

2 August 2013

Mrs E Geddes
c/- Milestone Homes
PO Box 847
Seventh Avenue
TAURANGA 3140

File Ref: P32741
Building Consent No: 69386

Dear Madam,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 69386

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Karen Crisp
Administration Officer - Building

Encl.



RRD001VD8Q

Document Number: RDC-390388

Date Registered: 5/8/2013

Code Compliance Certificate: 69386
Section 95, Building Act 2004

Issued: 02 AUG 2013



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: P32741
Street Address: 15 HAMON PLACE, PUKEHANGI
Valuation number: 06554 570 07
Legal Description: LOT 7 DP399109
Building Name: N/A
Intended Use: DWELLING (DETACHED)
Description of Work: DWELLING AND ATTACHED DOUBLE GARAGE
Year First Constructed: 2012

The Owner

Name & Address of Owner: GEDDES, MRS EILEEN
SMITH AND GEDDES TRUST
15 HAMON PLACE
PUKEHANGI
ROTORUA 3015

First point of contact for communications with Council Building Consent Authority:
Rotorua District Council, Private Bag 3029 Rotorua 3046,
Phone: 07 348 4199 Fax: 07 349 0993 Email: mail@rdc.govt.nz.

Building Work

Building Consent no: 69386
Issued by: Rotorua District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.
- (b) the specified systems in the building are capable of performing to the performance standard set out in the building consent

Attachment
Compliance Schedule

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 02 AUG 2013

02 AUG 2013

MILESTONE HOMES ROTORUA (2008) LIMITED
c/- Milestone Homes
PO Box 847
Seventh Avenue
TAURANGA 3140



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: P32741
Building Consents no: 69386

Dear Sir/Madam

DAMAGE DEPOSIT

We confirm that the sum of \$500.00 being refund for the damage bond has been deposited to your bank account.

This Deposit was paid on permit No: **69386 - (15 HAMON PLACE PUKEHANGI)**

RE: DWELLING AND ATTACHED DOUBLE GARAGE

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully

Karen Crisp
Building Services Administrator



8 July 2013

Milestone Homes
PO Box ~~14422~~ 847 Seaton Ave
TAURANGA ~~3143~~ 3140

Dear Miss Gage

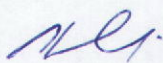
BUILDING CONSENT 69386

We enclose a copy of invoice 265380 dated 16 April 2013 for \$170.00 which we note payment has still not been received. Upon payment of this invoice your Code Compliance Certificate will be issued.

Failure to pay the full outstanding amount by 31 July 2013 will result in this account being forwarded to our DEBT COLLECTION AGENCY. This will affect your credit rating and will involve extra expenses to yourself as any collection charges will automatically be added to your account.

If payment has been made recently please disregard this letter.

Yours faithfully



Karen Crisp
Building Services Administrator

19 June 2013

Milestones Homes
PO Box 14422
TAURANGA 3143

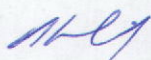
Dear Sir

BUILDING CONSENT 69386 – 15 HAMON PLACE

We enclose a copy of invoice 265380 dated 16 April 2013 for \$170.00 which still remains outstanding. Once this invoice is paid we will be able to issue the Code Compliance Certificate and refund the \$500.00 bond.

If in future you should sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file. Therefore it is **very important** that the invoice is paid and a Code Compliance Certificate issued.

Yours faithfully



Karen Crisp
Building Services Administrator

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
 10-801-397

GEDDES, MRS EILEEN SMITH AND GEDDES TRUST 15 HAMON PLACE PUKEHANGI ROTORUA 3015	Invoice No:	265380
	Date:	16 Apr 2013
	Customer No:	93808
	Reference:	BC - 69386

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
ADDITIONAL INSPECTION FEES (SITING/FOOTING AND FINAL INSPECTIONS)	2.000	73.92	147.83

Payable within 21 working days of the invoice date

Payment Due: 07 May 2013	INVOICE TOTAL	\$147.83
	G.S.T	\$22.17
	TOTAL NOW DUE	\$170.00

For Direct Credit please pay to: BNZ, Rotorua, 020412 0234516 00 and quote Invoice number **265380** and **BC - 69386** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 93808
 GEDDES, MRS EILEEN

INVOICE NO: 265380
TOTAL DUE: **\$170.00**

PAYMENT MADE:

\$

Code Compliance Certificate Assessment Checklist

Ref: CCC 01

Ver: 10

Issued: 16 Sept 2011

RDC-39977

Page 1 of 2

BC No.: 69386 P. File No.: 32741

Date: 11/4/13 Address: 15 Hannon Place

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	☒ P	F	N/A	ref: Summary Card + check sheet.
2	All the required inspections have been completed	☒ P	F	N/A	ref: BC conditions
3	Check sheets are complete	☒ P	F	N/A	complete.
4	Instruction sheets/ NTF complied with	☒ P	F	N/A	comply.
5	BC conditions have been complied with	☒ P	F	N/A	comply.
6	PIM requirements have been complied with	☒ P	F	N/A	met.
7	Damage deposit can be released	☒ P	F	N/A	\$500.
8	Crossing deposit can be released	☐ P	F	☒ N/A	none applied.
9	All documents have BC number on them	☒ P	F	N/A	correct.
10	Section 75–77 registered if applicable	☐ P	F	☒ N/A	} assessed @ processing.
11	Section 72–74 registered on title if applicable	☐ P	F	☒ N/A	
12	Energy work certificate has been provided (if required) (section 94(3))	☒ P	F	N/A	electrical coc rec'd.
13	Specified systems are capable of performing in accordance with performance standards (94(1b))	☐ P	F	☒ N/A	} dwelling.
14	Is a compliance schedule required or requires amending? (Section 100(2))	☐ P	F	☒ N/A	
15	Any warnings or bans have been applied (94(2))	☐ P	F	☒ N/A	none.
16	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2))	☐ P	☒ F	N/A	see notes.
17	TA informed by LBP that building work not carried out in accordance with consent (89)	☐ P	F	☒ N/A	none rec'd.
18	Any amendments/ as built have been issued and whether documentation associated with these has been properly completed.	☐ P	F	☒ N/A	none
19	Photographs of elevations	☒ P	F	N/A	on
20	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	☒ P	F	N/A	RDC.
21	Plumbing statements	☒ P	F	N/A	Fusio cert rec'd.
22	Pile driving	☐ P	F	☒ N/A	none in BC.
23	Foundation observation	☒ P	F	N/A	RDC.
24	Ground conditions including compaction	☒ P	F	N/A	PS4 rec'd.
25	Waterproofing	☐ P	F	☒ N/A	} none in BC.
26	Structural reviews	☐ P	F	☒ N/A	
27	Site welding	☐ P	F	☒ N/A	
28	Home heating (fires)	☐ P	F	☒ N/A	
29	Glazing	☒ P	F	N/A	RDC.
30	Drainage	☒ P	F	N/A	As Built rec'd.
31	Smoke alarms and sprinklers	☒ P	F	N/A	2x fitted.
32	Emergency warning systems	☐ P	F	☒ N/A	dwelling.

No	Item				Comments / Reasons for Decision
33	Fire doors	P	F	N/A	none in BC.
34	Spread of flame	P	F	N/A	
35	Backflow	P	F	N/A	
36	Lifts (electrical and installation)	P	F	N/A	
37	Mechanical ventilation	P	F	N/A	exterior ducted.
38	List of consultants	P	F	N/A	none in BC.
39	Exterior plaster systems	P	F	N/A	
40	Producer Statements are correctly formatted?	P	F	N/A	PS4 rec'd.
41	Statement of Compliance is correctly formatted?	P	F	N/A	rec'd.
42	Form 6 received and complete	P	F	N/A	rec'd.
43	Development Contribution Paid (suspend/note in screen if not)	P	F	N/A	none apply.
44	Outstanding Fees Applicable	P	F	N/A	see notes.
45	Other Pink Fit soc.	P	F	N/A	rec'd.

CCC Assessment P ☒ F ☒ (If F request information below)

Modification / Waiver Applies Yes ☐ No ☒ As Built / Supplied Plans in Poly Yes ☐ No ☒

NOTES Barry: Under floor plot not recorded in any BA.
 PS4 in poly for 28 Axendale? PS4 removed 15-4-13
 Had phone discussion with Council Coombes &
 his confirmed he supervised the firmers of the
 under floor plot & his BA has been modified accordingly
 Karen 2x extra insp @ \$85 = \$170 1x siting/loting
 1x final. raised 16-4-13
 4500 Coombes 10.7.12 to 13/5/168 by M. Stone R. Stone PA 31-7-13
 All information and documentation is present and correct. A Code Compliance Certificate can be issued providing
 all outstanding additional fees and/or development contribution has been paid (Team Leader or Manager Building
 Services).

E Wilkins

A Hoffman

Name: _____ Signature: _____

Date Received	Date Suspended	Date Responded	Date Approved by	Date Refused to
On site inspection date received (this is the date when the clock starts)	Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)	Date when information received from owner, or invoice is paid (this is the date when the clock starts)	by TL or MBS Date approved by delegated Office	Issue by TL or MBS Date refused to issue by delegated Office
18/3/13.	16-4-13	31-7-13	2-8-13	

Administration Assistant Building to Complete (P= copies sent for filing with building consent documents) If not applicable circle NA

Copy of code compliance certificate	P	N/A	Copy of compliance schedule	P	N/A
Copy of compliance schedule statement	P	N/A	Copy of certificate cover letter	P	N/A
All information collated and sent to records	P	N/A	Bond refund	P	N/A
Copy of letter refusing to issue CCC	P	N/A	Other (note):	P	N/A

Name: K Crisp Signature: _____

Date Issued by AAB Date when Administration Assistant Building issues CCC Date: 2-8-13



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 69386

Issued by [name of building consent authority that granted building consent]: D. Houser

THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

SMITH & GEDDES TRUST

Contact person [if the applicant is not an individual]: KEN SMITH

Mailing address: 15 HAMON PLACE, ROTORUA

Street address/registered office: 393 OLD TAUPŌ RD ROTORUA

Phone number: Landline: 07-377944 Mobile: 022 183 5538

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: eiken.geddes@extra.co.nz Website [if applicable]: _____

The following evidence of ownership is attached to this application [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]:

AGENT

[Only complete this section if the application is being made on behalf of the owner]

Name of agent: MILESTONE HOMES / JENNIAN HOMES

Contact person [if the agent is not an individual]: MIKE WARRON

Mailing address: P.O. Box 1442, TAURANGA 3140

Street address/registered office: 180 - 15TH AVE, TAURANGA

Phone number: Landline: 07 578 2301 Mobile: 021 879 898

Daytime: _____ After hours: _____

Facsimile number: 07 571 0134

Email address: mike.warrend@jennian.co.nz Website [if applicable]: jennian.co.nz

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

Builder

First point of contact for communications with the council/building consent authority [state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand]:

(SEE OWNERS DETAILS ON FRONT PAGE)

APPLICATION

All building work to be carried out under the above building consent was completed on [insert date]: AS PER ATTACHED

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
JOHN GORDON	BUILDER	BP 109667	
JAMES GRIFFIN		BP 113084	
GRAIG LOCKWOOD		BP 113600	
PHIL COOMES			

The personnel who carried out building work other than restricted building work are as follows:

[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

BROWN ELECTRICAL	07 578457
KIEVIN SCOTT PLUMBING	027 290958
WM KELLY	07 5789529

Note: continue on another page if necessary

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

[list specified systems]

