

32 Purnell Street

Wanganui District Council

3.10 pm

15 AUG 2014

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T83C page 1 of 7
23/03/13
ACCEPTED**30****Building Consent File Content/Checklist**

DBH Building Category

RIConsent number: 14/0457

(Type 1, 2 or 3)

	Description	Added to file	Comment & Reference
1.	Consent Application	15.8.14	
2.	Pre-Vet Checksheet	15.8.14	
3.	Plans & Specifications	15.8.14	
4.	Bracing Calculations	15.8.14	
5.	PIM : C/T : Consent Notes	15.8.14	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4		
11.	Engineering Calculations		
12.	Peer Review		
13.	Relocate: Condition Reports		
14.	Truss Layouts	15.8.14	
15.	FIR		
16.	Correspondence	15.8.14	(LBP memo)
17.	Copy of Invoice(s)	15.8.14	(Dep)
18.	Compliance Assessment Checksheets		
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing	16.9.14	RFI ①
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	Building Consent (signed copy) Including Conditions	18/9/14	BCoW.
28.			
29.			
30.	Inspection Checksheets	3-7-15	
31.	Supporting As-Built documentation	3-7-15	
32.	Energy Work Certificates - Electrical	3-7-15	
33.	Energy Work Certificates - Gas	3-7-15	
34.	Vehicle Crossing Producer Statement		
35.	LBP memoranda	3-7-15	
36.			
37.			
38.	Application for C.C.C.	3-7-15	
39.	C.C.C. Assessment Checklist	3-7-15	
40.	Code Compliance Certificate	3-7-15	
41.	Project Complete CCC Issued.	3-7-15	

**JOB COMPLETED
CCC ISSUED**LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐LARGE PLANS LOCATED IN:G18 FILE ROOM ☐or BASEMENT ☐Build New 171m² Detached house with attached Garage

#Restricted Building Work

Building Consent Application
Section 32 or 45, Building Act 2004
FORM 2



Wanganui District Council

Wanganui 15 AUG 2014
District Council RECEIVED

1. Application type

(Please tick appropriate box)

- ☐ Project Information Memorandum and/or
☒ Building Consent or
☐ Alteration to Existing Building Consent

Building Consent/PIM No.

14/0457

Note: Shaded areas for office use only

2. The building

2a. Site address

Lot 3 32 Purnel St

Wanganui

2b. Current lawfully established use

Bare Section/Residential

2c. Legal description

Lot 3

DP 435633

2d. Council property no.

32 Purnel St Wanganui 64200

2e. Number of levels

one

2f. Level/Unit number

-

2g. Floor area

Existing m²

New 171 m²

Total 171 m²

2h. Year building first constructed
(If applicable/or approx. year)

now,

3. The owner

3a. Name

J & S Callahan

Postal address

18 Golfview drive

Contact numbers

3446277

Phone

Mobile

Fax

Email

4. Evidence of ownership

4A. Evidence of ownership attached



Certificate of Title (copy)



Lease agreement



Sale and purchase agreement



Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5A. Name of Agent

Mastebuilt Ltd

Postal address

Po Box 705
Wanganui

Contact numbers

3477415

021 979160

06 3478563

Phone

Mobile

Fax

Email

Office @ mastebuilt.co.nz

Relationship to owner

Builder

Details of authorisation



Evidence attached



Other—please specify

6. Applicants's declaration

Signature of Owner/Agent

15/ 8/ 14

Date

Name (print clearly)

Consent fees to be paid by
(Please tick appropriate box)

☐

Owner

☐

Builder

☐

Plumber

☐

Designer

☒

Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work

New House

7b. Will the building work result in a change of use of the building?

☐

Yes

☒

No

7c. If yes, please provide details of the new use

7d. Intended life of the building

☒

Indefinite but not less than 50 years

☐

Less than 50 years—please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

☐

Yes

☒

No

Provide details below

Date of consent

Consent number

7f. Restricted Building Work

☒

Yes

☐

No

☐

N/A

7g. Estimated value of the building work

\$ 250,000

including GST

7h. Category

R1

Office use only

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

☐

Subdivision

☐

Alterations to land contours

☒

New or altered connections to public utilities

☐

New or altered locations and/or external dimensions of buildings

☐

New or altered access for vehicles

☐

Building work over, or adjacent to, any road or public place

☒

Disposal of stormwater and wastewater

☐

Building work over existing drains or sewers, or in close proximity to wells or water mains

☐

Other matters known to the applicant that may require authorisations for the council—please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☒ Truss Layout Plan
- ☒ Memoranda (Certificates of Design work)
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice
- ☐ Copies of other Authorisations—please specify
- ☐ Other—please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Simon Lee
BP 123422
13 Marybank Rd RD2
3455826 sijo@ihug.co.nz

Builders—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Patrick O'Donnell BP 110341
152 Ridgway St Wanganui
Masterbuilt Ltd.
3477415 paddy@masterbuilt.co.nz

Certifying plumber—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Plumbers 13647
P.O. Box 214 Wanganui
348 0162 d.dennison@laserplumbing.co.nz

Certifying drainlayer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Plumbers 13647
P.O. Box 214 Wanganui
348 0162 d.dennison@laserplumbing.co.nz

Electrician—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Electrical E 256863
P.O. Box 192 Wanganui
3456303 wanganui@laser-electrical.co.nz

Other—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Please turn over

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

Alternative Solution
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

12. Compliance with the New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ B1 Structure
- ☒ B2 Durability
- ☒ C1-C2-C3-C4 Fire
- ☒ D1 Access routes
- ☒ D2 Mechanical installations for access
- ☒ E1 Surface water
- ☒ E2 External moisture
- ☒ E3 Internal moisture
- ☒ F1 Hazardous agents on site
- ☒ F2 Hazardous building materials
- ☒ F3 Hazardous substances & processes
- ☒ F4 Safety from falling
- ☒ F5 Construction & demolition hazards
- ☒ F6 Lighting for emergency
- ☒ F7 Warning systems
- ☒ F8 Signs
- ☒ G1 Personal hygiene
- ☒ G2 Laundering
- ☒ G3 Food preparation & prevention of contamination
- ☒ G4 Ventilation
- ☒ G5 Interior environment
- ☒ G6 Airborne & impact sound
- ☒ G7 Natural light
- ☒ G8 Artificial light
- ☒ G9 Electricity
- ☒ G10 Pipes services
- ☒ G11 Gas as an energy source
- ☒ G12 Water supplies
- ☒ G13 Foul water
- ☒ G14 Industrial liquid waste
- ☒ G15 Solid waste
- ☒ H1 Energy efficiency
- ☐ Backcountry Huts
- ☐ Simple House

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate—see key below

B1/AS1 P/S1	NZS 4229	NZS 3604-2011	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C/AS1		SED		1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4223		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1		AS/NZS 3500		1	2	3
G13/AS1		AS/NZS 3500		1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218	NZS 4243	1	2	3
		ALF design manual				
Acceptable solution				1	2	3
Acceptable solution				1	2	3

Key to proposed inspection: 1. Council Building Control Officer 2. Approved Consultant e.g. Engineer 3. Other—Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information.

Please turn over

13. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work



There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)
(listed below are the systems and features from the 'new' Act)

1.	Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2.	Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3.	Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4.	Emergency lighting systems	☐	☐	☐	☐	☐
5.	Escape route pressurisation systems	☐	☐	☐	☐	☐
6.	Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7.	Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8.	Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9.	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10.	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
11.	Laboratory fume cupboards	☐	☐	☐	☐	☐
12.	Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
13.	Smoke control systems	☐	☐	☐	☐	☐
14.	Emergency power systems for, or signs relation to, a system or feature specified in any of the above	☐	☐	☐	☐	☐
15.	Means of escape with systems and features, signs (1 to 6, 9 and 13) Fire and smoke separations	☐	☐	☐	☐	☐

OFFICE USE ONLY
BCA

Date application received
Receiving Officer
Application Fee Receipt No.
Date of application Fee Rec.
Infrastructure Bond No.

15/8/14
Am
507272
15/8/14

Comments:

\$200.00 non refundable
bond to be charged
@ fee stage AC

Paid 19/9/14

BM

Receipt: 512273

Fees (incl. GST)

50

Building Consent Application Fee (Prepaid)	\$ 1255
Building Consent Issue	\$
PIM	\$
Building Levy (DBH)	\$
BRANZ Levy	\$
Stormwater Connection	\$
Vehicle Crossing	\$
Sewer Connection	\$
Water Connection	\$
Fordell Connection (Application charge)	\$
Development Contribution Levy	\$
NZFS Alternative Solution	\$
Waiver/Modification	\$
Resource Consent	\$
Relocation Bond	\$
Infrastructure Fee (non-refundable) TBP*	\$ 200.00
Infrastructure Bond	\$
Certificate of Title	\$
Rural Rapid Number	\$
Photocopying/Plan printing	\$
Other	\$
Total	\$

Processing Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	AC	18/8/14	CK	16/9/14			
Planning						SB	19/8/14
Fire Design (Referred to NZFS)							
Building	DA	17/9/14				DA	17/9/14
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage	7	4/9/14				DA	17/9/14
Roading							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer

[Signature]

Date 18/9/14

Notes

File Note Assessment of Building Consent



THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL THE INFORMATION REQUIRED TO ACHIEVE COMPLIANCE WITH THE DISTRICT PLAN AS REQUIRED BY SECTION 37 OF THE BUILDING ACT 2004.

Applicant:	J & S Callahan		
Activity/Use:	Residential		
Date:	19 August 2014	BCon #	14/0457
Address:	32 Russell Street, Wanganui		
Subject:	Development in the Residential Zone		

Zone Rules

8.4.1 Activity	Residential (including Home Occupations), Community, Reserves & Utilities	To build a new 171 m ² detached house with attached garage.
8.4.2.1 Noise		N/A
8.4.2.2 Light		N/A
8.4.2.3 Vibration		N/A
8.4.2.4 Granny Flats	Maximum 1 Maximum 60m ² Gross floor area	N/A
8.4.2.5 Structures	Maximum 10m high	
(a) HRP	Front boundary	Max permitted height - 5.5m
	South boundary	Max height - 2.4m ✓
	Side boundary	Max permitted height 3.95
	Western boundary	Max height - 2.5m ✓
	Side Boundary	Max permitted height - 5m
	Eastern boundary	Max height - 2.4m ✓
	Rear Boundary	Max permitted height 4m
	North boundary	Max height - 2.4m ✓
	Exemptions	N/A
(b) Multi-Units	Detached (notional boundary)	N/A
	Conjoined & residential care facilities $D = (L + 3H)\%10$	N/A
(c) Fences	Front boundary 1.2m solid Side & Rear 1.8m	✓
(d) Site coverage	40% maximum	39.7.
(e) Accessory Buildings	Behind front line of main building	N/A
8.4.2.6 Amenity	400m ² per dwelling	✓
	30m ² outdoor north facing living space	✓
	Multi-units: outdoor storage 2m ²	N/A
	Non-Residential activities: 50 people max for local roads 100 people max for other roads	N/A
8.4.2.8 Signs		N/A

File Note Assessment of Building Consent



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General Rules

Vehicle Crossing		
Car Parking	Must be screened from residential properties – 8.4.2.9	N/A
	Comply with general rules	N/A
Loading Bay		
Features	protected trees, heritage resources, transmission lines, designations, flooding, 20° slope, hazards, overlays	No
Earthworks		
Retaining walls	1.5m max	N/A

Other Standards

Easements/ Consent Notices	Certificate of Title	Potential for easement encroachment
Building over boundary?	If so, tell Greg and not on file	No
Development Contribution	10 year Plan, page 152	N/A
Archaeological Site	Site Features map	No

Decision and any other matters not contained in table above including further information for building consent purposes:

Complies with District Plan Rules.

