

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004



Building Consent Number ABA20130749

The Building

Street address of building: 702 Avenue Road West HASTINGS 4122

Legal description of land where building is located: LOT 1 DEED 901 CT M3/905

Building name:

Location of building within site/block number:

Level/unit number:

The Owner

Name of owner: Jessica Frederique Clark

Contact person: C/O AGENT

Mailing address: 702 Avenue Road West, Hastings

Phone number: Landline:

Mobile: 02102993576

Email address: jessicaclark07@hotmail.com

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

C/O AGENT

The Agent

Name of Agent: Abode Heating & Insulation

Mailing address: PO Box 2076, Stortford Lodge, HASTINGS 4153

Phone number: Landline: 8704271

Mobile: 0273928998

Email address: megan@abodehb.co.nz

Building Work

The following building work is authorised by this building consent:

Replace Existing Solid Fuel Heater

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.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

- Building Consent Conditions associated with this Consent
- Inspections to be Undertaken
- Advisory Notes

A handwritten signature in cursive script, appearing to read 'A Miller', is positioned above the printed name and title.

Andrea Miller
Position: Technical Administration Officer
On behalf of Hastings District Council
15 June 2013

BUILDING CONSENT CONDITIONS ASSOCIATED WITH THIS CONSENT



BCCon5 This building consent is granted subject to a condition that agents authorised by the Building Consent Authority are entitled, at all times during normal working hours or while building work is being done, to inspect land on which building work is being or proposed to be carried out, and building work that has been or is being carried out on or off the building site, and any building.

INSPECTIONS TO BE UNDERTAKEN



The following Inspections are required for this consent

Please phone 871 5000 to arrange an inspection when ready. Council requires a minimum of 24 hours notice and up to four days notice may be required at times of high demand.

You will need to quote the following:

- Type of inspection (specific details)
- Site address
- Building consent number
- Contact name and phone number

The fee paid at time of application allows for one inspection during installation. The timing of the inspection is described below.

Insert fires (into an existing chimney including those with wetback),

The Council Building Officer will need to carry out the inspection during the installation of the Solid Fuel Heater. This will ensure the Building Officer is able to inspect the prepared chimney, any wetback and hot water cylinder components and the final installation position of the fire itself.

Free-standing fires (including those with wetback)

The Council Building Officer will need to carry out the inspection at completion of the installation.

Failed Inspections

Re-inspections for failed work should be booked as described above. They will be invoiced and must be paid prior to issue of the Code Compliance Certificate.

INSTALLATION REQUIREMENTS FOR SOLID FUEL HEATERS

GENERAL

- The Solid Fuel Heater installer is to thoroughly check the appliance and flue components for integrity.
- The Solid Fuel Heater is to be fitted with seismic restraints.
- Ensure the distance nominated by the appliance manufacturer to heat sensitive materials or walls including drapes or curtaining is retained clear at all times.
- The Solid Fuel Heater and flue are to be installed as per the manufacturer's specifications, relevant Building Code clauses and/or standards.

FREE-STANDING SOLID FUEL HEATER

- Check structural timber members in the roof space prior to installing the flue. Do not remove or alter any structural components without prior Council approval.
- For exposed flues through a first story - provide safety protection from burning for young children, a perforated flue guard is required for a height of 1.5m above the first floor level.

INSPECTION OF INSTALLATION (Including plumbing if applicable)

- For insert fires (into an existing chimney including those with wetback), the Council Building Officer will need to carry out the inspection during the installation of the Solid Fuel Heater. This will ensure the Building Officer is able to inspect the prepared chimney, any wetback and hot water cylinder components and the final installation position of the fire itself.
- For free-standing fires (including those with wetback), the Council Building Officer will need to carry out the inspection at completion of the installation.
- This is to confirm that the standard of work is compliant with the Building Code and manufacturers installation specifications.
- Please contact Council to book your inspection(s) on the inspection booking number 871 5000. (If you live in a rural location we will often try to co-ordinate the inspection time with other inspections in your area).
- Your Code of Compliance Certificate will not be issued until Council has carried out and passed the final inspection.

DOCUMENTS REQUIRED FROM OWNER ON COMPLETION OF WORK

- The completed **Application for Code of Compliance Certificate (Form 6)** is required on completion of the installation of the Solid Fuel Heater. Council's Building Officer will provide you with this form at the inspection. This is to be provided prior to a Code Compliance Certificate being issued.

Note: do not use (light) your fire until Council's Building Officer has passed your final inspection, and you have applied for and received your Code of Compliance Certificate. Using your fire without a Code of Compliance Certificate may invalidate an insurance claim should anything

happen. **BC0002** Any **changes** to the approved documents, of any type, should be discussed with a Council Building Officer. For further information refer to the Hastings District Council website Amendments for information and application Form available on the web site. Full compliance is required with any Amendment, Alteration, Change or Notation made by any Authorised Officer of Council to the plans and specifications.

BC0004 Full Payment of all outstanding Fees, Charges and Development Levies are to be paid prior to the issue of a Code of Compliance Certificate.

BC0006 Agents authorised by the building consent authority are entitled at all times during normal working hours (or while work is being done) to inspect land on which building work is to be carried out or building work that is being carried out.

All inspections as indicated on the attached inspection list are to be **signed off** by the Council Building Officer, if not signed, there may be a problem with receiving the Code Compliance Certificate. We require a minimum of **3 days** notice prior to an inspection.

BC0008 Section 92 of the Building Act 2004 states that the owner must, as soon as is practicable after all building work carried out under the building consent has been completed, apply to the Building Consent Authority for a Code Compliance Certificate. The application is to be made using the **Application for Code Compliance Certificate** form supplied at final inspection by Building Officer.

A Code Compliance Certificate may only be issued if all work is deemed to comply with the approved building consent documents.

If an application for a Code Compliance Certificate has not been made within 2 years from the date the building consent was granted (the date that appears on the Building Consent Tax Invoice), the Building Consent Authority must, pursuant to Section 93 of the Building Act 2004, decide whether to issue a Code Compliance Certificate. This period may be extended by agreement between the Building Consent Authority and the owner.