

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	Processing PIM / FAR / BC / Amendment Master Checklist	Ref: CP 06
		Ver: 19
		Issued: 06/07/2012
		IT-641173
		Page 1 of 6

CATEGORY	RBW	NZBC CONTRACTOR	INSPECTOR	INSPECTOR
101	NO	BC ONLY	BARRY	BILL
PIM/BC Application No.		# 70803	Valuation No. 0552 668 00	
Owner: THORPE			Property File No. P07671	

Project Location: 45 MOUNTAIN ROAD

Description of Work: INSTALL METRO LTD XTREME PED F/S SFH & WETBACK

PIM Issued: — BC Issued: 10.4.13

PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)					
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension
Building Services	9 April 2013	C Sefulva	10/4	9 April 2013	Y N
Admin Assistant – Building	9 April 2013	H Ferguson		10/4/13	Y N
Resource Engineer					Y N
Development Contributions					Y N
Pollution Control					Y N
Planning					Y N
Regulatory/Geothermal					Y N
Environmental Health					Y N
Recreation & Community					Y N

BC Tracking Record

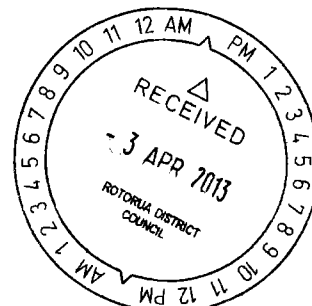
	Date Reviewed	Name	Suspend Consent	Approval Signature	Date of Approval
Accessibility Review			Y N		
Building Consent	9 April 2013	C Sefulva	Y (N)	10/4	9 April 2013

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	✓	Supporting documentation	✓	Section 37 Notice
	PIM	x	Building Consent	✓	Section 36 Notice
Name	Signature		Date		
H Ferguson			10/4/13		



Document Number: RDC-368585

Date Registered: 10/6/2013



PIM ENDORSEMENTS

300	a	b	c	d	e	g	h	i	j	k	l	340	a	b	c	f									
	f											342	a	b	c	f									
302	a	b	c	d	e	g	h	i	j	k	l	344	a	b	c	d	e	g	h	i	j	k	l	m	
	m	n	o	p	q	r	s	t	u	v	w1			n	o	p	q	r	s	t	u	v	w	f	
	w2	w3	x	y	z	f						346	a	f											
304	a	b	c	f								348	a	b	c	d	e	g	h	i	j	k	l	m	
306	a	b	c	d	e	g	h	i	j	k	l			n	o	p	q	r	s	t	u	v	w	x	y
	m	n	o	f										z	f										
308	a	b	c	d	e	f						350	a	b	c	d	e	g	f						
312	a	b	c	d	e	g	h	i	j	k	l	352	a	b	c	f									
	m	n	o	p	q	f						354	a	b	c	f									
314	a	b	c	c1	c2	d	d1	e	g	h	i	356	a	b	c	d	e	g	h	f					
	j	k	l	m	f							358	a	b	c	d	f								
316	a	b	c	c1	c2	d	e	g	h	i	j	360	a	b	c	d	f								
	k	f										362	a	f											
318	a	b	c	d	e	g	h	i	j	k	f	364	a	f											
320	a	b	c	c1	c2	d1	d2	e	g	h	i	366	a	b	c	d	f								
	j	f										368	a	b	f										
322	a	b	f									370	a	b	f										
324	a	b	c	d	e	g	h	i	j	k	f	372	a	b	f										
330	a	b	c	d	f							374	a	b	f										
336	a	b	f									376	a	a1	b	c	d	f							
338	a	b	c	d	e	g	h	i	j	f															

BUILDING SECTION Please record any thing that may be relevant to the processing Building Officer		
PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions		
Zone		
Any notified plan changes / proposed Designations relevant? (check RDC web site)	Y	N
Any relevant Planning Land Features that may impact on whether planning consent require.	Y	N
Check all Planning PIM standard statements-(Circle any relevant) <i>special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc</i>		
Proposal may affect Marae (can be on an adjacent site) (Liaise with Director Kaupapa Maori)		
Outcome.....		
The proposal requires resource consent or other planning consent (early notification if yes)	Y	N
No resource consent or other planning consent is required for the proposal - The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc - Existing use rights apply (why)..... - Proposal in accordance with designation..... - Other reason.....		

The proposal requires resource consent under Rule / s..... of the Operative District Plan (*note the rules and reasons why consent required*)

Resource consent has been applied for on..... The consent number is.....

The planner processing the application is

The proposal is in accordance with Resource Consent numbered RC..... Which was granted on

Please ensure you are familiar with any consent conditions and ensure all are complied with.

The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. (**early notification**)

Y

N

The proposal requires outline plan approval as the site is designated for the purpose of

There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. (**early notification**)

The proposal may affect an historic place (*let Building know ASAP for section 39 notification*) The site is listed in Appendix A of the District Plan. Number.....The site is registered NZHPT, site.....

Y

N

Free Text

Further Information Reviewed (*record what was supplied, how compliance demonstrated and outcome*)

Name

Signature

Date

RESOURCE ENGINEER Please record considerations and reasons for decisions		
Further Information Reviewed <i>(record what was supplied, how compliance demonstrated and outcome)</i>		
Name	Signature	Date
ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions Circle		
Grease trap required	Y	N
Further Information Reviewed <i>(record what was supplied, how compliance demonstrated and outcome)</i>		
Name	Signature	Date
ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions Circle		
Development contribution applies (early notification)	Y	N
Copy of Development contribution notice attached (early notification)	Y	N
GEO THERMAL Please record considerations and reasons for decisions		
ENVIRONMENTAL HEALTH Please record considerations and reasons for decisions		
Officers will contact the applicant to complete Health application and information booklet	Y	N

RECREATION AND COMMUNITY Please record considerations and reasons for decisions

The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.

Y

N

The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed

Y

N

Building Consent Processing Section:**Building Consent Endorsements / Conditions:****Conditions:****Inspections:****400** see over page**Additional BA Conditions****Important Endorsements**

401	a	b	402	a	b	c	d	e	g	h	i	j	k	l
C	d	f		m	n	o1	o2	oa	ob	p	q	r	s	t
				u	v	w	x	y						

Compliance Schedule SS and CS systems

403	a	b	c	d	f									
	ss1	ss2	ss3/1	ss3/2	ss3/3	ss4	ss5	ss6	ss7	ss8/1				
ss8/2	ss8/3	ss9/1	ss9/2	ss10	ss11	ss12	ss13/1	ss13/2	ss13/3	ss14/1				
ss14/2	ss15/1	ss15/2	ss15/3	ss15/4	ss15/5	ss16								
cs1	cs2	cs3	cs4	cs5	cs6	cs7	cs8/1	cs8/2	cs8/3	cs9				
cs10	cs11	cs12	cs13	cs14	cs15	cs16								

Attachments**Restricted Building Work**

404	a	b	c	d	f	405	rbw	car	bri	roo	ext	fou	f
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FREE TEXT:

