



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL	BCon18/0784
14 May St WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	
Description of Work	Internal alterations and construct an addition to dwelling	
Applicant	M Abbott 295 Rintoul Street,, Berhampore,, Wellington 6023	

SUMMARY OF CONDITIONS

Building Consent Number BCon18/0784

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Information

Code	Information
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Your project's inspections are listed on the next page...



Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon18/0784								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete					To include piles also for floor area.		
SUB FLOOR INSPECTION	Before floor is placed.							
FRAMING INSPECTION	When all framing is complete.							
Cladding Cavity Inspection	To inspect drainage cavity before cladding.							
SOLID PLASTER INSPECTION	Stucco reinforcing and control joint check							
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.					Check also situation on proprietry or wet area shower.		
POST LINE INSPECTION	To inspect fixings. Prior to covering up.							



PLUMBING PRELINE INSPECTION	Before Internal linings are fixed.							
SANITARY DRAINS INSPECTION	Before backfilling drains							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							
CONSTRUCTION REVIEWS (NO INSPECTION)	On Completion					On completion please supply. • The completed CCC application form. • All LBP memos for RBW. • All energy certs. • Any As Built Drainage plans that differ from Consented.		



BUILDING CONSENT NUMBER BCon18/0784

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
14 May St WHANGANUI	LOT 8 DP 3884 0.0681 Ha
Building name:	Location of building within site/block number:
Level/unit number:	

The owner:

Name of Owner:	
Miss PE Tuthill	
Mailing address:	Street Address/registered Office:
295 Rintoul Street Berhampore Wellington 6023	295 Rintoul Street Berhampore Wellington 6023

Phone numbers:

Landline:		Mobile:	0274848426
Daytime:	043858911 Ext 824	After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
M Abbott	
Mailing address:	Street Address/registered Office:
295 Rintoul Street,, Berhampore,, Wellington 6023	295 Rintoul Street,, Berhampore,, Wellington 6023

Phone number:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:	mike@underwaterodyssey.co.nz	Website:	

Building Work

The following building work is authorised by this consent

Project
Internal alterations and construct an addition to dwelling

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50+ Years
<i>Estimated Value (\$)</i>	
\$50000.00	

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 of 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.



CONDITIONS OF BUILDING CONSENT NUMBER BCon18/0784

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

Informative notes:

- [Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]
- [Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]
- [Informative note: Any inspection time required over and above that allowed may incur a further charge.]
- [Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]
- [Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]

Compliance Schedule:

A compliance schedule (CS) is not required for this building.

#Attachments

‡Copies of the following documents are attached to this building consent:
‡Project information memorandum number BCon18/0784'
‡Inspection record

Signed for and on behalf of the Whanganui District Council

Bill Leslie

Lead Building Assessments.

Date: 11 January, 2019



PROJECT INFORMATION MEMORANDUM NUMBER BCon18/0784

Section 31, Building Act 1991

M Abbott
295 Rintoul Street,
Berhampore,
Wellington 6023

<i>Project Location</i>	<i>Assessment Number/Legal Description</i>
14 May St WHANGANUI	LOT 8 DP 3884 0.0681 Ha
<i>Category</i>	<i>Description of Work</i>
Adds/Alts to Private Residential - \$20001-\$50000	Internal alterations and construct an addition to dwelling
<i>Intended Life</i>	<i>Estimated Value (\$)</i>
50+ Years	50000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon18/0784), which has been granted.

This Project Information Memorandum is subject to the following conditions:

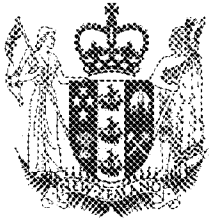
- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Whanganui District Council

Bill Leslie

Lead Building Assessments.

Date: 11 January, 2019



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **WN257/195**
Land Registration District **Wellington**
Date Issued 19 December 1918

Prior References

WN177/134

Estate	Fee Simple
Area	680 square metres more or less
Legal Description	Lot 8 Deposited Plan 3884

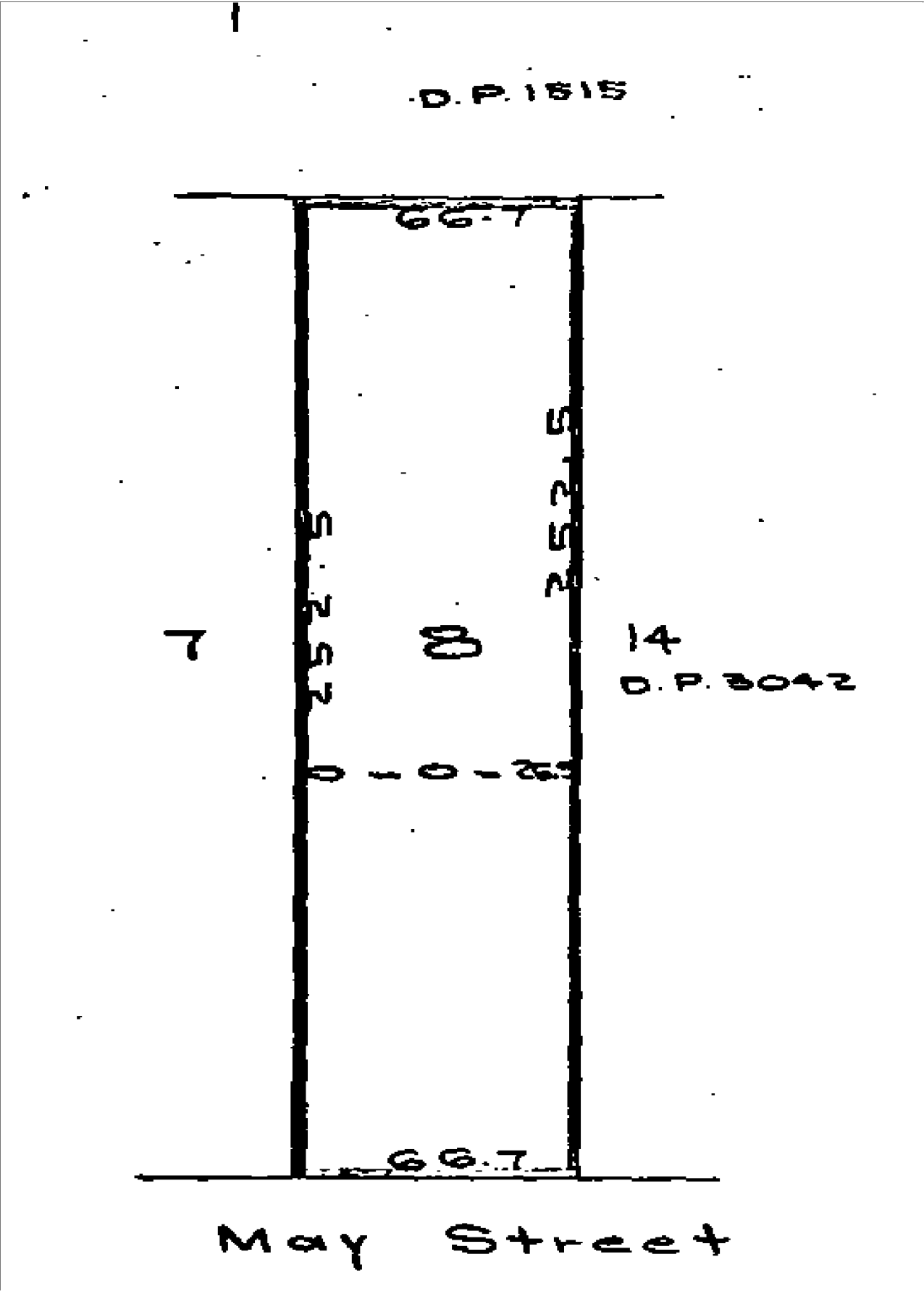
Registered Owners

Patricia Elizabeth Tuthill

Interests

10595952.3 Mortgage to ANZ Bank New Zealand Limited - 1.11.2016 at 2:08 pm

Identifier WN257/195



5th December 2018

To whom it may concern,

I authorise Michael Abbott to apply for a building consent for 14 May St, Gonville, Whanganui on my behalf.

A handwritten signature in black ink, appearing to read 'Patricia Tuthill', with a stylized flourish at the end.

Patricia Tuthill

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: CERTIFICATE OF DESIGN WORK (Form 2A)

Section 30C or 45, Building Act 2004.

1. Where is the building? *Complete all fields*

Street address of building:	14 MAY ST, WHANGANUI
Building consent number:	

2. Who owns the building? *Complete all fields, using N/A where not applicable*

Owner name:			Title: e.g. Mr, Mrs, Ms, Dr
Owner email address:			
Owner contact numbers:	Ph:	Cell:	
Owner mailing address:			

3. What work have you carried out / supervised? *Complete as appropriate*

I carried out/supervised the following design work that is restricted building work:							
	Design Work that is restricted building work <i>Tick as applicable or enter N/A</i>				Description of restricted building work	Carried out / supervised	Reference to plans / specifications
					<i>Complete these fields if the previous column is ticked</i>		
Primary structure	☒	Yes	☐	No			
Foundations / subfloor framing	☒	Yes	☐	No	concrete ring foundation, piles + bearers.	carried out	P.21805 sheets 4,5,6
Walls	☒	Yes	☐	No	wall framing	carried out	P.21805/5,6
Roof	☒	Yes	☐	No	roof framing	carried out	P.21805/5,6
Columns / beams	☒	Yes	☐	No	internal beams	carried out	P.21805/3,5
Bracing	☒	Yes	☐	No	wall, roof bracing	carried out	P.21805/3,4
Other	☐	Yes	☒	No			
External moisture management systems	☒	Yes	☐	No			
Damp proofing	☐	Yes	☒	No			
Roof cladding or roof cladding system	☒	Yes	☐	No	CI. roof	carried out	P.21805/4,5
Ventilation system (for example, subfloor or cavity)	☒	Yes	☐	No	subfloor vents	carried out	P.21805/4,5
Wall cladding or wall cladding system	☒	Yes	☐	No	stucco cladding	carried out	P.21805/4,5,6
Waterproofing	☐	Yes	☒	No			
Other	☐	Yes	☒	No			
Fire safety systems	☒	Yes	☐	No	smoke detectors	carried out	P.21805/3

Emergency warning systems, evacuation and fire service operation systems, suppression, control systems, or other	☐ Yes	☒ No			
<i>Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.</i>					
Are waivers or modifications of the building code required?			☐ Yes	☒ No	
If Yes, please provide details including relevant code clauses					
Clause:			Waiver/modification required:		

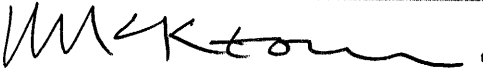
4. What are your details? *Complete all fields or enter N/A where not applicable*

Licensed Building Practitioner name:	Wally McKtown Architect		Licensed Building Practitioner number:	
Registered Architect number:	1823		Chartered Professional Engineer number:	
Mailing address:	101 Renall St, Masterton			
Street address or registered office:	Above			
Contact numbers:	Ph: 08 370 4653	Cell: 0274503183		
Email address:	mcktownarchitecture@gmail.com			

5. Declaration

I, Wally McKtown, [name of Licensed Building Practitioner], certify that the design work that is restricted building work recorded on this form—

- (a) complies with the building code; or
 (b) ~~complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

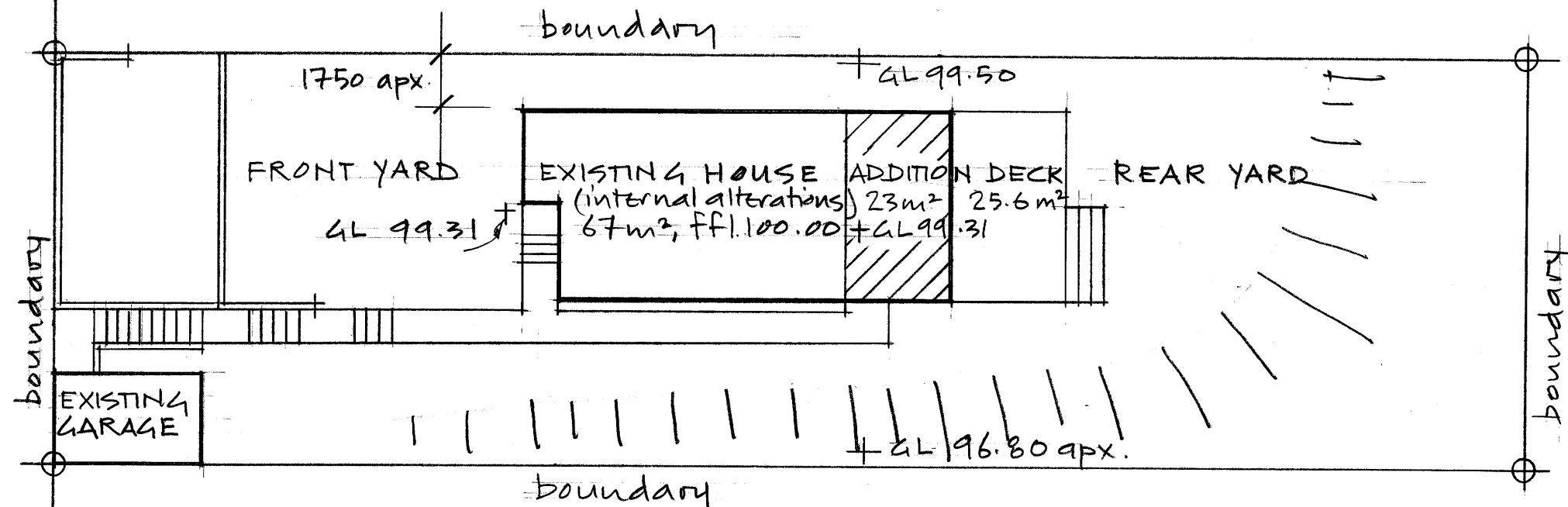
Signature:	
Date:	19-11-2018

You can add a digital signature to this document, either using Adobe or your existing digital signature.

Once you have filled out the form, including signatures, please save the application to your computer. You can then submit the application with supporting documentation to your local council.

If you are unsure about what information to include in your application, a guidance document is available ([click here](#)).

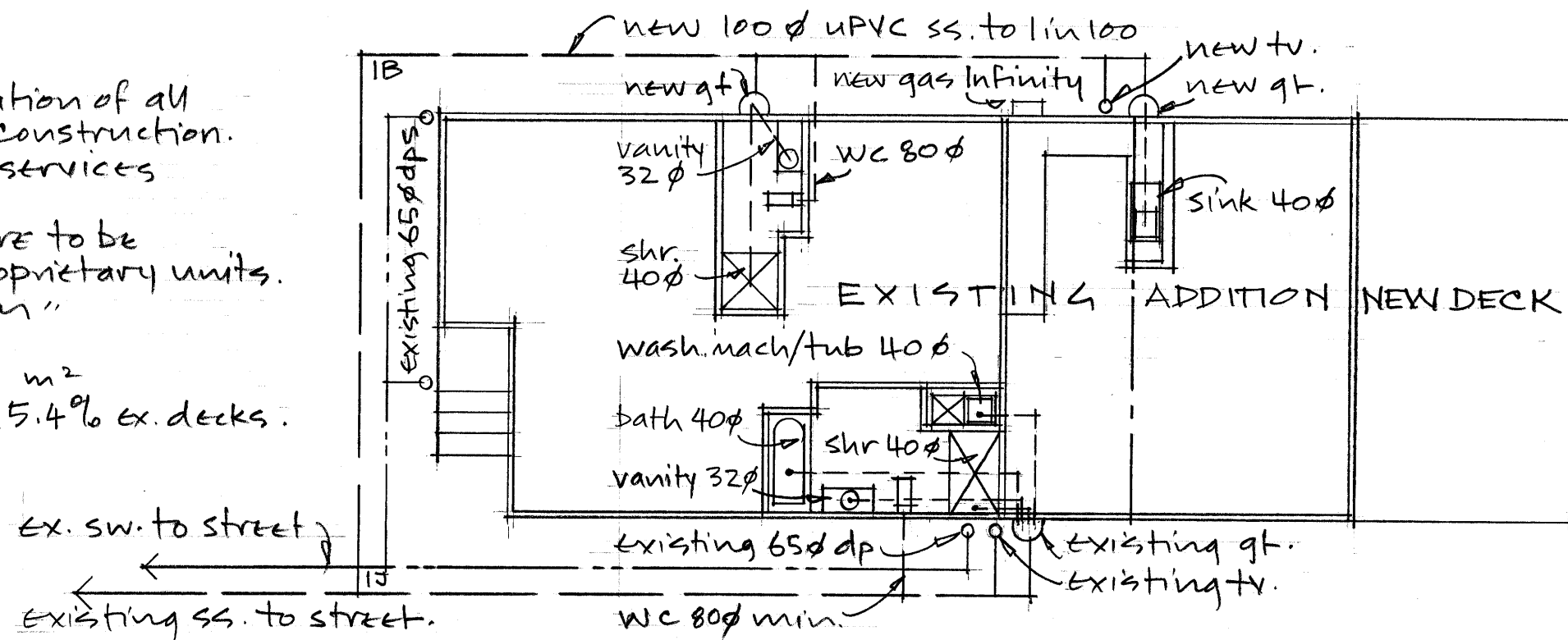
MAY STREET



SITE PLAN 1:200 (@ A3)

NOTES

1. Confirm the location of all services before construction.
2. Make good all services at removals.
3. New showers are to be prefabricated, proprietary units.
4. Site description "Lot 8, DP 3884"
5. Site area "681 m²"
6. Site coverage "15.4% ex. decks."



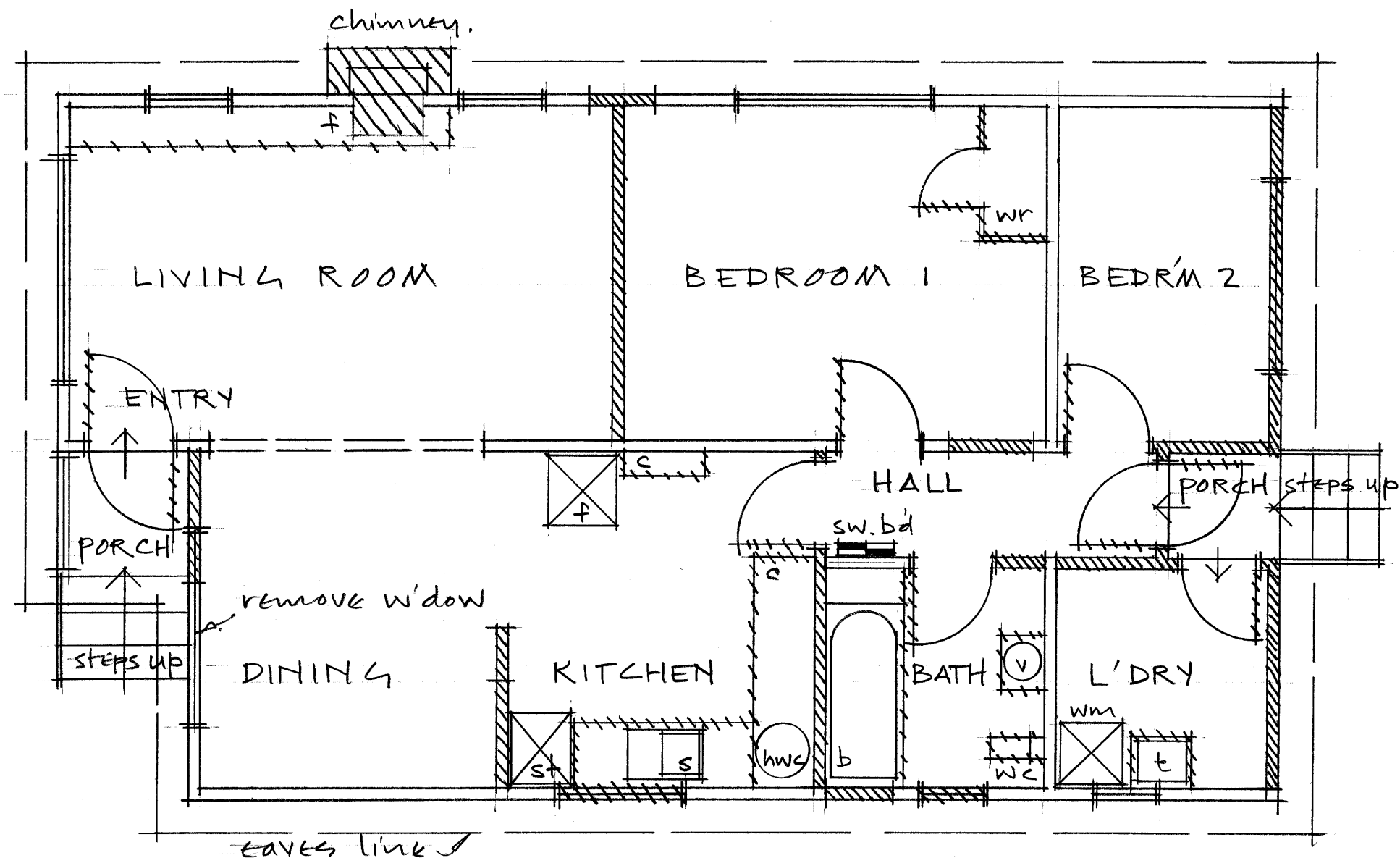
DRAINAGE PLAN 1:100

HOUSE ALTERATIONS + ADDITIONS
14 MAY STREET, WHANGANUI.

ISSUE: DRAFT
19.11.18. CONSENT

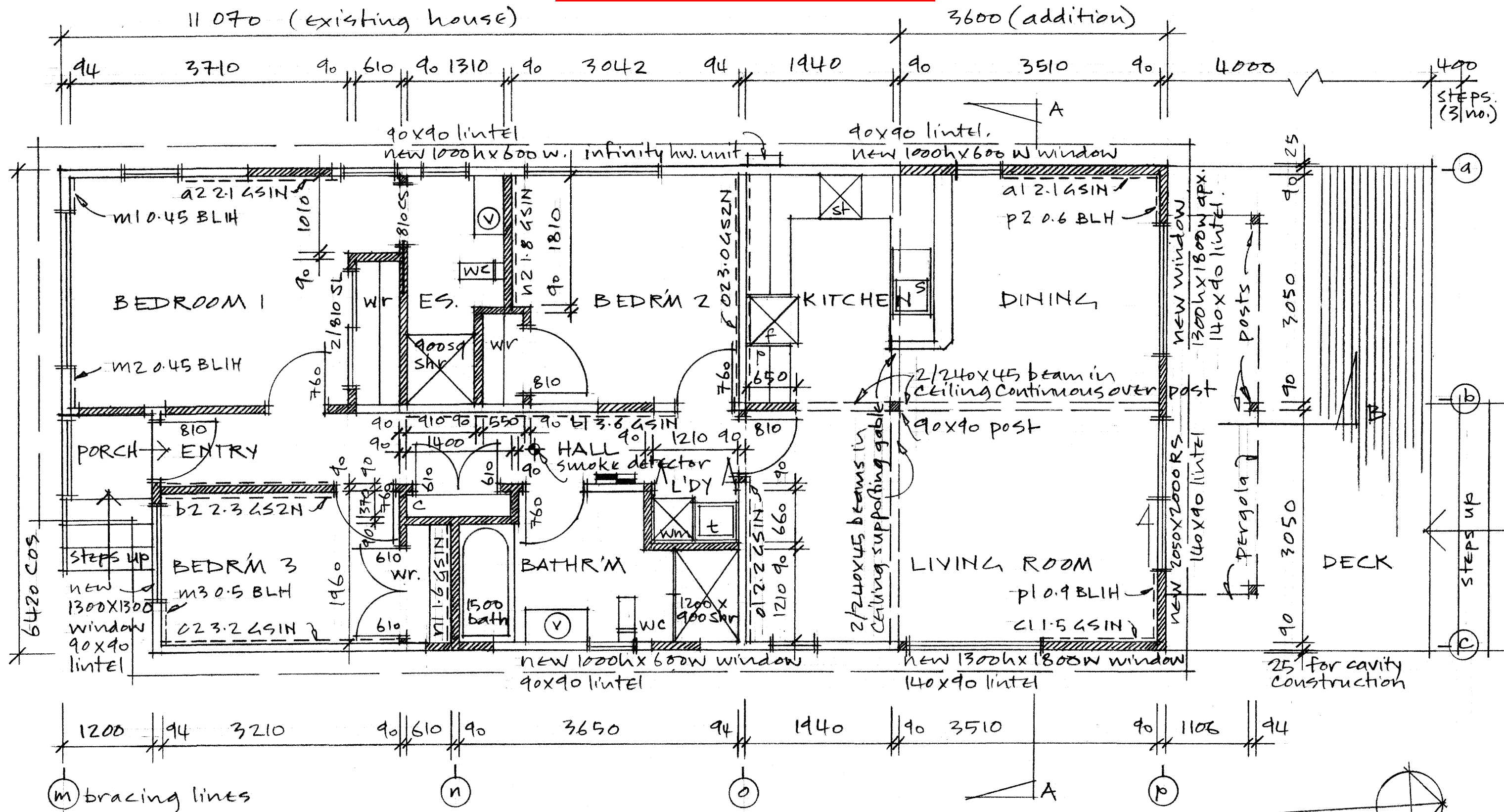
MCKEOWN ARCHITECTURE
mckeownarchitecture@gmail.com, 0274503183