Stacey Bell. Resource Management Planner. 19 August 2014

**Building Consent Application
Prelodgement Vetting
New residential dwellings,
additions/alterations and
habitable garages**



**Wanganui
District Council**

Application details

(Additional information will need to be supplied if a resource consent is required)
This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional.

2 copies of all documentation is required (4 if resource consent required).

Date Received	15.8.14		
Site Address	LOT 3 Purnell Mews Wanganui		
Description of building work	New Residential Building		
Restricted building work	☒ YES	☐ NO	☐ N/A
LBP memorandum	☒ YES	☐ NO	☐ N/A
WDC Building Category (Circle where applicable)	☒ 1	☐ 2	☐ 3

Application type

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
New Building	☒	☐	☒
Alterations	☐	☒	☐
Additions	☐	☒	☐
Demolition	☐	☒	☐
Relocation	☐	☒	☐
Change of use	☐	☒	☐
Stage of	☐	☒	☐

Property information

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Cert. of title (less than 3 months old)	☒	☒	☒
Legal description checked	☒	☐	☒
Street address	☒	☐	☒
Number of floors (1)	☒	☐	☒
Building history—listed	☐	☒	☐
Rapid Number required	☐	☒	☒
Current lawful use WDC	Land		

Building classification

	Yes	N/A	WDC
Housing—Detached	☒	☐	☒
- Multi-unit	☐	☒	☐
- Group Dwelling	☐	☒	☐
Garage—	☐	☒	☐
- Habitable	☐	☒	☐
- Non-habitable	☐	☒	☐

Floor area

	Area (M ²)
Ground floor	171
Basement	
1st floor	
2nd floor	
Outbuildings	
Decks/balconies	
Other	
Total existing buildings on site	
Total new work	171

Contact details, address, phone etc.				Compliance					
Tick where applicable under Yes or Not applicable		Yes	N/A	WDC	Tick where applicable under Yes or Not applicable		Yes	N/A	WDC
Owner's details		☒	☐	☒	Means of compliance completed (as per application form)		☒	☐	☒
Agent's details		☒	☒	☒	Standards—Current version specified		☒	☐	☒
Designer's details		☒	☐	☒	Alternative solution		☐	☒	☒
Engineer's details		☐	☒	☒					

Site Information						Site features				
Circle where applicable						Tick where applicable under Yes or Not applicable				
Wind Zone	Low	<u>Medium</u>	High	Very High	Extra High					
Corrosion Zone as defined NZS3604 4.2.3		B	<u>C</u>	D	Sea Spray	Is the site subject to natural hazards i.e.: flooding, subsidence, slipping etc.		☐	☒	☒
Earthquake Zones		1	<u>2</u>	3	4	Do the plans show how you are mitigating the risk i.e.: finished floor level etc.		☐	☒	☒

Plans				Site plan					
Tick where applicable under Yes or Not applicable		Yes	N/A	WDC	Tick where applicable under Yes or Not applicable		Yes	N/A	WDC
Number of sets required (2/ 1 set required)		☒	☐	☒	Scale 1:100 1:200 1:500		☒	☐	☒
Specifications: Project Specific									
Number of sets required (2/ 1 set required)		☒	☐	☒	Site area & coverage		☒	☐	☒
Bracing calculations									
Subfloor/Deck (2 sets required)		☐	☒	☒	Fully dimensioned		☒	☐	☒
Wall (per floor)		☒	☐	☒	North point & Building Orientation		☒	☐	☒
Structural Engineering									
Number of sets supplied (2 required)		☐	☒	☒	Existing & Proposed building		☒	☐	☒
Current Producer statement/Calc.		☐	☒	☒	Finished floor level		☒	☐	☒
Beam layout plan		☐	☒	☒	Contours, Datum		☐	☒	☒
Connection details/truss/lintel/post		☐	☒	☒	Extent of cut and fill		☐	☒	☒
Geotechnical Engineering									
Number of sets supplied (2 required)		☐	☒	☒	Retaining walls/engineer or standard		☐	☒	☒
Site plan		☐	☒	☒	Septic Tank/Water Tank/Soak Hole		☒	☐	☒
Soils analysis/report		☐	☒	☒	Drainage Plan (S/water & sewer)		☒	☐	☒
Producer statement		☐	☒	☒					
H1 Energy efficiency									
Design—Schedule		☒	☐	☒					
Calculation		☐	☒	☒					
Modelling		☐	☒	☒					
Risk Matrix									
Calculations supplied		☒	☐	☒					

Infrastructure			
Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Water connection position (new/existing)	☒	☐	☒
Sanitary sewer connection position (new/existing)	☒	☐	☒
Stormwater connection position (new/existing)	☒	☐	☒
Level & depths of connections	☒	☐	☒
Stormwater secondary flow path	☐	☒	☒
Sump lid & kerb top levels at outlet	☒	☐	☒
Crown of road level	☐	☒	☒
Vehicle crossing application form	☒	☐	☒
Position of vehicle crossing on site plan	☒	☐	☒
Infrastructure bond application	☒	☐	☒

Cross sections

Tick where applicable under Yes or Not applicable

	Yes	N/A	WDC
Minimum of one along the length	☒	☐	☒
Minimum of one across the width	☒	☐	☒
Clear ground levels	☒	☐	☒
Footing size	☒	☐	☒
Subfloor ventilation	☒	☒	☒
Foundation steel—size and centres	☒	☐	☒
Masonry and slab/hardfill/dpm	☒	☐	☒
Wall framing—sizes, centres, treatment, height, stress grade	☒	☐	☒
Wall/ceiling/floor insulation	☒	☐	☒
Cladding	☒	☐	☒
Cavity and battens	☒	☐	☒
Building paper	☒	☐	☒
Stairs—tread, rise, pitch, height	☒	☐	☒
Decks and balconies/balustrades	☒	☐	☒
Linings and finishes	☐	☒	☒
Wet area waterproofing/tanking	☐	☒	☒

Foundation plan

Tick where applicable under Yes or Not applicable

	Yes	N/A	WDC
Timber floor —Pile size, centres, treatment	☐	☒	☒
Footing size	☐	☒	☒
Bracing layout type and position	☐	☒	☒
Joists and bearers	☐	☒	☒
Concrete Floor —Dimensions, bays, mesh size, point load pads, slab thickenings, control joints, supplementary bars	☒	☐	☒
Specific design (raft)	☐	☒	☒

Roof framing plan

	Yes	N/A	WDC
Pitched roof —Ridge beam, rafters, purlins, building paper, insulation	☐	☒	☒
Eaves	☐	☒	☒
Pergola/Verandah	☐	☒	☒
Trussed roof —Truss type	☒	☐	☒
Point loads identified	☒	☐	☒
Roof bracing	☒	☐	☒
Truss layout/design certificate	☒	☐	☒

Elevations

	Yes	N/A	WDC
• North	☒	☐	☒
• South	☒	☐	☒
• East	☒	☐	☒
• West	☒	☐	☒
Height recession plane	☒	☐	☒
Wall cladding(s)/control joints	☒	☐	☒
Roof cladding(s)	☒	☐	☒
Finished floor levels	☒	☐	☒
Maximum building height	☐	☒	☒

Weathertightness—Flashing details

	Yes	N/A	WDC
Windows/doors	☒	☐	☒
Balconies	☐	☒	☒
Parapets/apron/change of pitch	☐	☒	☒
Decks	☒	☐	☒
Roof and wall junctions	☒	☐	☒
More than one cladding	☐	☒	☒
Pergola	☐	☒	☒
Other penetrations	☒	☐	☒

Floor plans

	Yes	N/A	WDC
To scale, fully dimensioned, rooms named	☒	☐	☒
Window/door sizes and position	☒	☐	☒
Fixtures and fittings, smoke detectors	☒	☐	☒
Full plumbing layout, pipe sizes etc.	☒	☐	☒
Solid fuel heating/heat pump/solar	☐	☒	☒
HWC, position, tempering valve	☒	☐	☒
Wall bracing—height, position, type	☒	☐	☒

Electrical Plan

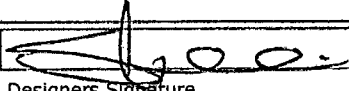
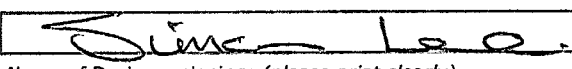
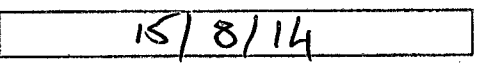
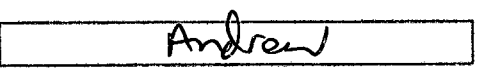
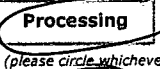
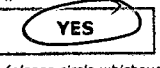
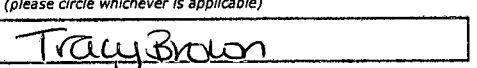
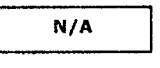
	Yes	N/A	WDC
Electrical layout	☐	☒	☒
Mechanical and ventilation	☐	☒	☒

Deck construction

	Yes	N/A	WDC
Foundation plan	☐	☒	☒
Pile size, centres, treatment	☐	☒	☒
Bearer & joint, size, span, treatment	☐	☒	☒
Stair, balustrade details	☐	☒	☒
Detail at junction of house	☐	☒	☒

Solid Fuel Heating

	Yes	N/A	WDC
Manufacturers specifications	☐	☒	☒
Construction details/flashings	☐	☒	☒
Floor plan	☐	☒	☒
Wetback details/Tempering valve	☐	☒	☒
Smoke Detectors	☐	☒	☒
NESR compliance (Clean Air Act)	☐	☒	☒