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing Hrs INSPECTOR			
Processing Fees Paid			
SUB TOTAL			
Further information			
TOTAL PROCESSING COST			
400 INSPECTIONS (Circle correct letter)	Guide Only – Dependent On Complexity & Size Of Project.	No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	
a. Retaining Walls	2/3	0.5 – 0.75	
b. Subfloor Bracing & Fixing	2	0.5	
c. Pre-floor P&D	2	0.5	
d. Concrete Floor Building	2	0.5	
e. Pre-Wrap <200->300->etc (30mins = high)	3	0.75–1.0–1.25	
g. Wrap Only	2	0.5	
g. Wrap/Cavity Battens	3	0.75	
h. ½ High Brick	2	0.5	
i. Bond Beams (One Block- full basement)	2	0.5 – 0.75	
j. Precast Concrete Work	2	0.5	
k. Pre Plaster	3	0.75	
l. Solar water heater	2	0.50	
m. Preline Building	3	0.75	
n. Preline P&D	2	0.5	
o. Wet Areas/Tanking/Basements	2	0.5	
p. Postline (Addition – New Dwelling)	2	0.5 – 0.75	
q. Sanitary & Stormwater Drainage (Alteration / New Conn – New Dwelling)	2	0.5 – 0.75	
r. Enclosed Decks – membrane roofs/gutters	2	0.5	
s. Disconnection drainage	2	0.5	
t. Swimming Pools (Pool fencing)	2	0.5	
u.a. Solid Fuel Heater	2	0.5	
u.b In Built Solid Fuel Heater			
v. Final Inspection (add time for paper work for minor consents ¼ hr)	4/5	1.0-1.25	
w Combined inspections	Complete free text on sheet 5		
x Trade waste			NC
f Free text	Complete free text on sheet 5		
Building officer desk top review (allow 5 min each allocated inspection, dwellings/ commercial only)			
CCC Assessment (not required for garages, carports and minor works)			
LBP Process (allow 15 min / LBP Class)			
Other			
TOTAL NUMBER OF INSPECTIONS			
Plus Travel			
TOTAL INSPECTION COST			
RECORD NUMBER AND TOTAL TIME ALLOWANCE FOR INSPECTIONS AND BUILDING CATEGORY ON SITE SUMMARY SHEET (Circle to right)	Completed		

10 APR 2013



THE FIREMAN LIMITED
PO BOX 10162
ROTORUA MAIL CENTRE
ROTORUA 3046

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

File Ref: P07671
Building Consent No: 70863

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 45 MOUNTAIN ROAD

Please find enclosed your Building Consent and its relevant Plans and Specifications. You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 24 hours notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Landmass Technology Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 70863 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

D. Holder
Building Services Manager



Building Consent No: 70863

Section 51, Building Act 2004

Issued: 10 Apr 2013

Agent

THE FIREMAN LIMITED
PO BOX 10162
ROTORUA MAIL CENTRE
ROTORUA 3046

Owner

THORPE, MR DONALD VINCENT
45 MOUNTAIN ROAD
WESTERN HEIGHTS
ROTORUA 3015

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: P07671
Street Address: 45 MOUNTAIN ROAD
Valuation number: 06552 668 00
Legal Description: Lot 1 DPS68031

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: INSTALL METRO LTD XTREME PED F/S WOODBURNER & WETBACK
Intended Use: SOLID FUEL HEATER
Intended Life: N/A

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)

Final Inspection when all building work is complete

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.

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.

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.

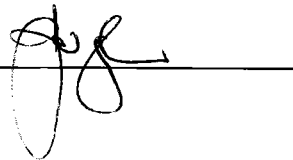
Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

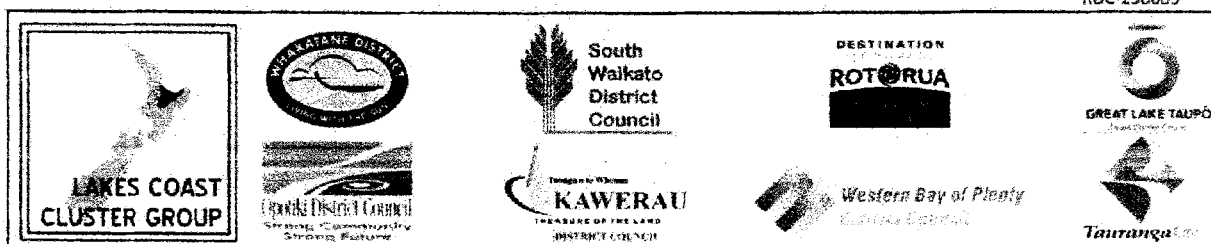
Name: Helen Ferguson

Position: Building Services Administration.

Signed: _____



Date: 10 APR 2013



Received

8 - 2 APR 2013 3:30

Rotorua District Council

Customer

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING (if item is not applicable put N/A in the space)		OFFICE USE ONLY:
Street address of building: <u>45 Mountain Road, Pleasant Heights, Rotorua</u>		File No. <u>107671</u>
(If no street address - details of nearest intersection)		Consent/PIM Number:
Legal description of land where building is located:	Lot <u>1</u> DPS <u>68031</u>	Compliance Schedule No:
Site area: _____ m ²	Sec _____ Block _____	Date received:
Building name:	Valuation No: <u>06552 668 00</u>	Verified
Location of building within site/block number: (Include nearest street access)		Complete/incomplete/Exempt
Number of levels: (Above & below ground) <u>2</u>	Level/Unit No:	Name
Floor area: _____ (sq m) (Indicate area affected by the building work)		Date
Current, lawfully established, use: <u>Dwelling</u>	Year First Constructed:	Signature
[Add no. of occupants per level and per use if more than 1]		Restricted Building Work? Yes ☐ No ☒
2. OWNER		3. AGENT (Only required if application is being made on behalf of the owner)
Name of Owner: <u>Don THORPE</u>		Name of Agent: <u>The Fireman Limited</u>
Contact person:		Contact person: <u>Kay Richards</u>
Mailing address: <u>45 Mountain Road Rotorua</u>		Mailing address: <u>P O Box 10162, Rotorua Mail Centre, ROTORUA 3043</u>
Street address/registered office:		Street address/registered office: <u>21 Old Taupo Road, Rotorua</u>
Phone No: _____ Landline: _____		Phone No: _____ Landline: <u>07 349 2128</u>
Mobile: <u>021 182 5636</u> Daytime: _____		Mobile: _____ Daytime: _____
After hours: _____ Facsimile: _____		After hours: _____ Facsimile: _____
Email: _____		Email: <u>rotoadmin@thefireman.co.nz</u>
Website: _____		Website: _____
THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:		Relationship to owner: (State details of the authorisation from the owner to make the application on the owner's behalf)
☐ Certificate of Title ☐ Lease Agreement		<u>Agent / Installer</u>
☐ Agreement for Sale and Purchase ☒ Other document		
FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent		
Or: (if different to above details) Name: _____ Email: _____		
Mailing Address: _____ Phone: _____ Facsimile: _____		
To be completed in lieu of Authorisation Letter		
I, _____ as the owner of the above property, authorise _____ to act as my agent. See attached letter.		
Signature _____		Date _____