P.21805
SHEET 1



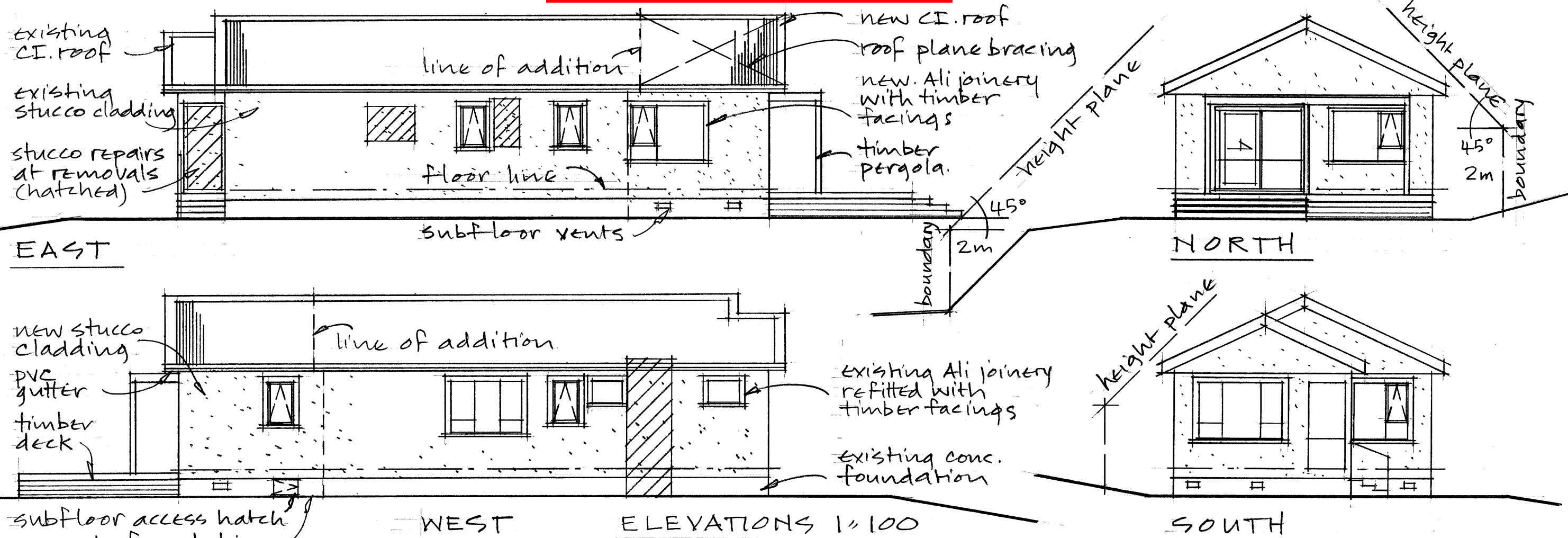
EXISTING FLOOR PLAN 1"=50 (@ A3)

||||| existing framed walls (to remain).
 // walls (+ fixtures) to be removed; make good to match.
 Remove other interior wall linings for bracing (as shown sheet 3)

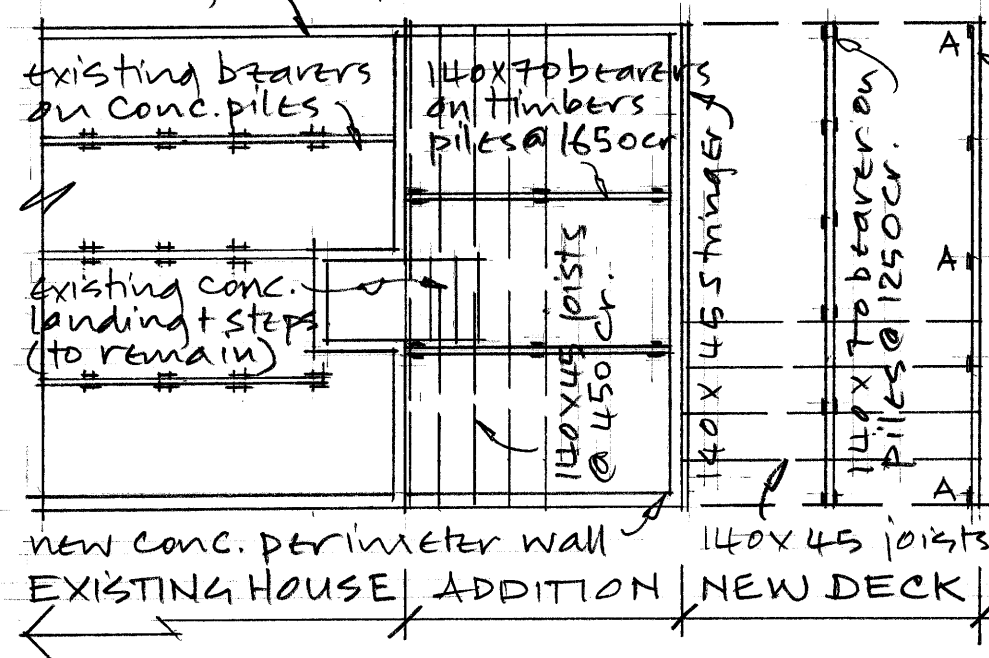


PROPOSED FLOOR PLAN 1"=50 (@ A3)

1.  existing walls (to remain)  new framed walls
2. Check all dimensions on site before construction.

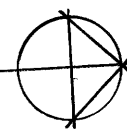


existing conc. perimeter foundation



FOUNDATION PLAN 1"100

1. A denotes deck anchor piles
2. All pile footings to be 250 Ø except anchor piles to be 350 Ø
3. Subfloor vents in new conc. foundation wall to be fitted at 750mm from corners and at 1800cr along walls.
4. Fit vertical D12 rod both sides of subfloor hatch and construct continuous footing under hatch.
5. Tie new foundation walls into existing with D12 X 400 L rods @ 600cr epoxied into existing.



HOUSE ALTERATIONS + ADDITIONS
14 MAY STREET, WHANGANUI.

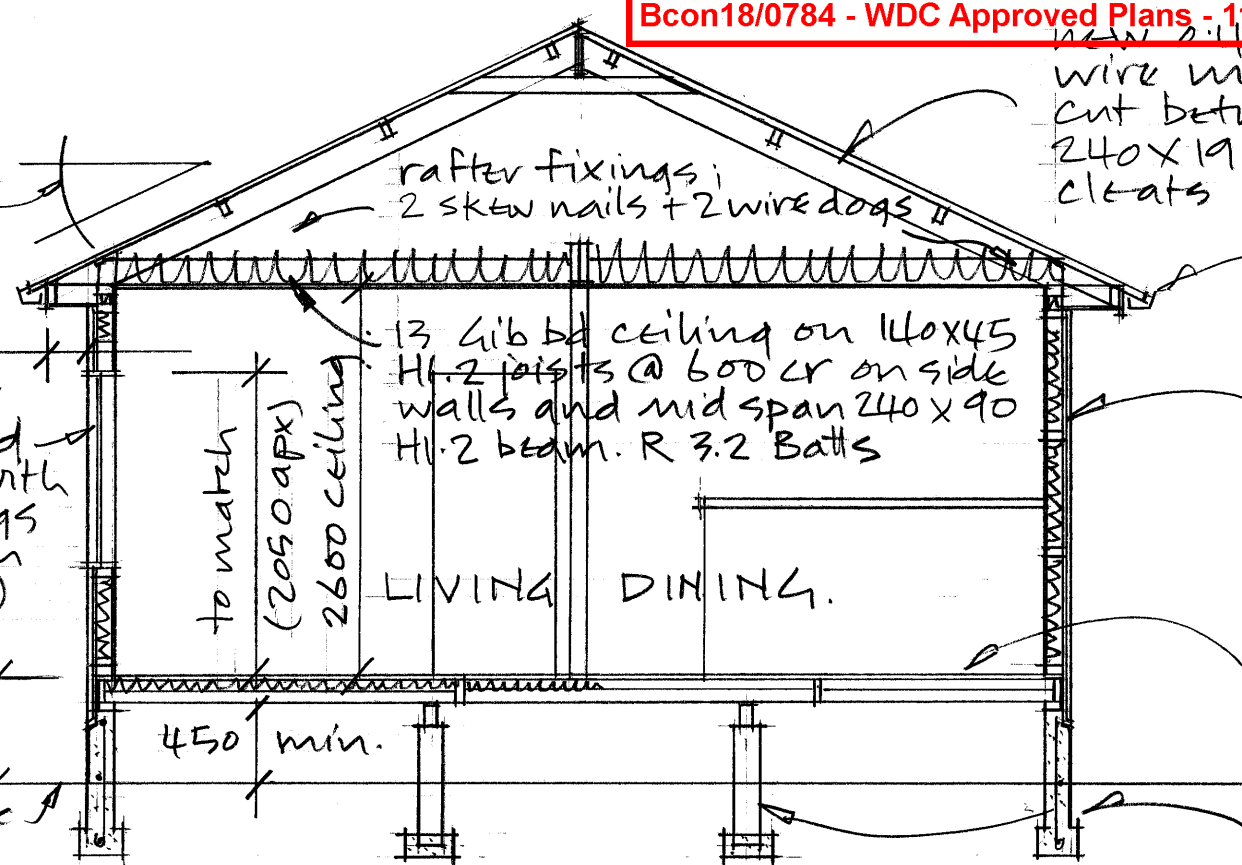
ISSUE - DRAFT
19.11.18 CONSENT

MCKEOWNARCHITECTURE
mcktownarchitecture@
gmail.com, 0274503183

P.21805
SHEET 4

to match
(25° cos)to match
(300 approx).double glazed
Alu. joinery with
timber facings
+ liners (with
architraves)to match
(690 approx)

ground line



SECTION A-A 1:50 (@ A3)

new 2.1 galv longrun corrugated roofing on bldg wrap,
wire mesh, 90x45 H1.2 purlins on edge @ 1200 cr
cut between 190x45 H1.2 rafters @ 600cr spanning between
240x19 H1.2 ridge board and top of walls. Fit 40x19 H1.2
cleats under ridge board @ 1800 cr max.

matching PVC gutters on pp. timber fascia on
90x45 H1.2 outriggers @ 600cr. 4.5 Hardiflex
soffits with PVC jointers

stucco cladding (to match existing) on galv.
mesh r20. over bldg wrap on James Hardie
4.5mm HomeRAB sheet backing on 45x18 H3.1
cavity battens over building wrap on 90x45
H1.2 wall framing (studs @ 600cr) with R2.2
Batts insulation and 10mm Gib bd linings.

20 HD particle board flooring on 140x45 H1.2
joists @ 450 cr with Expol or equal R1.4, 60mm
polystyrene insulation between.

joists on 90x45 H1.2 plate on dpc on continuous
reinforced concrete perimeter foundation walls.
140x70 H3.2 intermediate bearers on H5 timber
piles @ 2080 cr across and 1650 max cr along.

new CI. roof on rafters with purlins between.

new stucco gable end on mesh, RAB, wrap
and cavity on 90x45 H1.2 timber framing.

190x45 H3.2 pergola stringers + ends on 94x94
H3.2 posts. 140x45 H3.2 members between @
800 cr with 45x45 H3.2 slats over @ 200 cr.

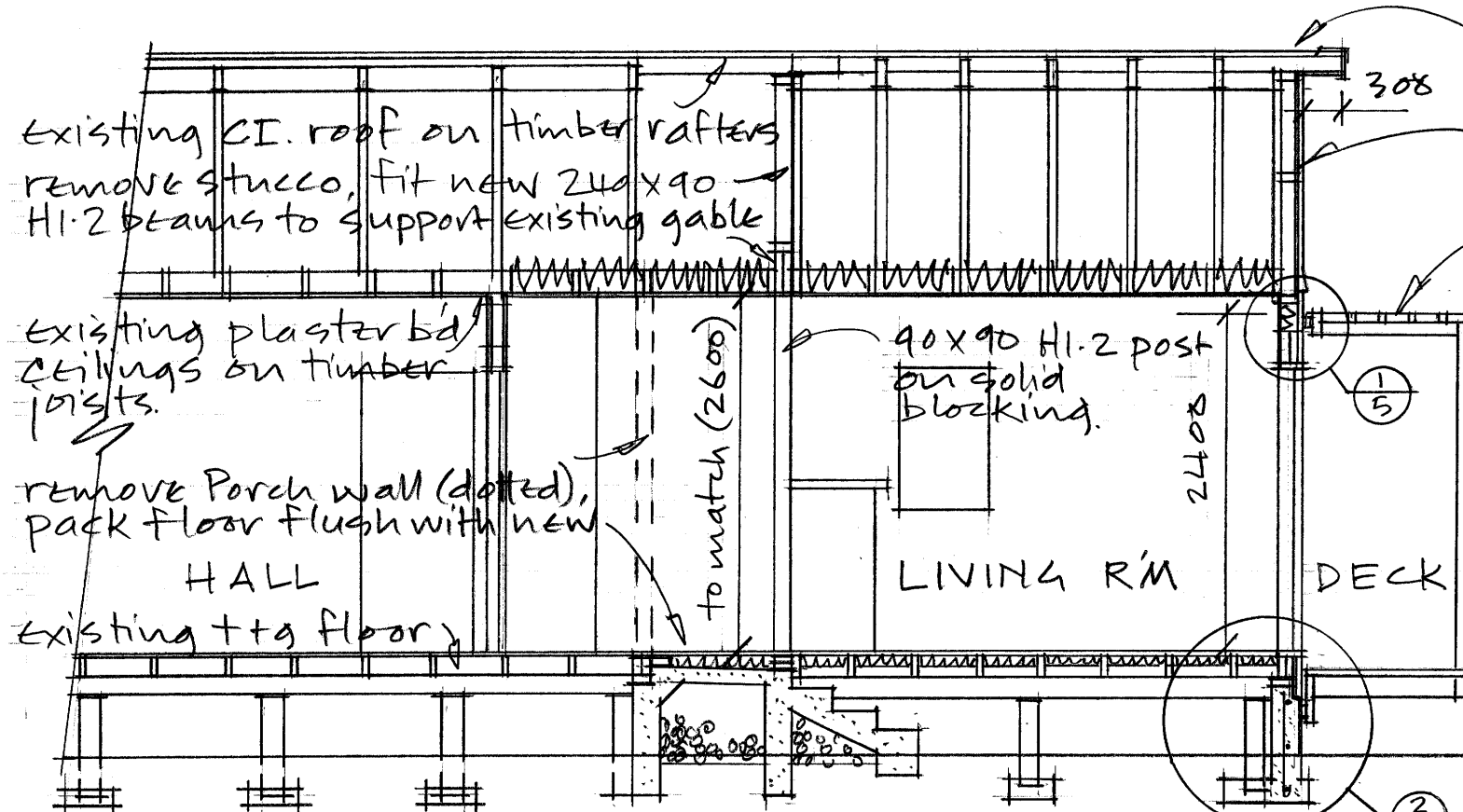
existing CI. roof on timber rafters
remove stucco, fit new 240x90
H1.2 beams to support existing gable

existing plaster bd
ceilings on timber
joists.

remove Porch wall (dotted),
pack floor flush with new

HALL

existing +tg floor



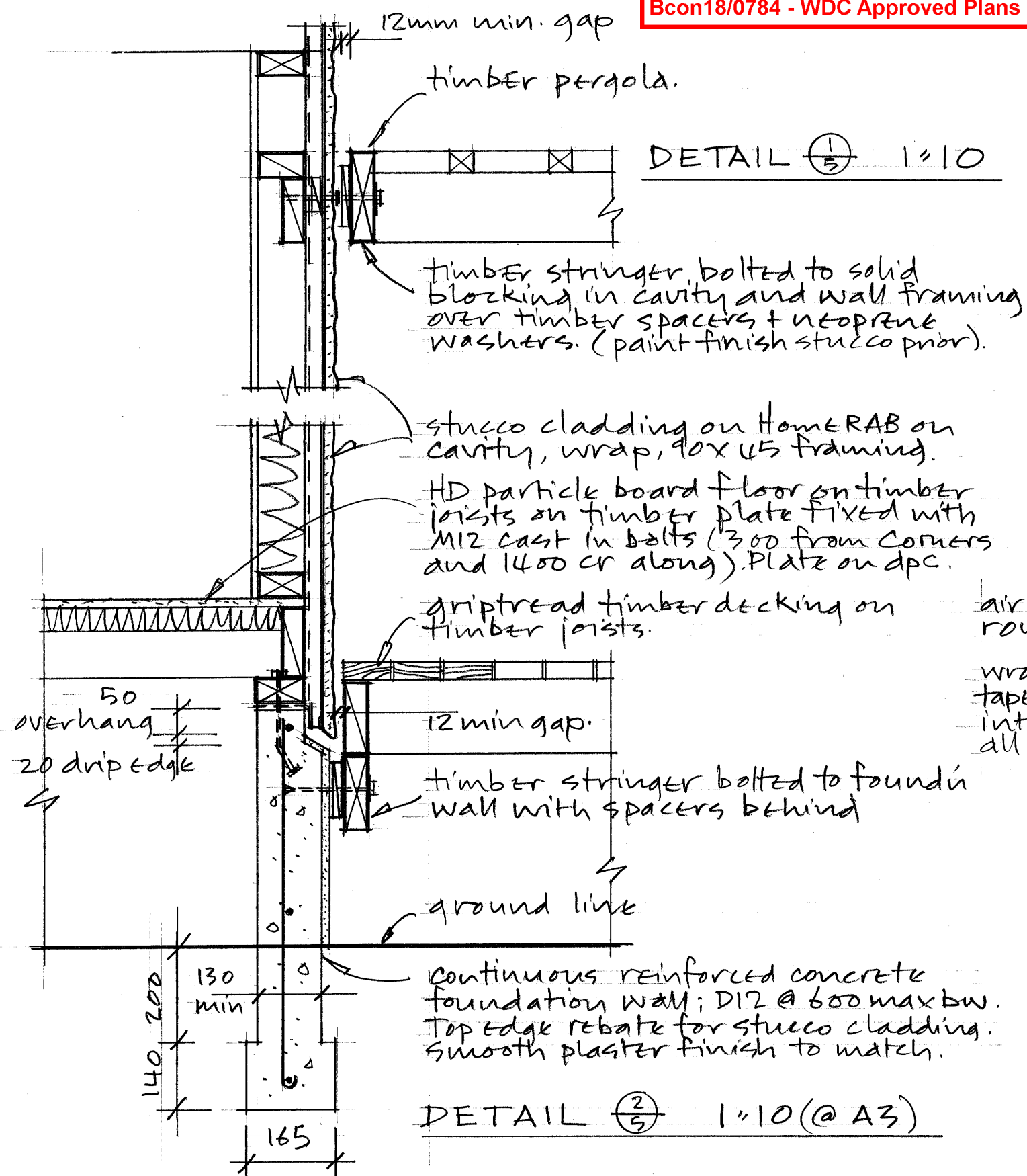
SECTION B 1:50

new stucco gable end on mesh, RAB, wrap
and cavity on 90x45 H1.2 timber framing.

190x45 H3.2 pergola stringers + ends on 94x94
H3.2 posts. 140x45 H3.2 members between @
800 cr with 45x45 H3.2 slats over @ 200 cr.

90x35 H3.2 griptread decking close spaced on
140x45 H3.2 joists @ 600cr on 140x70 H3.2
bearers on 125 sq H5 piles @ 1250cr mid span,
1550 cr to edge, and 140x45 H3.2 stringer
on spacers with 170x12 ss. bolts @ 1500cr

griptread steps on
H3.2 stringers @ 600cr.
on conc. strip.

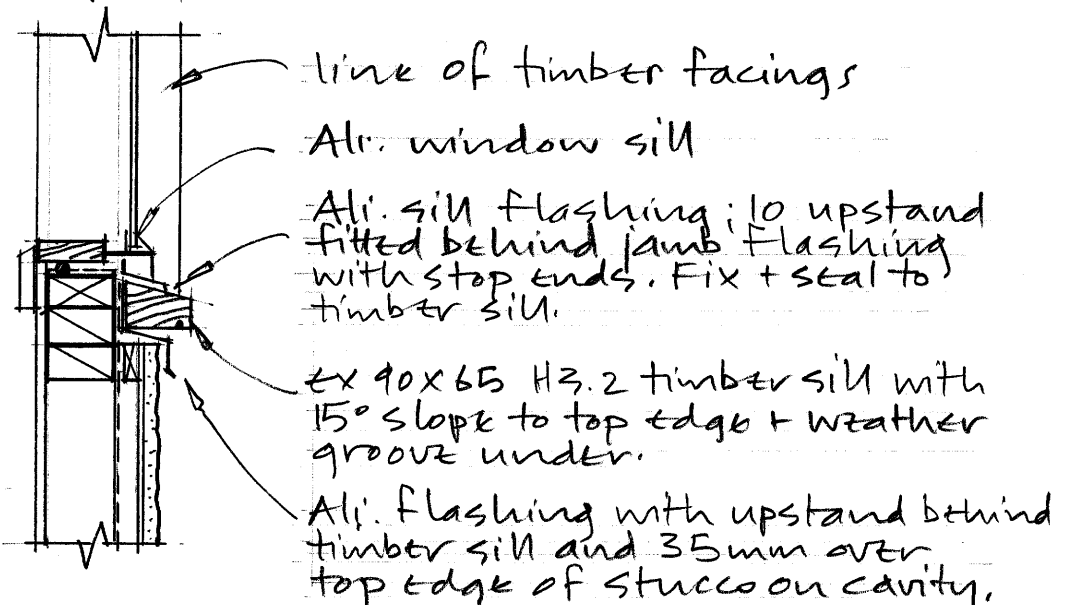
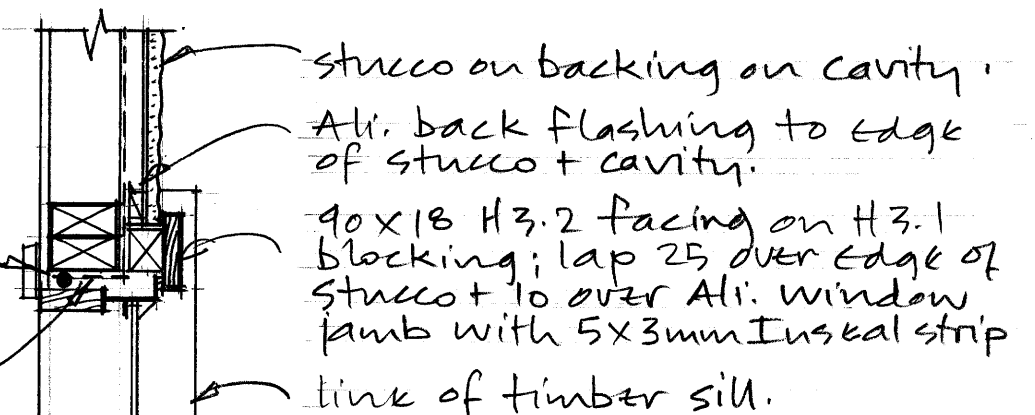
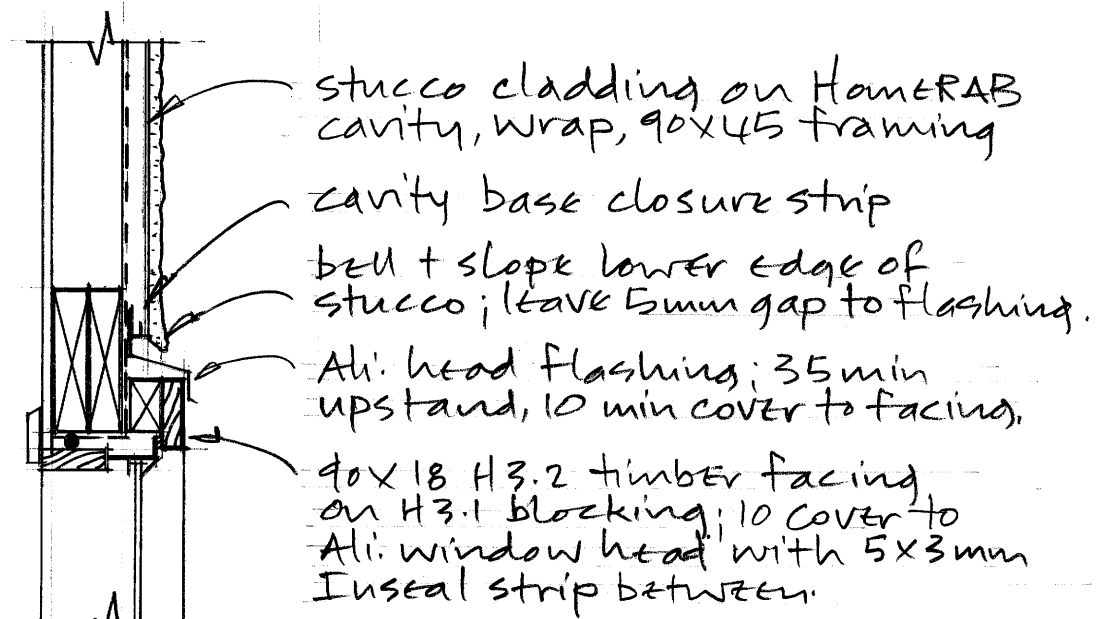


HEAD

JAMB

air seal all round

wrap + flashing tapes turned into opening all round.