WCA

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: [state which address, and whether owner or agent]

Signature of owner/agent on behalf of and with the authority of the owner [delete one]:

Name of person signing:

Date:

MM Warren MIKE WARREN

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

	Building Consent Authority Inspection Summary Sheet	Ref: IF 02
		Ver: 4
		Issued: 03 Dec 07
		Doc No: IT-639923
		Page 1 of 2

PIM/BC

BUILDING CONSENT NO. #...69386		DATE ISSUED: 10/7/2012	
RESOURCE CONSENT REQUIRED? YES / NO		DATE ISSUED:	
OWNER: Smith & Geddes Trust PH. 3468338		BUILDER: Jennian Homes PH. 343 9929 0220218572	
SITE: 15 Hamon Pl.		PLUMBER: Keith Scott PH. REG. # 027 4901220	
VALUATION NO. 06554 570 07		DRAINLAYER: Murray Cheater	
PROPERTY FILE NO. P 32741		PH. 3458404 REG. #	
LEGAL DESCRIPTION:		LOT / SEC: 7	
BUILDING CATEGORY: 1B1		DPS / BEK: 399109	
CCC Decision Date: 10/7/2014		No of Inspections Allowed For: 10	

DESCRIPTION OF WORK: ^{First} New house & dwelling. Garage. 7.5 HRS

P = PASS F = FAIL

DATE	TIME	INSPECTOR	INSPECTION SUMMARY/NOTES	P/F
31-7-12	2:45pm	Sam T	Preload P&D	Pass ✓
	30 mins		for inst 8665.	
6-8-12	1:45	Sam	Siting/Footing	Fail ✓
	3:00		Concrete floor	Fail ✓
			Inst 0889	
14/8/12	11:30	Im	Redeek siting/Footing	Pass ✓
	12:45		" concrete floor	Pass ✓
24-8-12	10:30	Bill	Footings 2x post holes.	Pass ✓
	12:00		Prewrap. Inst. 8933 issued.	Pass ✓
24-9-12	10:00	Sam T.	Wall/Carving barrier	Pass ✓
	30 mins		Inst 9162 see Affairs. 8933 assg	Pass ✓
26-9-12	10:15	Sam T.	Preload P&D	Pass ✓
	30 mins		Notes Foundation Summary Review	Pass ✓
27-9-12	9:30	Sam T.	Half High Brick	Pass ✓
	30 mins			
5-10-12	8:00	Bill	Preload Bldg Inst. 8933 still to	Pass ✓
	8:30		complete.	
15-10-12	1:15	Sam T.	Sanitary/Splumwork	Pass ✓
	30 mins		Adjuster has reviewed.	

Project Information Memorandum No: 69386

Section 34, Building Act 2004

Received: 18 May 2012

Issued: 25 May 2012

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

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

Agent

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Owner

GEDDES, MRS EILEEN
3/1406 PUKUATUA STREET
ROTORUA 3010

Site Information

Property ID:	P32741
Street Address:	15 HAMON PLACE, PUKEHANGI
Valuation number	06554 570 07 06500 736 00 B 06500 736 00 C LOT 7 DP399109
Legal Description::	

Project Information

Project is for	DWELLING AND ATTACHED DOUBLE GARAGE
Intended Use	DWELLING (DETACHED)
Intended life:	Indefinite but not less than 50 years
Value of Work:	249,000

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

EARTHQUAKE ZONE 2

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

Thank you for your Statement re Opus letter 17/5/2012 - Soil Investigation - Please provide a certificate to show it complies with NZS3604:2011.

Refer to Property File Information Notices on Planning/Building Restrictions, Access and Fill which affect this Lot. Copy attached.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the consent holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work.

These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K Noise Standards.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

VEHICLE CROSSING TO BE INSTALLED

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Councils crossing bylaw, the Local Government Act and the Engineering Code of Practice. Note that a Road Corridor Access Request will be required for these works.

SITE FRONTAGE ACCESS ONLY

Access to the building site must be by way of a complying vehicle crossing or by way of a suitable temporary vehicle crossing situated on the road frontage of the property. Any temporary crossing will need to provide sufficient protection to the kerb, channel, footpath and berm such that no damage occurs through the movement of plant and equipment to and from the site.

Access via means other than from the site road frontage is prohibited.

Where the property is located down a Right-of-Way, then all site access must be achieved via the Right-of-Way and the property frontage onto the Right-of-Way.

The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP399109 shall be directly onto the public road (Lot 72 DP399109) and not via Lot 67 DP399109 (Access Lot).

The owners and subsequent owners of Lot 7 DP399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and/or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

STORMWATER DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public stormwater system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

SUMP CONNECTION

All sump connections must be to the Building Code E1/AS1 Sections 3.6. & 3.7. with submerged outlets (trapped). All sumps are to be independent of the main line.

URBAN WATER SUPPLY

SUPPLY AVAILABLE - NEW CONNECTION REQUIRED

The proposed building work is to be sited on land which Council has identified as being within an area serviced by a Public Urban Water Supply administered by Council. However this section is not presently connected to this supply so an application form attached is required for approval to have a new connection installed. Note all costs are payable by the applicant.

SEWERAGE DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)

The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

NZS 3604:2011

A suitably qualified engineer will need to confirm that the land on which this project is to be sited will meet the definition of good ground as required by NZS 3604:2011 or provide specific foundation design.

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

* The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

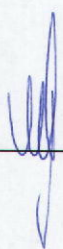
DEVELOPMENT CONTRIBUTIONS

Development Contribution Not Applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed: 

Date: 25 MAY 2012

Building Consent No: 69386

Section 51, Building Act 2004

Issued: 10 July 2012

Agent

MILESTONE HOMES ROTORUA (2008) LIMITED
C/O ANTHONY TIMMER
PO BOX 2282
ROTORUA 3040

Owner

GEDDES, MRS EILEEN
SMITH AND GEDDES TRUST
3/1406 PUKUATUA STREET
ROTORUA 3010

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
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P: 07 348 4199
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W: www.rdc.govt.nz

The Building

Property ID: P32741
Street Address: 15 HAMON PLACE, PUKEHANGI
Valuation number: 06554 570 07
Legal Description: LOT 7 DP399109

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: DWELLING AND ATTACHED DOUBLE GARAGE
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 50 years

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)

- ✓ Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)
- ✓ Prefloor Plumbing And Drainage -(drains to be on test)
- ✓ Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged)
- ✓ Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).
(Any fire resistant external wall must be inspected prior to having stopping product applied or

enclosed)

- ✓ Wrap/Cavity Battens (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).
- ✓ Half High Brick Inspection - (clean-outs open to view)
- ✓ Pre-Line Building-(including insulation, framing connections and moisture content)
- ✓ Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)
- ✓ Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).
- ✓ Sanitary And Stormwater Drainage - (under test and prior to backfilling).
- ✓ Final Inspection when all building work is complete

Please ensure that each of these following inspections are undertaken as a single group inspection otherwise additional inspection charges may apply.

Group 1. Siting and footing (and) Concrete floor building

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.

Roof Certification

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed. *received*

Energy Works Certificates

Energy works certificate to be supplied for any gas or electrical installation with the CCC application. *Electrician done*

As Built Drainage Plan

As-built drainage plan to be supplied by contractor on completion of work. *received 15-10-12*

Siting

The owner of the property is responsible for the correct siting of buildings or additions in accordance with the approved building consent through the use of one or a combination of the following;

- o Existing boundary pegs
- o Boundary reinstatement (monumentation) survey
- o A siting certificate from a Licensed Cadastral Surveyor
- o Boundary offset survey with accompanying certificate from a Licensed Cadastral Surveyor

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.

Compliance Schedule

A Compliance Schedule is not required for the building

Attachments

Project Information Memorandum No 69386

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or
- Where a Llicensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or
- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

✓ **Carpentry** (primary structure, external moisture management system)

✓ **Brick and Blocklaying** (primary structure, external moisture management system)

✓ **Roofing** (external moisture management system)

✓ **Foundations** (primary structure, external moisture management system)

During consent processing Council estimates the number and type 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.

Signed for and on behalf of the Council:

Name: Helen Ferguson

Position: Building Services Administration.

Signed: _____



Date: 10 JUL 2012



Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: 13-15 HAMON PLACE
PUKEHANGI
ROTORUA

Property File No: P32741

Legal Description: LOT 7 DP 399109

Ref: 32741 **Type:** INFO - Planning Restriction
INFO - Building Restriction
INFO - Access

INFO-ACCESS &
EGRESS

Class ID: 20889

Class ID: 20888

Class ID: 20989

Explanation: Consent Notice for Lot 7 DP 399109 dated 25 January 2008.

References: Subdivision consent reference 6306038.

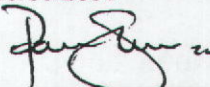
Initiating Officer

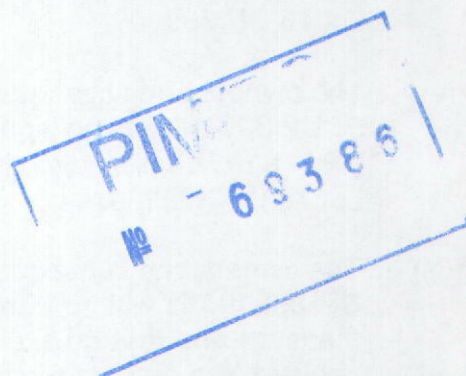
Name: Liam Dagg
Position: Team Leader Policy/Planning
Date: 06/03/2007

Signature: 

Authorising Officer

Name: Tracey May
Position: Manager Planning Services
Date: 19/03/2008

Signature: 



**TOWN PLANNING
RESTRICTION**

184365-R-S-C012

Lot 7 DP 399109

**CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of Lots 1 – 17, 47 – 49 & 56
- 57 DP 399109

AND

IN THE MATTER of Subdivision Consent
6306038 pursuant to Sections 34(4), 104, 105,
108, 220 and 221 of the Resource Management
Act 1991.

Subdivider: Pinnacle Hills Subdivisions Ltd

Locality: Blomfield Street / Hodgkins Street

- (i) The owners and subsequent owners of Lots 1 – 17, 47 – 49 and 56 – 57 DP 399109 inclusive are advised that only one household unit and no subsidiary household units shall be constructed on each of the said lots.
- (ii) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 17 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iv) The owners and subsequent owners of Lot 49 DP 399109 are advised that Lot 49 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 49 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (v) The owners and subsequent owners of Lot 56 DP 399109 are advised that Lot 56 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 56 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (vi) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (vii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: HODGKINS STREET
PUKEHANGI
ROTORUA

Property File No: P32741

Legal Description: LOT 7 DP 399109

Ref: 32741 **Type:** INFO - Fill

TOP AND SUBSOIL - ALL
TYPES

Class ID: 21819

INFO - Building Restriction

Class ID: 21818

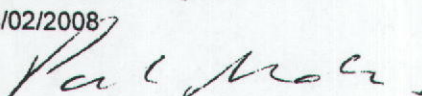
Explanation: Filling works carried out as part of subdivision earthworks. All lots certified as suitable for normal residential development. Lots 39, 40, 53 to 55, 57 to 63 contain areas restricted from building due to steep slopes.

References: See attached MTEC Report 190801-R-E-C138 dated 12 December 2007.