4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)
☐ Project Information Memorandum (PIM) and Building Consent
☒ Building Consent The existing PIM No [if applicable] is: _____
☐ Amendment to an existing Building Consent. The existing BC No is: _____

State the reference number if this application involves a National Multiple Use Approval: _____

Name: Kay Richards

Signature: [Signature]

Date: 2-4-13

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☒

The signature is that of the ☐ Owner OR the ☒ Agent on behalf of and with the approval of the Owner

5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

Installation of: metro LTD Xtreme Red F/S Woodburner
+ wet back

Current use of building: Home [e.g. home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☒ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: 10 [Years]

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$ 5,984-00

[State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK [residential building work affecting structure or weathertightness]

Will the building work include any restricted work? ☐ Yes ☒ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (If these details are unknown at the time of the application, they must be supplied before the building work begins):

Name	Licensing Class (designers, carpenters, roofers, bricklayers and blocklayers, external plasterers, foundations)	Licensing Building Practitioner Number (or registration number if treated as being licensed under section 291 of the Building Act 2004)

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM [Do not tick in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

- ☐ Subdivision
☐ Alterations to land contours [e.g. digging out the site for a building platform]
☐ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]
☐ New or altered locations and/or external dimensions of buildings
☐ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Disposal of stormwater and wastewater
☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

8. BUILDING CONSENT

The following plans and specifications are attached to this application:

2 x Plans 2 x Fire Specs

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Tick relevant clauses</i>	Means of Compliance <i>Tick relevant compliance path(s) for each clause selected</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/Modification [Supporting documents listed below]
☒ B1 Structure	☐ AS1/NZS1170 ☒ B1/AS ☐ NZS3604 ☐ NZS4229 ☐ Other		☐ B1/VM1 ☐ Other	☐	☐
☒ B2 Durability	☒ B2/AS1		☐ B2/VM1	☐	☐
☐ C1-4 Fire Safety Clauses	☐ C/AS1		☐ C/VM1	☐	☐
☐ D1 Access routes	☐ D1/AS1	☐		☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500		☐ E1/VM1	☐	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3		☐ E2/VM1	☐	☐
☐ E3 Internal moisture	☐ E3/AS1 ☐ Other			☐	☐
☐ F1 Hazardous agents on site	☐ F1/AS1		☐ F1/VM1	☐	☐
☐ F2 Hazardous building materials	☐ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes	☐ F3/AS1		☐ F3/VM1	☐	☐
☐ F4 Safety from falling	☐ F4/AS1			☐	☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☒ F7 Warning systems	☒ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☐ G1 Personal hygiene	☐ G1/AS1	☐		☐	☐
☐ G2 Laundering	☐ G2/AS1	☐		☐	☐
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1	☐		☐	☐
☐ G4 Ventilation	☐ G4/AS1		☐ G4/VM1	☐	☐
☐ G5 Interior environment	☐ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☐ G7 Natural light	☐ G7/AS1		☐ G7/VM1	☐	☐
☐ G8 Artificial light	☐ G8/AS1		☐ G8/VM1	☐	☐
☐ G9 Electricity	☐ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐	☐
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☐ G15 Solid waste	☐ G15/AS1			☐	☐
☐ H1 Energy efficiency	☐ H1/AS1		☐ H1/VM1	☐	☐

9. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows (please list):

10. COMPLIANCE SCHEDULE

Table 10.1 Systems within buildings and parts of buildings that are subject to the compliance schedule

		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]							
There are no specified systems in the building ☒							
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)	☐	☐	☐	☐	☐	☐
ss3	Electromagnetic or automatic doors and windows						
ss3/1	Automatic doors	☐	☐	☐	☐	☐	☐
ss3	Access controlled doors	☐	☐	☐	☐	☐	☐
ss3/3	Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
ss4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
ss5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
ss6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
ss7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
ss8/1	Passenger carrying lifts	☐	☐	☐	☐	☐	☐
ss8/2	Services lifts	☐	☐	☐	☐	☐	☐
ss8/3	Escalators and moving walks	☐	☐	☐	☐	☐	☐
ss9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐	☐
ss10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
ss11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
ss12	Audio loops or other assistive listening systems						
ss12/1	Audio loops	☐	☐	☐	☐	☐	☐
ss12/2	FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
ss13	Smoke control systems						
ss13/1	Mechanical smoke control	☐	☐	☐	☐	☐	☐
ss13/2	Natural smoke control	☐	☐	☐	☐	☐	☐
ss13/3	Smoke curtains	☐	☐	☐	☐	☐	☐
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	☐	☐	☐	☐	☐	☐
ss14/1	Emergency power systems	☐	☐	☐	☐	☐	☐
ss14/2	Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐

COMPLIANCE SCHEDULE [Continued]

		Applicant to complete					
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
*	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	ss15/2 Final exits	☐	☐	☐	☐	☐	☐
*	ss15/3 Fire separations	☐	☐	☐	☐	☐	☐
*	ss15/4 Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	ss15/5 Smoke separations	☐	☐	☐	☐	☐	☐
ss16	Cable cars	☐	☐	☐	☐	☐	☐

*Only include where one or more of ss1-6, 9 or 13 are included.

11. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

- ☒ Plans and specifications (list) 2 x Plans 2 x Fire Specs
- ☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work
- ☐ Project Information Memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to Project Information Memorandum
- ☒ Other information relevant to this application: [Please specify]: 1 x Vetting Sheet 1 x Approval Letter

12. CONTACTS (involved in this project)

DESIGNER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	ENGINEER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
BUILDER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
DRAINLAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	PLUMBER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
ELECTRICIAN: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	OTHER: Name: <u>The Fireman Limited</u> Address: <u>P O Box 10162, Rotorua Mail Centre, ROTORUA 3046</u> Email: <u>rotoadmin@thefireman.co.nz</u> Telephone: <u>07 349 2128</u> Reg No: _____

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 5,984.00 GST inclusive Project floor area _____ m²

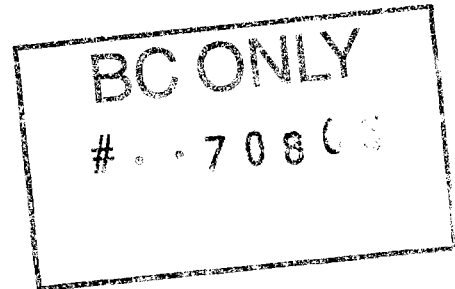
FEE PAYABLE

Consent deposit

Project Information Memorandum	\$ _____
Building Administration	\$ <u>163.00</u>
Technical Processing	\$ <u>85.00</u>
Inspection Fee	\$ <u>85.00</u>
Industry Levy (DBH)	\$ _____
Industry Levy (BRANZ)	\$ _____
Development Contribution	_____
_____	\$ _____
_____	\$ _____
Certificate of Title	\$ <u>15.00</u>
Producer Statements	\$ _____
Compliance Schedules	\$ _____
Rural Number	\$ _____
Vehicle Crossing	\$ _____
Street Damage	\$ _____
Water Connection	\$ _____
Sewer Connection	\$ _____
Other(s)	\$ _____
Total consent deposit	\$ <u>348.00</u>
Inspections	\$ _____
Processing	_____
Peer Review	_____
N Z F S	_____