SILL

TYPICAL JOINERY DETAILS 1/10



Demand Calculation Sheet

Job Details

Name: House Alterations and Additions
 Street and Number: 14 May Street
 Lot and DP Number: Lot 8, DP 3884
 City/Town/District: Whanganui
 Designer: Wally McKeown
 Company: McKeown Architecture
 Date: November 2018

Building Specification

Number of Storeys: 1
 Floor Loading: 2 kPa
 Foundation Type: Subfloor
 Subfloor Cladding Weight: Medium

Single

Cladding Weight: Medium
 Roof Weight: Light
 Room in Roof Space: No
 Roof Pitch (degrees): 25
 Roof Height above Eaves (m): 2.0
 Building Height to Apex (m): 5.0
 Ground to Lower Floor (m): 0.7

Average Stud Height (m): 2.6
 Building Length (m): 14.7
 Building Width (m): 6.4
 Building Plan Area (m²): 90

Building Location

Wind Zone = Low

Earthquake Zone 2

Soil Type

D & E (Deep to Very Soft)

Annual Prob. of Exceedance: 1 in 500 (NZS3604:2011 Default)

Bracing Units required for Wind

	Along	Across
Single Level	165	344
Subfloor Level	328	500

Bracing Units required for Earthquake

	Along & Across
Single Level	812
Subfloor Level	1106



Single Level Along Resistance Sheet

Job Name: House Alterations and Additions

Timber Floor Limit of 120 BUs/m Applied

									Wind	EQ
									Demand	
									165	812
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind BUs	EQ BUs	1004 609%	875 108%
a	1	2.10		2.6	GS1-N	GIB®	134	116		
	2	2.10		2.6	GS1-N	GIB®	134	116		
	External Length = 14.7								268 OK	233 OK
b	1	3.60		2.6	GS1-N	GIB®	229	199		
	2	2.30		2.6	GS2-N	GIB®	208	183		
									437 OK	382 OK
c	1	1.50		2.6	GS1-N	GIB®	96	83		
	2	3.20		2.6	GS1-N	GIB®	204	177		
	External Length = 13.5								299 OK	260 OK

GIB EzyBrace® Bracing Software



Single Level Across Resistance Sheet

Job Name: House Alterations and Additions

Timber Floor Limit of 120 BUs/m Applied

									Wind	EQ
									Demand	
									344	812
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind BUs	EQ BUs	896 261%	819 101%
m	1	0.45		2.6	BL1-H	GIB®	38	42		
	2	0.45		2.6	BL1-H	GIB®	38	42		
	3	0.50		2.6	BL1-H	GIB®	43	46		
	External Length = 6.4								119 OK	130 OK
n	1	1.60		2.6	GS1-N	GIB®	102	89		
	2	1.80		2.6	GS1-N	GIB®	115	100		
									217 OK	188 OK
o	1	2.20		2.6	GS1-N	GIB®	140	122		
	2	3.00		2.6	GS2-N	GIB®	271	238		
									412 OK	360 OK
p	1	0.90		2.6	BL1-H	GIB®	94	85		
	2	0.60		2.6	BL1-H	GIB®	55	56		
	External Length = 6.4								149 OK	141 OK



SYSTEM SPECIFICATIONS

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

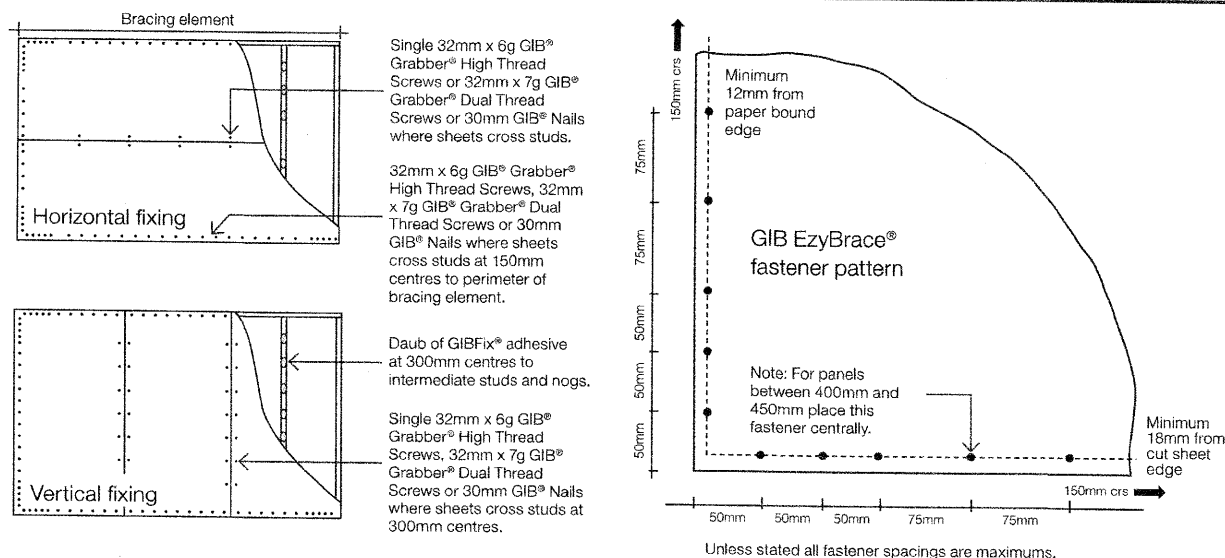
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems



GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

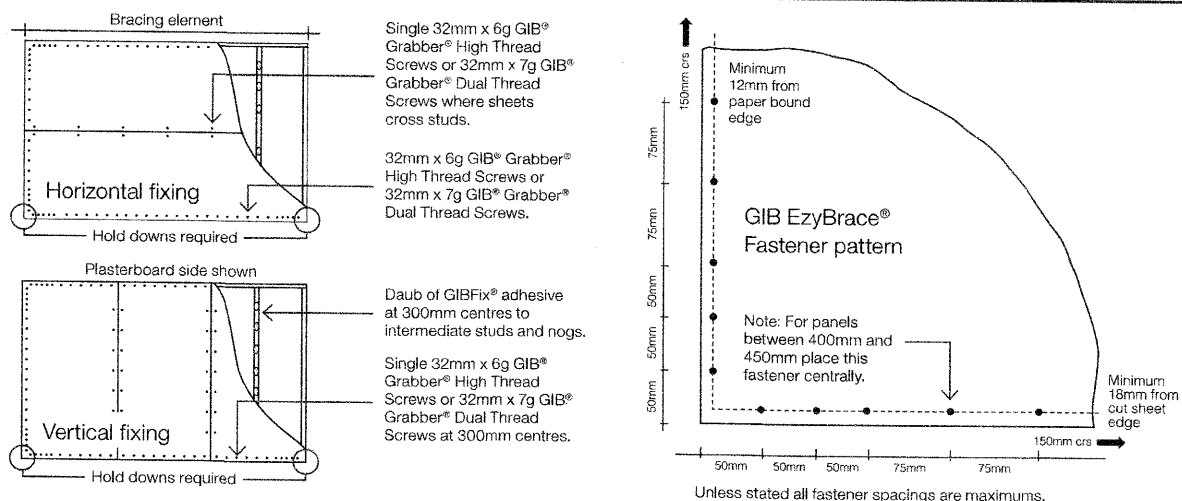
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

Amend 2
Jul 2005

Errata 2
Dec 2011

Figure 45: Eaves and roof/wall ridge for profiled metal

Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

Eave flashing required where all of the following conditions are met:

- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High

Profiled metal roofing

125 mm
35 mm min. overlap

Selected fascia & gutter system

100 mm or less - refer eaves flashing note above

(a) EAVE

Turn down to suit roofing profile

X - refer Table 7

Z - refer Table 7

Underlay
Purlin

Cladding
Wall underlay

(b) ROOF / WALL RIDGE

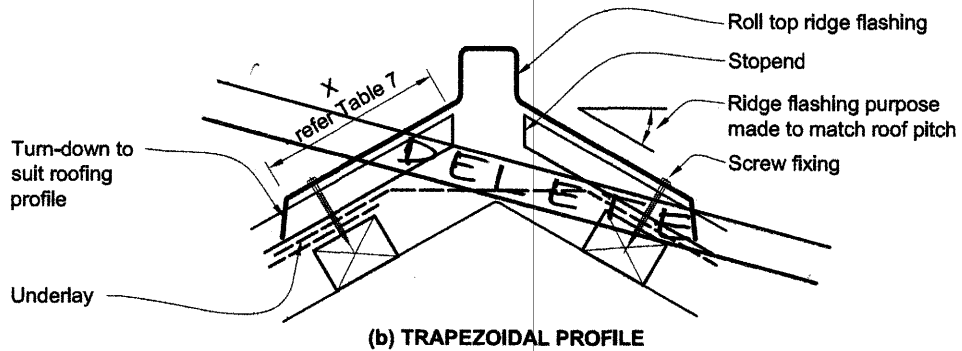
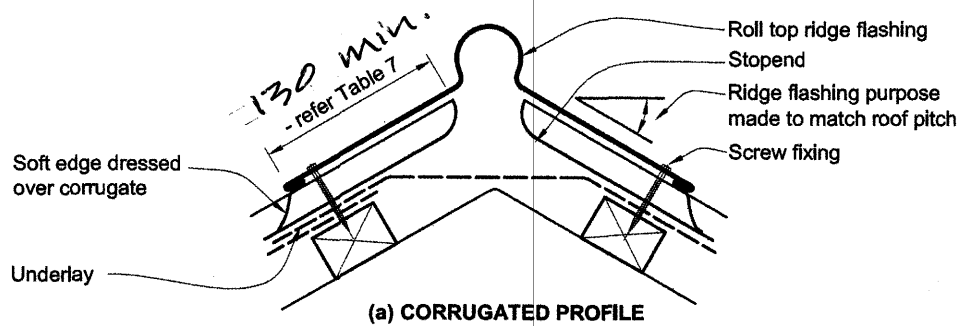
Amend 2
Jul 2005

Amend 5
Aug 2011

Amend 2
Jul 2005

Figure 46: Ridge and hip flashings for profiled metal

Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7



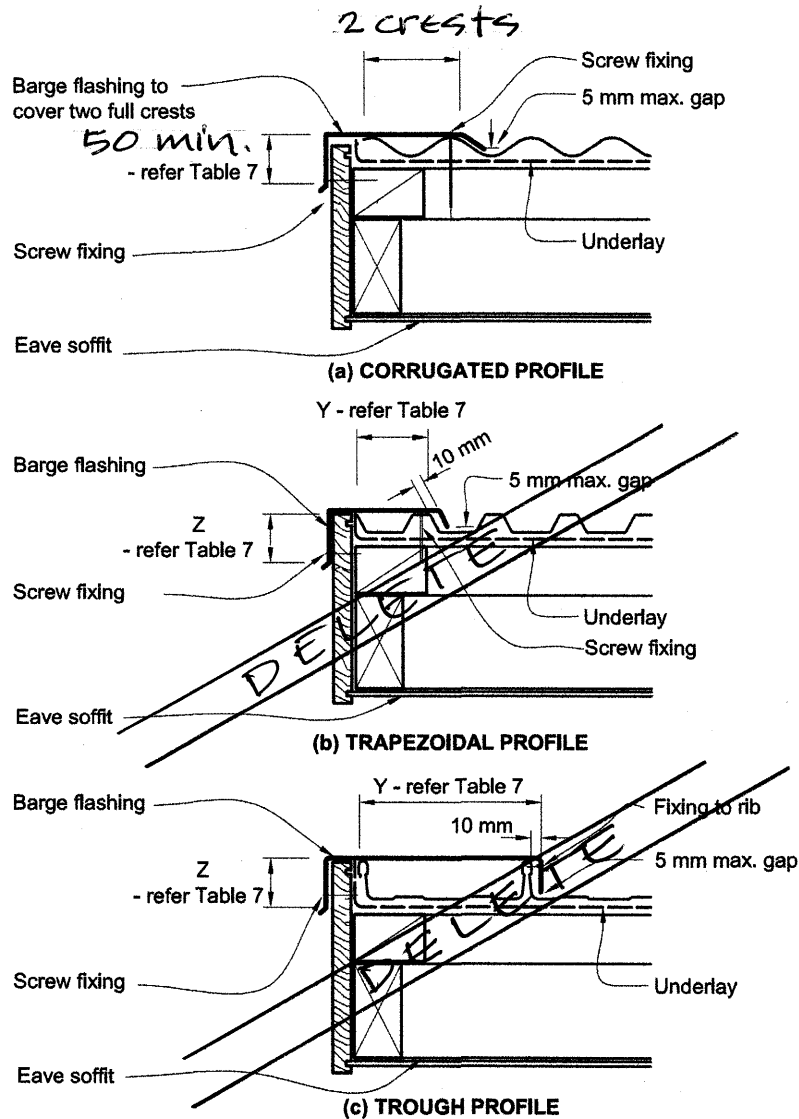
Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 5
Aug 2011

HOUSE ADDITIONS - 14 MAY STREET.

Figure 47: Barge flashings for profiled metal
Paragraphs 8.4.11, 8.4.12, Table 7



Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 2
Jul 2005

Amend 5
Aug 2011

HOUSE ADDITIONS - 14 MAY STREET.

SPECIFICATION
HOUSE ALTERATIONS AND ADDITIONS
14 MAY STREET
WHANGANUI

1. GENERAL

Construction of the new storage building includes all work shown in the plans (P. 21805, sheets 1 to 6) and Specifications in order to complete the building, site works and all services and finishes.

Contractors and sub-contractors are to check the site and confirm all details necessary to submit a price covering every aspect of their work.

The contractor will obtain a building 'All Risks' policy to cover the work during construction. All contractors are to have Public Liability insurance.

Contractors are to provide all equipment necessary to carry out their work and are to clean up and remove debris at the end of their contracts. Each trade is to check all related work before proceeding to ensure their own work will be up to standard. Use only new materials throughout the construction works. It is the contractor's responsibility to keep the site secure and the existing buildings weatherproof at all times. Notify all personnel on site of relevant health and safety requirements and take all precautions necessary to ensure a safe working environment.

All structural, cladding and services work is to be carried out by licensed building practitioners.

All work shall comply with NZS 3604:2011 including Amendments, The NZ Building Act 2004 and Amendments, NZ Building Code Approved Documents, the relevant NZ Standards, and Local Authority requirements.

The contractor and sub-contractors are to notify the relevant Authorities when site inspections are required, arrange to supply as-built drawings and obtain all Compliance Certificates, maintenance schedules and Guarantees on completion of the work.

Contract observation and compliance with the plans will be the total responsibility of the contractor and local Council.

3. SITE WORKS

Carry out all work shown on the plans including paving, retaining walls, landscaping and all excavation and backfilling required to complete the works.

Excavate the site to provide a solid base for all foundations: spread excess spoil on site or remove as directed. All foundations are to be taken to solid. Lay drains as shown, backfill and consolidate ground around foundations, import hardfill, and compact. Lay sand blinding as required.

Confirm the location of existing services before any work commences. Take care to protect adjacent buildings, paths, fences, planting and the like against damage.

Make good any damage sustained as part of the work, repair all grounds affected by the work to leave in an even, clean, and tidy condition.

4. CONCRETE

Provide boxing, reinforcing, readi-mix concrete etc necessary to complete the foundation walls as shown. Reinforcing is to be accurately placed, clean and securely tied. Use deformed steel rods tied at all junctions and to starters in the existing foundations.

Confirm subcontractors' requirements and provide conduits where services run through foundations and rebates for claddings, doors and exterior joinery as shown.

All concrete is to be 20 Mpa (at 28 days), 19mm max aggregate and 80mm slump. Erect and secure boxing to ensure concrete is laid straight and to level; clean out all formwork and do not pour in wet weather or add water to the mix. Vibrate to produce dense concrete free from defects and cure slowly and protect during curing.

17. CARPENTRY

Supply and install all timber foundations, decking, timber framing, posts, beams, claddings, linings, finishing trim, etc, fit all building wrap, insulation, flashings, aluminium joinery, internal joinery, fixings and hardware as shown on the plans and required to complete the work. All claddings and fixings are to suit a low wind zone.

All materials and frames are to be securely and accurately fitted together and erected true and square to ensure a good finish. All framing is to be kiln dried, machine stress graded (SG8) to sizes shown on plans and to comply with NZS 3604. Framing treatment is to comply with NZS 3602 and as shown on the plans. All materials and fixtures are to be installed to manufacturers' requirements.

Fix all wraps, precladding, claddings, linings, and insulation strictly to Manufacturer's instructions. Behind stucco claddings install Hardies 4.5mm RAB precladding in full size sheets, complete with jointers and vertical joint sealing tape. Fit flashing tapes into all openings to comply with E2/AS1. Fix over 19mm H3.1 cavity battens fitted at 600 centres (max) with galvanized 2.8 dia.x 60mm nails into wall framing.

To all new exterior walls apply 25mm, 2 coat stucco plaster cladding over building wrap (on precladding) and continuous galvanized lath reinforcing fixed with galvanized staples. Use clean sand and cement to recommended ratios to form a scratch coat and second finishing coat with a texture finish to match existing walls. Cure coats slowly and fit vertical control joints to avoid cracking; joints to be both sides of openings over 2m wide and 1 side of openings less than 2m wide and 4m max. centres along walls. Joints are to be formed by vertical galvanized tee sections fitted over double cavity battens in the scratch coat (mid walls) with 10mm rod and sealant fitted over or at window edges. Allow to waterproof all plaster walls with a 2 coat latex paint finish as noted in the Painting trade section.

Soffits are to be 4.5mm Hardiflex sheets fitted in full lengths, with PVC jointers and fitted into fascia rebates. Also fit with H3.1 timber trim at walls or seal as required.

Install preprimed and grooved H3.1 pine fascias to all soffits and roof edges in long lengths to even, straight lines. Mitre all mid length joints and prime all cut ends.

Construct timber decks as shown on timber piled foundations in 17.5 Mpa concrete footings. Fit 5mm spaced H3.2 griptread decking, on H3.2 framing, parallel to walls to form level surface.

Fit Gib. board interior linings throughout; install Gib. Aqualine sheets to all wet area walls. Bracing shown is to be fitted to comply with NZS 3604 and Manufacturers instructions: refer to the attached bracing schedule and details for bracing types, locations and installation.

All skirtings and scotias are to be tightly fitted to linings and jambs in long lengths and with close mitred joints.

Tightly fit Batts or equal fibreglass thermal insulation to all wall and ceiling spaces to fully enclose the living spaces.

16. ALUMINIUM JOINERY

Fabricate and supply to site all items shown on the plans, with double glazing, liners, hardware etc. to complete the units. All units, fixings, flashings, and accessories are to suit a low wind zone.

Construct all units so parts are fitted true, square and out of wind. Use only proprietary heavy-duty domestic profiles. Frames, glazing, fixings and finishes are to comply with the relevant NZ Standards and constructed to ensure a durable product. All glazing is to comply with NZS 4223: part 3.

All sills are to have condensation channels and drain holes fitted into the profiles. Provide matching proprietary head and sill flashings. Fit all units with preprimed, pine liners to take wall linings. Refer to installation details in the attached appendix and manufacturer's special requirements. Confirm all dimensions on site before manufacture including wall depths with claddings, cavity, prelining and interior linings as required. Protect units against damage at all times. Install in openings with spacers at fixings, airseals, and flashings to complete the work. Ensure units are fitted level and square.

Supply a written guarantee covering materials and workmanship for a period of 2 years from completion.

19. TIMBER JOINERY

Fabricate and supply to site all joinery units shown on the plans.

Confirm all dimensions before manufacture. Assemble all items accurately, so they are square and true to line, and to ensure the smooth operation of all parts.

Prime joints in all exterior units before assembly. Fit with grooves, rebates etc. necessary to make the unit weatherproof and fit with flashings shown.

Use only appropriate fixings in fabrication: conceal all fixings and provide all hardware to complete the units.

20. LONGRUN STEEL ROOFING

Supply all substrates, roofing, gutters, flashings, metal cladding, building wrap, wire mesh, fixings and accessories necessary to complete the roof. Securely and neatly fit all materials to Manufacturers' instructions and the NZMRM Code of Practice to ensure a weatherproof, even and secure finish. Protect from damage at all times. Installation work shall be as required for a low wind zone and undertaken by licensed installers.

Under all roofing install a continuous barrier of Thermacraft Covertex 407 wrap, on wire mesh, fixed to all purlins, fully supported and lapped at edges. Turn up at penetrations, walls and parapets and provide at 25mm max. drape at gutters.

Metal roofing is to be manufactured from 0.4mm corrugated galvanised sheet and flashings from matching 0.55 galvanised sheet. Lay in full sheets with ribs parallel, ends shear cut to a straight line and folded up at ridges. Face laps away from the prevailing weather, fix with Buildex or equal screw fasteners through ribs and flashings, and fit profiled foam inserts at fascia lines.

At the completion of the work clean up all work, remove debris and repair minor defects and replace damaged sheets.

Supply with a written guarantee covering material defects and workmanship for a period of 10 years from Practical Completion.

23. PLUMBING and DRAINAGE

Supply and install all drains, pipework, flashings, hot water unit, gutters, downpipes, valves, traps, accessories, fixtures and fittings to complete the work. Install all fixtures and fittings as shown and specified by the owners.

All work is to be carried out strictly to manufacturer's instructions and by licensed tradespersons. Neatly and accurately fit pipework, fittings etc. Conceal and adequately support all pipes within the structure, unless approved otherwise. Fit solid blocking as required to support all fixtures and fittings. Use only materials approved by the Manufacturer in each situation. Arrange all inspections and tests and supply as-built drawings as required.

Excavate for in ground work, lay uPVC drains to recommended depths and falls with inspection points at bends and junctions. Take care to avoid the entry of debris and test all drains before covering. Ensure risers are accurately placed and sumps and gullies are solidly embedded. Fill holes, trenches etc. with compacted material and leave the site level and tidy.

Check all fixtures for damage before installation. Install uPVC wastes and vents to all fixtures as required. Glue or seal to fixtures and drains and gulleys. Fit polybutylene cold water pipes to all fittings with a 20mm main reducing to 12mm at fittings. Install isolating valves to turn off supply to the dwelling, HWC, toilet cistern and each group of fittings.

Fit all pressure and temperature valves as required, insulate all hot water pipe work from the hot water unit to fittings. Ensure supply to the shower is fitted to maintain even temperature and pressure. Test all plumbing services as work progresses and on completion, before pipes are enclosed.

All work is to comply with the NZ. Building Code Approved Documents, in particular E1 for stormwater, G12 for water supplies, and G13 for sanitary plumbing and drainage.

28. ELECTRICAL WORK

Supply and install all cabling, wiring, ducting, cabinets, fixtures and fittings including lamps to complete the work. Connect all fixture and fittings including items fitted by other trades and install all light fittings. All work is to be carried out under the direct control of registered tradespersons to best trade practice. and limit penetrations through all framing.

Protect adjoining surfaces from damage and neatly conceal all ducting and wiring within the structure, unless approved otherwise, with minimum penetrations through framing etc. Electrical wiring throughout is to be TPS with no joints permitted in cable runs and wiring generally run through ceilings and vertically in walls. Wires to lighting is to be 1.5mm 3 core, power outlets 2.5mm 3 core and exterior lighting screened cable.

All sockets, switches and fixed outlets are to be PDL 600 series or equal with white face plates. Identify double switches that connect to multiple fittings. Provide and fit all wiring, switches, light fittings as required in the positions shown; confirm locations with the owners. Ensure all mountings are securely fixed to solid supports. Install lamps, tubes etc. and test all fittings.

Wire the house fittings and fixtures to the switchboard, fit appropriate sized MCBs and RCDs as required, and clearly label all circuits.

Allow to install and connect other fixtures and wired services such as hwc, appliances, heat pump, telecommunications and television aerial and outlets in approved positions.

Supply all warranties and Compliance Certificates on completion.

30. GIB-STOPPING

Allow to stop all plaster board walls and ceilings throughout the building.

Supply all materials and equipment necessary for the jointing and finishing of Gib. Board. Provide a minimum level 4 finish to allow for painting of all walls and ceilings.

Apply plaster compounds to Manufacturers instructions, allowing each layer to harden before over coating. Tape all joints and internal corners, fit Gib. slim angles to external corners, lightly sand between coats and vacuum dust from all surfaces and clean up on completion.

35. PAINTING AND DECORATING

Supply all materials and equipment and apply finishes as scheduled to all exterior and interior surfaces. Use only good quality materials from approved manufacturers: apply to Manufacturer's instructions to ensure consistent, even, durable finishes, free of marks, dust and blemishes.

Protect adjoining surfaces from splashes and other marks. Clean and prepare all surfaces, stop all holes and fill all gaps with a flexible, paintable sealant. Remove hardware, cover adjoining surfaces and mask edges to avoid splatter and overpainting between finishes. Apply sufficient coats to cover all substrates and provide an even finish; generally 2 undercoats and 2 top coats are required. Allow each paint coat to dry thoroughly before overcoating and sand as necessary between coats to give a smooth finish.

Use water-based enamel paints throughout; low sheen finishes to walls, ceilings and trim, and semi-gloss finishes to doors, frames and jamb liners and full gloss finishes to all exterior timber work.

Apply a sealer coat to new stucco cladding (to assist curing) and finish with 2 coats of approved latex paint to provide a fully waterproof membrane.

Remove all paint splashes and other marks and debris to leave the premises clean and tidy.

36. FLOORING

Supply and install selected flooring throughout the building. All flooring is to be neatly and accurately laid to ensure a consistent and even finish.

Make sure all floor surfaces are clean, dry, level and free of defects. Prepare surfaces as required to provide a suitable substrate for flooring.

Install all flooring in full lengths and with minimum joints to all rooms, with edges parallel to walls and patterns and colours matching. Cut and fit accurately around fixtures and openings, apply proprietary adhesives as required to all surfaces, securely join edges and fit selected trim. Fit approved trim to all exposed edges or at adjoining finishes. Fit carpets over a rubber slab underlay with continuous smoothedge strips. Stretch to provide a durable, consistent finish.

Clean all floors and remove all surplus material on completion and supply a written warranty covering materials and workmanship for a period of 2 years.

Sheet List Table	
Sheet Number	Sheet Title
40.00.00	Drawing Register
40.02.00	Foundation - Option 1
40.02.01	Foundation - Option 2
40.02.10	Timber Foundation
40.03.00	External Corner
40.03.10	External Corner with Weatherboard
40.03.20	External Corner with Existing Solid Plaster
40.03.30	External Corner with Brick Veneer
40.04.00	Internal Corner
40.04.10	Internal Corner with Weatherboard
40.04.20	Internal Corner with Existing Solid Plaster
40.04.30	Internal Corner with Fibre Cement Sheet
40.04.40	Internal Corner with Brick Veneer
40.05.00	Window Sill
40.05.10	Timber Window Sill - Option 1
40.06.00	Window Jamb
40.06.10	Timber Window Jamb - Option 1
40.07.00	Window Head
40.07.10	Timber Window Head - Option 1
40.08.00	Soffit
40.08.10	Soffit Edge
40.08.11	Soffit Edge or Boxed Beam
40.09.00	Apron
40.09.01	Kickout Diverter
40.10.00	Vertical Control Joint
40.10.10	Vertical Joint with Existing Solid Plaster
40.10.50	Vertical Junction with Brick Veneer
40.11.00	Horizontal Control Joint
40.12.01	Pipe Penetration
40.12.02	Stringer - Block Penetration
40.12.30	Metal Bracket for Beam Penetration
40.13.00	Metal Capping
40.13.30	Chimney Breast

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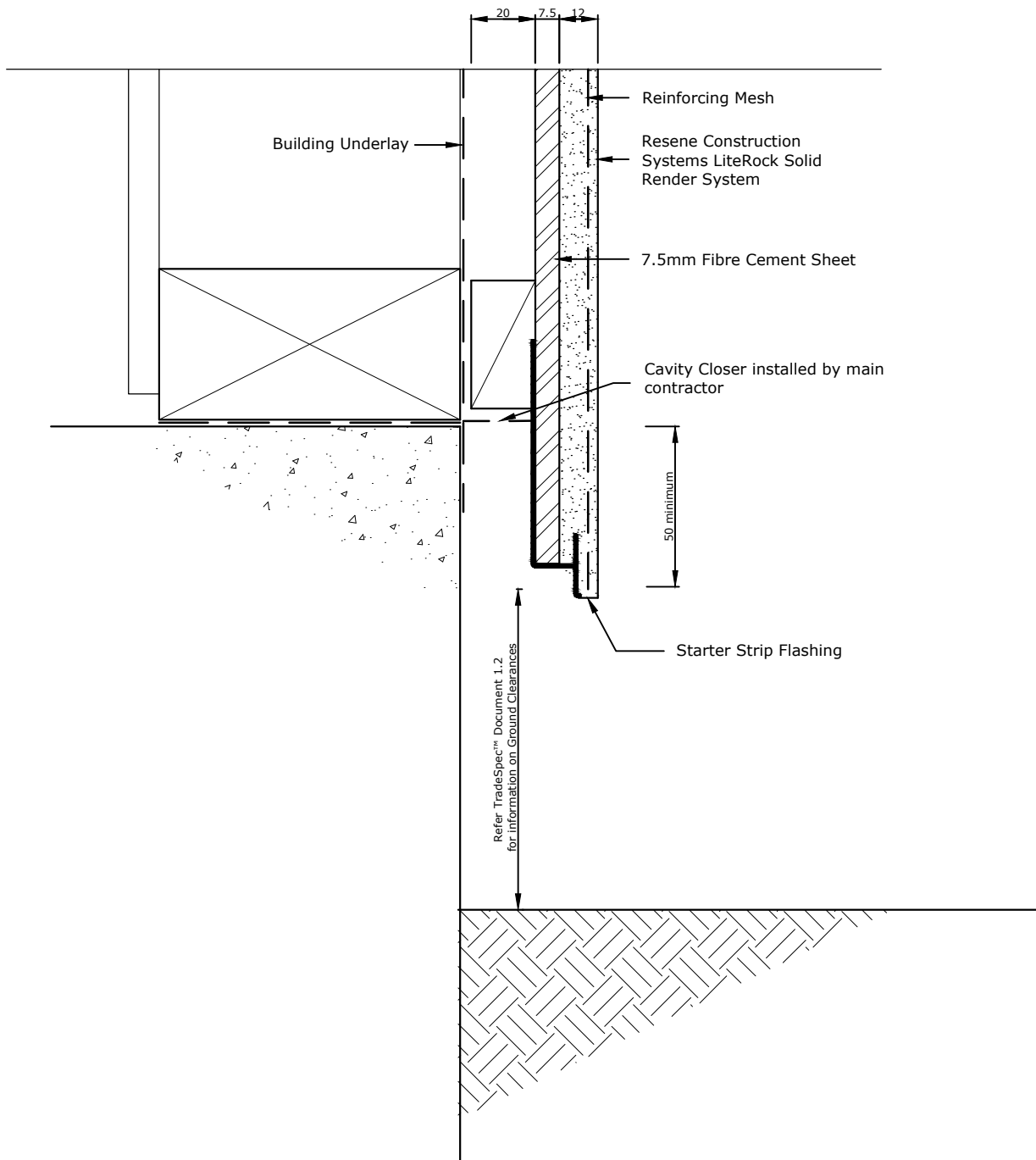
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Drawing Name
Drawing Register

Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
40.00.00



Refer TradeSpec™ Document 1.2 for information on Ground Clearances

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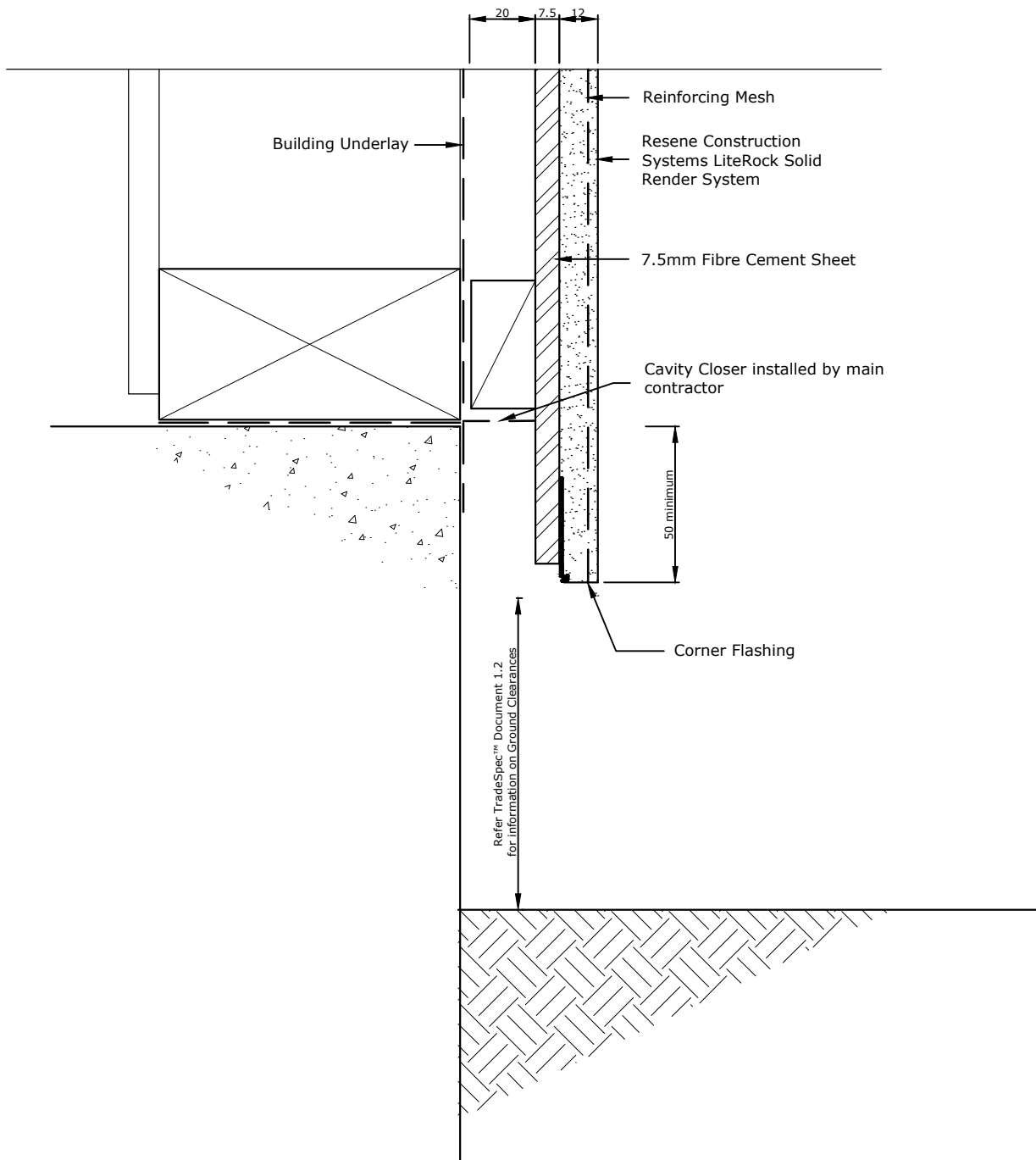
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Drawing Name
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Date
 1 November 2017

Sheet
 40.02.00



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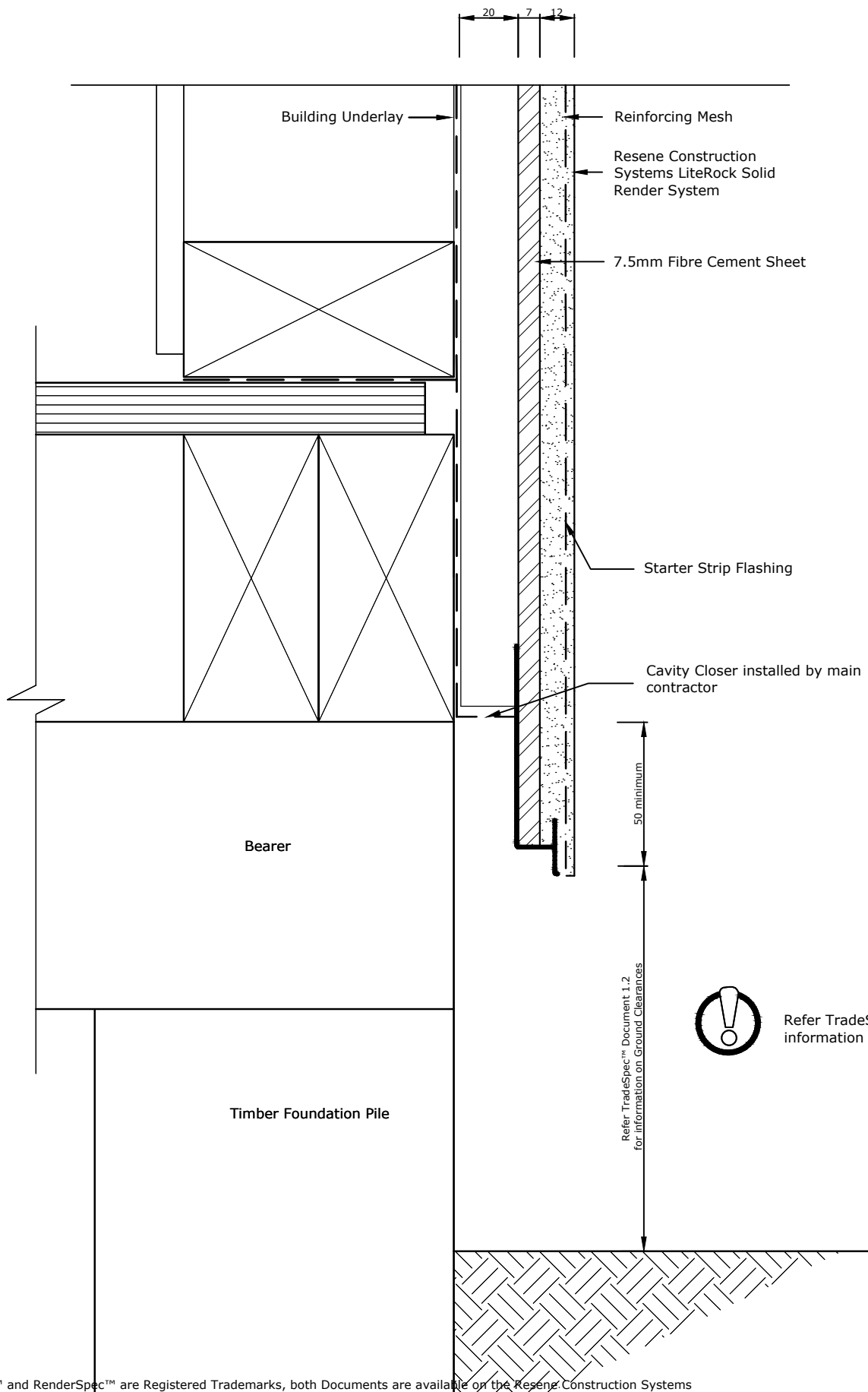
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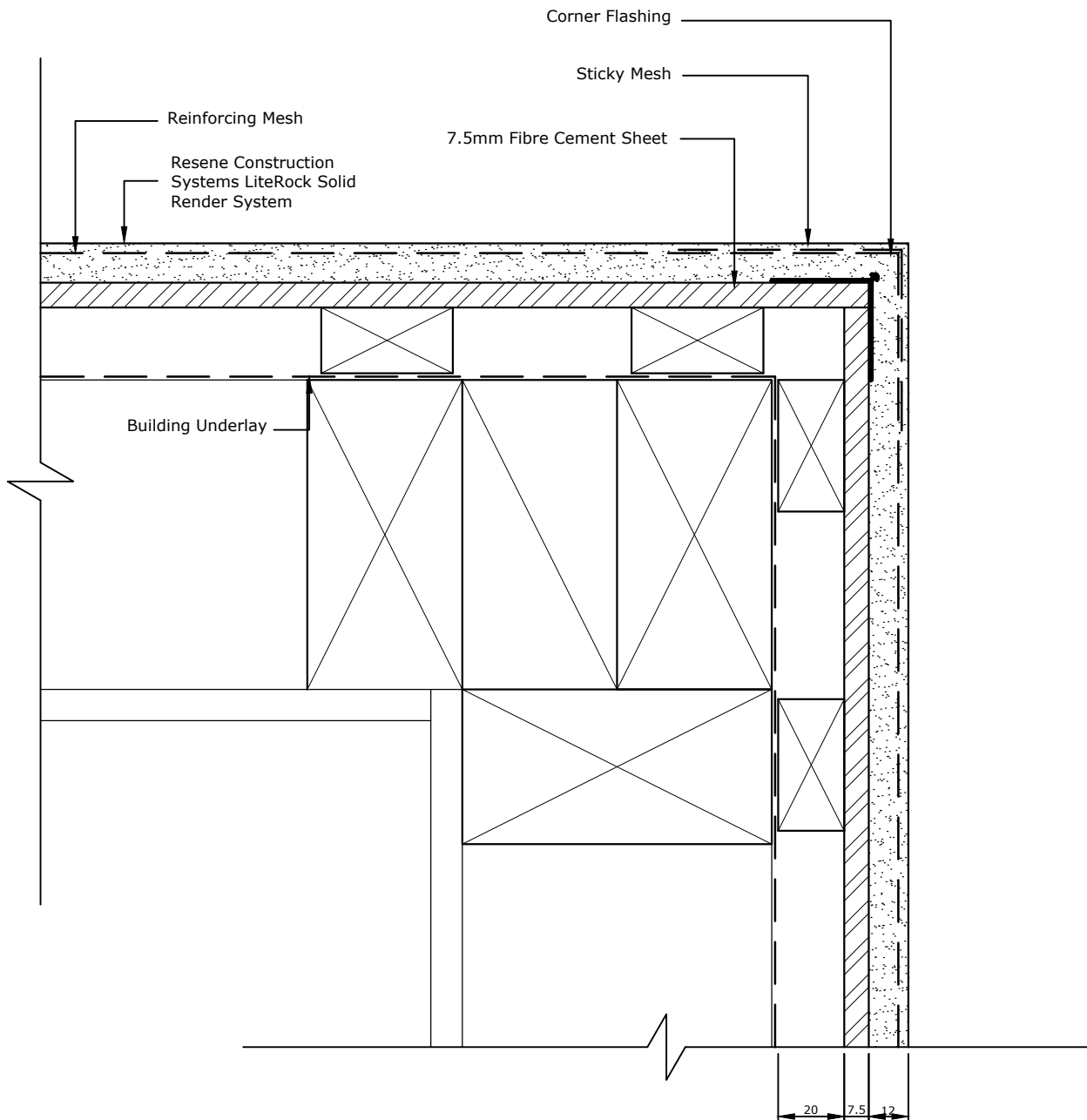
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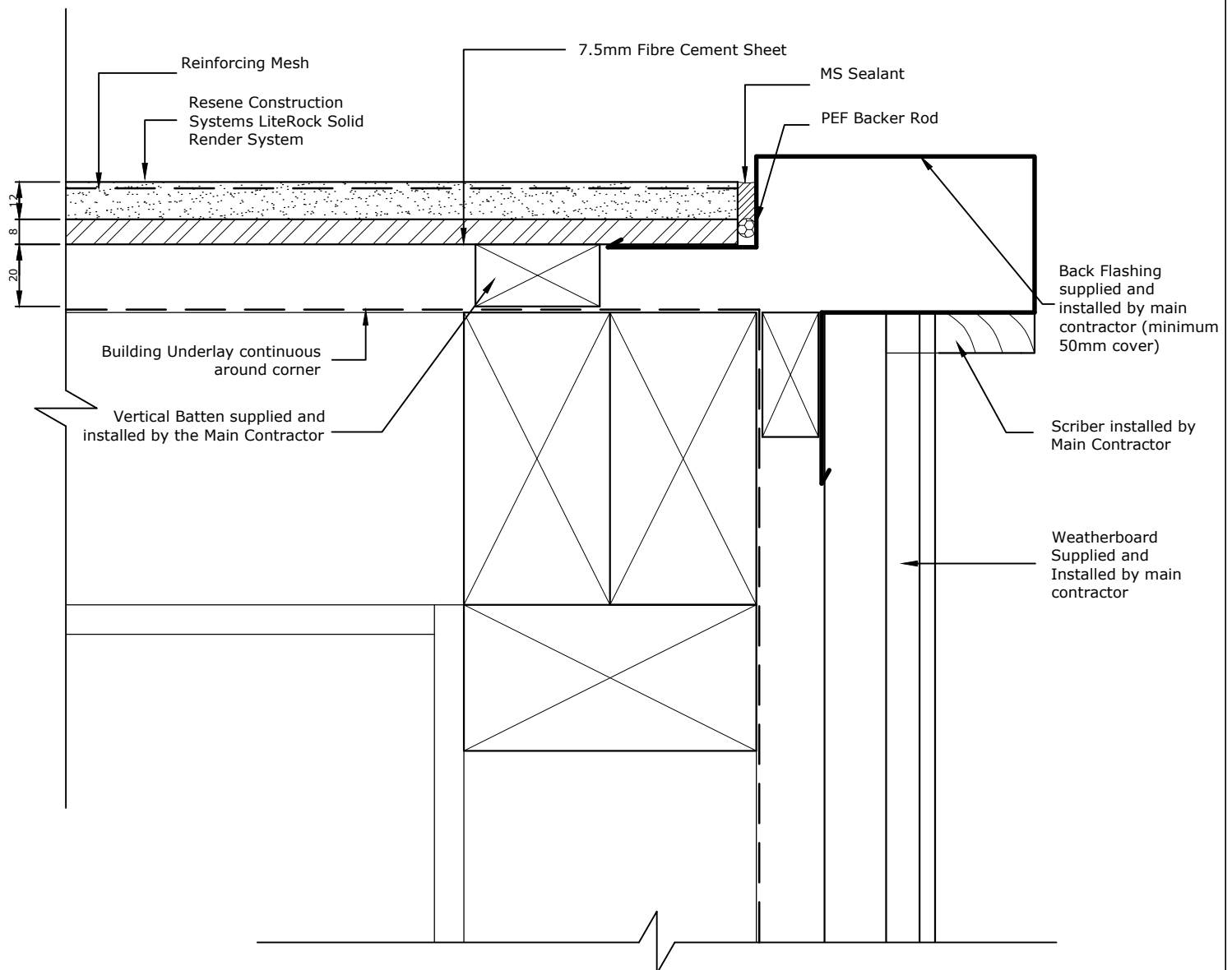
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Drawing Name
 External Corner

Scale
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Date
 1 November 2017

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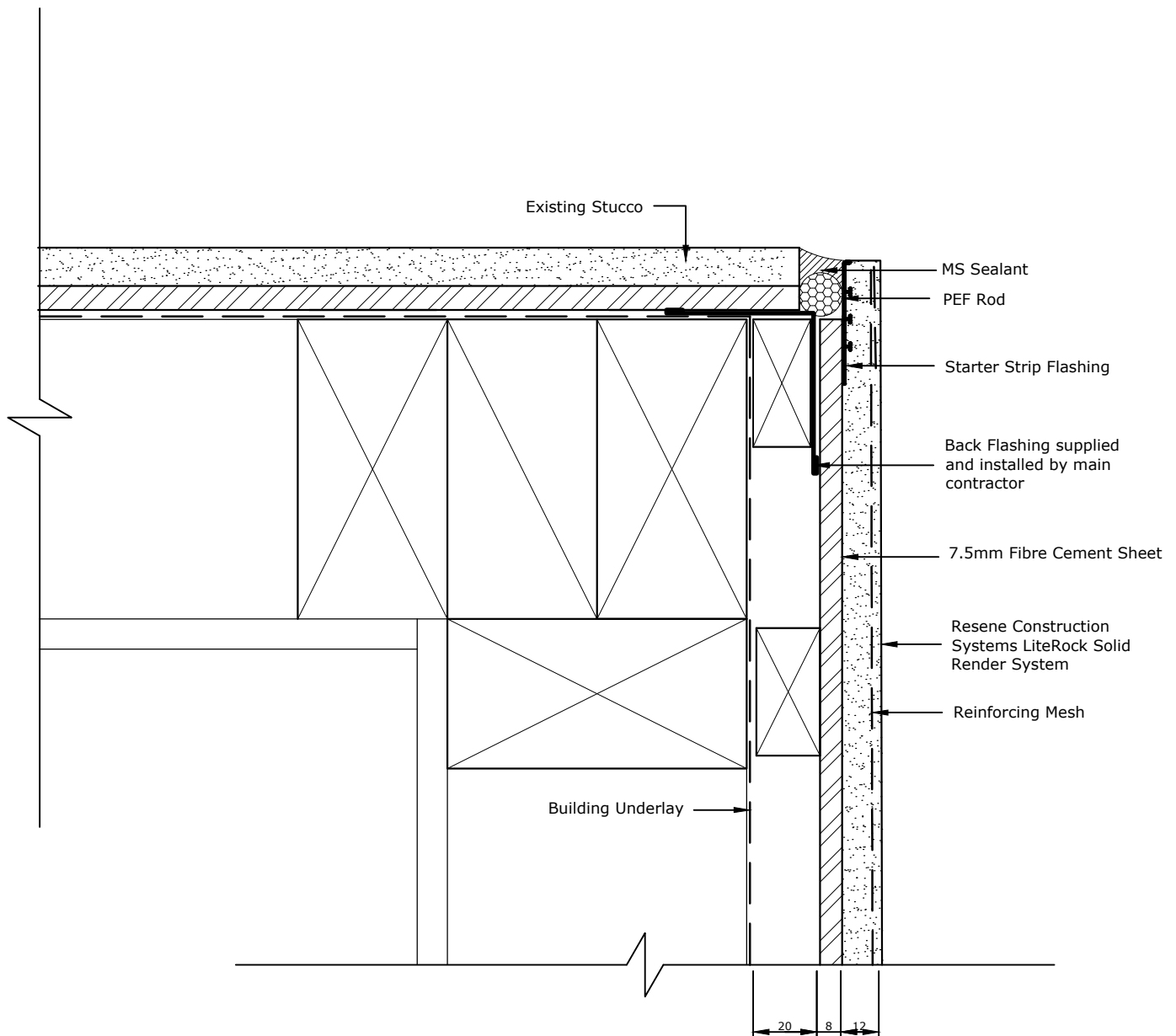
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Drawing Name
External Corner with Weatherboard

Scale
1 : 2 @ A4

Date
1 November 2017

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40.03.10



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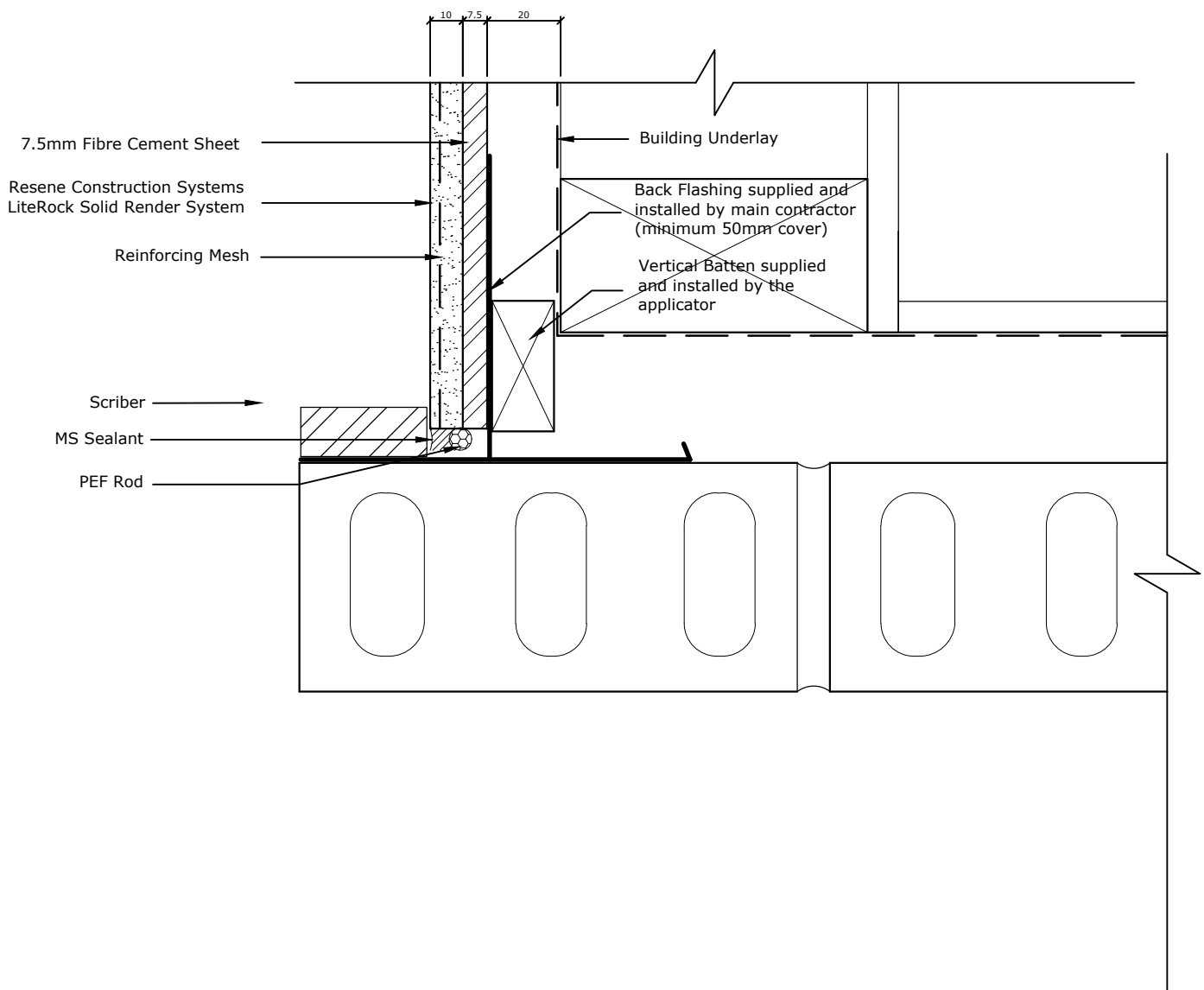
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 External Corner with Existing Solid Plaster