Initiating Officer

Name: Paula Meredith
Position: Asset Transfer Engineer
Date: 28/02/2008

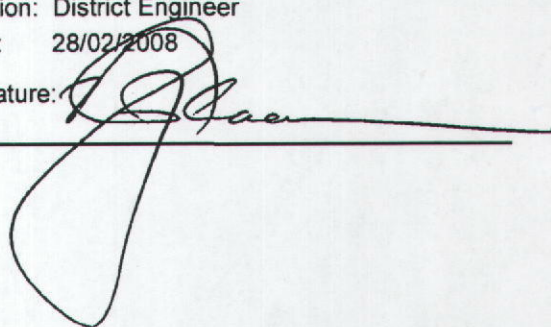
Signature:

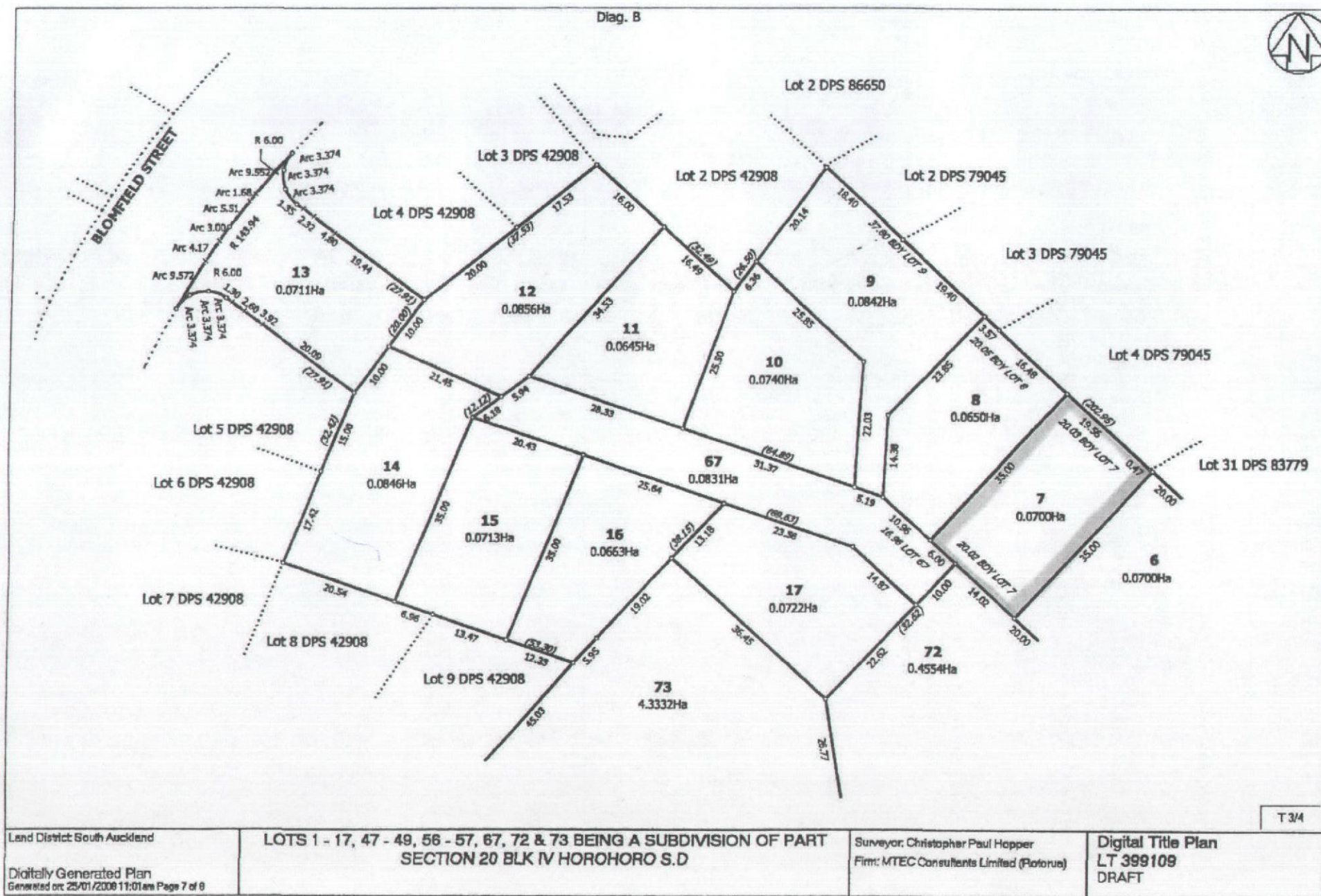


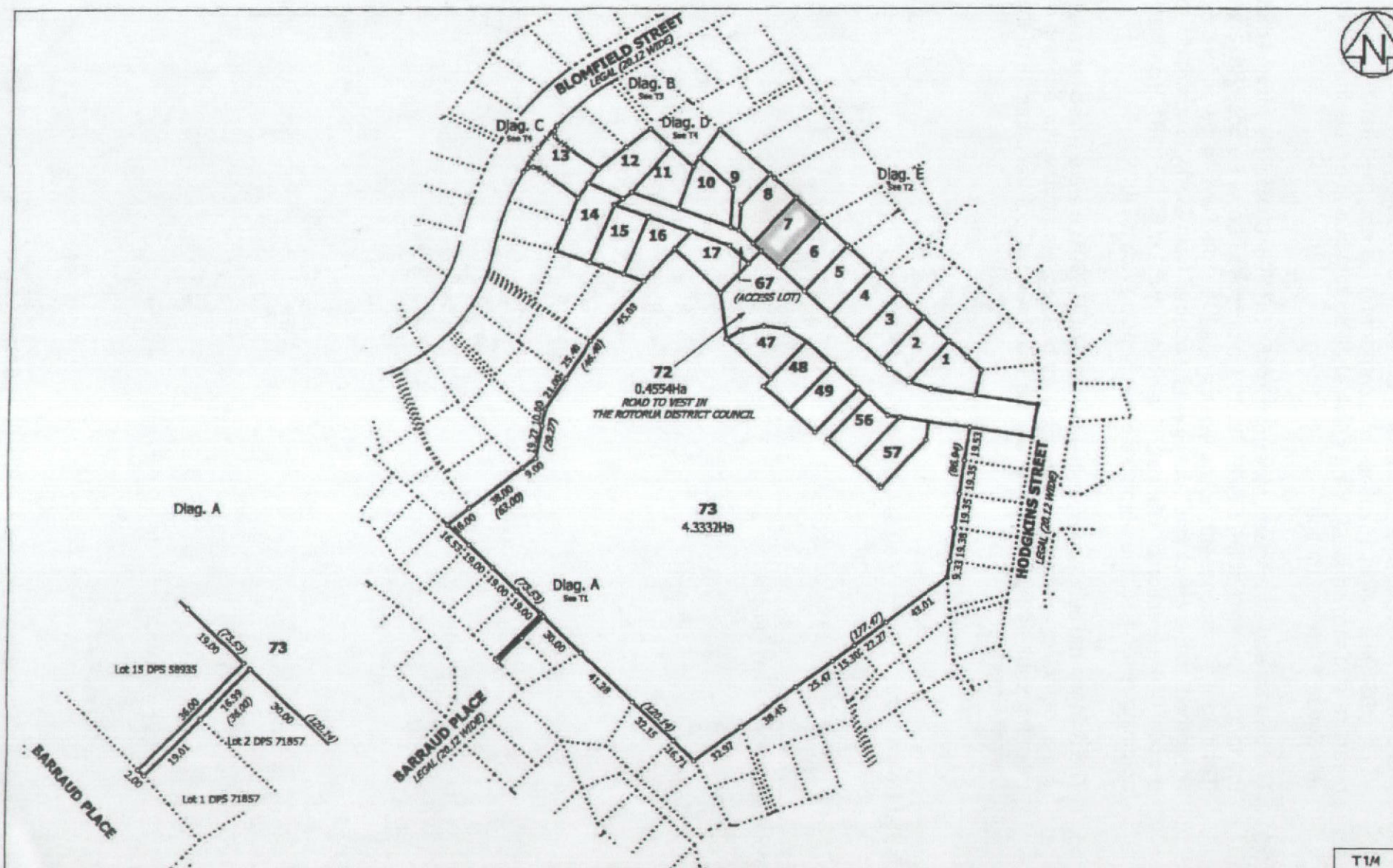
Authorising Officer

Name: Nico Claassen
Position: District Engineer
Date: 28/02/2008

Signature:







Land District South Auckland Digitally Generated Plan Generated on: 25/01/2008 11:01am Page 5 of 8	LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO S.D	Surveyor: Christopher Paul Hopper Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 399109 DRAFT
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T1/M

- (viii) The owners and subsequent owners of Lot 47 DP 399109 are advised that Lot 47 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (ix) The owners and subsequent owners of Lot 57 DP 399109 shall be advised that the land to the east of Lot 57 DP 399109 is proposed Local Purpose Reserve (Drainage). This consent notice clause shall be deemed to be a fencing agreement to the effect that Council will be exempt from liability to contribute to the cost of the erection of a fence on the boundary of Lot 57 DP 399109 and any adjoining reserve for the purposes of the Fencing Act 1978.
- (x) The owners and subsequent owners of Lot 57 DP 399109 are advised that area J is a restrictive area and is unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer.

Dated at Rotorua this 25TH day of JANUARY 2008


.....
Principal Administrative Officer

PIM/BC 69386 Licensed Building Practitioner Register

CPF 24
Ver. 1
Issued 18 May 2012
1 of 1
RDC-263371

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
24-8-12	John Gordon	Carpentry	BP 109667	✓ 13/2/12	
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
27-9-12	Chris Lockwood	Slipstream	BP 113600	✓ 13/2/12	
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Date Advised	Name of LBP	License Class	Reg. No.	Recorded in System (date)	Form 6A? (✓)
Notes (change, scope of work etc)					

Form 6A

Memorandum from licensed building practitioner: Record of building work
Section 88, Building Act 2004

The building

Street address of building: 15 Hamon Place, Rotorua

The project

Building consent number: 69386

The owner

Name: Smith & Geddes Trust, c/o Ken Smith

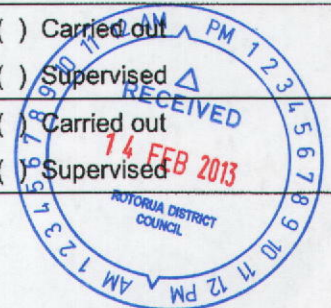
Address: 15 Hamon Place, Rotorua

Telephone number: 022 183 5538

Email address: eileen.geddes@xtra.co.nz

Record of work that is restricted building work

Work that is restricted building work	Description	Carried out/ supervised
[Tick]	[If necessary, describe the restricted building work]	[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]
Primary structure		
Foundations and subfloor framing (/)		() Carried out (/) Supervised
Walls ()		() Carried out () Supervised
Roof ()		() Carried out () Supervised
Columns and beams ()		() Carried out () Supervised
Bracing ()		() Carried out () Supervised
Other ()		() Carried out () Supervised



External moisture management systems

Damp proofing	(✓)		() Carried out (✓) Supervised
Roof cladding or roof cladding system	()		() Carried out () Supervised
Ventilation system (for example, subfloor or cavity)	()		() Carried out () Supervised
Wall cladding or wall cladding system	()		() Carried out () Supervised
Waterproofing	()		() Carried out () Supervised
Other	()		() Carried out () Supervised

Note: continue on another page if necessary.