	
Designers Signature	
	15/8/14
Name of Designer signing: (please print clearly)	Dated
Comments	
Plans OK to accept for	
Date received	
Received by:	
(print name)	(print name)
Application fee:	 (please circle whichever is applicable)
WDC Vetting Officer:	 (please circle whichever is applicable)
	 (print name)
	 (please circle whichever is applicable)
	 (please circle whichever is applicable)

**Infrastructure Bond and
Acceptance of Liability
Agreement**

Streets Infrastructure Bylaw 2009
Form IG-001



**Wanganui
District Council**

Agreement details

Building Consent



Resource Consent



(Please tick)

I

K. O'Donnell Kathryn
(applicant's full name)

Made-built
Company name (if applicable)

of

P.O. Box 705 Wanganui
(address of applicant)

3477415
Phone

office@made-built.co.nz
Email

give notice that I will be undertaking work at:

32 Purnell St Wanganui
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of **\$200.00**;
5. To pay a refundable Infrastructure Bond of **\$1,500.00**;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)

[Signature]
Signature

K. O'Donnell 15/8/14
Name of person signing: (please print clearly) Dated

OFFICE USE ONLY

Preferred Applicant

Yes



No



(Please tick)

Please Read IMPORTANT INFORMATION ON THE INFRASTRUCTURE BOND

Explanation

1. The Wanganui District Council has significant infrastructure assets in its road corridor. Damage to those assets from building works can come at a cost to the ratepayers of the Wanganui District.
2. The purpose of the Infrastructure Bond is to encourage the applicant to ensure that the infrastructure assets are not damaged. Further, in the event of damage, the infrastructure bond will ensure that the cost of repairing rests with the party responsible for its damage.
3. **Damage includes but is not limited to the following:** damage to footpaths, kerbing and channel, road surface, street furniture, tobies, trees, berms and other Council assets in the road corridor.
4. The Infrastructure Bond applies to all building consents (and/or resource consents) for demolition, removal, relocation and construction of buildings, and structures (including commercial) in the urban zone.

Review of Bond Amount

5. Pursuant to a Resolution of the Wanganui District Council (17 June 2008) a builder who is a preferred applicant may apply for an exemption from paying an infrastructure bond on each consent. The resolution states: *"That the Chief Executive has delegated authority to waiver the refundable bond amount for builders with multiple consents"*.
6. An application for waiver of the Bond amount can be made on the appropriate form obtainable from the Council building at 101 Guyton Street, Wanganui.
7. To find out if you are eligible for a waiver of the bond amount, please talk to a member of the Customer Services team in the first instance.

OFFICE USE ONLY

Date received

IBR No:

Receipt No:

Received by:

(print name)

COMMENTS

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE:

VENDOR: Aspen 2004 Limited

PURCHASER: James Edward Callaghan and Sharron Dale Callaghan

and/or nominee

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:

Yes/No

PROPERTY

Address: Lot 3, Purnell Mews, Purnell Street, Wanganui

Estate: FEE SIMPLE LEASEHOLD STRATUM IN FREEHOLD STRATUM IN LEASEHOLD
GROSSLEASE (FEE SIMPLE) GROSSLEASE (LEASEHOLD) (if none is deleted fee simple)

Legal Description:

Area (more or less):

Lot/Flat/Unit:

DP:

Unique Identifier or CT:

440 m2

Lot 3

435633 and undivided 1/6
share in Lot 7, DP 435633

592107

PAYMENT OF PURCHASE PRICE

Purchase price: \$359,600.00

Plus GST (if any) OR Inclusive of GST (if any).
If neither is deleted the purchase price includes GST (if any).
GST date (refer clause 13.0):

Deposit (clause 2.0): \$35,000.00

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is

OR

(2) In the manner described in the Further Terms of Sale. Interest rate for late settlement: 14 % p.a.

CONDITIONS (clause 9.0)

Finance condition

LIM required:

Yes/No

Lender:

Building report required:

Yes/No

Amount required:

OIA Consent required:

Yes/No

Finance date:

Land Act/OIA date:

TENANCIES (if any)

Name of tenant:

Bond:

Rent:

Term:

Right of renewal:

SALE BY:

Private Treaty

Licensed Real Estate Agent

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier 592107
Land Registration District Wellington
Date Issued 10 August 2012

Prior References
533366

Estate Fee Simple
Area 440 square metres more or less
Legal Description Lot 3 Deposited Plan 435633

Proprietors
Aspen 2004 Limited

Estate Fee Simple - 1/6 share
Area 363 square metres more or less
Legal Description Lot 7 Deposited Plan 435633

Proprietors
Aspen 2004 Limited

Interests

Fencing Covenant in Transfer 6187900.1 - 20.10.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 435633)

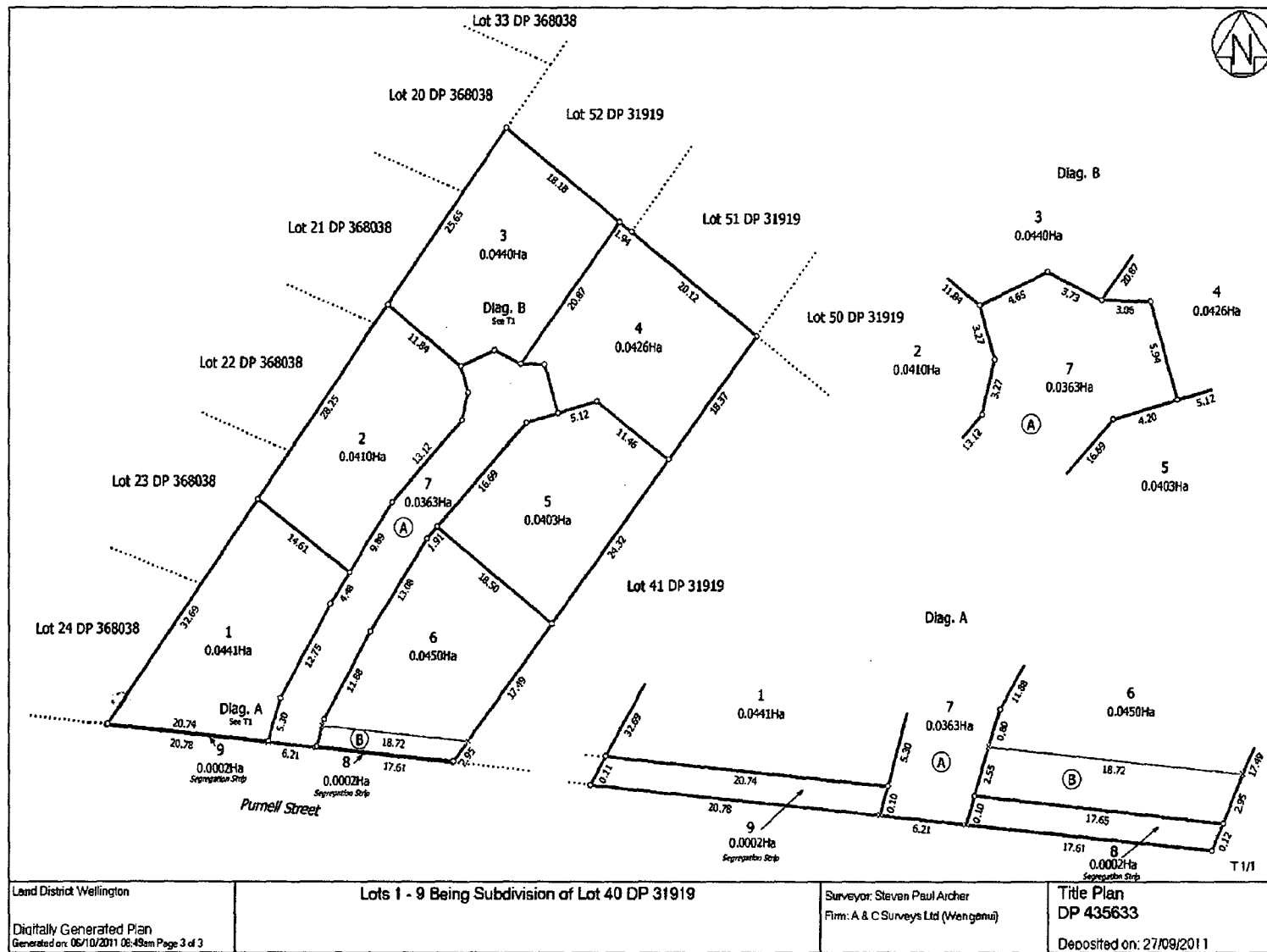
Subject to a right of way, drainage of sewage and stormwater, supply of water, gas and telecommunications over part Lot 7 marked A on DP 435633 created by Easement Instrument 8631022.3 - 27.9.2011 at 5:03 pm

Appurtenant to Lot 3 DP 435633 is a right of way, drainage of sewage and stormwater, supply of water, gas and telecommunications created by Easement Instrument 8631022.3 - 27.9.2011 at 5:03 pm

The easements created by Easement Instrument 8631022.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over Lot 7 part marked A on DP 435633 in favour of Powerco Limited created by Easement Instrument 8631022.5 - 27.9.2011 at 5:03 pm

The easements created by Easement Instrument 8631022.5 are subject to Section 243 (a) Resource Management Act 1991



View

help

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home

close

clear

retrieve

Property (Enquiry)

Application Process (Enquiry)

Values Portal

Links to other Functions

↳ IntraMaps

↳ HUBBLE

↳ Property Maintenance

↳ Other Certificate

↳ Owner Certificate

↳ Property Due Amounts

↳ Property Clone Process

↳ Address Maintenance

Sections to Display

Owners

Land

Valuations

Summary

Topics

Applications

Charges

Transaction Summary

Custom Fields

Attachments

Notes

Expand All

Collapse All

Find

Related Data

↳ Associations (5)

↳ Attributes (10)

↳ Memos (0)

↳ Aliases (0)

↳ Theme Associations (0)

Show Historical Items

Property

Property ID: 34203

Address: 32 Purnell St WANGANUI

Legal Desc: LOT 3 DP 435633 - HAVING 1/6SH IN LOT 7 DP 435633 BEING 363 M2

Owners: Aspen 2004 Limited(Own)

Service Address: PO Box 705 Wanganui Mail Centre Wanganui 4540

Rate Codes: Notice - Standard Non-Wanganui Postcode || Analysis - Rateable || Assessment - 1315008705 ||

Property | Rates

Status: Current

Property Type:

Electorate: Urban Urban Ward

Default Postal Address: PO Box 705 Wanganui Mail Centre Wanganui 4540

Legal Description: LOT 3 DP 435633 - HAVING 1/6SH IN LOT 7 DP 435633 BEING 363 M2

Additional Description: LOT 3 DP 435633 - HAVING 1/6SH IN LOT 7 DP 435633 BEING 363 M2

Owners

Land

Valuations

Summary

Topics

Applications

Charges

Transaction Summary

Custom Fields

Attachments

Notes

Charge Balance: 1,836.54

Rates Balance: 1,836.54

Water Balance: 0.00

Wanganui District Council

PO Box 637, Wanganui

Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

REPRINTED

Official Receipt

GST Reg No 51-668-324

15/08/2014

Receipt No: 507272

To: O'Donnell Building

<u>Description</u>	<u>Amount</u>
General	
NOGPRECONSENT	\$1,255.00
32 Purnell St New Dwelling	
Transaction Total:	\$1,255.00
Amounts Tendered	
Cheque	\$1,255.00
Total	\$1,255.00

Printed 15/08/2014 11:00:46a.m.



