

From: "Angie Mullins" <angie@insulmax.co.nz>
Sent: Mon, 10 Jun 2024 11:39:22 +1200
To: "RLC Building Services" <buildingadmin@rotorualc.nz>
Subject: Insulmax application for exempt building work for 177 Old Taupo Road, Rotorua
Attachments: COT.pdf, EBA.pdf, Site Plan.pdf, Rotorua Exemption form.pdf, CodeMark Insulmax® CM Cert - July 2023.pdf
Categories: 1. New application - Create enquiry

howdy

Please find attached our application.

Kind regards
Angie

Angie Mullins - Sales Consultant

Insulmax® Waikato & BOP

M: 022 429 3612

P: 0508 246 785

W: insulmax.co.nz

All Seasons Services Ltd t/a Insulmax® Insulation Waikato & Bay of Plenty





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

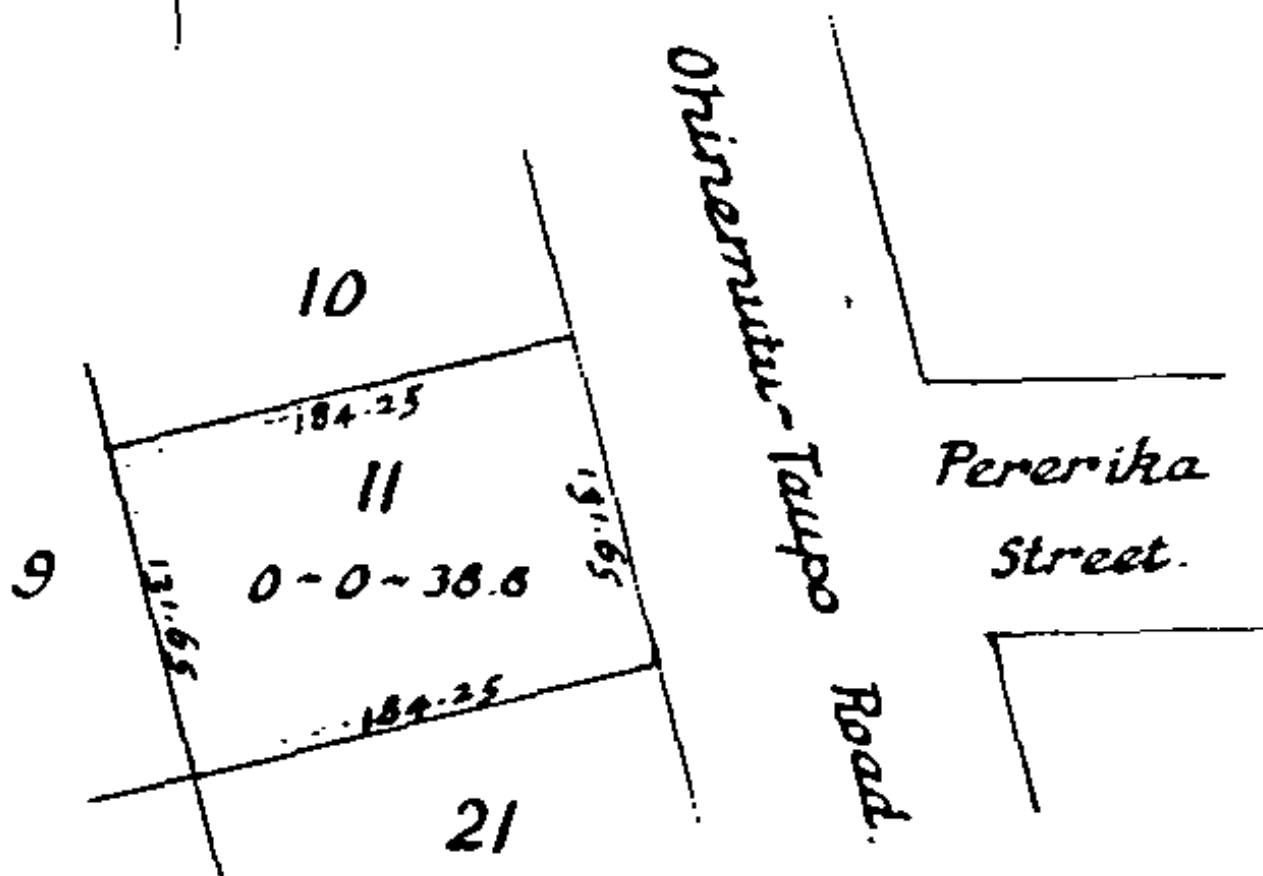
Identifier SA792/124
Land Registration District South Auckland
Date Issued 13 August 1942