Issued by

Name: MERIDIAN ADVENTURE - PHIL COMBES

LBP number: 110 463

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address: 24 Athelston way TR1

Street address or registered office:

Phone number: Landline: Mobile: 021 2477171

Daytime: After hours: 5791373

Fax number:

Email address: Meridiabuilding@extra.co.nz

Website:

Declaration

I Phillip Combes [name of practitioner]

carried out or supervised the restricted building work recorded on this form.

Signature:

Date: 30/11/12



ADVICE OF LICENSED BUILDING PRACTITIONER/(S)

Section 87, Building Act 2004

1 THE BUILDING (project location)

Building name (if applicable) _____

Building street address: 15 Hamon Place, Rotorua

2. THE PROJECT

Building consent number: 69386

3. THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name): Ken Smith

Address: 393 Old Tanya Rd, Rotorua

Date: 4/9/12

Landline: 07 347 7944

Mobile: 022 183 5538

After Hours: _____

Fax: _____

E-mail: eileen.geddes@extra.co.nz

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)
Building	John Gordon	Carpentry	BP 109667
Plumber	Keith Scott	Plumbing	5262
Drainlayer	Murray Cheater. Cheater Drainage		5999

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)
6a ✓ Concrete Floor	Meridian Construction PHILL COOMBES	Floors & handlay	BP 110463
6a ✓ Bricklayer	Craig Lockwood	Bricklayer & Block	BP 113600
6a ✓ Lakeland Roofing	JAMES GRIFFIN	Roofing	BP 113084

COUNCIL USE ONLY

LBP(s) checked	Y	All OK	Y	N
Comments				
Date Issued				

Form 6A

Memorandum from licensed building practitioner: Record of building work
Section 88, Building Act 2004

The building

Street address of building: 15 Hamon Place, Rotorua

The project

Building consent number: 69386

The owner

Name: Smith & Geddes Trust, c/o Ken Smith

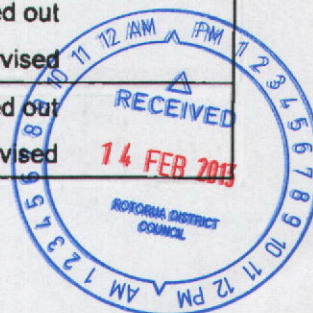
Address: 15 Hamon Place, Rotorua

Telephone number: 022 183 5538

Email address: eileen.geddes@xtra.co.nz

Record of work that is restricted building work

Work that is restricted building work	Description	Carried out/ supervised
<i>[Tick]</i>	<i>[If necessary, describe the restricted building work]</i>	<i>[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]</i>
Primary structure		
Foundations and subfloor framing ()		() Carried out () Supervised
Walls ()		() Carried out () Supervised
Roof ()		() Carried out () Supervised
Columns and beams ()		() Carried out () Supervised
Bracing ()		() Carried out () Supervised
Other ()		() Carried out () Supervised



External moisture management systems		
Damp proofing ()		() Carried out () Supervised
Roof cladding or roof cladding system ()		() Carried out () Supervised
Ventilation system (for example, subfloor or cavity) (✓)	Brick Cavity 40-San	(✓) Carried out () Supervised
Wall cladding or wall cladding system (✓)	Brick Veneer	(✓) Carried out () Supervised
Waterproofing ()		() Carried out () Supervised
Other ()		() Carried out () Supervised

Note: continue on another page if necessary.

Issued by

Name: Craig Lockwood.

LBP number: 113600

Class(es) licensed in: B1, B2.

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address: PO Box 5060 Rotana West.

Street address or registered office: 4 Puketo Street Rotana.

Phone number: Landline:

Mobile: 0274 900 715.

Daytime:

After hours:

Fax number:

Email address:

Website:

Declaration

I Craig Lockwood. [name of practitioner]

carried out or supervised the restricted building work recorded on this form.

Signature:

Date: 6/2/2013.

Memorandum from licensed building practitioner: Record of building work
Section 88, Building Act 2004

The building

Street address of building: 15 Hamon Place, Rotorua

The project

Building consent number: 69386

The owner

Name: Smith & Geddes Trust, c/o Ken Smith

Address: 15 Hamon Place, Rotorua

Telephone number: 022 183 5538

Email address: eileen.geddes@xtra.co.nz

Record of work that is restricted building work

Work that is restricted building work [Tick]	Description [If necessary, describe the restricted building work]	Carried out/ supervised [Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]
Primary structure		
Foundations and subfloor framing ()		() Carried out () Supervised
Walls ()	Framing & trusses	(✓) Carried out () Supervised
Roof ()		() Carried out () Supervised
Columns and beams ()		() Carried out () Supervised
Bracing ()	Cub Bracing	(✓) Carried out () Supervised
Other ()		() Carried out () Supervised

External moisture management systems

Damp proofing ()		() Carried out () Supervised
Roof cladding or roof cladding system ()		() Carried out () Supervised
Ventilation system (for example, subfloor or cavity) ()	Carthy	(✓) Carried out () Supervised
Wall cladding or wall cladding system ()		() Carried out () Supervised
Waterproofing ()		() Carried out () Supervised
Other ()		() Carried out () Supervised

Note: continue on another page if necessary.

Issued by

Name: John Gordon
LBP number: BP 109667
Class(es) licensed in: Carpentry
Plumbers, Gasfitters and Drainlayers registration number (if applicable):
Mailing address:
Street address or registered office:
Phone number: Landline: 073482475 Mobile: 0274924550
Daytime: After hours:
Fax number:
Email address: j.r.gordon@extra.co.nz
Website:

Declaration

I John Gordon [name of practitioner]
carried out or supervised the restricted building work recorded on this form.

Signature: JGDate: 28.11.12

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

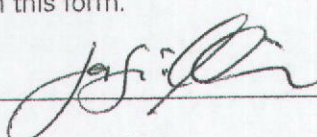
Street address: 15 Hamon Place	
Suburb:	
Town/City: Rotorua	Postcode:

Building consent number:

Name(s): Jennian Harries / Smith + Geddes	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City: Rotorua	Postcode:
Phone number:	Email address:

PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☒		☒ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: <u>James Griffin</u>	LBP number: <u>BP 113084</u>
Class(es) licensed in: <u>R 2 R 3</u>	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): <u>29 B Cook St</u>	
Street address/Registered office:	
Suburb:	Town/City:
PO Box/Private Bag	Postcode:
Phone number: <u>021166 9770</u>	Mobile:
After hours:	Fax:
Email address:	Website:

DECLARATION	
I <u>James Griffin</u> carried out or supervised the restricted building work recorded on this form.	
Signature:	<u></u>
Date:	<u>10 . 09 . 12</u>

Drainage				Comments (reasons for decisions)
11	Correct sizes and gradient (65mm min AS 3500/ 80mm min G13)	P	F N/A	100mm PVC.
12	Soffits of all pipes are level at top of pipes	P	F N/A	Level.
13	Primer used on joints	P	F N/A	Seal.
14	Terminal Vent is in correct size and position/ one fixture max upstream (min vent sizes met 50mm AS3500/ 80mm G13)	P	F N/A	50mm T.V.
15	Branch drains over 6m/ 10m to be vented	P	F N/A	None over 5m.
16	Stacks have two 45 degree bends at base	P	F N/A	No stacks.
17	FWG have concrete support at base	P	F N/A	Yes.
18	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	P	F N/A	Discussed ORG Not yet fixed.
19	Pipes are protected where they pass through concrete	P	F N/A	Carbide lined.
20	Test on drains/ AS3500	P	F N/A	on test
21	If AS 3500 system the depth of the lateral being connected to must be confirmed to achieve 1:60 fall in the drains.	P	F N/A	ACHUABLE.
HWC Drains				Comments (reasons for decisions)
22	HWC drain is to correct fall, correct material & length and to an unobstructed and visible position at exterior. (max length of???)	P	F N/A	20mm Collet.
23	Confirm size of drain matches relief valve to be used	P	F N/A	TRV.

	Inspection Checklist: Siting, Footings, Foundations	Ref IC 01
		Ver: 8
		Issued: 28 May 2012
		Doc No: IT-639941
		Page 1 of 2

BC No <u>69386</u>	Contact on site (Name, licence no - RBW, company & position) <u>John Gordon.</u> <u>BP109667.</u>
Date <u>24-8-12</u>	
Inspector <u>Bill</u>	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Builts's to be provided, if applicable)

1 x 500^{mm} sq. x 450^{mm} deep.
1 x 600^{mm} sq. x 600^{mm} deep Post holes

If Inspection Result = PASS then date and sign here	Date <u>24-8-12</u>	Signature <u>Whemba</u>
--	---------------------	-------------------------

If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Siting/ Footings				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	☐ F	☐ N/A	<u>on site</u>
2	Previous comments/ instructions/ PIM - BC conditions (RC requirements etc)	☐ P	☐ F	☒ N/A	<u>N/A</u>
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	☐ P	☐ F	☒ N/A	<u>N/A checked. Already</u>
4	Dimensions to boundaries (record measurements)	☐ P	☐ F	☐ N/A	<u>Post holes only</u>
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	☐ P	☐ F	☐ N/A	<u>N/A</u>
6	Excavations, Slopes, Retaining for site-safe OK	☐ P	☐ F	☐ N/A	
7	Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)	☐ P	☐ F	☐ N/A	
8	Pollution control considered to EBOP (discuss with owner or agent)	☐ P	☐ F	☐ N/A	
9	Building will be clear of overhead power lines	☐ P	☐ F	☐ N/A	
Footings / Foundation				Comments (reasons for decisions)	
10	Discuss finished floor levels/150 or 225 above ground	☐ P	☐ F	☒ N/A	<u>N/A</u>
11	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	☒ P	☐ F	☐ N/A	<u>Good. / Firm</u>
12	Pad / post footings / footings details	☒ P	☐ F	☐ N/A	<u>1 x 500^{mm} sq x 450^{mm} 1 x 600^{mm} sq x 600^{mm} deep</u>
13	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	☒ P	☐ F	☐ N/A	<u>Clean.</u>

Footing / Foundation continued					Comments (reasons for decisions)
14	Reinforcing status (<i>clean, properly supported, correctly lapped & tied with correct cover</i>)	P	F	N/A	N/A
15	Reinforcing steel (<i>record size, type and grade</i>)	P	F	N/A	
16	Height pegs of (<i>correct material</i>)	P	F	N/A	
17	Starters are tied to horizontal rods (<i>record tied at ? centers</i>)	P	F	N/A	
18	Foundation is suitable for fire walls if applicable	P	F	N/A	
19	Steel radius bends correct	P	F	N/A	
20	Welded steel (<i>requires Producer Statement</i>)	P	F	N/A	
Piles					Comments (reasons for decisions)
21	Pile layout (<i>record centers etc and if anchors or braced piles in correct position</i>)	P	F	N/A	N/A
22	Pile footing sizes (<i>Anchor, Brace, Ordinary or othe</i>)	P	F	N/A	
23	Treatment and size of piles	P	F	N/A	
24	Bearing	P	F	N/A	
25	Point loads (<i>Undertake an on site check to confirm that all point loads are supported</i>)	P	F	N/A	
26	Confirm floor height (<i>NZS 3604 requires 550 mm to u/side of chipbd floor</i>)	P	F	N/A	
27	Floor heights conform to bracing elements provided (<i>record max height for each type of pile</i>)	P	F	N/A	
28	Confirm durability of fixings (<i>discuss with builder</i>)	P	F	N/A	
29	Crawl space (450 mm)	P	F	N/A	
30	Driven Piles (<i>engineer report</i>)	P	F	N/A	
31	Is pile reinforcing necessary (<i>record details</i>)	P	F	N/A	
Columns / Insitu					Comments (reasons for decisions)
32	Size and grade of steel used	P	F	N/A	N/A
33	Stirrups centres and size	P	F	N/A	
34	Lap measurements	P	F	N/A	
34	Cover of steel	P	F	N/A	
35	Spiral steel to be welded-not tied	P	F	N/A	
36	Steel radius bends correct	P	F	N/A	

	Inspection Checklist: Pre-Wrap	Ref: IC 05
		Ver: 5
		Issued: 27 Sept 2011
		Doc No: IT-639951
		Page 1 of 3

BC No 69386	Contact on site (Name, company & position) John Gordon. BP 109667
Date 24-8-12	
Inspector BTL	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)

Prewrap. - All work as per consented plans.