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

O'Donnell Building &
Construction Ltd

For Building Consent:

Reference No:

Date: 15/8/14

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project 32 Purnell St **Description of project** New Dwelling

Reference	Details	Amount (Incl GST)
1.	Building Consent Project Type – application fee (refer to 'Fees and Charges' Form) SC	\$ 1255-00
2.	Resource Consent - deposit	
	• Land use - Non-Notified	\$
	• Subdivision - Notified	\$
3.	Infrastructure Bond	
	• Non-Refundable Charge	\$
4.	Other - Aerial photographs	\$
	- Plan pack Searches	\$
	- Rural Rapid Numbers (New)	\$
	- Large Plan photocopying A2	\$
	- A0 – A1	\$
5.	Certificate of Title	\$
Total Payable		<u><u>\$ 1255-00</u></u>

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

14/0457

2nd SET

Wanganui District Council
15 AUG 2014
ACCEPTED

ADDRESS: **32 Purnell St**

Department:	Sent	Returned	Sent	Returned	Sent	Returned
Water C. Carter	18/8/14 AC	✓ 26/8/14				
Drainage C. Carter	18/8/14 AC	✓ 26/8/14				
Roading						
Other						

RECEIVED
13 AUG 2014

Building Consent Application
Section 32 or 45, Building Act 2004
FORM 2



Wanganui District Council

Wanganui 15 AUG 2014

District Council RECEIVED

1. Application type

(Please tick appropriate box)

- ☐ Project Information Memorandum and/or
☒ Building Consent or
☐ Alteration to Existing Building Consent

Building Consent/PIM No.

Note: Shaded areas for office use only

2. The building

2a. Site address

Lot 3 32 Purnell St

2b. Current lawfully established use

Wanganui

2c. Legal description

Lot 3

DP 435633

2d. Council property no.

32 Purnell St Wanganui 64200

2e. Number of levels

one

2f. Level/Unit number

—

2g. Floor area

Existing m²

New 171 m²

Total 171 m²

2h. Year building first
Constructed
(If applicable/or approx. year)

now,

3. The owner

3a. Name

J & S Callahan

Postal address

18 Golfview drive

Contact numbers

3446277

Phone

Mobile

Fax

Email

4. Evidence of ownership

4A. Evidence of ownership
attached



Certificate of Title (copy)

Lease agreement



Sale and purchase agreement

Other document showing full name of legal
owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5A. Name of Agent

Mastebuilt Ltd

Postal address

PO Box 705
Wanganui

Contact numbers

3477415

021 979160

06 3478863

Phone

Mobile

Fax

Email

Office @ mastebuilt.co.nz

Relationship to owner

Builder

Details of authorisation



Evidence attached

Other—please specify

6. Applicants's declaration

Signature of Owner/Agent

15/ 8/ 14

Date

Name (print clearly)

Consent fees to be paid by
(Please tick appropriate box)

☐

Owner

☐

Builder

☐

Plumber

☐

Designer

☒

Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.
The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work

New House

7b. Will the building work result in a change of use of the building?

☐

Yes

☒

No

7c. If yes, please provide details of the new use

7d. Intended life of the building

☒

Indefinite but not less than 50 years

☐

Less than 50 years—please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

☐

Yes

☒

No

Provide details below

Date of consent

Consent number

7f. Restricted Building Work

☒

Yes

☐

No

☐

N/A

7g. Estimated value of the building work

\$ 250,000

including GST

7h. Category

R1

Office use only

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

☐

Subdivision

☐

Alterations to land contours

☒

New or altered connections to public utilities

☐

New or altered locations and/or external dimensions of buildings

☐

New or altered access for vehicles

☐

Building work over, or adjacent to, any road or public place

☒

Disposal of stormwater and wastewater

☐

Building work over existing drains or sewers, or in close proximity to wells or water mains

☐

Other matters known to the applicant that may require authorisations for the council—please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☒ Truss Layout Plan
- ☒ Memoranda (Certificates of Design work)
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice
- ☐ Copies of other Authorisations—please specify
- ☐ Other—please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Simon Lee
BP 123422
13 Marybank Rd RD2
3455826 | sija@ihug.co.nz

Builders—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Patrick O'Donnell BP 110341
152 Ridgway St Wanganui
Masterbuilt Ltd.
3477415 | paddy@masterbuilt.co.nz

Certifying plumber—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Plumbers 13647
P.O. Box 214 Wanganui
348 0162 | d.dennison@laserplumbing.co.nz

Certifying drainlayer—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Plumbers 13647
P.O. Box 214 Wanganui
348 0162 | d.dennison@laserplumbing.co.nz

Electrician—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Laser Electrical E 256863
P.O. Box 192 Wanganui
3456303 | wanganui@laselectrical.co.nz

Other—extent of involvement

Name / Registration no.

Contact details Address

Phone / Email

Please turn over

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

Alternative Solution
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

12. Compliance with the New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ B1 Structure
- ☒ B2 Durability
- ☒ C1-C2-C3-C4 Fire
- ☒ D1 Access routes
- ☒ D2 Mechanical installations for access
- ☒ E1 Surface water
- ☒ E2 External moisture
- ☒ E3 Internal moisture
- ☒ F1 Hazardous agents on site
- ☒ F2 Hazardous building materials
- ☒ F3 Hazardous substances & processes
- ☒ F4 Safety from falling
- ☒ F5 Construction & demolition hazards
- ☒ F6 Lighting for emergency
- ☒ F7 Warning systems
- ☒ F8 Signs
- ☒ G1 Personal hygiene
- ☒ G2 Laundering
- ☒ G3 Food preparation & prevention of contamination
- ☒ G4 Ventilation
- ☒ G5 Interior environment
- ☒ G6 Airborne & impact sound
- ☒ G7 Natural light
- ☒ G8 Artificial light
- ☒ G9 Electricity
- ☒ G10 Pipes services
- ☒ G11 Gas as an energy source
- ☒ G12 Water supplies
- ☒ G13 Foul water
- ☒ G14 Industrial liquid waste
- ☒ G15 Solid waste
- ☒ H1 Energy efficiency
- ☐ Backcountry Huts
- ☐ Simple House

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate—see key below

B1/AS1 P/S1	NZS 4229	NZS 3604-2011	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C/AS1		SED		1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4223		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1		AS/NZS 3500		1	2	3
G13/AS1		AS/NZS 3500		1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218	NZS 4243	1	2	3
		ALF design manual				
Acceptable solution				1	2	3
Acceptable solution				1	2	3

Key to proposed inspection: 1: Council Building Control Officer 2. Approved Consultant e.g. Engineer 3. Other—Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information.

Please turn over

13. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work



There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)
(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7. Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
11. Laboratory fume cupboards	☐	☐	☐	☐	☐
12. Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
13. Smoke control systems	☐	☐	☐	☐	☐
14. Emergency power systems for, or signs relation to, a system or feature specified in any of the above	☐	☐	☐	☐	☐
15. Means of escape with systems and features, signs (1 to 6, 9 and 13) Fire and smoke separations	☐	☐	☐	☐	☐

**Infrastructure Bond and
Acceptance of Liability
Agreement**

Streets Infrastructure Bylaw 2009
Form IG-001



**Wanganui
District Council**

Agreement details

Building Consent ☐

Resource Consent ☐

(Please tick)

I

K. O'Donnell Kathryn
(applicant's full name)

Mast-built
Company name (if applicable)

of

P.O. Box 705 Wanganui
(address of applicant)

3477415
Phone

office@mast-built.co.nz
Email

give notice that I will be undertaking work at:

32 Purnell St Wanganui
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of \$200.00;
5. To pay a refundable Infrastructure Bond of \$1,500.00;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)

[Signature]
Signature

K. O'Donnell 15/8/14
Name of person signing: (please print clearly) Dated

OFFICE USE ONLY

Preferred Applicant

Yes ☐

No ☐

(Please tick)

Building Consent
Process check sheet – New Dwelling/Additions



New Dwelling/Additions		
Approved = ✓	More information required = X	Not Applicable = N/A If a sub element is not relevant choose N/A
Address:	32 Purnell St.	
Building Consent No:	14/0457	Date: 1/9/14
Consent Officers:	DH - C.G.	
Description:	New Residence with attached garage	
Change of use BA(04)115(a)	Yes	<u>No</u>

