A	
20	Is a filter installed?	P	F	N/A	
21	Has a distribution box been installed / required?	P	F	N/A	
Grease Traps					Comments (reasons for decisions)
22	Inspection by Pollution Control completed	P	F	N/A	
23	Size of tank as per consent	P	F	N/A	
24	Venting installed as per consent	P	F	N/A	
25	Test chamber correct	P	F	N/A	N/A
26	No water traps fitted upstream of grease trap	P	F	N/A	
Stormwater					Comments (reasons for decisions)
27	Pipe size and gradient	P	F	N/A	90 ^{cm} + 1/10 ^m 1:60
28	Pipe is glued and primer used	P	F	N/A	
29	Bedding material	P	F	N/A	yes
30	Correct fittings / bends are used	P	F	N/A	plumice
31	Soak holes are used, diameter and depth	P	F	N/A	correct
32	Correct lateral is being connected too	P	F	N/A	N/A
33	Other means of disposal accepted	P	F	N/A	Council to locate
34	Consideration for drainage from hardstand areas (<i>discuss formation of cess pit</i>)	P	F	N/A	N/A
					in place.
Documentation					Comments (reasons for decisions)
35	As laid drainage plans received?	P	F	N/A	To Come
36	Commissioning statement for advanced systems	P	F	N/A	N/A
37	Form 6 received (<i>for stand alone consents</i>)	P	F	N/A	N/A

Inspection Checklist: Preline Building

Ref: IC 10

Ver: 5

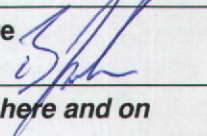
Issued: 27 Sept 2011

Doc No: IT-639950

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BC No 70518	Contact on site (Name, company & position) ANJIEE DAVIS
Date 28-5-13	#115725 Builder
Inspector Barry TAYLOR	

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

If Inspection Result = PASS then date and sign here	Date 27-5-13	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		7913

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Pre Line Building				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	F N/A	on site
2	Previous comments/ instructions	<input checked="" type="radio"/> P	F N/A	checked
Exterior				Comments (reasons for decisions)
3	Exterior envelope is complete	<input checked="" type="radio"/> P	F N/A	confirmed
4	Fixing and detailing of roofing elements (as seen from ground)	<input checked="" type="radio"/> P	F N/A	in place
5	Fixing and detailing of wall cladding elements	<input checked="" type="radio"/> P	F N/A	confirmed
6	Are all cladding / roofing penetrations detailed as per consent?	<input checked="" type="radio"/> P	F N/A	yes
7	Re confirm ground levels (no surprises later)	<input checked="" type="radio"/> P	F N/A	discussed & 2 requirements
Wall Framing				Comments (reasons for decisions)
8	Framing grade, spacing and treatment	<input checked="" type="radio"/> P	F N/A	75x50 H-2568 @ 600mm 100x50 H-2568 @ 600mm
9	Bottom plate fixings for braced and non braced walls are correct	<input checked="" type="radio"/> P	F N/A	checked
10	Moisture content?	<input checked="" type="radio"/> P	F N/A	14%
11	Framing for ceiling diaphragms (Double top plate of top plate packer-ex 40mm)	P	F <input checked="" type="radio"/> N/A	no diaphragms
12	Air seal to window / door jambs confirm PDF rod installed	<input checked="" type="radio"/> P	F N/A	fixed
Ceiling Framing & Battens				Comments (reasons for decisions)
13	Size, type, span and centres	<input checked="" type="radio"/> P	F N/A	25x35 round battens
14	Moisture content	P	F <input checked="" type="radio"/> N/A	" " "
15	Openings in diaphragm ceilings compliant	P	F <input checked="" type="radio"/> N/A	no diaphragms
Mid Floor Structure				Comments (reasons for decisions)
16	Floor joist sizes, treatment and grade in accordance with consent (record findings)	P	F <input checked="" type="radio"/> N/A	concrete floor

17	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	N/A cantilevered joists
18	Nogs between joists for connection of braced panels at both ends where connection to joists not possible	P	F	N/A	
19	Nogs for non braced and braced wall support	P	F	N/A	
20	Solid blocking to centre of floor joist spans of span 1 st floor?	P	F	N/A	
21	Holes and notches in framing and joists	P	F	N/A	
Wet Area Floors					Comments (reasons for decisions)
22	Confirm product to be used to water proof timber floors.	P	F	N/A	cantilevered
Insulation					Comments (reasons for decisions)
23	Glazing (single or double glazed, check consent)	P	F	N/A	double glazed
24	Roof & wall insulation R values	P	F	N/A	R2.2 R3.2 ceiling
Multi Unit Dwellings (Stc Rating)					Comments (reasons for decisions)
25	Construction method / insulation of STC rated walls and ceiling is completed in accordance with consent?	P	F	N/A	Stable Insulation
Fire Rating					Comments (reasons for decisions)
26	Fire wall framing correctly set out for type of system and fixed to other elements to provide stability <ul style="list-style-type: none"> All sheet joints supported Fire rated ceilings are supported by fire rated walls Bottom plates strapped and bolted to provide stability in accordance with design. 	P	F	N/A	N/A None on B.C
27	Penetrations in fire walls prepared correctly	P	F	N/A	
28	Steel studs 'friction fitted' where specified	P	F	N/A	
	Expansion gap to steel studs where specified	P	F	N/A	
29	Timber/steel dimensions correct for system required	P	F	N/A	
30	Nog and solid blocking placement correct	P	F	N/A	
DAP					Comments (reasons for decisions)
31	Are DAP facilities being installed?	P	F	N/A	N/A None on B.C
32	Does the accessible route comply (1200mm)?	P	F	N/A	
33	Are thresholds at correct height?	P	F	N/A	
34	Are door openings correct (discuss with builder, cavity sliders require an 860 leaf generally)?	P	F	N/A	
35	Do corridor widths comply?	P	F	N/A	
36	Have nogs been installed for grabrails?	P	F	N/A	
Tiles over Aqualine					Comments (reasons for decisions)
37	Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	Fixed
38	Weight of tiles will dictate thickness of Gib Aqualine	P	F	N/A	10mm Aqualine discussed
39	13mm min for steel frame	P	F	N/A	Timber
40	All sheet joints over framing	P	F	N/A	yes


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

BC No <u>70514</u>	Contact on site (Name, company & position) <u>Tommy Toman</u> <u>Carol Kumbak</u> <u>Kumbak</u>	
Date <u>27-5-13</u>		
Inspector <u>Mark Tamar</u>		
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
<u>See above for details.</u>		
If Inspection Result = PASS then date and sign here	Date <u>27-5-13</u>	Signature <u>[Signature]</u>
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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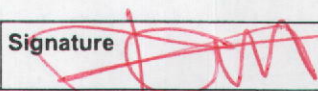
Drainage				Comments (reasons for decisions)
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>none</u>
2	Previous comments/ instructions	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>checked</u>
3	Confirm plumbers details are correct (current license)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A Name <u>Tommy Toman</u> License No <u>20620</u>
System				Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>AS 3500</u>
Water Supply				Comments (reasons for decisions)
5	Pipe material/ system	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>correct</u>
6	Pressure test	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>200 PSI 105T</u>
7	Water hammer protection	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>none</u>
8	Isolation valve/ filter to water supply	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>filter to GALLAGE</u>
9	Pipes are supported/ clipped into position	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>yes</u>
10	Back flow prevention	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A <u>none required</u>
11	Copper HWC drain	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>20mm copper</u>
12	Frost protection including overflow (where pipes are outside the thermal envelope)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A <u>above 1000</u>
13	Fire hose reel feeds in copper only	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A <u>none on A.C</u>
14	Water storage filtration system	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A <u>" " "</u>

Wastes/ Stacks/ Vents				Comments (reasons for decisions)
15	Correct waste sizes and gradients	P	F	N/A 40mm PVC 1:40 achieved
16	Connections to stacks not in restricted zones	P	F	N/A No stacks
17	Soffits of wastes/ roll over stacks are level	P	F	N/A No stacks
18	Additional venting requirements addressed	P	F	N/A None required
19	Position and accessibility of AAVs	P	F	N/A " "
20	Support of horizontal wastes, fixture discharge pipes	P	F	N/A No horizontal wastes
21	Terminal vent size	P	F	N/A 50mm
22	Terminal vent to open air	P	F	N/A yes
23	Stacks under test	P	F	N/A No stack
24	Primer used on all stack and waste pipe joints	P	F	N/A used
Accidental Overflow				Comments (reasons for decisions)
25	Protection provided for multi unit buildings	P	F	N/A working
Structural Considerations				Comments (reasons for decisions)
265	Floor joists/ framing not compromised by checks or notches to accommodate pipes	P	F	N/A Additional SdD to ENSURE
Documentation				Comments (reasons for decisions)
27	Certificates for pressure test received.	P	F	N/A checked onsite