If Inspection Result = PASS then date and sign here	Date 24-8-12	Signature [Signature]
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If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Pre Wrap				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	F	N/A	yes onsite checked
2	Previous comments/ instructions	☒ P	F	N/A	
Wind Zone				Comments (reasons for decisions)	
3	Wind zone	☒ P	F	N/A	medium.
Wall Framing				Comments (reasons for decisions)	
4	Stud size, grade, treatment and height	☒ P	F	N/A	90x45^{mm} S48. H1.2 at 2.4m
5	Is the framing setout appropriate for the cladding system? (480 c nogs for bd & batten or studs at 400c for non rigid backing plaster system etc)	☒ P	F	N/A	600^{mm} CI- + 400^{mm} CI-
6	Has blocking been installed under top plates to accommodate point loads or has double top plate been fitted? <i>Check for point loads</i>	☒ P	F	N/A	Top plate Packer. 150^{mm} x 40^{mm}
7	Is SED frame in accordance with engineer design? <i>If engineer is retained to verify design then obtain PS4.</i>	P	F	☒ N/A	N/A
8	Have Nogs been installed behind apron flashing upstand to roof, deck, etc?	P	F	☒ N/A	N/A No Aprons.
9	Bottom plate fixings including straps etc for bracing of exterior walls	☒ P	F	N/A	All bracing to exterior walls as per plans

Wall Framing continued				Comments (reasons for decisions)	
10	Is DPC fitted under bottom plate?	P	F	N/A	correct
11	Top plate to stud fixings	P	F	N/A	Type B.
12	Sheet bracing type, treatment, thickness & fixings	P	F	N/A	HA
13	Framing treatment is correct for location / situation	P	F	N/A	correct
Lintels And Sills				Comments (reasons for decisions)	
14	Lintel/ sill, grade and treatment	P	F	N/A	90 x 150. Hy 90. H3.1.
15	Lintel sizes in accordance with consent?	P	F	N/A	As per plan
16	Are lintel fixings for uplift correctly fitted for wind zone?	P	F	N/A	Type. E - F - G + H.
17	Sill thickness correct (90mm > 2.999M / 135mm > 3.599 / > 4.2m = SED)	P	F	N/A	1 x 2.4 at 90°
18	Correct lintel sizing for load points (check load points are in same position as design)	P	F	N/A	As per plan
Posts And Beams				Comments (reasons for decisions)	
19	Beam size, span, grade and treatment	P	F	N/A	200 ^{mm} x 90 Hy 90. H3
20	Beam connections to supporting members (type of fixings)	P	F	N/A	As per plan
21	Are beams properly supported? Have load paths been considered?	P	F	N/A	yes.
22	Do post / footing connections comply? Check durability of connections	P	F	N/A	Comply
Truss Roof				Comments (reasons for decisions)	
23	As built truss plan supplied	P	F	N/A	yes
24	As built compared to that used in design process	P	F	N/A	As per truss plan
25	Treatment of trusses	P	F	N/A	H1.2
26	Layout and fixings for wind zone	P	F	N/A	As per plan
Purlins & Battens & Outriggers				Comments (reasons for decisions)	
27	Purlin / batten / outrigger spacing, size, span, grade, & treatment?	P	F	N/A	Battens. 50 x 40 ^{mm} 900 ^{mm} span. 370 ^{mm} c/-
28	Purlin / batten / outrigger fixings correct for wind zone	P	F	N/A	
Valley Boards				Comments (reasons for decisions)	
29	Valley board size & treatment (Must be min. 25mm thick and wide enough to support valley gutter).	P	F	N/A	100 ^{mm} x 50 H1.2.
Roof Bracing				Comments (reasons for decisions)	
30	Does roof bracing comply with approved documentation? - Plane - Space - Dragon ties - Ceiling plane for heavy hips (Check connections and location of bracing components).	P	F	N/A	Strap plane bracing as per plan

Framed Roof					Comments (reasons for decisions)
Rafters					
31	Do rafter spacing, size, spans, grade, treatment, & connections comply with approved documentation?	P	F	N/A	N/A
Ridge Beams					
32	Do ridge beam, spans, supports & fixings comply with consent documentation? (Give careful attention to spans, support, load paths, connection details).	P	F	N/A	N/A
Collar Ties & Cleats					
33	Do collar tie & cleats and fixings comply with approved consent?	P	F	N/A	N/A
Ceiling Joists					
34	Do ceiling joists seat by 35mm min or joist hanger fixings completed	P	F	N/A	N/A
35	Do ceiling joist spacing, size, span, grade, & treatment comply with the plans and specifications?	P	F	N/A	
Ceiling Runner/ Strong Back					
36	Does ceiling runner (strong back) spacing, span, size, grade, & treatment comply with documentation?	P	F	N/A	N/A
37	Do strong backs have a minimum landing of 65 mm on top of a packer supported on the top plate & are restrained at each end from twisting?	P	F	N/A	
38	If the end of the strong back is chamfered ensure that depth of the strong back is not less than 50% at point of support.	P	F	N/A	
Under Purlin					
39	Are the under purlin struts correctly supported?	P	F	N/A	N/A
40	Does cantilever of under purlin comply?	P	F	N/A	
41	Do under purlin size, span, fixing, grade, and treatment comply with documentation?	P	F	N/A	
Strutting Beams					
42	Are strutting beams clear of ceiling joists by > 25 mm or as engineer designed?	P	F	N/A	N/A
43	Do strutting beam dimensions, spans, fixings, and support comply with consent documentation?	P	F	N/A	

	Inspection Checklist: Wrap Cavity Battens	Ref: IC 06
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639960
		Page 1 of 2

BC No <u>69886</u>	Contact on site (Name, company & position) <u>John Gordon</u> <u>BP #107667</u> <u>Builder</u>
Date <u>24-9-12</u>	
Inspector <u>Dallen Tawh</u>	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

Checked what fitted with protected what
fastenings take to openings, want support
bars fitted.
40x20 HS-1 Cavity Battens @ 600mm fitted
for vent side in place.

If Inspection Result = **PASS** then
date and sign here

Date

24-9-12

Signature

[Signature]

If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

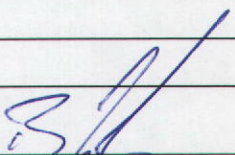
9162

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Wrap Inspection					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	☐ F	☐ N/A	<u>on site</u>
2	Previous comments/ instructions	☒ P	☐ F	☐ N/A	<u>checked</u>
3	Protection details for window & door openings (sill trays, wrap returned around stud, type of flashing tape)	☒ P	☐ F	☐ N/A	<u>Horizontal what fastenings take to openings</u>
4	Window and door support bars	☒ P	☐ F	☐ N/A	<u>Want support bars</u>
5	Internal & external corner junctions (back flashings etc) As per consent	☒ P	☐ F	☐ N/A	<u>for later none recorded</u>
6	Back and junction flashing details (change in claddings) As per consent	☒ P	☐ F	☐ N/A	<u>for inst</u>
7	Saddle flashings correctly installed	☒ P	☐ F	☐ N/A	<u>none on B.C.</u>
8	Flashings to beam to wall junction	☒ P	☐ F	☐ N/A	<u>No external beams</u>
9	Building wrap type and installation (appropriate for types of cladding unlined gable ends etc, type of fixing) Wrap tight to framing	☒ P	☐ F	☐ N/A	<u>checked what</u>
10	Rigid air barrier where applicable (Refer NZS 3604:1999, section 11.5.2.6. A rigid or non-rigid 'Wind Barrier' shall be required behind all types of weatherboards in 'High & Very High' wind zones.)	☒ P	☐ F	☐ N/A	<u>low wind</u>

Wrap Inspection cont.					Comments (reasons for decisions)
11	Wrap condition (free of punctures and sealed around penetrations)	☒ P	☐ F	☐ N/A	Sealed.
12	Building wrap is restrained at 300mm centres if studs at more than 450C for cavities (E2 AS 1)	☒ P	☐ F	☐ N/A	Van BAWD TALE Fitted.
13	Have building wrap laps been taped when interior linings not fitted?	☒ P	☐ F	☒ N/A	All Always covered.
14	Apron flashings have appropriate kick out (discuss with contractor if not fitted)	☐ P	☐ F	☒ N/A	No Allowance.
Cavity Battens					
15	Batten treatment and type	☒ P	☐ F	☐ N/A	40x20 H3.1 Timber.
16	Batten width and thickness (double battens behind joins in sheets etc)	☒ P	☐ F	☐ N/A	11
17	Batten spacing	☒ P	☐ F	☐ N/A	600mm.
18	Battens fixings (Battens fixed at 300c where claddings fixed to battens)	☒ P	☐ F	☐ N/A	Cladding fixed through battens.
19	Batten Nogs fall and length	☒ P	☐ F	☐ N/A	Nogs continuous fitted.
20	Double studs & battens provided behind sheet joints for 'Expressed joints' &/or 'Sealant joints'	☐ P	☐ F	☒ N/A	None on B.C.
21	Drainage paths unimpeded (moisture in cavity draining down back of cladding is directed to the exterior at 1 st available instance and is not impeded by other building elements)	☒ P	☐ F	☐ N/A	Open Drainage Path.
22	Cavity closer (type fitted)	☒ P	☐ F	☐ N/A	100mm Veneer solid.
23	Muleseal to concrete at base of brick cavity	☒ P	☐ F	☐ N/A	Fitted to brick rebate.