Total balance payable \$ _____

Lodgement deposit	\$ <u>348 -</u>
Date paid	<u>3/4/13</u>
Receipt No.	<u>274406</u>
Consent fee balance	\$ _____
Date paid	_____
Receipt No.	_____



Granted by C Sefuiva

Signature [Signature]

Date 9 APRIL 2013

Issued by H Ferguson

Signature [Signature]

Date 10/4/13

Please complete

Forward any refunds or further invoices to:

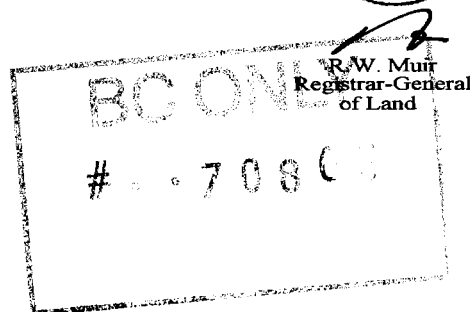


COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier SA54C/535
Land Registration District South Auckland
Date Issued 15 September 1994



Prior References

SA2B/176

Estate	Fee Simple
Area	1840 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 68031

Proprietors

Donald Vincent Thorpe and Susan Jean Thorpe

Interests

Appurtenant hereto are rights of way specified in Easement Certificate B228576.3 - 15.9.1994 at 10.36 am
Subject to a right to drain water over part marked E on DPS 68031 specified in Easement Certificate B228576.3 - 15.9.1994 at 10.36 am

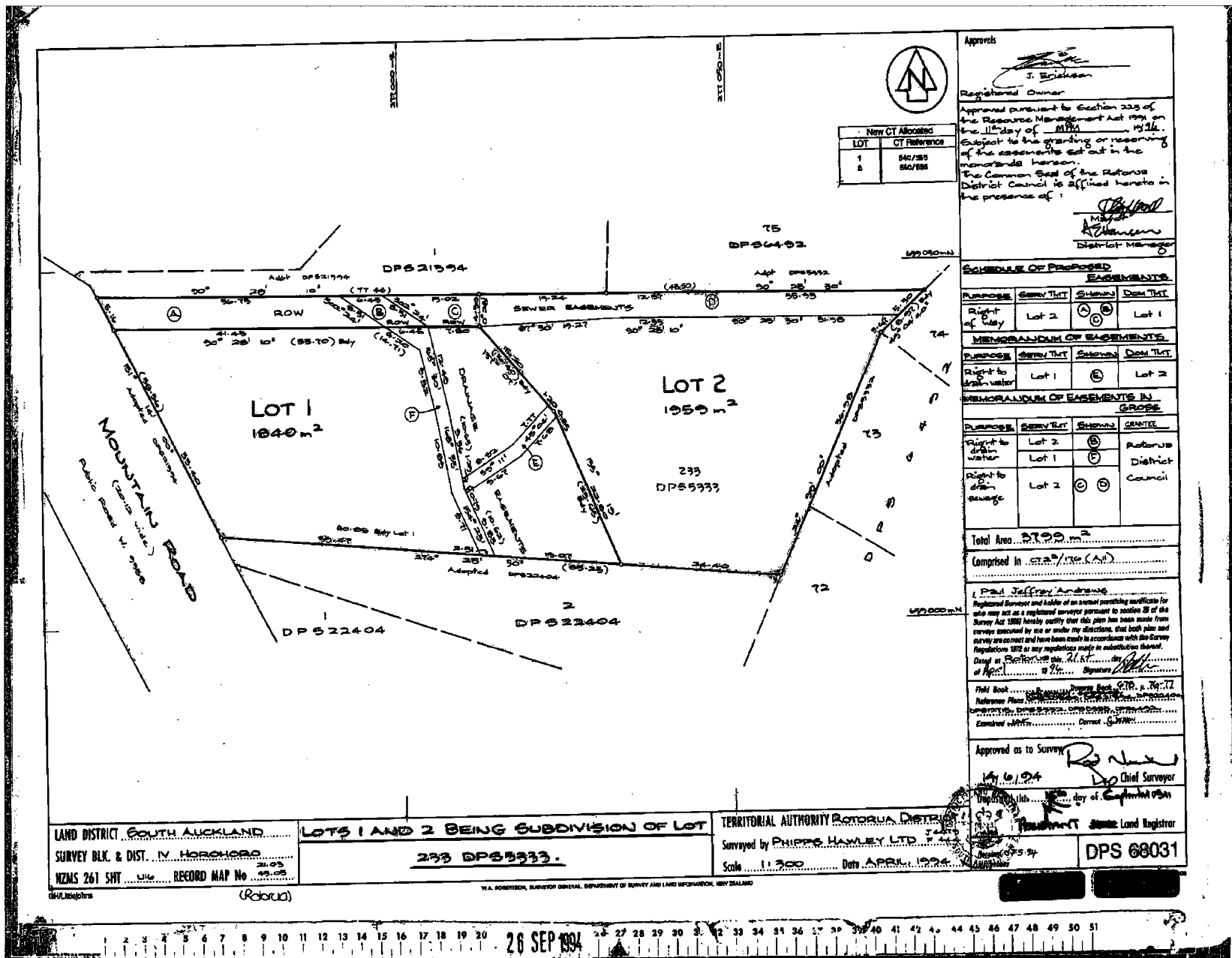
Some of the easements specified in Easement Certificate B228576.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part marked F on DPS 68031 in favour of the Rotorua District Council created by Transfer B228576.5 - 15.9.1994 at 10.36 am

The easements created by Transfer B228576.5 are subject to Section 243 (a) Resource Management Act 1991

5755310.3 Mortgage to Mortgage Holding Trust Company Limited - 7.10.2003 at 9:00 am

8337617.1 Variation of Mortgage 5755310.3 - 9.11.2009 at 12:27 pm



	Solid Fuel Burner Processing and Vetting Checklist <i>For initial completion by the applicant</i>	Ref: CPV 03
		Ver: 04
		Issued: 22 June 2011
		Doc No.: OW-105214

Copies Rqd	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre</i>	Complete
2	Geyserview printout (contour plan) checked with Applicant for Correctness	✓
1	Green PIM/BC Master cover has been completed	✓
1	Site Inspection Card completed	✓
1	Applicant Inspection card complete	✓
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	✓
	Form 2 administratively complete and front cover signed appropriately	✓

Applicant

S = Supplied

N/A = Not Applicable

Please arrange an vetting appointment through customer services should you wish to lodge this application in person (2 copies of plans and any relevant specifications to be supplied with application)

