

13/02/2006

Please Quote Building Consent No: 33055

File No: P07671

Doc No: OW-57254

Mr D Thorpe
45 Mountain Road
ROTORUA

Dear Sir

45 MOUNTAIN ROAD

I acknowledge receiving your Building Consent Application dated 18.1.06, to construct a dwelling/garage but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING

- Plinth on top of block bond beam must be of concrete as opposed to timber as shown (detail on 4/11); amend plans.
- Soakhole positioned adjacent to existing dwelling may undermine existing foundation (please detail an alternative position).
- Fixing of boundary deck joist to joists adjacent to balusters to be detailed to comply with ZBC B1 figure 4.
- Junction between differing claddings to be detailed.
- Please demonstrate how you mean to comply with NZBC clause E2 9.1.8.5 and 9.1.4.
- The fall of the section to the retaining wall is not a robust detail and consideration should be given to diverting this catchment area as detailed in NZS 3604:1999, figure 7.11.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter, Council Officers will be pleased to provide assistance.

Yours faithfully

Darrell Holder
Deputy Manager, Building Control