

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1

THE BUILDING

Building consent number

ABA20130749

Issued by:

Hastings District Council

Description of Work:

Replace Existing Solid Fuel Heater

Street Address of Building:

702 Avenue Road West HASTINGS 4122

Legal Description of land where building is located:
M3/905

LOT 1 DEED 901 CT

Building Name:

N/A

Location of building within site/block number: N/A

Level/unit number:

ONE

Current, lawfully established, use:

SOLID FUEL HEATER

Year first constructed:

N /A

Intended Specified Life:

Indefinite

SECTION 2

THE OWNER

Name of owner: Jessica Frederique Clark

***Contact Person:**

Owner's mailing address:

J F Clark
702 Avenue Road West
Saint Leonards
HASTINGS 4120

Street address/Registered office:

†Owner's contact details:

Landline:

Mobile:

02102993576

After hours:

068710874

Facsimile Number:

Email:

jessicaclark07@hotmail.com

Website:

SECTION 3

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 Business Support Officer

On behalf of Hastings District Council

25 June 2013

BUILDING MAINTENANCE INFORMATION SHEET



All aspects of the building work are to be maintained as per the manufacturers/suppliers specifications and/or technical information, and the relevant New Zealand standards.

The following extract from the Building Code, Acceptable Solution B2/AS1 clause 2.0 details the requirements.

Durability

2.0 Maintenance

2.1 Normal maintenance

2.1.1 Normal maintenance is that work generally recognised as necessary to achieve the expected durability for a given building element. The extent and nature of that maintenance will depend on the material, or system, its geographical location and position within the building, and can involve the replacement of components subject to accelerated wear.

2.1.2 It is the responsibility of the person specifying the building element to determine normal maintenance requirements. These may be based on the manufacturer's recommendations and may also include periodic inspections of elements not readily observable without a specific effort (eg access to roof or subfloor spaces).

2.1.3 Basic normal maintenance tasks shall include but not be limited to:

- a) Where applicable, following manufacturers maintenance recommendations,
- b) Washing down surfaces, particularly exterior building elements subject to wind driven salt spray,
- c) Re-coating interior and exterior protective finishes,
- d) Replacing sealant, seals and gaskets in joints,
- e) Replacing valves, washers and similar high wear components in easily accessed service equipment and other building elements,
- f) Cleaning and replacing filters in building services system,
- g) The regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment, and
- h) The maintenance of signs for access, escape routes, emergency equipment and hazardous areas.

Comment:

Maintenance does not include such things as upgrading building elements to meet the demands of new technology or the increases environmental expectations of users.