

01 June 2021

Adrian Hart
196 King Street
Bay Of Plenty
Whakatane 3120

Dear Adrian Hart,

Reference Number: BC210077

Project Location: 196 King Street

WHAKATANE

Bay of Plenty

Whakatane

3120

Legal description of land where building is located: LOT 1 DPS13256

Project Description: Installation of two beams to allow wall removal

IR Number: 2

Inspection Results:

FRAMING / PRE-WRAP - 01 Jun 2021 @ 12:48 by Eric Scholte

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

POST LINE - 01 Jun 2021 @ 12:48 by Eric Scholte

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Formal Directive: Today's Framing, Pre-line and Postline Inspection was approved with the exception of fixings at the ends of the new roof beams that were installed.

The Roof Beam fixings installed were not as per the approved plans, so a Minor Variation to the Approved Plans is to be submitted to Council onto Council's Alpha System on this BC# with a solution from the original Structural Design Engineer.

Please forward the photos to Council's Alpha System on this BC# that were seen on site on Paul (The Builders) phone.

Ok to re-instate the flooring as requested.

Do not line the ceilings until the Minor Variation has been accepted and approved by Council.

Site Communication: As above and below.

Inspection Summary: Prior to going to today's Inspection I looked at the BC File to see that no Inspections were showing as to have been carried out.

Today's Inspection/s was for the Framing Inspection, a Pre-line Inspection, and for a Post-line Framing Inspection.

Upon arrival for the above Inspections I met with Paul (Wren Building) and Alistair (The owner) and asked why prior Inspections were not carried out?

It was quickly established with Paul and Alistair that Jayesh (WDC BCO) has been on site last week Thursday, and had carried out the required Inspection/s and approved work to continue.

I carried on with the Inspection/s as historically I have never had any problems with either the owner or builder to doubt what they were saying.

A phone call to Jayesh was not necessary at this point, to establish if he had been.

As last week's Inspections were not recorded, I followed this up with Jayesh when I returned to the office.

On my return Jayesh said that he was yet to do the IR, so he promptly carried out the IR for last Thursday's Inspection/s.

My Subfloor Inspection confirmed that work and materials was in accordance with the approved plans.

The Postline Inspection for the new 2.4m BL1-H Brace was installed in accordance with the approved plans. On the opposite wall to the new brace (as above) there was a pre-existing timber diagonal brace, so the builders re-instated the wall linings with Braceline and fixed it as it was a BL1. This is over and above what was required. (No further action required)

Council has approved the Post-line Inspection, but this may change depending on what the Structural Design Engineer comes up with for the Beam Fixings. The Braceline may have to be removed?

The 2 new beams were installed over new supporting studs (That were previously approved at the Pre-line Inspection by Jayesh)

The T-connection to beams, and all the pre-existing ceiling and roof framing that was on the original walls is now supported and fixed to the new roof beams as per the approved plans.

There is an issue with the end fixings of the new roof beams to the new supporting double studs, as the fixings are not as per the approved plans.

The Structural Engineer is to come up with a solution and submit this as a Minor Variation.

Today Council approved the Subfloor Framing and the flooring can be reinstated.

The ceiling linings can not be re-instated until Council has received and approved the Minor Variation for the beam fixings that are required to resist uplift. (As noted above)

Approval of the Minor Variation is required and a Re-Inspection is to be booked and carried out by Council and approved prior to the ceiling linings being re-instated.

Your next inspection will be: **Preline Building**

Please contact us 48 hours before you require this to book your inspection.

Outstanding Required Documents for this Building

History

Inspection Name

Prepour
Sub-floor Framing
Framing / Pre-wrap
Preline Building
Post Line
Building Final

Summary

PASS - 01 Jun 2021
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PASS - 01 Jun 2021
PASS - 01 Jun 2021

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Yours sincerely,

Eric Scholte
Building Control Officer
On behalf of: Whakatane District Council