Prior References
SA742/227

Estate Fee Simple
Area 981 square metres more or less
Legal Description Lot 11 Deposited Plan 5265
Registered Owners
20 Paddocks Limited

Interests
Fencing Agreement in Transfer 348618 - 13.8.1942

Image Quality due
to Condition
of Original



Existing Building Assessment (EBA)



This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

Name of Owners:	20 Paddocks Ltd	PRIOR TO INSTALLATION of Insulmax® the following work is required:
Address:	177 Old Taupo Road, Utuhina, Rotorua 3015	No work required
Lot / DP Number:		PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required:
BCA / TA:	Rotorua Lakes Council	No work required
Proof of Ownership:	Certificate of Title	

By signing below the owner agrees to the following:

- A Owner agrees to undertake all work identified above
- B All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C The owner is not aware of any internal or external leaks
- D Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors
- E The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

Owners Signature:**Owners Name:**

20 Paddocks Ltd

Licensed Building Assessor Signature:**Licensed Building Assessor Name:**

Barrie Mullins

Existing Building Information

Property Site:	Flat Section, Sheltered, Urban
Approx. Year of Construction:	1920
Number of Stories:	1
Roof & Eaves:	Double Gable, Corrugated Steel, Modest eaves
Foundation & Floor:	Piles
Framing:	Likely Rimu
Joinery:	Aluminium/steel
Lining:	Sarked
Building Paper:	Not detected
Exterior Cladding:	Timber

Install Information

Cladding Type:	Timber
Installed Via:	Cladding
Installation:	Framing timber and accessible cavities are located by various means including infra red detection and a 16mm installation hole is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre.

Finishing of Cladding

Timber / Cement Board:	Holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.
Painted rendered plaster / masonry:	Holes filled with sand / cement mortar and holes sealed with exterior paint system
Unsealed masonry:	Holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapore masonry surface sealer for concrete or clay based substrates. Clay brick http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r Concrete block/brick http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c

Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses:

Structure B1.3.1

Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process?

- ☒ **Yes** ☐ No - *Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"*

Prevention of Fire Occurring C2.2

Is a through wall flu located in the area proposed to be insulated ?

- ☒ **No** ☐ Yes - *Mark on site plan and DO NOT install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu*

Electricity G9.3.1

After removing a plug point on an exterior wall, wiring is observed to be TPS ?

- ☒ **Yes** ☐ No - *Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®*

Energy Efficiency H1.3.1

Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow?

- ☒ **Yes** ☐ No - *Indicate on site plan areas of wall that are not able to be insulated with Insulmax®*

External Moisture E2.3.3 E2.3.5

Paint finish of exterior cladding appears to be in an well maintained condition?	☐ No	☒ Yes
Exterior cladding appears to have deterioration to a level that may allow water ingress?	☐ Yes	☒ No
Joinery appears to be in good condition and not allowing water ingress?	☐ No	☒ Yes
Flashings are present and appear to be installed correctly?	☐ No	☒ Yes
All existing penetrations are sealed?	☐ No	☒ Yes
Join between different cladding types sealed?	☐ No	☒ Yes
Gutters and down pipes are present and appear to be functioning correctly?	☐ No	☒ Yes
Is water able to pool against exterior wall e.g. raised sealed deck?	☐ Yes	☒ No
Walls are free to air e.g no raised border bounded by exterior wall?	☐ No	☒ Yes
Masonry clad home underfloor vents are present and clear?	☒ Not Applicable	☐ No ☐ Yes
Window / masonry vertical joints are sealed?	☒ Not Applicable	☐ No ☐ Yes



Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax ®"

Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls?	☐ No	☒ Yes
Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water?	☐ Yes	☒ No
Underfloor space is excessively damp?	☐ Not able to inspect	☐ Yes ☒ No



Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"

Photos of Each Elevation Proposed to be Insulated

North Elevation



South Elevation



East Elevation



West Elevation



Declaration

Assessment of the Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Repairation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed



Signed **Barrie Mullins**
Insulmax® NZ Ltd. Certified Property Assessor
11 April 2024

Declaration

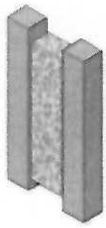
Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.



