



Building Code Clause(s).....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY:.....
(Construction Review Firm)

TO:.....
(Owner/Developer)

TO BE SUPPLIED TO:.....
(Building Consent Authority)

IN RESPECT OF:.....
(Description of Building Work)

AT:.....
(Address)

Town/City:..... (Address) **LOT**..... **DP**..... **SO**.....

We (Construction Review Firm) have been engaged by

To provide CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or observation as per agreement with owner/developer.....

or other services
(Extent of Engagement)

in respect of clause(s) of the Building Code for the building work described in documents relating to Building Consent No. and those relating to

Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule have been issued during the course of the works.

On the basis of this review these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that All or Part only of the building works have been completed in accordance with the relevant requirements of the


Building Consent and Building Consent Amendments identified above, with respect to Clause(s)..... of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, am: CPEng # Reg Arch #
(Name of Construction Review Professional)

I am a member of: Engineering New Zealand NZIA and hold the following qualifications

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ:

SIGNED BY..... (Signature) 
(Name of Construction Review Professional)

ON BEHALF OF Date.....
(Construction Review Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

Aaron McGuinness
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PO Box 8373, Christchurch 8440
www.lumen.net

31 March 2020

Dear Aaron,

12A Forth Street, Richmond, Christchurch

Lumen have been engaged by Aaron McGuinness to provide a structural inspection report for the property at the above-mentioned address.

On the 20th November 2019 the property was inspected by Lumen. We carried out a detailed visual inspection of the dwelling and carried out measurements of the dwelling including floor levels.

Lumen specified repairs to within the MBIE guidelines. These were considered general repairs, maintenance and replacement and are exempt from Building Consent under Schedule 1 Section 42A of the Building Act.

On the 4th February 2020 Lumen carried out a construction monitoring inspection and have issued our PS4: Construction Review for this job following the satisfactory completion of the works. As Structural Engineers we are experts in all aspects of this project related to the structural stability/serviceability of the home. As such our Construction review is for this part of the project only and not for other aesthetic works, for example painting.

We can confirm that the following repairs were carried out to make the home structurally sound:

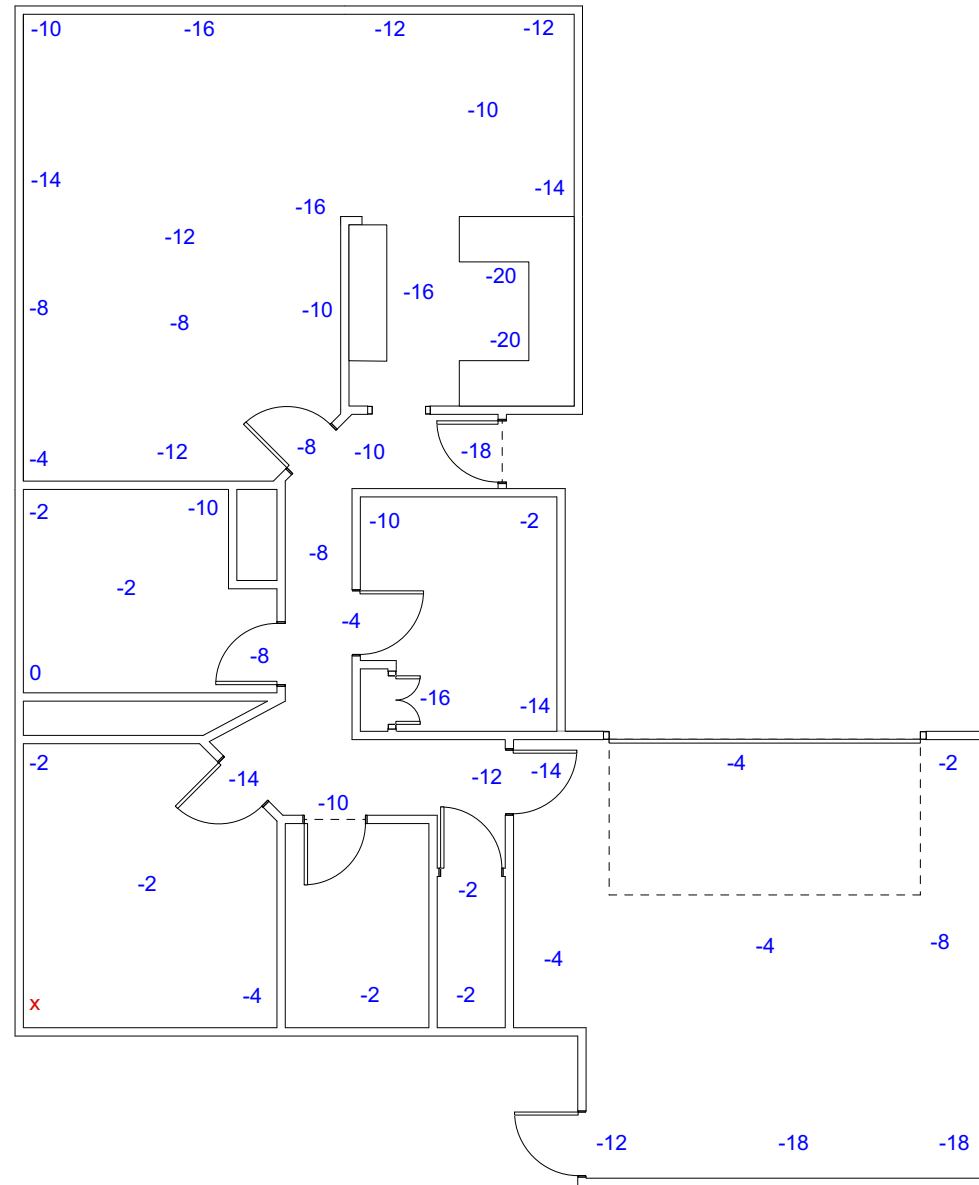
- The ground floor was levelled by pouring floor levelling compound (FLC) in the low areas of the floor.
- Floor levels are recorded below. There is 20 mm differential settlement over floor of the dwelling.
- Floor slopes do not exceed 1:200 over distances greater than two metres.
- Minor cracks in the concrete foundation slab have been epoxy repaired.

At the time of our inspection all the structural repairs had been completed within the MBIE guidelines as per our design documentation. We can confirm the repairs were completed to a high standard they make the whole home structurally sound.

Yours sincerely,



Kate de Buin
BE(Hons), CEngNZ, CPEng
Principal Engineer
Lumen Limited



NOTES

ALL DIMENSIONS TO BE
 CONFIRMED ON SITE BY
 CONTRACTOR
 KEY:

-10 Finished levels

2	31.03.20	For Approval	KS
1	05.02.20	For Approval	KS

Issu	Date	Comments	Chkd
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LUMEN
 CIVIL AND STRUCTURAL ENGINEERS
 210 Hazeldean Road, Addington, Christchurch
 P O Box 8373 Christchurch New Zealand
 (03) 377 1546 - structural@lumen.net

**Proposed
 EQ Repairs
 for
 Aaron McGuinness
 at
 12A Forth Street
 Richmond**

Finished Floor Level

Scales: 1:100 @ A3			
Designed:	KS	Drawn:	GE
Checked:		Approved:	
Date:	February 2020		

Project	Drawing	Issue
17431	S300	2