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Date
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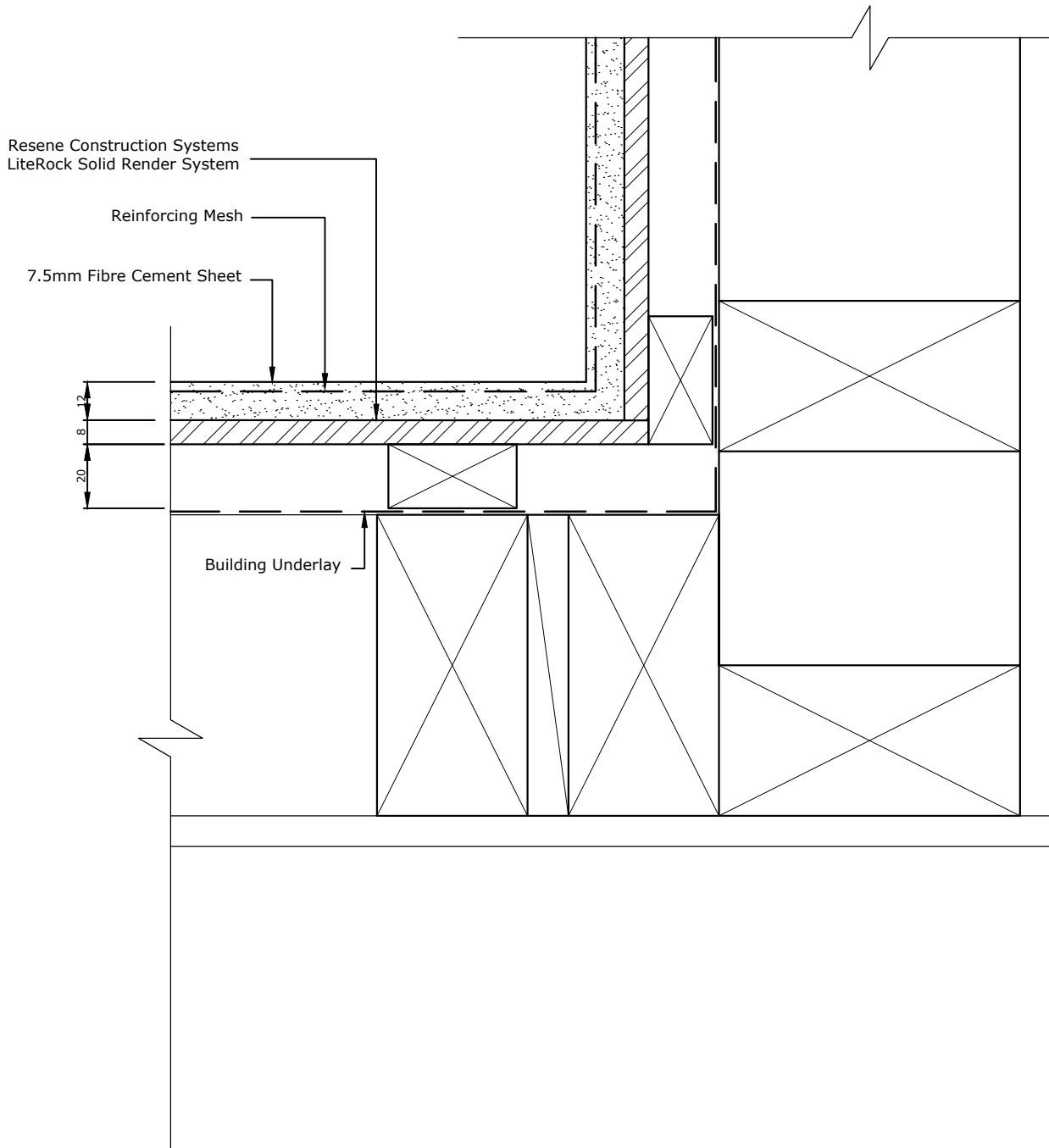
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Drawing Name
 External Corner with Brick Veneer

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Date
 21 December 2017

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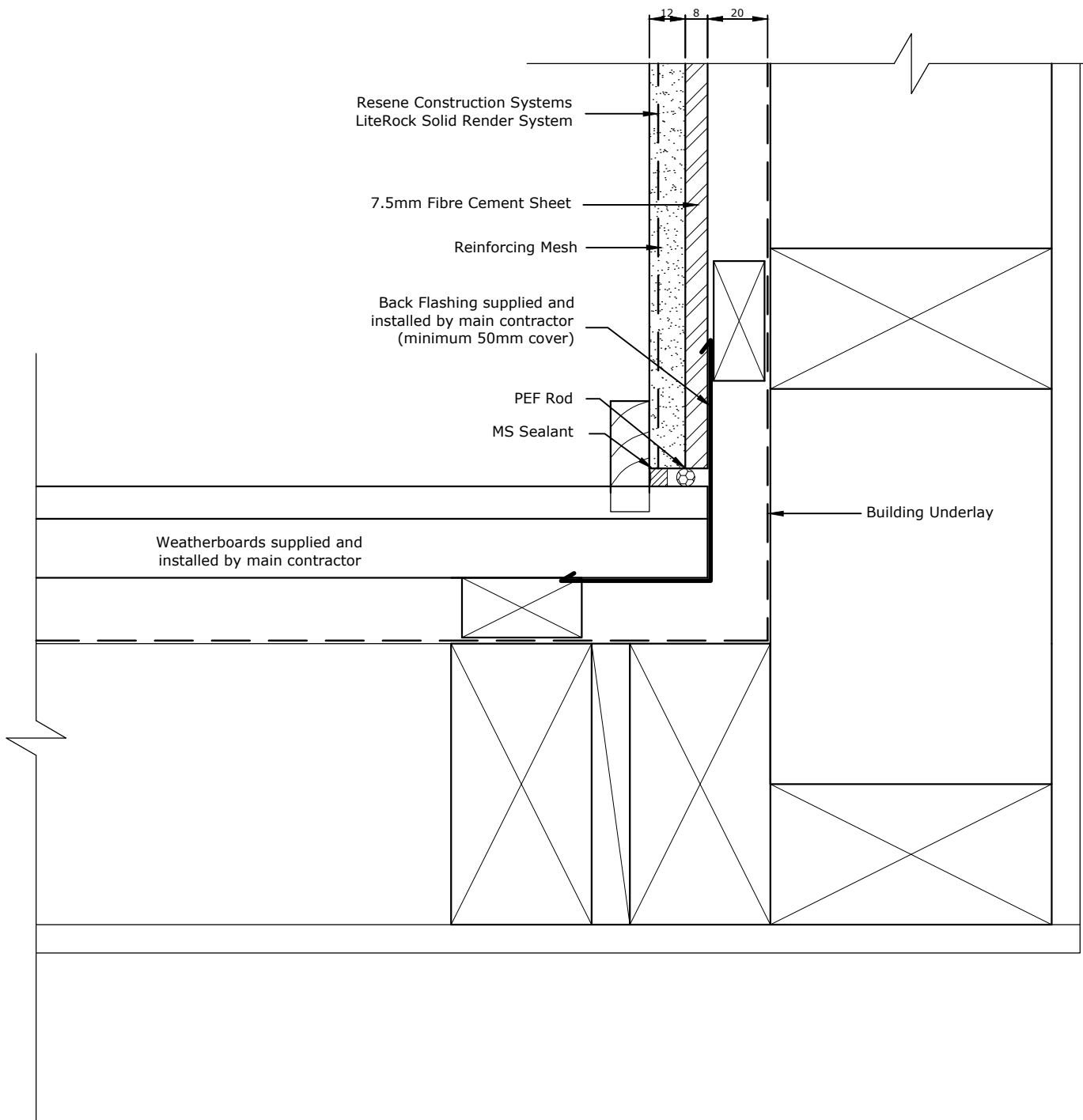
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Drawing Name
Internal Corner

Scale
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Date
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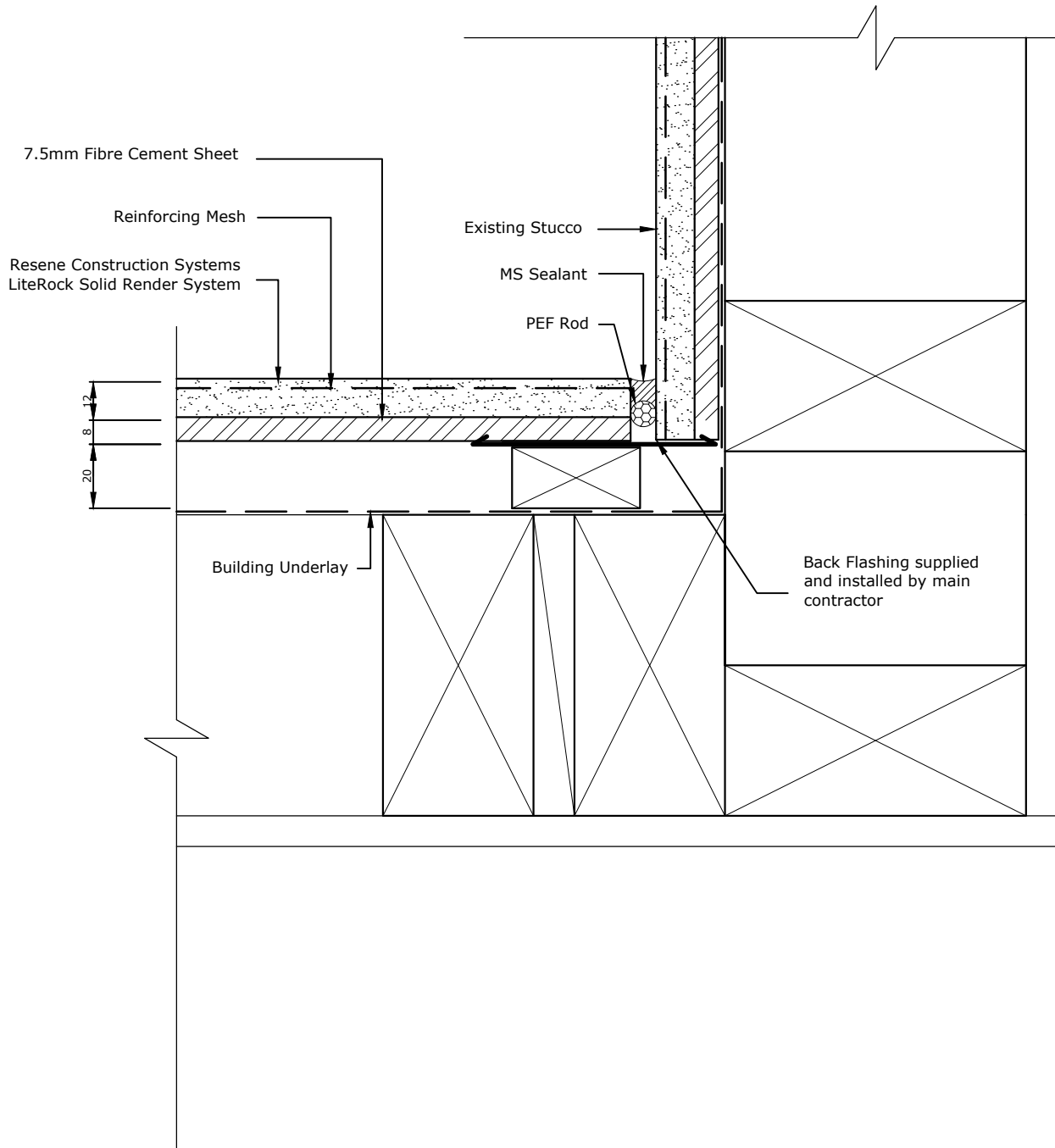
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Drawing Name
 Internal Corner with Weatherboard

Scale
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Date
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Sheet
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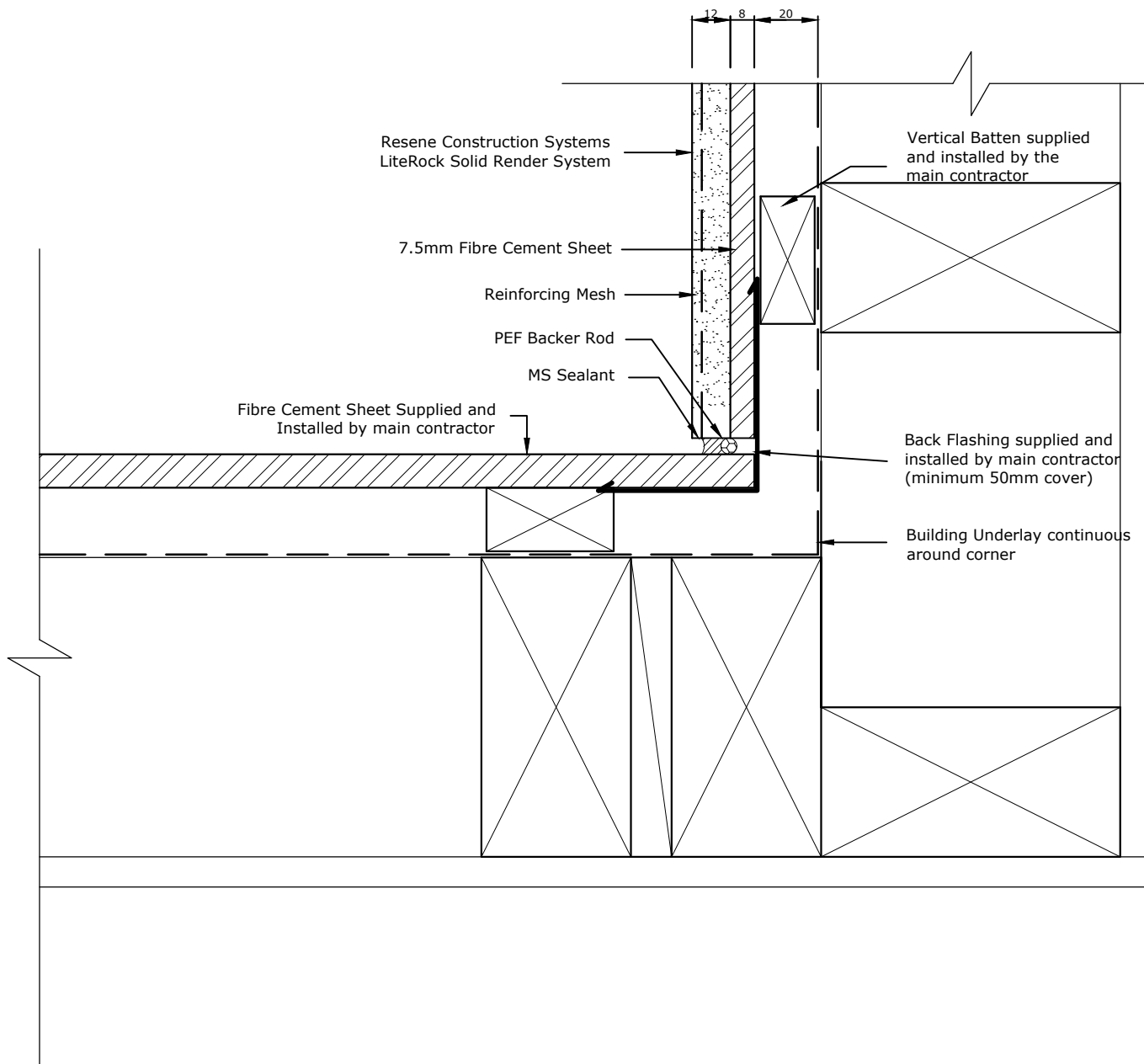
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Drawing Name
Internal Corner with Existing Solid Plaster

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Date
1 November 2017

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System
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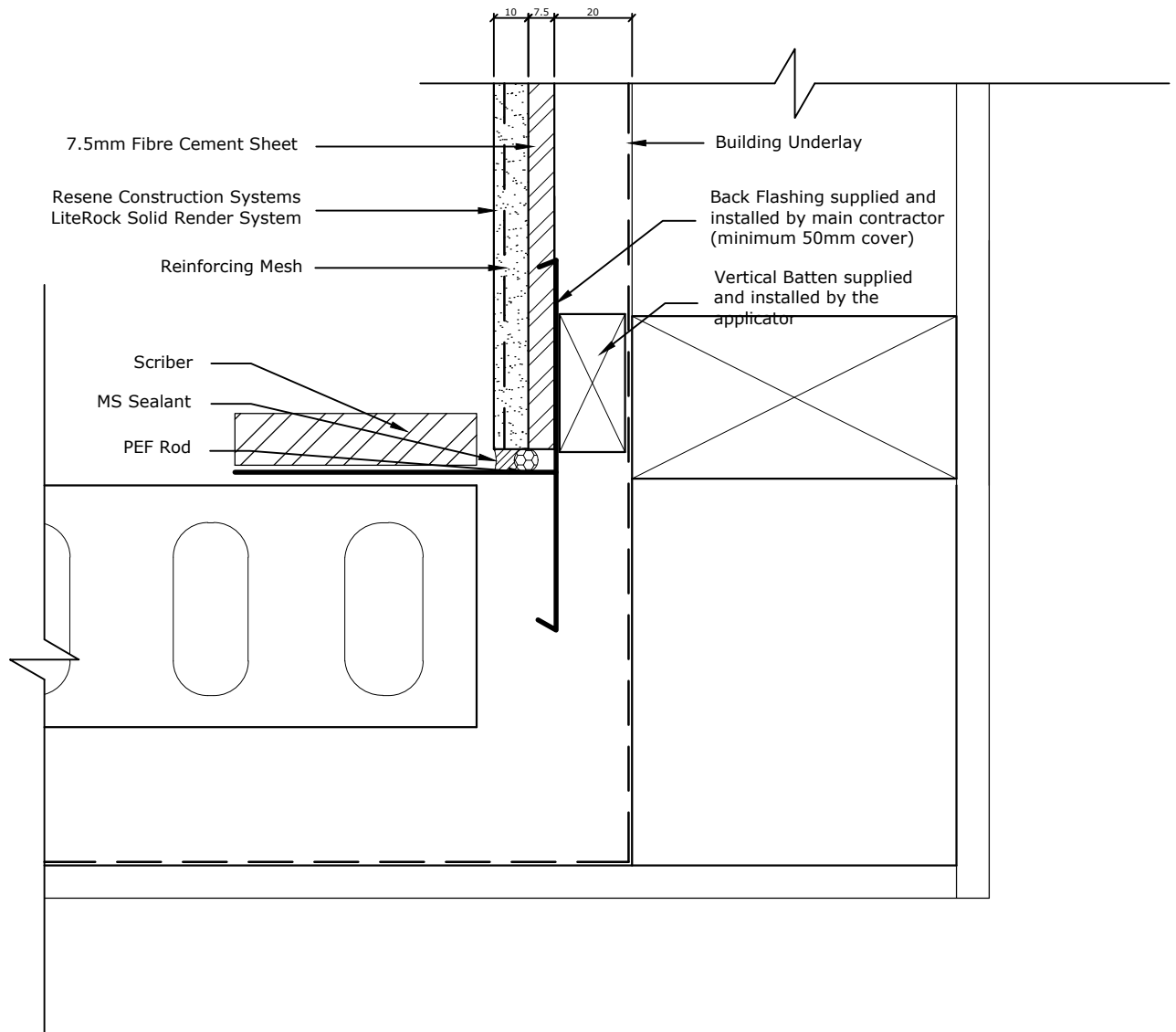
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Drawing Name
 Internal Corner with Fibre Cement Sheet

Scale
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Date
 1 November 2017

Sheet
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System
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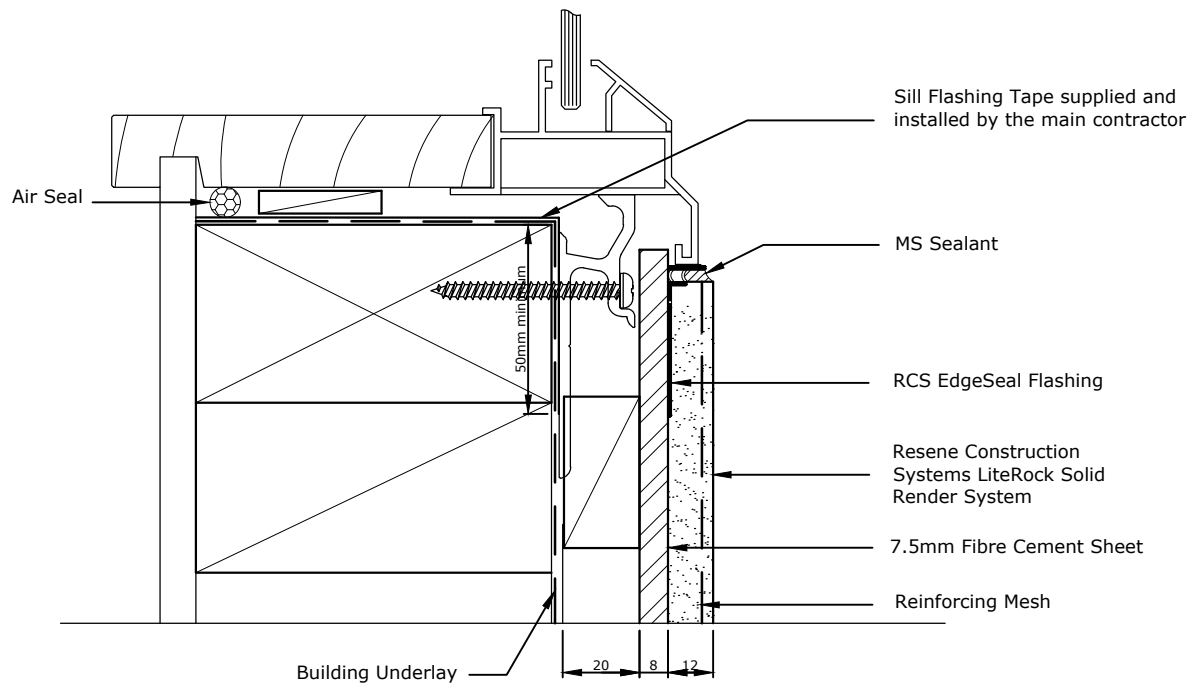
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7.5mm Fibre Cement Sheet

Drawing Name
Internal Corner with Brick Veneer

Scale
1 : 2 @ A4

Date
21 December 2017

Sheet
40.04.40



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System
 LiteRock Solid Render System

