South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
Tirau Agency (Information Centre): Phone (07) 883 1202

Private Bag 7 (Torphin Crescent) Tokoroa 3444 • Website: www.southwaikato.govt.nz • Email: info@southwaikato.govt.nz

Code Compliance Certificate 100458

Section 95, Building Act 2004

The building

Street address of building: 29 Berwick Pl, Tokoroa

Legal description of land where building is located: LOT 2257 DPS 10289

Valuation number: 0547674000

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

The owner

Name of owner: Kevin and Jenny Warner

Contact person: Kevin Warner

Mailing address: 29 Berwick Place, Tokoroa

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:
Full Name: Shane Ward

Mailing Address: PO Box 157, Tokoroa

Phones:: 07-886-7437: 0274-986-391: 07-886-7437

Fax: 07-886-6161

Email: shane.ward@xtra.co.nz

Building work

Building consent number: 100458

Description: INSTALL RANCHSLIDER IN LOUNGE

Issued by: SOUTH WAIKATO DISTRICT COUNCIL

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Version: 1, Version Date: 05/04/2011

South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
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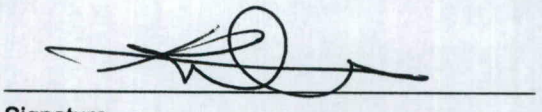
Private Bag 7 (Torphin Crescent) Tokoroa 3444 • Website: www.southwaikato.govt.nz • Email: info@southwaikato.govt.nz

Code compliance

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

(a) the building work complies with the building consent; and

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.



Signature

Building Control Manager

Position

On behalf of: SOUTH WAIKATO DISTRICT COUNCIL

Date: 25/03/11

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Version: 1, Version Date: 05/04/2011

South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
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Private Bag 7 (Torphin Crescent) Tokoroa 3444 • Website: www.southwaikato.govt.nz • Email: info@southwaikato.govt.nz

Application for Code Compliance Certificate 100458

Section 92, Building Act 2004

The building consent

Building consent number: 100458

Street address of building. 29 Berwick Pl, Tokoroa

Issued by: SOUTH WAIKATO DISTRICT COUNCIL

The owner

Name of owner: Kevin and Jenny Warner

Contact person: Kevin Warner

Mailing address: 29 Berwick Place, Tokoroa

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

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

Agent

Name of agent: Shane Ward

Contact person: Shane

Mailing address: PO Box 157, Tokoroa

Street address/registered office:

Phone number: Landline: 07-886-7437 Mobile: 0274-986-391

Daytime: After hours: 07-886-7437

Facsimile number: 07-886-6161

Email address: shane.ward@xtra.co.nz

Website:

Relationship to owner: Builder

First point of contact for communications with the council/building consent authority:
Full Name: Shane Ward

Mailing Address: PO Box 157, Tokoroa

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Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
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Phones:: 07-886-7437: 0274-986-391: 07-886-7437

Fax: 07-886-6161

Email: shane.ward@xtra.co.nz

Application

All building work to be carried out under the above building consent was completed on (insert date):

The personnel who carried out the building work are as follows:

Builder: Shane Ward PO Box 157 TOKOROA : 027 498 6391

Designer: Lakeside Architects Hamilton : 07 853 9968

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

The code compliance certificate should be sent to: PO Box 157, Tokoroa (Agent)

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

BRIAN HART

Name of person signing

Date: 16/3/2011

Attachments

The following documents are attached to this application:

¶Certificates from the personnel who carried out the work

¶Certificates that relate to the energy work

¶Evidence that specified systems are capable of performing to the performance standards set out in the building consent

¶Delete items not applicable.

Updated

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Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

South Waikato District Council

Inspection Checklist: Minor/Rural Building Final

Ref: TP 04 – TF 01.22
Ver: 4
Issued: 25/11/10

BC N0 100458	Owner: Kevin and Jenny Warner Address: 29 Berwick Pl, Tokoroa

Date Inspected	Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*	Inspector
25-03-11	ok 30 IN UE C.C.C	

PASS If all works comply with the Consented documents and a Code Compliance Certificate can be issued please sign and date below.

Date: 25-03-11 Inspector's signature:

If Inspection Result = FAIL then complete below

Notices / Site Instructions

Date Issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) and reference to any site instruction or notice issued	

Date:	Re-inspections:	Inspector:

Final inspection result: 'Pass' ***(Refer to checklist)***

Approval to issue CCC:
Senior Building Officer, File sign off: **Date:**

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

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

Building Consent Documentation		Comments	Pass, Fail, N/A
4	Approved Building Consent documents on site		P
3	Check conditions of BC & PIM		P
527	Previous inspections passed?	PRE LINE OK	P
2	Check instructions from previous inspection		P
202	Sec 269 - Does the application involve any certified building methods or products? If so check registers to ensure that these are current.		P
Wall Framing			
108	Timber treatment, grade as specified & studs straight?	checked prior ok.	P
167	Holes and notches in framing and joists complying. *Refer to NZS 3604 or proprietary specifications for max allowable size*		N/A
Bracing			
517	Roof bracing as per approved BC documentation? *If not obtain amendment*		N/A
120	Are wall bracing elements & framing fixings requirements as per bracing schedule & manufacturers' specification? *If not obtain amendment.*		N/A
Metal Roof cladding			
372	Roofing / tiles fixed correctly.		N/A
375	Flashings installed as per the approved plans & specifications		N/A
376	Construction detail as per the approved plans & specifications		N/A
P & D			
252	Down pipes fixed correctly?		N/A
Profiled Metal			
407	Fixing of profiled metal as per approved plans & specification?		N/A
Glazing			
243	Does glazing comply with NZS 4223 Part 3? *Check that all glazing within 2 m of floor level is of appropriate size and that safety glass is clearly labeled.*		N/A
Exterior			
298	Flashings to openings complete and weathertight?		P
305	Wall cladding fixings / soakers / scribers completed?		P
301	Ground / paving heights comply?		P
309	Landscaping completed?		P
Smoke Alarms			
	Smoke alarms installed <3m of bedroom & in escapes paths	3 - BEDROOMS	P
Documentation sign off Checklist			

Document Set ID: 1170041
Version: 1, Version Date: 05/04/2011

	Have conditions of building consent been met?		P
	Has an CCC Application Form been received (Form 6)		P
	(continued next page) Are amended plans &/or documentation required?		N/A
	Energy Certificate for Electrical work?		N/A

Notes:

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

South Waikato District Council

Inspection Checklist: Preline Building

Ref: TP 04 – TF 01.9
Ver: 1
Issued:20 June 07

BC N0 100458	Name: Kevin and Jenny Warner Address: 29 Berwick Pl, Tokoroa

Date Inspected	Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*	Inspector
16-03-11	LINTEL installed as per BC approved docs	Charlie
	Airseals / reinforcer ok	
	ok to finish when ready	

If Inspection Result = PASS then date and sign below

Inspector's signature: J.C **Date:** 16-03-11

If Inspection Result = FAIL then complete below

Notices / Site Instructions

Date Issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) and reference to any site instruction or notice issued	

Date:	Re-inspections:	Inspector:

Building Preline inspection result: 'Pass' ***(Refer to checklist)***

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

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

Building Consent Documentation		Comments	Pass, Fail, N/A
4	Approved Building Consent documents on site		P
3	Check conditions of BC & PIM		P
527	Framing inspections passed?	LINTEL OK	P/F/N/A
2	Check instructions from previous inspection	FIRST INSPECTION.	N/A
Exterior			
513	Exterior cladding in place & weathertight?		P
514	If **'NO'**, is timber framing adequately protected against exposure to the elements to permit inspection to proceed?		N/A
515	Roof cladding on & weathertight?		N/A
516	If **'NO'** is timber framing adequately protected against exposure to the elements to permit inspection to proceed?		N/A
Exterior joinery			
168	Air seal installed around window & exterior door openings?		P
169	Check for wind rating on joinery		N/A
Windows & Glazing			
520	Window restrictors fitted where fall of a 1.0m or more may occur?		P
521	Safety glass to wet areas clearly labeled?		N/A.
Wall Framing			
108	Timber treatment, grade as specified & studs straight?		P
109	Blocking installed under top plates to accommodate point loads? *Check for point loads*		N/A
110	Moisture content of wall framing as specified? *Document moisture content and location of members sampled.*		N/A
115	Bottom plates correctly fixed?		N/A
167	Holes and notches in framing and joists complying. *Refer to NZS 3604 or proprietary specifications for max allowable size*		N/A
Firewall			
517	Firewall bottom plate & stud framing fixings installed?		N/A
518	Electrical flush boxes & penetrations in firewall fire rated?		N/A
Bracing			
517	Roof bracing as per approved BC documentation? *If not obtain amendment*		N/A
120	Are wall bracing elements & framing fixings requirements as per bracing schedule & manufacturers' specification? *If not obtain amendment.*		N/A

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170	Gib bracing in wet areas? *(ensure no bracing behind showers or over baths).*		N/A

Insulation			
171	Insulation provided to masonry walls in habitable spaces? *200 series block generally requires 50 mm insulation. Ensure strapping to masonry wall is min. 45 mm x 45 mm.*		N/A
172	Wall insulation installed correctly & as per the approved plans & specification? *If the insulation installed differs from that approved, ensure that the substitution complies & obtain written confirmation from the owner that they have approved the substitution.*	2.2 R. VALUE.	P
519	Ceiling insulation installed correctly & as per the approved plans & specification? *If the insulation installed differs from that approved, ensure that the substitution complies & obtain written confirmation from the owner that they have approved the substitution.*		N/A

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Version: 1, Version Date: 05/04/2011

South Waikato District Council

Building Consent Content Form

Ref: QP 04 F01
Ver: 04
Issued: 06/07/09
1 of 2

Name: Kevin and Jenny Warner	**Address: 29 Berwick Pl, Tokoroa**
Building Consent # : 100458	

Content (* indicates this is compulsory)		**#sheets / Pages (tick column if double sided**		**Date received**	**Filed on Job completion Y/N**
Building Consent Application	*			17/12/10	Y
Building Consent Processing Checklist	*				
Pre-processing checklist (blue form)		1	✓	17/12/10	Y
Plans (including truss layout)	*	5		17/12/10	Y
Specifications (including bracing details etc)	*				
Engineer Design / Calculations					
Producer Statements					
Fire Philosophy					
Truss Design Certificate					
Section 77 Certificate					
Certificate of Title					
Scope of works					
Aerial photo		1		17/12/10	Y
Services plan					
Effluent System Design					
As-laid Drainage Plans					
Energy Certificates					
Manufacture Certificates					
Warranties					
Incoming Correspondence					
Further information requested letters					
Amendments					
Copy of compliance schedule					
Signed copy of BC	*	2		22/12/10	Y
Inspection sheets:					
Siting/excavation					
Footings foundations					
Subfloor plumbing and drainage					
Subfloor building					
Concrete floors					
Wall and roof framing (pre wrap)					
Wrap cavity					
Exterior cladding - roofing					
Masonry blockwork					
Precast concrete work					
Preline building		3	✓	26-03-11	Y
Preline plumbing and drainage					
Wet areas					
Post line					
Drainage					
Free standing solid fuel burners					
Inbuilt burners					
Swimming pool					