Ref: IC 11
Ver: 5
Issued:1 July 2010
Doc No: IT-639947
Page 1 of 2

BC No	69386	Contact on site (Name, company & position)	KATH SCOTT
Date	26-9-12		KUMBER
Inspector	BARRY TAKOL		KATH SCOTT KUMBER
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) AS SPOO SYSTEM, SOME TV FITTED WITH TOL KATE STIFFENED, FUSIONTHAN LIDENWIK WITH ALMOULSON INSULATION FITTED. AN WALK AS FOR B.C.			
If Inspection Result = PASS then Date 26-9-12 . Signature 			
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			

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Drainage					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	F	N/A	Consent
2	Previous comments/ instructions	☒ P	F	N/A	Checked
3	Confirm plumbers details are correct (current license)	☒ P	F	N/A	Name: KETIA SCOTT License No: 05262
System					Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	☒ P	F	N/A	AS 3500 System
Water Supply					Comments (reasons for decisions)
5	Pipe material/ system	☒ P	F	N/A	150mm HDPE
6	Pressure test	☒ P	F	N/A	System tested
7	Water hammer protection	☒ P	F	N/A	Fixed
8	Isolation valve/ filter to water supply	☒ P	F	N/A	Fixed
9	Pipes are supported/ clipped into position	☒ P	F	N/A	Yes
10	Back flow prevention	P	F	☒ N/A	No Backflow on B-C
11	Copper HWC drain	☒ P	F	N/A	20mm Copper Drain
12	Frost protection including overflow (where pipes are outside the thermal envelope)	☒ P	F	N/A	Aluminium Frost Fitted
13	Fire hose reel feeds in copper only	P	F	☒ N/A	None
14	Water storage filtration system	P	F	☒ N/A	None

Wastes/ Stacks/ Vents					Comments (reasons for decisions)
15	Correct waste sizes and gradients	☒ P	☐ F	☐ N/A	in place.
16	Connections to stacks not in restricted zones	☐ P	☐ F	☒ N/A	No stacks.
17	Soffits of wastes/ roll over stacks are level	☒ P	☐ F	☐ N/A	yes.
18	Additional venting requirements addressed	☐ P	☐ F	☒ N/A	none too.
19	Position and accessibility of AAVs	☐ P	☐ F	☒ N/A	" "
20	Support of horizontal wastes, fixture discharge pipes	☐ P	☐ F	☒ N/A	No horizontal wastes.
21	Terminal vent size	☒ P	☐ F	☐ N/A	50 mm T.V. in place.
22	Terminal vent to open air	☒ P	☐ F	☐ N/A	yes.
23	Stacks under test	☒ P	☐ F	☐ N/A	yes.
24	Primer used on all stack and waste pipe joints	☒ P	☐ F	☐ N/A	yes.
Accidental Overflow					Comments (reasons for decisions)
25	Protection provided for multi unit buildings	☐ P	☐ F	☒ N/A	Single Downland.
Structural Considerations					Comments (reasons for decisions)
265	Floor joists/ framing not compromised by checks or notches to accommodate pipes	☒ P	☐ F	☐ N/A	Confirm penetration's.
Documentation					Comments (reasons for decisions)
27	Certificates for pressure test received.	☐ P	☒ F	☐ N/A	To come.

	Inspection Checklist: Preline Building	Ref: IC 10
		Ver: 5
		Issued: 27 Sept 2011
		Doc No: IT-639950
		Page 1 of 2

BC No 69386	Contact on site (Name, company & position) John Gordon. LBP 107667
Date 5-10-12	
Inspector BILL	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)

Preline inspection - All work as per consented plans.

If Inspection Result = PASS then date and sign here	Date 5-10-12	Signature <i>[Signature]</i>
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If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	
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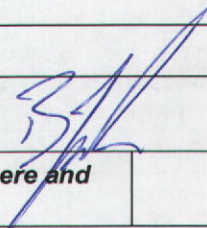
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Pre Line Building				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	☐ F	N/A	<i>on site</i>
2	Previous comments/ instructions	☒ P	☐ F	N/A	<i>Checked</i>
Exterior				Comments (reasons for decisions)	
3	Exterior envelope is complete	☒ P	☐ F	N/A	<i>Completed</i>
4	Fixing and detailing of roofing elements (as seen from ground)	☒ P	☐ F	N/A	<i>correct</i>
5	Fixing and detailing of wall cladding elements	☒ P	☐ F	N/A	<i>correct</i>
6	Are all cladding / roofing penetrations detailed as per consent?	☒ P	☐ F	N/A	<i>As per plans</i>
7	Re confirm ground levels (no surprises later)	☒ P	☐ F	N/A	<i>correct levels</i>
Wall Framing				Comments (reasons for decisions)	
8	Framing grade, spacing and treatment	☒ P	☐ F	N/A	<i>90x45 SCB H1-2 at 600ci</i>
9	Bottom plate fixings for braced and non braced walls are correct	☒ P	☐ F	N/A	<i>All correct</i>
10	Moisture content?	☒ P	☐ F	N/A	<i>16-20%</i>
11	Framing for ceiling diaphragms (Double top plate of top plate packer-ex 40mm)	☐ P	☐ F	☒ N/A	<i>N/A</i>
12	Air seal to window / door jambs confirm PDF rod installed	☒ P	☐ F	N/A	<i>Completed PDF in place</i>
Ceiling Framing & Battens				Comments (reasons for decisions)	
13	Size, type, span and centres	☒ P	☐ F	N/A	<i>Rondo battens 450mm ci</i>
14	Moisture content	☐ P	☐ F	☒ N/A	<i>N/A</i>
15	Openings in diaphragm ceilings compliant	☐ P	☐ F	☒ N/A	<i>N/A</i>
Mid Floor Structure				Comments (reasons for decisions)	
16	Floor joist sizes, treatment and grade in accordance with consent (record findings)	☐ P	☐ F	☒ N/A	<i>N/A</i>

17	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	N/A
18	Nogs between joists for connection of braced panels at both ends where connection to joists not possible	P	F	N/A	
19	Nogs for non braced and braced wall support	P	F	N/A	
20	Solid blocking to centre of floor joist spans of span 1 st floor?	P	F	N/A	
21	Holes and notches in framing and joists	P	F	N/A	
Wet Area Floors					Comments (reasons for decisions)
22	Confirm product to be used to water proof timber floors.	P	F	N/A	Anyline Showers only
Insulation					Comments (reasons for decisions)
23	Glazing (single or double glazed, check consent)	P	F	N/A	Double Glazed
24	Roof & wall insulation R values	P	F	N/A	R 2.2 walls R 2.6 Ceilings
Multi Unit Dwellings (Stc Rating)					Comments (reasons for decisions)
25	Construction method / insulation of STC rated walls and ceiling is completed in accordance with consent?	P	F	N/A	N/A
Fire Rating					Comments (reasons for decisions)
26	Fire wall framing correctly set out for type of system and fixed to other elements to provide stability - All sheet joints supported - Fire rated ceilings are supported by fire rated walls - Bottom plates strapped and bolted to provide stability in accordance with design.	P	F	N/A	No fire rating
27	Penetrations in fire walls prepared correctly	P	F	N/A	
28	Steel studs 'friction fitted' where specified	P	F	N/A	
	Expansion gap to steel studs where specified	P	F	N/A	
29	Timber/steel dimensions correct for system required	P	F	N/A	
30	Nog and solid blocking placement correct	P	F	N/A	N/A
DAP					Comments (reasons for decisions)
31	Are DAP facilities being installed?	P	F	N/A	N/A
32	Does the accessible route comply (1200mm)?	P	F	N/A	
33	Are thresholds at correct height?	P	F	N/A	
34	Are door openings correct (discuss with builder, cavity sliders require an 860 leaf generally)?	P	F	N/A	
35	Do corridor widths comply?	P	F	N/A	
36	Have nogs been installed for grabrails?	P	F	N/A	
Tiles over Aqualine					Comments (reasons for decisions)
37	Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	N/A Anyline Showers Only
38	Weight of tiles will dictate thickness of Gib Aqualine	P	F	N/A	
39	13mm min for steel frame	P	F	N/A	
40	All sheet joints over framing	P	F	N/A	

12	Have bricks been laid stretcher bond with a minimum of 60mm lap?	☒ P	☐ F	N/A	Yes.
13	Is the minimum brick wall panel width 230 mm?	☒ P	☐ F	N/A	500mm min.
14	Mortar Joints 10mm +/- 2mm	☒ P	☐ F	N/A	Follows.
15	Is vermin proofing provided where gaps more than 13mm occur?	☐ P	☐ F	☒ N/A	No gaps over 10mm
16	Is cavity correctly formed >40mm<75mm	☒ P	☐ F	N/A	40mm Cavity.
17	Is the cavity clear and free of obstructions?	☒ P	☐ F	N/A	Yes.
18	Cavity is sealed from roof space (Soffits is blocked off)	☒ P	☐ F	N/A	Yes.
19	How will top ventilation be provided (10mm continuous gap at top of wall or replication of perps).	☒ P	☐ F	N/A	Perps.
20	Bricks do not overhand foundations more than 20mm unsupported?	☒ P	☐ F	N/A	Fixed.
21	Steel framed buildings require a thermal break behind brick ties.	☐ P	☐ F	☒ N/A	Timber.
22	Back flashings for junctions between differing claddings (water ingress is mitigated, drainage paths correctly formed)	☒ P	☐ F	N/A	Now in place as shown on B.C.
23	Internal and external cladding formed correctly (cavity dimension is maintained)	☒ P	☐ F	N/A	40mm Cavity maintained.

	Inspection Checklist: Sanitary & Storm Water Drainage	Ref: IC 14
		Ver: 6
		Issued: 27 Sept 2011
		Doc No: IT-639953
		Page 1 of 2

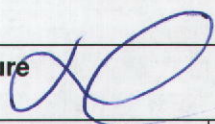
BC No 69566	Contact on site (Name, company & position) Blair Summers WK DRAINAGE Manurewa
Date 15-10-12	
Inspector Billy Tard	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) As5500 System AS shown on B.C.	
If Inspection Result = PASS then date and sign below	Date 15-10-12 Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

F = Fail = Non-compliance with approved plans & documentation
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Drainage				Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	F N/A	on site
2	Previous comments/ instructions	☒ P	F N/A	checked
3	Confirm drainlayers details are correct (current license)	☒ P	F N/A	Name Blair Summers License No 20659
System				Comments (reasons for decisions)
4	G 13 or AS 3500 (record which one)	☒ P	F N/A	As5500 System
Sanitary Sewer				Comments (reasons for decisions)
5	Correct lateral is being connected to?	☒ P	F N/A	yes
6	Pipe size and gradient	☒ P	F N/A	100mm PVC 1:60 Fall
7	Primer and glue on all joints	☒ P	F N/A	used
8	Bedding material	☒ P	F N/A	lumps fines
9	Correct fittings, junctions and bends	☒ P	F N/A	155 fitted
10	Terminal Vent location / size	☒ P	F N/A	50mm T.V
11	Back vent location / size	☐ P	☒ F N/A	Not required
12	Drain is to sufficient depth	☒ P	F N/A	1:4m
13	Drains are on test and holding	☒ P	F N/A	on water test
14	The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	☒ P	F N/A	OK 150mm below ground waste

On Site Effluent Disposal					Comments (reasons for decisions)
15	Type of system (<i>advanced or conventional</i>)	P	F	N/A	/ N/A No on-site system
16	What soil type is the effluent drain laid in? (<i>check against design</i>)	P	F	N/A	
17	Size of septic tank	P	F	N/A	
18	Effluent trench length or drip line length (NZS 1547-max length of 20m for conventional -may be exceeded providing it is laid horizontal)	P	F	N/A	
19	Trench construction (<i>combined, separate, type of metal, infiltration cloth etc</i>)	P	F	N/A	
20	Is a filter installed?	P	F	N/A	
21	Has a distribution box been installed / required?	P	F	N/A	
Grease Traps					Comments (reasons for decisions)
22	Inspection by Pollution Control completed	P	F	N/A	/ N/A No Grease Trap
23	Size of tank as per consent	P	F	N/A	
24	Venting installed as per consent	P	F	N/A	
25	Test chamber correct	P	F	N/A	
26	No water traps fitted upstream of grease trap	P	F	N/A	
Stormwater					Comments (reasons for decisions)
27	Pipe size and gradient	P	F	N/A	90mm PVC flex.
28	Pipe is glued and primer used	P	F	N/A	used.
29	Bedding material	P	F	N/A	10mm fines.
30	Correct fittings / bends are used	P	F	N/A	in place.
31	Soak holes are used, diameter and depth	P	F	N/A	None on B.C.
32	Correct lateral is being connected too	P	F	N/A	S/W lateral.
33	Other means of disposal accepted	P	F	N/A	None.
34	Consideration for drainage from hardstand areas (<i>discuss formation of cess pit</i>)	P	F	N/A	Cess pit to driveway.
Documentation					Comments (reasons for decisions)
35	As laid drainage plans received?	P	F	N/A	Received.
36	Commissioning statement for advanced systems	P	F	N/A	Not here.
37	Form 6 received (<i>for stand alone consents</i>)	P	F	N/A	Not found.