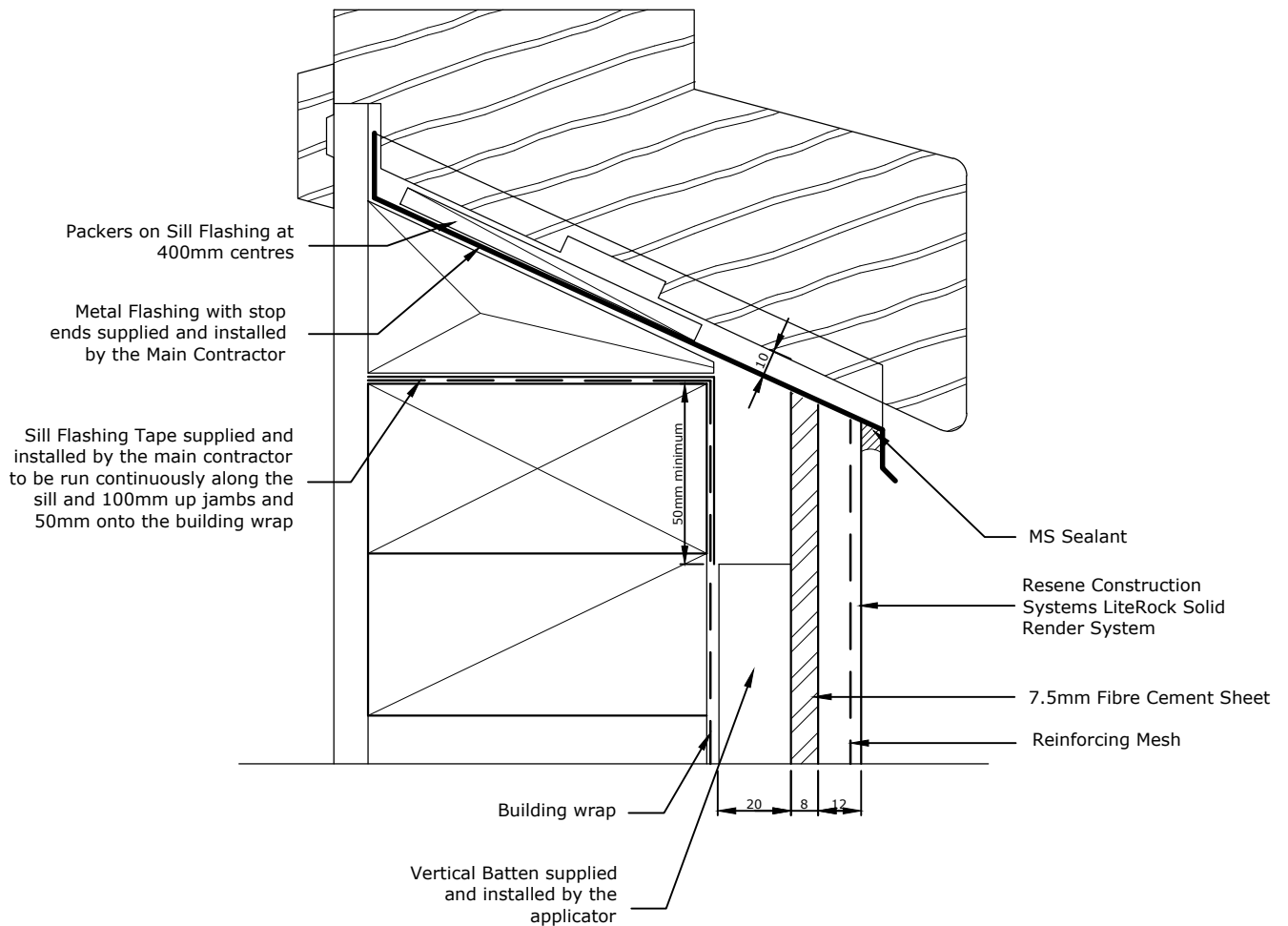
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Window Sill

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.05.00



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System
 LiteRock Solid Render System

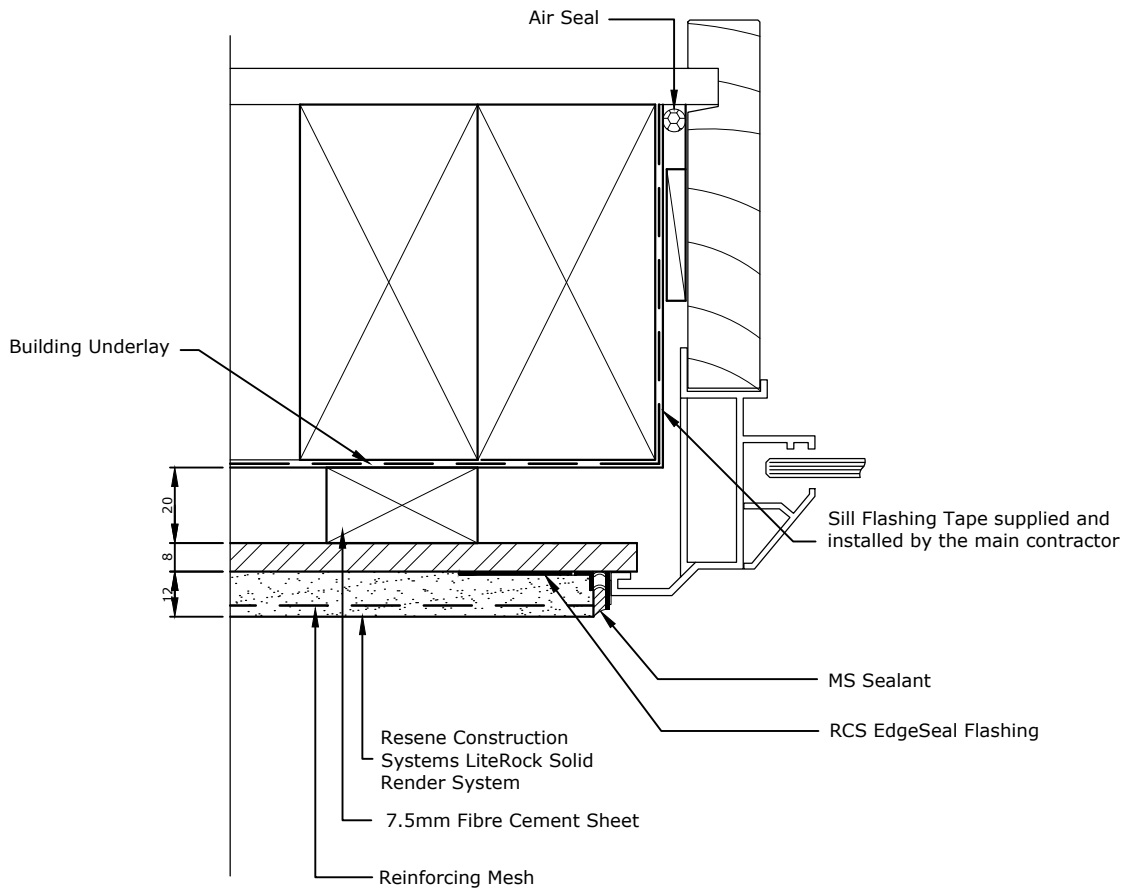
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Timber Window Sill - Option 1

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.05.10



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System
 LiteRock Solid Render System

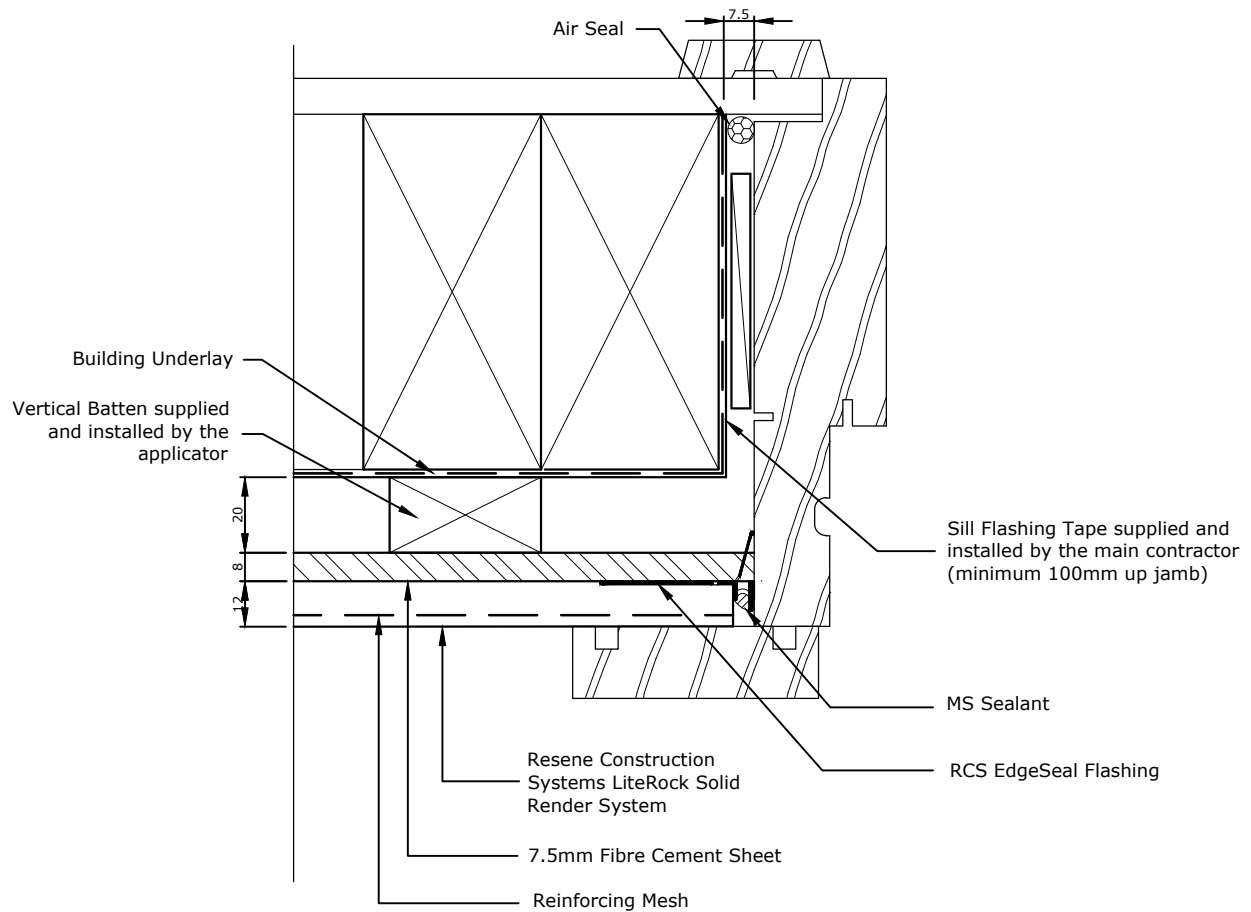
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Window Jamb

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.06.00



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System
 LiteRock Solid Render System

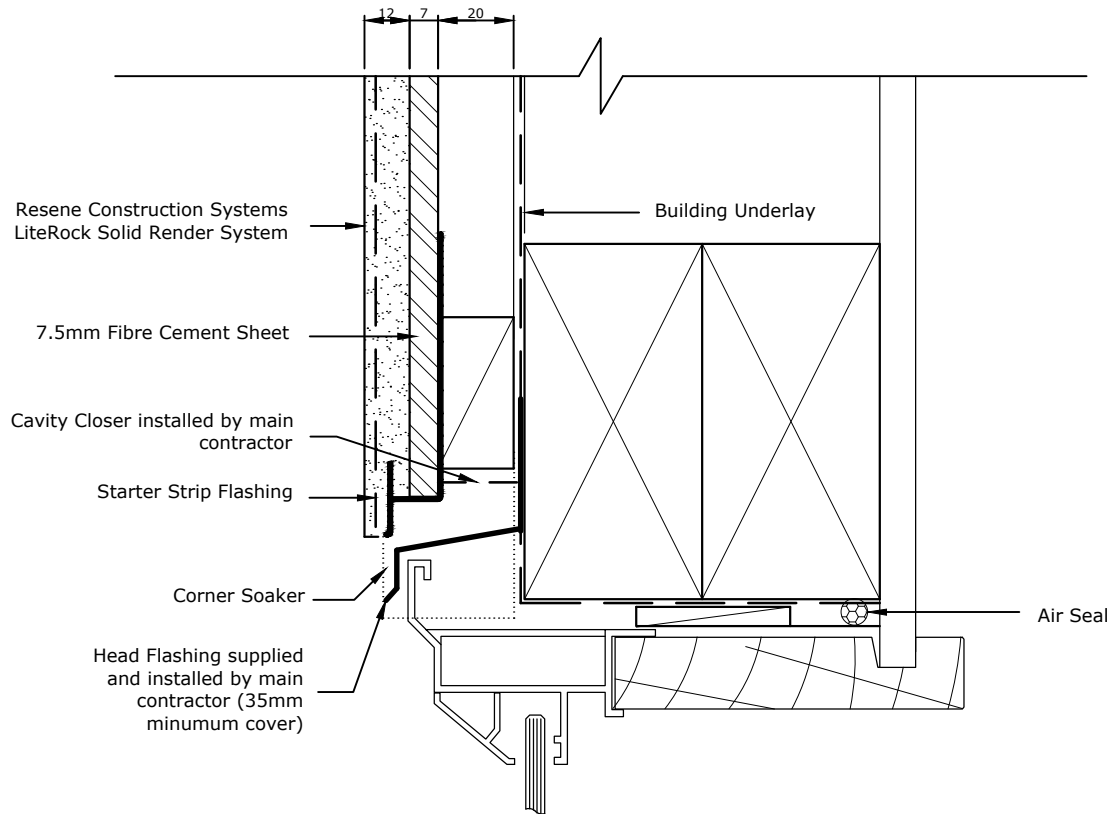
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Timber Window Jamb - Option 1

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.06.10



5mm clearance must be maintained between the starter strip and the head flashing

Head flashing must be taped to the Building Underlay by the main contractor/window installer

Head Flashing to have a minimum 15° fall

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System
LiteRock Solid Render System

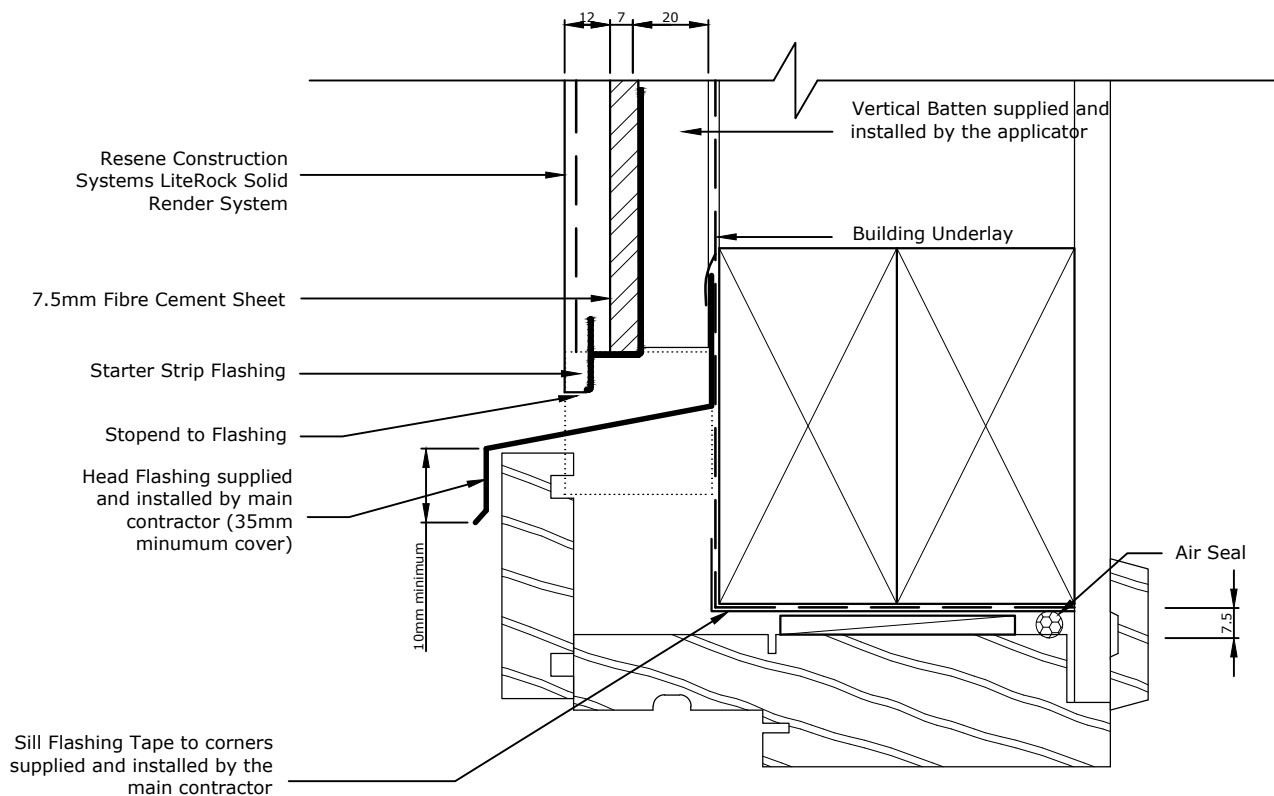
Substrate
7.5mm Fibre Cement Sheet

Drawing Name
Window Head

Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
40.07.00



5mm clearance must be maintained between the starter strip and the head flashing



Head flashing must be taped to the Building Underlay by the main contractor/window installer using a tape that is compatible with the Building Underlay

Head Flashing to have a minimum 15° fall

The Head Flashing must be installed so that it extends 10mm either side of the jamb.

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System
 LiteRock Solid Render System

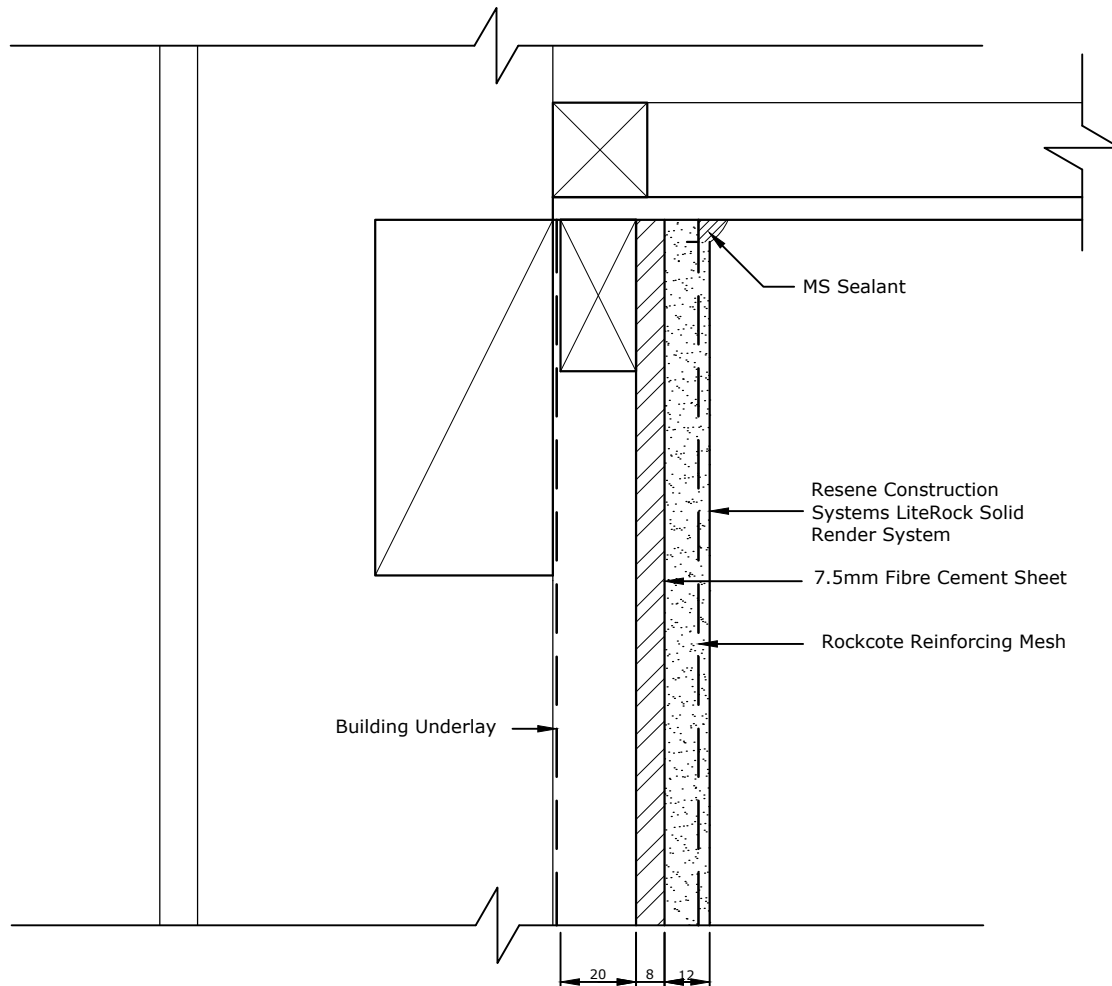
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Timber Window Head - Option 1

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.07.10



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System
 LiteRock Solid Render System

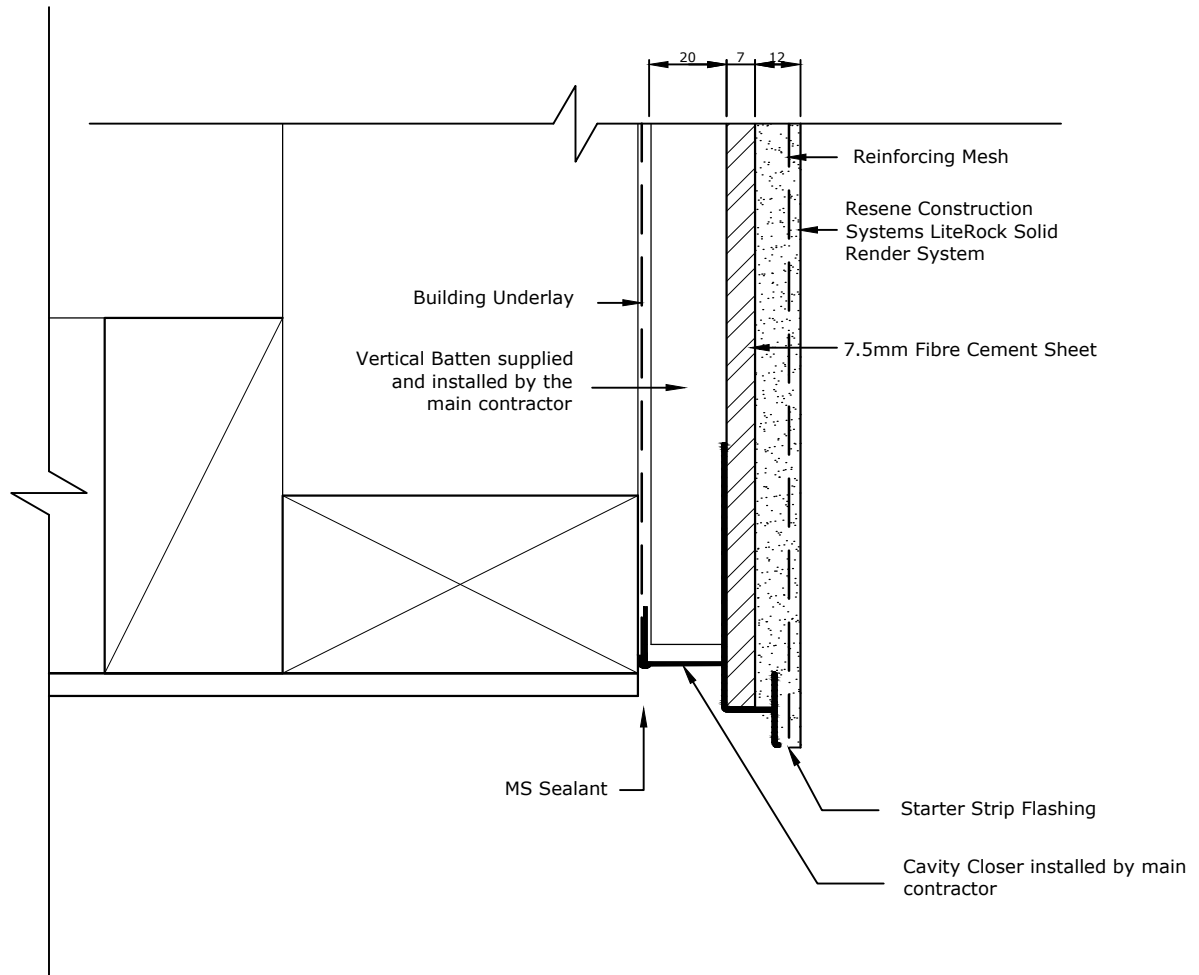
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Soffit

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.08.00



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System
LiteRock Solid Render System

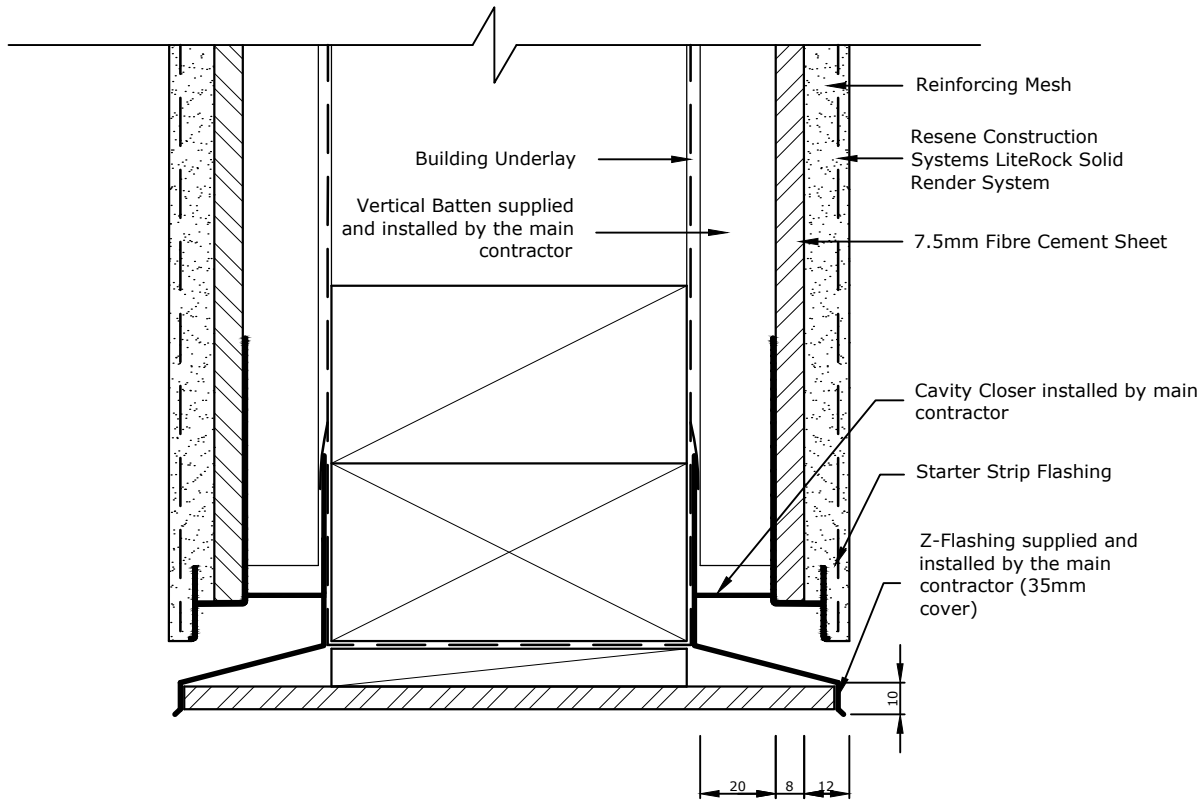
Substrate
7.5mm Fibre Cement Sheet

Drawing Name
Soffit Edge

Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
40.08.10



5mm clearance must be maintained between the starter strip and the metal flashing