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

South Waikato District Council

Building Consent Content Form

Ref: QP 04 F01
Ver: 04
Issued: 06/07/09
2 of 2

Content (* indicates this is compulsory)		#sheets / Pages (tick column if double sided		Date received	Filed on Job completion Y/N
Domestic final					
Commercial final					
Minor rural building final		3	✓	26-03-11	Y
Site inspection sheet					
Application for CCC	*	2		26-03-11	Y
Copy of CCC	*	2		26-03-11	Y
Other:					
File complete for filing		Date: 26-03-11		Signature:	

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

PIM / APPLICATION No. 100458

DATE RECEIVED 17 Dec. 2010

DATE ISSUED _____

SITE FILE No. _____

GST 52242924
Received with thanks by 21/65
South Waikato District Council

17-12-10 15:52 Receipt no.670838

COPY *COPY* *COPY*
DR BC100458 SHANE WARD 508.00-
Shane Ward::PO Box 157:Tokoroa:
CQ EP TOKOROA
Shane Ward 508.00

PROJECT INFORMATION
D/OR BUILDING CONSENT

state the direction

29 BERWICK PLACE
TOKOROA.

Legal description of land where building is located:
[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent *(if applicable)* _____

Valuation No. 05476740000 Lot No. 2257

DPS 10289 Section _____

Block _____ Survey District _____

Building name: N/A

Location of building within site/block number:
[include nearest street access]

Number of levels: ONE
[include ground level and any levels belowground]

Level/unit number: _____
[insert level/unit number if applicable]

Area: N/A. m²
[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:
[include number of occupants per level and per use if more than 1]

PRIVATE RESIDENCE - TWO

Year first constructed: UNKNOWN
[insert year, approximate date is acceptable e.g: c1920s or 1960-1970]

Expected completion date: JAN 2011
[insert month year]

Building Consent Received
17 12 10 0458
South Waikato District Council

Version 2 12/05

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

THE OWNER

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

Contact person:
[insert contact name]
KEVIN WARNER

Mailing address:
[insert mailing address]
29 BERWICK PLACE
TOKOROA

Street address/registered office:
[insert street address/registered office]
/

Phone numbers:
Landline:
Daytime:
Mobile:
After Hours:

Facsimile number:
Email address:

Website:
[website address if applicable]

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

AGENT

Name of agent:
[include preferred form of address, eg, Mr, Miss, Dr, if an individual]
SHANE WARD.

Contact person:
[insert contact name]
SHANE WARD

Mailing address:
[insert mailing address]
P.O. Box 157
TOKOROA

Street address/registered office:
[insert street address/registered office]
/

Phone numbers: 07 8867437
Landline:
Daytime: 0274 986 391
Mobile: 0274 986 391
After Hours: 07 8867437

Facsimile number: 07 8866161
Email address: Shane-wardextra.co.nz

Website:
[website address if applicable]
Relationship to owner: BUILDER
[state details of the authorisation from the owner to make the application on the owner's behalf]

First point of contact for communications with the council/ building consent authority:
[all invoices and refunds related to this application will be directed to this person in all instances]
SHANE WARD
0274 986 391 07 8867437

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

THE PROJECT

Description of the building work:
[provide sufficient description of building work to enable scope of work to be fully understood]

INSTALL RANCHSLIDER IN LOUNGE.

Will the building work result in a change of use of the building?
Yes ☐ No ☑

If Yes, provide details of the new use:
[provide description of new use]

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years: /

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):
[state estimated value as defined in section 7 of the Building Act 2004] $ 1500.=

Number of Toilet Pans: N/A
(Commercial properties only)

BUILDING PRACTITIONERS

Builder:
Business/name: S WARD 0274 Address: P.O. Box 157 TOKOROA
Phone: 8867437 Mobile: 986391 After hours: — Facsimile: 07 8866161
Email: Registration/qualification:

Designer/Architect:
Business/name: LAKESIDE ARCHITECTS Address: HAMILTON
Phone: 07 853 9968 Mobile: After hours: Facsimile: 07 853 9964
Email: Registration/qualification:

Plumber/Gas Fitter:
Business/name: N/A Address:
Phone: Mobile: After hours: Facsimile:
Email: Registration/qualification:

Drainlayer:
Business/name: N/A Address:
Phone: Mobile: After hours: Facsimile:
Email: Registration/qualification:

Electrician:
Business/name: N/A. Address:
Phone: Mobile: After hours: Facsimile:
Email: Registration/qualification:

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

BUILDING PRACTITIONERS

Structural Engineer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: S. WARD Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

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The building work will comply with the building code as follows: *[Delete this section if this is an application for a PIM only]*

Clause *[which of the following clauses will be involved in the proposed building work?]*		**Means of compliance** *[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]*	**Proposed inspections** [state means of inspection. Note PS4 or certification may be required]
☑ B1	Structure	☐ B1/AS2 ☑ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 ☐ Other _____ *[Specify]*	☑ Council ☐ Engineer ☐ Other _____ *[Specify]*
☑ B2	Durability	☑ B2/AS1 ☐ NZS 3101 NZS 3602 ☐ NZS 3604 ☐ Other _____ *[Specify]*	☑ Council ☐ Engineer ☐ Other _____ *[Specify]*
☐ C1- 4	Fire	☐ C1/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Engineer ☐ Other _____ *[Specify]*
☐ D1	Access Routes	☐ D1/AS1 ☐ NZS 4121 NZS 4121 ☐ Other _____ *[Specify]*	☐ Council ☐ Engineer ☐ Other _____ *[Specify]*
☐ D2	Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 EN 81 ☐ EN 115 ☐ Other _____ *[Specify]*	☐ Engineer ☐ Other _____ *[Specify]*
☐ E1	Surface water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☑ E2	External moisture	☑ E2/AS1 ☐ Specific design & testing	☑ Council ☐ Other _____ *[Specify]*
☐ E3	Internal moisture	☐ E3/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F1	Hazardous substances etc	☐ F1/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F2	Hazardous building materials	☐ F2/AS1 ☐ NZS 4223 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F3	Hazardous substances	☐ F3/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F4	Safety from falling	☐ F4/AS1 ☐ FSP Act ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F5	Construction and demolition hazards	☐ F5/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ F6	Lighting for emergency	☐ F6/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☑ F7	Warning systems	☑ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 ☐ Other _____ *[Specify]*	☑ Council ☐ Engineer ☐ Other _____ *[Specify]*
☐ F8	Signs	☐ F8/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G1	Personal hygiene	☐ G1/AS1 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*

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☐ G2	Laundering	☐ G2/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G3	Food preparation and prevention of contamination	☐ G3/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G4	Ventilation	☐ G4/AS1	☐ AS/NZS 1668.2 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G5	Interior environment	☐ G5/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G6	Airborne & impact sound	☐ G6/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G7	Natural light	☐ G7/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G8	Artificial light	☐ G8/AS1	☐ NZS 6703 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G9	Electricity	☐ G9/AS1	☐ Other _____ *[Specify]*	By certification only
☐ G10	Piped services	☐ G10/AS1	☐ NZS 5261 ☐ Other _____ *[Specify]*	By certification only
☐ G11	Gas as an energy source	☐ G11/AS1	☐ Other _____ *[Specify]*	By certification only
☐ G12	Water supplies	☐ G12/AS1	☐ AS/NZS 3500.1 ☐ AS/NZS 3500.4 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G13	Foul water	☐ G13/AS1	☐ AS/NZS 3500.2 BS 5572 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G14	Industrial liquid waste	☐ G14/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ G15	Solid waste	☐ G15/AS1	☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*
☐ H1	Energy efficiency	☐ H1/AS1 ☐ ALF Design Manual ☐ NZS 4214	☐ NZS 4218 ☐ NZS 4243 ☐ Other _____ *[Specify]*	☐ Council ☐ Other _____ *[Specify]*

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

HAVE YOU PROVIDED ALL THE FOLLOWING INFORMATION?
(Strike out where not applicable)

NOTE TO APPLICANTS Please use this check sheet to ensure all the information required to be supplied with your application has been provided. If required information has not been provided your application may not be accepted and you will experience delays in obtaining your consent.

GENERAL	Yes	No	N/A
Plans and specifications of an acceptable standard (Reference BRANZ Bulletin 365 Acceptable Plans and Specifications)	✓		
Plans, elevations, cross sections of the proposal in duplicate	✓		
Certificate of Title (recent search copy less than 6 months old)			✓
Wind Zone classification	✓		
Earthquake Zone classification	✓		✓
Corrosion Zone classification	✓		✓
Presence of natural hazards eg. Flooding, falling debris, erosion			✓

BULK & LOCATION	Yes	No	N/A
Site Plan: Fully dimensioned, scaled, showing all buildings and easements (proposed/existing)			✓
Site boundaries nominated			✓
Site area per unit indicated			✓
Site coverage and plot ration calculations %			✓
Shared access ways/other areas			✓
Foulwater (sewer) drains			✓
Stormwater drains and soakholes			✓
Water service details			✓
Site levels and finished floor level indicated			✓
Vehicle crossing position indicated on plan			✓
Vehicle access manoeuvre and parking areas indicated			✓
Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			✓
Hill sites: indicate contours, drive gradients and building heights			✓
Landscaped areas indicated and planting plan produced			✓
Earthworks: identify proposal for cut and/or fill where cut is more than 1.5m deep or 20 cubic metres.			✓

OTHER MISCELLANEOUS	Yes	No	N/A
Demolition details			✓
Swimming pool: design, fence and discharge			✓
Backflow prevention			✓
Notable and protected trees indicated			✓
Heritage site or building affected			✓
Resource Consent application			✓
Subdivision details			✓