Building Consent No. 70863 Processor Name: C Sefulva

Description		Applicant		RDC ONLY		
Solid Fuel Heater C1,C2,B1,E2,E3,B1,B2,F7						
1	Is the appliance 'clean air' approved? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha) <i>checked MFE website</i>	S	N/A	P	F	N/A
2	Entire floor plan showing distances to windows/doors and flammable materials (Line drawings to show all windows and doors! curtains are restrained if close to fire)	S	N/A	P	F	N/A
3	Means of Escape not been effected by installation of SFH <i>SFH will not effect M.O.E</i>	S	N/A	P	F	N/A
4	Manufacturer specifications provided? (Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications.). <i>make spec on file</i>	S	N/A	P	F	N/A
5	Hearth dimensions and fixings (Manufacturer's technical literature provided with application)	S	N/A	P	F	N/A
6	Is heat transfer mitigated? (Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications) <i>manufacturer spec</i>	S	N/A	P	F	N/A
7	Ventilation provided? (opening windows to room) <i>checked note on floor plan</i>	S	N/A	P	F	N/A
8	Seismic restraint (Refer to manufacturer's specifications)	S	N/A	P	F	N/A
9	Domestic smoke alarm(s) detailed on floor plan (Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level) <i>smoke alarm located in bedroom</i>	S	N/A	P	F	N/A
10	Construction of hearth details Acceptable solution or manufacturer's tested hearth <i>see hearth</i>	S	N/A	P	F	N/A
11	Flashing details? Roof/wall penetrations. NZBC E2 or EPDM (alternative solution accepted by Council due to product history) <i>EPDM BOOT - soaker flashing</i>	S	N/A	P	F	N/A
12	Flue heights above roof	S	N/A	P	F	N/A
13	Cross section through roof provided?	S	N/A	P	F	N/A
Wet back addition G12,H1						
14	Can the appliance be fitted with a wet back? Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)	S	N/A	P	F	N/A
15	Producer statement/certificate required after installation? Note on building consent (e.g. radiators, pumps etc)	S	N/A	P	F	N/A

16	Tempering valve for new wet backs?	S	N/A	P	F	N/A
17	Wetback installation diagram (<i>Fully vented system? Under/Over piping needs to be independently vented</i>)	S	N/A	P	F	N/A
Other Solid Fuel Heaters, Central Heating etc B1,B2,C1,G4,G12						
19	Second hand fires must have a producer statement from a recognised expert	S	N/A	P	F	N/A
20	Diesel burners have isolating tap? (<i>Do they require automatic cut off solenoid?</i>)	S	N/A	P	F	N/A
21	Exterior diesel burners clear of opening windows/doors? (<i>See instructions for clearance or refer to NZS 5621</i>)	S	N/A	P	F	N/A
22	Piping layout included on plan (<i>radiators</i>)	S	N/A	P	F	N/A
23	Producer statement/certificate required after installation? <i>Note on building consent (e.g. radiators, pumps etc)</i>	S	N/A	P	F	N/A
24	Open fire complies with C/AS1 parts 9-9.5	S	N/A	P	F	N/A

RDC

P = Pass

F = Non-compliance with the Building Code – further information required

N/A= Not Applicable

RDC staff to record reasons for decisions in question text box

Other considerations (waivers and modifications- alternative solutions, TL and PS format, authors-warnings and bans etc)
② note - wetback installation required

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

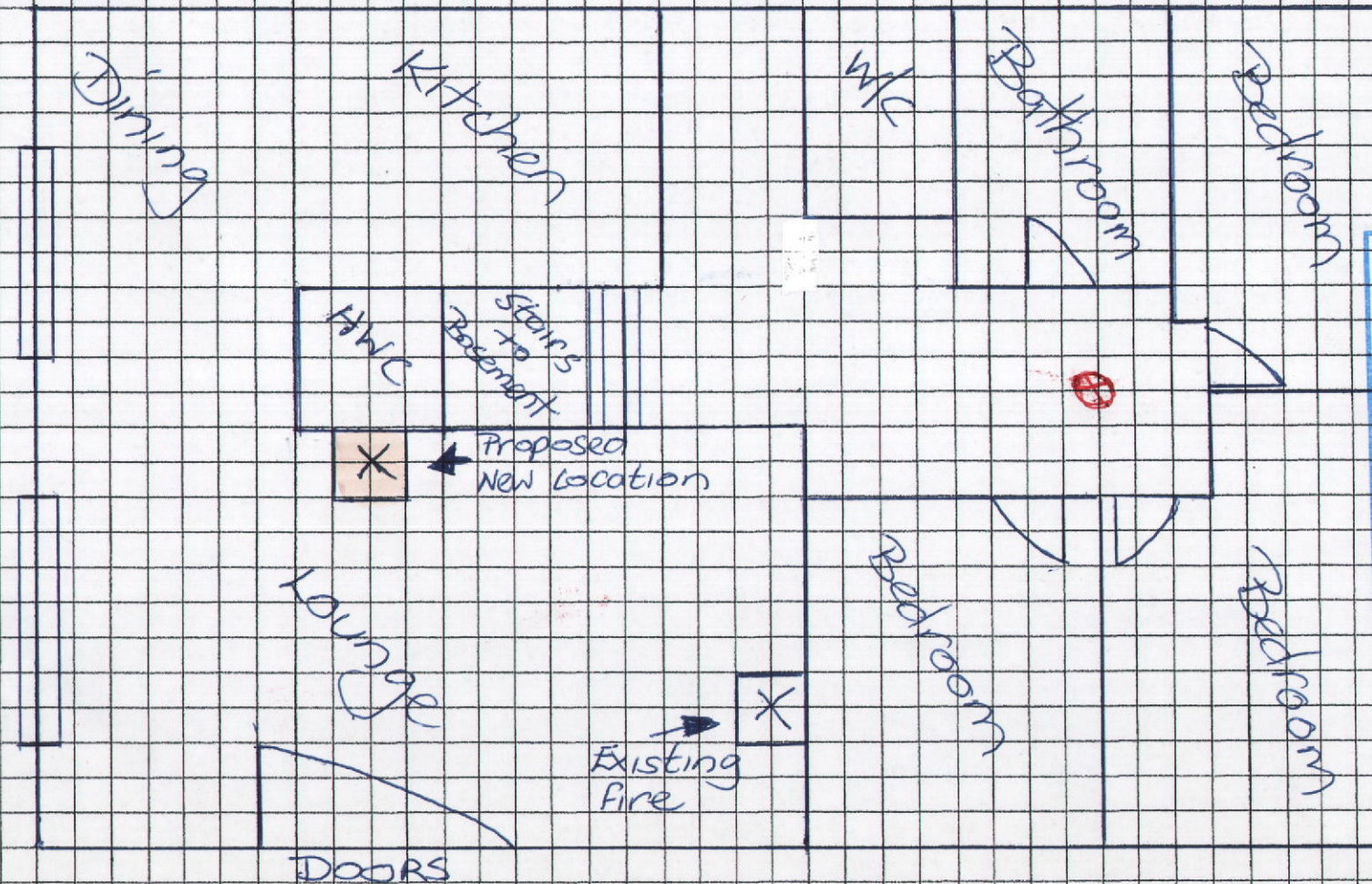


W

FLOOR PLAN

INSTALLATION OF Metro LTD Xtreme Ped F/s Woodburner
 ADDRESS 45 Mountain Road, ROTORUA
 SMOKE ALARMS TO COMPLY WITH F7 WARNING SYSTEMS

on BASEMENT GARAGE



PLANS APPROVED SUBJECT TO ALL
 REQUIREMENTS OF THE BUILDING
 ACT 2004 BEING FULLY COMPLIED
 WITH

DATE: 10/1/13
 OFFICER: [Signature]
 CONSENT NO: # 70863

unusable

BC ONLY # 70863

BC ONLY

COUNCIL

freestanding clearances & dimensions

**COUNCIL
COPY**

Minimum clearances shown are in millimetres, with a Pioneer double flue shield fitted. All Metro wood fires comply with AS/NZS 2918:2001. Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. If in doubt, please consult your Metro retailer.