	Inspection Checklist: Postline	Ref: IC 13
		Ver: 5
		Issued: 27 Sept 2011
		Doc No: IT-639948
		Page 1 of 2

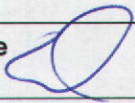
BC No 69386	Contact on site (Name, company & position) John Gordon	
Date 16-10-12		
Inspector Ian Lamb	Builder	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) All QSI braces		
If Inspection Result = PASS then date and sign here	Date 16-10-12	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Post Line				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	☐ F	☐ N/A	On-site checked
2	Previous comments/ instructions	☒ P	☐ F	☐ N/A	
Post Line/ Bracing				Comments (reasons for decisions)	
3	Bracing system used (record)	☒ P	☐ F	☐ N/A	Sub 2011
4	Board type and thickness (relevant to use and framing centres)	☒ P	☐ F	☐ N/A	10 mm All QSI
5	Fixing of wall bracing elements (spacings, fastener type, length and gauge)	☒ P	☐ F	☐ N/A	As per specs
6	Fixing of ceiling bracing elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	☐ P	☐ F	☒ N/A	None
7	Brace sheet widths comply (wall and ceiling)	☒ P	☐ F	☐ N/A	full sheets
8	Bracing elements in correct locations & (clear of baths & showers etc)	☒ P	☐ F	☐ N/A	Clear
Post Line/ Fire Rating				Comments (reasons for decisions)	
9	Board type and thickness (relevant to use and framing centres)	☐ P	☐ F	☒ N/A	No FRR
10	Fixing of wall elements (spacings, fastener type, length and gauge)	☐ P	☐ F	☒ N/A	
11	Fixing of ceiling elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	☐ P	☐ F	☒ N/A	
12	All Sheet edges all fixed to framing	☐ P	☐ F	☒ N/A	

Post Line/ Fire Rating Cont					Comments (reasons for decisions)
13	Joints on opposite sides of the wall are staggered	P	F	N/A	
14	Sheets fixed hard to floor where specified	P	F	N/A	
15	Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
16	Longitudinal joints correctly back-blocked (single layer systems only)	P	F	N/A	
17	Penetrations comply with details in consent (Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)	P	F	N/A	
18	Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
19	Fire rated flush boxes fitted	P	F	N/A	
20	Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ Stc Rated Walls					Comments (reasons for decisions)
21	STC system used	P	F	N/A	No STC
22	Board type and thickness (relevant to use and framing centres)	P	F	N/A	
23	Fixing of wall elements (spacings, fastener type, length and gauge)	P	F	N/A	
24	Fixing of ceiling elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	
25	No penetrations to STC rated wall without specific design	P	F	N/A	

	Inspection Checklist: Siting, Footings, Foundations	Ref IC 01
		Ver: 8
		Issued: 28 May 2012
		Doc No: IT-639941
		Page 1 of 2

BC No	69386	Contact on site (Name, licence no - RBW, company & position)	Matt Morrison
Date	6-8-12		
Inspector	Ian Lamb		Merdian building / construction
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Builts' to be provided, if applicable)			
P84 reed			
If Inspection Result = PASS then date and sign here			
Date		3-4-12	
		Signature 	
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)			0889

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Siting/ Footings				Comments (reasons for decisions)	
1	Approved Consent documents on site	P	F	N/A	On-site.
2	Previous comments/ instructions/ PIM - BC conditions (RC requirements etc)	P	F	N/A	RC not regd
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	P	F	N/A	Pegs sited
4	Dimensions to boundaries (record measurements)	P	F	N/A	As per plan
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	P	F	N/A	not regd
6	Excavations, Slopes, Retaining for site-safe OK	P	F	N/A	low risk
7	Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)	P	F	N/A	
8	Pollution control considered to EBOP (discuss with owner or agent)	P	F	N/A	All ready discussed
9	Building will be clear of overhead power lines	P	F	N/A	clear
Footings / Foundation				Comments (reasons for decisions)	
10	Discuss finished floor levels/150 or 225 above ground	P	F	N/A	150/225 can be achieved
11	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	P	F	N/A	fill at front soft.
12	Pad / post footings / footings details	P	F	N/A	24x2500 shear keys 9m
13	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	P	F	N/A	as per consent

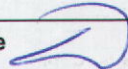
Footing / Foundation continued					Comments (reasons for decisions)
14	Reinforcing status (clean, properly supported, correctly lapped & tied with correct cover)	P	F	N/A	supported off floor
15	Reinforcing steel (record size, type and grade)	P	F	N/A	x D12. 1016 shear key
16	Height pegs of (correct material)	P	F	N/A	to boxing
17	Starters are tied to horizontal rods (record tied at ? centers)	P	F	N/A	D 105 @ 600s
18	Foundation is suitable for fire walls if applicable	P	F	N/A	none
19	Steel radius bends correct	P	F	N/A	Good
20	Welded steel (requires Producer Statement)	P	F	N/A	none
Piles					Comments (reasons for decisions)
21	Pile layout (record centers etc and if anchors or braced piles in correct position)	P	F	N/A	footings only
22	Pile footing sizes (Anchor, Brace, Ordinary or othe)	P	F	N/A	
23	Treatment and size of piles	P	F	N/A	
24	Bearing	P	F	N/A	
25	Point loads (Undertake an on site check to confirm that all point loads are supported)	P	F	N/A	
26	Confirm floor height (NZS 3604 requires 550 mm to u/side of chipbd floor)	P	F	N/A	
27	Floor heights conform to bracing elements provided (record max height for each type of pile)	P	F	N/A	
28	Confirm durability of fixings (discuss with builder)	P	F	N/A	
29	Crawl space (450 mm)	P	F	N/A	
30	Driven Piles (engineer report)	P	F	N/A	
31	Is pile reinforcing necessary (record details)	P	F	N/A	
Columns / Insitu					Comments (reasons for decisions)
32	Size and grade of steel used	P	F	N/A	
33	Stirrups centres and size	P	F	N/A	
34	Lap measurements	P	F	N/A	
34	Cover of steel	P	F	N/A	
35	Spiral steel to be welded-not tied	P	F	N/A	
36	Steel radius bends correct	P	F	N/A	

	Inspection Checklist: Concrete Floor Building	Ref: IC 04
		Ver: 5
		Issued: 1 July 2010
		Doc No: IT-639936
		Page 1 of 2

BC No 69386	Contact on site (Name, company & position) Matt Morrison Merdian building/construction
Date 6-8-12	
Inspector Ion Lamb	

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

PSX **1000**

If Inspection Result = **PASS** then Date **3-4-77** Signature 

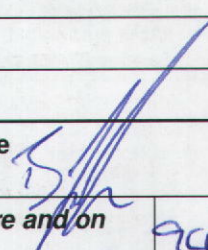
If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card) **0889**

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Concrete Prefloor				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	☐ F	NA	On-site
2	Previous comments	☒ P	☐ F	NA	checked
3	Floor construction type (record type)	☒ P	☐ F	NA	Engineered
4	Specified datum height is achieved (record how verified)	☐ P	☒ F	NA	not specified
5	Shrinkage control & construction joints formed where necessary	☐ P	☒ F	NA	no crackle bars
6	Floor height above finished ground level (discuss with contractor ability to meet min floor heights when project finished)	☒ P	☐ F	NA	150-225 can be achieved
7	Hardfill compaction (binding layer protecting DPM)	☐ P	☒ F	NA	Soft
8	DPM type (note lap & penetration details)	☒ P	☐ F	NA	25 mm
9	Slab thickenings / pads	☐ P	☒ F	NA	none
10	Reinforcing type	☒ P	☐ F	NA	1x D12 top 500 E mesh
11	Slab thickness	☒ P	☐ F	NA	100 mm

12	Reinforcing support	☒ P	☐ F	NA	65 mm chairs
13	Reinforcing side, top and bottom cover	☒ P	☐ F	NA	correct
14	If SED, has Engineer inspected design? (Confirm that engineer has inspected design if conditioned. no inspection - no pour).	☐ P	☐ F	☒ NA	not reqd
15	600mm max hard fill compaction only NZS3604 Engineer PS4 for deeper back fill	☐ P	☒ F	NA	possible 600 + fill at
16	Steel laps	☒ P	☐ F	NA	150 mm. bent
17	Perimeter rod position (under starters)	☒ P	☐ F	NA	Yes
18	Mesh is cut (for expansion joints if required)	☐ P	☐ F	☒ NA	
19	Bottom plate connectors spacing and position in relation to slab edge.	☒ P	☐ F	NA	lumber bds @ 900x
20	Steel radius bends correct	☒ P	☐ F	NA	Correct
21	Cladding rebates been constructed correctly?(50mm min)	☒ P	☐ F	NA	90 mm
22	Concrete strength.	☒ P	☐ F	NA	20 mpa
23	Floor thickness is maintained under showers	☐ P	☐ F	☒ NA	none.
24	Underfloor heating systems are installed to manufacturer's specifications and clearances	☐ P	☐ F	☒ NA	none
25	Thermal break required to isolate areas of underfloor heating	☐ P	☐ F	☒ NA	none
26	Thermal resistance completed as per consent	☐ P	☐ F	☒ NA	none

	Inspection Checklist: Domestic Final	Ref: IC 16
		Ver: 9
		Issued: 27 Sept 2011
		Doc No: IT-639940
		Page 1 of 4

BC No <u>69386</u>	Contact on site (Name, company & position) <u>MIKE WALLON</u>	
Date <u>30-11-12</u>	<u>SENIOR HONORARY</u>	
Inspector <u>BARRY TAYLOR</u>	<u>PROSECUTOR MANAGER</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Built's to be provided, if applicable)		
<u>WST 9421 Now Complete (18-3-13)</u>		
If Inspection Result = PASS then date and sign	Date <u>18-3-13</u>	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		<u>9421</u>

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Building Consent Documentation				Comments (reasons for decisions)
1	Form 6	☒ P	F N/A	<u>Received</u>
2	Approved Building Consent documents on site	☒ P	F N/A	<u>on site</u>
3	Check conditions of PIM	☒ P	F N/A	<u>OK Not kept</u>
4	Inspections as scheduled	☒ P	F N/A	<u>As per B.C</u>
5	Conditions of BC.	☐ P	☒ F N/A	<u>Not kept</u>
6	Building work completed to consent documents	☒ P	F N/A	<u>Yes, As per B.C</u>
7	Sec 269 – Substitutions may involve certified building methods or products,	☐ P	☐ F ☒ N/A	<u>None</u>
8	Sec 364 – (If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)	☒ P	F N/A	<u>on work</u>

Kitchen					Comments (reasons for decisions)
9	Food preparation and sink provision	P	F	N/A	Exposed top & S/S sink.
10	Impervious, easily cleaned wall finishes	P	F	N/A	Painted walls.
11	Bench top junction with wall linings (sealed)	P	F	N/A	Sealed
12	Hot & cold supply provided to sink	P	F	N/A	Hot & Cold.
13	Trap & waste fitted to sink	P	F	N/A	Plc trap.
14	Energy supply provided for cooking	P	F	N/A	Electric.
15	Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	As per B.C.
Laundry					Comments (reasons for decisions)
16	Laundry facilities (washing machine space, tub etc)	P	F	N/A	in GARAGE solution.
17	Tub (fixing and water trap)	P	F	N/A	Plc trap
18	Water supply (cold min)	P	F	N/A	Hot & Cold.
19	Impervious finish (walls and floor)	P	F	N/A	Painted walls & tile floor.
Wet areas / WCs					Comments (reasons for decisions)
20	Impervious finish (walls and floor) (Statement from water proof membrane installer)	P	F	N/A	Painted walls, tile floor.
21	Joints in impervious surface finishes (including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls)	P	F	N/A	All JUNCTIONS sealed.
22	Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	AS/NZS 2208 marks sited
23	Shower cubicle watertight?	P	F	N/A	X2 TESTED.
Ventilation					Comments (reasons for decisions)
24	Natural ventilation to occupied space	P	F	N/A	Openable windows.
25	Mechanical (ducted to exterior)	P	F	N/A	Range Hood, Bathroom & Entry.
Insulation					Comments (reasons for decisions)
26	Ceiling insulation installed correctly & clear of down lights	P	F	N/A	No downlights.
27	Subfloor insulation protection (Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).	P	F	N/A	Slab on ground.
Glazing					Comments (reasons for decisions)
28	Glazing to full height windows, doors, landings etc (appropriate markings)	P	F	N/A	No full height glazing.