Metal flashing must be taped to the Building Underlay by the main contractor

Metal Flashing to have a minimum 15° fall

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System
 LiteRock Solid Render System

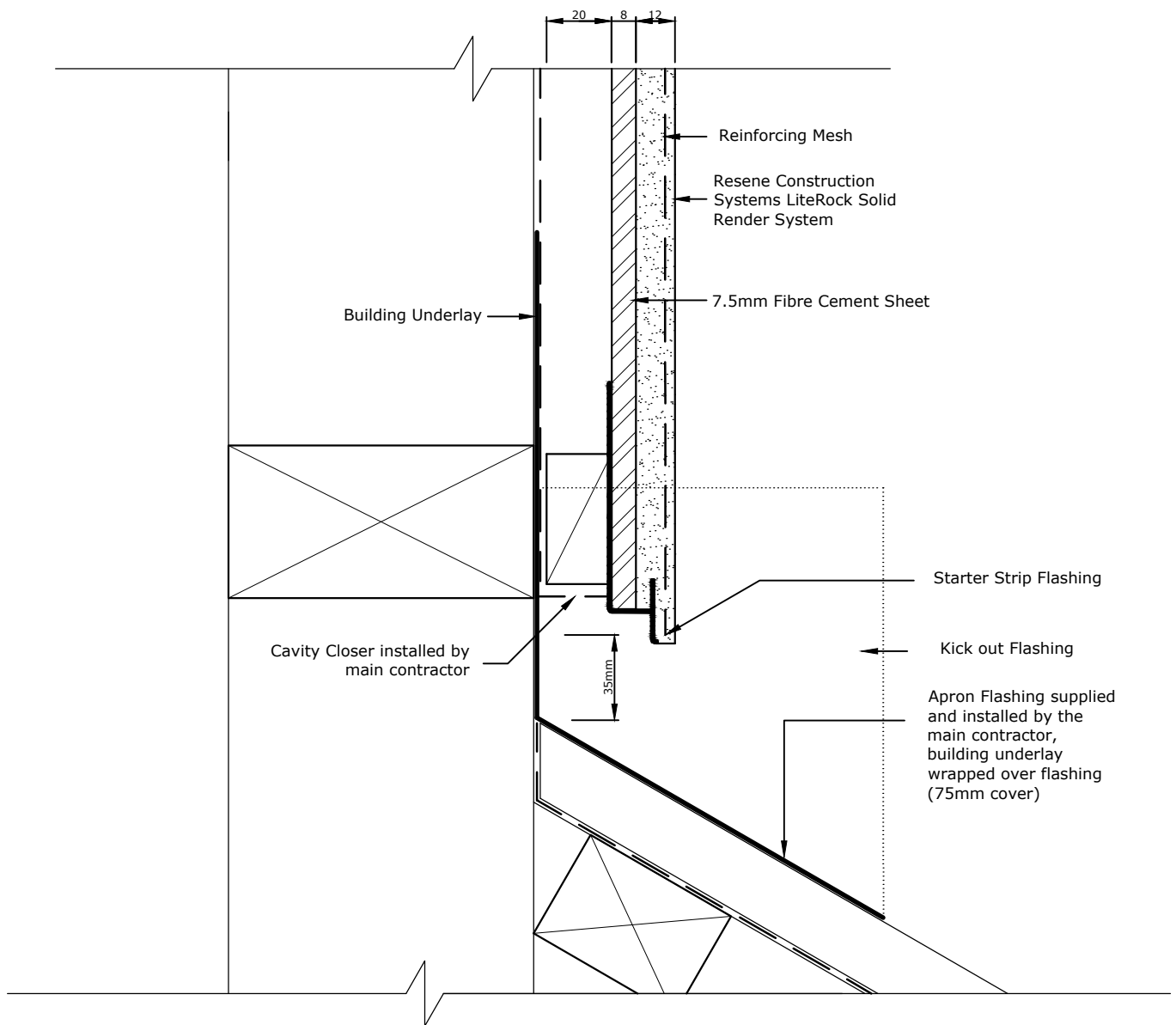
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Soffit Edge or Boxed Beam

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.08.11



Refer TradeSpec™ Document 1.2 for information on Roof Clearances

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System
 LiteRock Solid Render System

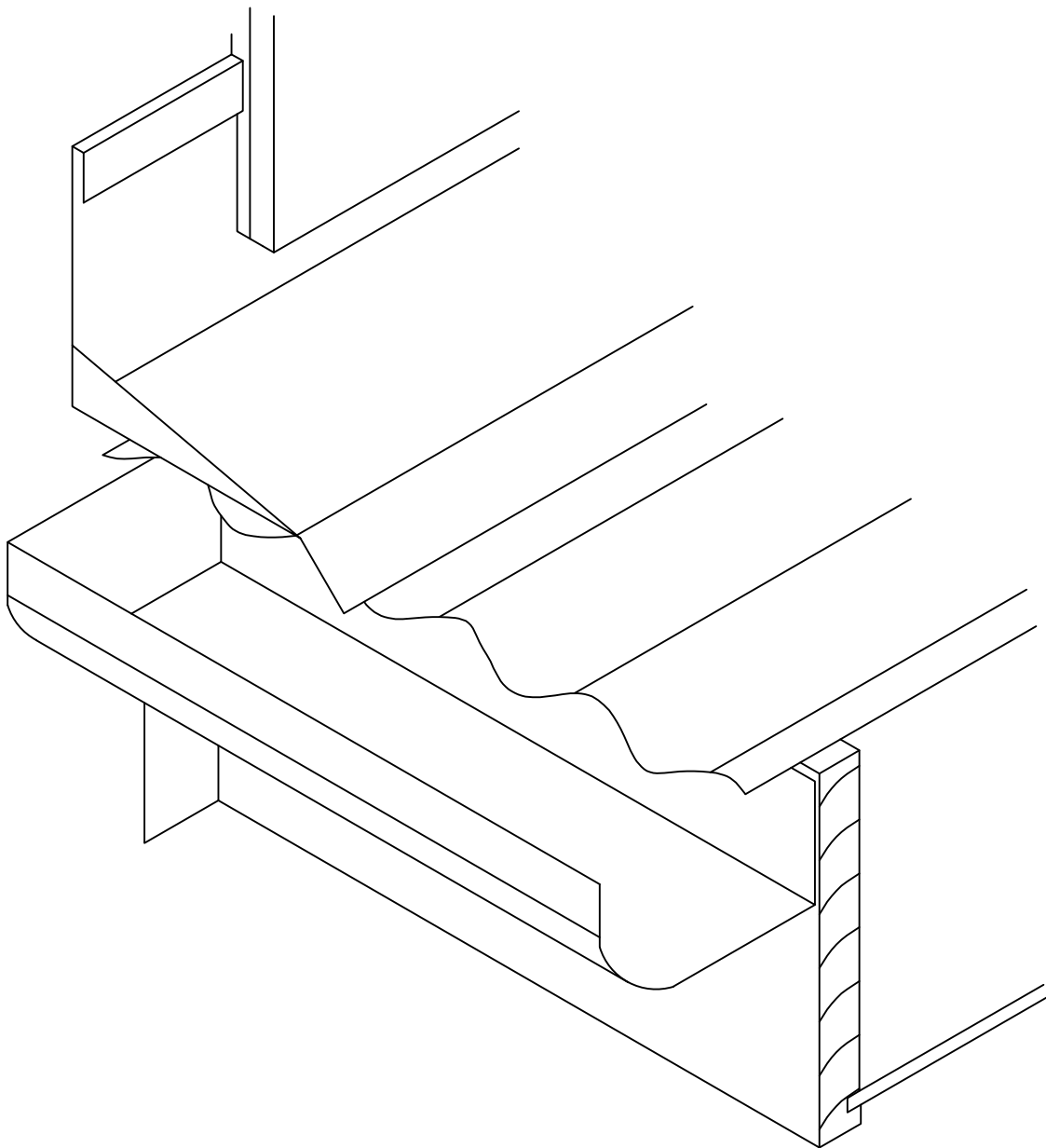
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Apron

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.09.00



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System
LiteRock Solid Render System

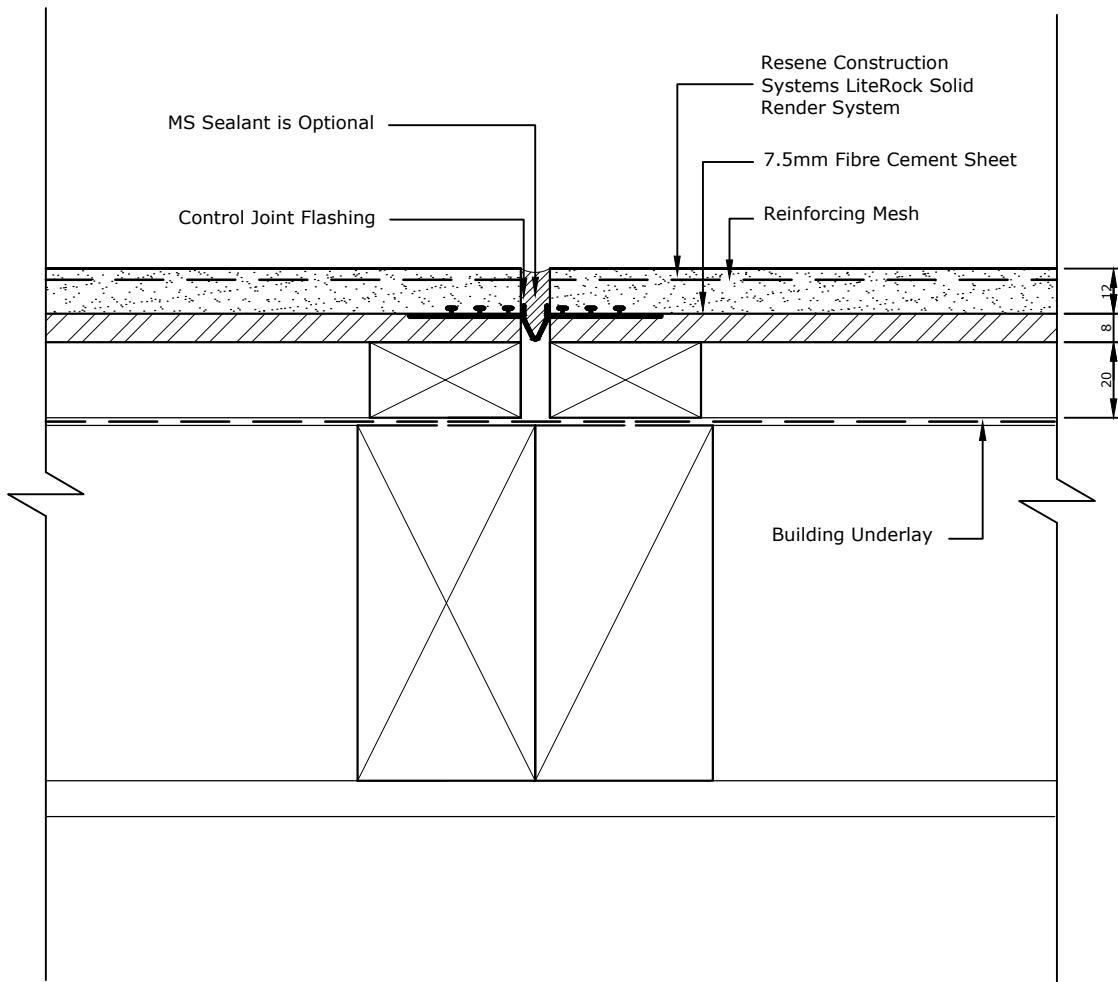
Substrate
7.5mm Fibre Cement Sheet

Drawing Name
Kickout Diverter

Scale
NTS @ A4

Date
1 November 2017

Sheet
40.09.01



All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to TradeSpec™ Document 1.4 for suggested locations

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System
 LiteRock Solid Render System

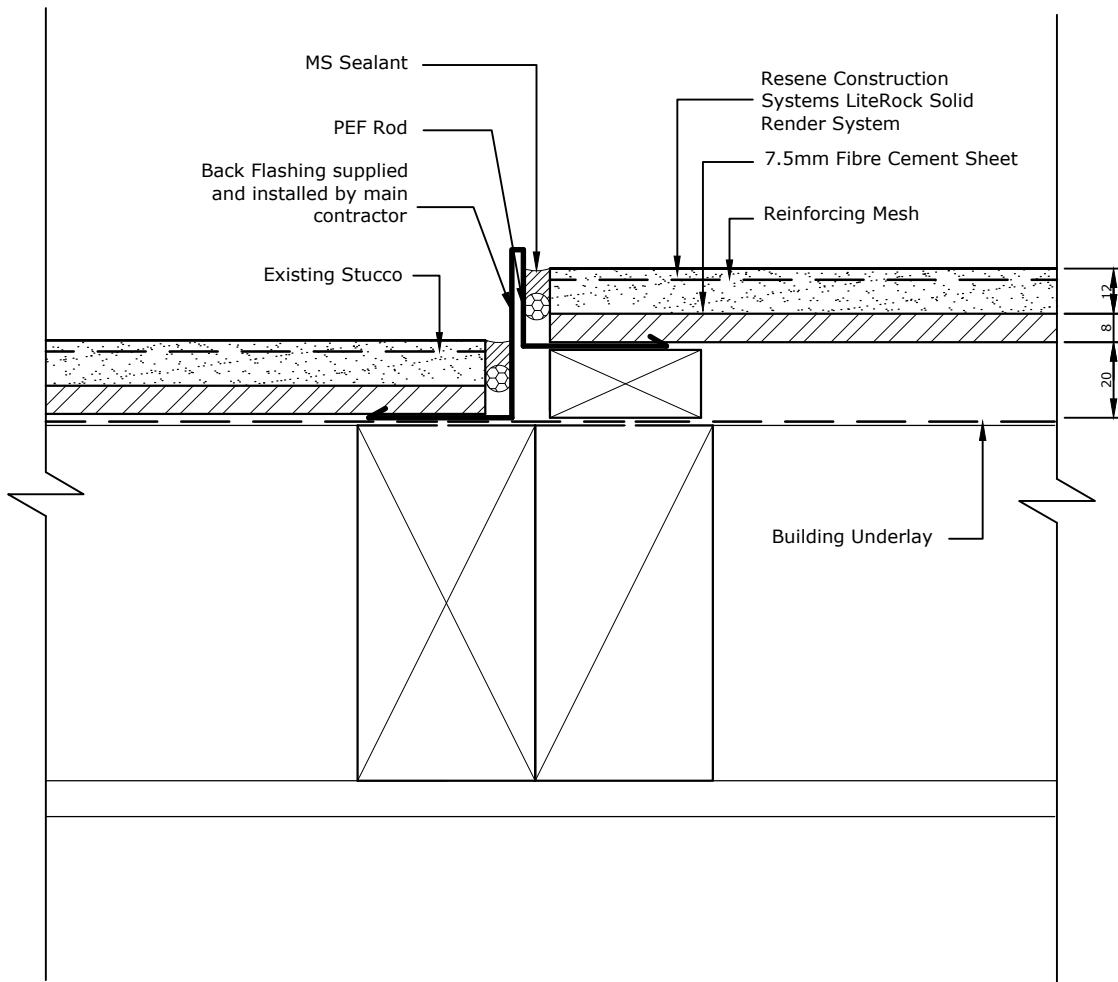
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Vertical Control Joint

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.10.00



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System
 Fibre Cement Sheet Render System

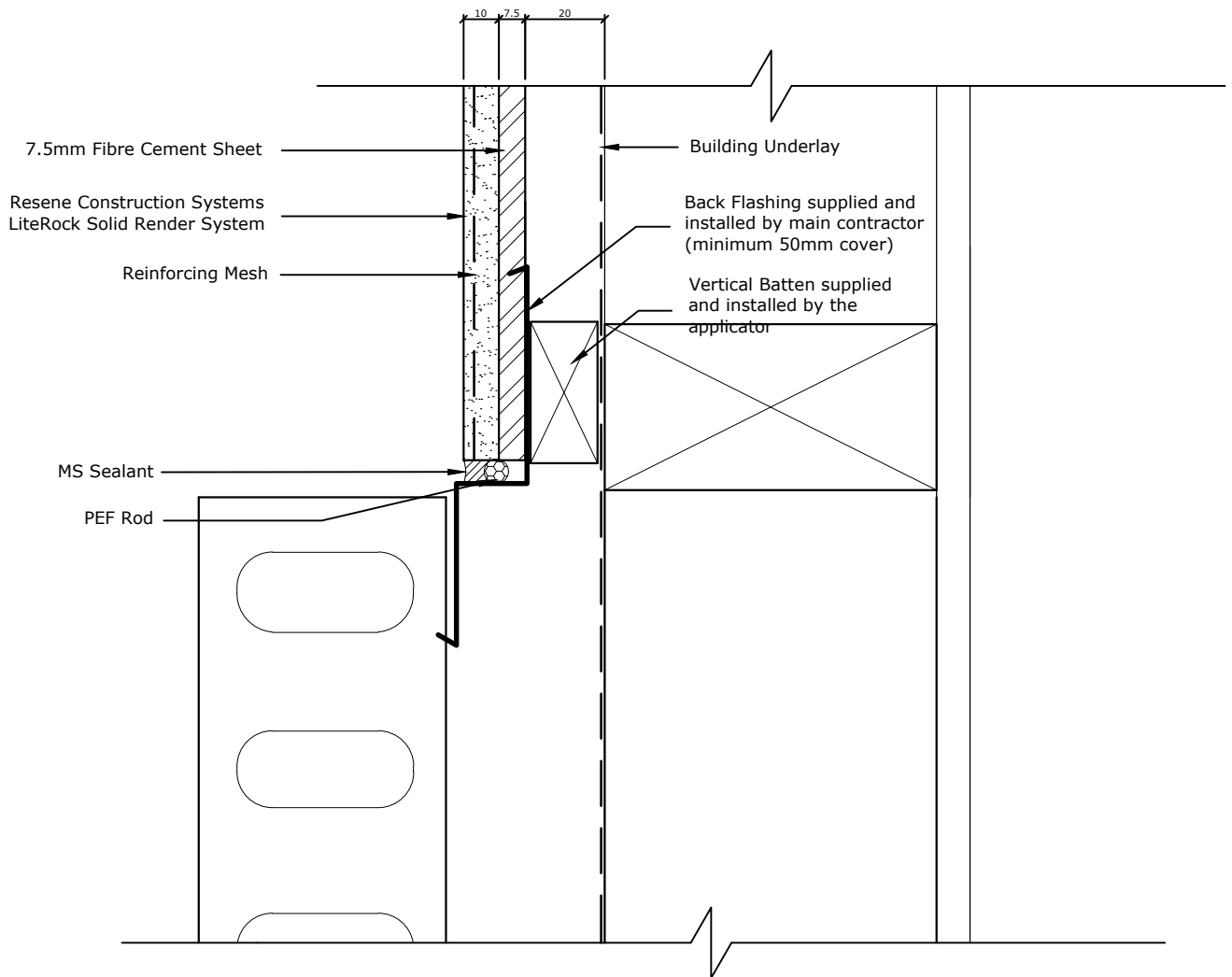
Substrate
 7.5mm Fibre Cement Sheet (LiteRock)

Drawing Name
 Vertical Joint with Existing Solid Plaster

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.10.10



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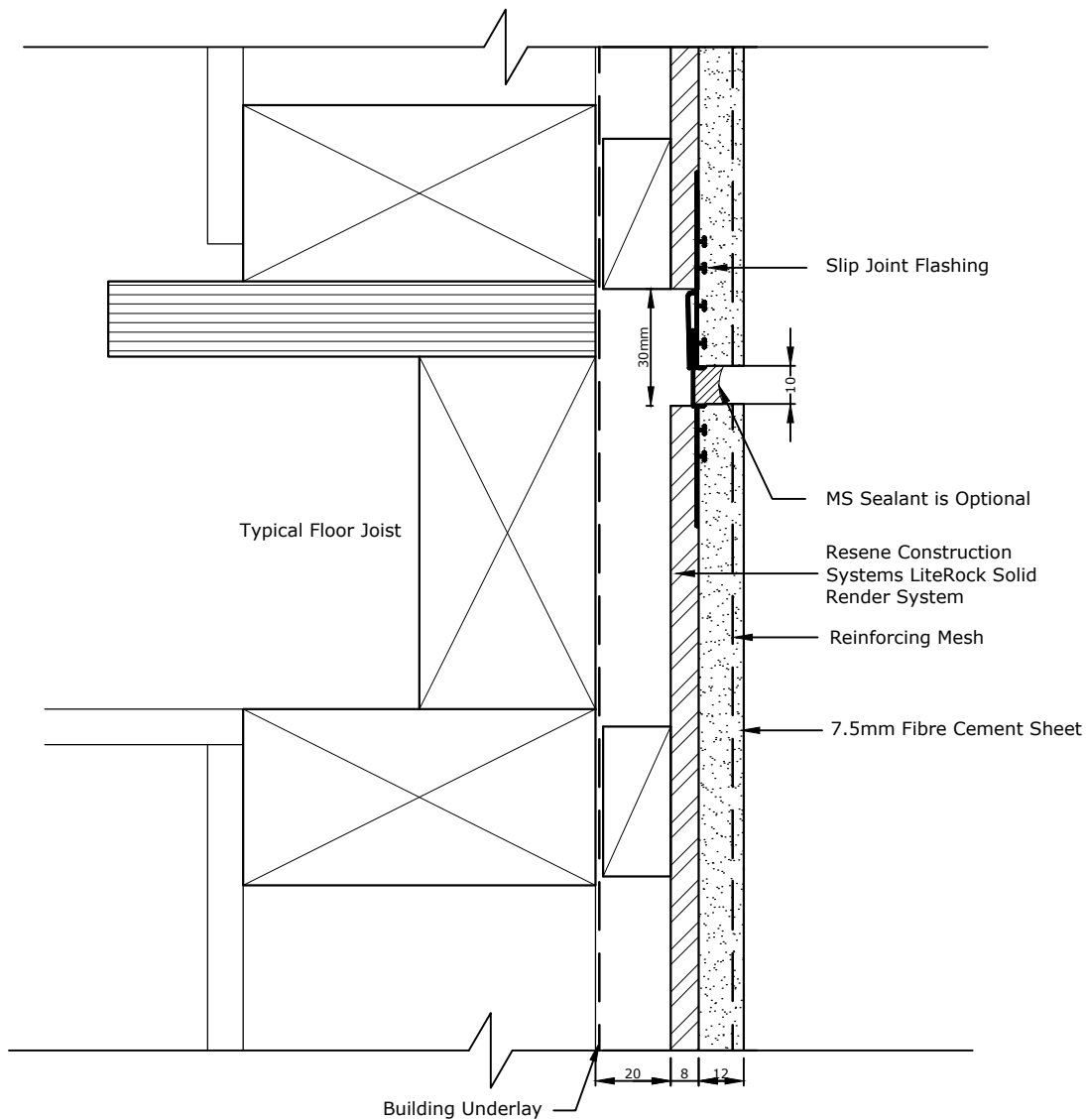
System
 LiteRock Solid Render System
 Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Vertical Junction with Brick Veneer

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.10.50



All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to TradeSpec™ Document 1.4 for suggested locations

Please note that there should be no fixings into the floor joists, the substrate should be left floating over this point.