ADDITIONAL INFORMATION

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CONSTRUCTION DETAILS	Yes	No	N/A
Products and designs match selected earthquake, wind and corrosion zones	☐	☐	☑
Timber treatment specifications	☐	☐	☑
Foundation plans and design included. Plans to show details on reinforcing, all fixings and subfloor bracing for timber floors.	☐	☐	☑
Floor slab details including location of expansion joints	☐	☐	☑
Geotechnical reports on ground condition as required	☐	☐	☑
Floor plans with fire partitions, common walls & dividing walls & identification of all rooms & their intended uses	☐	☐	☑
Elevations with maximum height and daylighting recession planes	☐	☐	☑
Beam designs including fixings, design charts for manufactured beams where used	☑	☐	☐
Roof plan complete with truss design statement and details	☐	☐	☑
Details to resist roof uplift	☐	☐	☑
Bracing calculations and layout plans	☐	☐	☑
Brace fixing details	☐	☐	☑
Blockwork design, including cover to reinforcing, locations and detail of expansion joints, fixings.	☐	☐	☑
Retaining walls: design, heights, position, subsoil drainage and safety barriers	☐	☐	☑
Windows: opening and fixed windows indicated, cantilevered lintel details included where appropriate	☐	☐	☑
Glazing: safety glass specifications included	☐	☐	☑
Sound insulation indicated	☐	☐	☑
Location of smoke detectors	☐	☐	☑
Claddings and weathertightness details provided for all claddings, including risk matrix or equivalent	☑	☐	☐
Stairs/steps/landings/balconies: dimensions, handrail and barrier details	☐	☐	☑
Decks: membrane specifications (especially compatible substrates), threshold details, position and size of overflows, gutter size calculations,	☐	☐	☑
Solid fuel heater: make, model & location	☐	☐	☑
Accurate layout of plumbing & drainage systems	☐	☐	☑

Full details of alternative solutions if used	Yes	No	N/A
Producer Statement: specific design details for work outside the scope of acceptable solutions and non specific design codes.	☐	☐	☑
Fire Safety Summary or Fire Design statement	☐	☐	☑
Drainage and/or plumbing	☐	☐	☑
Lifts, escalators, moving walkways	☐	☐	☑
Acoustic and thermal insulation	☐	☐	☑
HVAC systems	☐	☐	☑
Energy	☐	☐	☑
People with disabilities access & facilities	☐	☐	☑
Independent peer review for specialist design above	☐	☐	☑
Compliance Schedule details	☐	☐	☑

ADDITIONAL INFORMATION

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MATERIALS USED *(identify materials used. Required for Department of Building and Housing records)*

What materials will be used for the:

Floor

1 ☐ Timber 2 ☐ Concrete 3 ☐ Wood Products

4 ☐ Other Specify: N/A

Framing

1 ☑ Timber 2 ☐ Concrete 3 ☐ Steel 4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☐ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles

5 ☐ Aluminium 6 ☐ Other Specify: N/A

Internal

1 ☐ Plaster board 2 ☐ Fibrous Plaster 3 ☐ Wood Products

4 ☑ Other Specify: PINEX.

External Cladding

1 ☐ Brick 2 ☐ Concrete 3 ☐ Concrete block 4 ☐ Cement board

5 ☐ Plaster 6 ☐ Timber 7 ☐ Steel 8 ☐ Aluminium

9 ☐ XPS 10 ☐ Other Specify: N/A

Energy

Energy source N/A

Cooking: N/A

Insulation N/A.

Connection to or disconnection from:

☐ Council water supply *(Please attach "Application for Water Connection" form.)* ☐ Council sewerage

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COMPLIANCE

The specified systems for the building are as follows: *[specified systems are defined in regulations]*

N/A

The following specified systems are being altered, added to, or removed in the course of the building work: *[specify]*

There are no specified systems in the building. ☐

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered access for vehicles
- ☐ Disposal of stormwater and wastewater
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ Building work over or adjacent to any road or public place
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority: *[specify]*

BUILDING CONSENT

The following plans and specifications are attached to this application:

SITE PLAN, FLOOR PLAN, ELEVATIONS, CROSS SECTION, WEATHER TIGHTNESS DETAILS, FRAMING UPLIFT DETAILS, LINTEL FIXING SCHEDULE.

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☑ Plans and specifications *[list]*
- ☐ Project information memorandum
- ☐ Development contribution notice

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WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

APPLICATION

I request that you issue a †[~~project information memorandum/project information memorandum and building consent~~/building consent] *[delete which is not applicable]* for the building work described in this application

RANCHSLIDER INSTALLATION.

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☐

Signature of *[owner/agent on behalf of and with the authority of the owner]*

Date: 16-12-2010

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COUNCIL USE ONLY

CONSENT CONDITIONS / COMMENTS

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ 2,000 gst inclusive Project floor area _____ m²

FEE PAYABLE

17/12/10 J.R

Consent deposit

Project Information Memorandum	$
Building Administration	$ 154.00
Technical Processing	$ 118.00
Industry Levy (DBH)	$
Industry Levy (BRANZ)	$
Developmental Contribution	
_____	$
_____	$
_____	$
_____	$
Certificate of Title	$
Producer Statements	$
Compliance Schedules	$
Rural Number	$
Vehicle Crossing	$
Street Damage	$
Water Connection	$
Sewer Connection	$
Other(s)	$
Total consent deposit	**$**
Consent fee balance Inspections	$ 236.00
Other(s)	$
Total balance payable	**$** 508.00

Granted by _____

Signature _____

Date _____

Issued by _____

Signature _____

Date _____

Lodgement deposit	$
Date paid	
Receipt No.	
Consent fee balance	$
Date paid	
Receipt No.	

Please complete
Forward any refunds or further invoices to:

_____

_____

_____

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South Waikato District Council	**Processing Checklist Internal Minor Works**	Ref TP 2/3- CL 3 Ver: 4 Issued: 12 Nov 09 Page 1 of 10

PIM / BC Application No. 100458 **Category: 1.2**

Owner: Kevin and Jenny Warner **Valuation No: 0547674000**

Project Location: 29 Berwick Pl, Tokoroa

Description of Work: INSTALL RANCHSLIDER IN LOUNGE

Date Received: 17th December 2010 **Date Due: 08th February 2010**

Allocated to: Charlie Sefuiva

1st Suspension: **Resumed:**

2nd Suspension: **Resumed:**

PIM Processing Section

Processing	Reviewed By	Date Received	Time Taken	Date completed
Building Control Administrator Vetting, Hazards, CS		17/12/2010	10mins	20/12/2010
Planning Officer - Resource Management Issues				
Environmental Health Hazardous Substances Licensing, HASNO				
Building Wind Zone, Corrosion Zone, Other Authorizations, Fire Evac, Lines	Charlie Sefuiva	23-12-2010	1 HR	23-12-2010
Other: **NZSFC** **External Consultants:**				

Summary of Information to be Recorded on PIM:

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PIM PROCESSING CHECKLIST		
Hazards	**Yes / No**	**Details:**
Are there any hazards recorded on the Hazards Register?	No	
Is there any record of slips on this site?	No	
Is there any record of flooding on this site?	No	
Is there any record of erosion on this site?	No	
Is there any record of falling debris on this site?	No	
Is there any record of subsidence on this site?	No	
Is the site subject to noise?	No	
Is there any record of contamination on this site?	No	
Property enquiry checked for CS and/or other outstanding consents?	Yes	No outstanding consents
Planning	**Yes / No**	**Details:**
Does site correlate to GIS printout? *(If not suspend & request further information)*		
Provide zoning detail		
Does the building or site have historical status or registered archaeological / Waahi Tapu? *(If so record on PIM & advise Historic Places Trust within 5 days of receiving on BCA Form 108)*		
Does the site have any buildings/trees protected under the District Plan? *(If so advise of District Plan requirements.)*		
Will the proposed activity / development comply with the district plan? *(Consider Use, set-back, daylight set-back, coverage, height, parking etc.)* *(If not list the Clause and details that are to be satisfied from the DP.)*		
Is this a cross-leased property? *(If so, detail any requirements)*		
Is the work on land subject to easements? *(if so is consent of grantee required, and does the easement need to be altered?*		
Is the property subject to any consent notices imposed via subdivision consent? *(check property file & detail as applicable?*		
Has land use consent been issued for the activity? *(check property file & detail as applicable)*		
Resource Consent No if Applicable		

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Environmental Health	Yes / No	Details:
Is there any record of hazardous substances associated with this site?		
Is the site on the EW's register of contaminated sites?		
Is the proposal required to comply with HASNO Act?		
Any history pertaining to Health Act 1956?		
Any matters pertaining to potential noise nuisance ?		
Does the application involve any of the following: • Liquor Licensing • Brothels • Food Preparation • Tattoo Parlours • Funeral Parlours • Hair Salons • Other		

Building	Yes / No	Details:
What wind zone is the project in? *(Very High, H, M, L)*	Yes	Low
What corrosion zone is the project in? *(Detail: Sea spray, 1, 2, 3, 4)*	Yes	Zone 2
Fire Service – Is an evacuation scheme required? *(> 10 employees, sleeping > 5, assembly > 100)*	NO	
Do Sections 362A – 363 C apply? *(Public building being occupied during alteration)*	NO	
Does Accessibility require upgrading? *(refer Sections 112, 115, 118)*	NO	
Are details provided of all existing services that may be on site?	Yes	
Nominate Earthquake Zone *(A, B, or C)*	Yes	A
Does application involve Change of Use, Subdivision or Extension of Life *(If so, please detail requirements & conditions – ref. Section 114, 115, 116, & 118.)*	NO	
Does application involve a Specified Intended Life? *(If so, detail conditions – ref. Section 113)*	NO	
Is the site within a flood/ natural hazard zone? *(Check if a Section 72 Certificate has been previously issued for this property? If not, advise on PIM that Sec 73 Cert will be required to issue as condition of consent)*	NO	
Does the Application involve a Dam? *(If so, notify Regional Authority).*	NO	
Other matters: *(Please detail any other matters that may impinge on this project)*	NO	

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Insert PIM notes, records of conversations, information requests, reasons for suspensions

Building Control: (Hazards, Compliance Schedules):

NIL ON FILE

Planning:

Environmental Health

HASNO:

Building:

P10

Other:

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Building Consent Processing Section

Date	Work allocated to:	Building Work:	Building Category
20-Dec-10	Charlie Sefuiva	INSTALL RANCHSLIDER IN LOUNGE	1.2

Date Received:	Due Date:	BC N^0:	Valuation No:
23-12-2010	08/02/2011	100458	0547674000

Date:	Please confirm the following information has been reviewed and accurate:	Signature
Category:	Yes	I.C.L
Consent description:	Yes	I.C.L

Date Requested / Suspended	List Further Information Required:	Date Received

Date	Communication Record:

Inspections Required:

	F1. Wall & Roof Framing		O1. Post Line Inspection
✓	L1. Preline Building		P1. Sanitary Drainage
	M1. Pre-line Plumbing/Drainage	✓	S1. Final Residential
	N1. Wet Area / Membrane Inspection		T1. Final Commercial

List Building Consent Conditions Below:

Date	Supervision: please add relevant comments	Signature

Date	Audited By:	

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Alternative Solutions: Record assessment and decision making process below
Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004)

N/A

NO ALTERNATE SOLUTION SUBMITTED

No = Non-compliance with approved plans & documentation
Yes = Compliance with approved plans & documentation.
N/A = Not Applicable to this application.

