

	Building Consent Authority Inspection Summary Sheet	Ref: IF 02
		Ver: 10
		Issued: 11 May 2020
		Doc No: IT-639923
		Page 1 of 2

BC ONLY

BUILDING CONSENT NO. 82139		DATE ISSUED: 28.05.21	
DESCRIPTION OF WORK: Bathroom alterations			
SITE ADDRESS: 177 Old Taupo Road			
OWNER: 20 Paddocks Limited nickalls earthmoving extra . co . nz PH: 027 4977546		AGENT: PH:	
Building Category: R1	CCC Decision Date: 28.05.23		

Function	Allowance	Used	Difference X rate	\$ Adjustment
Time recorded	2		x =	
Inspection # x travel	3 x 6 = 18	x =	x \$3 =	
CCC review (hours)	40 min		x =	
Total Credit Charge				

P = PASS F = FAIL

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
5-7-21	11.15-11.45	30	Trevor	Prelim P&D	P
12-7-21	-		Trevor	- Received 1x page of plans - phoned builder to inform him that no application forms have been provided with paperwork.	
13-7-21	-		Trevor	Further plans came in. Emailed owner to inform that an amendment required & that plans won't be checked until applied for.	
22/7/21			EW	AMEND PLANS 15 JUL 2021 RECEIVED issued 28/7/21	

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

Owner

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID: P09611
Street Address: 177 OLD TAUPO ROAD, UTUHINA
Valuation number: 06570 313 00
Legal Description: LOT 11 DP5265

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

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010
nickalls.earthmoving@xtra.co.nz

Building Work

The following building work is authorised by this consent:

Project is for: BATHROOM ALTERATIONS
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.

All building work associated with this building consent must comply with the NZ Building Code.

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

PRE-LINE PLUMBING

All water pipes and internal stacks to be under test, frost protection where water pipes are not contained within the thermal envelope and water hammer protection completed. Terminal and/or back vents and hot water source to be completed.

SANITARY AND STORMWATER DRAINAGE

Sanitary drains are to be completed and under test.

Stormwater drains and on-site soakage must be visible to establish compliance with the approved documents. Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an "as built plan" will be required.

FINAL

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

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.

ENERGY WORKS CERTIFICATES

Energy works certificate to be supplied for any gas or electrical installation with the Code Compliance Certificate application.

AS BUILT DRAINAGE PLAN

As-built drainage plan to be supplied by contractor on completion of work

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.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping 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.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Manuela van Vuuren
Solutions

Position: Business Support Administrator, Planning & Development

Signed: 

Date: 28 May 2021

28 JUL 2021

20 PADDOCKS LIMITED
C/O B L NICKALLS
16A HIGH STREET
GLENHOLME
ROTORUA 3010

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

File Ref: P09611
Building Consents no: 82139

Dear Sir/Madam

AMENDED PLANS FOR BUILDING CONSENT NO: 82139
ADDRESS: 177 OLD TAUPU ROAD, UTUHINA

Please find enclosed the amended Building Consent and the Amended Plans that were submitted on 15/07/2021 for the above Building Consent.

Please be advised that any additional inspections necessary to confirm compliance with the Building Consent have not been charged. However, any additional inspection costs incurred as a result of this process will be assessed and invoiced prior to issue of Code Compliance Certificate where appropriate.

If you have any further queries, please do not hesitate to contact the Building Services Division.

Yours faithfully



Business Support Administrator
Planning & Development Solutions

Building Consent No: 82139
Amendment 82139/001 - Plumbing and drainage to laundry for bathroom

Section 51, Building Act 2004
Issued: 28 May 2021

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
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New Zealand

Owner

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C/O B L NICKALLS
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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.

AMENDMENT 1 - PLUMBING AND DRAINAGE TO LAUNDRY FOR BATHROOM

There are no changes to the original building consent conditions as a result of this amendment.