	Inspection Checklist: Half High Brick	Ref: IC 07
		Ver: 6
		Issued: 1 July 2010
		Doc No: IT-639938
		Page 1 of 2

BC No 70518	Contact on site (Name, company & position) Robin Dorman #109175
Date 18-3-13	
Inspector Trevor	


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

If Inspection Result = PASS then date and sign below	Date 18-3-13	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		9726

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Exterior Cladding				Comments (reasons for decisions)	
1	Approved Consent documents on site	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	On site
2	Check previous comments	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	checked
Brick Veneer				Comments (reasons for decisions)	
3	Are ground clearance provisions correct? <small>Min 100mm to paved surface Min 150mm to finished ground level</small>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Correct
4	Are lintel bars spanning openings as per consent documentation and flashings correct? <small>100mm min seating each side for spans < 2m. 200mm min seating each side for spans > 2m</small>	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No lintel bars
5	Have shelf angles been installed and flashed correctly?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	Not install
6	Correct treatment of framing supporting shelf angles (H3.1- NZS 3602)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	!!
7	Are wall ties, spacing and spans as specified?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	every 600 & across every 400 & down
8	Are wall ties the correct length for the cavity size?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	50/50
9	Are weep holes correctly installed? <small>Max 800 mm.</small>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Vert
10	Are window and door opening details correct, including flashings?	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> N/A	Super Corse
11	Have control joints been correctly installed?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	Done over 6m

12	Have bricks been laid stretcher bond with a minimum of 60mm lap?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	SO/SO
13	Is the minimum brick wall panel width 230 mm?	<input type="radio"/> P	<input checked="" type="radio"/> F	N/A	Discussed
14	Mortar Joints 10mm +/- 2mm	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	10mm
15	Is vermin proofing provided where gaps more than 13mm occur?	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	No gaps
16	Is cavity correctly formed >40mm <75mm	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	40mm Min
17	Is the cavity clear and free of obstructions?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	clear
18	Cavity is sealed from roof space (Soffits is blocked off)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Soffits hard to wall
19	How will top ventilation be provided (10mm continuous gap at top of wall or replication of perps).	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	Vert's
20	Bricks do not overhand foundations more than 20mm unsupported?	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	flush
21	Steel framed buildings require a thermal break behind brick ties.	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> N/A	timber
22	Back flashings for junctions between differing claddings (water ingress is mitigated, drainage paths correctly formed)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	PVC internal & Super Corse
23	Internal and external cladding formed correctly (cavity dimension is maintained)	<input checked="" type="radio"/> P	<input type="radio"/> F	N/A	correct


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

BC No 70514	Contact on site (Name, company & position) DAVIDE DAVIS CHP 113795 Buckhol
Date 4-3-13	
Inspector Sally Tinkol	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	
Notes 3x Post Holes checked to external posts 350mm SQ x 400 Deep to that embedded & 350 SQ x 1400 deep to foundation	
If Inspection Result = PASS then date and sign here	Date 4-3-13 Signature <i>[Signature]</i>
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

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

Wrap Inspection				Comments (reasons for decisions)	
1	Approved Consent documents on site	P	F	N/A	on site
2	Previous comments/ instructions	P	F	N/A	checked
3	Protection details for window & door openings (sill trays, wrap returned around stud, type of flashing tape)	P	F	N/A	ACUBAND FLASHING TAPE
4	Window and door support bars	P	F	N/A	Not Fixed -
5	Internal & external corner junctions (back flashings etc) As per consent	P	F	N/A	PVC Fixed.
6	Back and junction flashing details (change in claddings) As per consent	P	F	N/A	PVC Fixed
7	Saddle flashings correctly installed	P	F	N/A	None on BC
8	Flashings to beam to wall junction	P	F	N/A	No external beams
9	Building wrap type and installation (appropriate for types of cladding unlined gable ends etc, type of fixing) Wrap tight to framing	P	F	N/A	TEKTON WRAP.
10	Rigid air barrier where applicable (Refer NZS 3604:1999, section 11.5.2.6. A rigid or non-rigid 'Wind Barrier' shall be required behind all types of weatherboards in 'High & Very High' wind zones.)	P	F	N/A	Low WIND ZONE

Wrap Inspection cont.					Comments (reasons for decisions)
11	Wrap condition (free of punctures and sealed around penetrations)	P	F	N/A	Sealed.
12	Building wrap is restrained at 300mm centres if studs at more than 450C for cavities (E2 AS 1)	P	F	N/A	Ran band TAPE @ 300C
13	Have building wrap laps been taped when interior linings not fitted?	P	F	N/A	Lap's Taped.
14	Apron flashings have appropriate kick out (discuss with contractor if not fitted)	P	F	N/A	PVC Kickouts x 2 TO Chimney & Sealed.
Cavity Battens					
15	Batten treatment and type	P	F	N/A	H31 Timber.
16	Batten width and thickness (double battens behind joins in sheets etc)	P	F	N/A	40 x 20
17	Batten spacing	P	F	N/A	600C.
18	Battens fixings (Battens fixed at 300C where claddings fixed to battens)	P	F	N/A	Fixed with BT Battens.
19	Batten Nogs fall and length	P	F	N/A	Correct.
20	Double studs & battens provided behind sheet joints for 'Expressed joints' &/or 'Sealant joints'	P	F	N/A	Weather boards.
21	Drainage paths unimpeded (moisture in cavity draining down back of cladding is directed to the exterior at 1 st available instance and is not impeded by other building elements)	P	F	N/A	Open Drainage Path.
22	Cavity closer (type fitted)	P	F	N/A	PVC Vane Seal.
23	Muleseal to concrete at base of brick cavity	P	F	N/A	Fitted.

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

BC No <u>70518</u>	Contact on site (Name, company & position) <u>DASON ESTATE</u> <u>Appl. # 1043</u> <u>Trust for Napier</u>
Date <u>7-5-12</u>	
Inspector <u>Paul T. T. T.</u>	


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

If Inspection Result = **PASS** then Date 7-5-15 Signature [Signature]

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

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

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

	Inspection Checklist: Liquid / Solid Fuel Burners	Ref: IC 15
		Ver: 8
		Issued: 27 Sept 2011
		Doc No: IT-639942
		Page 1 of 2

BC No 70514	Contact on site (Name, company & position) JUSTIN	
Date 17-5-13		
Inspector Barry Forster	AGWT	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) S.O.C. received to confirm zero clearance fire box.		
If Inspection Result = PASS then Date 17-5-13 Signature [Signature] date and sign here		
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		
F = Fail = Non-compliance with approved plans & documentation P = Pass = Compliance with approved plans & documentation. N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant		

General				Comments (reasons for decisions)
1	Approved Consent documents on site	P	F	N/A outside
2	Form 6 received	P	F	N/A received
3	Energy Certificates received	P	F	N/A None req.
4	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A not used
5	Curtains at 1m away from heater or securely restrained	P	F	N/A restraints tied
6	Confirm gasfitters/ plumbers details are correct (current license)	P	F	N/A Name no workback. License No
SFH In Built 1 st Inspection				Comments (reasons for decisions)
7	Make and model of heater	P	F	N/A
8	Fire box cavity is sound and has been correctly sealed/repared	P	F	N/A
9	Check zero clearance Box is correct for model of heater	P	F	N/A S.O.C. received.
10	Hearth is correct dimensions/front to back	P	F	N/A
11	Check the flue is correct type for zero clearance Box.	P	F	N/A
12	Hearth is correct dimensions/each side of fire	P	F	N/A
13	Hearth is constructed of correct material	P	F	N/A
14	Mantel has sufficient clearance	P	F	N/A