P & D				Comments (reasons for decisions)
29	Seismic restraints to the water storage cylinder	P	F N/A	Se Seals fitted (250G)
30	Terminal vents terminate outside the building clear of openings (Ensure all branch drain 10m or > are vented)	P	F N/A	50m T.V. to Air
31	Waste pipe penetrations sealed in gullies	P	F N/A	SEALED & CHECKED.
32	Downpipes fixings and spreaders	P	F N/A	Fitted as shown on b.c
33	HWC vent protected against frost	P	F N/A	INSIDE THERMAL ENVELOPE.
34	ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	P	F N/A	ORG + 2 170mm Below STANDARD OUTLET.
35	HWC drain to the exterior	P	F N/A	20mm Colled.
36	Hot water supply (type of system eg infinity, low or mains pressure)	P	F N/A	main pressure 250G.
37	Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve)	P	F N/A	main pressure on ALL JARVENT COLLECT.
38	Correct head for HWC	P	F N/A	TPRV.
39	AAV's accessible	P	F N/A	None Req.
40	Water temperature	P	F N/A	52°
Stairs / Landings / Handrails / Window Openings				Comments (reasons for decisions)
41	Handrails to internal and or external stairs	P	F N/A	No Stairs.
42	Lighting (switches at the top & bottom of stairway).	P	F N/A	"
43	Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	P	F N/A	Concrete Path.
44	Treads and riser dimensions/ threshold heights	P	F N/A	No Stairs.
45	Barriers (Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)	P	F N/A	"
46	Restriction stays (to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).	P	F N/A	"
Smoke Alarms				Comments (reasons for decisions)
47	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F N/A	2 x fitted & TESTED
Exterior				Comments (reasons for decisions)
48	Exterior envelope status and type (complete and weatherproof)	P	F N/A	Complete
49	Elevations compared to consented documents?	P	F N/A	Match.
50	Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	P	F N/A	FLASHINGS FITTED
51	Parapet flashings correctly installed	P	F N/A	No Parapets.
52	Wall cladding fixings/soakers/scribers status	P	F N/A	Complete.

54	Brickwork weep holes/ventilation (how is it achieved) Top and bottom	☒ P	☐ F	☐ N/A	lets to & bottom
55	Ground/paving heights (record dimensions)	☐ P	☐ F	☐ N/A	150mm to pavement & 175mm to ground (brick above)
56	Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	☐ P	☐ F	☒ N/A	Deck not part of consent & is classed as exempt work.
57	Sub floor access/insulation/ ventilation type	☐ P	☐ F	☒ N/A	Sub on ground.
58	Roof cladding type /flashing status/ roof penetration flashings types	☒ P	☐ F	☐ N/A	Concrete tile monobonded below.
59	Landscaping status (completed or not)	☒ P	☐ F	☐ N/A	Complete.
60	Stormwater disposal from hardstand areas? (confirm formation of cess pit)	☒ P	☐ F	☐ N/A	Cess pit fitted.
Effluent Disposal Systems				Comments (reasons for decisions)	
61	System type	☐ P	☐ F	☐ N/A	/ N/A.
62	Statement (construction review) supplied from the installer or designer?	☐ P	☐ F	☐ N/A	
63	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	☐ P	☐ F	☐ N/A	
Damage Deposit				Comments (reasons for decisions)	
64	Footpath and/or kerb condition	☒ P	☐ F	☐ N/A	OK
65	Can damage deposit be refunded? If no, take photographs for evidence	☒ P	☐ F	☐ N/A	Yes.
Crossing Deposit				Comments (reasons for decisions)	
66	Is crossing formed in accordance with RDC requirements?	☒ P	☐ F	☐ N/A	Part of Subdivision.
67	Can crossing deposit be refunded? If no, take photographs for evidence	☒ P	☐ F	☐ N/A	Yes.
Overhead Power Lines				Comments (reasons for decisions)	
68	Overhead power lines have correct clearance to building elements	☐ P	☐ F	☒ N/A	No lines on site.
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)	
69	Photographs taken of all exterior elevations!	☒ P	☐ F	☐ N/A	Taken.
Producer Statements/Technical Literature/ Certificates				Comments (reasons for decisions)	
70	Energy Certificate for Electrical work	☒ P	☐ F	☐ N/A	Required.
71	Energy Certificate for Gas work	☐ P	☐ F	☒ N/A	No Gas work.
72	Exterior Plaster System	☐ P	☐ F	☒ N/A	No plaster system.
73	Plumbing (pressure tests)	☒ P	☐ F	☐ N/A	Plumbing statement OK.
74	As built drainage plan	☒ P	☐ F	☐ N/A	Required.
75	Membranes	☐ P	☐ F	☒ N/A	No membranes.
76	As built supplied	☐ P	☐ F	☒ N/A	No changes.
77	Producer statements	☐ P	☐ F	☒ N/A	None kept.
78	Survey certificates	☐ P	☐ F	☒ N/A	Not kept.
79	Other	☒ P	☐ F	☐ N/A	Location statement.
80	Other	☐ P	☐ F	☒ N/A	None.
NOTICES				Comments (reasons for decisions)	
81	NTF and Instruction Sheets complied with?	☐ P	☒ F	☐ N/A	For NTF.

INSTRUCTION BOOK

BUILDING SERVICES

NO: 0889

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

P. No: 15 HAMON PL.
Building Consent No: 69386
Date Issued: MATT

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

Instructions:

- 1) PS4 for the completion of the fill of the front of the property as this is possibly over 600mm in depth it is as also (soft) being dug down to natural ground.
- 2) Confirmation of the LBP notification for the foundations.
- 3) Foundation steel and shear key steel to be completed steel now in place.
- ✓ 4) Cracker / rearing bars corner bars to be completed. done.
- ✓ 5) As the site has been modified 1m cut at rear and 0.8-1m at front an Engineer is required to confirm that the site is still suitable as per report.
- ✓ 6) PS4 received for Site works.
- ✓ 7) A recall inspection will be required before floor poured.
- 1,5 met on site with Chris Andersen MTEC he has verbally confirm that remedial work done to front foundation and rear cut are suitable for the dwelling to continue. Statement to be email

Date Instructions must be complied with: As above thru.

Signed: Ian Lamb

Position: Ian Lamb

Date: 6-8-12

Ian Lamb
14-8-12

All completed 14-8-12

BC 69386 Site Modified



Helen Ferguson

From: Helen Ferguson
Sent: Thursday, 14 February 2013 8:09 a.m.
To: Gary Bagg (Gary.Bagg@jennian.co.nz)
Subject: BC69386 - 15 Hamon Place, Rotorua
Attachments: SKMBT_C353 13021407010.pdf

Hi Gary

The above building consent failed the Final inspection on 30/11/12 and the attached instruction sheet # 9421 was issued asking for memo from Bricklayer and foundations and the Form 2 issued on site needs to be filled out and returned to Council before CCC can be issued.

Regards

Helen Ferguson

Helen Ferguson
Building Services Administration Assistant
Rotorua District Council
1061 Haupapa St, Rotorua

DD: 07 3518120
Fax: 07 3490993
E: helen.ferguson@rdc.govt.nz
W: <http://www.rdc.govt.nz/>

INSTRUCTION BOOK BUILDING SERVICES

NO: 8665

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Site Address: 15 HARMON LANE

Building Consent No: 69546

Attention: SCOTT (JOE WALLER)

Inspection Type: PHASED P&D

Instructions:

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

1) SET FENCE OR BOUNDARY MARKERS OUTSIDE
TO CONTAIN ALL STORMWATER RUN OFF.

Final.

2) AS BUILT PHASED P&D PLAN REQUIRED AS THIS WORK
HAS CHANGED FROM THE CONSORTED PLANS..

Received

Plans 1-2 Complete

30-11-12

Darryl Taylor

Date Instructions complied with: Before Next Inspection

Signed: [Signature] (Print name) Darryl Taylor

Date: 31-7-12

INSTRUCTION BOOK BUILDING SERVICES

NO: 8933

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Site Address: 15 Hamon Plc.

Building Consent No: 69386

Attention: John

Inspection Type: Prewrap - Advice of Licenced Building Practitioners

Instructions:

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

Advice of nominated LGPs on site by owner.
This form to be signed by owner and
presented at the next inspection.

16-10-12 Notice sited but Roofer not notified
yet to.

Received 30-11-12.
Barry T.

Date Instructions complied with: At Wrap Inspection

Signed: W. Trembath (Print name) W. Trembath

Date: 24-8-12

INSTRUCTION BOOK

BUILDING SERVICES



Site Address: 15 HANSON PLACE
 Building Consent No: 69886
 Attention: JOHN GORDON
 Inspection Type: WPA/CAUTION

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

Instructions:

- 1) SOFTENING TO CRACKING TO BE FIXED
Fixed
- 2) Now have take plasterboard to be SEALED
Sealed
- Items ABOVE CAN BE CHECKED AT HALL HIGER
SLICK
- Items 1-2 Confirmed
- 27-9-12
- BADLY TAYLOR

Date Instructions complied with: A.S.A.P.

Signed: [Signature] (Print name) BADLY TAYLOR
 Date: 24-9-12

INSTRUCTION BOOK BUILDING SERVICES

Shaping
Rotorua

DESTINATION
ROTORUA
ROTORUA DISTRICT
COUNCIL

Site Address: 15 Hama Lane

Building Consent No: 69386

Attention: Mike

Inspection Type: SWR

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

Instructions:

- 1) Notification form received arriving CIP's received on site 30-11-12.
- 2) Mandate from Hickeyard & Foundation Landed. Received. 14-2-13
- Item 2 received for C.C.C Assessment.
- Items 1-2 now complete.
- 14-2-13
- Ball 7 TAKOL.
- * Box still received for Soil Borehole. Discussed with Agent.
- Box received 18-3-13 ST.

Date Instructions complied with:

A.S.A.P

Signed:

[Signature]

(Print name)

Barry Todd

Date:

30-11-12.