



SITE NOTICE

Consent No: **24009002** **10 September 2024**
Applicant: **Shannon Marie Burgess**
Valuation Ref: **26130/22206**
Site Address: **7 Whitehaven Street, Weston**
Work Type: **Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.**
Email To: **hayden@tisdallplumbing.co.nz,kinganfamily@xtra.co.nz,shannonmburgess@outlook.com**

Inspection Type: **Wall and Roof Framing**
Inspection Status: **Fail**
Inspected By: **Gordon Innes**
Inspection Date: **9 September 2024**

Passed Items

General

Work ready
Name and position of contact on site

LBP or Practising License confirmed
Consent documents sighted
Sediment control

Floor plan layout checked

Truss plan sighted/uplifted

Area to be inspected ready for inspection.
Warren Kingan (bulder) was on site for this inspection.
Warren Kingan BP103032
Consent documents sighted and correct.
No run off probable, builder will monitor this and erect sediment control if required.
Floor plan layout checked, layout matches consent documents. Sanitary wastes located as per plan
As built truss plan sighted at inspection. As built is from same truss supplier as the buildable layout in the consent documents.

Roof Framing and Fixings

Truss Plan

Truss as built designer
Truss fixings

Purlins

Bottom cord restraints

Roof plane bracing

As built truss layout matches the proposed roof construction as detailed in the consent documents.
Mitek
Trusses fixed to top plate as detailed in the truss layout, adequate support provided for point loads.
Purlin size, spacing and fixing is as per consented documents
Bottom cord restraints completed in accordance with the truss details
Roof plane bracing has been installed as detailed on the roof plan.

Wall Framing and Fixings

Wall framing

Top plate fixings

Damp proof course/membrane

Wall framing is sized, spaced according to the consent documents and is correct SG and length. 140x45 to west elevation large stacker/slider door opening, all other frames 90x45, SG8 @600mm crs, nogs at 800mm crs.
Top plate to stud stud connections and top plate to top plate connections completed in accordance with the consented documents. Stud lock system used.
DPC in place as required between concrete and timber junctions.

Bottom plate	Bottom plate fixings in place as detailed in the consent documents, correct centres and at plate joins and junctions as required.
Wall Bracing	
External brace fixings	Brace framing installed as per the system requirements.
Brace height	Brace height is in accordance with the consent documents at 2.42m.
Next required inspection	Pre-Cladding Wrap
Failed Items	
General	
Additional Site Observations	B4/study lintel. Inspected truss connections, fixings, roof bracing. Stud type, size, treatment, fixing. Bottom plate fixing. Top plate fixing including bracing requirements. Lintel size, type, fixing. Purlin fixing.
Wall Framing and Fixings	
Lintel size	The lintel at the door into bed4/study from the hall is shown on plan 15 as a 2x140 lintel in the LBW, the pre nail plan has it as a 90x45 on flat timber opening, it does show this wall as a LBW, please confirm the requirements and install either to the consented plan or to the pre nail with commentary on the lintel fixing/size requirement. This can be viewed at next on site building inspection. All other Lintels are sized in accordance with the consent documents.
Lintel fixing	See lintel size. All other Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.
Lintel support	See lintel size. All other lintels Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.

Documentation

Electrical certificate	Required
As-built drainage plan	Required
Glazing statement of thermal performance	Required
Design statement & Asbuilt plan (truss manufacturer)	Required
Design statement (frame manufacturer)	Required

Licensed Building Practitioners

Carpenter 1 Warren Kingan BP103032	Required
Foundation 1 Warren Kingan BP103032	Required
Brick & Blocklayer 1 Ian Gold	Required
Designer 1 Uros Plajh	Accepted
Roofer 1	Required