

SPECIFICATION

OF WORKS AND MATERIALS REQUIRED FOR THE RELOCATION OF EXISTING DWELLING to
117 DUNFORD STREET, RAKAIA

FOR:

J KING

14/09/2018

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- Building Code Schedule of Approved Documents per Trade
- Sub-Floor Bracing Calculations
- Lumberlok Retro subfloor fixing
- Original Drawings and Multiproof Certificate for Design
- Code Compliance Certificate from Waimakariri District Council

PRELIMINARY AND GENERAL

SCOPE:

This contract shall consist of the relocation of an existing residence from its former site at 13 Walebone Crescent Kaiapoi (Building is presently uplifted into storage at Laing Properties, Christchurch) to 117 Dunford Street, Rakaia, as described in this specification and shown on the accompanying drawings.

Existing residence is one of number of purpose-built new homes constructed following the Christchurch Earthquakes for temporary housing – Existing dwelling is some 7 years old, constructed to allow ready relocation, was consented under a “Multi-proof Certificate” for design and has Code Compliance certificate dated 19/08/2011 issued by Waimakariri District Council (Copies in appendix to specification)

Design allowed for High Wind Load, Snow Loads of 0.9kPa and EQ Zone 2 – These loads are equivalent or greater than the loads applicable at the proposed Rakaia site – therefore it is considered that once relocated onto a new code compliant foundation, the existing dwelling shall be fully compliant with NZ Building Code.

DEFINITIONS:

'THE OWNER' shall mean the client or his appointed agent.

'THE CONTRACTOR' shall mean the General Contractor for the whole or any specified part of the works.

'THE SUB-CONTRACTOR' shall mean any person or firm who has sub-contracted to the contractor to carry any part or parts of the work.

'OWNER SUPPLIED SUB-CONTRACTOR' shall mean any persons or trade being employed by the owner to perform a given part of the work in cooperation with the Contractor and/or under the Contractors direction.

'THE DESIGNER' shall mean Blue Print Architectural Services Ltd, of Ashburton or their appointed agent.

'INDICATED' and/or **'SHOWN'** means as indicated by the working drawings and specification or any notes sketches or written instructions annexed there to.

'DIRECTED' and/or **'REQUIRED'** shall mean as directed or instructed by the owner or his appointed agent and to their satisfaction.

'APPROVED' means subject to inspection and approval by the owner or his agent before being worked or fitted into final position in the structure.

'PROVIDE' or **'FIX'** where used separately shall mean to provide and fix unless specifically stated otherwise.

'SUPPLY' or **'INSTALL'** where used separately shall mean to supply and install unless specifically stated otherwise.

'SITE' shall mean that area set apart for the contractor's storage, plant and work areas and for the completion of the works, and as defined on the site plan. The contractor shall confine his activities and plant and equipment to the area allocated for that purpose.

CONTRACT DOCUMENTS:

The contract documents shall include;

- (a) The Working Drawings.
- (b) The Specification.

FIXED PRICE:

This contract shall be for a 'fixed price' lump sum and shall **NOT** be subject to fluctuations in the cost of labour and materials, apart from net sum adjustments or approved variations to the contract. The owner shall notify the successful tenderer of his acceptance within 30 days of the tender closing date.

DOCUMENTATION:

The main contractor shall insure that all sub-trades receive a FULL set of construction documents, i.e. Plans, Specification and Notices issued, prior to the commencement of work. Additional copies of the documentation are available from "Blueprints" and will be charged at \$3.00 for A2 black & white, \$6.00 for A2 colour and \$0.15 for A4 black & white sheets.

REGULATIONS:

It is the responsibility of all trades to be conversant with the relevant approved documents of the New Zealand Building Code as they apply to their portion of the works. All work carried out and materials supplied shall be strictly in accordance with the Building Act 2004 and amendments thereto, and also in compliance with Local Authority By - Laws. Refer also to "Schedule of Approved Documents per Trade" as attached appendices.

BUILDING CONSENT:

The **Owner** shall pay all necessary fees and obtain the building consent from the territorial authority (including application fee). It is the contractor's responsibility to notify the Territorial Authority when inspections are required. Should additional fees be levied for extra inspections as a result of works not approved by the territorial authority when a requested inspection was carried out, these inspection costs shall be met by the contractor or sub-contractor responsible.

Any additional work required by the territorial authority that is not shown or specified shall be treated as a variation to the contract.

AMMENDMENT TO BUILDING CONSENT:

The **Contractor** is reminded that Variations, other than for minor changes, and particularly where changes involve structural components, weathering envelope, waterproofing systems, plumbing, sanitary drainage, accessibility, egress and the like, will require an application for amendment to the building consent to be lodged with the Building Consent Authority, and an Amendment to the Building Consent must be approved before the work is carried out.

Similarly where it is proposed to substitute product or methods from those detailed in the documents, these will, particularly in those situations described above, also require an application for Amendment to the Building Consent.

Where variations or changes are required, either at the request of the client, or where prevailing building conditions or site conditions necessitate a change to the work from that documented, **the Contractor shall seek a ruling from the Building Consent Authority, IN WRITING**, to clarify if a Variation to the Consent is required.

If required it shall be the Contractor's responsibility to prepare all necessary documentation, including revised drawings if necessary, and pay associated fees to obtain the required Amendment to the Building Consent. Such costs will be reimbursable by the client as a part of the approved variation cost.

VARIATIONS:

In addition to the general conditions of contract, no variations shall be recognised for action unless authorised in writing by the client or his appointed agent. The cost adjustment of any variation shall be agreed prior to the works being carried out, or where this is not possible (due to unknown extent of work etc) the rates for charge-up work, including margins to be added to the net cost of materials, sub-trades and labour shall be those established at time of quotation. The contractor shall nominate his hourly rate and margins for variations to be carried out on a cost-plus basis. Refer also to "Amendment to Building Consent" above.

SERVICES:

The owner is responsible for ensuring that, site services, e.g. Mains power, and potable water supply are available at the site. The contractor shall allow for all temporary connections to the services supplied as applicable for the completion of his works.

INSURANCES:

The contractor shall arrange, pay for, and maintain the following insurances for the duration of the contract;

- (a) Public Liability Insurance: \$1,000,000.00 is to be provided by the contractor and all sub trades engaged on the works.

The owner shall arrange, pay for, and maintain the following insurances for the duration of the contract;

- (a) Builders Risk: The Owner shall be responsible for the insuring of the works during the contract period. Such insurance shall be for the full tendered price, inclusive of all owner supplied materials and sub-trades.

SUB-CONTRACTORS:

The Contractor shall be required to attend on all Sub-contractors including those nominated and/or supplied by the Owner. The Contractor may sub-let portions of the works to such an extent and to such persons and firms as the Owner or his agent has approved. The Owner shall be notified of all intended Sub-contractors prior to their being engaged and reserves the right to reject any he may object to. Any Cost differentials, either additions or deductions, incurred as a result of this action shall be treated as a variation to the contract.

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

SETTING OUT:

The Owner shall be responsible for the accuracy of the site boundaries and if required by the Contractor or Local Body shall engage a registered surveyor to redefine the boundary pegs. The Contractor shall arrange a meeting with the Owner on site to finalise the position and orientation of the dwelling and determine the set-out prior to works commencing.

The accurate setting out of all work and its accurate completion to level, line and grade shall be the responsibility of the Contractor.

DOUBTFUL BEARING:

The Owner will be responsible for the costs, including consultant engineering fees if required, of any foundation work additional to that provided for in the drawings and specifications necessary as the result of encountering ground of doubtful bearing capacity.

The Owner indemnifies the Contractor from any liability for damage or deterioration to the works or the site as resulting action of inadequate earth fill on the site. The Contractor remains responsible for the supply, quality, and compaction of all filling material necessary in his execution of the works.

MATERIALS & LABOUR:

The contractor shall provide all materials, labour, cartage, plant and direction as required for the satisfactory completion of the works. Manufactured materials or components shall be supplied, stored, and used in strict conformity with the manufacturer's specification and instructions. No materials or products are to be substituted without direct instruction by the owner

SAFETY PRECAUTIONS:

The contractor shall take all necessary precautions in accordance with the *New Zealand Building Code - Clause F5 Construction and Demolition Hazards* and the *Health and safety Employment Act 1992 – Approved Code of Practise for Demolition* to safeguard people from injury, and other property from damage, caused by construction or demolition site hazards.

Where public access adjoins to the site, the Contractor shall provide fencing or suitable barriers to exclude the public from the site. Furthermore the Contractor shall undertake the work in a manner that avoids objects falling onto people or property both on and off the site and mitigates any further hazards that can affect people or property on or adjacent to the works.

ITEMS SUPPLIED BY THE OWNER:

The Contractor shall allow for the installation of owner supplied materials as directed and likewise shall co-operate with owner supplied sub-contractors for inclusion of their work within the total building package. The contractor shall allow for any costs associated with co-operation and direction of owner supplied sub-trades.

Items of material or nominated Sub-contractors supplied or separately controlled by the Owner shall be the responsibility of the Owner and should those items fail in usage it shall be the Owners responsibility to replace them along with any consequential works. Similarly sub-contract work done by the owner shall be their own responsibility and no liability can be assigned to the Contractor for faulty workmanship.

CERTIFICATE OF COMPLIANCE:

The Contractor shall, on completion of the works, supply all the necessary Producer Statements, Certificates, and Guarantees to the owner, showing that all works have been carried out in accordance with the documents, and in compliance with the Building Code. In addition the Contractor shall notify the Territorial Authority of the buildings readiness for final inspection as required under the Building Act.

NET SUM ALLOWANCES:

A Prime Cost or P.C. Sum is the net sum allowance to be included for the supply only of a fixture, item of material, or appliance. The contractor shall allow separately to take delivery of, and to fix in place, and for any profit margin.

The Owner may elect to supply any P.C. Sum item himself with the whole or any part of the sum allowance not expended by the Contractor being deducted from the final account.

P.C. SUMS: N/A

PROVISIONAL SUMS:

A Provisional Sum is the sum allowance to be included for any portion of the works to be carried out on a labour plus material charge up basis. This sum shall be deemed to allow for any directly related establishment or overhead costs, and items or works provided under a provisional sum shall be accounted for at their net cost plus a margin for profit as agreed.

PROVISIONAL SUMS: N/A

CONTINGENCY SUM:

Unless specifically included, no contingency sum is to be allowed. A contingency sum shall only be expended at the direct instruction of the owner. Should unforeseen works be encountered, these shall be discussed with the owner, or his agent, prior to the works being carried out, for his approval both as to the extent of these works and the methods proposed.

CONTINGENCY SUM: N/A

ITEMS PROVIDED BY OWNER:

The following items are to be supplied by the owner for installation by the appropriate trade. All items shall be delivered to the site in good order and condition. The owner shall advise the value of any item supplied by him for inclusion within the contractors contract all risk insurance package.

- 1 All electrical white ware including:
 - Fridge/freezer
 - Oven
 - Microwave
 - Washing machine
- 2 Floor coverings (existing to remain)
- 3 Window furnishings (existing to remain)

WORKS TO BE CARRIED OUT BY THE OWNER:

The following works are to be completed by the owner either in conjunction with the contractors works or after completion of the contract whichever is both applicable and needful for the satisfactory completion of the works. Allow to cooperate with the owner or his sub-contractor in the execution of these works.

1. All landscaping work.

G.S.T.:

Unless stated otherwise, the Contractor shall allow in his price for Goods and Services Tax. All net or provisional sums or other monetary figures included in the documents shall be deemed to be inclusive of G.S.T. at the rate applicable on the closing date of the tender. All quotations for variations or extra works submitted to the Owner by the Contractor shall likewise include for G.S.T.

EXCAVATION

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

EXCAVATION:

All excavations are to be taken to the levels as indicated on the drawings. Should additional depth be required to reach firm footings this shall form a variation to the contract (see variations) and the Engineer shall be notified in writing of this.

The Contractor shall keep the excavations clear of all fallen material and shall provide all necessary drainage or pumping for de-watering throughout the progress of the work.

All excavated material not required for backfilling shall be removed from the site unless otherwise instructed.

Over excavation for foundations shall be made good with hardfill or site concrete, as instructed by the Engineer, at the contractor's expense.

BACKFILLING:

All backfilling shall be carried out with the approved excavated material.

HARDFILL:

Where hardfill is indicated the material shall be graded granular fill in accordance with NZS 3604:2011 Section 7.5.3.2. The fill shall be compacted in 150mm layers and overlaid with 20mm sand blinding.

Compaction shall be by vibrating roller or vibrating plate compactor.

DESCRIPTION OF WORKS:

This section is a guide only and should be read in conjunction with the working drawings to obtain the full extent of work required.

1. Excavate for pile foundations to depths shown on the drawings, or to solid bearing, (Should extra depth be required to reach solid bearing this shall be noted before concrete is poured, and shall be treated as a variation to the contract).
2. Removal of any concrete spills etc and backfill around foundation to be by Contractor. The Owner shall be responsible for all landscaping and site grading work.

CONCRETOR

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

No change or variation is to be made to any structural element without the specific instruction or consent being given, in writing, by the Design Engineer.

GENERAL SPECIFICATION:

All concrete work shall comply with the provisions of NZS 3109:1997 "Specification for Concrete Construction", unless specifically instructed otherwise, in writing, by the Engineer. All other materials shall comply with the relevant New Zealand standard.

CONCRETE GRADES AND STRENGTHS:

The following 28 day compressive strengths shall be used:

Over excavation backfill to level	10MPa
Foundations and Pads	20MPa

Concrete production shall be in accordance with the requirements of NZS 3104:1991 "Concrete Production - High Grade and Special Grade", unless otherwise approved in writing by the Engineer. All concrete must be supplied by a high or special graded plant as defined in NZS 3104:1991.

No additives are to be included in the mix design without the written approval of the Engineer.

NEW ZEALAND REINFORCING:

Only New Zealand manufactured reinforcing bars satisfying NZS3402:1989 are acceptable.

PLACING AND FASTENING OF REINFORCEMENT:

Reinforcement shall comply with the provisions of NZS 3109:1997.

In Clause 3.5.1 of NZS 3109:1997 adequate support shall be defined as chairing all reinforcing at a maximum of 900mm centres each way.

BUILDING IN:

Build in all penetrations, openings, cast in duct sleeves, conduits and the like, as required by other services and trades.

SURFACE FINISHES:

Schedule of Finishes

The following finishes are required for the different parts of the building:

Unexposed Foundations	F1
Exposed Foundations	F3

The specified finishes are to be in accordance with the standards defined in NZS 3114: 1987 "Concrete Surface Finishes".

It is the responsibility of the Sub-Contractor applying any surface finish, to ensure that the concrete surface is suitable for his application, always providing that the surface is structurally sound.

DESCRIPTION OF WORKS:

Refer to the Architectural drawings to see the full extent of work required. All work undertaken shall be completed in best trade practice.

This section of the Contract consists of the supply, positioning, placing and finishing of all concrete and reinforcing for foundations, floor slabs as shown on the drawings.

1. Concrete strength to be minimum 20m.p.a.
2. Supply and place 125 x 125 H5 treated timber anchor piles, into a 400 Diameter x 900mm deep concrete footing where shown on the drawing.
3. Likewise supply and place 125 x 125 H5 treated timber piles in 300 x 300 x 300 concrete footing where shown on the drawing.

CARPENTER

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

Provide new foundations, including new sub-floor members where required and make repairs as described in the documents or where damage has occurred in the removal / transportation delivery process.