ADDITIONAL FEES

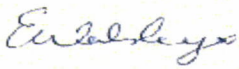
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Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

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Signed for and on behalf of the Council:

Name: Elyshia Walmsley Position: Business Support Administrator, Planning & Development Solutions

Signed:  Date: 28 July 2021

NO: 31188

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 177 Old Tapanui Road

Building Consent No: 82139

Attention: Owner's

Inspection Type: Final

Instructions:

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

- 1) Seal bathroom toilet to floor.
- 2) Smoke alarm required to front bedroom.
- 3) toilet in outside bathroom to be sealed on site fixed down. *Completed while I was on site*

4) App for CCC - Form 6

5) Gas cert

6) Energy cert for power work

items can be emailed to Debra address

Date Instructions complied with: before CCC considered

Please provide **ALL** information requested in **ONE** email to: **buildingadmin@rotorualc.nz**

Signed: [Signature]

(Print name)

Trevor Quilty

Date: 16.8.21

	Inspection Checklist: Domestic Final	Ref: IC 16
		Ver: 15
		Issued: 1 October 2020
		Doc No: IT-639940
		Page 1 of 4

BC No: 82139	Contact on site (Name, licence no. – RBW, company & position)
Date: 16.8.21	Owner on site
Inspector: Trewar	Area of work inspected: Completed work

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

If Inspection Result = PASS then date and sign	Date	Signature
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	31188	

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

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	☒ P	☐ F	☐ N/A	No Hazard exists Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate Safe
Building Consent Documentation				Comments (reasons for decisions)
Form 6	☐ P	☒ F		1st sheet
Form 6As (record quantity)	☒ P	☐ F		No LBP work in project
Approved Building Consent documents on site	☒ P	☐ F		On site
Check previous comments	☒ P	☐ F		checked
Inspections as scheduled	☒ P	☐ F		Completed
Conditions of BC.	☒ P	☐ F		Met
Building work completed to consent documents	☒ P	☐ F		Matches
Check conditions of PIM	☐ P	☐ F	☒ N/A	N.I
Application to amend BC received	☒ P	☐ F	☐ N/A	Approved prior
Sec 269 – Substitutions may involve certified building methods or products	☐ P	☐ F	☒ N/A	Use
Site development fact sheet given	Yes	☒ No		Not given

Kitchen				Comments (reasons for decisions)
Food preparation and sink provision	P	F	N/A	Sink & bench provided
Impervious, easily cleaned wall finishes	P	F	N/A	Vinyl floor & painted wall stainless steel splash back
Bench top junction with wall linings (sealed)	P	F	N/A	Sealed
Hot & cold supply provided to sink	P	F	N/A	hot & cold
Trap & waste fitted to sink	P	F	N/A	fitted
Energy supply provided for cooking	P	F	N/A	power over
Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	space & power provided
Laundry				Comments (reasons for decisions)
Laundry facilities (washing machine space, tub etc)	P	F	N/A	tub & space
Tub (fixing and water trap)	P	F	N/A	fixed & trapped
Water supply (cold min)	P	F	N/A	hot & cold
Impervious finish (walls and floor)	P	F	N/A	Vinyl floor paint walls
Wet areas / WCs				Comments (reasons for decisions)
Impervious finish (walls and floor) (Statement from water proof membrane installer)	P	F	N/A	Vinyl floor, painted walls Acrylic shower
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	Sealed & inst sheet
Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	Safety glass to shower & windows
Shower cubicle watertight?	P	F	N/A	not leaking
Ventilation				Comments (reasons for decisions)
Natural ventilation to occupied space	P	F	N/A	Range hood & 2x fans complete
Mechanical (ducted to exterior)	P	F	N/A	opening windows
Insulation				Comments (reasons for decisions)
Ceiling insulation installed correctly & clear of down lights	P	F	N/A	Existing
Subfloor insulation protection (Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).	P	F	N/A	
Glazing				Comments (reasons for decisions)
Glazing to full height windows, doors, landings etc (appropriate markings)	P	F	N/A	
P & D				Comments (reasons for decisions)
Seismic restraints to the water storage cylinder	P	F	N/A	
Terminal vents terminate outside the building clear of openings (Ensure all branch drain 10m or > are vented)	P	F	N/A	