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
Site - Features	Positioning	Siting		/		
		Hazard Maps		/		
		Subdivision Conditions – 224 & 221		/		
		Wind zone L/M/H/VH/EH/SED	NZS 3604	/		
		Durability zone B/C/D	" "	/		
		Earthquake zone 2/3	" "	/		
B1. Structure	Foundation	Engineers design on architectural plans		n/a		
		Load paths addressed / pads indicated		n/a		
		Depth / width	NZS 3604.	/		
		Reinforcement	" "	/		
	Slab on ground / concrete floor	Engineers design on architectural plans	" "	n/a		
		Load paths addressed / pads indicated	On this plan but not addressed on slab plan.	X	✓ DH	
		Hard fill	Granular over sand.	/		
		Reinforcing – mesh cover, supplementary bars	Grade II	/		
		Control joints	Saw cuts.	/		
		Timber subfloor	Core slabs.	n/a		
		Subfloor bracing & layout provided		n/a		
		Fixing / Connection		n/a		
		Height above ground level (550mm for particle board / 450mm crawl space)		n/a		
		Ventilation		n/a		
	Timber flooring	Member sizing and loading (size / spacing / span)		n/a		
		End support / fixing / bearing		n/a		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
		Flooring material		n/a		
		Lateral support, blocking		n/a.		
	Wall	Member sizing height / size / spacing	N2S 3604	✓		
		Lintels – engineering design req	" " / Design It	✓		
		Beams – engineering design req	Design It calc sheets.	X	✓	DA
		Fixing / connection		✓		
		Wall bracing & calculation		✓		
	Roof	Roof framing	Truss Manufacturers details	✓		
		Truss certificate & layout provided		✓		
		Member sizing (size / spacing)		✓		
		Fixing / connection – uplift resistance		✓		
		Roof bracing		✓		
		Ceiling framing – battens 450 / 600	Not specified	X	✓	DA
	External structure	Post footing / connection detailed		n/a.		
		Post / beam connection		n/a		
		Retaining wall		n/a		
		Swimming Pool		n/a		
		Other		n/a		
	Barriers	Timber barrier (B1/AS2)		n/a		
		Other approved barrier design		n/a		
	Chimney	Masonry / concrete chimney (B1/ AS3) SED		n/a.		
B2. Durability	Concrete	Concrete strength & cover	20 Mpa specified	✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings	H1.2. / S68	✓		
		Roof / fixings / compatibility		✓		
		Subfloor / fixings / compatibility		n/a.		
	Metal / Steel member	Material and coating system		n/a		
	Cladding material	Wall	Brick Veneer	✓		
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown		n/a		
		Proprietary fires - Manufacturer's specifications provided		n/a		
		Open fire - construction material		n/a.		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Firebox opening size	No heating shown	Y/a		
		Surround / hearth size		N/a		
		Chimney size		Y/a		
	Means of escape from fire	Dead end travel distance (24m max)	10m	✓		
	Spread of fire	Distance from boundary > 6501m)		✓		
		Fire rated construction	Standard Residential Dwelling	Y/a		
	Stability during fire	Collapsing away from other property		Y/a		
D1. Access route		Slip resistance		N/a		
		Landing		N/a		
		Handrail		N/a		
		Tread & riser		N/a		
		Stair dimension		N/a		
		Clear height		N/a		
		Lighting		N/a		
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code		N/a		
E2. External moisture	Floor	Floor height above ground	150mm	✓		
		DPM under slab	Polythene specified	✓		
		Waterproofing / tanking of retaining wall		N/a		
		Subsoil drainage		N/a		
		Step / threshold with deck		N/a		
	Wall	E2 Risk matrix assessed	± 1.	✓		
		Wind Barrier / Rigid underlay / Building wrap		✓		
		Cladding system specified		N/a		
		Cavity system		N/a		
		Head, jamb & sill details	Details provided	✓		
		External & Internal corners		✓		
		Junctions – dissimilar materials		✓		
		Clearance of wall cladding		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Roof	Roofing underlay	55 Cor.	✓		
		Profiled metal roof	22° pitch hip roof	✓		
		Concrete or clay tiles		N/A		
		Flat roofs / roof decks / substrate		N/A		
		Flashings – Apron / Parapet / etc		N/A		
	Deck / Balcony	Sill details at balcony threshold		N/A		
		Overflow relief		N/A		
		Top flashing / intersection with wall		N/A		
E3. Internal moisture	Internal wet area	Wall / floor impervious lining		✓		
		Shower – Proprietary – yes / no	Acrylic	✓		
		Waterproofing method specified		N/A		
F1. Hazardous agent on site		Site investigation / report		N/A		
F2. Hazardous Building material		Glazing – Glass, safety glass – NZS 4223	Specified	✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)		N/A		
F4. Safety from falling	Barrier	Height / opening / unclimbable		N/A		
		Base fixing and stability		N/A		
	Opening / window	760 mm from floor level		N/A		
		Restrictors required where fall hazard potential		N/A		
	Swimming pool	Fencing of Swimming Pool Act		N/A		
F5. Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)		N/A		
F7. Warning systems	Smoke alarm / fire alarm	Location & type	Specified	✓		
G4. Ventilation		Living space – opening 5% of floor area		✓		
		Mechanical ventilation	No extracts detailed	N/A		
		Natural ventilation to existing space		✓		
G7 Natural light		Natural lighting to existing space		✓		
		Habitable space – 10% of floor area		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Outside visual awareness				
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)				
G12. Water supply		Source	WDC Reticulation.	✓		
		Tempered water / tempering valve		✓		
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists		N/A		
		Pipe size / length / gradient		✓		
		Venting requirements		✓		
		Pipe under / within floor framing		✓		
E1. Energy efficiency		Timber frame (wall / roof / floor insulation)		✓		
		Solid construction (wall / roof / floor insulation)		N/A		
		Specific design		N/A		
		Protection of subfloor insulation (if req)		N/A		
		Glazing	Double glazed	✓		
E1. Surface water	Site drainage	Floor level above crown road or lowest point	Not shown	x	✓ Dkt	
		Secondary flow path	" "	x	✓ Dkt	
		Drain pipe size and gradient	100 p	✓		
		Sump / chamber		N/A		
		Soakhole / <u>approved</u> outfall		✓		
		Stormwater design calculation (hydrological neutrality)	5500 litre storage.	✓		
	Roof water	Sufficient downpipe	2x100 p but gutter large enough.	x	✓ Dkt	
		Internal / <u>External</u> gutter		✓		
		Overflow relief		N/A		
G1. Hygiene		Fixture layout		✓		
		Number of doors to kitchen, basin in wc. <u>yes</u> no	2 Doors	✓		
G2. Laundering		Sufficient laundry facility and space		✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location	HWC	✓		
		Schematic provided (if applicable)	Basic Drilling.	N/A		
G13. Foul water	Drainage	System specified		✓		
		Connection shown (layout provided)		✓		
		Drain size / material / gradient	Drain Grade stated 1:100 actual 1:74	✓		
		Main drain vent (tv)		✓		
		Gully trap / ORG shown	No drain for water softener	X	✓	
		Drain under building		N/A		
		Discharge stack / relief valve	Single level.	"		
4. Industrial liquid waste	On-site liquid waste	Engineer / other suitable qualified professional design	WDC reticulation	N/A		
		Systems – Property size	"	"		
		Soil type, profile / loading rate	"	"		
		Tank size / effluent area	"	"		
		Clearance from waterway, ground water	"	"		
Misc		Specifications		✓		
		Structural calculations		N/A		
		Foundation report		N/A		
		Producer statement design	Tousses	✓		
		Producer statement design – review		✓		
		Has PIM been issued		N/A		
		Historic places check		N/A		
Engineering	Engineering comments					

Important note: This checklist is a guide for use by authorized WDC Officer only, for establishing compliance with the Building Code as part of the vetting and Building Consent application.

Peer Review		Tick
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist		OK ✓ OK
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.		CG 4.9.14 ✓ OK

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



19 September 2014

**Masterbuilt Ltd
PO Box 705
Wanganui Mail Centre
Wanganui 4540**

Dear Sir or Madam:

Project Number: **BCon14/0457**
Project Location: **32 Purnell St WANGANUI**
Project Description: **Build New 171m2 Detached House with Attached
Garage **RESTRICTED BUILDING WORK****

We are pleased to inform you that your building consent application has been assessed and has met the requirements of the New Zealand Building Code.

Once payment has been received as per the attached invoice your building Consent will be granted and issued as per the requirements of the Building Act 2004. Payment can be made by cheque, cash, Eftpos or direct debit (bank account details shown on invoice).

Once your consent has been issued work may proceed on your project. Please take the time to familiarise yourself with your consent documentation once it has been issued as there are ongoing requirements for you to fulfil.

If you have any queries in this matter please do not hesitate to contact a member of the Customer Services Technical Team.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brad Mosen'.

Brad Mosen
Customer Services Advocate

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



19 September 2014

**J & S Callaghan
18 Golf view Drive
Wanganui**

Dear Sir or Madam:

BCon14/0457 for the property at 32 Purnell St WANGANUI - Notification of Approval

We are pleased to inform you that your building consent application which was submitted by Masterbuilt Ltd has been assessed and has met the requirements of the New Zealand Building Code.

This letter is to notify you that we have forwarded the final invoice to Masterbuilt Ltd and once the final fees have been paid we will issue the building consent and work may commence. A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.

Yours sincerely

A handwritten signature in black ink, appearing to read "Brad Mosen", is written over a faint, illegible printed name.

Brad Mosen
Customer Services Advocate



INSPECTION TIME REPORT

Building Consent Number BCon14/0457

Consent or Alteration Number	Estimated Inspection Time	Actual Inspection Time	Inspection Time Difference
BCon14/0457	705	0	705
Inspection Time Difference At BC Issue <i>Time to be charged.</i> At Completion Positive amount = time to be credited Negative amount = time to be charged			705

Signed for and on behalf of the Wanganui District Council

Processing
415



INSPECTION RECORD

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

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL	BCon14/0457
32 Purnell St WANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	Wanganui District Council 19 SEP 2014 ISSUED
Description of Work	Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK**	

Applicant	Masterbuilt Ltd PO Box 705, Wanganui Mail Centre, Wanganui 4540
Designer	Mr SJ Lee 13 Marybank Road, RD 2, Wanganui 4572
Builder	PS O'Donnell 152 Ridgway St, Po Box 705, Wanganui 5015
Plumber	Laser Plumbing PO Box 214, Wanganui Mail Centre, Wanganui 4540
Drainlayer	Laser Plumbing PO Box 214, Wanganui Mail Centre, Wanganui 4540

SUMMARY OF CONDITIONS

Building Consent Number BCon14/0457

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIMconnect	Existing sewer connection at 2.9m off the left hand boundary. Existing stormwater connection at 3.5m off the left hand boundary. Existing water connection at 1.5m off the right hand boundary.



Building Consent Conditions

<i>Code</i>	<i>Condition</i>
-------------	------------------

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



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

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

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

Inspections Record For Building Consent Number BCon14/0457								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete							
CONCRETE SLAB INSPECTION	Prior to placing Concrete							
FRAMING INSPECTION	When all framing is complete.							
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.							
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.							
POST LINE INSPECTION	To inspect fixings. Prior to covering up.							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							
PLUMBING SUBFLOOR INSPECTION	Before covering up							

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PLUMBING PRELINE INSPECTION	Before covering up							
SANITARY DRAINS INSPECTION	Before backfilling drains							
STORMWATER DISPOSAL INSPECTION	Before backfilling drains							



BUILDING CONSENT NUMBER BCon14/0457

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
32 Purnell St WANGANUI	LOT 3 DP 435633 0.0440 Ha LOT 7 DP 435633 0.0363 Ha
Building name:	Location of building within site/block number:
Level/unit number:	

The owner:

Name of Owner:	
Aspen 2004 Limited	
Mailing address:	Street Address/registered Office:
PO Box 705 Wanganui Mail Centre Wanganui 4540	PO Box 705 Wanganui Mail Centre Wanganui 4540

Phone numbers:

Landline:	06 34 77415	Mobile:	
Daytime:	348 2124	After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
Masterbuilt Ltd	
Mailing address:	Street Address/registered Office:
PO Box 705, Wanganui Mail Centre, Wanganui 4540	PO Box 705, Wanganui Mail Centre, Wanganui 4540

Phone number:

Landline:		Mobile:	
Daytime:	3477415	After hours:	
Facsimile number:			
Email address:	office@masterbuilt.co.nz	Website:	

Building Work

The following building work is authorised by this consent

Project
Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK**

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50+ Years
<i>Estimated Value (\$)</i>	
\$250000.00	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty of responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition or removal would be in breach of any other Act.