Signed **Barrie Mullins**
Insulmax® Regional License Holder
11 April 2024





INSULMAX®
Wall Insulation System

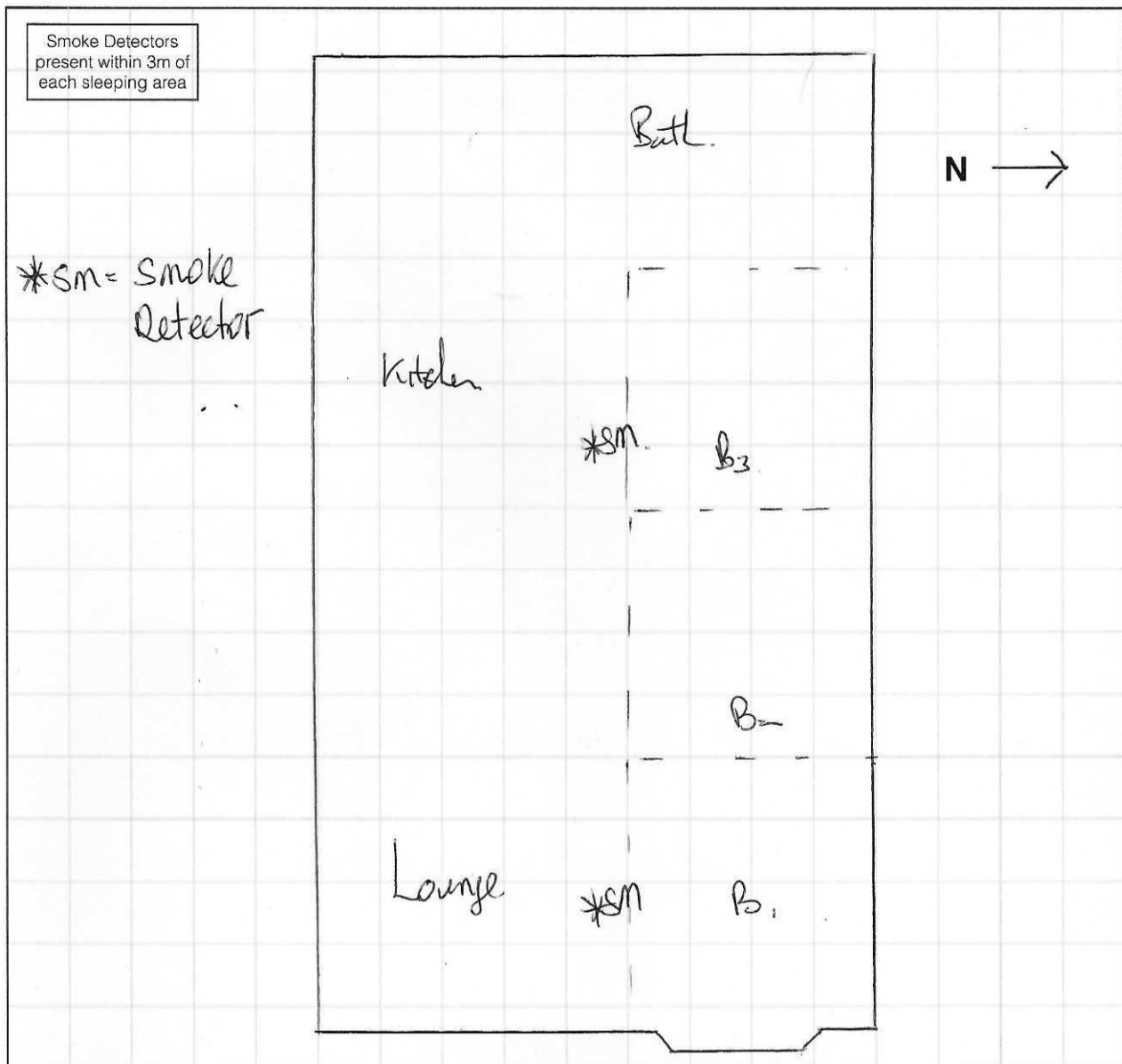
SITE PLAN CONSENT

Address 177 Old Taupo Road, Utuhina, Rotorua 3015

- Record maintenance / work items required prior to installation or CCC / Insulmax® Completion Certificate
- Record location of moisture readings if suspected leak from defect or visual sign of moisture ingress
- Record position of through wall flus
- **ALL EXTERNAL WALLS PROPOSED TO BE INSULATED UNLESS OTHERWISE INDICATED**