Waste pipe penetrations sealed in gullies	P	F	N/A	Sealed
Downpipes fixings and spreaders	P	F	N/A	Nil in project
HWC vent protected against frost	P	F	N/A	Has hot water
ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	P	F	N/A	Compliant
HWC drain to the exterior	P	F	N/A	
Hot water supply (type of system eg infinity, low or mains pressure)	P	F	N/A	
Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve, tundish trap/air-break installed in a visible location))	P	F	N/A	
Safe tray installed under HWC	P	F	N/A	
Correct head for HWC	P	F	N/A	
AAV's accessible	P	F	N/A	
Water temperature	P	F	N/A	> 55°
Stairs / Landings / Handrails / Window Openings				Comments (reasons for decisions)
Handrails to internal and or external stairs	P	F	N/A	
Lighting (switches at the top & bottom of stairway).	P	F	N/A	
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	
Treads and riser dimensions/ threshold heights	P	F	N/A	
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	None in project
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)
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	3x 1 in each bedroom
Exterior				Comments (reasons for decisions)
Exterior envelope status and type (complete and weatherproof)	P	F	N/A	
Elevations compared to consented documents?	P	F	N/A	
Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	P	F	N/A	
Parapet flashings correctly installed	P	F	N/A	No change
Wall cladding fixings/soakers/scribers status	P	F	N/A	
Brickwork weep holes/ventilation (how is it achieved) Top and bottom	P	F	N/A	
Ground/paving heights (record dimensions)	P	F	N/A	

Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	P	F	N/A	
Sub floor access/insulation/ ventilation type	P	F	N/A	
Roof cladding type /flashing status/ roof penetration flashings types	P	F	N/A	
Landscaping status (completed or not)	P	F	N/A	
Stormwater disposal from hardstand areas? (confirm formation of cess pit)	P	F	N/A	
On Site Effluent Disposal Systems			Comments (reasons for decisions)	
System type matches BC	P	F	N/A	
Statement (construction review) supplied from the installer or designer?	P	F	N/A	
If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit			Comments (reasons for decisions)	
Footpath and/or kerb condition	P	F	N/A	
Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	
Crossing Deposit			Comments (reasons for decisions)	
Is crossing formed in accordance with RDC requirements?	P	F	N/A	
Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	
Overhead Power Lines			Comments (reasons for decisions)	
Overhead power lines have correct clearance to building elements	P	F	N/A	
PHOTOGRAPHS (compulsory)			Comments (reasons for decisions)	
Photographs taken of all exterior elevations!	P	F	N/A	3x added to file
Producer Statements/Statement of Compliance/ Certificates			Comments (reasons for decisions)	
Energy Certificate for Electrical work	P	F	N/A	
Energy Certificate for Gas work	P	F	N/A	
Exterior Plaster System	P	F	N/A	
Plumbing (pressure tests)	P	F	N/A	
As built drainage plan	P	F	N/A	
Membranes	P	F	N/A	
Roofing	P	F	N/A	
As builds supplied	P	F	N/A	
Producer statements	P	F	N/A	
Survey certificates	P	F	N/A	
Other	P	F	N/A	
NOTICES			Comments (reasons for decisions)	
NTF and Instruction Sheets complied with?	P	F	N/A	prior completed
SPECIFIED SYSTEMS			No specified systems (✓) No need to complete this section	
SPECIFIED SYSTEMS are capable of performing to the performance standards set out in the building consent?			Comments (reasons for decisions)	
Cable cars				
Construction SOC <i>Installation Std as per BC Conditions?</i>	P	F	N/A	N/A

