

SITE NOTICE

Consent No: **24009002** **30 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: **Pass**
Inspected By: **Gordon Innes**
Inspection Date: **30 September 2024**

Passed Items

General

Additional Site Observations

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

New framing plans from the same designer now shows a standard lintel to the study door.
Lintels are sized in accordance with the consent documents.

Lintel fixing

All other Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.

Lintel support

All other lintels Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.

Minor Variations

Description of minor variation

New framing plans from the same designer now shows a standard lintel to the study door.
This is the only record of the Minor Variation as only considered a very minor change and does not adversely affect any relevant code clauses.

Authorisation from owner or owner's approved agent

Builder informs me the owner has approved this change.

Inspection Type: **Pre-Cladding - Wrap**
Inspection Status: **Pass**
Inspected By: **Gordon Innes**
Inspection Date: **30 September 2024**

Passed Items

General

Work ready

Area to be inspected ready for inspection.

Additional Site Observations

Inspected cavity, cladding flashings, battens, vermin protection, penetrations, window flashings.

Name and position of contact on site

Warren Kingan (Builder)

LBP or Practising License confirmed

Consent documents sighted	Consent documents sighted and correct.
Building Wraps	
RAB board or wrap as consented	Building wrap is what's approved in the consent documents.
Building wrap	Building wrap installed correctly with correct vertical and horizontal laps and sufficient cover over slab edge/bearer.
Wrap returned into openings	Building wrap dressed in to window openings as required.
Flashing tape	Flashing tape installed to window and door openings in accordance with the consent documents.
Seal around penetrations	Penetrations to the building wrap have been sealed in accordance with the consent documents.
Tape required for studs (over 450 €)	Battens are Max 300mm CRS for linea, 400mm nogs for oblique so restraint for insulation is in place.
Face of building	All elevations inspected
Cavity Construction	
Cavity batten	Cavity battens are timber horizontal castigated H3.1 and Vertical timber H3.2 in accordance with the consent details.
Cavity base and/or head ventilation	Cavity closer installed to base and head flashing's as required and in accordance with consent details.
Pipes/services clear from cavity	No pipe or services noted running along the cavity.
Cavity closed	Cavity was closed at the top to prevent it venting into the roof spaces.
Nail fixings of batten	Cavity battens were fixed to the framing appropriately for the type of cavity construction being used.
Batten treatment	Batten treatment was noted as being <DETAILS> , in accordance with the consent documents.
Vermin protection	No gaps greater than 13mm noted during inspection, sufficient vermin proofing has been achieved.
Flashings	
Windows	Windows were flashed in accordance with the consent documents and the 2 different cladding system being installed
Other penetrations	The Meter box and cable penetrations were flashed in accordance with the consent details.
Dissimilar cladding junctions	Dissimilar cladding junctions have flashed as detailed on the consent documents.
Stop ends	Stop ends in place at head flashing's as detailed.
Support bars in place	Support bars are in place, full length and fixed correctly to the framing.
Sills	Sill flashing's are in place and as detailed on the consent documents.
Head flashings	Head flashing's in place, correct dimensions and taped to wrap as detailed on the consent documents.
Roof/wall junction	Roof/wall junctions have been constructed in accordance with the consent documents.
End clearances/fascias	Sufficient clearance has been provided between the end of fascia/spouting and wall claddings at the roof/wall junctions.
Roof cladding	
Consent approved cladding	Roof cladding installed matches consent documents. Colour street.
Fixings	Roof is fixed with self sealing fasteners and fixings

Flashings

are appropriate for the wind zone it is located in.
Roof flashing's have been installed as detailed in consent documents and are appropriate for the wind zone and roof pitch.

Next required inspection

Pre Line Building/Plumbing

Documentation**Status**

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**Status**

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