- **KEY** - Walls indicated as - - - - - are NOT proposed to be insulated

Scale 1m = 1 square



Version 2.0 8/5/16

Street Front

File No: P _____

RFS No: _____

ASSESSMENT OF EXEMPT BUILDING WORK (MUST BE LODGED AND ACCEPTED BY COUNCIL PRIOR TO COMMENCEMENT OF BUILDING WORK)

1st SCHEDULE OF NZ BUILDING ACT 2004

1. THE BUILDING

Street address of building: 177 Old Taupo Rd, Rotorua

Legal description of land where building is located: Lot 11 DP 5265

Building name: as above Valuation No: _____

Location of building within site/block number: [Include nearest street access] as above

2. OWNER

Name of Owner: 20 Paddocks Ltd

Contact person: Bruce Nickalls

Mailing address: as above

Street address/registered office: as above

Phone No: _____ Landline: _____

Mobile: _____ Daytime: _____

After hours: _____ Facsimile: _____

Email: nickalls.earthmoving@xtra.co.nz

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: Insulmax Waikato & BOP

Contact person: Barrie Mullins

Mailing address: 1178 Papamoa Beach Road, Tauranga

Street address/registered office: as above

Phone No: _____ Landline: _____

Mobile: 022 1234 207 Daytime: _____

After hours: _____ Facsimile: _____

Email: barrie@insulmax.co.nz

4. FIRST POINT OF CONTACT

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Owner's signature is required when authorising agent to act on owner's behalf or alternately provide authorisation letter.

I, ☒ as authorised by existing building assessment as the owner of the above property, authorise _____
to act as my agent. Signature _____ Date _____

5. NOTIFICATION

I acknowledge that ALL building work must comply with the New Zealand Building Code, the Resource Management Act, and the Rotorua District Council District Plan. I also understand that Council will have no liability as the building work is exempt and will not be checked for compliance or inspected by Council.

I request that this assessment record be placed onto the associated property file.

Signature of: Barrie Mullins Name: Barrie Mullins

Date: June 2024

6. DESCRIPTION OF BUILDING WORK

Description of the building work: _____

Insulmax Retrofit Wall Insulation as per CodeMark Certificate CMNZ70028

Date of work undertaken, proposed to be undertaken: June 2024

Personnel who will carry out the building work: *[list names, addresses, phone numbers, and registration numbers]*

Barrie Mullins - Insulmax licensed installer - 022 1234207

The following plans and / or elevations are attached to this notification to exempt building work: **[NB: Construction details not to be supplied. Do include site, floor plans and elevations where appropriate]**

Site Plan, Existing Building report,
Codemark Certificate CMNZ70028

OFFICE USE ONLY – USE WHEN NOT COMPLETING EBW 01 FORM

Rotorua Lakes Council has assessed this building work to be exempt from requiring a Building Consent under the 1st Schedule New Zealand Building Act 2004; Item/(s) _____

Notes by Building Officer/ Processor (Reasons for decision)

Notes (Text that will appear in OZONE, Geyserview and on LIM's)

OFFICE USE ONLY - APPROVAL

LODGEMENT: \$ _____ DATE PAID: _____ RECEIPT No: _____

APPROVED/DECLINED BY: _____ SIGNATURE: _____ DATE: _____

☐ Notification been forwarded to any other relevant departments within Council YES / NO

☐ Exemption letter generated YES / NO

☐ All information sent to be placed on to the property file YES / NO

Certificate no: CMNZ70028

Version: 2

Original issue date: 29 June 2019

Version date: 29 June 2023

1. Certificate Holder Details



Insulmax New Zealand Ltd

11 Cleveland Close
Fairfield, Dunedin 9018
New Zealand
www.insulmax.co.nz/contact
Ph: 0508 246 785
www.insulmax.co.nz

2. Product Certification Body

Bureau Veritas Australia Pty Ltd

11/500 Collins Street
Melbourne VIC 3000 Australia

product.certification@bureauveritas.com

Ph: 1800 855 190
www.bureauveritas.com.au

Complaints: The complaints process for this certificate can be found here:
www.bureauveritas.com.au/your-feedback