PROCESSING CHECKLIST

	Building Act	Yes No N/A	Comments:
1	Sec 31 – Has a PIM been issued for the project?	No	Issued with building consent
2	Sec 36 - Has a Financial Contribution Notice been attached to the PIM? *Check PIM*	NO	
3	Sec 37 - Has a Certificate pursuant to Sec 37 of the BA 2004 been attached to the PIM requiring that a Resource Consent be obtained before building work may commence? *If so apply a building consent condition to this effect.*	NO	
4	Sec 39 - Are there any issues associated with Historic Places Trust? *If so ensure that Historic Places Trust notification has occurred.*	NO	
5	Sec 46 – Is the application of a nature that requires it to be sent to the NZFSC DRU. *Refer to Gazette notice 24th March 05 & updates.*	NO	
4	Sec 67 - Is the building consent subject to a waiver or modification? *If so provide explanation for basis, & advise Chief Executive, Dept. of Building & Housing.*	NO	
8	Sec 84 - Is any part of the work Restricted building Work? *If so ensure LBP is nominated and qualified. Not applicable until 2009.*	NO	
9	Sec 112 – Is the application for an alteration to an existing building. *Will the altered building comply as near as reasonably practical to a new building.*	YES	NEW DOOR OPENING LOSO BEING INFILL. ALL WORK TO COMPLY WITH NZBC B1, B2
10	Sec 113 - Does the building have a specified intended life? *Apply a condition that the building is to be removed, altered or demolished on or before end of specified life if life is less than 51 years.*	NO	NOT NOTED IN BC APPLICATION FORM
11	Sec 114 – Is the proposed work a change in use, extension of life or subdivision of an existing building *If so has the owner provided appropriate written notification & addressed all other BA &BC requirements*	NO	
12	Sec 118 – Are **access** and facilities for the disabled required? *If members of the public are to be permitted to enter the building on payment of fees or otherwise, access & facilities for the disabled will be required.*	NO	

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12 b	Earthquake Prone Building – Is the building listed on the TA Register for Earthquake Prone Buildings? *Check register or if the building is considered to be a potential risk then request an assessment be undertaken by a chartered professional engineer.*	NO	
13	Sec 269 - Does the application involve any certified building methods or products? *If so check registers to ensure that these are current.*	NO	
13a	Sec 363 – Are the public to be admitted to the building on payment or otherwise. If the building is to be occupied during construction has an application for a Certificate of Public use been plied for? This should include a project management plan	NO	
14a	Does the application include the use of **Alternative Solution(s)?** *If so document the assessment and decision making process regardless of acceptance or refusal.*	NO	NO ALTERNATIVE SOLUTION SUBMITTED.

Producer Statements

Acceptance Guidelines

1. PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.
2. The author's competence will directly relate to the scope of work covered by their statement.If author's acceptability cannot be determined then the statement & all necessary documentation required to determine competence shall be forwarded to an appropriate & recognised specialist for peer review.

	Circle Statement Type: PS 1 – Design PS 2 – Design Review	Comments:	
	Circle - Category: • Structural • Civil • Fire • Hydraulic • Glazing • Heating • Backflow • Architectural • Geotechnical • Plumbing • Drainage • Weathertightness • Air-conditioning • Mechanical	Comments:	
	Circle - Supporting information provided: • Calculations • Specifications • Soils reports • Fire reports • Inspection & Maintenance procedures	Comment:	
	Do engineering calculations reference the plans and specifications?	Yes / No	Comment:
	Does the Statement provide the name of Statement Author & / or Company issuing the Statement?	Yes / No	Comment:
	Does the Statement provide the name of party/s that the Statement is issued to?	Yes / No	Comment:
	Does the Statement specifically nominate that the Statement is to be supplied to the BCA ?	Yes / No	Comment:
	Does the Statement provide the address & Legal Description of the site where the building work is to be undertaken?	Yes / No	Comment:
	Does the Statement provide the description of the work or part/s of work that is to be covered by the Statement?	Yes / No	Comment:

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	i.e. foundations only, or building structure excluding roof structure, or all work		
	Does the Statement nominate the method of compliance with the Building Code *i.e. AS / VM?*	Yes / No	Comment:
	Does the Statement have the Author's Signature, Address, & Qualifications / Professional Affiliation / Registration Number / Date completed?	Yes / No	Comment:
	What clauses of the Building Code are specifically referenced? (circle applicable clause/s)		B1 B2 C1 C2 C3 C4 E1 E2 E3 F1 F2 F3 F4 F5 F6 F7 F8 G1 G2 G2 G3 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15 H1
	Is the producer statement subject to conditions?	Yes / No	Comment:
	Site assumptions confirmed prior to construction commencement?	Yes / No	Comment:
	Has compliance been demonstrated?	Yes / No	Comment:
	Has durability provisions been met?	Yes / No	Comment:
	Does the producer statement affect a compliance schedule?	Yes / No	Comment:
	Are there any testing or inspection procedures that need to be included in the compliance schedule?	Yes / No	Comment:
	Is there any special maintenance requirements?	Yes / No	Comment:
	Conditions to be placed on building consent: • Specialist inspections to provided: • On-site observations	List:	

Notes:

	Wall Framing	**Yes No N/A**	**FIR**	
75	Do stud height, grade, size, spacing, & treatment comply?	Yes		
78	Are top & bottom plate fixings / connections specified &/ or detailed?	N/a		Existing framing
79	Do top & bottom plate grade, size, & treatment comply?	N/a		
	Bracing			
84	Are wall bracing elements & fixings detailed & correct?	N/a		
85	Are wall bracing elements clear of showers?	N/a		
	Lintels & Sills			
88	Is lintel and sill span, size, grade, treatment correct?	Yes		
89	Is lintel support correct? (roof, roof /wall) Point loads	Yes		Roof only

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90	Are Trimmer Stud Sizes correct?	Y/a		
93	Do lintels required engineer design?	Y/a		
Posts & Beams				
95	Do beams sizes, spans & treatment comply?			
96	Do beam / post connections comply? (Durability)			
98	Do post / footing connections comply?			
99	Does post footing size comply? – (consider uplift)			
Kitchen				
259	Is facility provided for washing utensils / food & waste water disposal?			
262	Are food preparation surfaces able to be easily cleaned & maintained in a hygienic condition?			
265	Are facility provided for cooking, sink, refrigerator and benchspace?			
268	Have impervious, easily cleaned wall finishes been specified?			
Laundry				
270	Have facilities with a laundry tub or space & connections for a washing machine been provided? been provided			
273	Has splash protection been specified for floor and wall linings?			
Wet areas / WCs				
274	If the wet area has a timber floor, is the flooring treatment complying?			
275	If shower is level access is proposed, has non-slip flooring been specified / falls to drain adequate?			
278	Have complying floor & wall linings been specified (i.e. tiled, vinyl, wet wall linings, etc)			
279	Has specification demonstrating compliance been provided for the preparation, adhesive & application, laying & jointing of the impervious surface? .			
280	Has the shower type been specified (tiled or proprietary cubicle)			
281	Is jointing detailed for shower wet wall linings?			
282	Has the glazing been specified (shower screens & windows)			
283	Has provision been made to contain accidental overflow damage to adjoining household units?			
284	Has provision been made to temper the hot water to all personal hygiene fixtures?			
Ventilation				
285	Natural ventilation?	Y/a		
286	Mechanical ventilation?	Y/a		

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Insulation				
288	Is floor, wall and ceiling insulation correctly specified?	Y/		
291	Is a 25 mm separation provided between the top of the insulation and the underside of the skillion roof underlay?	Y/		
Glazing				
238	Full flashing details provided for window & door openings, head, sill &jamb.	Y/		
294	Has a 'Aluminum Joinery & Glazing' specification been provided?	Y/		
295	Do vertical windows in external walls have a window area of not less than 10% of the floor area of the room?	Y/		
301	Is glazing required to comply with NZS 4223 Part 3?	Y/		
302	Is glass in framed shower screens and bath enclosures specified as Grade A safety glazing?	Y/		
Water Supplies				
304	Has a specification been provided?			
307	Are pipe sizes specified adequate?			
309	Are pipe / fittings of compatible materials?			
Sanitary Plumbing				
311	Has a specification been provided for the proposed sanitary plumbing work?			
316	Is waste pipe size / length & venting correct?			
Sanitary Drainage				
327	Drainage pipe size/gradient?			
329	Does the drainage layout contain least one gully trap?			
330	Does the system incorporate access points, chambers, rodding points & inspection points as appropriate?			
331	Has confirmation been provided that adequate council services are available?			
335	Is the grease trap sized correctly?			
336	Are drains correctly vented?			
Stairs / Landings / Handrails				
356	Are handrails specified & correctly located?			
C2 - Means of Escape from Fire				
412a	Have domestic smoke alarm(s) been indicated?	Y/		SITE CHECK TO CONFIRM LOCATION & TYPE OK

Date	All relevant information processed – ok to issue Building Consent	Signature
23-12-2010		

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South Waikato District Council

Building Consent Pre-processing Checklist

Ref: TP 2/3 CL 6
Version: V02
Issued: 16/11/09

BC Number: BC100458

Application Form	yes	no	n/a
All items relevant to the application are to be completed on this form.			
Accurate value of work?	✓		
Is the project listed correctly? (eg 3 bedroom dwelling with attached garage)	✓		
Correct legal description?	✓		
Name, address and phone numbers of all personnel relevant to the project	✓		
Has the 'Building Code Clauses' section been completed?	✓		
Certificate of Title	yes	no	n/a
A current Certificate of Title (no older than 6 months) been supplied? (work covering any new ground)			✓
Site Plan (2 copies)	yes	no	n/a
Building project and existing buildings shown?	✓		
Measurements from boundaries to the nearest parts of the proposed and existing buildings on this plan.	✓		
Layout of existing and proposed sanitary and stormwater drainage			✓
Location of vehicle crossing	✓		
Floor plan (2 copies)	yes	no	n/a
Floor plan of each floor level (Lounge)	✓		
Floor plan showing clear measurements and location of all plumbing, gas and electrical fittings.			✓
Elevations (2 copies)	yes	no	n/a
An elevation of each external wall showing heights and finished ground level at each external corner	✓		
Specifications (2 copies)	yes	no	n/a
Written specifications adequately describing all building work, components, materials and fixings including their size and type	✓		

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Foundation plan (2 copies)	yes	no	n/a
Timber floors - show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. concrete floors - a detailed cross section is required.	☐	☐	☑

Cross Section Details (2 copies)	yes	no	n/a
Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering.	☑	☐	☒

Wall Bracing Calculations (2 copies)	yes	no	n/a
Submit wall bracing calculations, and plan, detailing location of bracing elements.	☐	☐	☑

Service Connection Form	yes	no	n/a
Council's water and/or sewer connection application form attached?	☐	☐	☑

Commercial projects	yes	no	n/a
Has a fire design been supplied?	☐	☐	☑
Has the 'Compliance schedules' section been completed?	☐	☐	☑
Does it need to go to the DRU? See fire design	☐	☐	☑

Outcome

This Building Consent application **has not** been accepted for processing because:

This Building Consent application is cleared to be processed: Yes ☑

Name: Amanda White.