Clearance Reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard.

Some Metro models have undergone additional testing which allows for reduced clearances, details are:

- LTD Wee Ped clearances 'B' and 'G' can be reduced by 80mm, if installed with a Pioneer double flue shield with the side extensions fitted.
- LTD Wee Ped clearances 'H' and 'I' can be reduced by 50mm providing a wetback is not fitted.
- Wee Rad corner clearance 'E' can be reduced to 120mm with the Wee Rad corner wing shields fitted.

Please note: When fitting the corner wing shields the Wee Rad itself must be installed to a corner clearance 'E' of 120mm. The corner wing shields are then fitted which gives a wall to shield corner clearance of 100mm.

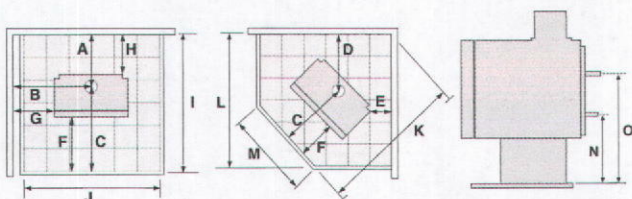
- ECO Euro Ped & ECO Xtreme Ped clearance 'E' can be reduced to 110mm, if installed with a Pioneer double flue shield with the side extensions fitted.

Freestanding Floor Protectors

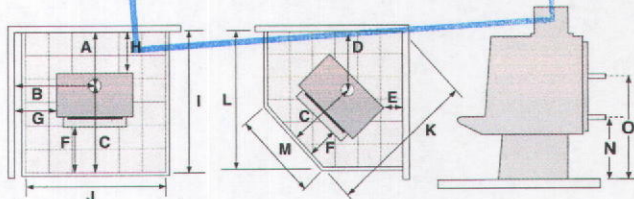
Metro freestanding wood fires do not require an insulating floor protector, are tested and comply with the minimum floor protector requirements of AS/NZS 2918:2001. Note:

- Minimum floor protector sizes are specified below
- A floor protector can include ceramic tiles, a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor
- Metro manufacture a large range of floor protectors in a range of tiles and colours, in three different trim options.

Ambience Models



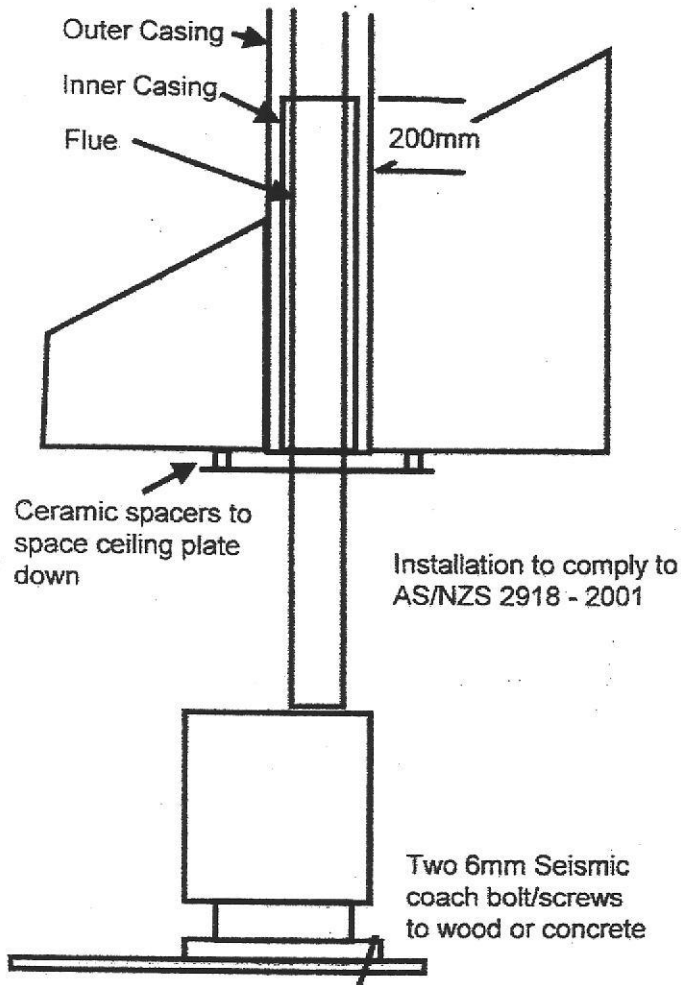
Other Models



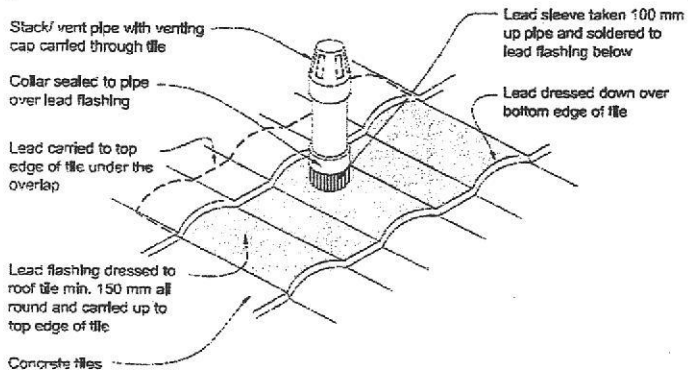
Wood Fires	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Width	Depth	Height
Ambie One	250	538	589	391	100	275	250	100	839	825	1142	960	427	350	540	577	464	717
Ambie Plus	267	685	658	462	125	275	350	100	925	905	1317	1110	506	360	550	671	550	759
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470	490	530	665
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470	505	530	665
R1	243	774	586	554	280	244	530	100	829	825	1370	1118	425	N/A	N/A	488	485	668
R2	246	858	626	582	275	235	570	100	872	905	1449	1203	505	N/A	N/A	575	537	690
Wee Rad	243	568	580	455	150	230	260	100	823	825	1224	1015	425	295	485	615	498	688
ECO Wee Ped	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485	590	530	665
ECO Wee Curve DV	300	555	580	405	100	200	250	150	880	825	1150	975	425	280	470	607	537	665
ECO Xtreme Ped DV	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515	670	575	700
Xtreme Rad - Leg & Base	251	650	630	458	100	227	280	100	881	907	1277	1077	507	349	539	740	554	743
ECO Euro Rad DV	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528	750	575	745
ECO Euro Ped DV	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515	670	575	700
LTD Wee Rad	243	548	580	425	120	230	240	100	823	825	1180	985	425	295	485	615	498	688
LTD Wee Ped	250	595	580	400	85	200	300	100	830	825	1145	950	425	295	485	590	530	665
LTD Xtreme Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530	670	575	700
LTD Xtreme Rad	251	650	630	458	100	227	280	100	881	907	1277	1081	507	350	540	740	554	743
LTD Euro Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530	670	575	700
LTD Mega Rad	270	675	725	500	125	200	300	120	995	905	1425	1175	505	353	543	750	680	745
LTD Mega Ped	270	610	725	465	130	200	275	120	995	905	1400	1140	505	340	530	670	675	700

Please note: Wetback connections for the Tiny Models are 92mm left of the flue centre. The Wee Rad is 226mm left of the flue centre, Xtreme Rad is 275mm left of the flue centre and all other Metro models are 140mm left of the flue centre facing the Metro/wall.