STANDARDS:

All general materials and workmanship for new work shall comply with the relevant provisions of N.Z.S.3604:2011 "Timber Framed Buildings".

TIMBER FRAMING:

All timbers shall be treated to minimum H1.2 level of treatment, unless where specific use or location requires a higher level of treatment protection, Refer to the treatment specification scheduled in Timber Treatment Appendix.

Provide timber framing for all areas shown on the drawing, including all structural members, blocking to support fittings and linings necessary for the full completion of the works. Timber sizes where not specifically detailed shall comply with N.Z.S.3604:2011 "Timber Framed Buildings". Unless otherwise notified, all structural members shall be graded to "SG8".

Timber sizes shall comply with N.Z.S.3604 and generally shall be treated to H1.2 to all structural framing and H3.2 for timbers in an extreme situation. (Untreated Douglas fir is acceptable for all internal low risk situations except for sub-floors in accordance with NZBC B2/AS1 April 2011).

Existing sub-floor timbers remain for re-use.

90 x 90 H3.2 Sub-Floor Bearers (*for Timber Deck and where new bearers required to perimeter of dwelling*)

90 x 45 H3.2 Joists (*for Timber Deck*)

200 x 50 H3.2 Stringer for steps

300 x 50 H3.2 Treads for steps

TIMBER MOISTURE CONTENT:

Due to the inherent nature of timber to expand and shrink according to its moisture content, all trades shall ensure that the seasoning, handling, storage, and protection of the timbers is carried out to maintain the lowest practical moisture content for the erected structure.

In general the Equilibrium Moisture Content of Pinus and Rimu timbers used in the works shall be as follows;

Exterior Finishing Timbers	16%
Interior Finishing Timbers	12%
Interior Joinery and Finishing Timbers	12%
All Framing Timbers	16%

All seasoning shall take place before machining

FIXINGS:

Nail fixings shall conform to N.Z.S.3604:2011. Other specialist fixings will be as shown on the drawings.

STRAPS, BOLTS, FIXINGS ETC:

Provide all necessary bolts, straps, nail plates, joist hangers, multi grips etc required.

SUB-FLOOR AND FLOORING:

Existing to remain

FRAMING

Existing to remain

ROOF FRAMING:

Existing to remain

TIMBER BEAMS:

Existing to remain

FASCIA & BARGES:

Existing to remain

SOFFITS:

Existing to remain

EXTERNAL CLADDING

Existing to remain

INSULATION:

Existing to remain

INTERNAL LININGS:

Existing to remain

WALL BRACING:

Existing to remain

SKIRTINGS:

Existing to remain

ARCHITRAVES:

Existing to remain

HOT WATER CYLINDER:

Existing to remain.

GENERAL WORKS:

This section is a guide only and should be read in conjunction with the working drawings to obtain the full extent of work required.

1. Provide battery operated smoke detector in hall where shown on the drawing

PLUMBING

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

GENERAL:

All work shall be carried out by a registered plumbing sub-contractor and shall be in compliance with the AS/NZS 3500.2.2003.

Plumber to arrange for inspections as required under the building consent.

WATER SUPPLY:

Town Supply – Connect dwelling to existing connection using a 25mm Alkathene pipe. Supply an on/off tap at the water entry point, to enable the house water to be isolated from the supply.

PIPEWORK & WATER DISTRIBUTION:

Existing to remain.

HOT WATER HEATER:

Existing to remain.

WASTES:

Existing to remain – where new wastes are required if removed for relocation, these Shall be of P.V.C. pipe generally of 40mm diameter for bath, shower, sinks, tub and washing machine wastes. Hand Basins may have 32mm waste. All wastes shall be fitted with removable 'S' bend traps directly below the waste in order to prevent sewer smells returning up pipework (where wastes are exposed chrome bottle trap wastes shall be used). All joints shall be glued.

VENTS:

Provide vents to fittings, and drains, as required, flashed at roof penetrations using flashing to match roofing type and colour, and finishing at least 300mm above the roof or 900mm above the soffit level. Where practicable, vents shall be joined together within the attic space to reduce the number of vents penetrating the roof envelope. Terminate vents with a bird proof cowl.

DOWNPIPES ETC:

All existing to remain.

KITCHEN

Kitchen Sink:

Existing to remain.

LAUNDRY

Laundry Tub:

Existing to remain.

BATHROOM

Vanity:

Existing to remain.

Shower

Existing to remain.

Bathtub:

Existing to remain

WC

W.C. Pan & Cistern:

Existing to remain.

TAPS:

Existing to remain.

WASTES:

Existing to remain.

FLASHINGS:

Existing to remain.

DRAINLAYING

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

GENERAL:

All work shall be carried out by a licensed Drainlayer in accordance with the New Zealand Building Code. No drains shall be covered until inspected and approved by the Territorial Authority Inspector.

SERVICES:

The drainlayer shall check the actual position of service connections with the local authority before works commence. Where connections do not exist, or outstanding connection fees have to be paid, the cost of providing new connections shall be the responsibility of the owner.

SOIL DRAINS:

Supply and lay 100mm sewer drain from the house and connect into street connection formed at time of property subdivision – Drainlayer shall confirm final position of the connection on site prior to work commencing.

Soil drains shall be in approved PVC pipe complete with proprietary jointing rings, bends, traps, and inspections. Lay drains with a minimum fall of 1 in 100. Pipes shall be fully bedded in chip in base of trench.

Allow for any inspection chambers / points as required by the bylaws.

STORMWATER DRAINS:

Supply and lay 100mm PVC stormwater drains from all downpipes and connect into soak-hole as shown on the drawing with a minimum fall of 1 in 120. Provide a collar with leaf grating at the junction of the down-pipes and stormwater pipe. Allow for any inspection chambers / points as required by the bylaws.

COVER PROTECTION:

Any drains not having a cover depth of greater than 350mm shall be covered with a concrete capping a minimum of 400mm wide and 75mm thick. Concrete strength shall be not less than 10mpa.

BACKFILL:

On completion backfill and adequately ram excavated material into trenches and leave finished level with the surrounding ground. Any remaining subsoil or boulders shall be removed from the site. Remove surplus gravel or chip from the site.

GULLY TRAPS

Provide and install approved Gully Traps firmly embedded in a concrete surround where shown on the drawings.

ELECTRICAL WORK

All Sub-contractors are bound by the preliminary and general section of the specification and to the full extent of their responsibility and instructions as contained in the full Contract Documents. This specification is divided into trade sections for convenience only and is to be read in its entirety by all trades. It shall not be construed that each trade section is a complete and separate contract.

GENERAL:

The complete Electrical subcontract is to be carried out by a licensed electrician.

Obtain all permits and pay fees as required and supply electrical producer statement on completion of the works.

POWER SUPPLY:

Owner to bring in new supply to dwelling.

METER BOARD:

Existing meter board to remain.

SWITCH BOARD:

Existing switch board to remain. Electrician shall check all circuits once relocation is complete and approve re-use. If new wiring or upgrades are required this shall form a variation to the contract.

SWITCH PLATES:

Existing to remain.

LIGHT FITTINGS:

Existing to remain.

HEAT POINTS:

Existing to remain.

SMOKE DETECTORS:

Supply and install Battery operated ceiling mounted smoke detectors with hush button to location shown on the floor plans.

GUARANTEE:

On completion of the work supply to the Main Contractor a guarantee on workmanship and materials under this contract for a period of 1 year.

COMPLETION:

At completion leave all work neat, tidy, clean and operating correctly. Remove all plant, tools, rubbish and debris from the site.

APPENDIX

Refer to attached sheets which shall include the following items:

- Timber Treatments Guide
- Building Code Schedule of Approved Documents per Trade
- Sub-Floor Bracing Calculations
- Lumberlok Retro subfloor fixing
- Original Drawings and Multiproof Certificate for Design
- Code Compliance Certificate from Waimakariri District Council

TIMBER TREATMENT GUIDE

TREATMENT LEVEL	BUILDING ELEMENT
H1.2 Treated kiln dried planer-gauged pine or untreated Douglas Fir (except for sub-floors in accordance with NZBC B2/AS1 April 2011)	- Low risk wall framing protected from the weather. - Intermediate floor framing. - Interior lining and trim. - Subfloor framing not in ground contact,
H3.2	- Enclosed framing within flat roofs. - Framing for enclosed decks and balconies. - Framing within enclosed balustrades. - Some framing supporting decks and balconies. - Weatherboards, fascia boards and exterior trim. - Cavity battens. - At risk wet areas. - Painted posts and beams. - External stairs, handrails, fencing, balustrades, pergolas, gazebos, slatted decking, bearers, joists, external beams and rafters.
H4	- Fence posts, agricultural posts and landscaping timber.
H5	- House piles and poles, decking piles, transmission poles, crib walls, retaining walls and other structure in contact with the ground.

BUILDING CODE SCHEDULE OF APPROVED DOCUMENTS PER TRADE

1. Excavator and Earthworks contractor
2. Concretor
3. Structural steelworker
4. Blocklayer
5. Carpenter and Joiner
6. Roofer
7. Bricklayer
8. Plumber
9. Drainlayer
10. Solid Plasterer
11. Fibrous Plasterer
12. Painter and Paperhanger
13. Window manufacturer and Glazier
14. Electrician

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
B1 Structure														
B2 Durability														
C1 Outbreak of fire														
C2 Means of escape														
C3 Spread of fire														
C4 Structural stability during fire														
D1 Access route														
D2 Mechanical instalation for access														
E1 Surface water														
E2 External moisture														
E3 Internal moisture														
F1 Hazardous agents on site														
F2 Hazardous building materials														
F3 Hazardous substances and processes														
F4 Safety from falling														
F5 Construction and demolition hazards														
F6 Lighting for emergency														
F7 Warning systems														
F8 Signs														
G1 Personal hygiene														
G2 Laundering														
G3 Food prep & prevention of contamination														
G4 Ventilation														
G5 Interior environment														
G6 Airbourne and impact sound														
G7 Natural light														
G8 Artificial light														
G9 Electricity														
G10 Piped services														
G11 Gas and energy source														
G12 Water supplies														
G13 Foul water														
G14 Industrial liquid waste														
G15 Solid waste														
H1 Energy efficiency														

Demand Calculation Sheet

Job Details

Name: Jim King
Street and Number: Cnr Dunford St & Tancred Street
Lot and DP Number:
City/Town/District: Rakaia
Designer: J Gibbs
Company: Blueprints
Date: 18/7/2018

Building Specification

Number of Storeys 1
Floor Loading 2 kPa
Foundation Type Subfloor
Subfloor Cladding Weight Light

Single
Cladding Weight Light
Roof Weight Light
Room in Roof Space No
Roof Pitch (degrees) 20
Roof Height above Eaves (m) 1.5
Building Height to Apex (m) 4.6
Ground to Lower Floor (m) 0.6

Average Stud Height (m) 2.4
Building Length (m) 12.6
Building Width (m) 6.6
Building Plan Area (m²) 83.16

Building Location

Wind Zone = High

Earthquake Zone 1

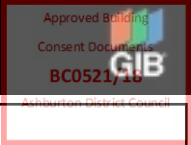
Soil Type D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	295	478
Subfloor Level	603	821

Bracing Units required for Earthquake

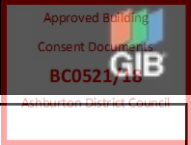
	Along & Across
Single Level	440
Subfloor Level	566



Subfloor Level Along Resistance Sheet

Job Name: Jim King

									Wind	EQ
									Demand	
									603	566
									Achieved	
Line	Element	Length (m)	Angle (degrees)		Type	Supplier	Wind (BUs)	EQ (BUs)	1280 212%	960 170%
A	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
B	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
C	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
D	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK



Subfloor Level Across Resistance Sheet

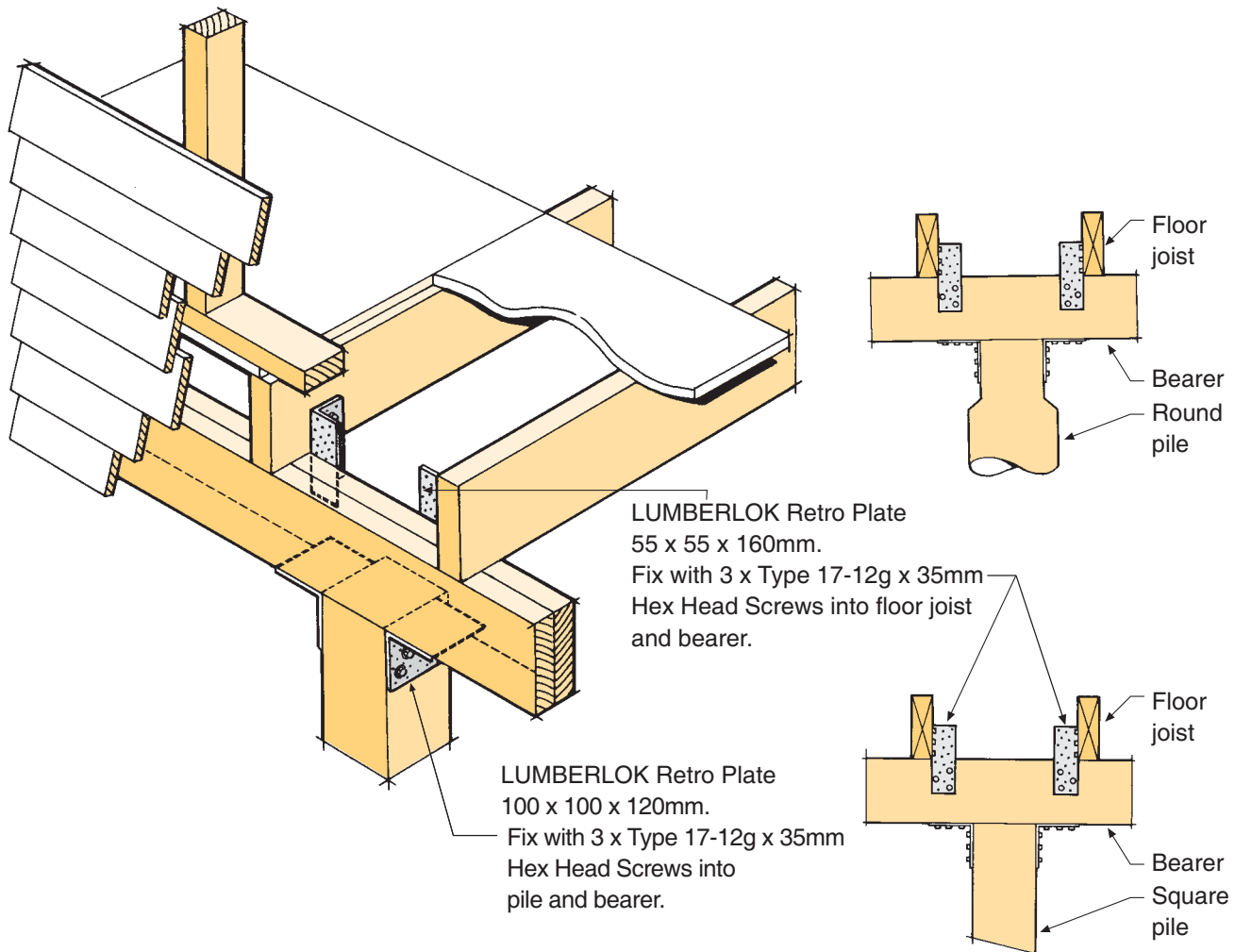
Job Name: Jim King

									Wind	EQ
									Demand	
									821	566
									Achieved	
Line	Element	Length (m)	Angle (degrees)		Type	Supplier	Wind (BUs)	EQ (BUs)	1280 156%	960 170%
M	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
N	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
O	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK
P	1	2.00			Anchor Pile	NZS3604	320	240		
									320 OK	240 OK



12kN RETRO SUBFLOOR FIXING

- ★ Fixing to be used when the outside face of the bearer is not accessible e.g. fixing relocatable houses to piles.
- ★ Hot Dip Galvanised or Stainless Steel options available for required corrosive zone.



Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)

Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B

Pack Includes: 8 x Retro Plate 55 x 55 x 160mm
 8 x Retro Plate 100 x 100 x 120mm
 100 x Type 17-12g x 35mm Hex Head Screws



Department of
Building and Housing
Te Tari Kaupapa Whare

MultiProof Certificate

This is to certify that a National Multiple-Use Approval has been issued to:

Spanbild NZ Limited

Egmont single storey 3 bedroom dwelling

3 row pile foundation using Superclad roll-formed Colorsteel cladding with corrugated Colorsteel roofing

under Section 30F of the Building Act 2004 in respect of the approved plans and specifications* and subject to the conditions** specified:

Details of this National Multiple-Use Approval have been entered in the register of National Multiple-Use Approvals in accordance with Section 273 of the Building Act 2004.

90K

David Kelly
Deputy Chief Executive
Department of Building and Housing

27 April 2011

Date Issued

A10011

Certificate Number

*The approved plans and specifications are those held by the Department
**See Schedule for specific drawing references, permitted variations and conditions of approval.

Note: The National Multiple-Use Approval referred to in this certificate is subject to change, suspension or revocation. Check the Department's website www.dbh.govt.nz for the current status of this National Multiple-Use Approval.

Schedule for certificate number A10011

Permitted Variations:

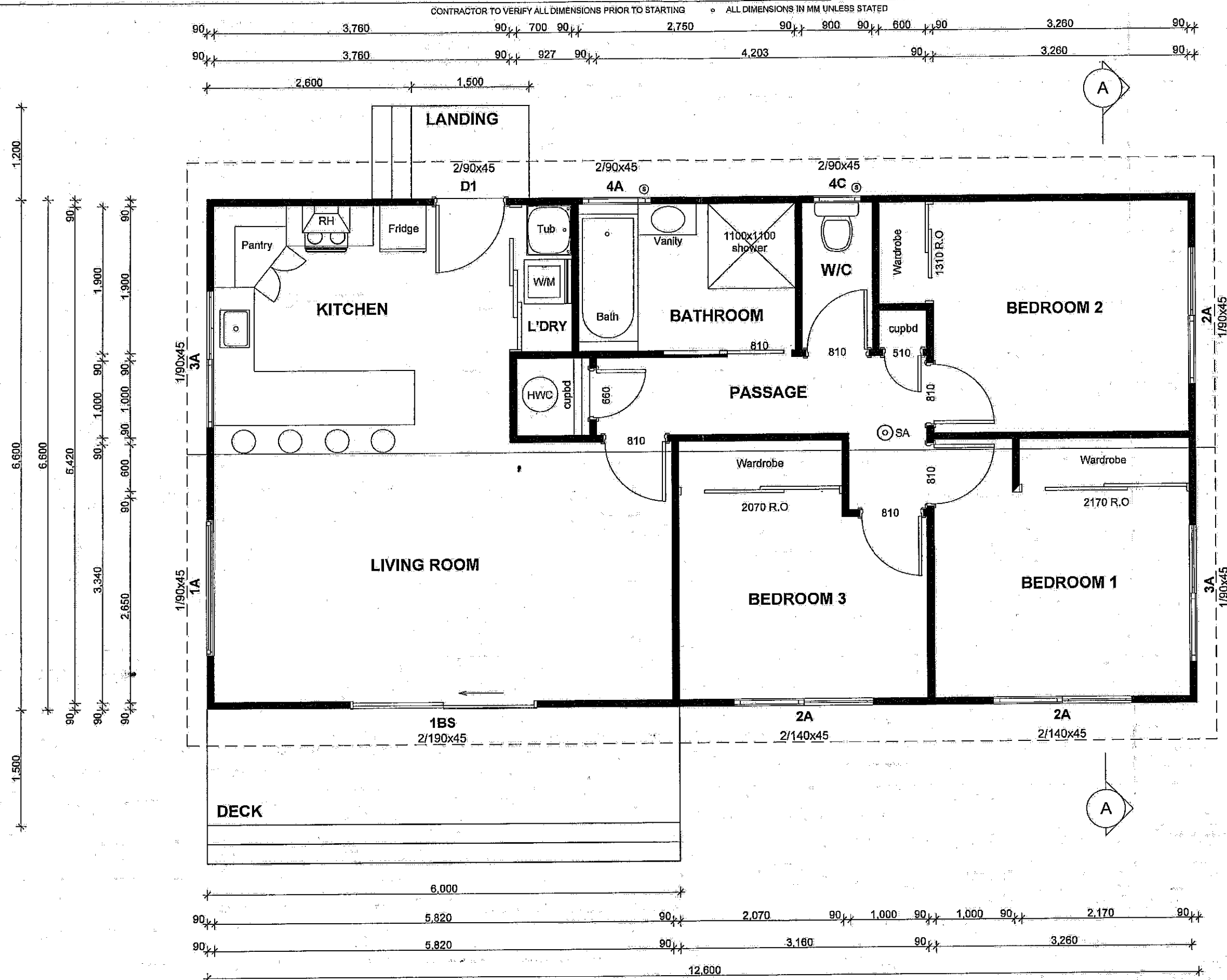
Foundation Design:	
3 row pile foundation (LVL Joists) can be replaced by 4 row pile foundation (timber joists)	
Floor Plan:	
No variation	
Roof Design:	
No variation	
Cladding Design:	
No variation	

Building Design Reference to Drawings

Floor Plan	Sheet 1
Elevations	Sheet 2
Bracing and Electrical Plan	Sheet 3
Details	Sheet 4
Cladding Details	Sheet 5
Cross Section	Sheet 6
Cross Section	Sheet 6A
Internal Details	Sheet 7
Purlin and Lintel Fixings	Sheet 8
Truss Plan	Sheet 9
Drainage Plan	Sheet 10
Subfloor	Sheet 11
Subfloor	Sheet 11A
Subfloor fixings	Sheet 12
Wetfloor Shower Detail	Sheet 13
Door and Window Schedule	Sheet 14
	3 row pile foundation
	4 row pile foundation
	3 row pile foundation
	4 row pile foundation

This National Multiple-Use Approval is subject to the following conditions:

- Subject to the Permitted Variations, this National Multiple-Use Approval may only be used in its entirety, and does not apply to any one part of the plans and specifications.
- This National Multiple-Use Approval includes the Permitted Variations set out in this Schedule. If there are any changes to the approved plans and specifications this National Multiple-Use Approval does not apply.
- More than one Permitted Variation may be used.
- Mirror images of the floor plan are permitted
- This National Multiple-Use Approval can only be used where the following conditions apply:
 - Seismic zones: Earthquake zone A as defined in NZS 3604:1999
 - Snow Loading: Maximum roof snow load 0.5kPa or ground snow load 0.9kPa to AS/NZS 1170.3:2003
 - Wind zones: Up to and including high as defined in NZS 3604:1999
 - Climate zones: Up to and including 3 as defined in the New Zealand Building Code
 - Ground bearing capacity: Good ground as defined in NZS 3604:1999. Sites with ultimate ground bearing capacity of 300kPa. Sites subject to lateral spread are excluded
 - Roofing finish: Colorsteel Endura
 - Corrosion zone: Seaspray zone as defined in NZS 3604:1999, except where adverse microclimatic factors e.g. geothermal



LEGEND

SA ○ Smoke Alarm (with hush button)
S Safety Glass

Non-Standard Doors

D1 2000H x 910W



PROJECT TITLE

FLOOR AREA 83.16m²

Note: Decks, Landings and Steps are shown for Consent Purposes only and are not included in the unit pricing.

Note: All connection details not detailed to be in accordance with NZS3604 (1999)

DRAWING TITLE

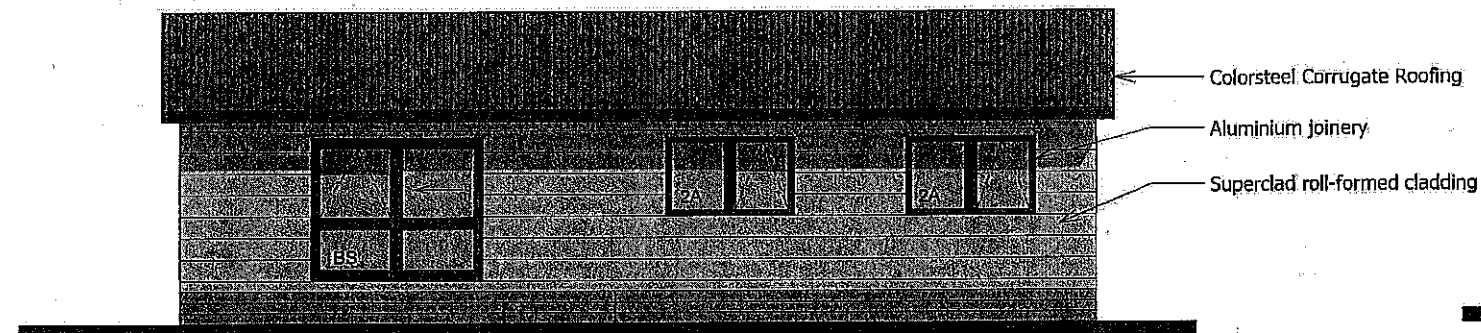
Egmont - Floor Plan

SCALE: 1:50
DRAWN: KT

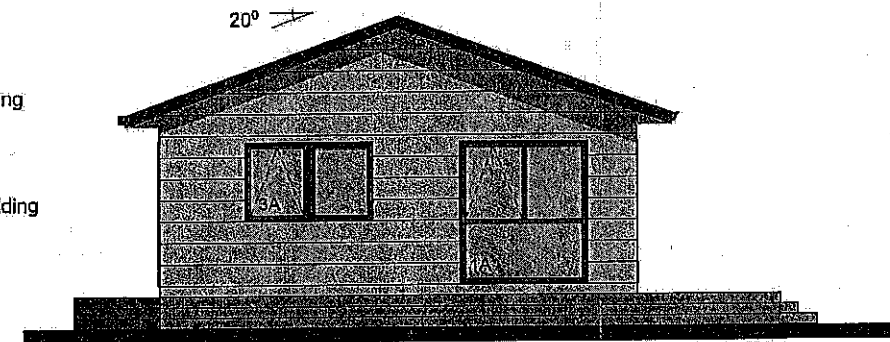
DATE: April 11
FILE:

SHEET: 1

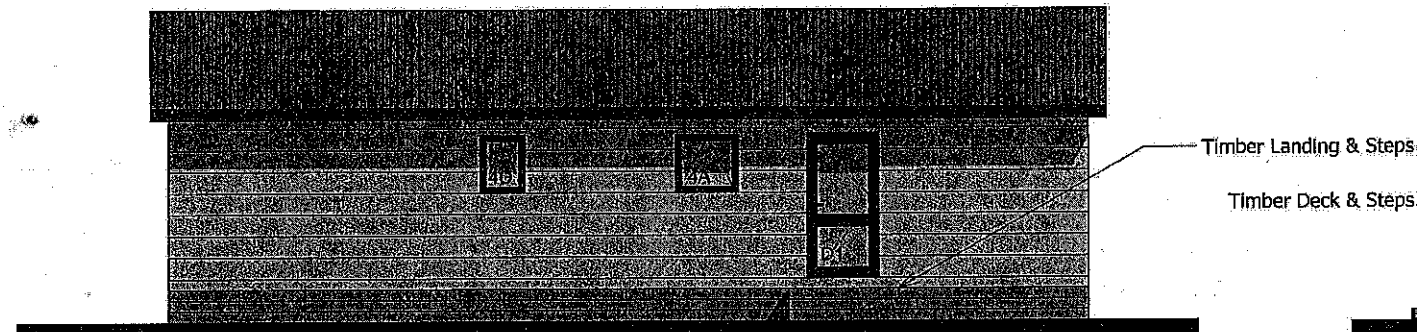
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



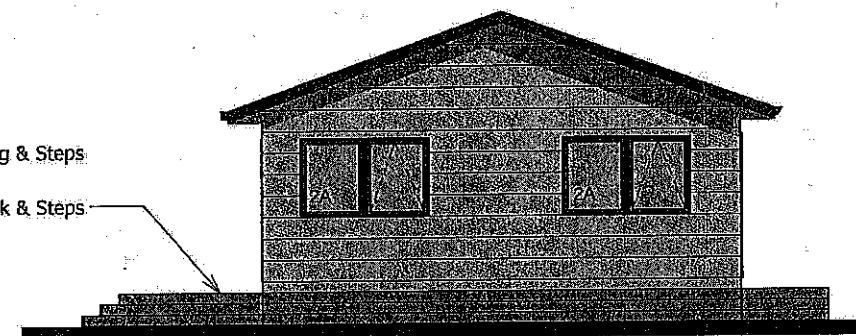
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



PROJECT TITLE

DRAWING TITLE

Egmont - Elevations

Note: Decks, Landings and Steps are shown for Consent Purposes only and are not included in the unit pricing.

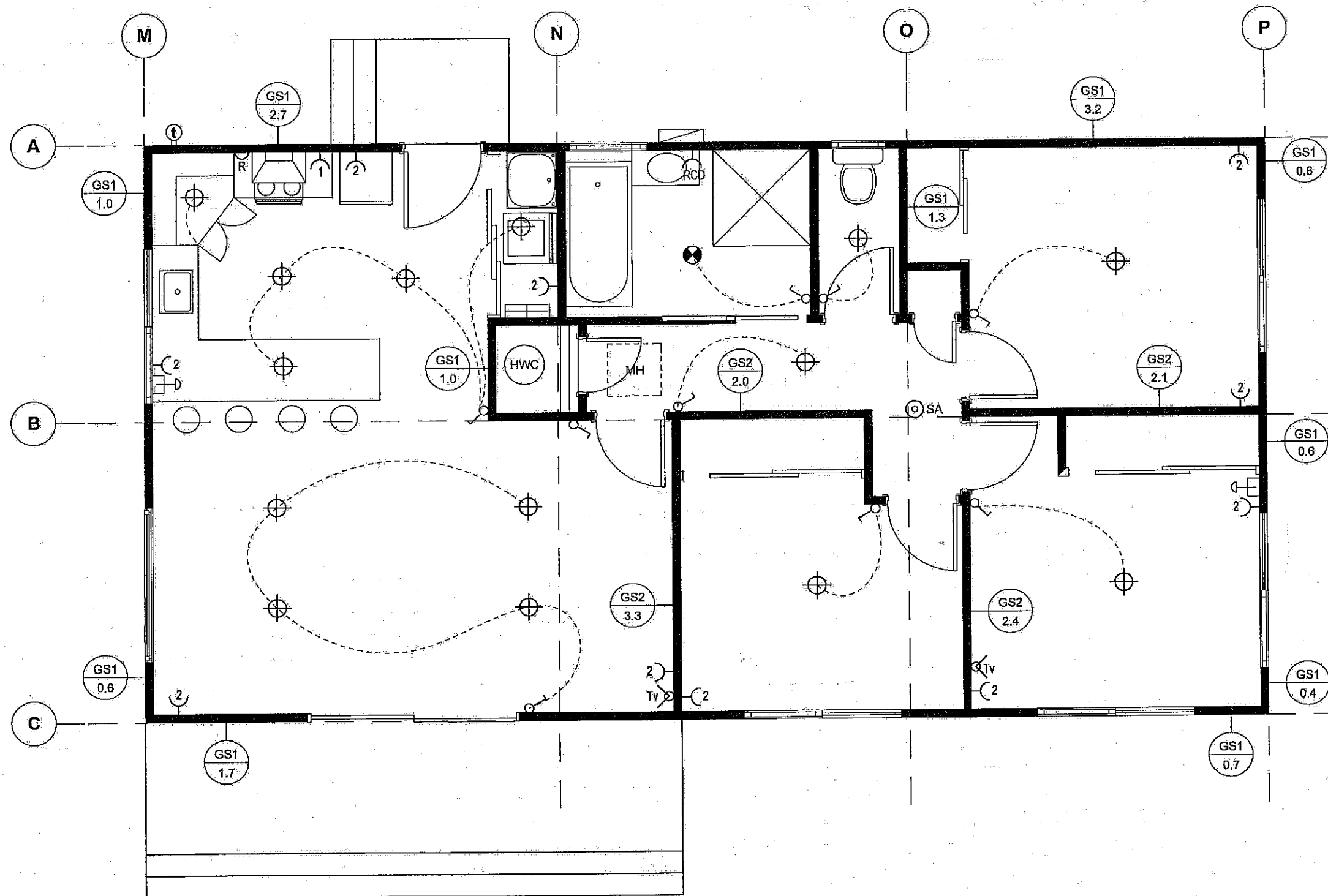
Note: All connection details not detailed to be in accordance with NZS3604 (1999).