Inspection Checklist: Sanitary & Storm Water Drainage

Ref: IC 14

Ver: 10

Issued: 1 October 2020

Doc No: IT-639953

Page 1 of 2

BC No: <u>82139</u>	Contact on site (Name, licence no. – RBW, company & position)	
Date: <u>16-8-21</u>	<u>Owner on site</u>	
Inspector: <u>Trewer</u>	Area of work inspected: <u>Completed drainage</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign below	Date <u>16-8-21</u>	Signature <u>[Signature]</u>
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	<u>P</u>	<u>F</u>	<u>N/A</u>	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate <u>Safe</u>
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>On site</u>
Previous comments/ instructions – PIM/BC conditions and endorsements	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>checked</u>
Confirm drainlayers details are correct (current license)	<u>P</u>	<u>F</u>	<u>N/A</u>	Name <u>Dave Sander</u> License No <u>82139</u>
System				Comments (reasons for decisions)
G 13 or AS 3500 (record which one)	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>G13</u>
Sanitary Sewer G13,B2				Comments (reasons for decisions)
Correct lateral is being connected to?	<u>P</u>	<u>F</u>	<u>N/A</u>	Council Invert Onsite conventional effluent disposal Advanced Onsite Effluent system SED Circle as appropriate <u>Existing line</u>
Pipe size and gradient	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>100mm > 1:100 fall</u>
Primer and glue on all joints	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>glued & primed</u>
Bedding material	<u>P</u>	<u>F</u>	<u>N/A</u>	<u>clean fill</u>

Correct fittings, junctions and bends	☒ P	F	N/A	approved
Terminal Vent location / size	☒ P	F	N/A	80mm
Back vent location / size	P	F	☒ N/A	None required
Drain is to sufficient depth	☒ P	F	N/A	> 300mm
Drains are on test and holding	☒ P	F	N/A	Water Air Circle as appropriate holding
The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	☒ P	F	N/A	ORG 150mm both showers & clear of ground
On Site Effluent Disposal G13,B2			Comments (reasons for decisions)	
What soil type is the effluent drain laid in?(check against design)	P	F	N/A	None in project
Size of septic tank	P	F	N/A	
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	
Trench construction (combined, separate, type of metal, infiltration cloth etc)	P	F	N/A	
Is a filter installed?	P	F	N/A	
Has a distribution box been installed / required?	P	F	N/A	
Grease Traps G13,B2			Comments (reasons for decisions)	
Inspection by Pollution Control completed	P	F	N/A	None in project
Size of tank as per consent	P	F	N/A	
Venting installed as per consent	P	F	N/A	
Test chamber correct	P	F	N/A	
No water traps fitted upstream of grease trap	P	F	N/A	
Stormwater E1,B2 AS3500:3			Comments (reasons for decisions)	
Pipe size and gradient	P	F	N/A	
Pipe is glued and primer used	P	F	N/A	
Bedding material	P	F	N/A	
Correct fittings / bends are used	P	F	N/A	
Soak holes are used, diameter and depth	P	F	N/A	
Correct lateral is being connected too	P	F	N/A	Council Invert Onsite disposal Drainage field Circle as appropriate
Other means of disposal accepted	P	F	N/A	Water Tank Soak holes SED
Consideration for drainage from hardstand areas (discuss formation of cess pit)	P	F	N/A	
Documentation			Comments (reasons for decisions)	
As laid drainage plans received?	☒ P	F	N/A	Received
Commissioning statement for advanced systems	P	F	☒ N/A	None received
Form 6 received (for stand alone consents)	P	F	☒ N/A	

ROTORUA
LAKES COUNCIL

Inspection Checklist: Preline P&D

Ref: IC 11

Ver: 9

Issued: 1 October 2020

Doc No: IT-639947

Page 1 of 2

BC No: 82139	Contact on site (Name, licence no. – RBW, company & position)
Date: 5-7-21	Philipp Jessner builder.
Inspector: Trevor	Area of work inspected: Plumbing to bathroom & outdoors

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

Plumbing to inside bathroom & out house
 low/day access Shower, toilet & Vanity water
 supply pipe's to out house in wall & an test
 for ~~start~~ fittings at a later stage