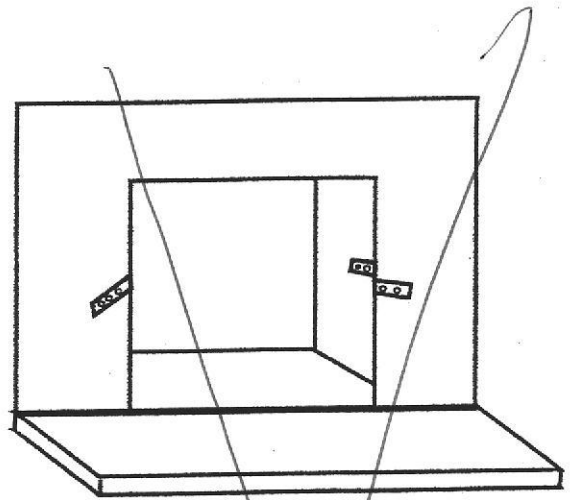
Freestanding Installation



Tile Roofs



Insert Install



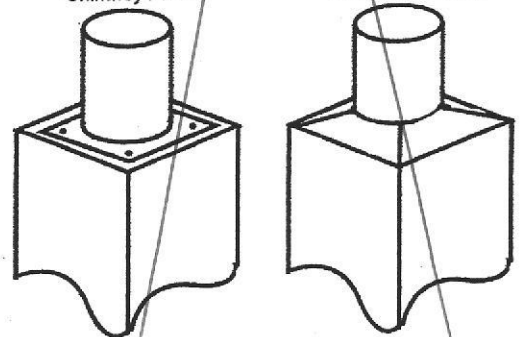
For seismic restraints the use of Simplex Strapping secured to existing chimney with 6mm sure drives.

All gaps in chimney filled with fireproof fibre wool or fire rated sealant

Flashing

Chimney Plate

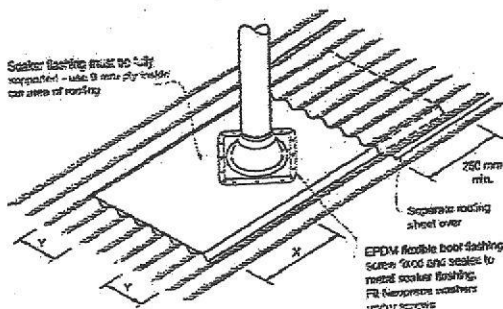
Mortared over top



Flue height a minimum of 4.2 metres

Iron Roofs

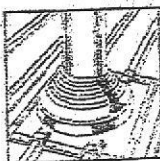
Option 1 (Preferred Option)



NOTES: (1) X is variable according to wind zone - refer Table 7.
(2) Y is to cover minimum of two crabs - refer Table 7.
(3) Suitable for pipes from 60 mm to 500 mm diameter.
(4) Suitable only for roof pitches of 10° or higher.

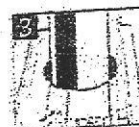
Option 2 (Alternative Solution for new install)

Dektite® Soaker™



The large base of the Dektite Soaker™ dramatically reduces and diverts rainwater back up slope to occur on very low or high pitched roofs and deep ribbed roofing profiles. No need to cut around pipes, just stick straight lines for the square base.

- Ideal where roof pitch is below 10°
- Perfect on high pitched roofs over 45° and deep roof profiles
- The safest flashing in snow zones

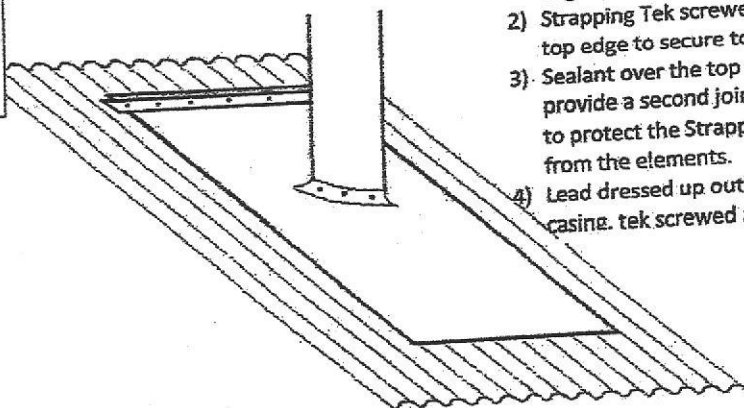


3 Mark the outside of the soaker on the roof then remove it. Mark a lap allowance of 30mm (inside the original mark). Now determine where soaker sides will finish.



4 Remove roof inside 25mm line. Trim sharp or uneven edges. Install timber supports to brace roof where ribs have been removed. (See pic shown above for clarity).

Option 3 (Alternative Solution for swap over install)



Flashing Steps

- 1) Sealed under lead at top edge with Silicone
- 2) Strapping Tek screwed over top edge to secure to roof
- 3) Sealant over the top to provide a second joint and to protect the Strapping Tek from the elements.
- 4) Lead dressed up outer casing. tek screwed and sealed.

Flue Height

No matter which type of flue system is used, the height is critical to achieve the correct draught (see Figure 15). If a flue system is built and installed to the proper height it will normally prevent downdraught problems during windy weather and eliminate smoke spillage problems due to lack of draught.

AS/NZS2918:2001 specifies the following requirements:

- Flue system exiting roof within 3 m of ridgeline-not less than 0.6m above the ridgeline.
- Flue system exiting roof more than 3 m from ridgeline-not less than 1m above roof penetration (see Figure 15).