CONDITIONS OF BUILDING CONSENT NUMBER BCon14/0457

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

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

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

Informative notes:

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

Compliance Schedule:

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

#Attachments

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

#Project information memorandum number BCon14/0457'

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'GJ Hoobin'.

GJ Hoobin
Building Control Team Leader

Date: 17 September, 2014



PROJECT INFORMATION MEMORANDUM NUMBER BCon14/0457

Section 34, Building Act 2004

Masterbuilt Ltd
PO Box 705
Wanganui Mail Centre
Wanganui 4540

Issue Date:

Project Location	Assessment Number/Legal Description
32 Purnell St WANGANUI	LOT 3 DP 435633 0.0440 Ha LOT 7 DP 435633 0.0363 Ha
Category	Description of Work
New Residential Dwellings - \$200001 & over	Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK**
Intended Life	Estimated Value (\$)
50+ Years	250000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon14/0457), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- Existing sewer connection at 2.9m off the left hand boundary.
- Existing stormwater connection at 3.5m off the left hand boundary.
- Existing water connection at 1.5m off the right hand boundary.
- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'GJ Hoobin'.

GJ Hoobin
Building Control Team Leader

Date: 17 September, 2014

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



5 September 2014

Aspen 2004 Limited
PO Box 705
Wanganui Mail Centre
Wanganui 4540

Dear Sir or Madam:

BCon14/0457 for the property at 32 Purnell St WANGANUI - Request for Further Information

The Wanganui District Council is currently processing your building consent which was recently submitted by Masterbuilt Ltd.

This letter is to notify you that further information is needed in order to process the building consent. We have written to Masterbuilt Ltd and asked them for this extra information.

You don't need to do anything, but you may wish to liaise with Masterbuilt Ltd to ensure that they respond fully and promptly to minimise the delay (and cost) for approval. The building consent has been put on hold until we get this further information.

Yours sincerely

Barry Hopper
Customer Services Advocate



5 September 2014

**Masterbuilt Ltd
PO Box 705
Wanganui Mail Centre
Wanganui 4540**

Dear Sir or Madam:

1st Request for further information on Application.

Project Number:	BCon14/0457
Project Location:	32 Purnell St WANGANUI
Project Description:	Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK**

The building consent application is currently being assessed. Please supply the answers to the questions below in a specific covering letter clearly cross-referencing our questions and ensure that the altered drawings are also cross-referenced and have appropriate '**clouding**' or **highlighting** etc. to clearly identify changes. All **RBW** questions **MUST** be addressed by the **LBP** responsible for the design and confirmation supplied. Please ensure that you quote this Project Number BCon14/0457 on all changes made to the documents.

1. **Complies with District Plan Rules. Stacey Bell. Resource Management Planner. 19 August, 2014.**
- ✓ 2. **The truss layout plan shows a point loading of 13.1 which will require a slab thickening. Please address. (D.Hall - Building Control)**
- ✓ 3. **Lintel have been sized using Design It program. Please provide the calc' sheets. (D.Hall - Building Control)**
- ✓ 4. **Specify ceiling gib thickness and batten type, size and spacing's. (D.Hall - Building Control)**
- ✓ 5. **Please provide finished floor level in relation to site levels, top of kerb and crown of road. These levels should relate to the drainage levels provided. (Chris Gould - P&D Officer).**
- ✓ 6. **Please provide provision for a drain off your water softener. (Chris Gould - P&D Officer).**
- ✓ 7. **Please show the copper hot water cylinder drain on the plan. (Chris Gould - P&D Officer).**
- ✓ 8. **The two 100mm downpipes stated on the plan are sufficient for the roof area but it is unlikely the spouting and downpipe droppers will be sufficiently sized. If you want to use the two downpipes please provide calculations to confirm spouting and dropper size will cope with rain events. (Chris Gould - P&D Officer).**

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



We appreciate the importance of your application and on receipt of the requested information we will endeavour to process your application without delay.

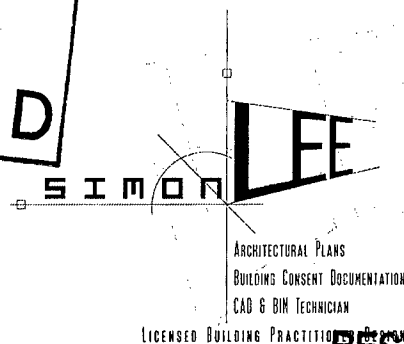
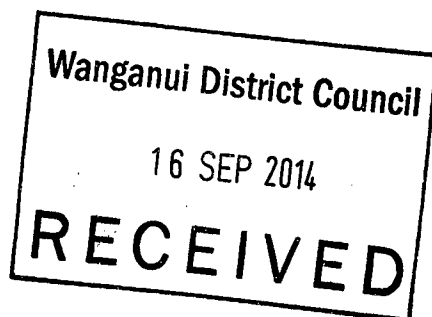
This information requires to be supplied within **2** months from the date of this letter or this consent maybe cancelled without further notice.

If you have any further enquiries please contact this office and quote your Project Number **BCon14/0457**.

Yours sincerely

Barry Hopper
Customer Services Advocate

Building Department
Wanganui District Council
101 Guyton Street
PO Box 637
7.77.13



**RESTRICTED
Building Work**

16 SEP 2014

Attn: Dave Hall and Chris Gould

Dear Sirs,

Project Number: BCon14/0457

Project Location: 32 Purnell St, Wanganui

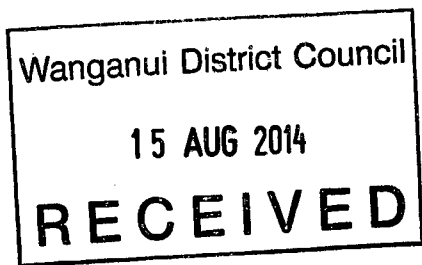
Project Description: New 171m2 Detached house with attached garage.

Re 1st request for further information on application I respond as follows:

- ✓ 2. Lintel designed to take the point load, then will distribute proportionally to each end and transferred to slab through the supporting studs. Load on each end will be less than 10 kN's therefore not requiring a slab thickening.
- ✓ 3. Design IT calcs now included
- ✓ 4. Ceiling Gib thickness and batten type and spacing's added to A501 and A502 and clouded.
- ✓ 5. FFL amended and clouded A1.00
- ✓ 6. 40DN waste added to sheet A2.50 and clouded. Noted to be capped off for future water softener.
- ✓ 7. 20mm copper drain added to hot water cylinder. Sheet A2.50 and clouded
- ✓ 8. 2 extra downpipes added to relieve load on gutters. Sheet A2.50 and Clouded

Yours Sincerely

Simon Lee



08 August 2014

Wanganui District Council
P O Box 637
Wanganui

Letter of Authority

We: Shannon & Jim Callaghan,
Of: 18 Golf View Place Wanganui,

Give authority for a Manager of Masterbuilt Ltd to be our
agent and contact person with regards to our application for
Building Consent for

Lot: 3 DP 435663 Address Lot 3 Purnell Mews
Wanganui .

Signed:

Signed:



LICENSED BUILDING PRACTITIONERS

Licensed Building Practitioner Details

Simon Lee - Licensed Building Practitioner

Building practitioner number BP123422

Phone number 06 345 5826

Fax number

Email address sijo@ihug.co.nz

Location

Location Marybank, 4572

Licence Classes

Licence class	Status of Licence	Status reason	Date granted
<u>Design</u>	Approved	Active	23 Nov 2012
• Areas of practice Design 1			

Information about any person in the register of licensed building practitioners is held, maintained and may be viewed in accordance with the Building Act 2004 and the Privacy Act 1993.



LICENSED BUILDING PRACTITIONERS

Licensed Building Practitioner Details

Patrick O'Donnell - Licensed Building Practitioner

Building practitioner number BP110341
Phone number 021 979 160
Fax number 06 347 8563
Email address paddy@masterbuilt.co.nz
Website www.masterbuilt.com

Location
Wanganui, 4500

Qualifications

Qualification
Advanced Trade Certificate in Carpentry
Trade Certificate in Carpentry
Certificate of Due completion of Apprenticeship in Carpentry

Licence Classes

Licence class	Status of Licence	Status reason	Date granted
<u>Carpentry</u>	Approved	Active	21 Sep 2011
<u>Site</u>	Approved	Active	27 Sep 2011
• Areas of practice Site 2			

Information about any person in the register of licensed building practitioners is held, maintained and may be viewed in accordance with the Building Act 2004 and the Privacy Act 1993.

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: **Lot 3 Purnell Mews**

Suburb:

Town/City: **Wananui**

Postcode:

THE OWNER(S)

Name(s): **Masterbuilt**

Mailing address: **Ridgeway Street**

Suburb:

PO Box/Private Bag:

Town/City: **Wanganui**

Postcode:

Phone number:

Email address: **office@masterbuilt.co.nz**

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Simon Lee**

LBP or Registration number: **BP123422**

The practitioner is a: ☒ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional):

Mailing address (if different from below):

Street address/Registered office: **13 Marybank Rd RD2**

Suburb: **Marybank**

Town/City: **Wanganui**

PO Box/Private Bag:

Postcode: **4572**

Phone number: **06 3455826**

Mobile: **021991640**

After hours:

Fax:

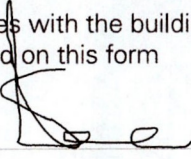
Email address: **sijo@ihug.co.nz**

Website:

DECLARATION

I **Simon Lee** LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: 

Date: **14.08.14**

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☐ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ☒ Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. ☒ Yes ☒ No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

Design work that is RBW		Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded		If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2				
All RBW design work relating to E2	☒		☒ Carried out ☐ Supervised	
Damp proofing	☒	Under slab DPM Timber bottom plate DPC	☒ Carried out ☐ Supervised	See Architectural Drawings
Roof cladding or roof cladding system	☒	Corrugated Colorsteel	☒ Carried out ☐ Supervised	See Architectural Drawings
Ventilation system (for example, subfloor or cavity)	☒		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system	☒	Brick Veneer	☒ Carried out ☐ Supervised	See Architectural Drawings
Waterproofing	☒		☐ Carried out ☐ Supervised	
Other	☒		☐ Carried out ☐ Supervised	

Design work that is RBW		Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded		If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls	☒	Timber framed walls	☒ Carried out ☐ Supervised	See Architectural Drawings
Roof	☒	Trusses	☒ Carried out ☐ Supervised	See Architectural Drawings
Columns and beams	☒		☐ Carried out ☐ Supervised	
Bracing	☒	Gib system	☒ Carried out ☐ Supervised	See Architectural Drawings
Other	☒		☐ Carried out ☐ Supervised	

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒



sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project



lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project



lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design



specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Simon Lee carried out / ~~supervised~~ the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☐ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ☒		☒ Carried out ☐ Supervised	
Foundations and subfloor framing ☒	Concrete floor and edge thickenngs	☒ Carried out ☐ Supervised	

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E.14/0457

Consent No.
SPECIFICATION

NEW HOUSE
LOT 3 PURNELL MEWS, WANGANUI

1. GENERAL

Construction of the new units includes all work shown in the plans and Specifications in order to complete the building, site works and all services and finishes.
Contractors and sub-contractors are to check the site and confirm all details necessary to submit a price covering every aspect of their work.