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System
LiteRock Solid Render System

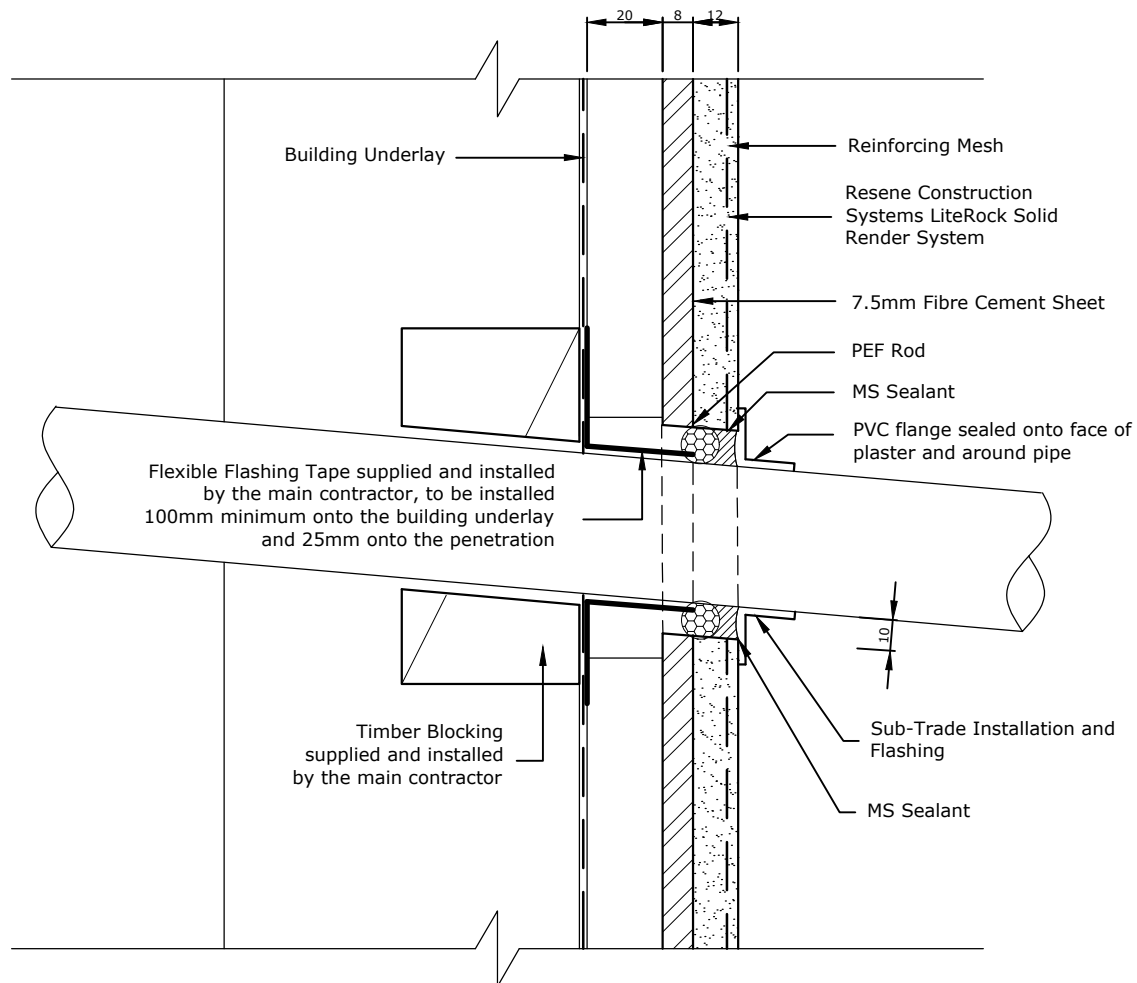
Substrate
7.5mm Fibre Cement Sheet

Drawing Name
Horizontal Control Joint

Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
40.11.00



The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

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System
LiteRock Solid Render System

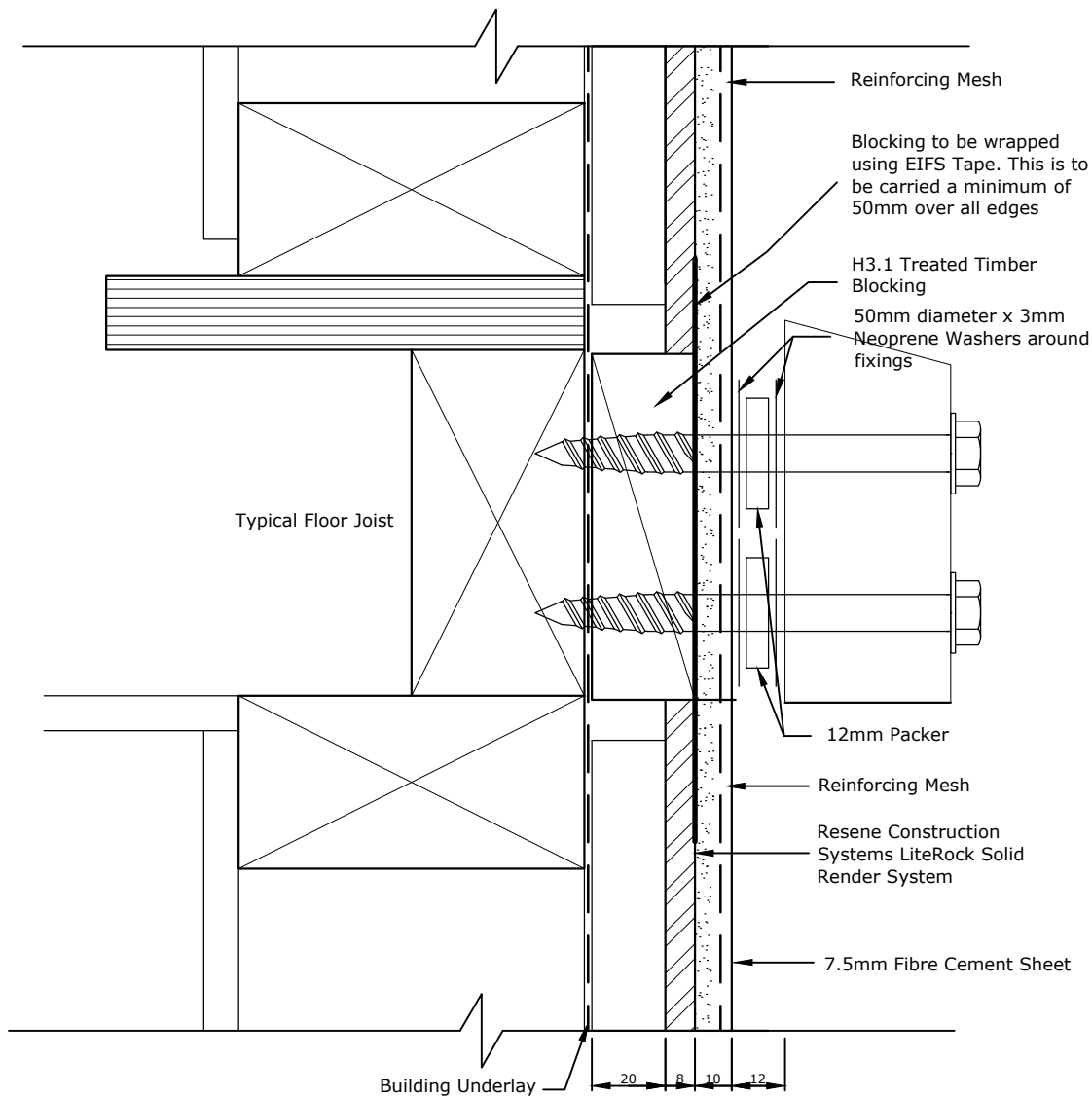
Substrate
7.5mm Fibre Cement Sheet

Drawing Name
Pipe Penetration

Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
40.12.01



Engineer may need to be consulted to verify the fixing mechanism/bolts can support the intended weight

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System
 LiteRock Solid Render System

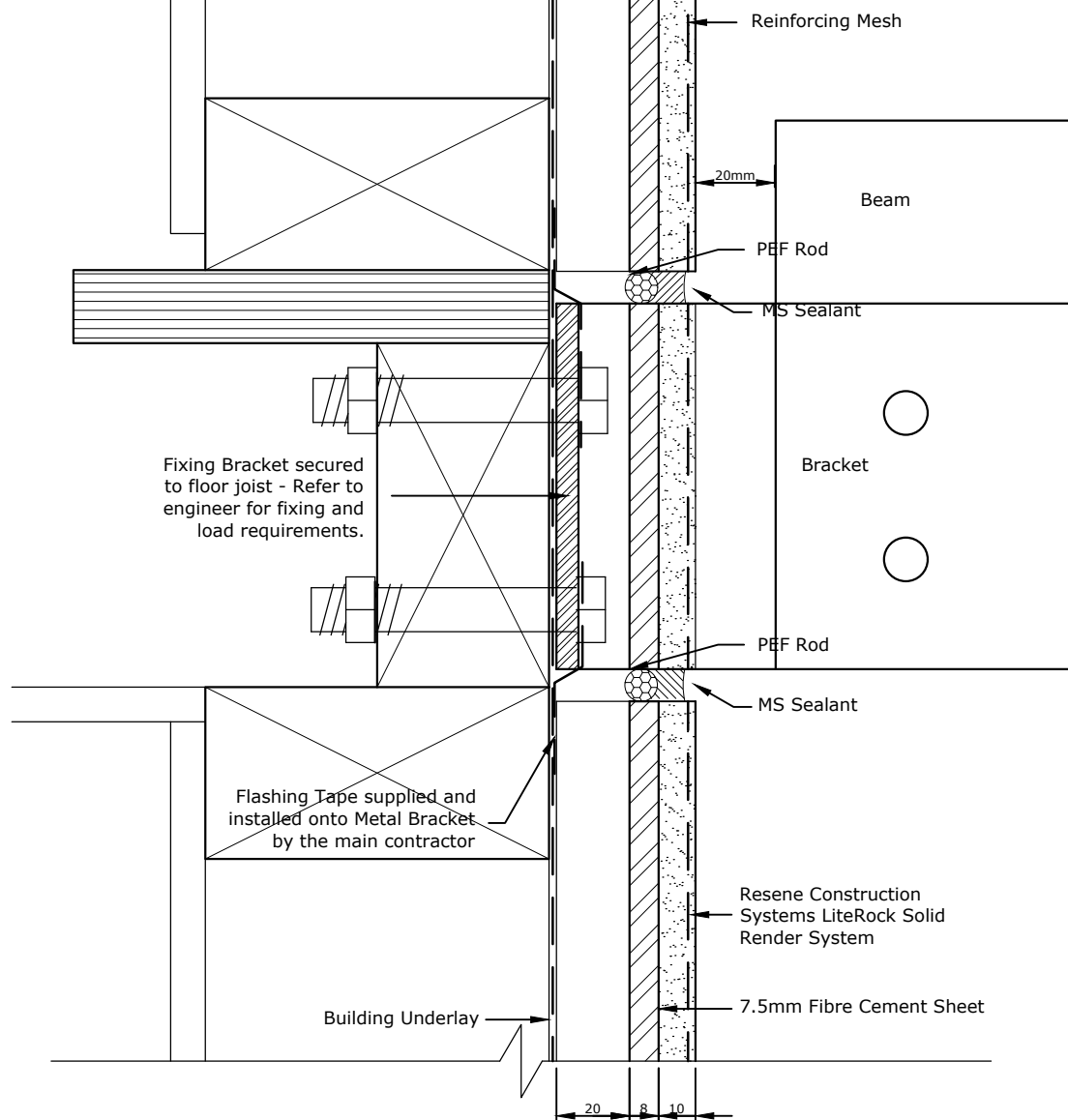
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Stringer - Block Penetration

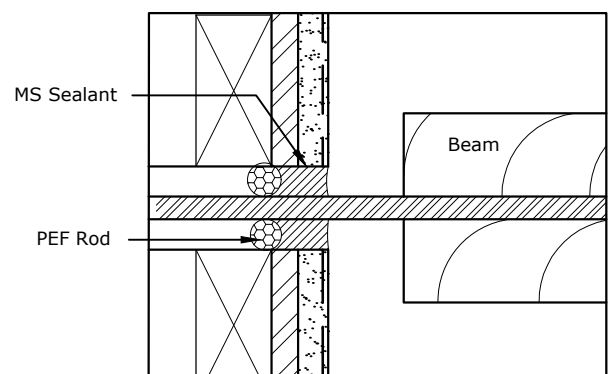
Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.12.02



Engineer will need to be consulted to verify the fixing mechanism/bolts can support the intended weight



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System
 LiteRock Solid Render System

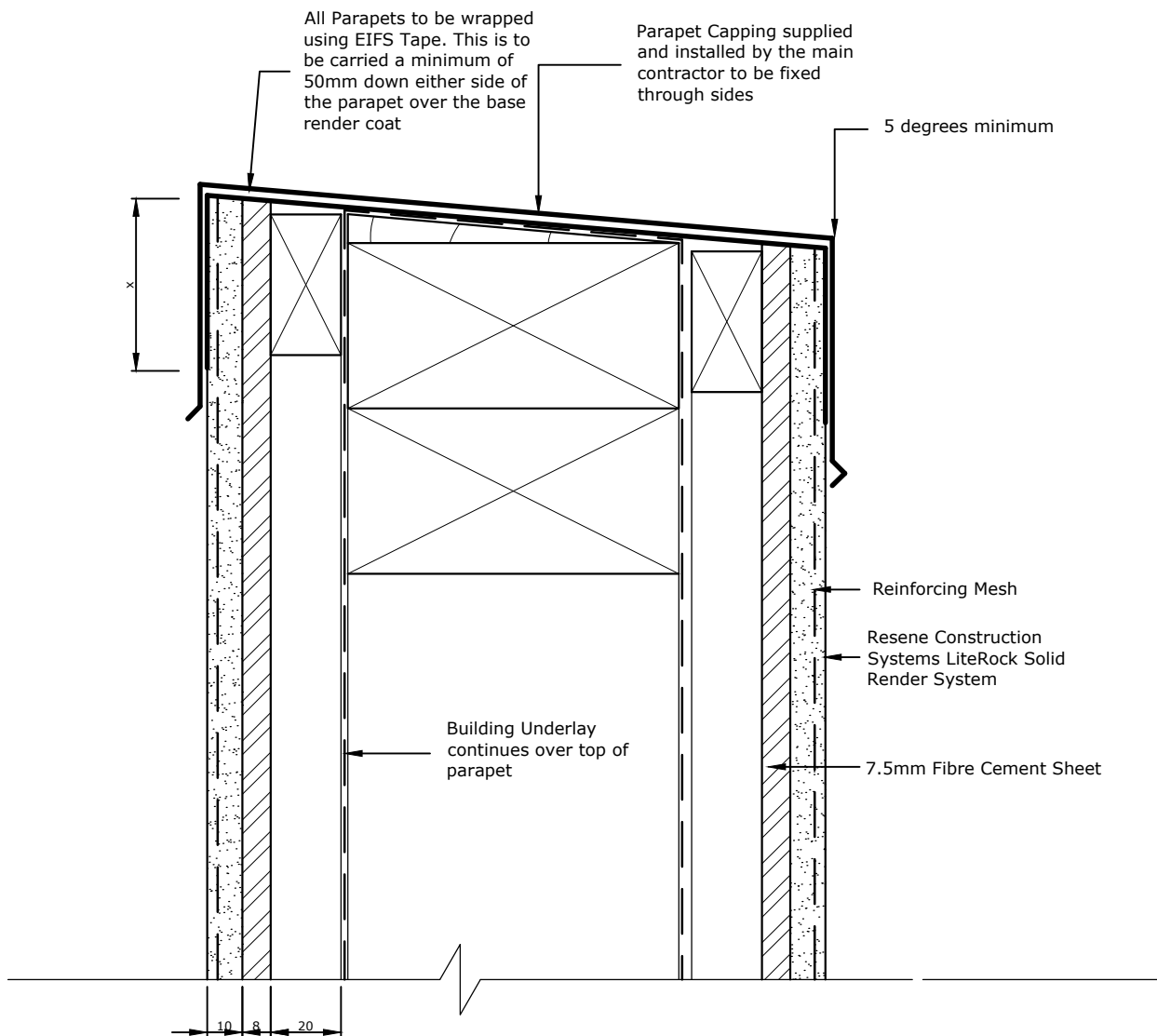
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Metal Bracket for Beam Penetration

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.12.30



Parapet capping (shown as x) Refer to NZBC E2/AS1 Table 7, 50mm in Low, Medium, High wind zones. 70mm in Very High wind zones.

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System
 LiteRock Solid Render System

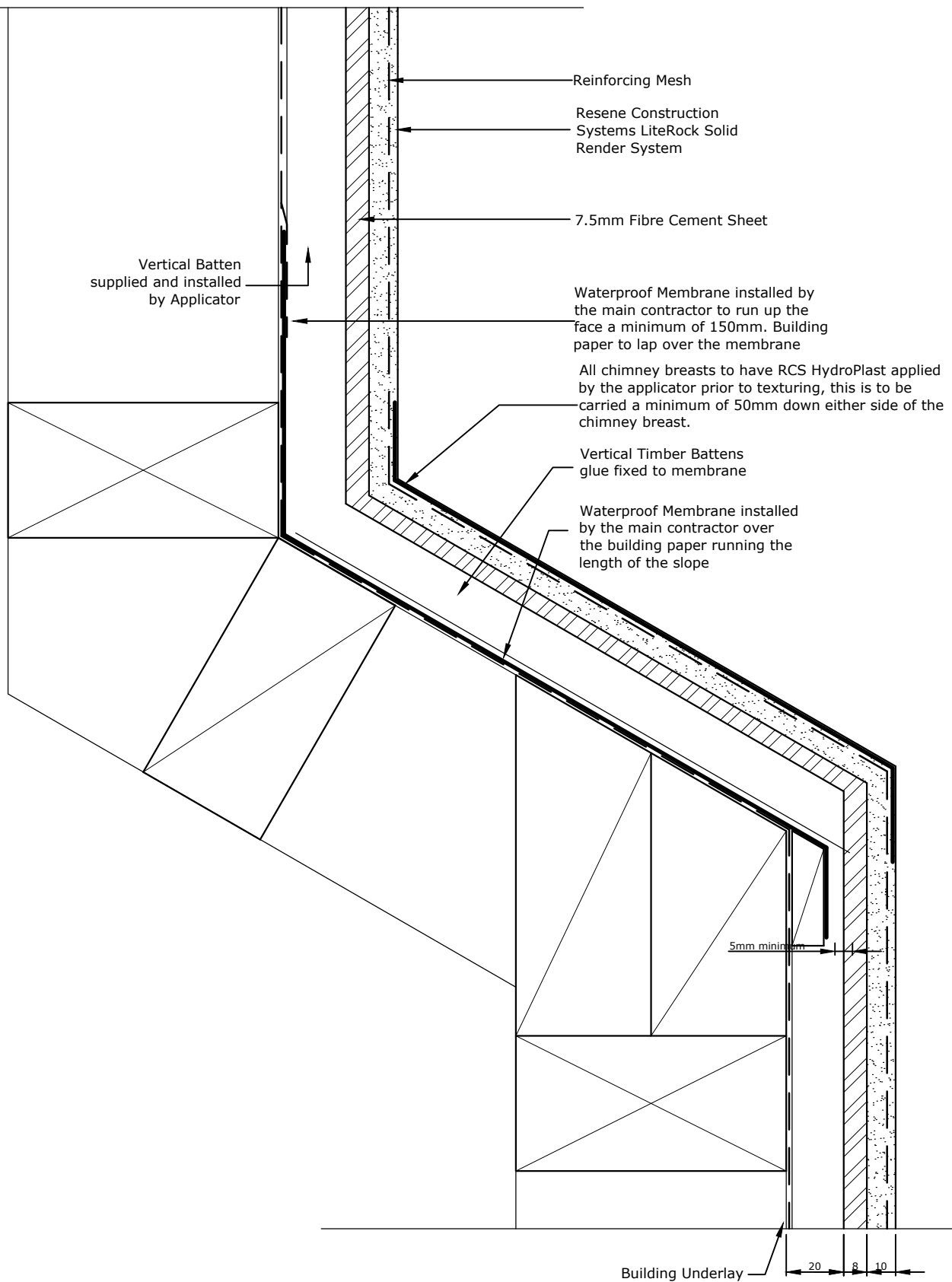
Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Metal Capping

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.13.00



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System
 LiteRock Solid Render System

Substrate
 7.5mm Fibre Cement Sheet

Drawing Name
 Chimney Breast

Scale
 1 : 2 @ A4

Date
 1 November 2017

Sheet
 40.13.30

LiteRock Solid Plaster Facade System - LiteRock Solid Plaster Facade System - Acrylic RenderSpec

General

Building Code Compliance

If the project has a building consent then the following clauses apply.

Durability

The work covered by this part of the specification has been designed and constructed to meet the durability performance requirements of NZBC B2.

On Going Maintenance Instructions

Provide ongoing maintenance instructions required to meet the performance requirements of the NZBC.

Substrate

All the appropriate inspections are to be carried out by a BCA representative and that it complies with the NZBC requirements.

Documents

Abbreviations

The following abbreviations are used throughout this work section:

Documents to also refer to where applicable

- NZBC B1 Structure
- NZBC B2 Durability
- NZBC E2 External Moisture
- NZBC F2 Hazardous Building Materials
- AS/NZS 1170.2 Structural design actions - Wind actions
- NZS 3602 Timber and wood-based products for use in building
- NZS 3603 Timber structures standard
- NZS 3604 Timber framed buildings
- BRANZ Bulletin 353 Ground clearances
- BRANZ Bulletin 418 Weathertightness do's and don'ts
- BRANZ Bulletin 439 Condensation risk in walls

Manufacturers Documents

- Resene Construction Systems Technical Resources
- Resene Construction Systems TradeSpec
- Resene Construction Systems Project Guide
- Resene: Total Colour System

Copies of the above relevant company documents referred to in this specification are available at;

Resene Construction Systems
Web: reseneconstruction.co.nz
Telephone: 0800 50 70 40

Resene Paints
Web: resene.co.nz
Telephone: 0800 RESENE (0800 737 363)

No Substitutions

Substitutions are not permitted to any specified Resene Construction Systems system. Materials and execution to Resene Construction Systems specification except where varied by this specification and supported by architectural detailing.

Qualifications

Use only LBP registered plasterers licensed to apply the Resene Construction Systems exterior render systems.

Documentation

Finish Sample

Submit one 300 mm x 300 mm sample of the selected texture finish and colour for approval on request by the main contractor or specifier. Obtain signature of acceptance on sample and return to the Registered Plasterer.

Maintenance Instructions

Provide Resene Construction Systems Maintenance Guide on or before practical completion of the contract for issuing to the building owner. Resene Construction Systems Maintenance Guide to be provided on request.

Producer Statement

If the project has a building consent then a producer statement shall be supplied by the plasterer in the form as required by the BCA.

Health and Safety

Refer to the requirements of the Health and Safety in Employment Act 2015 and Worksafe NZ: Guidelines for the provision of facilities and general safety in the construction industry. If the elimination or isolation of potential hazards and risks is not possible then minimise hazards and risks in this work on site by using the proper equipment and techniques as required in the MPNZA Painters hazard handbook. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing with emergencies. Obtain from Resene Construction Systems the Material Safety Data Sheets for each product. Keep sheets on site and comply with the required safety procedures. Confirmation at the start of the project as to whether a Site Specific Safety Plan is to be produced by the Registered Plasterer prior to works starting.

Warranty

Warrant this system under normal environmental and use conditions against failure. Resene Construction Systems system warranty.

Materials: by Resene Construction Systems - 15 Years Materials only

Execution: by Registered Plasterer - 5 Years Workmanship only

OnSite Assistance

Allow to inspect the whole of the work at each stage. Determine a programme for onsite assistance including notification when each part and stage of the work is ready for inspection prior to the work commencing. Permit representatives of Resene Construction Systems to inspect the work in progress and to take samples of their products from site if requested.

Components

RCS EdgeSeal Window Flashing

- Used for sill and jamb installations
- Supplied in 2400mm lengths

RCS Starter Strip LiteRock

- Supplied in 2400mm Length/s
- Suitable for Fibre Cement Backer Board (ie Hardibacker)
- Builder to install a cavity closure when using this flashing

RCS Pre-meshed Corners

- Supplied in 2400mm Lengths

RCS Resin for Slurry Coat

- Multi-purpose Resin supplied in 5kg and 20kg containers

Rockcote MultiStop Grey Slurry Mix

- Polymer-modified cement-based dry plaster mix. Supplied in 15kg bags

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

RCS Jointing Mesh

- 75mm Wide
- 5mm x 6mm Grid
- 160 gsm
- Supplied in 50 lineal metre rolls

Rockcote MultiStop Bedding Jointing Base Coat

- Polymer-modified, cement based dry plaster mix. Supplied in 15kg bags.

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Rockcote MultiStop Bedding Jointing Level Coat

- Polymer-modified, cement based dry plaster mix. Supplied in 15kg bags.

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Rockcote PM100 Quick Render Scratch Coat

- Polymer-modified cement-based dry plaster mix. Supplied in 20 kg bags

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Rockcote LiteRock

- Polymer-modified cement-based dry plaster mix. Supplied in 20 kg bags

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

RCS Blue Mesh (1000mm wide)

- Alkali resistant - (170gsm), weave (mesh) size 8 mm x 9 mm

Rockcote PM100 Quick Render Level Coat

- Polymer-modified cement-based dry plaster mix. Supplied in 20 kg bags

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Rockcote Polymer Render

- 100% acrylic, high-build texture coating. Supplied in 15 Litre pails

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Bostik MS Sealant (Tubes)

- 550gm Cartridges

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Rockcote Classico

- 100% acrylic, high-build texture coating. Supplied in 15 Litre pails

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Resene X200 (2 Coats)

- Acrylic reinforced waterproof membrane. Supplied in 4 and 10 litre pails. Tinted to the selected colour

[- View Technical Data Sheet](#) - [View Safety Data Sheet](#)

Installation

The following Resene Construction Systems TradeSpec® Documents can be found at <http://tradespec.co.nz>

All Technical Data Sheets are available at <https://reseneconstruction.co.nz/tds>

All Safety Data Sheets are available at <https://reseneconstruction.co.nz/sds>

- [Check and Prepare Fibre Cement Sheet Substrates - Refer to RCS TradeSpec™ document 3.2](#)
- [Resene Construction Systems Flashings - Refer to RCS TradeSpec™ document 4.1](#)
- Resin/MultiStop Slurry Coat
- RCS MultiStop Bedding and Mesh Jointing System
- Rockcote PM100 Quick Render Scratch Coat
- Rockcote LiteRock
- RCS Mesh (Large Weave)
- Rockcote PM100 Quick Render Levelling Coat
- Rockcote Polymer Render
- Rockcote Classico Texture Finish
- Resene X200 Paint Finish (2 Coats)
- [Light Reflectance Values \(LRV\) - Refer to RCS TradeSpec™ document 1.6](#)
- [Maintenance - Refer to RCS TradeSpec™ document 1.7](#)
- [Cleaning Up - Refer to RCS TradeSpec™ document 5.10](#)

Important:

This specification must be read in conjunction with the Resene Construction Systems technical drawings.

No alteration to the Resene Construction Systems RenderSpec® is permitted.

This Resene Construction Systems RenderSpec® must be read in conjunction with Resene Construction Systems TradeSpec® available at <http://tradespec.co.nz>

All Technical Data Sheets are available at <https://reseneconstruction.co.nz/tds>

All Safety Data Sheets are available at <https://reseneconstruction.co.nz/sds>