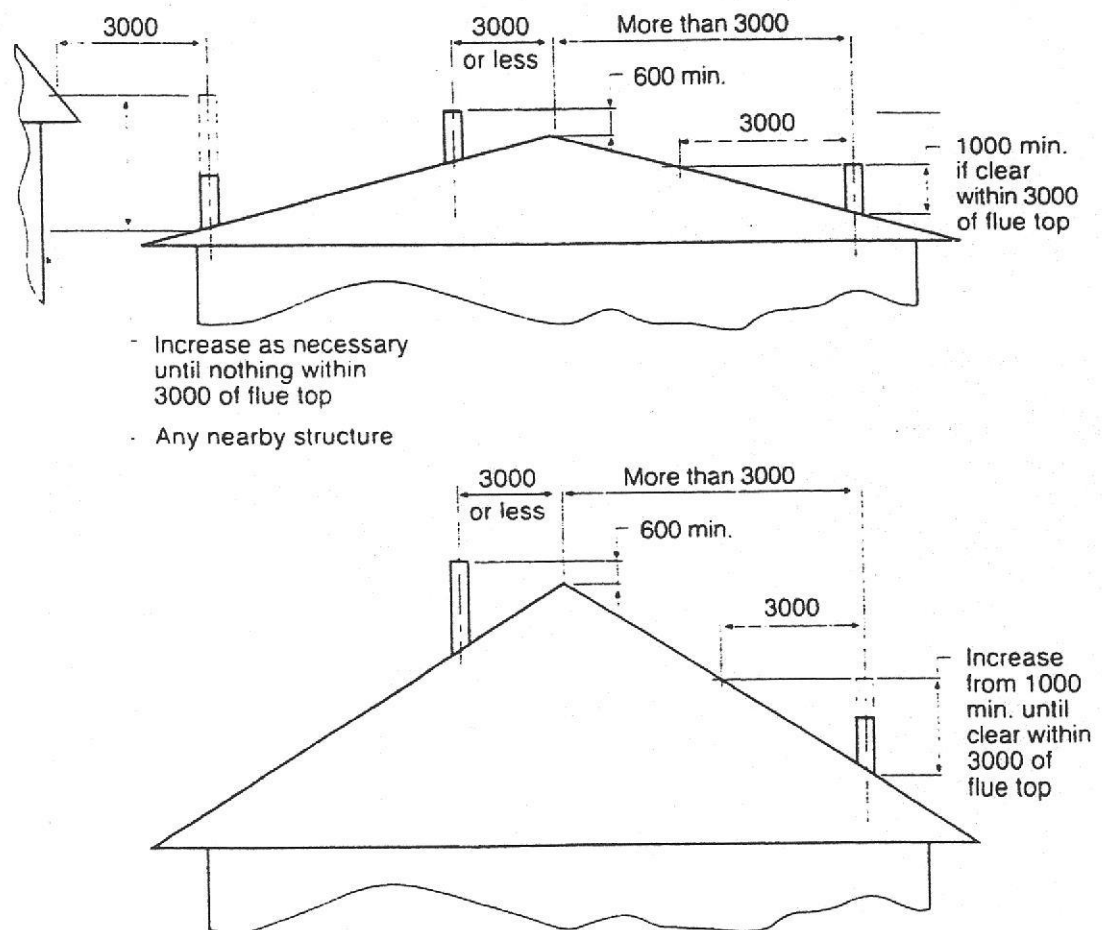
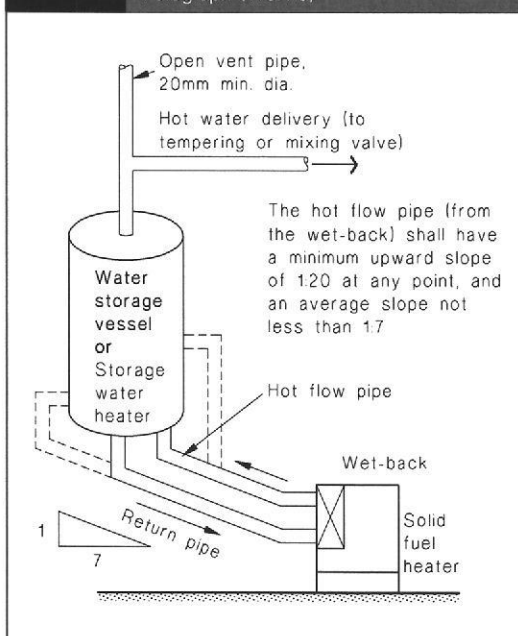


Figure 15 Minimum height of flue system exit (Figure 4.9 from AS/NZS2918:2001)

* Dimensions in millimetres

Flue Systems

Additional information on flue systems is given in the following extract from AS/NZS2918:2001.

Amend 5
Feb 2004**Figure 15: Wet-back Installation – Open Vented System**
Paragraph 6.13.1 a)**6.14 Safe water temperatures****6.14.1 Maximum temperatures**

The delivered hot water temperature at any *sanitary fixture* used for personal hygiene shall not exceed:

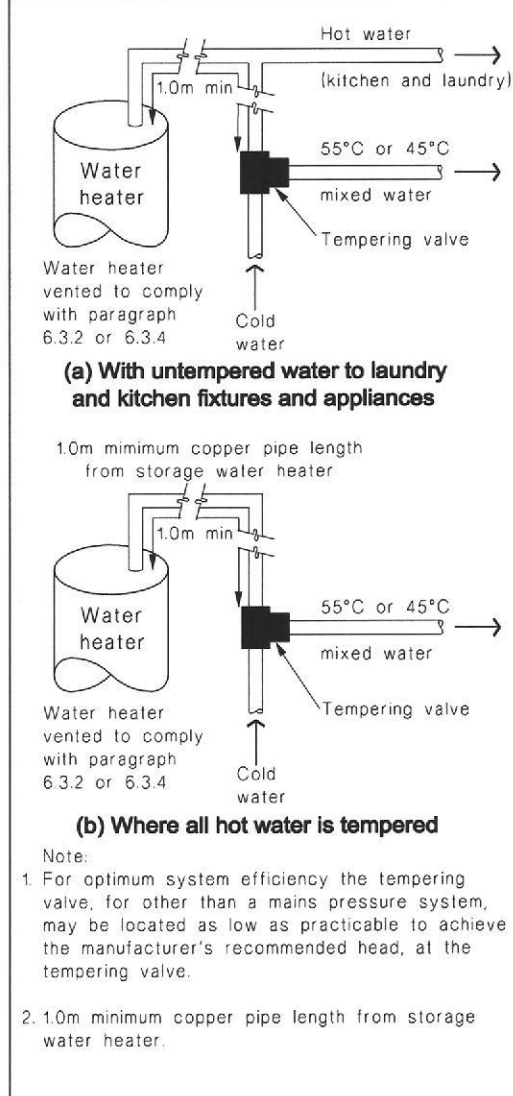
- 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals, and
- 55°C for all other *buildings*.

COMMENT:

- At greatest risk from scalding are children, the elderly, and people with physical or intellectual disabilities, particularly those in institutional care.
- Sanitary fixtures** used for personal hygiene includes showers, baths, hand basins and bidets.

6.14.2 Hot water delivered from storage water heaters

- An acceptable method of limiting hot water temperature delivered from *storage water heaters* is to install a mixing device between the outlet of the *water heater* and the *sanitary fixture* (see Figure 16).

Amend 5
Feb 2004**Figure 16: Tempering Valve Installation**
Paragraph 6.14.2 a)Amend 5
Feb 2004

- Tempering valves shall comply with NZS 4617 or AS 1357.2.

6.14.3 Legionella bacteria

Irrespective of whether a mixing device is installed, the *storage water heater* control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of *Legionella* bacteria.

Third Edition
Dec 2007Amend 5
Feb 2004