Plumber - David Sanders
#17600

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

Date _____

S-7-21

Signature

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

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos <i>Circle as appropriate</i> <i>Safe</i>
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site	P	F	N/A	<i>On site</i>
Previous comments/ instructions – PIM/BC conditions and endorsements	P	F	N/A	<i>checked</i>
Confirm plumbers details are correct (<i>current license</i>)	P	F	N/A	Name <i>Daniel Canning</i> <i>Robertson Plumbing</i> License No <i>12600</i>
System				Comments (reasons for decisions)
G 13 or AS 3500 (<i>record which one</i>)	P	F	N/A	<i>G12 / AS</i>

Water Supply G12,B2				Comments (reasons for decisions)
Pipe material/ system	P	F	N/A	Bute
Pressure test	P	F	N/A	test holding
Water hammer protection	P	F	N/A	seal
Isolation valve/ filter to water supply	P	F	N/A	Existing
Pipes are supported/ clipped into position	P	F	N/A	clipped
Back flow prevention	P	F	N/A	None
Copper HWC drain	P	F	N/A	Has hot water
Frost protection including overflow (where pipes are outside the thermal envelope)	P	F	N/A	Not at this stage.
Safe tray installed under HWC with drain to approved outlet	P	F	N/A	✓
Fire hose reel feeds in copper only	P	F	N/A	None in project
Water storage filtration system	P	F	N/A	
Wastes/ Stacks/ Vents G13,B2				Comments (reasons for decisions)
Correct waste sizes and gradients	P	F	N/A	Waste not installed at this stage - through floor plumbing & drainage
Connections to stacks not in restricted zones	P	F	N/A	
Soffits of wastes/ roll over stacks are level	P	F	N/A	
Additional venting requirements addressed	P	F	N/A	
Position and accessibility of AAVs	P	F	N/A	
Support of horizontal wastes, fixture discharge pipes	P	F	N/A	
Terminal vent size	P	F	N/A	
Terminal vent to open air	P	F	N/A	
Stacks under test	P	F	N/A	
Primer used on all stack and waste pipe joints	P	F	N/A	
Accidental Overflow G13,B2				Comments (reasons for decisions)
Protection provided for multi-unit buildings	P	F	N/A	
Structural Considerations B1,B2				Comments (reasons for decisions)
Floor joists/ framing not compromised by checks or notches to accommodate pipes	P	F	N/A	None required
Documentation				Comments (reasons for decisions)
Certificates for pressure test received.	P	F	N/A	