SCALE: 1:100
DRAWN: KT

DATE: April 11
FILE:

SHEET: 2

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



LEGEND

- Downlight (CA rated)
- Wall light
- Heat/Fan/Light
- Light Switch
- Double Power Point
- Single Power Point
- Oven/Range switch
- Shaver Point
- Tv Point
- Data Point
- Smoke Alarm (with hush button)
- Outside Tap
- Meterbox
- Switchboard
- MH Man Hole

Top Plate Connection
6T10 or 2 strap nails as per clause 8.7.3. NZS3604 (1999)



PROJECT TITLE

DRAWING TITLE
Egmont - Bracing & Electrical Plan

Note: All connection details not detailed to be in accordance with NZS3604 (1999)

SCALE:	1:50	DATE:	April 11	SHEET:	3
DRAWN:	KT	FILE:			

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

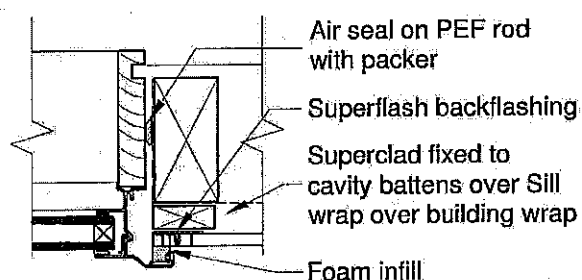
Pre-painted corrugate roofing
on SS roofing underlay on
70x45 MSG8 purlins @
800crs max on 90x45 trusses
@ 1200crs max.

150x60mm Gutter
Cross sectional area
= 9000mm
(Complying with E1 Fig15)

140x45 Soffit bearer,
2x90mm skew nails to truss,
2x90mm nails to sprocket

Fascia flashing

4.5mm Hardiflex soffit fixed
to 70x45 Sprocket



D7 Aluminium Window Jamb

Scale 1:5

70x45 soffit bearer
fixed to 35x12 packer

90x16 ceiling packer
on 90x45 top plate

Superclad fixed to
45x20 H3.1 cavity
battens over building wrap

Superclad over Building Wrap
dressed into opening with
flexible flashing tape over
wrap to head corners

C3 Flashing & Back
flashing on 15° slope

Double Glazed Aluminium
Joinery

Stop end to
head flashing

C3 Flashing
on 15° slope

Double Glazed
Aluminium
Joinery

Horizontal 45x20
H3.1 cavity
battens

D3 Aluminium Slider Head

Scale 1:5

Superclad fixed to 45x20
H3.1 cavity battens over
Building Wrap dressed into
opening with flexible
flashing tape over wrap to
head corners

C3 Flashing on 15° slope

Double Glazed Aluminium
Joinery

Air seal on PEF rod with
packer

Stop end to
head flashing

Air seal on
PEF rod
with packer

D9 Aluminium Door Head

Scale 1:5

Double Glazed
Aluminium Joinery

H3.1 packer
used for sill support

Air seal on PEF rod

H3.1 packer
used for sill support

Air seal on PEF rod

D5 Aluminium Slider Sill

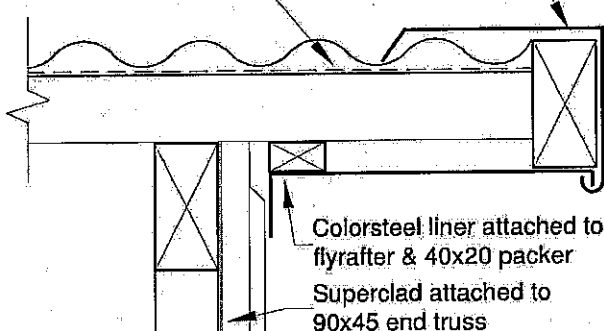
Scale 1:5

D10 Aluminium Door Sill

Scale 1:5

Pre-painted corrugate roofing on
Roof underlay on 70x45 MSG8
Purlins carried over end truss

Pre-painted barge
flashing attached to
90x45 flyrafter



D2 Barge Details

Scale 1:5

NOTE: Sill flashing on window must
have 100mm min upstand at both ends,
50mm cover over cladding & a 5mm
air gap between sill & cladding

78641 used for
Sill support on
H3.1 packer

Superclad fixed to
cavity battens over
Sill wrap over
building wrap

Sill wrap
100mm min
up jambs

Sill flashing

Air seal on
PEF rod

D8 Aluminium Window Sill

Scale 1:5

Air seal on PEF rod
with packer

Foam Infill &
Superflash
backflashing

Superclad fixed to
45x20 H3.1 cavity
battens over
Thermakraft watertight
building paper

D4 Aluminium Slider Jamb

Scale 1:5

Air seal on PEF
rod with packer

Foam Infill &
Superflash
backflashing

Superclad fixed to 45x20
H3.1 cavitybattens over
Thermakraft watertight
building wrap

D11 Aluminium Door Jamb

Scale 1:5

Note: All connection details not detailed to be in
accordance with NZS3604 (1999)

SCALE: 1:5
DRAWN: DM

DATE: April 11
FILE:

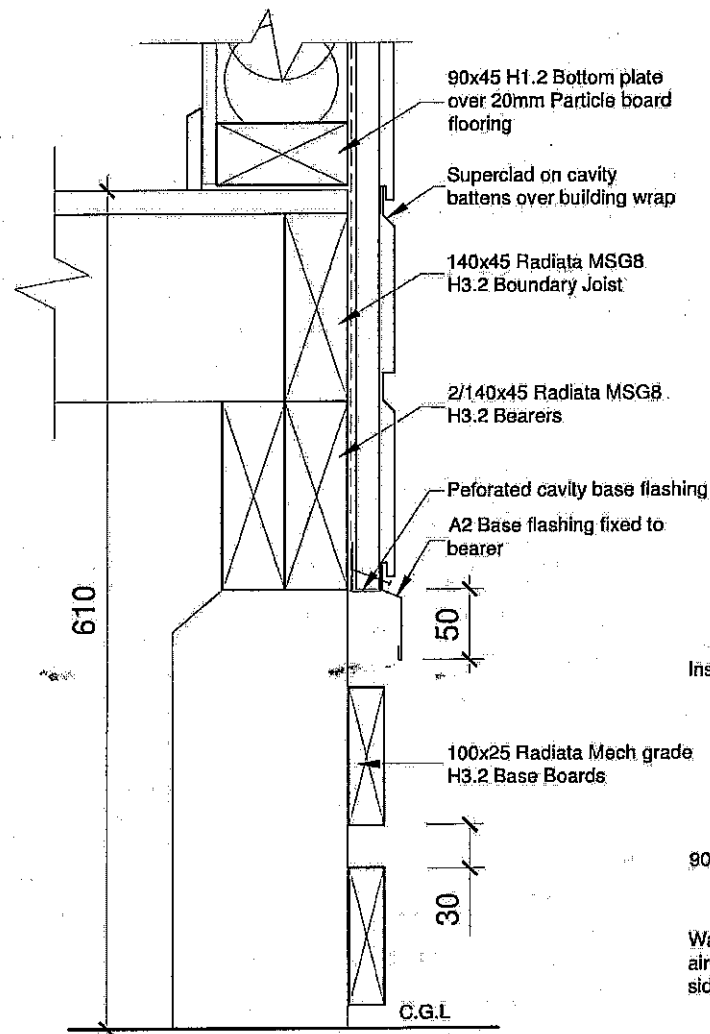
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OF:



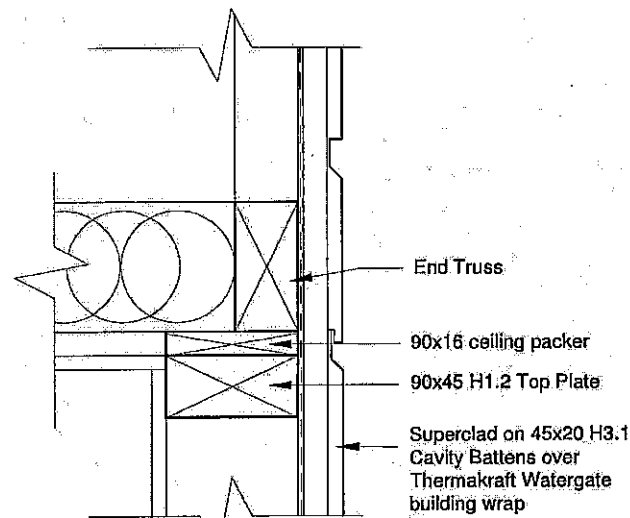
PROJECT TITLE

DRAWING TITLE

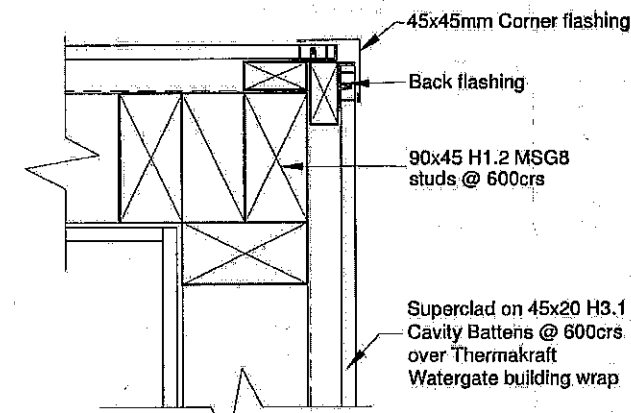
Egmont - Details



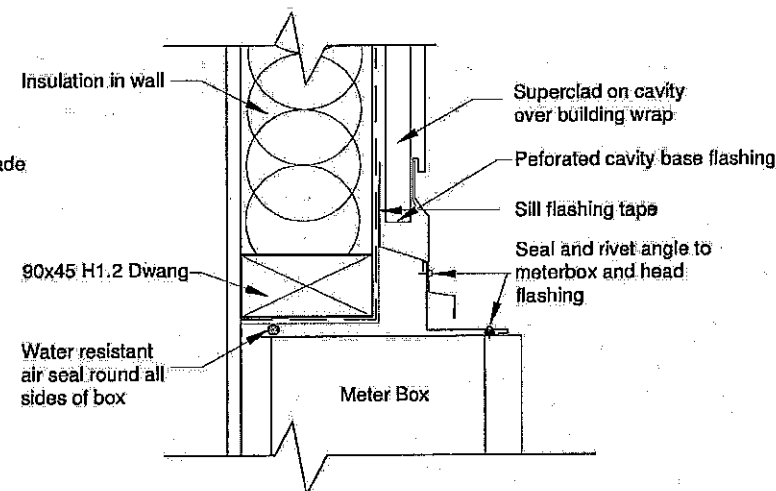
D15 Bottom Plate Detail
Scale 1:5



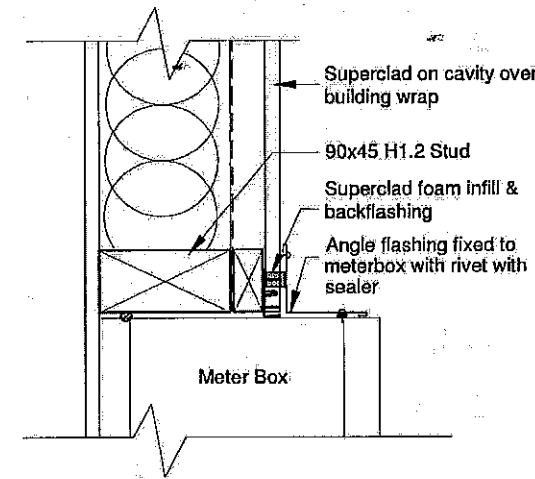
D13 Gable Cladding Detail
Scale 1:5



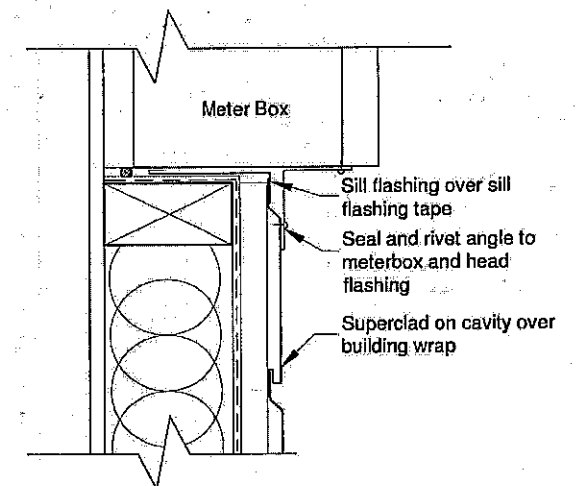
D14 Corner Cladding Detail
Scale 1:5



D16 Meter Box Head Flashing
Scale 1:5



D17 Meter Box Side Flashing
Scale 1:5



D18 Meter Box Sill Flashing
Scale 1:5



PROJECT TITLE

DRAWING TITLE

Egmont - Cladding Details

Note: All connection details not detailed to be in accordance with NZS3604 (1999).

SCALE: 1:5
DRAWN: DM

DATE: April 11
FILE:

SHEET: 5
OF:

0.4mm corrugate roofing on
Thermakraft 215 roof underlay
on 70x45 MSG8 purlins @ 800crs
run over end truss

Pre-painted barge flashing
attached to 90x45 flyrafter

Colorsteel liner attached
to flyrafter & 20mm packer

Pre-painted Superclad over
45x20 H3.1 cavity battens
over building wrap fixed to
gable end truss

90x45 H1.2 studs @ 600crs

Gable Soffit

Scale 1:20

Pre-painted roofing on roof underlay
on 70x45 MSG8 purlins @ 800crs max
on 90x45 trusses @ 1200crs max.

Pre-painted Superclad over 45x20
H3.1 cavity battens over building
wrap attached to 90x45 H1.2 MSG8
studs @ 600crs

20mm H.D. particle board
(H3 Plyfloor to wet areas) on
140x45 CF Hychord joists @ 600 crs on
2x140x45 H3.2 MSG8 bearers @ 3300 crs

125x125 H5 piles in 290Ø footing,
(460Ø footing when supporting
load bearing walls) to a min depth
200mm below CGL

10mm gib on steel ceiling
batten system

10mm gib on timber framing

NOTE: see Specification for
linings in wet areas

Section A-A

Scale 1:50

130mm min

Ridge flashing fixed to 70x45
MSG8 purlins as shown

Pre-painted corrugate roofing on
roof underlay on purlins attached to
90x45 trusses @ 1200crs max.

Ridge Detail

Scale 1:20

490mm

Pre-painted longrun rib roofing on
roof underlay on 70x45 MSG8 purlins
@ 800crs max on 90x45 trusses
@ 1200crs max.

R3.6 batts to ceiling

10mm Gib board attached
to Steel ceiling battens
@ 450crs max, perimeter
channel to end walls only.

Aluminium window and door
joinery to comply with NZS4223

10mm Gib Board attached to
timber framing insulated with
R2.6 batts

R1.4 Expol Insulation under floor

Lintels above window/doors
in loadbearing walls see
floorplan

125x125 H5 anchor pile in 400Ø
footing, 900mm min below CGL

4.5mm Hardiflex soffit fixed to 70x45
ribbon plate & sprockets skew nailed
to 35x12 packer to 140x45 fascia board

Pre-painted Superclad over 45x20
H3.1 cavity battens over building
wrap on 90x45 H1.2 MSG8 studs
@ 600crs

12kn pile to bearer fixing, with 6kn joist
to bearer fixing either side of pile

150mm min between bearer and CGL
DPC if less than 300mm

125x125 H5 anchor pile embedded in
400Ø concrete footing, 100mm concrete
under pile

Soffit Strip Section Detail

Scale 1:20

Note: All connection details not detailed to be in
accordance with NZS3604 (1999)

SCALE: As Shown DATE: April 11
DRAWN: DM FILE:

SHEET: 6
OF:



PROJECT TITLE

DRAWING TITLE

Egmont - Cross Section

0.4mm corrugate roofing on
Thermakraft 215 roof underlay
on 70x45 MSG8 purlins @ 800crs
run over end truss

Pre-painted barge flashing
attached to 90x45 flyrafter

Colorsteel liner attached
to flyrafter & 20mm packer

Pre-painted Superclad over
45x20 H3.1 cavity battens
over building wrap fixed to
gable end truss

90x45 H1.2 studs @ 600crs

Gable Soffit

Scale 1:20

Pre-painted roofing on roof underlay
on 70x45 MSG8 purlins @ 800crs max
on 90x45 trusses @ 1200crs max.

Pre-painted Superclad over 45x20
H3.1 cavity battens over building
wrap attached to 90x45 H1.2 MSG8
studs @ 600crs

20mm H.D. particle board on
140x45 H3.2 joists @ 450 crs on
2x140x45 H3.2 bearers @ 2200 crs

125x125 H5 piles in 290Ø footing,
(460Ø footing when supporting
load bearing walls) to a min depth
200mm below CGL

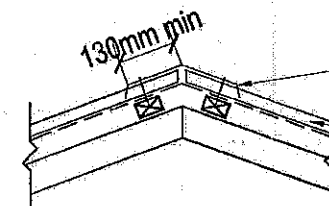
10mm gib on steel ceiling
batten system

10mm gib on timber framing

NOTE: see Specification for
linings in wet areas

Section A-A

Scale 1:50



Ridge Detail

Scale 1:20

Ridge flashing fixed to 70x45
MSG8 purlins as shown

Pre-painted corrugate roofing on
roof underlay on purlins attached to
90x45 trusses @ 1200crs max.

490mm

Pre-painted longrun rib roofing on
roof underlay on 70x45 MSG8 purlins
@ 800crs max on 90x45 trusses
@ 1200crs max.

R3.6 batts to ceiling

10mm Gib board attached
to Steel ceiling battens
@ 450crs max, perimeter
channel to end walls only.

Aluminium window and door
joinery to comply with NZS4223

10mm Gib Board attached to
timber framing Insulated with
R2.6 batts

R1.4 Expol Insulation under floor

Lintels above window/doors
in loadbearing walls see
floorplan

125x125 H5 anchor pile in 400Ø
footing, 900mm min below CGL

4.5mm Hardiflex soffit fixed to 70x45
ribbon plate & sprockets skew nailed
to 35x12 packer to 140x45 fascia board

Pre-painted Superclad over 45x20
H3.1 cavity battens over building
wrap on 90x45 H1.2 MSG8 studs
@ 600crs

12kn pile to bearer fixing, with 6kn joist
to bearer fixing either side of pile

150mm min between bearer and CGL
DPC if less than 300mm

125x125 H5 anchor pile embedded in
400Ø concrete footing, 100mm concrete
under pile

Soffit Strip Section Detail

Scale 1:20

Note: All connection details not detailed to be in
accordance with NZS3604 (1999)



PROJECT TITLE

DRAWING TITLE

Egmont - Cross Section

SCALE:

As Shown

DATE:

April 11

DRAWN:

DM

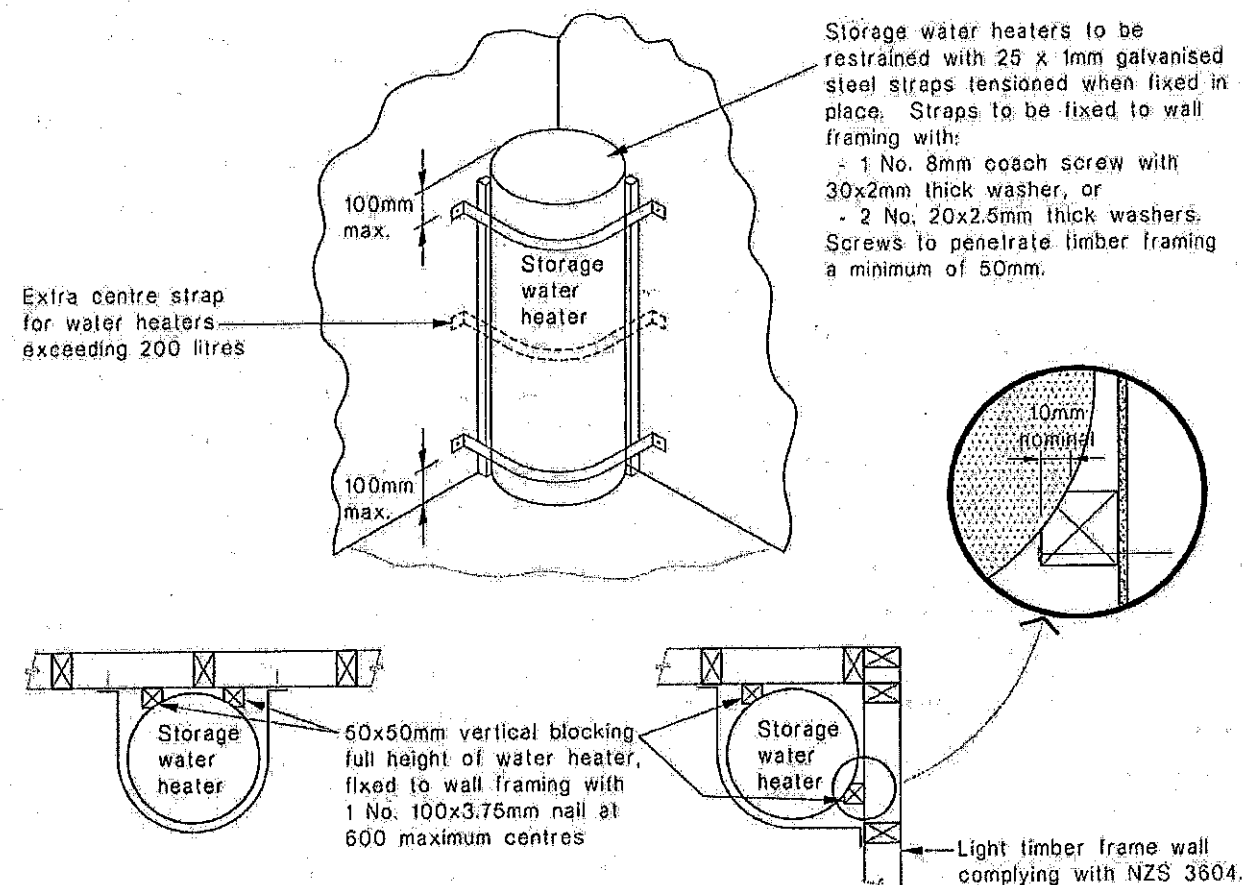
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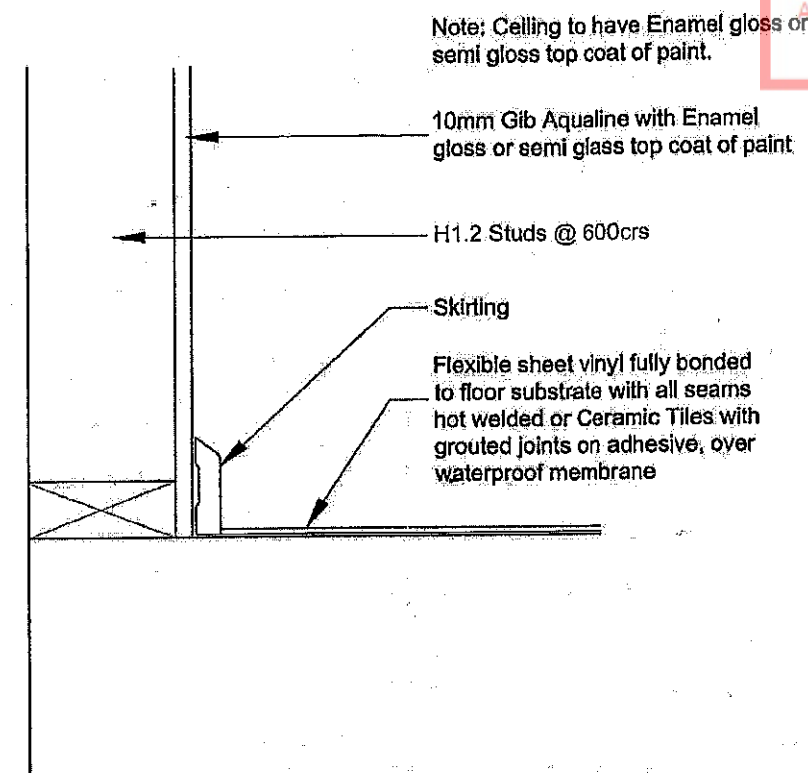
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OF:

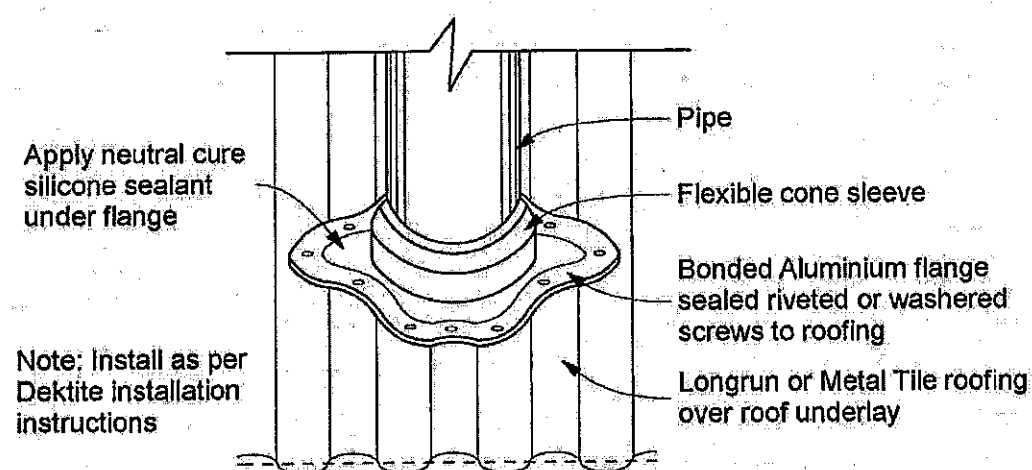
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING. ALL DIMENSIONS IN MM UNLESS STATED.



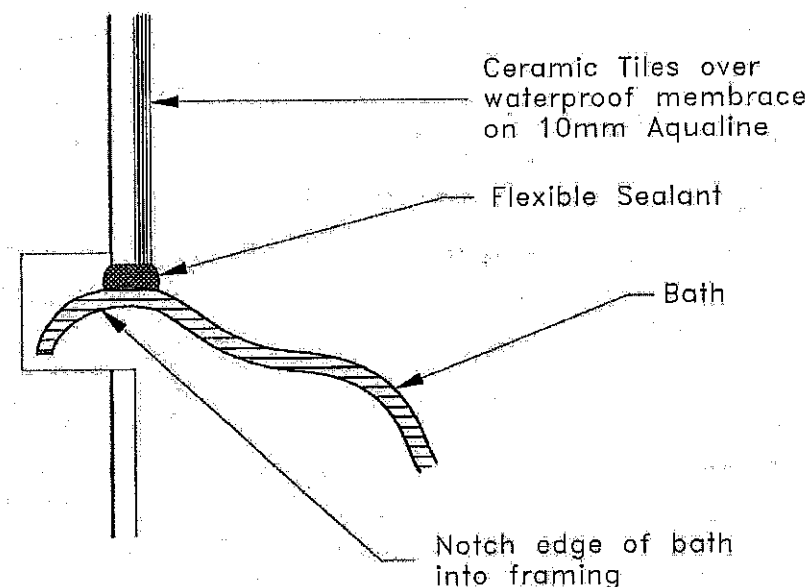
HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL



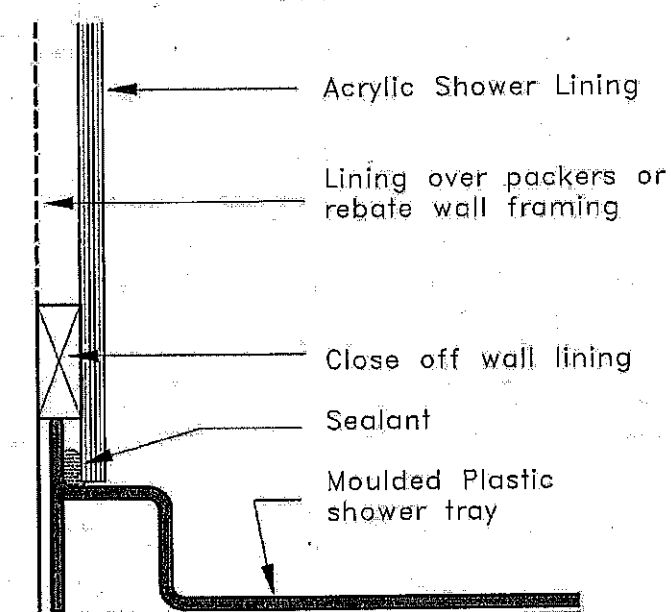
IMPERVIOUS FLOOR/WALL JUNCTION DETAIL



DEKTITE PIPE PENETRATION DETAIL



BATH/WALL JUNCTION DETAIL



SHOWER TRAY/WALL JUNCTION DETAIL



PROJECT TITLE

DRAWING TITLE

Egmont - Internal Details

SCALE:

NTS

DATE:

April 11

DRAWN:

KT

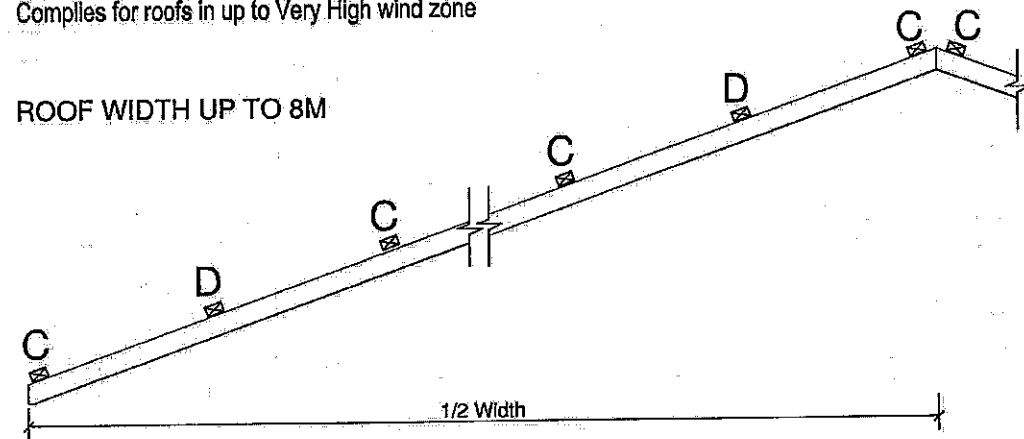
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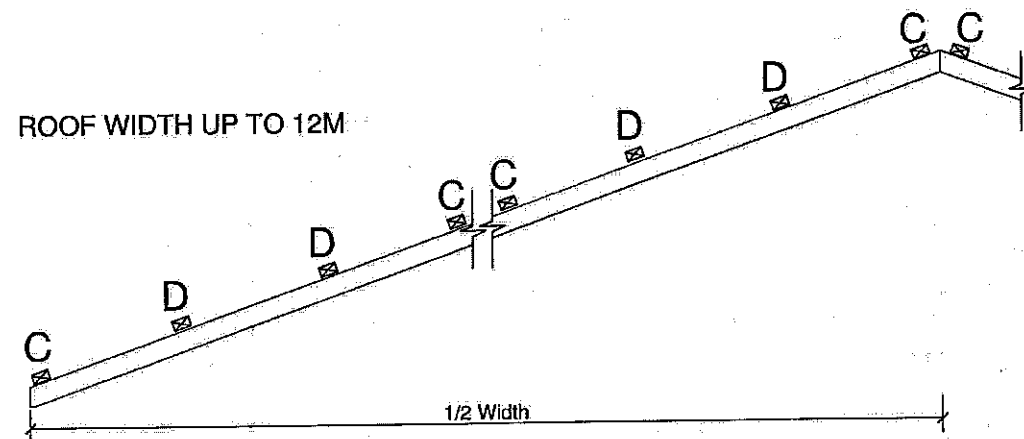
7

Fix 70x45 Purlins with fixing
Types C or D as shown in diagrams.
Complies for roofs in up to Very High wind zone

ROOF WIDTH UP TO 8M



ROOF WIDTH UP TO 12M



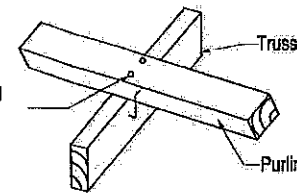
FIXING DEFINITIONS

Nail: 90x3.15mm Power driven
Screw: 80mm x 10 gauge Lumberlok
Blue screw
Wire dog: Either left or right hand
Lumberlok Wire dog

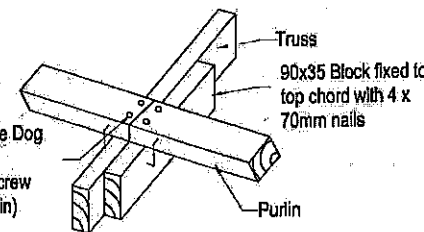
FIXING TYPE C

1.80kN

2 Nails + 1 Wire Dog
OR
1 Nail + 1 Screw



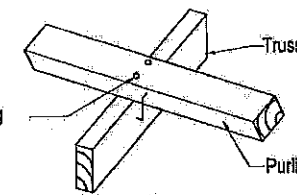
1 Nail + 1 Wire Dog
OR
1 Nail + 1 Screw
(each purlin)



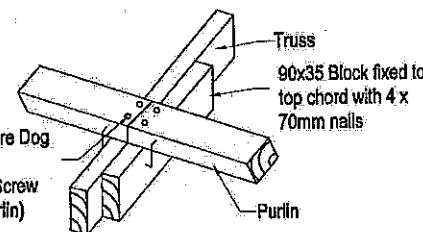
FIXING TYPE D

2.70kN

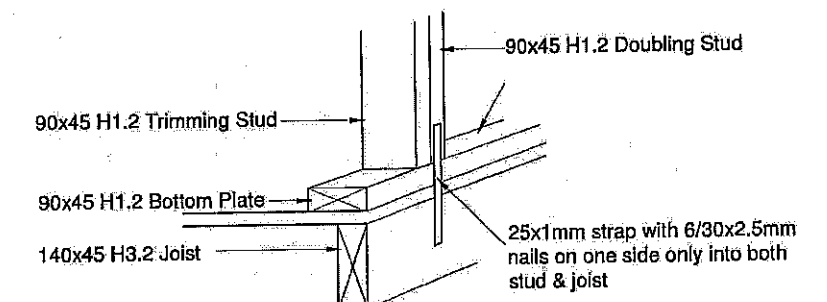
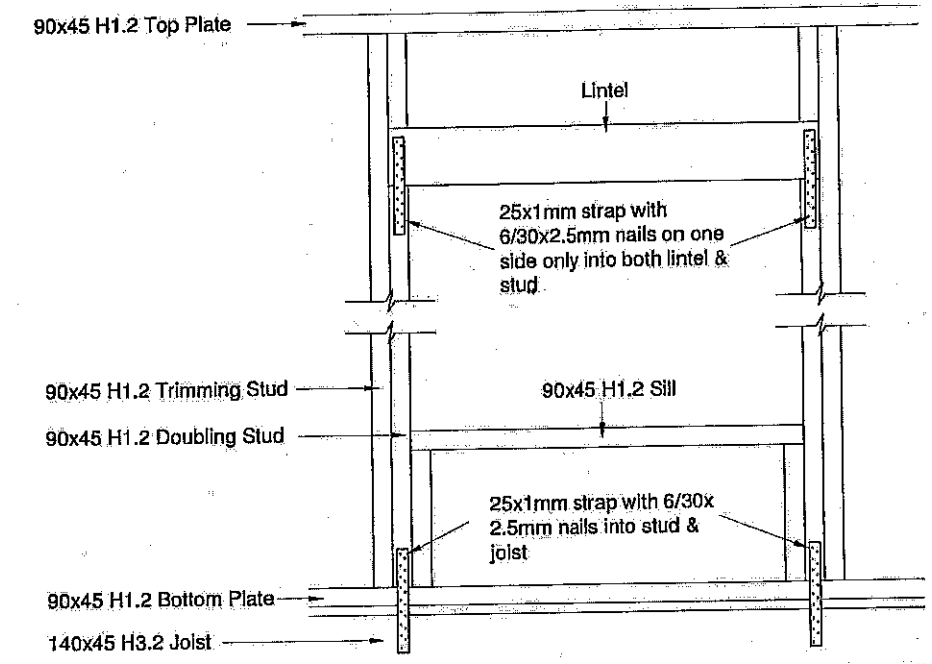
2 Nails + 1 Wire Dog
OR
2 Screws



1 Nail + 1 Wire Dog
OR
1 Nail + 1 Screw
(each purlin)



All lintels require Lintels Fixings for up to Very High
Wind Zone as per NZS3604:1999



STUD TO BOTTOM PLATE FIXING DETAIL

LINTEL FIXING REQUIREMENTS

PURLIN FIXING REQUIREMENTS



PROJECT TITLE

DRAWING TITLE

Egmont - Purlin & Lintel Fixings

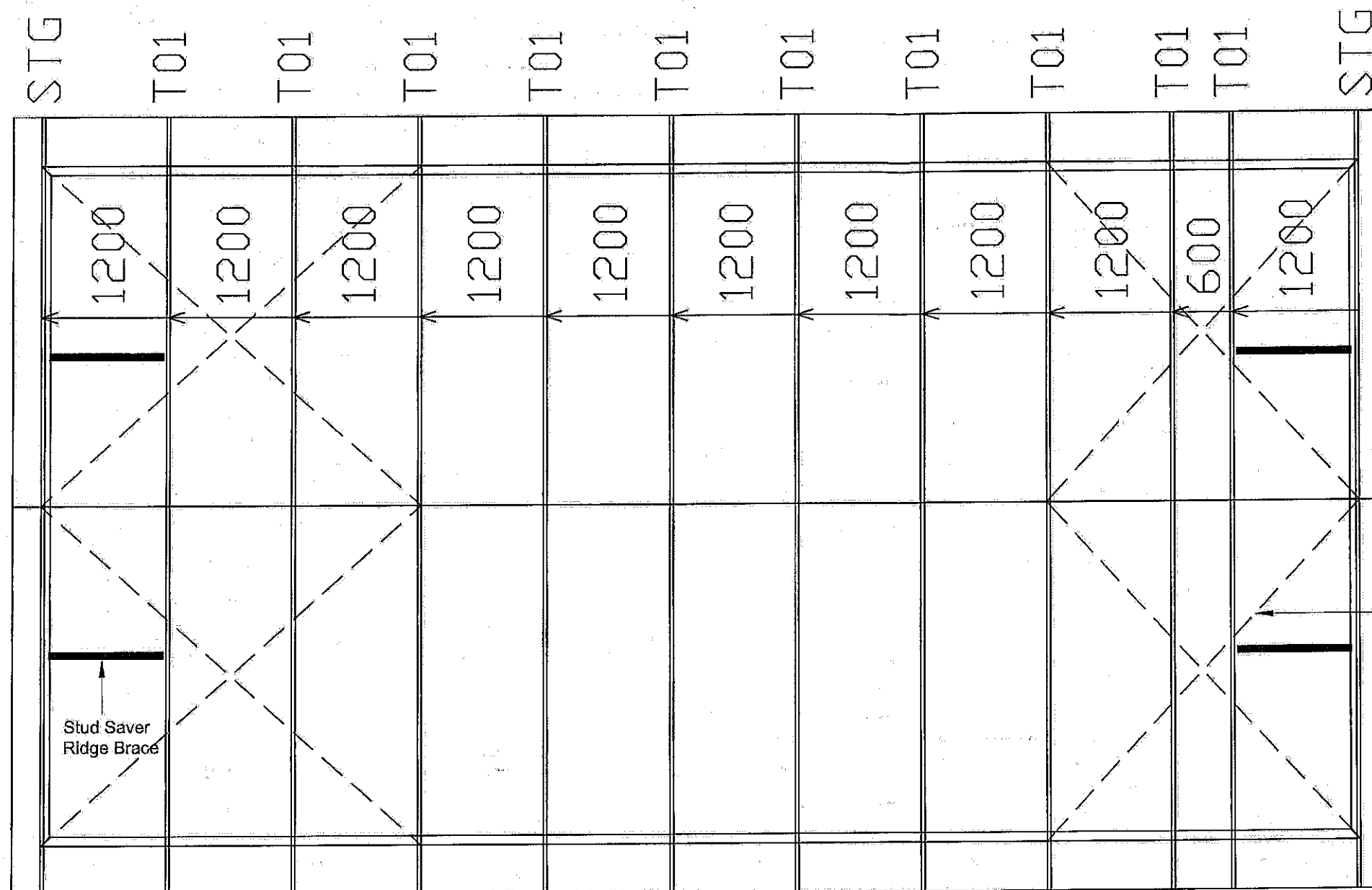
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DRAWN: DM

DATE: April 11
FILE:

SHEET: 8
OF:

Note: All connection details not detailed to be in accordance with NZS3604 (1999)

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

**Span and Load Chart:**

Live Load = Top Chord - 1.1kN concentrated load,
0.25kPa uniform load. Bottom Chord - 0.9kN
concentrated load below 1200mm head height and
1.4kN load above 1200mm head height.
Dead Load = 0.15 kPa (Top Chord), 0.20 kPa
(Bottom Chord) trusses @ 1200crs with ceiling,

Wind: Roof = Cfig = -1.1

Purlin Spacing = 800 max

Truss Centres	Wind Load	Snow Load
1200	High	0.9 kPa

Timber:

The specification of timber shall be as follows:

- All top and bottom chords are to be MSG8
90x45 and webs to be min MSG8 70x45
Radiata Pine

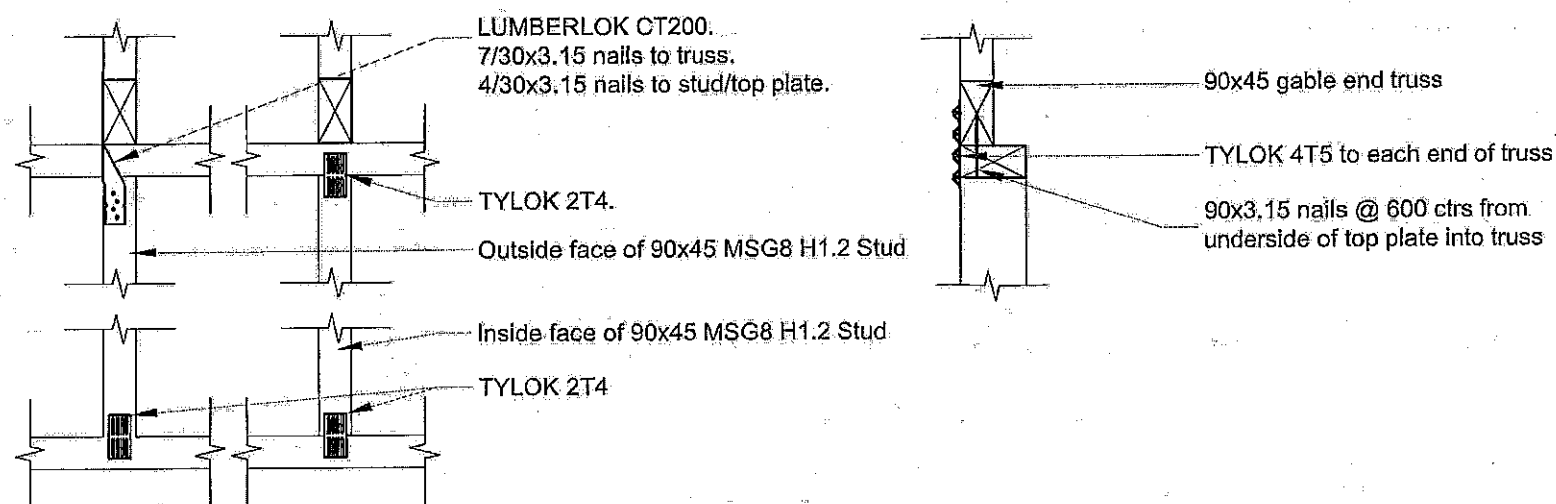
Treatment: To NZMP 3640:2003

Moisture Content: Dry

Roof Bracing: As per NZS3604:1999Single tensioned cross Lumberlock Strip Brace
over top chords/purlins.

5 / 30x3.15 nails each end

1 / 30x3.15 nail each cross (top chord/purlin)

Note: All connection details not detailed to be in
accordance with NZS3604 (1999)

PROJECT TITLE

DRAWING TITLE

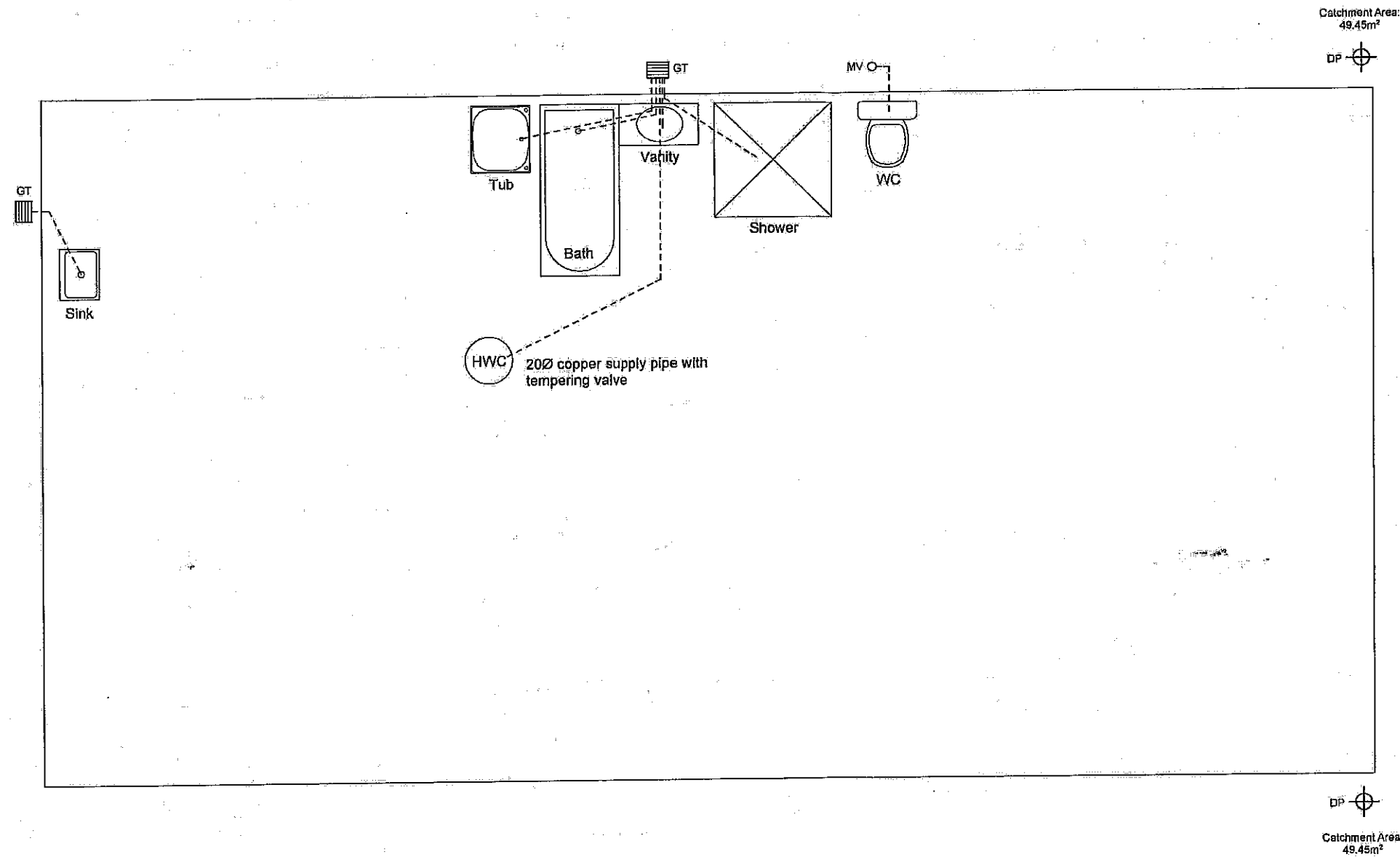
Egmont - Truss Plan

SCALE: 1:50
DRAWN: DM

DATE: April 11
FILE:

SHEET: 9
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



PLUMBING LEGEND

GT Gully Trap
MV 80Ø Main Vent
AAV Air admittance valve
DP 65mm Down Pipe

Fixture	Pipe Size	Fall
Sink	40Ø	1:40
Tub	40Ø	1:40
Bath	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:50



PROJECT TITLE

DRAWING TITLE

Egmont - Drainage Plan

SCALE:

1:50

DATE:

April 11

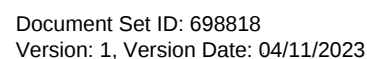
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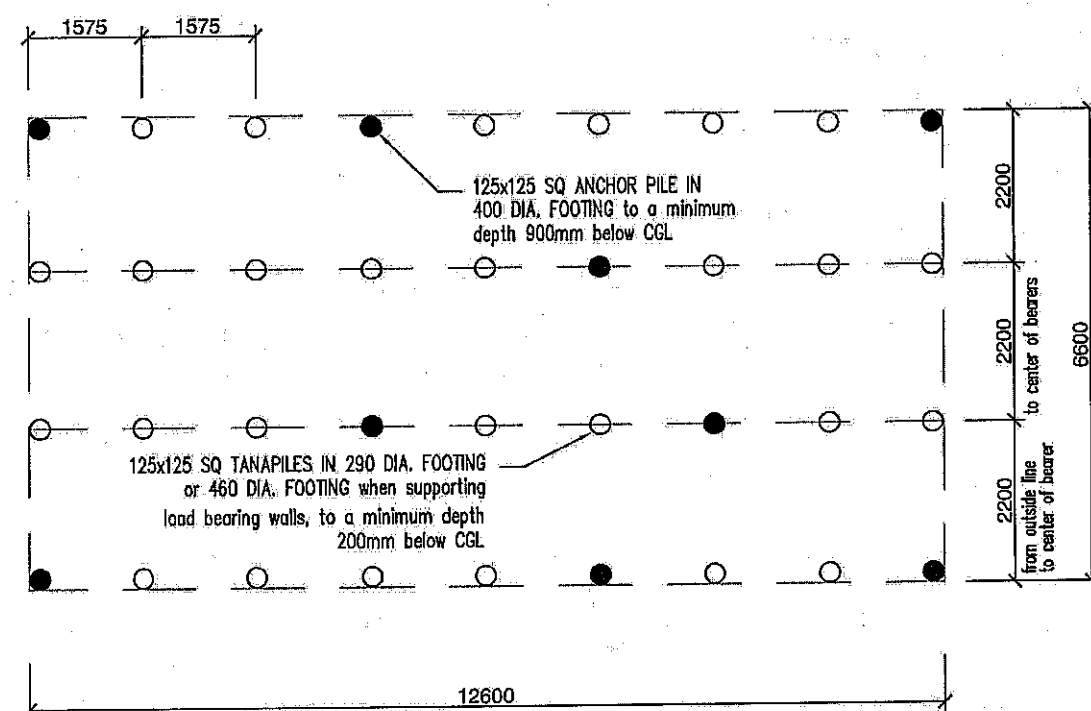
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SHEET:

10

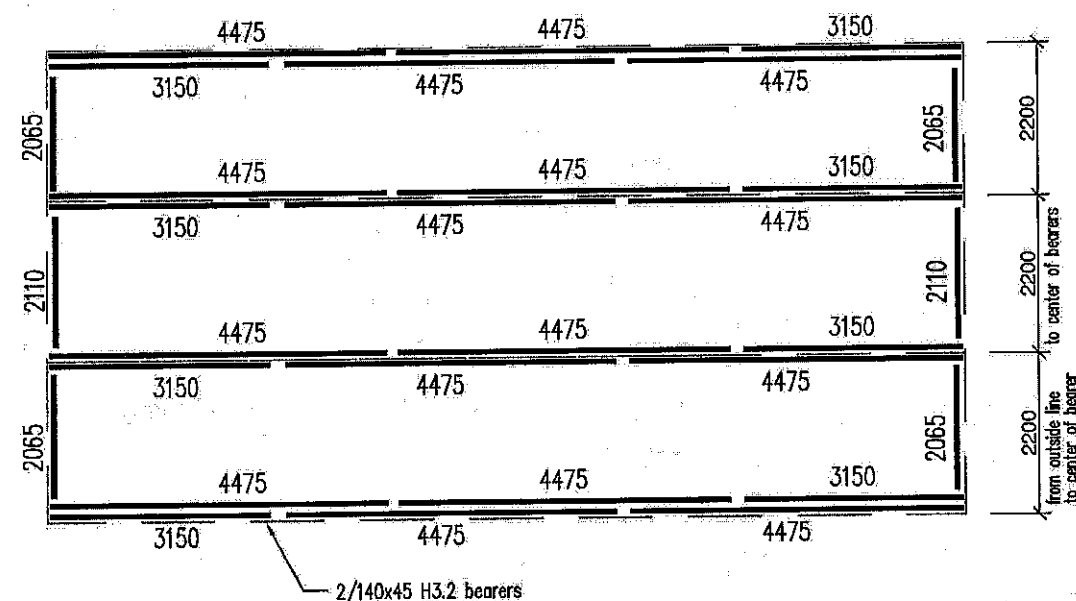


Pile Layout



NOTE: - Bearers and joists are to be a minimum timber grade of MSG8
- DPC is required between pile and bearer if pile is between 150 - 300mm to finished ground level

Bearer Layout

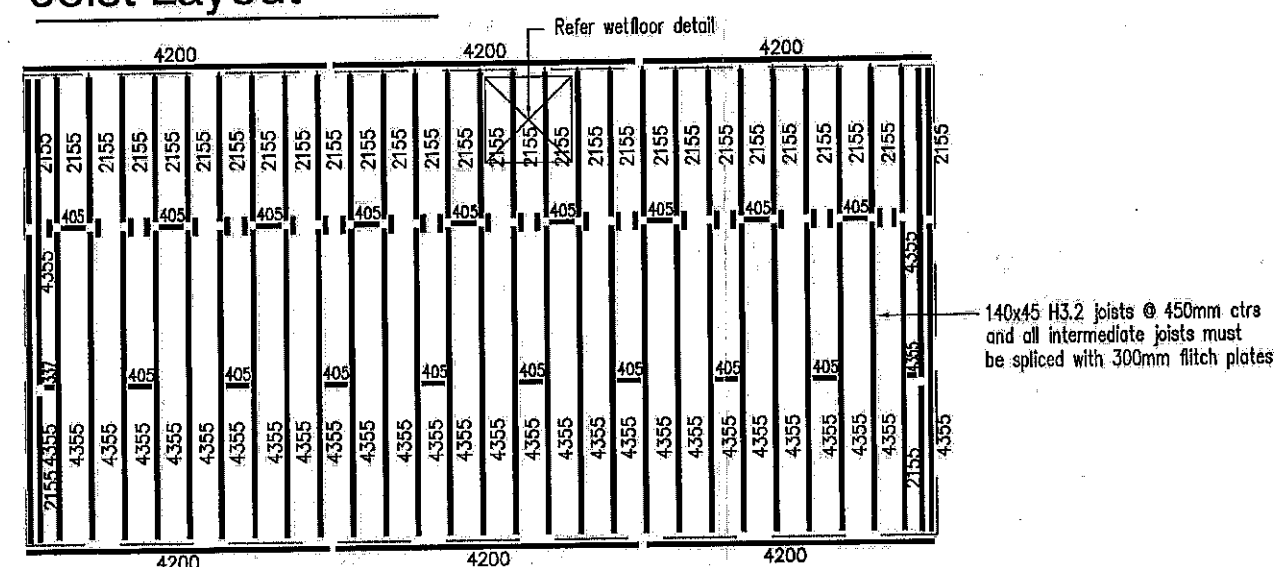


Parts List

PART	SIZE / TREATMENT	QUANTITY	LENGTH	PART	SIZE / TREATMENT	QUANTITY	LENGTH
Bearers	140x45 H3.2	16	3475	Blocks	140x45 H3.2	17	405
Bearers	140x45 H3.2	8	3150	Blocks	140x45 H3.2	2	337
Boundary Bearers	140x45 H3.2	2	2110	Fitch Plates	140x45 H3.2	27	300
Boundary Bearers	140x45 H3.2	4	2065				
Joists	140x45 H3.2	31	4355	Standard Piles	125x125 H5	27	
Joists	140x45 H3.2	31	2155	Anchor Piles	125x125 H5	9	
Boundary Joist	140x45 H3.2	6	4200				

WARNING: This flooring layout is for Strandfloor flooring system. There is no solid blocking required for this product. If standard HD Flooring sheets are used solid blocking must be provided in accordance with NZS 3604:1999. Strandfloor shall be installed to manufacturers instructions.

Joist Layout



Flooring Layout

2.7x1.2 PLY	2.7x1.2 PLY	2.7x1.2 PLY	2.7x1.2 PLY	1.8x1.2
1.35x1.2	2.7x1.2 PLY	2.7x1.2 PLY	2.7x1.2 PLY	1.35x1.2
2.7x1.2 PLY	2.7x1.2 PLY	3.6x1.2	3.6x1.2	
3.6x1.2	3.6x1.2	3.6x1.2	1.8x1.2	
1.8x1.2	3.6x1.2	3.6x1.2	3.6x1.2	
3.6x0.6	3.6x0.6	3.6x0.6	1.8x0.6	

Strandfloor 3.6x1.2 = 12 sheets
Plywood (to wet areas) 2.7x1.2 = 10 sheets

Note: All connection details not detailed to be in accordance with NZS3604 (1999)



PROJECT TITLE

DRAWING TITLE

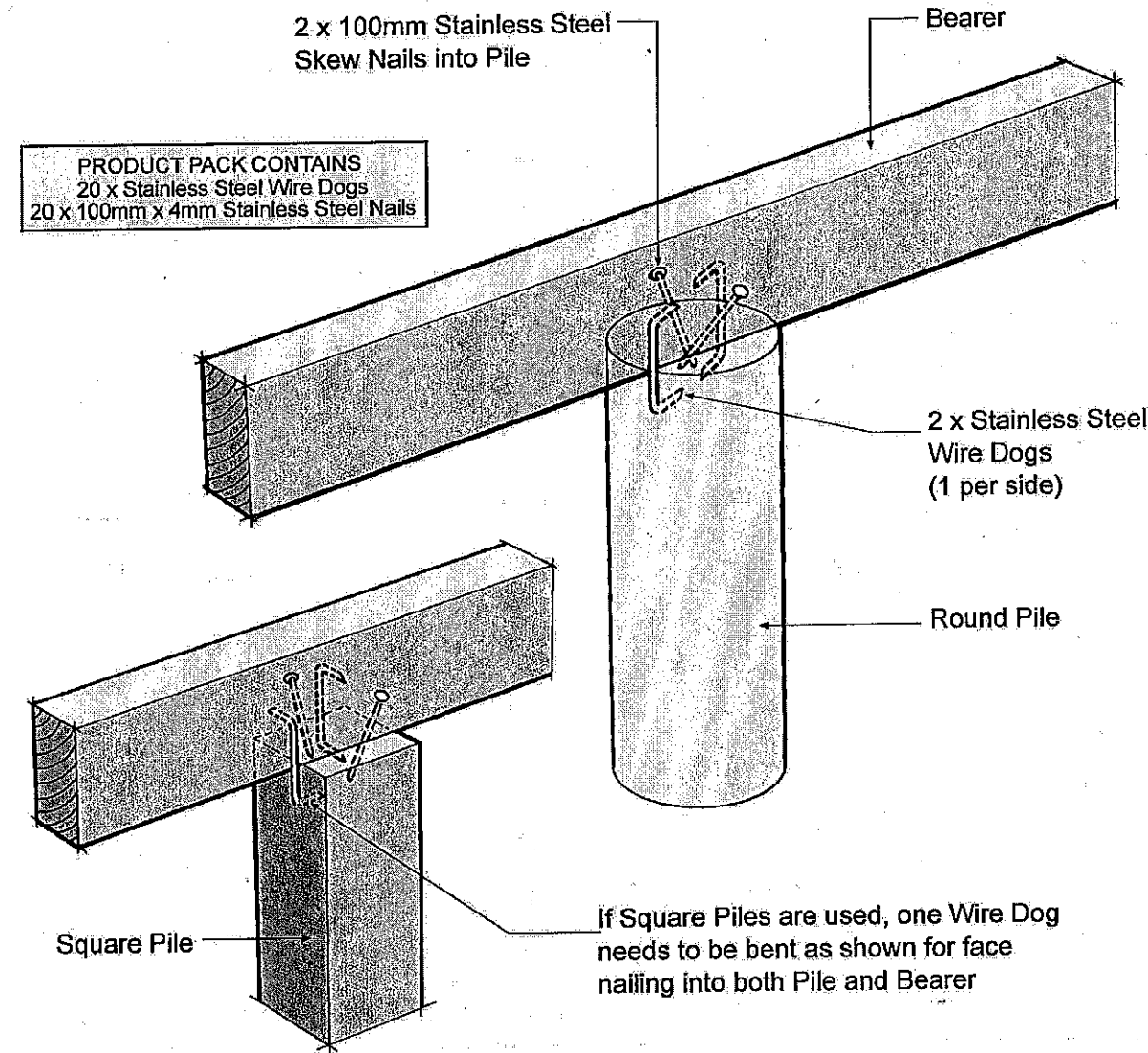
Egmont - Subfloor

SCALE: 1:100
DRAWN: DM

DATE: April 11
FILE:

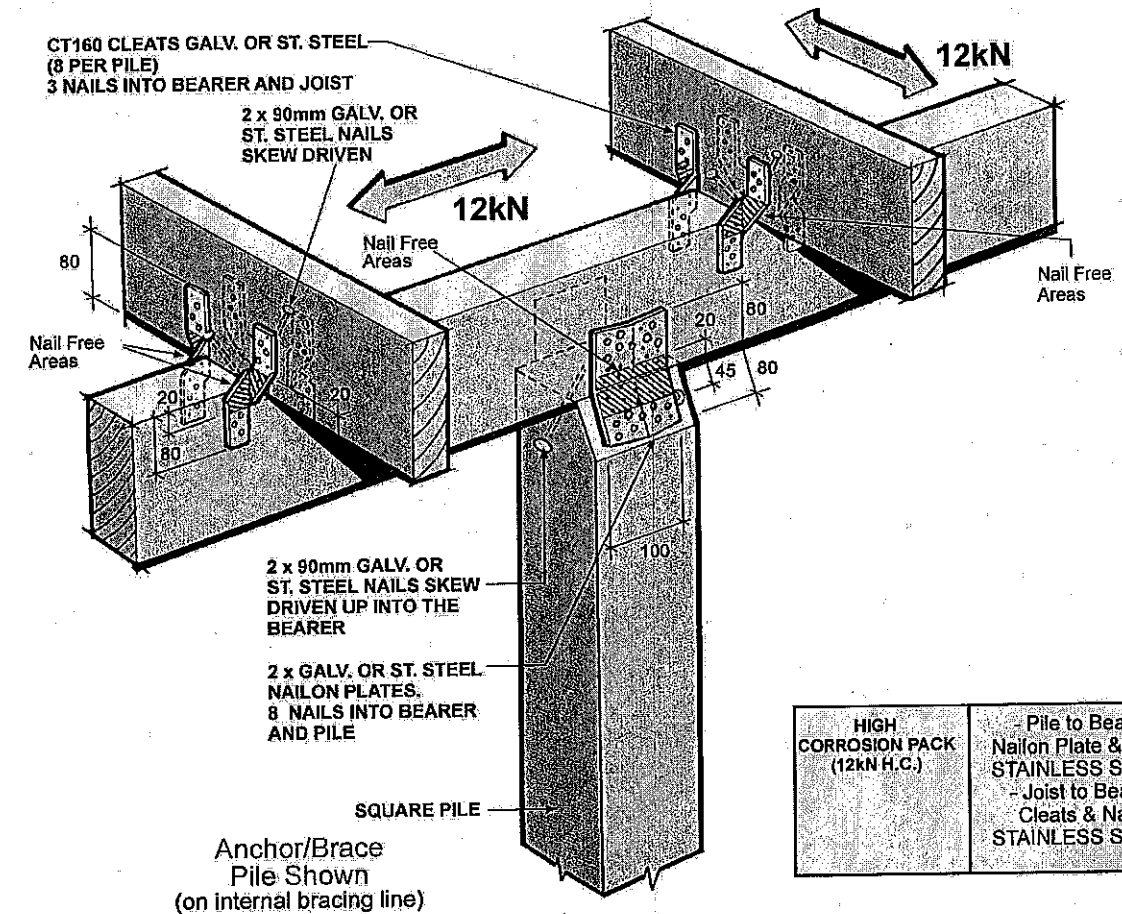
SHEET: 11A
OF:

- Complies with NZS 3604:1999
- All Fixings Stainless Steel
- For all Ordinary Piles (Refer Figure 6.3 NZS 3604:1999)



ORDINARY PILE FIXING

- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:1999
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



12kN PILE FIXING For Braced Piles & Anchor Piles



PROJECT TITLE

DRAWING TITLE

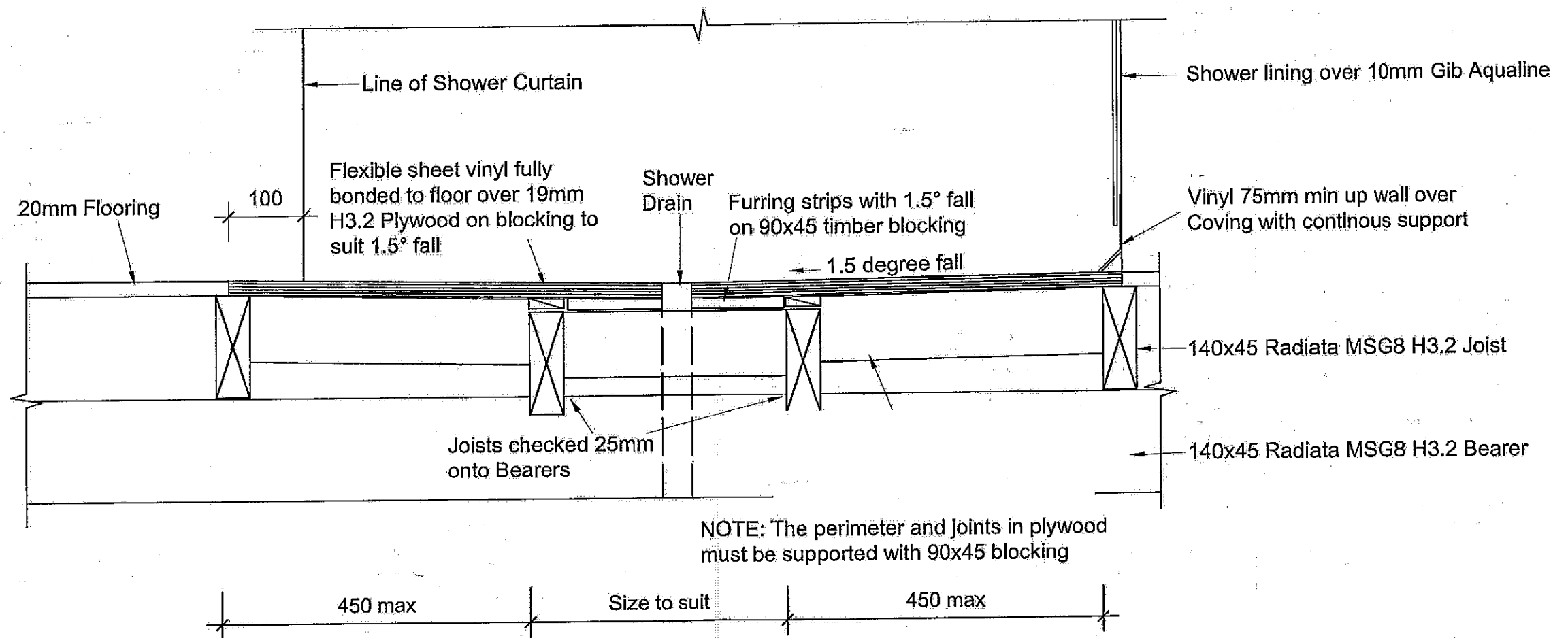
Egmont - Subfloor Fixings

Note: All connection details not detailed to be in accordance with NZS3604 (1999)

SCALE: NTS
DRAWN: KT

DATE: April 11
FILE:

SHEET: 12



PROJECT TITLE

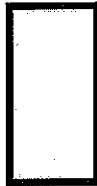
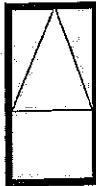
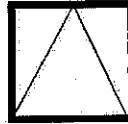
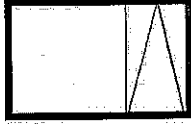
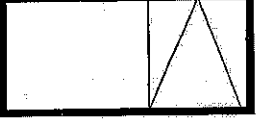
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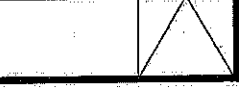
Wetfloor Shower Detail

SCALE: NTS
REVISION:

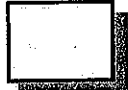
DATE: April 11
FILE:

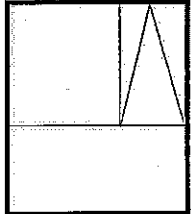
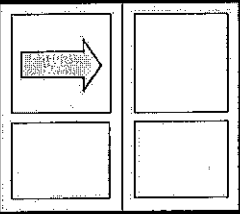
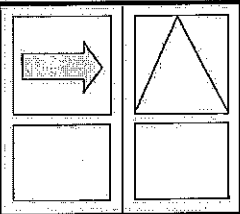
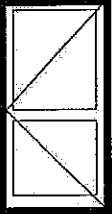
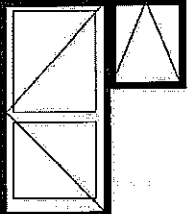
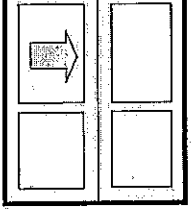
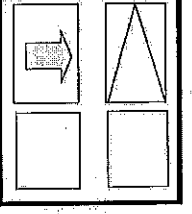
SHEET: 13
OF:

WINDOW	R/O: 1165 O/R: 1150	R/O: 1765 O/R: 1750	R/O: 865 O/R: 850	R/O: 865 O/R: 850	R/O: 1165 O/R: 1150	R/O: 1765 O/R: 1750	R/O: 2365 O/R: 2350
							
	5B	5A	1E	1ES	2B	2A	2E

WINDOW	R/O: 565 O/R: 550	R/O: 865 O/R: 850	R/O: 1165 O/R: 1150	R/O: 1765 O/R: 1746	R/O: 2365 O/R: 2350
					
	4C	4A	3B	3A	3C

Double Glazing 

Single Glazing 

DOORS & WIN.	R/O: 1765 O/R: 1750	R/O: 2365 O/R: 2350	R/O: 2365 O/R: 2350	R/O: 865 O/R: 850	R/O: 1458 O/R: 1443	R/O: 1765 O/R: 1750	R/O: 1765 O/R: 1750	R/O: 565 O/R: 550
								
	1A	1B	1BS	1C	1C&4C combo	1D	1DS	1F

REVEALS	Pine ☐ Rimu ☐	REVEAL WIDTH	TRIM COLOUR	TOTAL NO. OF UNITS	CLIENT	SITE ADDRESS	REQ'D BY
REVEAL THICKNESS 19mm ☐ 25mm ☐							



SUPERCLAD & BRICK DOOR & WINDOW SCHEDULE

R/O : ROUGH OPENING
O/R : OVER REVEAL

SHEET 14

Form 7

Code compliance certificate 110574

Section 95, Building Act 2004

The building

Street address of building: 13 Whalebone Crescent Kaiapoi

Legal description of land where building is located: RS 41086 - BALANCE

Valuation number: 2175130100B

Building name: Egmont 3 Bedrooms

Location of building within site/block number:

Level/unit number: 11

Current, lawfully established, use:

Year first constructed:

The owner

Name of owner: Conservation Department

Contact person: Craig Sargison

Mailing address: Private Bag, Christchurch 7440

Street address/registered office: 215 High St Rga

Phone number: Landline: 3118900

Mobile:

Daytime:

After hours:

Facsimile number: 3134432

Email address: craig.sargison@wmk.govt.nz

Website: www.waimakariri.govt.nz

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

Full Name: Waimakariri District Council

Mailing Address: C/- Hawkins Construction, PO Box 42127, Tower Junction, Christchurch 8149

Phones: 033793691

Fax: 0333798025

Email: p.brailey@hawkins.co.nz

Building work

Building consent number: 110574

Consent description: Temporary housong for people affected by the Earthquake - Egmont 3 Bdrm Unit 11

Issued by: Waimakariri 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



Signature



Position

On behalf of: Waimakariri District Council

Date: 19/08/11

Building consent 110574

Section 51, Building Act 2004

The building

Street address of building: 10 Ranfurly Street, Kaiapoi

Legal description of land where building is located: RS 41086 - BALANCE

Valuation number: 2175130100B

Building name: Egmont

Location of building within site/block number:

Level/unit number: 11

The owner

Name of owner: Waimakariri District Council

Contact person: Craig Sargison

Mailing address: Private Bag 1005, Rangiora 7440

Street address/registered office: 215 High St Rga

Phone number: Landline: 3118900

Mobile:

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Phones:: 033793691

Fax: 0333798025

Email: p.brailey@hawkins.co.nz

Building work

The following building work is authorised by this building consent:

Temporary housong for people affected by the Earthquake - Egmont 3 Bdrm

Residential

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.



Accredited as an International 'Safe Community'

This building consent is subject to the following condition:

The Building Act 2004, s90, states that agents authorised by the building consent authority (the Council) for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

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

This building consent is issued with the following advice notes:

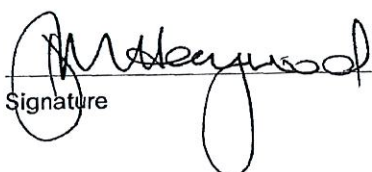
1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. The duplicate copy of the approved consent documents and inspection schedule must remain on site during construction.
4. All inspections listed must be requested. It is advisable to give at least 48 Hours Notice.
5. Please note that any deviation from the approved documents will require application for amendment.
6. All relevant energy certificates will need to be supplied prior to the issue of the Code Compliance Certificate.
7. Your consent is issued subject to manufactures technical information about their products, installation and maintenance is to be as this technical information requires.

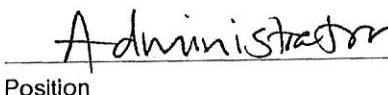
Compliance schedule

A compliance schedule is not required for the building.

Attachments

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


Signature


Position

On behalf of: Waimakariri District Council

Date: 19/05/11