SFH In Built 2 nd Inspection					Comments (reasons for decisions)
15	Deflector is fitted to mantel (if necessary)	P	F	N/A	No mantel.
16	Heater is bolted down	P	F	N/A	Yes.
17	Flashings to roof comply	P	F	N/A	Cap flashing.
18	Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A	im above R/C
Free Standing Solid Fuel Heater					Comments (reasons for decisions)
19	Make and model of heater	P	F	N/A	
20	Flue shield fitted?	P	F	N/A	
21	Rear clearance is correct between wall & SFH measurement is	P	F	N/A	
22	Side clearance is correct between wall & SFH measurement is	P	F	N/A	
23	Hearth size to sides is correct	P	F	N/A	N/A
24	Hearth dimension to front of SFH is	P	F	N/A	Wet over.
25	Heater is bolted down	P	F	N/A	
26	Flue is pop riveted together	P	F	N/A	
27	Ceiling plate is on ceramic spacers	P	F	N/A	
28	Outer flue is fixed to supporting nogs	P	F	N/A	
29	25mm Air gap around outer flue or square hole in ceiling	P	F	N/A	
30	Sealant used on SFH/Flue connection	P	F	N/A	
31	Roof space framing is intact/not cut away	P	F	N/A	
32	Flashing to roof complies?	P	F	N/A	
33	Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A	
Wet Backs					Comments (reasons for decisions)
34	Tempering valve is fitted?	P	F	N/A	
35	Water temperature is correct	P	F	N/A	N/A
36	Wet back pipe is copper	P	F	N/A	No wetback.
37	Wet back pipe is run correctly	P	F	N/A	
38	Vent is open air off HWC	P	F	N/A	
Diesel Burners					Comments (reasons for decisions)
39	Diesel Burners have isolating tap? <i>Do they require automatic cut off solenoid?</i>	P	F	N/A	
40	Flue requirements to manufacturer's specifications?	P	F	N/A	N/A
42	Producer statement for Installation (pump - radiators)	P	F	N/A	SFH over.
43	Seismic restraint correct	P	F	N/A	
44	Fuel storage tank and bunding as per consent	P	F	N/A	

BC 70518

Barry Taylor

From: Brett <brett@bsk.co.nz>
Sent: Thursday, 16 May 2013 2:00 p.m.
To: Barry Taylor
Cc: JustinO@generation.co.nz
Subject: 30 Hamon Place PS4, Retaining Wall
Attachments: SCAN8704_000.pdf

Hi Barry – sorry for this but I don't have the time for a letter. We didn't inspect the foundations of the wall but I have just tested the ground & found it to be in accordance with our design assumptions. Our PS4 & test results are attached.

BW

BC 70518

Barry Taylor

From: Justin OCallaghan <JustinO@generation.co.nz>
Sent: Thursday, 16 May 2013 2:04 p.m.
To: Barry Taylor
Subject: Lot 49 Hamon Place
Attachments: img-3131931-0001.pdf; Wocke beam calcs signed copy.pdf

Hi Barry,

Here are the last bits of paper work required, I have Brett from BSK Engineering sending his PS4 direct to you, can you please e-mail myself as well as Trish at trishl@generation.co.nz (I could be on the road) with the PASS on the inspection sheet so we can forward onto the Clients finance company.

Cheers for your help today.

Regards

Justin O'Callaghan
Manager
Generation Homes
Rotorua/Taupo
Tpo Sh Home P. +64 7 378 7727
Rot Sh Home P. +64 7 349 3964
M. 027 269 5707
www.generation.co.nz



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Bc 70518

Darrell Holder

From: Darrell Holder
Sent: Friday, 17 May 2013 3:41 p.m.
To: 'Justin OCallaghan'
Subject: RE: Dan's invoices Lot 49 Hamon Place

Hello Justin,

You will need to get some independent verification as discussed and this may involve you excavating beside one of the posts and have your engineer verify depth of foundations.

Regards

Darrell Holder
Manager Building Services
Rotorua District Council

DDI: 07 351 8063
Mob: 027 294 1944
Fax: 07 349 0993
E: darrell.holder@rdc.govt.nz
W: <http://www.rdc.govt.nz/>

From: Justin OCallaghan [<mailto:JustinO@generation.co.nz>]
Sent: Friday, 17 May 2013 3:15 p.m.
To: Darrell Holder
Subject: FW: Dan's invoices Lot 49 Hamon Place

Afternoon Darrell,

Please find attached the invoices for the pole and concrete that went into the retaining walls at the above address, Dan used a 450mm Auger for the hole and went to the depth of 1.200 for the holes, I hope this answers the question in regards to what you require.

Thanks for you help in advance.

Regards

Justin O'Callaghan
Manager
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From: Matt Harvey (PMKRS) [<mailto:MHarvey@placemakers.co.nz>]
Sent: Friday, 17 May 2013 3:08 p.m.
To: Justin OCallaghan
Cc: dtdbuilders@clear.net.nz
Subject: RE: Dan's invoices

Hi Justin,

Attached are the invoices as requested,

Cheers,

Matt Harvey

Trade Support Manager | PlaceMakers | Taupo

90 Spa Road,
P.O. Box 172,
Taupo, 3330

DDI 07 376 0228 Mobile 027 703 3269 Fax 07 378 3191

Email mharvey@placemakers.co.nz Website www.placemakers.co.nz



Teamwork | Success | Know How | Can Do | Honesty | Safety

From: Justin OCallaghan [<mailto:JustinO@generation.co.nz>]
Sent: Friday, 17 May 2013 2:38 p.m.
To: Matt Harvey (PMKRS)
Subject: Dan's invoices

Hi Matt

How are you going with the invoices for the poles and concrete that Dan brought thru you guys for Lot 49 Hamon PI?

Need them urgent!!!!!!!!!!!!!!

Cheers

Justin O'Callaghan
Manager
Generation Homes
Rotorua/Taupo

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Rot Sh Home P. +64 7 349 3964
M. 027 269 5707
www.generation.co.nz

Darrell Holder



From: Justin OCallaghan <JustinO@generation.co.nz>
Sent: Friday, 17 May 2013 3:59 p.m.
To: Darrell Holder
Subject: RE: Dan's invoices Lot 49 Hamon Place

Hi Darrell,

I have spoken with Brett from BSK engineers, and he will action this on Monday, just to confirm you are wanting him to dig in front of the post and take a photo showing the depth of the post (with a tape measure in picture) as well as the circumference of the hole as well.

Regards

Justin O'Callaghan
Manager
Generation Homes
Rotorua/Taupo

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Rot Sh Home P. +64 7 349 3964

M. 027 269 5707

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To: Justin OCallaghan
Cc: dtbuilders@clear.net.nz
Subject: RE: Dan's invoices

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Matt Harvey

Trade Support Manager | PlaceMakers | Taupo

90 Spa Road,
P.O. Box 172,
Taupo, 3330
DDI 07 376 0228 Mobile 027 703 3269 Fax 07 378 3191

Email mharvey@placemakers.co.nz Website www.placemakers.co.nz

*Check concrete quantity
against hole size & post nos.*

*10 @ 450 Ø x 1.6m
(even if cut in half quantity of conc
remains same)
35 @ 450 Ø x 1.3m*

*5.6m² without posts
removed.*

- 0.8

*~~6.4m²~~
5m²*

*1.59 - 28
1.3m²*

6.3m²

*6.6m purchased
On this basis appears
correct amount of
concrete used.*

2

SA 20/5/13



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P O BOX 172
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GST: 76-544-767

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1019 Mapara Road
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1019 Mapara Road
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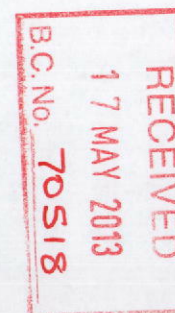
Car Reg:

Taupo
3385

Taupo

ALL PRICES EXCLUDE G.S.T.

Customer Ref	Loc	Source	Date	Pack #	Pick #	SpOrd	PO #	Time	Salesperson	Account #
POLE AND POSTS	385	SPOR	29/04/13	1083461	800785	209590		21:21	Rahui R	DTDBA
Product No	Description					Qty	UOM	Nett Price	Ext. Amt.	
2313214	STRAINER LIGHT NO3 H5 2.4M 150-174MM					35	EA	23.11	808.84	
2312353	POLE ROUND H5 3.0M SED 150MM					10	EA	32.39	323.90	



It is with regret, we must advise that there will be a price increase of between 5-10% on all structural timber,

Payment Method
: 0.00
: 0.00
Rounding: 0.00

Cartage: 0.00

Taxable Amt: 1,132.74
Plus GST: 169.92
1 302.66

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PLACEMAKERS TAUPU
90 SPA RD
P O BOX 172
TAUPO
PH: (07)376-0220
FX: (07)378-3191

TAX INVOICE
Number: 1057220
Reprint
GST: 76-544-767

DTD BUILDERS LTD
1019 Mapara Road
RD 5

DTD BUILDERS LTD
1019 Mapara Road
RD5

Car Reg:

Taupo
3385

Taupo

ALL PRICES EXCLUDE G.S.T.

Customer Ref	Loc	Source	Date	Pack #	Pick #	SpOrd	PO #	Time	Salesperson	Account #
wocke	385	spor	03/05/13	1083946	801118	209560		21:20	Daryl M	DTDBA
Product No	Description				Qty	UOM		Nett Price	Ext. Amt.	
3210028	READYMIX STRUCTURAL CONCRETE 20MPA 19MM				6.6	MTQ		203.00	1,339.80	

RECEIVED
17 MAY 2013
B.C.No. 70518

It is with regret, we must advise that there will be a price increase of between 5-10% on all structural timber,

Payment Method
: 0.00
: 0.00
Rounding: 0.00

Cartage: 0.00
Taxable Amt: 1,339.80
Plus GST: 200.97
1,540.77

All purchases are subject to the PlaceMakers Standard Terms of Trade - view at www.placemakers.co.nz

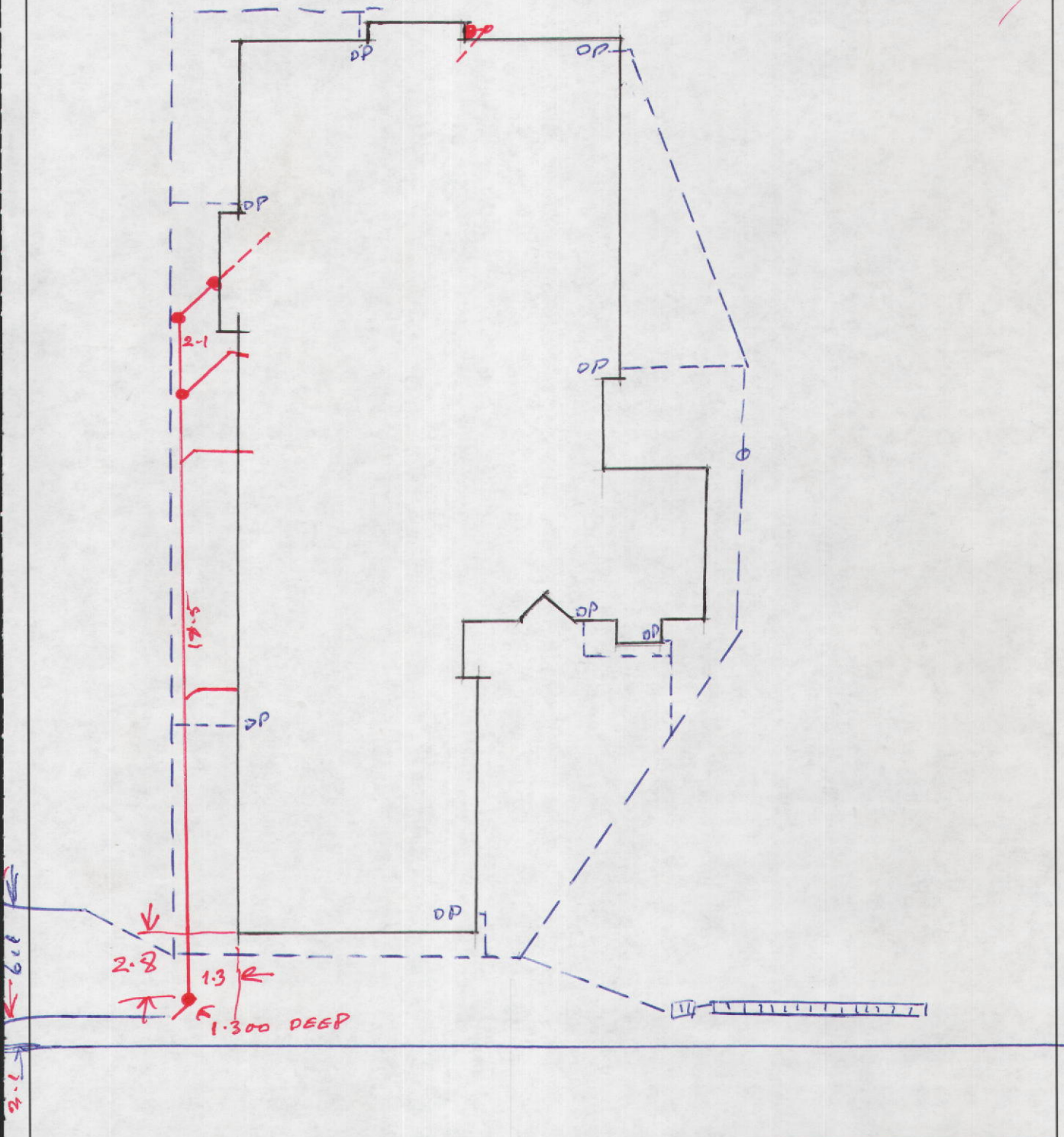
AS BUILT DRAINAGE PLAN

Inspection Booking Phone 07 349 5646

Street: <u>HAMON PL</u>	No: <u>30</u>	Lot: <u>49</u>	DPS: _____
Owner: <u>D & F WOLKE</u>	Drainlayer: <u>CHESTER BROS LTD</u>		
Inspector: <u>OKC</u>	Reg No: <u>05999</u>		
Date of Inspection: <u>2-4-13</u>	Consent No: <u>70518</u>		

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.



Drainlayer's Signature: [Signature]

Date: 2/4/13



Electrical Certificate of Compliance

BC 2574 EWRB 551
No. **4008166**
No. of attachments

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr and Mrs Wacke** Phone:
Address of installation **30 Hamon Place, Rotorua**
Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
(b) the supply system of the installation or part of the installation to which this certificate applies is
230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

42 No. of lighting outlets **1** No. of ranges **1 HOB** Please tick (✓) as appropriate where work includes:
34 No. of socket outlets **1** No. of water heaters ☐ Mains ☒ Main earthing system
Was any installation work carried out by the homeowner? Yes ☒ No ☐ ☒ MEN Switchboard closest to point of supply ☐ Electric lines

Description of work carried out (If necessary attach any pages with work done) **NEW DWELLING WORK**
ALSO INCLUDES HEAT PUMP, BATHROOM FANS AND HEATED TOWEL RAILS.
PFL- 249A
ELL- 0.96.2

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name **Mathew Stevens** Registration No. **E254071**
Company **Loop Electrical** Contact Ph No. **346 0506**
Signature **[Signature]** Date **16-5-13**

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector
☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007
I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name **See WC** Registration No. **3930939**
Signature **[Signature]** Date
Contact Ph No.

0670516
16-5-13 B Taylor



B Taylor

House shown elevations



BC 70514
16-5-13 B Taylor



TOILET B

Photo Show Elevations



PHOTOS SHOW ELEVATIONS

IS4467 TAKED
ISC70514





PHOTO RECEIVED SHOWING ZERO CLEARANCE
FILE BOX & FEU INSTALLED IN TUB BOX

BC 70514



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s) B1, B2.....

BC 70518

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: BSK Consulting Engineers Ltd.....
(Construction Review Firm)

TO: D & F Wocke.....
(Owner/Developer)

TO BE SUPPLIED TO: Rotorua District Council.....
(Building Consent Authority)

IN RESPECT OF: Timber Pole Retaining Wall (2.5kPa Surcharge).....
(Description of Building Work)

AT: 30 Hamon Place.....
(Address)

LOT 49..... DP 399109..... SO.....

BSK Consulting Engineers Ltd..... has been engaged by Generation Homes.....
(Construction Review Firm)

to provide ☐ CM1 ☐ CM2 ☐ CM3 ☒ CM4 ☐ CM5 (engineering categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (architecture categories)

☐ or other Construction Monitoring..... services
(Extent of Engagement)

in respect of clause(s) B1, B2..... of the Building Code for the building work described in documents relating to Building Consent No. 70518..... and those relating to

Building Consent Amendment(s) Nos. Issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☒ All ☐ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, B2..... of the Building Regulations.

I, Brett Christopher Walshe..... am: ☒ CPEng 130859..... #
(Name of Design Professional) ☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: B.E. Civil (Hons), CPEng, IntPE.....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ ☒ YES ☐ NO

SIGNED BY Brett Christopher Walshe..... ON BEHALF OF BSK Consulting Engineers Ltd.....
(Name of Construction Review Firm)

Date: 16/05/2013..... (signature) *BC Walshe*.....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

PRODUCER STATEMENT PS4

1

January 2007

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ or Schedules E1/E2 of NZIA's SCC 2007 ²
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- ¹ Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
- ² NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- ³ Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



Be 70518

Civil
Civil

11 February 2013

Generation Homes
PO Box 1606
Rotorua 3040

**STATEMENT OF PROFESSIONAL OPINION AS TO THE GEOTECHNICAL
SUITABILITY OF LAND FOR BUILDING.**

*APPENDIX A: Code of Practice for Earth Fill for Residential
Development NZS 4431:1989*

30 Hamon Place, Lot 49, Rotorua

I hereby confirm that;

- 1) I am a professional person, appropriately qualified with experience in geotechnical engineering to ascertain the suitability of the land for building development and was retained as the Soils Engineer to the above development.
- 2) An appropriate level of site investigation and construction supervision has been carried out under my direction.
- 3) In my professional opinion, not to be construed as a guarantee, I consider that;
 - a) N/A.
 - b) N/A.
 - c) The completed works give due regard to all land slope and foundation stability considerations.
 - d) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:2011 and related documents.
 - e) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:2011 and related documents.
- 4) This professional opinion is furnished to the Council and the owner for their purpose alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection for any dwelling.

Yours faithfully



Bruce Cameron
Civil Engineer, CPEng, MIPENZ, BE Civil, NZCE
13012496/002

CIVIL LIMITED
PO Box 9408
Tauranga

Phone: 07 577 6699
Fax: 07 577 6693

BSK CONSULTING ENGINEERS LTD

SCALA PENETROMETER RESULTS

Ref 19109A PROJECT: 30 HAMON PLACE

DATE: 16/5/13

If found please return to


BSK Consulting Engineers Ltd

Box 23, Rotorua (Ph 07 348 5394)

BY: BW

PAGE: of

PENETROMETER 1			PENETROMETER 2			PENETROMETER			PENETROMETER			PENETROMETER			PENETROMETER		
No. of Blows	Reading (cm)	Depth/ Blow (cm)	No. of Blows	Reading (cm)	Depth/ Blow (cm)	No. of Blows	Reading (cm)	Depth/ Blow (cm)	No. of Blows	Reading (cm)	Depth/ Blow (cm)	No. of Blows	Reading (cm)	Depth/ Blow (cm)	No. of Blows	Reading (cm)	Depth/ Blow (cm)
5	25	4	5	60	12												
"	33	3	"	100	8												
"	48	2.6	"	125	5												
"	65	3.4	"	150	5												
"	78	2.6															
"	88	2															
"	110	4.4															
"	130	4															
3	155	5															

	Statement of Compliance (provided to RDC for tanking, membranes, certification of workmanship or certain systems etc)	Ref: RDC-8029
		Ver: 4
		Issued: 30 September 2011
		IF 04
		Page 1 of 1

Building Consent No.: 70518

To: Rotorua District Council

I / we (print name) TREVOR MASON

Of (company name / owner) MASON ROOFING

Address 599 HAMURANA ROAD

HAMURANA, ROTORUA

I confirm that I / we have applied / installed the following product / system PRESSED
METAL METRO TILE in full accordance with the
 product / system specifications to meet NZ Building Code Clauses E2

Describe the Construction method / installation method used to achieve compliance

PINNED OUT ROOF INSTALLED PAPER & BATTERNS
AS PER HOUSE PLAN'S, TILED & CAPED OFF JOB
AS PER SPEC'S SET OUT BY METRO TILE.

The location of work undertaken (i.e. 1st floor bath room shower/ basement tanking etc) ROOF.

At (Address) 30 HAMON PARK, PUKEHANGI, ROTORUA

Completed (Date) 09/03/2013 For (Owner) GENERATION HOMES.

This work has been certified by: (if applicable) TREVOR MASON.

Licensed applicators registration number (if applicable) BP 116061

Signed: [Signature] Dated: 09/03/2013

Name: (please print) TREVOR MASON.

All fields are to be completed prior to lodgement with Council

Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004



THE BUILDING

Street address:	30 HAMON PARK (LOT 49)		
Suburb:	PUKEHANGI		
Town/City:	ROTORUA	Postcode:	

THE PROJECT

Building consent number:	70518
--------------------------	-------

THE OWNER(S)

Name(s):	DAVE + FIONA WOCKE.		
Mailing address:	30 HAMON PARK		
Suburb:	PUKEHANGI	PO Box/Private Bag:	
Town/City:	ROTORUA	Postcode:	
Phone number:		Email address:	

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the work or supervised someone else.
Foundations and subfloor framing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

Metrotile

ROOFING SYSTEMS

Date: 28TH FEBRUARY 2013 Warranty No: 103829.01 Distributor: MASON ROOFING

SATIN ACRYLIC COATED TILE WARRANTY FOR NEW ZEALAND USE ONLY

(Manufactured from Zinalume only)

To the Purchaser Named Hereunder: GENERATION HOMES

Address: 30 HAMON PARK, ROTORUA

Tile warranty by Metrotile (NZ) Limited (hereinafter called the Company).

(a) Weather Security Warranty

The Company warrants that each Zinalume roofing tile comprised in the roof fitted to the purchaser's property described below; will carry a 50 year pro-rata weatherproof warranty. This warranty is a full 25-year weatherproof warranty plus a diminishing pro-rata weatherproof warranty for the subsequent 25 years. Should any tile not remain weatherproof over this period the Company may at its option repair or replace the tile. The Company's obligation under this section of the warranty shall be limited to the cost of the remedial work during the first 25 years following the date of this warranty, and thereafter shall be limited to sharing the costs with the purchaser based on the schedule on the reverse of this warranty.

(b) Surface Coating Warranty

If during a period of 15 years from the date of this warranty, the surface coatings of the tile deteriorates to the extent that in the Company's reasonable opinion the appearance of the roof is substantially affected, then the Company will at its option either repair the roof or apply the Company's surface coating to the roof. The Company's obligation under this surface warranty shall be limited to the cost of the remedial work during the first five years following the date of this warranty, and thereafter shall be limited to the sharing of costs with the purchaser based on the schedule on the reverse side of this warranty.

(c) Installation Warranty by the Installation Contractor

The installation contractor warrants that defects in the purchaser's roof arising within five years of the date of this warranty and caused by faulty workmanship in the fitting of the roof shall, within a reasonable time, be made good by the installation contractor and without cost to the purchaser.

(d) Terms and Conditions of the Tile and Installation Warranties:

- (i) The warranties shall only apply if the purchaser has made full payments for the supply and fitting of the roof and thereafter will extend to subsequent owners of the property.
- (ii) The warranties shall only apply where the defect is a direct result of a manufacturing defect or faulty workmanship in fitting of the roof. (For example, damage caused by walking on the roof by the owner or any other persons such as plumbers, TV repairmen, electricians, painters etc. following the correct fitting of the roof, or any defects in the structure on which the roof is fitted, is not covered by the warranty.)
- (iii) The Company by virtue of these warranties shall not be liable for any consequential, indirect or special damage or loss of any kind whatsoever beyond the period that the Company is liable to the consumer under the Consumer Guarantees Act 1993.
- (iv) As colour variations may exist in tiles manufactured at different times the Company and installation contractor reserve the right to repair or replace tiles in a colour similar to the original.
- (v) The warranties shall not apply if any work, except temporary emergency work, is done other than under the supervision of or subject to the inspection and approval of the Company.
- (vi) The Company gives no warranty if during installation of the roof skill saws, abrasive discs or hacksaws are used to cut tiles except as directed in fixing instructions issued by the manufacturer of the tiles.
- (vii) The surface coating warranty shall not apply where the growth of organic matter such as moss or lichen occurs on the roof. Organic matter, if left unchecked, may damage the surface of any roofing or cladding product.
- (viii) Any remedial work carried out under this warranty shall not extend the term of warranty.
- (ix) This warranty does not in any way limit the rights of the consumer or limit the obligations of the Company under the Consumer Guarantees Act 1993

(e) Special Note:

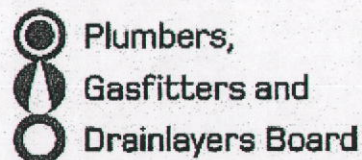
If rainwater is to be collected from this roof and intended for drinking, the system must be disconnected for three good rainfalls or thoroughly hosed down before reconnecting.

How to care for your roof:

1. You should not walk on your roof unless absolutely necessary. If you do need to walk on your roof, to avoid denting or causing other damage to your roof, you should, firstly wear soft-soled shoes and secondly place your feet on the lowest point of the tile at the front edge.
2. Metrotile roofs must be washed down regularly with fresh water especially those areas sheltered by the eaves overhang of a higher roof. In areas near the sea, where salt deposits are noticeable on windows and similar surfaces, or near areas of industrial pollution, washing down should be carried out every 2-3 months. In other areas, washing down every 6 months should suffice.
3. All organic growth such as moss, mould, algae, lichen or other organic growth can damage the surface coating of your Metrotile roof and must be removed with chemical cleaners as recommended by Metrotile in order for your warranty to be valid – refer to section (d) (vii). Metrotile recommends to chemically clean the roof within a 3 year time period of your roof being installed and thereafter once every 2-3 years to maintain a good appearance and prevent the growth of moss, mould, algae, lichen or other organic growth. Metrotile recommends the use of MossBoss to chemically clean your roof.

<u>Clause (a) Weather Security Pro Rata Warranty Schedule</u>				
Year	Company Contribution	%	Purchaser (Owner) Contribution	%
1 to 26	"	100%	"	0%
27	"	96%	"	4%
28	"	92%	"	8%
29	"	88%	"	12%
30	"	84%	"	16%
31	"	80%	"	20%
32	"	76%	"	24%
33	"	72%	"	28%
34	"	68%	"	32%
35	"	64%	"	36%
36	"	60%	"	40%
37	"	56%	"	44%
38	"	52%	"	48%
39	"	48%	"	52%
40	"	44%	"	56%
41	"	40%	"	60%
42	"	36%	"	64%
43	"	32%	"	68%
44	"	28%	"	72%
45	"	24%	"	76%
46	"	20%	"	80%
47	"	16%	"	84%
48	"	12%	"	88%
49	"	8%	"	92%
50	"	4%	"	96%
51 - thereafter	"	0%	"	100%

<u>Clause (b) Satin Surface Coating Pro Rata Warranty Schedule</u>				
Year	Company Contribution	%	Purchaser (Owner) Contribution	%
1 to 5	"	100%	"	0%
6	"	90.9%	"	9.1%
7	"	81.8%	"	18.2%
8	"	72.7%	"	27.3%
9	"	63.6%	"	36.4%
10	"	54.6%	"	45.5%
11	"	45.5%	"	54.6%
12	"	36.4%	"	63.6%
13	"	27.3%	"	72.7%
14	"	18.2%	"	81.8%
15	"	9.1%	"	90.9%
16 - thereafter	"	0%	"	100%



GASFITTING CERTIFICATE OF COMPLIANCE
Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 2004)

Certifier Copy. This certificate is not transferable

Level 9, 70 The Terrace
PO Box 10655, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: Generation Homes
Installation Address: 30 Hamon Place
Pukehangi
Rotorua 3015

Certificate Number: **728114**
Gas Supplier:
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: NG
Certification Date: 15 May 2013

Test Results: 5 min Duration
2.81kPa test pressure
0.00kPa Loss / Gain
2.72kPa Working pressure

Vehicle Registration:
Vessel Registration:

Other Testing: Ventilation
Test Date: 15 May 2013

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	Kitchen	Fisher&Paykel	34.5mj	Unflued	Range Hood	Adventitious	Room volume 82m3

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:
Name:
Authorisation No:
Name:

Certificate Owner

Authorisation No: 10402
Name: Little, Peter John C
Company: PL Gas Appliances Ltd

**Signed:
Certifier**

Authorisation No: 10402
Name: Little, Peter John C

TRUSSTEK

Job No: WOOLKE
Job Name: WOOLKE RESIDENCE

Client: GENERATION HOMES
Building Consent No:

Site: 30 HAMON PLC, ROTORUA

DESIGN STATEMENT

MITek Beam Program v1.10 June 2011

Certification of MITek Beam Program v1.10 June 2011

The MITek Beam Program v1.10 June 2011 has been developed by MITek New Zealand Ltd for the design of these beams: Timber, Glulam, GANGLAM and GANG-NAIL FLITCH BEAMS. The beam designs calculated by this program are prepared using sound and widely accepted engineering principles, and in accordance with Compliance Documents of the New Zealand Building Code and Verification Method B1/NM1 to satisfy the requirements of Clause B1 of the Building Code. We believe on reasonable grounds that these beams for the proposed building, if constructed in accordance with the drawings, specifications and other documents provided will comply with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements; the provision of adequate bracing and fixings; and the correct input of design data carried out by suitably trained personnel. This document may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

Summary of MITek Beam Program v1.10 June 2011 Data and Output

Roof Weight:	light + ceiling	Wind Area/Speed:	low (32.0 m/s)	Wall Type:	NA
Dead Load:	0.45 kPa	Snow Area:	0 kPa	Floor Live Load:	NA
Live Load:	0.25 kPa				

Beam List

Opening Label	Beam Material	Beam Size	Beam Length	Design Status	Opening Label	Beam Material	Beam Size	Beam Length	Design Status
BATHROOM	M300/V008	370x40	1500	OKAY					

GANGLAM plating details indicated with RD (regular duty plating), HD (heavy duty plating) and SHD (super heavy duty plating)

The design input has been carried out by:

Signed: 

Date: 4/04/2013

Name of Computer Operator: TRUSSTEK

Qualifications and Title:

Company: TRUSSTEK

Rob Harrison

manager / Designer



TRUSSTEK
PRENAILS LTD

PO Box 2125 TAUPŌ, UNIT 12 - 66 RAKANUI RD TAUPŌ
P. 07 376 5893 | F. 07 376 5894 | H. (A/RES) 07 376 8522
EMAIL: TRUSSTEK@XTRA.CO.NZ

ROB HARRISON
MOB 021 1085744

MiTek Beam v1.07 February 2009

Date: Thursday, 4 April 2013
 Job Number WOOLKE
 Job Name WOOLKE RESIDENCE
 Client GENERATION HOMES
 Calculated By TRUSSTEK

Roof Weight light + ceiling
 Wind Zone low (32.0 m/s)
 Snow Load 0 kPa

Beam Details

Beam Label	BATHROOM				
Beam Span (mm)	1600				
Roof Span "S" (mm)	2580				
Overhang (mm)	130				
Wall Type					
Wall Height (mm)					
Floor Live load	NA				
Floor Span "F" (mm)					

MiTek Bearing Reactions

Not in use in this version

Point Load 1					
Girder Span (mm)					
Setback (mm)					
Location (mm)					

Point Load 2					
Girder Span (mm)					
Setback (mm)					
Location (mm)					

Point Load 3					
Girder Span (mm)					
Setback (mm)					
Location (mm)					

Beam Status	OKAY				
Beam Material	MSG&VSG8				
Beam Size	200x45				
Beam Deflection	2.3mm				
Beam Length	1600				

Output from C:\Users\mitet\Documents\MiTek Beam1

10 May 2013

GH (Rotorua/South Waikato) Ltd.,
P.O Box 1606,
Rotorua 3040

Dear Sir,

Lot 49, 30 Hamon Place, Rotorua – WOCKE
Building Consent 70518

We advise that the waterproofing product used on the floor and shower walls of the bathroom and ensuite was Mapelastic AquaDefense waterproofing membrane.

AquaDefense waterproofing membrane meet AS/NZS 4858:2004.

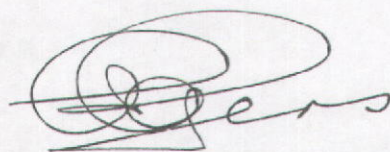
This was applied in terms of the manufactures instructions.

Product data sheets are available on request.

After completion of the waterproofing, any compromise of the integrity of the waterproofing membrane by a third party will void any and all warranties relating to the membrane.

If you have any questions please do not hesitate to call.

Yours sincerely,



Allen Rogers
Contracts Manager

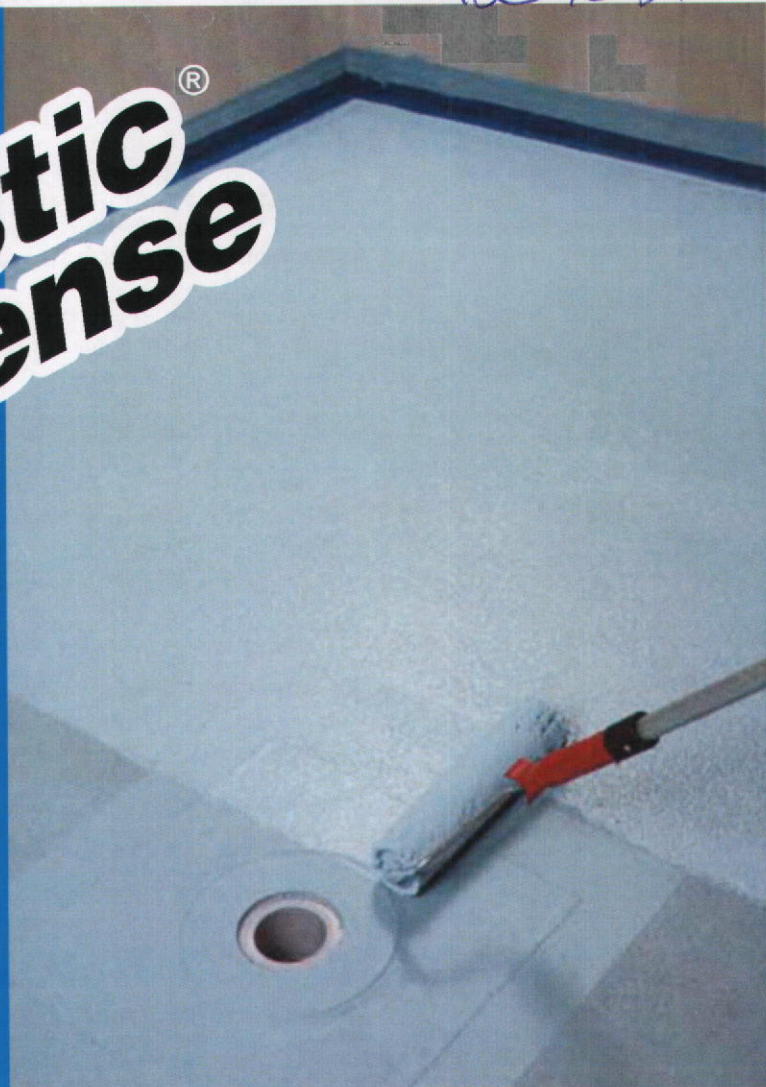


Jason Estall
Applicator # 1043



Mapelastic® AquaDefense®

Ready-to-use, ultra-quick drying, flexible liquid membrane for internal and external waterproofing applications



WHERE TO USE

To form waterproofing layers before applying ceramic, stone and mosaic coatings in:

- balconies and terraces;
- bathrooms and shower cubicles;
- laundry rooms;
- saunas and damp environments in general.

Mapelastic® AquaDefense may be applied on:

- concrete;
- cementitious screeds and screeds made using special binders (**Topcem**, **Topcem Pronto**, **Mapecem** or **Mapecem Pronto**);
- plasterboard (for internal applications only);
- existing coatings in ceramic, terrazzo and stone;
- cementitious render.

ADVANTAGES

Mapelastic® AquaDefense offers the following advantages:

- no drill or mixing tools required, supplied ready-to-use;
- resistant to rainwater 1 hour after applying the first coat and 3 hours after the second coat;
- ceramic coatings may be laid just 4 hours after applying the final coat (times refer to +23°C and 50% relative humidity of the air when the product is applied on dried screeds with a residual moisture lower than 3%).

TECHNICAL CHARACTERISTICS

Mapelastic® AquaDefense is a totally solvent-free, ready-to-use, ultra-quick drying, one-component light blue synthetic resin based paste in water dispersion.

Mapelastic® AquaDefense is easy to apply using a long-haired roller, brush or trowel on horizontal, sloping and vertical surfaces. **Mapelastic® AquaDefense** dries very quickly to form a flexible sheath without a sticky surface. It is resistant to light pedestrian traffic after just 3 hours and forms an excellent grip with all types of adhesive for laying ceramic, stone material and mosaic of all kinds. The flexible nature of **Mapelastic® AquaDefense** helps it withstand normal movements caused by expansion and shrinkage of the substrate due to temperature variations and vibration.

Tiles laid on floors waterproofed with **Mapelastic® AquaDefense** by using C2F-class MAPEI adhesives (such as **Granirapid**, **Elastorapid**, etc.) and grouted with **Ultracolor Plus** may be opened to pedestrian traffic within only 12 hours of starting the work. Times refer to the temperature and humidity conditions as indicated before.

Mapelastic® AquaDefense is resistant to water, lime-water (ph > 12), water containing chlorine and detergents commonly used for cleaning residential environments.

Mapelastic® AquaDefense



Impregnating Drain
Vertical fabric
with Mapelastic®
AquaDefense



Application of
Mapeband on a
wall-floor fillet joint
with Mapelastic®
AquaDefense



Application of the
first coat of
Mapelastic®
AquaDefense on
a screed

RECOMMENDATIONS

- Do not apply **Mapelastic® AquaDefense** if the temperature is lower than +5°C.
- Mapelastic® AquaDefense** must always be covered with ceramic, mosaic or stone.
- Do not apply **Mapelastic® AquaDefense** on cementitious substrates or on substrates with residual humidity higher than 3% and recurring rising damp.
- Do not apply **Mapelastic® AquaDefense** on crumbly cementitious substrates, old floors which are not well bonded to the substrate or surface treatments which impede a good bond.
- Do not use **Mapelastic® AquaDefense** to cover cracks.
- Protect the surface from rain for at least 1 hour after applying the first coat and 3 hours after applying the second coat (times refer to +23°C and 50% relative humidity of the air when the product is applied on dried screeds with a residual moisture lower than 3%).

APPLICATION PROCEDURE

Preparation of the substrate

Substrates must be well-cured, sound, clean, dry and free of oil, grease, cement laitance, old paint and any other substance which could compromise the bond. Cementitious substrates must be stable and dry with no rising damp. Surface dust must be completely removed.

Smoothing and levelling layers may be applied using **Planitop Fast 330** or **Adesilex P4**.

On old ceramic floors with hollowed or empty tile joints, or whenever slopes on surfaces need to be levelled out before spreading on **Mapelastic® AquaDefense**, we recommend applying a smoothing and levelling layer using **Adesilex P4**.

Substrates in this condition must be thoroughly checked and all coatings, such as wax, water-repellent treatments, etc. must be removed from the surface with a suitable cleaning product and/or by sanding. If the substrate has micro-cracks, insert **Mapetex Sel** between the two coats of **Mapelastic® AquaDefense**.

Before spreading on the **Mapelastic® AquaDefense**, pay particular attention to expansion joints and fillet joints between horizontal and vertical surfaces. In such cases, apply **Mapeband** and suitable profiles bonded in place with **Mapelastic® AquaDefense**.

To waterproof drains on terraces and balconies, use the special kits from the **Drain** range. Structural joints must be waterproofed with **Mapeband TPE** bonded to the substrate with **Adesilex P4**.

APPLICATION OF THE PRODUCT

Mapelastic® AquaDefense must be

applied in two even, thin coats (approximately 0.4 mm per coat) with a long-haired roller, brush or trowel. Wait until the first coat is dry, making sure the product becomes darker with a matt finish, before applying the second coat diagonally to the first (approximately 1 hour at +23°C and 50% relative humidity of the air and with substrates having residual humidity lower than 3%).

The final thickness of the two coats of **Mapelastic® AquaDefense** must be at least 0.8 mm in order to create a robust, flexible continuous film. Make sure there are no interruptions in the film caused by imperfections in the substrate.

If **Mapelastic® AquaDefense** is applied to form an anti-fracture membrane on cracked substrates, we recommend inserting **Mapetex Sel** reinforcement on the first coat while it is still fresh.

Mapetex Sel must be pressed down with a bubble-breaker roller on the first coat of **Mapelastic® AquaDefense** while it is still fresh.

Wait until the first coat is dry then apply the second coat in order to completely embed the **Mapetex Sel**.

Drying times may increase as **Mapetex Sel** insertion increases the final thickness of the applied film.

In bathrooms, on balconies and in saunas, Turkish baths, a water-tightness test may be carried out 12 hours after applying the final coat of **Mapelastic® AquaDefense**.

Ceramic, stone and mosaic coatings may be laid 4 hours after applying the second coat (at +23°C and 50% relative humidity of the air and residual humidity of the substrate lower than 3%) using a C2-class MAPEI adhesive according to EN 12004 standards, to be selected according to the final use of the floor or coating.

For example, on balconies use **Keraflex Maxi S1** (class C2TE S1), for quickly laying tiles use **Elastorapid** (class C2FTE S2) and for laying all types of mosaic use **Adesilex P10 + Isolastic** mixed with 50% of water (class C2TE S1).

Grout tile joints with a special cementitious grout such as **Ultracolor Plus** - class CG2, **Keracolor FF**, **Keracolor GG** mixed with **Fugolastic** or epoxy grout (for example **Kerapoxy**, **Kerapoxy Design** or **Kerapoxy CQ** - class RG). Seal expansion joints with a special MAPEI sealant (such as **Mapesil AC**, **Mapeflex PU20** or **Mapeflex PU50 SL** according to requirements).

Before laying the coating, carefully check the surface of **Mapelastic® AquaDefense** to make sure it is continuous and that there are no pin-holes or small craters. If there

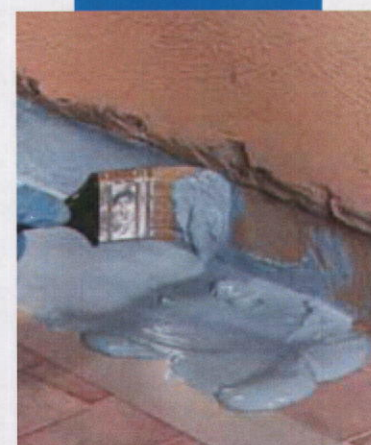
60705146

TECHNICAL DATA (typical values)		
PRODUCT IDENTITY		
Consistency:	paste	
Colour:	light blue	
Density (g/cm³):	1.30	
pH:	9.5	
Dry solids content:	66	
Brookfield Viscosity (mPa·s):	45,000 (spindle 6 - 10 rpm)	
Storage:	24 months in its original sealed packaging	
Hazard classification according to EC 1999/45:	none. Before using refer to the "Safety instructions for preparation and application" paragraph and the information on the packaging and Safety Data Sheet	
Customs class:	4002 1100 00	
APPLICATION DATA (at +23°C - 50% R.H.)		
Minimum filming temperature:	+5°C	
Recommended application temperature:	from +5°C to +35°C	
Waiting time between first and second coat:	approximately 60 minutes (when dry to the touch)	
Waiting time before laying coating:	3-4 hours	
Complete drying of 1 mm thick layer:	12 hours	
FINAL PERFORMANCE		
	EN 14891 acceptance range	Performance figures for Mapelastic® AquaDefense
Initial bond strength EN 14891-A.6.2 (N/mm²):	> 0.5	1.7
Bond strength after immersion in water (EN 14891-A.6.3) (N/mm²):	> 0.5	> 1.0
Bond strength after application of heat source (EN 14891-A.6.5) (N/mm²):	> 0.5	> 1.8
Bond strength after freeze-thaw cycles (EN 14891-A.6.6) (N/mm²):	> 0.5	> 0.9
Bond strength after immersion in basic water (solution saturated with lime) (EN 14891-A.6.9) (N/mm²):	> 0.5	> 1.3
Bond strength after immersion in sodium hypochlorite solution (EN 14891-A.6.7) (N/mm²):	> 0.5	> 1.2
Crack-bridging ability at +23°C (EN 14891-A.8.2) (mm):	> 0.75	3.2
Crack-bridging ability at -5°C (EN 14891-A.8.3) (mm):	> 0.75	1.6
Impermeability to water under pressure (EN14891-A.7) (1500 kPa):	no penetration	no penetration

Bond values according to EN 14891 measured using Mapelastic® AquaDefense and a C2-type cementitious adhesive according to EN 12004



Application by roller of Mapelastic® AquaDefense second coat



Application of Mapelastic® AquaDefense by brush between floor and wall before applying Mapeband



Bonding tiles on Mapelastic® AquaDefense

Mapelastic® AquaDefense®

are such defects, apply a further coat where they are located.

Cleaning

Mapelastic® AquaDefense may be removed easily from tools and surfaces while still fresh with water.

CONSUMPTION

1 kg/m² for two coats (1.3 kg/m² per mm of thickness).

PACKAGING

15 kg drums.

STORAGE

Mapelastic® AquaDefense may be stored for up to 24 months in its original packaging in a dry place. Protect from freezing weather.

SAFETY INSTRUCTIONS FOR PREPARATION AND APPLICATION

Mapelastic® AquaDefense is not considered as dangerous according to the European regulation regarding the classification of mixtures. It is however recommended to use gloves, eyes protection and to take the usual precaution taken when handling chemical products are recommended.

For further and complete information about a safety use of our product please refer to our latest version of the Material Safety Data Sheet.

PRODUCT FOR PROFESSIONAL USE.

WARNING

Although the technical details and recommendations contained in this product data sheet correspond to the best of our knowledge and experience, all the above information must, in every case, be taken as merely indicative and subject to confirmation after long-term practical application: for this reason, anyone who intends to use the product must ensure beforehand that it is suitable for the envisaged application: in every case, the user alone is fully responsible for any consequences deriving from the use of the product.

Please refer to the current version of the Technical Data Sheet, available from our web site www.mapei.com

**All relevant references
for the product are available
upon request and from
www.mapei.com**

TO: ROTORUA DISTRICT COUNCIL

BUILDING CONSENT NUMBER: BC 70518

Statement of
Compliance

PRODUCER STATEMENT - CONSTRUCTION

Issued by: **BUCK HOLDINGS LTD**

Installer No: 1689

(NZ Home Heating Assoc. Certified Installer)

TO: Dave & Fiona Wocke
(Owner)

AT: 30 Haman Place
Rotorua.

(Address)

In respect of: Installation of a Solid fuel woodburner.

Dean Buckingham has contracted to: Generation Homes
(owner/developer)

to perform the above work as described.

I, Dean Buckingham, certified installer No. 1689, have sighted Building consent No. BC 70158
and believe on reasonable grounds that the solid fuel heating appliance has been installed as per
the above building consent and the Heater manufacturer's instructions. A zero clearance cabinet has been
installed into the timber chimney. The flue is triple-lined throughout the timber structure.

Make of Fire: Metro

Model of Fire: Smart Insert

SIGNATURE OF CERTIFIED INSTALLER: [Signature]

DATE: 7/5/13

EMPLOYER STATUS: Self employed

Address: 1/617 Oruanui Road
RD4
TAUPO 3384

Phone: 021-355508

Fax: 07-3782472

Email: buckholdingsltd@gmail.com

27th May, 2013

Building Control Manager
Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
ROTORUA 3046



Dear Sir

RE: CERTIFICATION FOR RETAINING WALL AT 30 HAMON PLACE
(B.C.No 70518) OUR REF: 19109

Further to our Producer Statement-PS4-Construction Review we have now received photographs from Generation Homes showing the pole encasing, encasing diameter and encasing depth. This is in accordance with our design assumptions. The wall above ground had also been built as per our drawings. We note Council has received invoices relating to the construction which refer to "150 SED" and "No 3 Post". The "No 3" reference relates to post diameter and length, not strength. The posts are still milled in the same way as SED poles. While we acknowledge that the contractor did not follow the correct process in this case, we have reviewed their work and provided PS4s on two other local projects, these being timber pole retaining walls at 6 and 55 Hamon Place. As such we have no reason to doubt the efficacy of their work on this project.

Yours faithfully


B C Walshe

BE Civil (Hons), MIPENZ (Structural), CPEng, IntPE
BSK CONSULTING ENGINEERS LTD