Role: BCA admin **Date:** 20/12/10.

Signature:

Additional notes:

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South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
Tirau Agency (Information Centre): Phone (07) 883 1202

Private Bag 7 (Torphin Crescent) Tokoroa 3444 • Website: www.southwaikato.govt.nz • Email: info@southwaikato.govt.nz

Building Consent 100458

Section 51, Building Act 2004

The building

Street address of building: 29 Berwick Pl, Tokoroa

Legal description of land where building is located: LOT 2257 DPS 10289

Valuation number: 0547674000

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Kevin and Jenny Warner

Contact person: Kevin Warner

Mailing address: 29 Berwick Place, Tokoroa

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:
Full Name: Shane Ward

Mailing Address: PO Box 157, Tokoroa

Phones:: 07-886-7437: 0274-986-391: 07-886-7437

Fax: 07-886-6161

Email: shane.ward@xtra.co.nz

Building work

The following building work is authorised by this building consent:

INSTALL RANCHSLIDER IN LOUNGE

RESIDENTIAL

Builder: Shane Ward PO Box 157 TOKOROA : 027 498 6391

Designer: Lakeside Architects Hamilton : 07 853 9968

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South Waikato District Council

Tokoroa Office: Phone (07) 885 0340 Fax (07) 885 0718
Putaruru Office: Phone (07) 883 7189 Fax (07) 883 7215
Tirau Agency (Information Centre): Phone (07) 883 1202

Private Bag 7 (Torphin Crescent) Tokoroa 3444 • Website: www.southwaikato.govt.nz • Email: info@southwaikato.govt.nz

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the following conditions:

1. The owner or persons undertaking the building work shall give at least 24 hours notice of any required inspection.
2. Plans to be available a copy of this consent is to remain on site at all times.
3. Deviation from plans, any Deviation from the approved plans could jeopardize the issue of a Code Compliance Certificate on completion of this project.
4. SMOKE ALARMS TO COMPLY WITH F7 NZBC.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Project information memorandum 100458

PLEASE NOTE: THE BUILDING ACT 2004 REQUIRES COMPLETION OF THE BUILDING PROJECT WITHIN TWO YEARS FROM THE DATE OF ISSUE

Signature

Building Control Manager

Position

On behalf of: SOUTH WAIKATO DISTRICT COUNCIL

Date: 22/12/10

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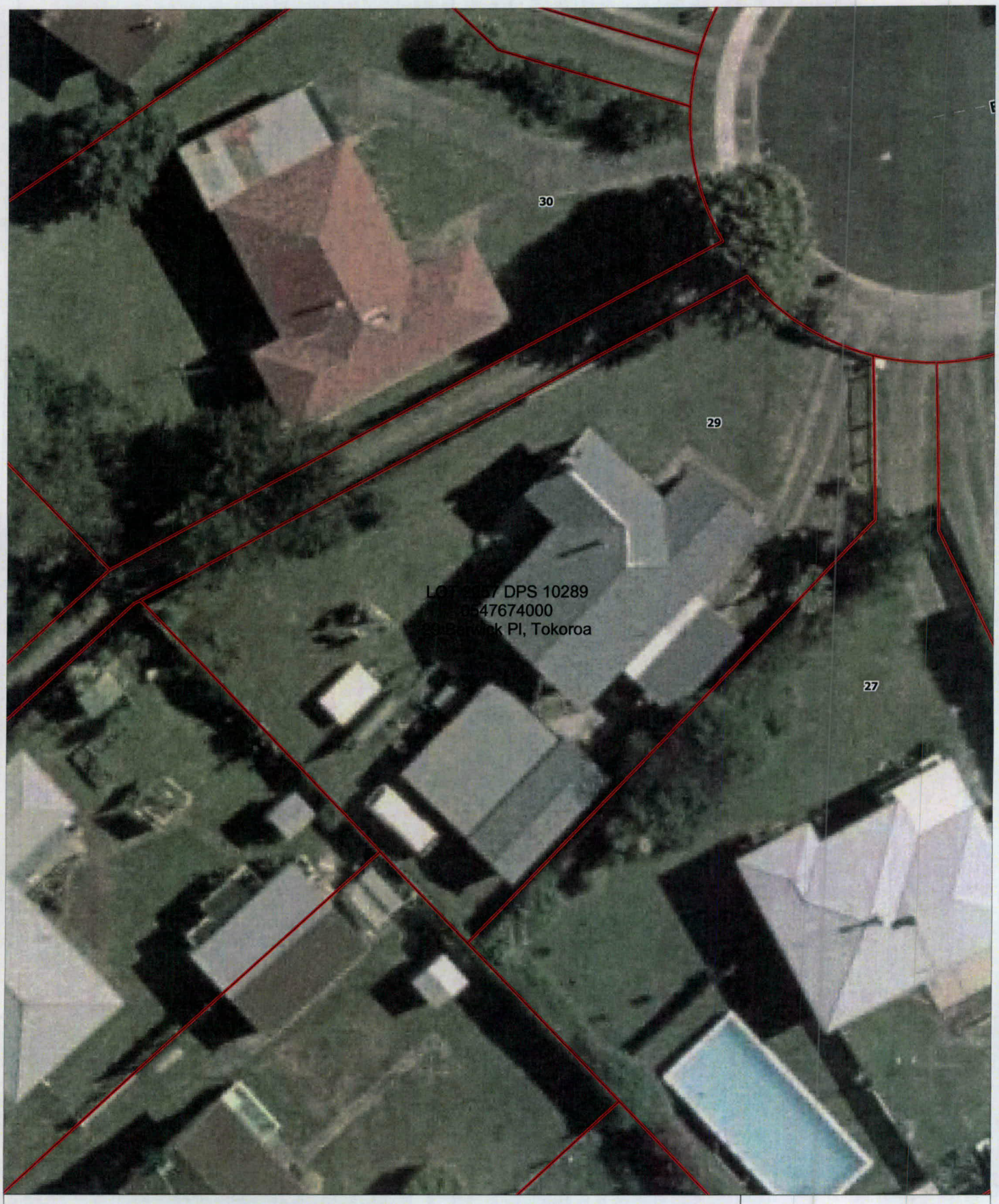
South Waikato District Council

17/12/10

29 BERWICK PLACE

TOKOROA

N W E S



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0 6 12

metres

scale 1 : 300

Document Set ID: 179041
Version: 1, Version Date: 05/04/2011

SPECIFICATION
FOR

ALTERATION

FOR

KEVIN & JENNY WARNER

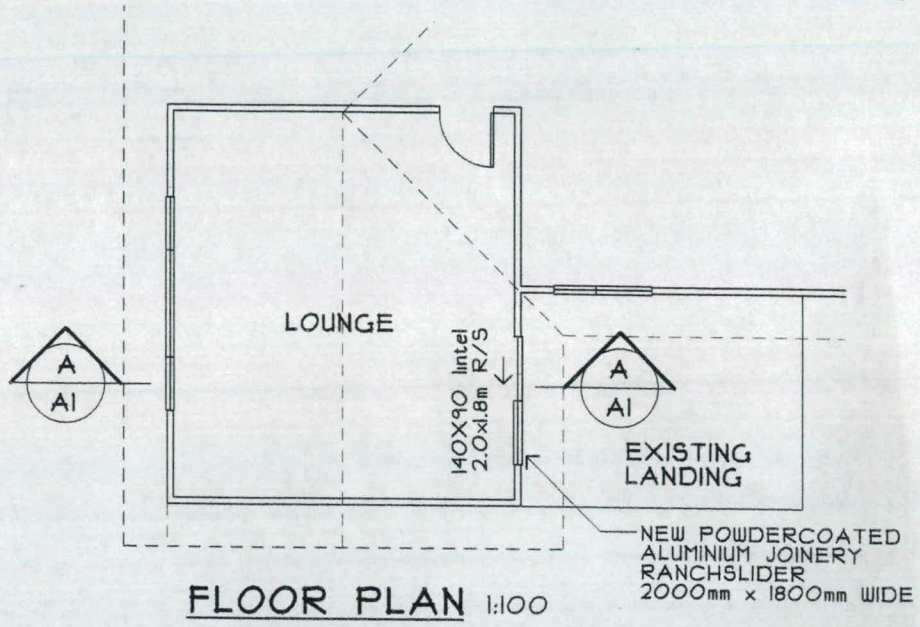
At

29 BERWICK PLACE
TOKOROA

SOUTH WAIKATO DISTRICT COUNCIL
PRIVATE BAG 7
TOKOROA

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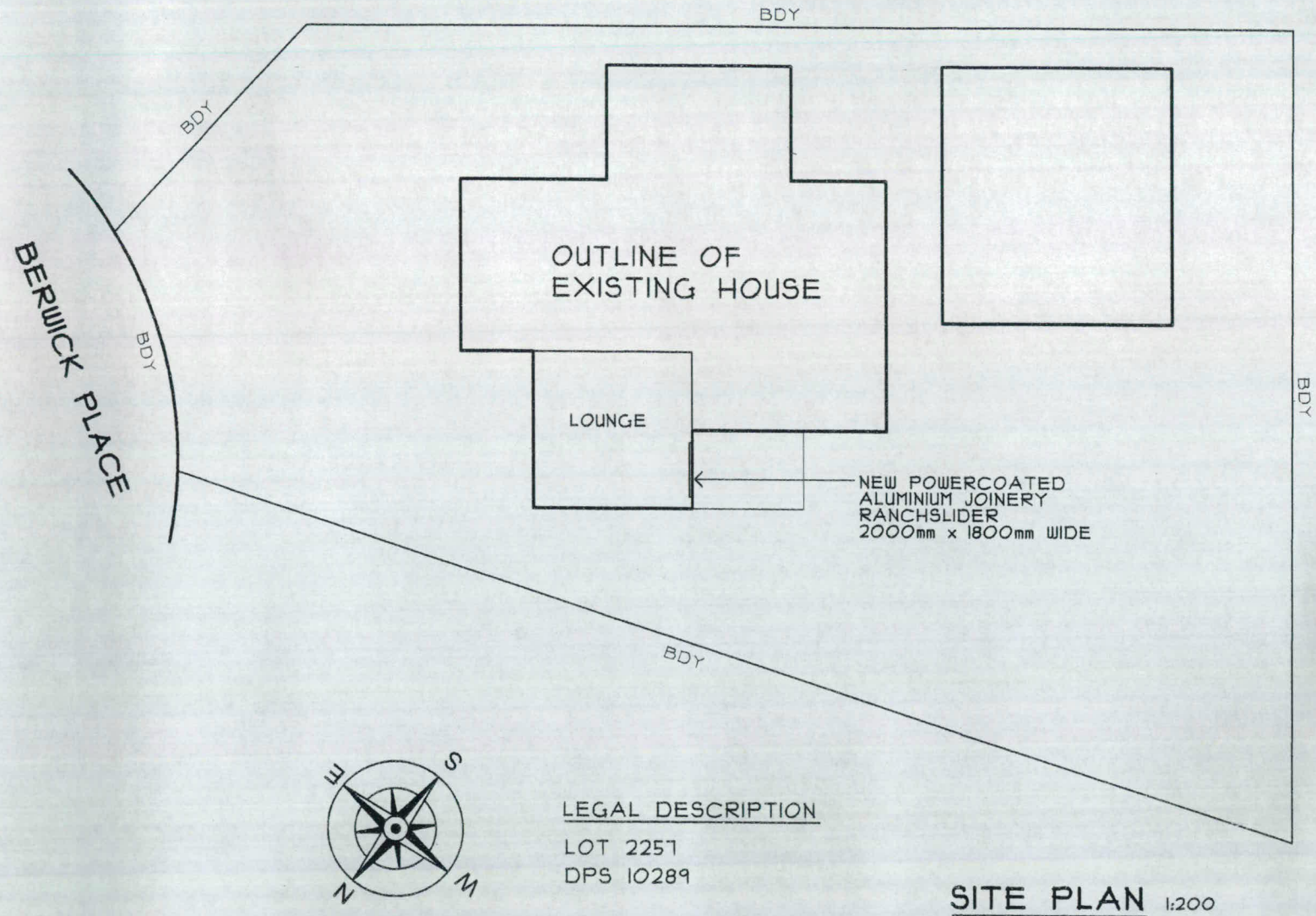
Document Set ID: 179041
Version: 1, Version Date: 05/04/2011



FLOOR PLAN 1:100

ALL NEW FRAMING TO BE KD H1.2 90x45 MSG 8

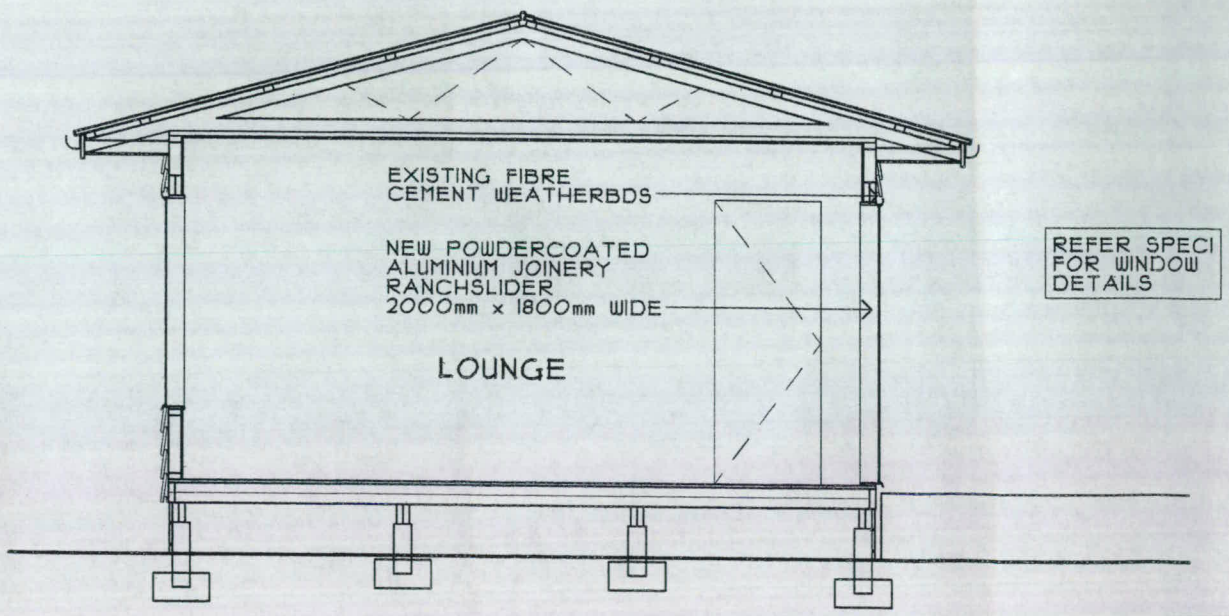
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NZS 3604 1999



LEGAL DESCRIPTION

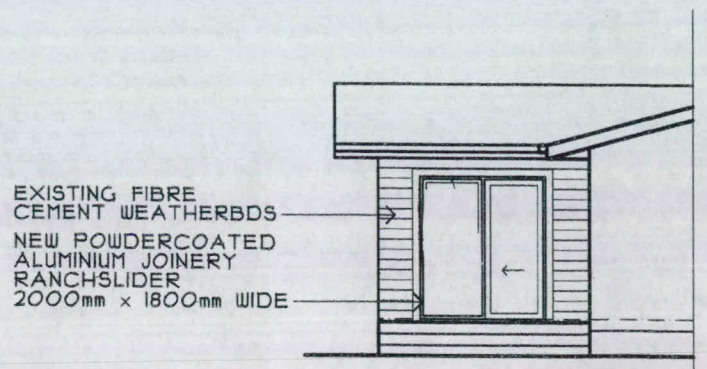
LOT 2257
DPS 10289

SITE PLAN 1:200



REFER SPECI FOR WINDOW DETAILS

CROSS SECTION A-A 1:50



ELEVATION 1 1:100

KIWI INDUSTRIES LTD
P.O BOX 8025 HAMILTON
Ph 07 849 3346 Fax 07 849 5860 0274 438 256

PROJECT:	PROPOSED ALTERATION FOR KEVIN & JENNA WARNER AT 29 BERWICK PLACE, TOKOROA
SHEET TITLE:	SITE PLAN, FLOOR PLAN, ELEVATIONS & SECTION A
DATE:	DEC 10
SCALE:	AS SHOWN
DRAWN:	CMG
	COPYRIGHT

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604, NZ BUILDING CODE AND LOCAL COUNCIL BYLAWS DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.

JOB NO: 10077
SHEET NO: A1

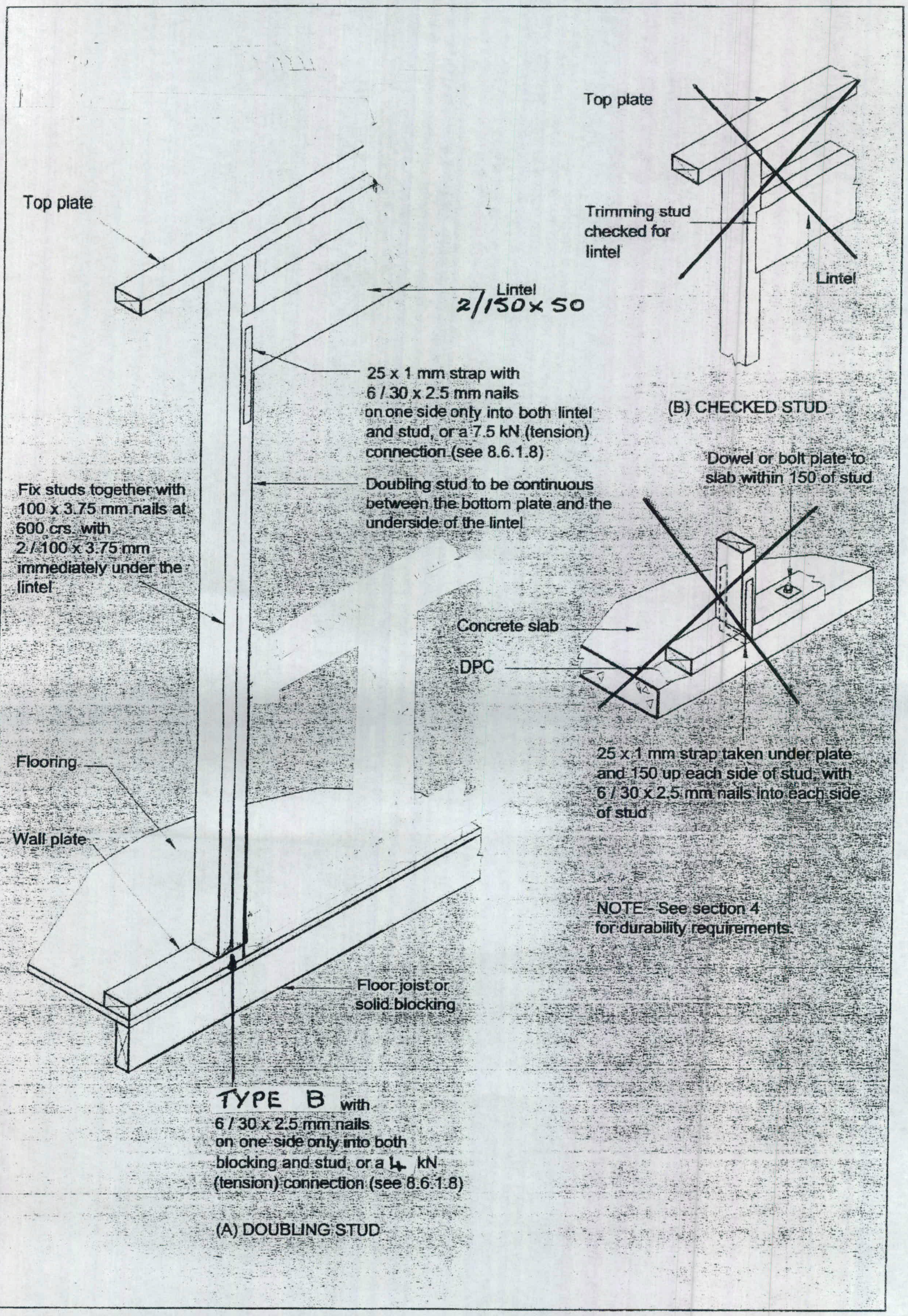


Figure 8.12 – Fixing of lintels to prevent uplift (see 8.6.1.8 and tables 8.14(A) and (B))

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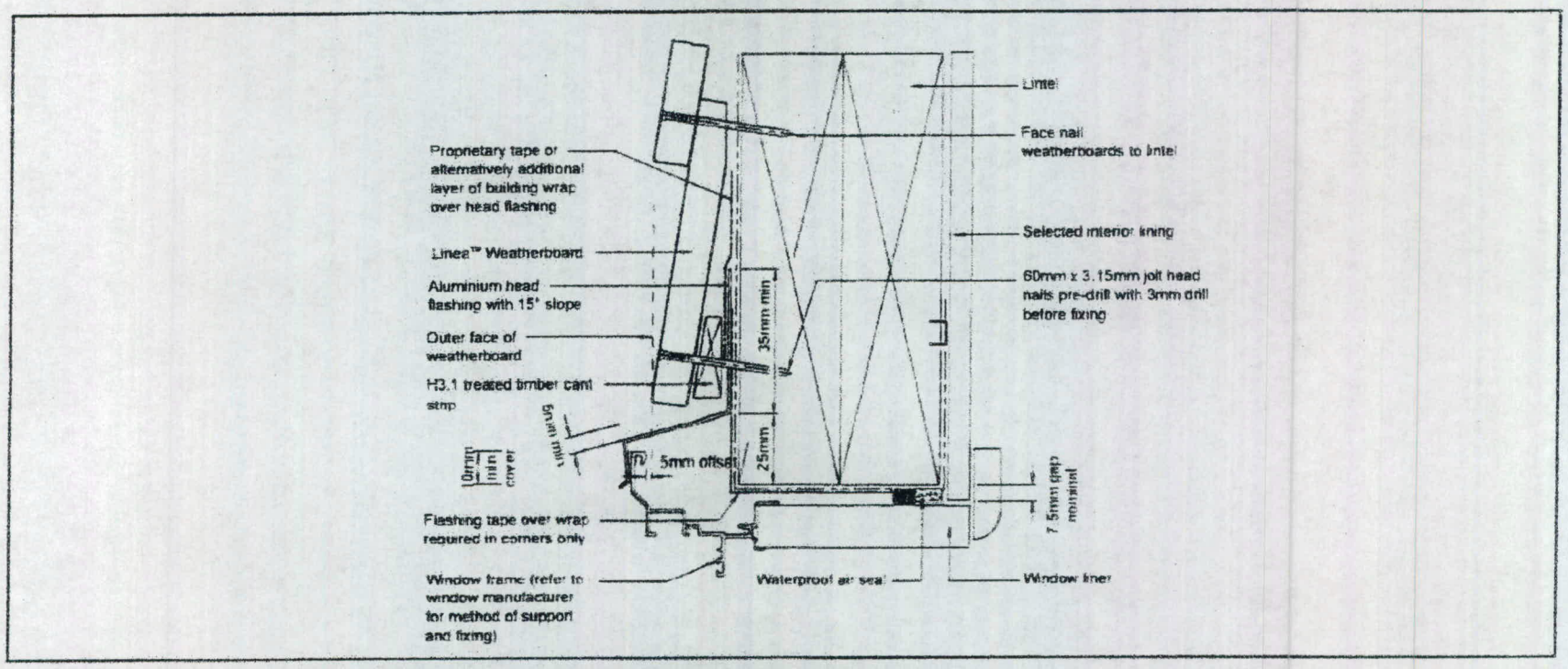


FIGURE 15: DIRECT FIX WINDOW HEAD WITHOUT FACINGS

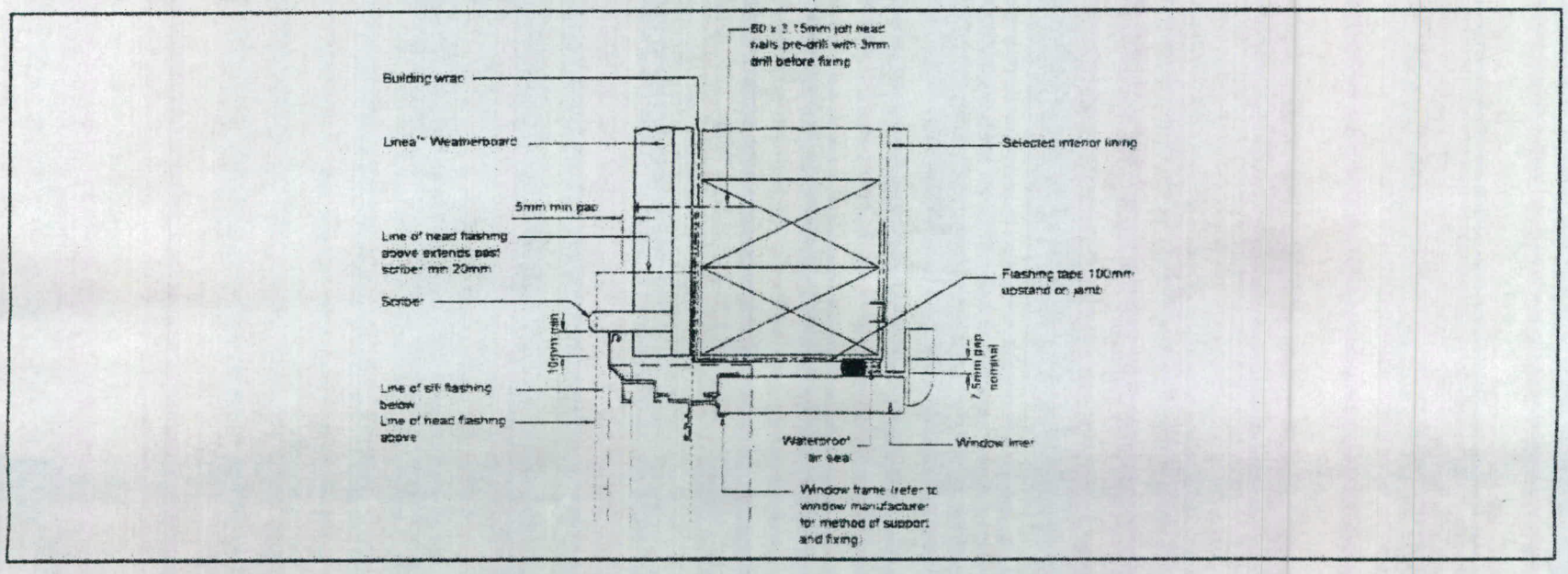


FIGURE 16: DIRECT FIX WINDOW WINDOW JAMB WITHOUT FACINGS

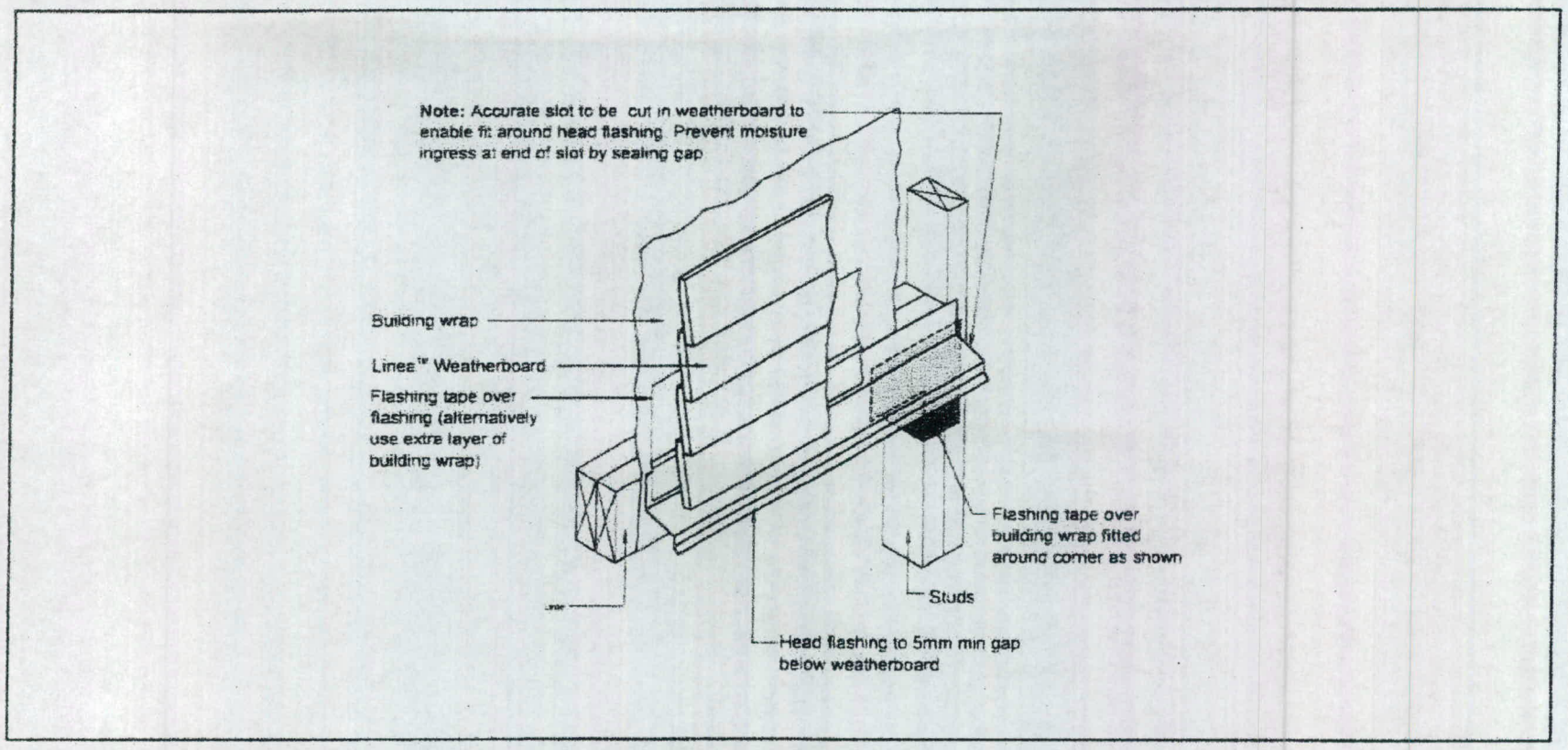


FIGURE 17: DIRECT FIX HEAD FLASHING TERMINATION

SOUTH WAIKATO DISTRICT COUNCIL
PRIVATE BAG 7
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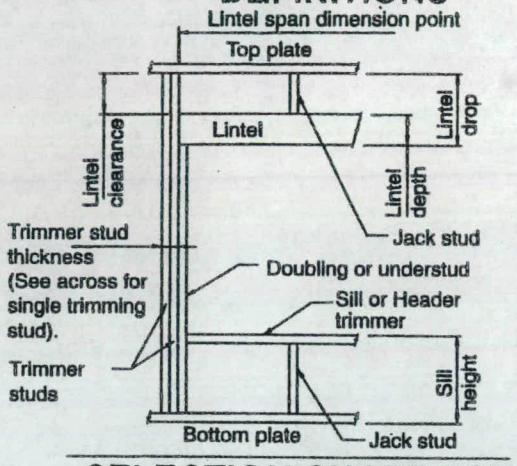
LUMBERLOK® WALL FIXING CHART

01/10

LINTEL FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:1999 TABLE 8.14 & FIGURE 8.12)

DEFINITIONS



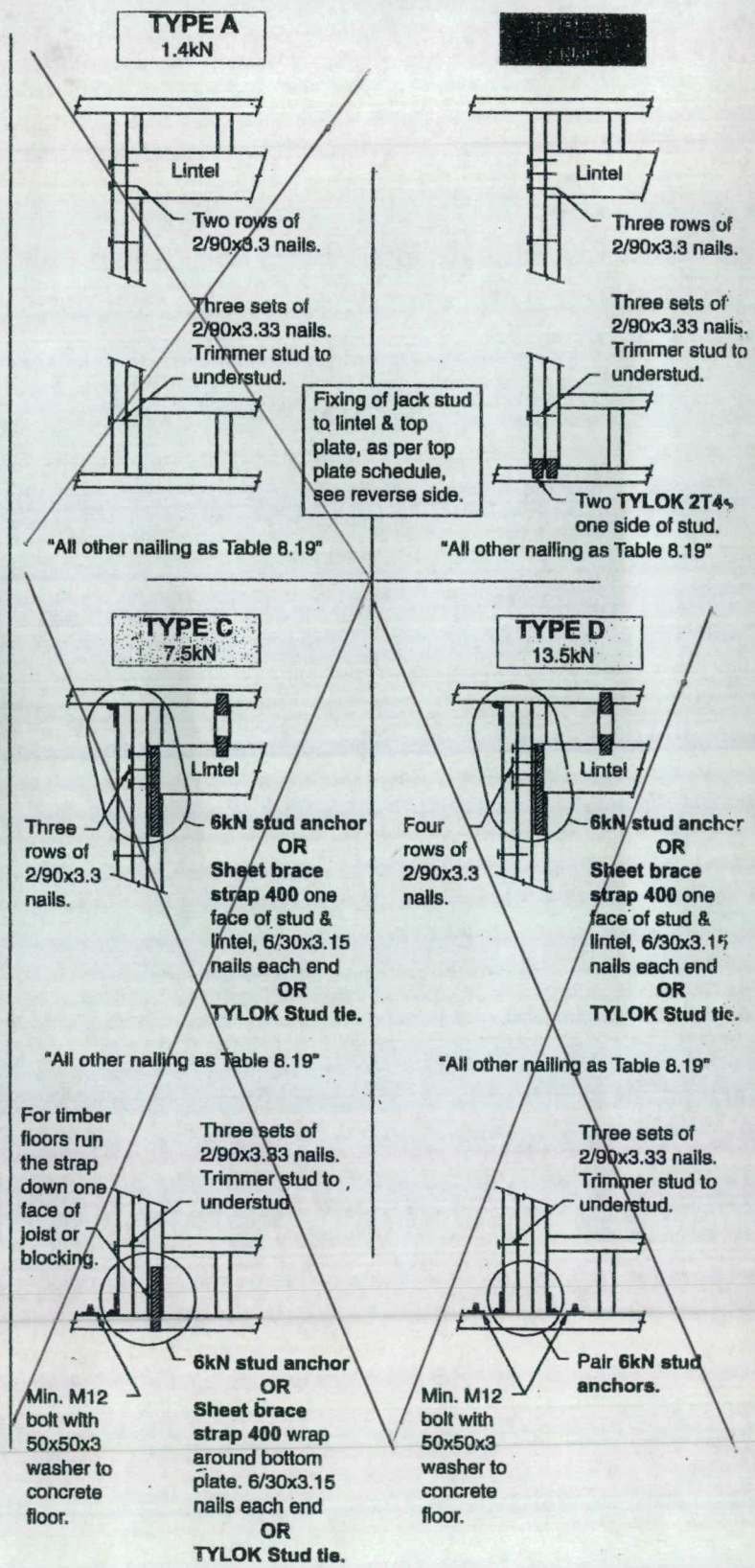
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension *See reverse side	Light Roof Wind Zone L	M	H	VH	Heavy Roof Wind Zone L	M	H	VH
1.5	2.0	A	A			A	A		
	3.0	A			C	A	A		
	4.0	A		C	C	A	A		C
	5.0			C	C	A	A	C	C
	6.0			C	D	A	A	C	C
2.0	2.0	A			C	A	A		
	3.0	A		C	C	A	A		C
	4.0			C	C	A	A	C	C
	5.0		C	C	D	A	A	C	C
	6.0		C	C	D	A		C	D
2.4	2.0	A			C	A	A		
	3.0			C	C	A	A	C	C
	4.0		C	C	D	A	A	C	C
	5.0		C	C	D	A		C	D
	6.0		C	D	D	A		C	D
3.0	2.0	A		C	C	A	A		C
	3.0			C	D	A	A	C	C
	4.0		C	C	D	A		C	D
	5.0		C	D	D	A		C	D
	6.0	C	C	D	-	A		D	D
3.6	2.0			C	C	A	A		C
	3.0		C	C	D	A		C	C
	4.0		C	D	D	A		C	D
	5.0	C	C	D	-	A		D	D
	6.0	C	D	D	-	A		D	-
4.2	2.0			C	C	A	A	C	C
	3.0		C	D	D	A		C	D
	4.0	C	C	D	-	A		D	D
	5.0	C	D	D	-	A		D	-
	6.0	C	D	-	-	A	C	D	-
4.8	2.0		C	C	D	A	A	C	C
	3.0		C	D	D	A		C	D
	4.0	C	C	D	-	A		D	D
	5.0	C	D	-	-	A		D	-
	6.0	C	D	-	-	A	C	D	-

NOTES:

- Lintels accepting Girder trusses for ALL load cases use:
  Fixing type C where contributary area = 10m²
  Fixing type D where contributary area = 20m²
- All cases outside this require specific design

LINTEL FIXING TYPES



LUMBERLOK® WALL FIXING CHART

Q1/10

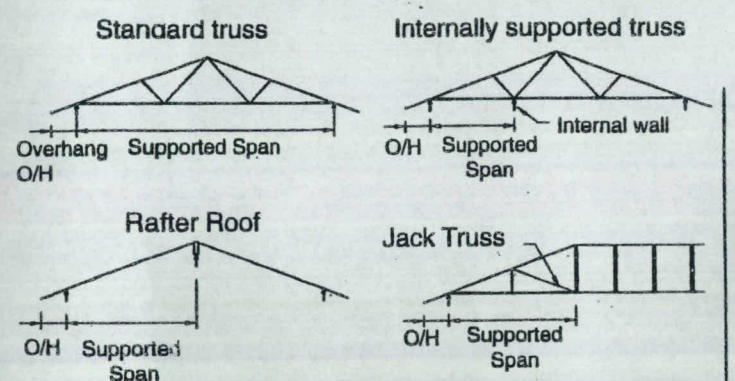
STUD TO TOP PLATE FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:1999 TABLE 8.18)

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa. Refer to table 8.19, NZS3604:1999 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made. Refer to the **LUMBERLOK®** Truss Fixing Chart.
- ★ Gable end wall top plate/stud connections require only 2x90x3.33 nails driven vertically into stud through top plate.
- ★ All Fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.

LOADED DIMENSION DEFINITION



LOADED DIMENSION = $\frac{\text{SUPPORTED SPAN}}{2}$ + OVERHANG

SELECTION CHART FOR FIXING LOADS - TOP PLATE TO STUD

Loaded Dimension	Light Roof Wind Zone L	M	H	VH	Heavy Roof Wind Zone L	M	H	VH
1.5	A	A			A	A		
2.0	A			C	A	A		
2.5	A		C	C	A	A		C
3.0			C	D	A	A		C
3.5			C	D	A	A		D
4.0		C	D	D	A	A	C	D
4.5		C	D	D	A		C	D
5.0		C	D	D	A		C	D
5.5		C	D	D	A		C	D
6.0		C	D	-	A		D	D

- All studs at 600 crs.
- For studs at 400 crs decrease loaded dimension by 33%.
- All trusses at 900 crs.
- For trusses at 1200 crs increase loaded dimension by 33%.

FIXING OPTIONS

FIXING TYPE A 0.7kN

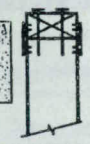


2/90x3.33 plain steel wire nails driven vertically into stud.



2/90x3.33 plain steel wire nails driven vertically into stud, plus single **TYLOK 2T4** plate.

FIXING TYPE C 2.7kN



2/90x3.33 plain steel wire nails driven vertically into stud, plus pair **TYLOK 2T4** plates.

FIXING TYPE D 6.0kN

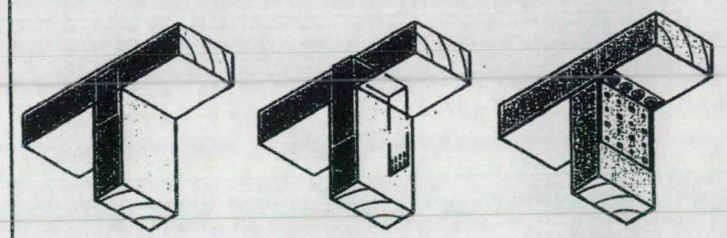


OR



2/90x3.33 plain steel wire nails driven vertically into stud, plus **TYLOK Stud tie.**
OR
Sheet brace strap 400 with 6/30x3.15 nails each stud face.

2/90x3.33 plain steel wire nails driven vertically into stud, plus **6kN Stud Anchor.**



TYLOK 2T4 | **TYLOK STUD TIE OR SHEET BRACE STRAP 400** | **6kN STUD ANCHOR**