AS BUILT DRAINAGE PLAN

Inspection Booking Phone 07 349 5646

Street: old Taupo Rd No: 177

Owner: Bruce Nickalls

Inspector: _____

Date of Inspection: _____

Lot: _____ DPS: _____

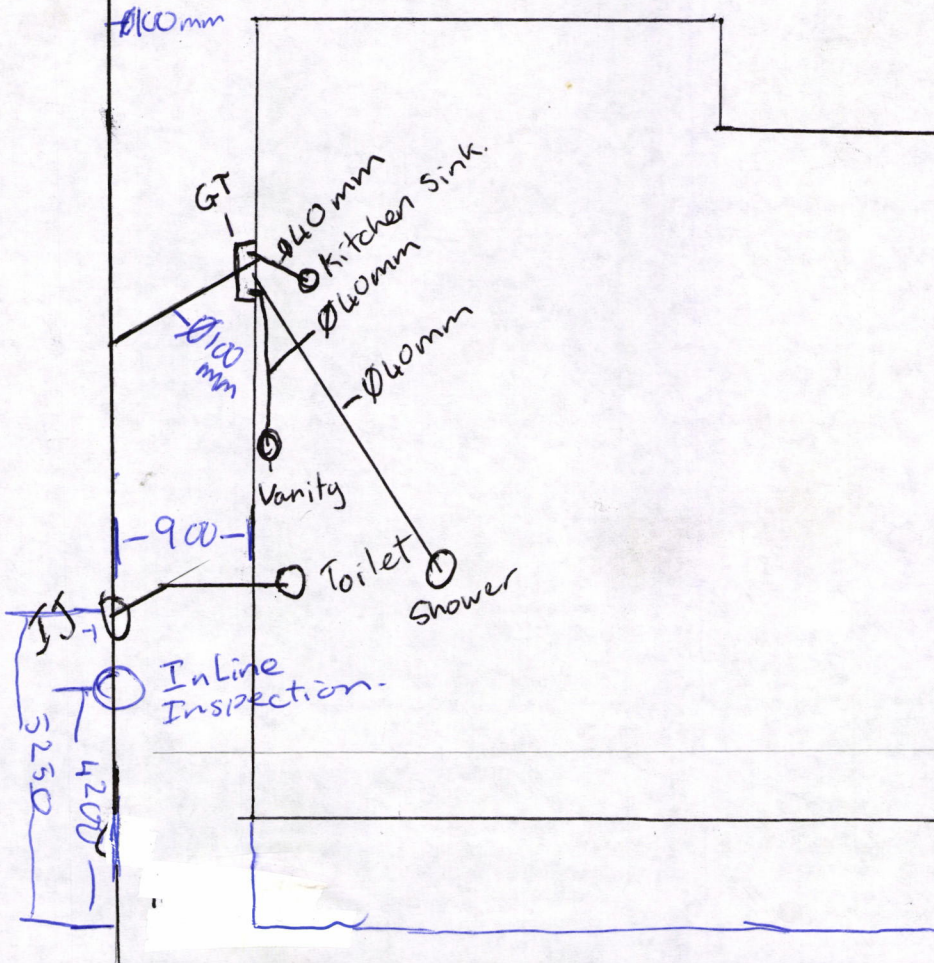
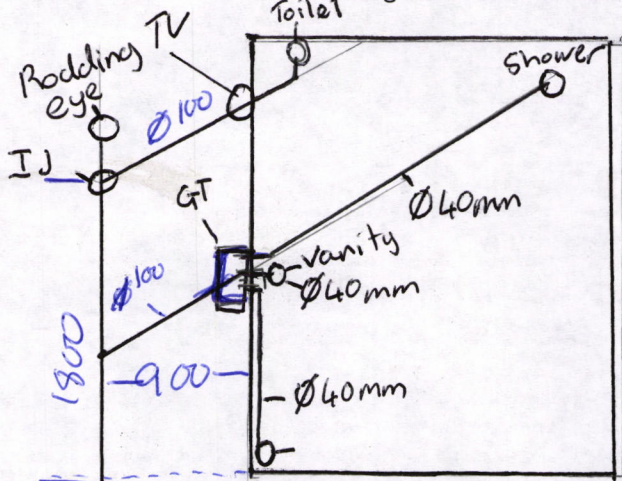
Drainlayer: David Sanders

Reg No: 12 600

Consent No: 82139

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.



Drainlayer's Signature: _____

Date: 16/08/21

RECEIVED
16 AUG 2021
B.C. NO. 82139

Completed Range hood.



RECEIVED
16 AUG 2021
B.C. NO 82139

Completed Bathroom's



Trevor Quilty

From: Trevor Quilty
Sent: Tuesday, 13 July 2021 11:05 AM
To: 'nickalls.earthmoving@xtra.co.nz'
Subject: Amendment required for BC82139 177 old Taupo road

Moring

Council has received plan showing new plumbing fixture to the laundry area at the rear of the property. These proposed changes to the building consent will require an amendment to be applied for and approved before this work can be undertaken. Please provide an application for an amendment form. The plans will not be checked until this is provided.

Regards

Thank you
Ngā mihi

Trevor Quilty *Building Officer, Building Services*
P: [07 348 4199](tel:073484199)
E: trevor.quilty@rotorualc.nz | **W:** rotorualakescouncil.nz
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL