

SITE NOTICE

Consent No: **24009002** **18 October 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: **Pre Line - Building/Plumbing**
 Inspection Status: **Fail**
 Inspected By: **Gordon Innes**
 Inspection Date: **17 October 2024**

Passed Items

General

Work ready Additional Site Observations Name and position of contact on site LBP or Practising License confirmed Consent documents sighted Floor plan layout checked	Area to be inspected ready for inspection. Inspected, weather tightness, bracing locations and fixings, insulation, window fixing and wind zone, plumbing pipework type, size and fixings, pressure test, glazing type. Warren Kingham (builder) was on site for this inspection. Warren Kingan BP103032 Consent documents sighted and correct. Floor plan was checked and inspection, room and sanitary fixture layout in accordance with consented plans.
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Pre-Line Building

Exterior cladding /RAB system Moisture content walls/ceiling battens Ceiling battens/Access Hatch Air seal to windows Internal bracing Fixing of glazing units Wind Zone and RValue Ducting Safety glass location Framing notches/holes	Exterior cladding has been completed and building is considered weather tight. Checked moisture content in various locations and readings were below 18 average 16, which is acceptable. Ceiling battens sized and spaced as per the consent documents <INSERT DETAILS> Air seal in place around windows . Bottom plate fixings in place for internal bracing elements. Glazing units suitably fixed in place, packers used as required. Joinery rated at H which is the correct rating for the wind zone it is located in. Ducting was in place for the rangehood/bathroom extracts. Safety glass located as required by consented documents. Holes and notches in framing are in accordance with NZS3604:2011
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Pre-Line Plumbing

Plumbing design	Plumbing design is in accordance with the consent documents.
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Plumber number and reg verified

Pipe sizing

Pipe type

Pipe supports

Lagging

Pressure test

Vents

Hayden Tisdale 25734

Hot water pipe run from water heater to kitchen sink is acceptable.

Polybutiline used for pipe material, matches consented documents.

Support to the water pipes meets the minimum requirements of the consent and G12/AS1.

Lagging to pipes that are likely to be subjected to freezing has been completed with consent approved closed cell insulation.

Pipes under pressure test at time of inspection, pressure noted at <INSERT DETAILS>

Failed Items

Pre-Line Building

Insulation

R3.2 has not been installed to the 140 framed walls as required by the consented plans sheet 1. Correct R-value of R4 for ceiling and R2.8 to 90mm walls has been achieved with consent approved insulation.

On site at the next inspection please supply a series of photos showing this completed.

1. Bag of H3.2 insulation.
2. 140 walls insulation removed.
3. 140 walls insulation in place.
4. Photo of H3.2 bag with insulation used.

Next required inspection

Post Line Bracing with required insulation photos

Documentation

Electrical certificate

As-built drainage plan

Glazing statement of thermal performance

Design statement & Asbuilt plan (truss manufacturer)

Design statement (frame manufacturer)

Status

Required

Required

Required

Required

Required

Licensed Building Practitioners

Carpenter 1

Warren Kingan BP103032

Foundation 1

Warren Kingan BP103032

Brick & Blocklayer 1

Ian Gold

Designer 1

Uros Plajh

Roofer 1

Status

Required

Required

Required

Accepted

Required