BUREAU
VERITAS

Product Certificate

Insulmax New Zealand Ltd

INSULMAX® Retrofit External Wall Insulation System

3. Description of Building Method or Product

Name of the product or method in Aotearoa New Zealand, including any brand names used. Description of what it is and the components that make up any system and its physical attributes including the materials and make-up of the product, where applicable.

Matters that should be taken into account in the use or application of the building method or product can be found in item 6. Conditions and Limitations of Use

The building method's or building product's catalogue or model identification number or numbers or other unique identifiers that might be used to identify the building product or building method

The INSULMAX® Retrofit External Wall Insulation System is a Building Method which includes a documented method for assessing an existing building and identifying any work to be done in connection with the installation INSULMAX® insulation to meet the requirements of S112 of the Building Act 2004. The Building Method also includes the installation of INSULMAX® insulation and reinstatement of the external cladding back to its weathertight state. The INSULMAX® insulation is a white, mineral fibre insulation able to be blown into existing wall cavities via small holes made in the existing external cladding or internal lining and achieves an R value of 2.9/100mm.

4. Intended use of Building Method or Product

Intended use of the building method or product as described in the product manual and other instructional materials.

A statement of the function or purpose of the building method or product.

The INSULMAX® Retrofit External Wall Insulation System is intended for use in external walls of all existing buildings subject to the completion of the INSULMAX® Existing Building Assessment.

5. New Zealand Building Code Provisions

The performance clauses of the New Zealand Building Code that are relevant to the intended use and with which the building method or product complies or contributes to (where used as part of a system). eg Clause B2 – DURABILITY Performance B2.3.1

How the building method or product complies or contributes can be found in item 9. Basis for Certification.

Any qualifications on the extent of that compliance can be found in item 6. Conditions and limitations of use.

B2 Durability – B2.3.1 (a), B2.3.2

C3 Fire affecting areas beyond the fire source – C3.7 (a) (contributes to)

E2 External Moisture – E2.3.2 (contributes to) E2.3.7 (contributes to)

E3 Internal Moisture – E3.3.1 (contributes to)

F2 Hazardous Building Material – F2.3.1

H1 Energy Efficiency – H1.3.1, H1.3.2E (contributes to)



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Product Certificate

Insulmax New Zealand Ltd – INSULMAX® Retrofit External Wall Insulation System



The existing building will continue to comply with the following Building Code clauses to at least the same extent as before the installation of Insulmax® insulation:

B2 Durability – B2.3.1 (a, b, c), B2.3.2

C2 Prevention of Fire Occurring – C2.2

E2 External Moisture – E2.3.2, E2.3.5, E2.3.7

G9 Electricity – G9.3.1

H1 Energy Efficiency – H1.3.1, H1.3.2E

6. Conditions and Limitations of Use

The building method or product's use is to be in accordance with the installation instructions and requirements against which the building method or product was assessed.

Conditions or limitations of conformity for the performance requirements the building method or product is compliant with, including any requirements for people with the qualifications and skills to install or use the building method or product, any known or demonstrated situations where the building method or product should not be used. A statement as to whether there are any matters that should be taken into account in the use or application of the building product or building method and, if so, what those matters are.

NOTE: Together, items 3,4,5 and 6 define scope of use

1. The INSULMAX® External Wall Insulation system shall be carried out by, or supervised by a person licensed by INSULMAX® NZ Limited to the INSULMAX® Existing Building Assessment & Installation Manual, Version 5, 8/5/16
2. The INSULMAX® License Holder shall provide a signed Declaration: Assessment of the Existing Building, and a completed Existing Building Assessment. These documents shall be supplied to the BCA as part of an application for building consent or an application for a Schedule 1 S2 exemption.
3. A signed agreement of the Building Owner to complete the "Work Required" as listed on the INSULMAX® Existing Building Assessment Report shall be provided to the BCA as part of an application for building consent or Schedule 1 S2 exemption.
4. The INSULMAX® license holder shall sign the INSULMAX® Installation Declaration Certificate of Completion when all work is completed. This declaration shall be submitted to the BCA and may be relied upon when issuing a CCC where applicable.

7. Health and Safety Information

Health, safety, and well-being declarations associated with installation, maintenance, and use of the building method or product, and their specific editions and dates necessary to ensure the performance requirements of clauses F1 to F9 of the Building Code can be met.

The compliance with any manufacturer's installation instructions, maintenance, OH & S Statements, MSDS's and other Health and Safety declarations will provide the necessary Health and Safety Information pertaining to the product.



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Insulmax New Zealand Ltd – INSULMAX® Retrofit External Wall Insulation System



8. Signatures

Name and Signature of the Product Certification Body's (PCB) authorised representative and, where different, the person assigned by the PCB to make the certification decision.

Sam Guindi
Product Certification Manager

For and on behalf of
Bureau Veritas Australia Pty Ltd

9. Basis for Certification

How the performance requirements in the Building Code were met for each of the provisions. Where used as part of a system, the specific contribution to compliance.

B2 Durability - By analysis and comparison with Acceptable Solution B2/AS1 and Verification Method B2/VM1
C2 Prevention of fire occurring – By testing and comparison with Acceptable Solutions C/AS1 and C/AS2
C3 Fire affecting areas beyond the fire source - By testing and comparison with Acceptable Solutions C/AS1 and C/AS2
E2 External moisture - By analysis and comparison with Acceptable Solution E2/AS1
F2 Hazardous building materials - By comparison with the performance requirements of Building Code clause F2.3.1
H1 Energy efficiency - By testing and comparison with Acceptable Solution H1/AS1



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10. Supporting Documentation for Certification

Reference to any Acceptable Solutions, Verification Methods, New Zealand Standards, or other compliance pathways referenced against each individual performance requirement the building method or product is compliant with, and their specific version and date.

Reference to documents describing tests and evaluations and any other documents relied on for certification or used to prove compliance, including their full title, specific version and date.

1. Acceptable Solutions and Verification Methods For New Zealand Building Code Clause B2 Durability (Amendment 12), 28 November 2019
2. C/AS2 Acceptable Solution for Buildings other than Risk Group SH for New Zealand Building Code Clauses C1-C6 Protection from Fire, 1st edition (Amendment 2), 5 November 2020
3. C/VM1 Verification Method for Solid Fuel Appliances and C/AS1 Acceptable Solution for Buildings with Sleeping (residential) and Outbuildings (Risk Group SH) For New Zealand Building Code Clauses C1-C6 Protection from Fire (Amendment 5), 5 November 2020
4. Acceptable Solutions and Verification Methods For New Zealand Building Code Clause E2 External moisture 3rd edition (Amendment 10), 5 November 2020
5. H1 Energy Efficiency, Acceptable Solution H1/AS1, Energy efficiency for all housing, and buildings up to 300 m², Fifth edition Amendment 1, 4 August 2022
6. BBA Agrément Certificate 14/5086 Superglass Cavity Wall Insulation and Superwhite 40 Cavity Wall Insulation, 15 January 2014
7. RISE Research Institutes of Sweden AB | Certification Certificate of constancy of performance Thermal insulation products for buildings – In-situ-formed loose-fill mineral wool (MW) products 0402-CPR-SC0003-13 | issue 3 | 2022-04-24
8. SP Technical Research Institute of Sweden, Determination of water absorption for blown loose fill mineral wool, PX27330, 19 October 2012
9. Warrington Fire, Classification of Reaction to fire performance in accordance with EN 13501-1:2018 – Loose Mineral Wool Cavity Wall + Loft Insulation, WF434663, 14 December 2020
10. MBIE Determination, 2012/026
11. INSULMAX® Existing Building Assessment & Installation Manual, Version 5, 8/5/16
12. Material Safety Data Sheet, Mineral Wool Insulation, November 2020

11. Supporting Information About Description (Optional)

Any supporting information for section 3.

Further information can be found on the website <https://www.INSULMAX.co.nz/technical/>

12. Supporting Information About Intended Use (Optional)

Any supporting information for section 4.

N/A



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13. Supporting Information About Conditions and Limitations of Use (Optional)

Any supporting information for section 6.

N/A



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