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

Contractors are to provide all equipment necessary to carry out their work, and are to clean up and remove debris at the end of their contracts. Each trade is to check all related work before proceeding to ensure their own work will be up to standard.

It is the contractors responsibility to keep the site secure and the existing buildings weatherproof at all times. All structural, cladding and services work is to be carried out by licensed building practitioners. All work shall comply with NZS 3604:2011 including Amendments, The NZ Building Act 2004, NZ Building Code Approved Documents, the relevant NZ Standards, and Local Authority requirements. The contractor and sub-contractors are to notify the relevant Authorities when site inspections are required, arrange to supply as-built drawings and obtain all Compliance Certificates and Guarantees on completion of the work.

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

3. SITE WORKS

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

Excavate the site to provide a solid base for all foundations: remove excess spoil from the site. All foundations are to be taken to solid. Backfill and consolidate ground around foundations, import hardfill, and compact to 75mm min. under slabs as shown.

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

Make good any damage sustained as part of the work.

4. CONCRETE

Provide boxing, reinforcing, ready-mix concrete etc necessary to complete the slab and foundations as shown.

Reinforcing is to be accurately placed, clean and securely tied. Use a minimum of 2.27 kg/m² 500E grade reinforcing mesh to all floors.

Lay slabs over a continuous 0.25mm min. polythene barrier. Tape all joints and tears and seal all penetrations and construction joints through the slab. Confirm subcontractors requirements and provide conduits where services run through foundations and rebates for claddings and joinery as shown.

All concrete is to be 20.0 mpa unless specified otherwise. Erect and secure boxing to ensure concrete is laid straight and to level. Vibrate to produce dense concrete free from defects and float slabs to produce an even, level surface: maximum variation 6mm over 3m. Cure slowly and protect during curing. Saw cut the slab as required for shrinkage control.

17. CARPENTRY

Supply and install all timber framing, claddings, linings, finishing trim, etc, fit all building wrap, insulation, flashings, aluminium joinery, internal joinery and hardware as shown on the plans and required to complete the work.

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Consent No.

2.

All materials and frames are to be securely and accurately fitted together and erected true and square to ensure a good finish. All framing is to be kiln dried, machine stress graded (SG8) to sizes shown on plans and to comply with NZS 3604. Framing treatment is to comply with NZS 3602 and as shown on the plans. Cover all exterior wall frames with Thermacraft Watergate wrap, lapped and securely fixed. Turn building wrap into all openings and fit flashing tapes to comply with E2/AS1. Fix all claddings, linings, and insulation to Manufacturer's instructions. Exterior claddings are to be Hardies 180 Linea weatherboards fixed over cavity battens in full lengths, complete with proprietary accessories and installed to provide an even fully weather proof and durable finish. Allow to supply and lay selected 70 series brick veneer to all other exterior walls as shown with matching sills and all accessories to complete the work. Erect bricks over a 40mm min. cavity using galvanised screw ties to fix to framing. Lay on even mortar beds, to Manufacturers' instructions, to ensure a consistent, square and plumb finish. Soffits are to be Hardies 4.5mm sheets, fitted in full lengths, complete with proprietary uPVC jointers. Fit with H3 timber trim at walls and into rebates in preprimed H3 timber fascias.

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

Tightly fit Batts or equal fibreglass thermal insulation to all wall and ceiling spaces.

16. ALUMINIUM JOINERY

Fabricate and supply to site all items shown on the plans, with double glazing, hardware etc. to complete the units. All units, fixings, flashings, and accessories are to suit a low wind zone. Construct all units so parts are fitted true, square and out of wind. Use only proprietary heavy duty domestic profiles. Frames, glazing, fixings and finishes are to comply with the relevant NZ Standards and constructed to ensure a durable product. All glazing is to comply with NZS 4223: part 3. All sills are to have condensation channels and drain holes fitted into the profiles. Provide matching proprietary head, jamb and sill flashings. Refer to installation details supplied and manufacturer's special requirements. Confirm all dimensions on site before manufacture. Protect units against damage at all times.

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

19. TIMBER JOINERY

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

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

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

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

22. ROOFING

Supply all substrates, roofing, gutters, flashings, building wrap, fixings and accessories necessary to complete the roof.

Securely and neatly fit all roofing materials to Manufacturers' instructions to ensure a weatherproof, even and secure finish. Protect from damage at all times. Installation shall be as required for a low wind zone and undertaken by licensed installers.

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

Metal roofing is to be manufactured from 'Colorsteel' and flashings from matching 0.55 Colorsteel. Installation is to be in complete accordance with manufactures approved specifications.

3.

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

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

15/08/2014

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1.14/0457

Practical Completion.

23. PLUMBING and DRAINAGE

Consent No.

Supply and install all pipework, flashings, gutters, downpipes, RW. tank, valves, traps, pits, accessories, fixtures and fittings to complete the work. Arrange all inspections and tests and supply as-built drawings as required.

All work is to be carried out by licensed tradespersons. Neatly and accurately fit pipework, fittings etc. Conceal and adequately support all pipes within the structure unless approved otherwise. Use only materials approved by the Manufacturer in each situation.

Excavate for in ground work, lay uPVC pipes to recommended depths and falls. Fill holes, trenches etc. with compacted material and leave the site tidy.

Fit a new 18mm OD PE water main from the toby. From the main to fixtures fit PEX pipework complete with rigid insulation to hot water pipes.

Support PVC gutters on proprietary brackets at 600cr. max and fall to downpipe locations.

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

28. ELECTRICAL WORK

Supply and install all cabling, wiring, ducting, cabinets, fixtures and fittings including lamps to complete the work.

Neatly conceal all ducting and wiring within the structure, unless approved otherwise, with minimum penetrations through framing etc. Electrical wiring throughout is to be TPS and all sockets, switches and fixed outlets PDL 600 series. Provide and fit all wiring, switches, light fittings as required in the positions shown. Ensure all mountings are securely fixed to solid supports. Install lamps, tubes etc. and test all fittings. Supply Compliance Certificates on completion.

30. GIB-STOPPING

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

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

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

35. PAINTING AND DECORATING

Supply all materials and equipment, and apply finishes as scheduled to all interior and exterior surfaces. Protect adjoining surfaces from splashes and other marks.

Use only good quality materials: apply to Manufacturer's instructions to ensure consistent, durable finishes. Clean and prepare all surfaces. Allow each paint coat to dry thoroughly before overcoating. Remove all paint splashes and other marks and debris to leave the premises clean and tidy.

36. FLOORING

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

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

Install all flooring in full lengths and with minimum joints to all rooms, with edges parallel to walls and patterns and colours matching. Cut and fit accurately around fixtures and openings, apply proprietary adhesives to all surfaces and securely join edges. Fit approved trim to all exposed edges or at adjoining finishes. Glue fix carpets over a rubber slab underlay.

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

15/08/2014

RISK MARTIX

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E.14/0457

Consent No.

Client	Masterbuilt
Project	Callaghan House
Address	Lot 3 Purnell Mews, Wanganui
Job No.	M007

ELEVATION OR WALL	Nth	RISK SEVERITY					
RISK FACTOR		Low	Medium	High	Very High	Sub Total	
Wind Zone		0	0	1	2	0	0
Number of Storeys		0	0	1	2	4	0
Roof/wall intersection Design		0	0	1	3	5	0
Eaves Width		0	1	1	2	5	1
Envelope Complexity		0	0	1	3	6	0
Deck Design		0	0	1	4	6	0
TOTAL RISK SCORE							1

ELEVATION OR WALL	East	RISK SEVERITY					
RISK FACTOR		Low	Medium	High	Very High	Sub Total	
Wind Zone		0	0	1	2	0	0
Number of Storeys		0	0	1	2	4	0
Roof/wall intersection Design		0	0	1	3	5	0
Eaves Width		0	1	1	2	5	1
Envelope Complexity		0	0	1	3	6	0
Deck Design		0	0	1	4	6	0
TOTAL RISK SCORE							1

ELEVATION OR WALL	Sth	RISK SEVERITY					
RISK FACTOR		Low	Medium	High	Very High	Sub Total	
Wind Zone		0	0	1	2	0	0
Number of Storeys		0	0	1	2	4	0
Roof/wall intersection Design		0	0	1	3	5	0
Eaves Width		0	1	1	2	5	1
Envelope Complexity		0	0	1	3	6	0
Deck Design		0	0	1	4	6	0
TOTAL RISK SCORE							1

ELEVATION OR WALL	West	RISK SEVERITY					
RISK FACTOR		Low	Medium	High	Very High	Sub Total	
Wind Zone		0	0	1	2	0	0
Number of Storeys		0	0	1	2	4	0
Roof/wall intersection Design		0	0	1	3	5	0
Eaves Width		0	1	1	2	5	1
Envelope Complexity		0	0	1	3	6	0
Deck Design		0	0	1	4	6	0
TOTAL RISK SCORE							1

15/08/2014

Wanganui District Council RESTRICTED BUILDING WORK

Rainfall Intensity (mm/hr)	Outlet diameter (mm)	Tank Diameter (m)	Roof area (m ²)
21	15	1.7	205

Runoff before Development (L/s)	0.24
Runoff after Development (L/s)	0.42
Tank Size (L)	5426

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Consent No.

15/08/2014

Runoff C-Factor before	Runoff C-Factor after
0.2	0.9

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14/04/57

Consent No.

15/08/2014

V06/11

Name	Callaghan
Street and Number	
Lot and DP Number	Lot 3
City/Town/District	Wanganui
Designer	Simon Lee
Company Name	Masterbuilt
Date	26/07/2014



10 or 13 mm GIB® Plasterboard

Number of storeys	single	▼
Floor Loading	2kPa	▼
Foundation Type	slab	▼
		▼

**Complete Single Floor
Column only**

Cladding Weight	heavy	▼
Roof Weight	light	▼
Room in Roof Space	no	▼
Roof Pitch (degrees)	22	
Roof height above eaves (m)	1.8	
Building height to apex (m)	4.1	
Ground to lower floor level (m)	0.3	

Stud Height (m)	2.4
Building Length (m)	19.5
Building Width (m)	12.7
Building Plan Area (m ²)	172

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Consent No.

Wind Zone	Medium
Select by Building Consent Authority Map	
or Preference	Medium ▼
Wind Region	Preference selected ▼
Lee Zone	Preference selected ▼
Ground Roughness	Preference selected ▼
Site Exposure	Preference selected ▼
Topographic Class	Preference selected ▼

Earthquake Zone
 Soil Type

Annual exceedance probability

Demand W (BU)		Walls single
along	slab	382
across	slab	509

Demand along / across E (BU)	
	Walls
	single
slab	999

15/08/2014

Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code, provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard. AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
NZS 3604:2011 Timber-framed buildings. AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
AS 1720.1 – 2010 Timber structures. Part 1: Design methods. AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 27 July 2014

**RESTRICTED
Building Work**

16 SEP 2014

For further information or advice please contact:

Carter Holt Harvey Woodproducts New Zealand
173 Captain Springs Road, Onehunga. Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.comnz

APPROVED

Specifier details:

1.14/0457

Specifier:	G Springer	
Business name:	Carters	
Address:	95 Wilson St, Wanganui	Consent No.
Email:		
Phone: 06 348 1755	Mobile:	Facsimile:

Project & Site details:

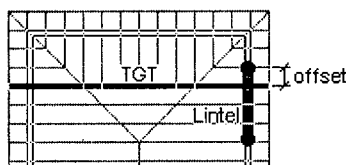
Project:	Callaghan House	Ref. no.:
At (address):	Lot 3, Purnell Mews, Wanganui	
For (owner/s):	Masterbuilt	
Wind zone:	Medium	
Snow loading	Snow region: N0, snow loading not applicable	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description

Garage, Lintels - Supporting girder truss / truncated girder truss



2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

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References:

NZS 3603:1993 Timber Structures Standard.

AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.

NZS 3604:2011 Timber-framed buildings.

AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.

AS 1720.1 – 2010 Timber structures. Part 1: Design methods.

AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.

AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 27 July 2014

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16 SEP 2014

For further information or advice please contact:

Carter Holt Harvey Woodproducts New Zealand
173 Captain Springs Road, Onehunga, Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.co.nz

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Specifier details:

Specifier:	G Springer	Consent No.
Business name:	Carters	
Address:	95 Wilson St, Wanganui	
Email:		
Phone: 06 348 1755	Mobile:	Facsimile:

Project & Site details:

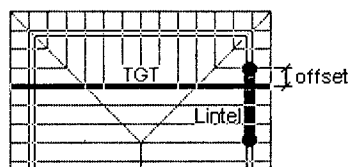
Project:	Callaghan House	Ref. no.:
At (address):	Lot 3, Purnell Mews, Wanganui	
For (owner/s):	Masterbuilt	
Wind zone:	Medium	
Snow loading	Snow region: N0, snow loading not applicable	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description

Garage, Lintels - Supporting girder truss / truncated girder truss



2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type Light roof and ceiling - 40 kg/m²
Roof pitch 22.0 °
Truss spacing 900 mm
Eave overhang 600 mm
TGT - span 6680 mm
- setback 2417 mm
- offset 1627 mm
Lintel span 4840 mm

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5) Member specification

Size, stress grade/product Use 360 x 90 hyONE
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	10.0 mm	5.2 mm (long term)	$\frac{10.0}{5.2} = 1.91$
*Critical serviceability load case			
See 'Notes for interpretation of serviceability data' at the end of this report			

7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3}	
		End ⁴	kN
1.35G	0.60	-6.3	
1.2G + 1.5Q	0.80	-9.5	
1.2G + W_U + $\psi_C Q$	1.00	-10.4	
0.9G + W_U	1.00	5.2	

See 'Notes for interpretation of reaction data' at the end of this report

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8) Installation requirements

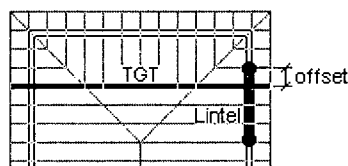
Provide at least 30 mm bearing at end supports

Member 2

Consent No.

1) Member code and description

Bed 2, Lintels - Supporting girder truss / truncated girder truss



2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type Light roof and ceiling - 40 kg/m²
Roof pitch 22.0 °
Truss spacing 900 mm
Eave overhang 600 mm
TGT - span 6600 mm
- setback 3262 mm
- offset 662 mm

Lintel span 1720 mm

5) Member specification

Size, stress grade/product Use 150 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	5.7 mm	2.7 mm (long term)	$\frac{5.7}{2.7} = 2.14$
*Critical serviceability load case			
See 'Notes for interpretation of serviceability data' at the end of this report			

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7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3}	
		End ⁴	kN
1.35G	0.60	-3.4	
1.2G + 1.5Q	0.80	-5.6	
1.2G + W_U + $\psi_C Q$	1.00	-5.8	
0.9G + W_U	1.00	3.2	

See 'Notes for interpretation of reaction data' at the end of this report

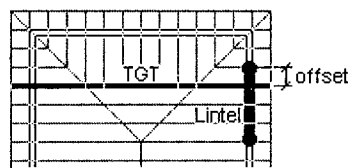
8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 3

1) Member code and description

Entry, Lintels - Supporting girder truss / truncated girder truss



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Consent No.

2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type Light roof and ceiling - 40 kg/m²
Roof pitch 22.0 °
Truss spacing 900 mm
Eave overhang 600 mm
TGT - span 5863 mm
- setback 1072 mm
- offset 947 mm
Lintel span 1235 mm

5) Member specification

Size, stress grade/product Use 150 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

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Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	4.1 mm	0.4 mm (long term)	$\frac{4.1}{0.4} = 11.58$
*Critical serviceability load case			
See 'Notes for interpretation of serviceability data' at the end of this report			

7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3}	
		End ⁴ kN	
1.35G	0.60	-1.6	RESTRICTED Building Work 16 SEP 2014
1.2G + 1.5Q	0.80	-3.6	
1.2G + W_U + $\psi_C Q$	1.00	-2.8	
0.9G + W_U	1.00	1.5	

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 4

- 1) Member code and description: Bed 1 - Lintels - In single or upper storey load bearing walls
- 2) Date prepared: 16/09/2014
- 3) Serviceability criteria: AS 1720.1-2010 and AS 1684.1-1999
- 4) Design inputs
 - Span: 1.7 m
 - Roof load width 'RLW': 2.3 m
 - Roof type and mass: Light roof & ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product: Use 150 x 90 hy90
Material type: Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	5.7 mm	1.0 mm (long term)	$\frac{5.7}{1.0} = 5.58$
*Critical serviceability load case			

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3}	
		End ⁴ kN	
1.35G	0.60	-1.6	
1.2G + 1.5Q	0.80	-3.3	
1.2G + W_U + $\psi_C Q$	1.00	-2.8	
0.9G + W_U	1.00	1.5	

See 'Notes for interpretation of reaction data' at the end of this report

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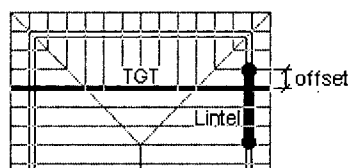
8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 5

1) Member code and description

Kitchen, Lintels - Supporting girder truss / truncated girder truss



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16 SEP 2014

2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type	Light roof and ceiling - 40 kg/m ²
Roof pitch	22.0 °
Truss spacing	900 mm
Eave overhang	600 mm
TGT - span	6180 mm
- setback	3067 mm
- offset	1067 mm
Lintel span	2020 mm

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5) Member specification

Size, stress grade/product	Use 150 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	6.7 mm	4.1 mm (long term)	$\frac{6.7}{4.1} = 1.62$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	Limit states design reaction ^{2,3}	
	k_1 ¹	End ⁴ kN
1.35G	0.60	-3.9
1.2G + 1.5Q	0.80	-6.3
1.2G + W_U + $\psi_C Q$	1.00	-6.6
0.9G + W_U	1.00	3.7

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 6

1) Member code and description

Dining - Lintels - In single or upper storey load bearing walls

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- 2) Date prepared 16/09/2014
- 3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Span 2.0 m
Roof load width 'RLW' 2.3 m
Roof type and mass Light roof & ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product Use 150 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	6.7 mm	1.7 mm (long term)	$\frac{6.7}{1.7} = 3.98$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	Limit states design reaction ^{2,3}	
	k_1 ¹	End ⁴ kN
1.35G	0.60	-1.9
1.2G + 1.5Q	0.80	-3.8
1.2G + W_U + $\psi_C Q$	1.00	-3.1
0.9G + W_U	1.00	1.7

See 'Notes for interpretation of reaction data' at the end of this report

- 8) Installation requirements Provide at least 30 mm bearing at end supports

Member 7

- 1) Member code and description Lounge Ext - Lintels - In single or upper storey load bearing walls

- 2) Date prepared 16/09/2014

- 3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Span 2.0 m
Roof load width 'RLW' 1.8 m
Roof type and mass Light roof & ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product Use 150 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	6.7 mm	1.3 mm (long term)	$\frac{6.7}{1.3} = 4.98$

*Critical serviceability load case

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Limit states design reaction ^{2,3}

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1 ¹	End ⁴ kN
1.35G	0.60	-1.5
1.2G + 1.5Q	0.80	-3.4
1.2G + W_U + $\Psi_C Q$	1.00	-2.5
0.9G + W_U	1.00	1.3

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See 'Notes for interpretation of reaction data' at the end of this report

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8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 8

1) Member code and description Library - Lintels - In single or upper storey load bearing walls

2) Date prepared 16/09/2014

3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Span 1.7 m
Roof load width 'RLW' 3.4 m
Roof type and mass Light roof & ceiling - 40 kg/m²

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5) Member specification

Size, stress grade/product Use 150 x 90 hy90
Material type Structural Laminated Veneer Lumber to AS/NZS 4357

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6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \Psi_L Q$ *	5.7 mm	1.5 mm (long term)	$\frac{5.7}{1.5} = 3.86$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1 ¹	Limit states design reaction ^{2,3} End ⁴ kN
1.35G	0.60	-2.4
1.2G + 1.5Q	0.80	-4.2
1.2G + W_U + $\Psi_C Q$	1.00	-4.0
0.9G + W_U	1.00	2.2

See 'Notes for interpretation of reaction data' at the end of this report

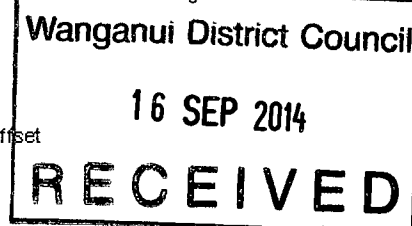
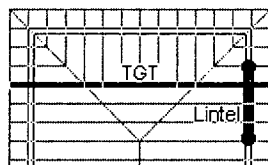
8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 9

1) Member code and description

Lounge Int, Lintels - Supporting girder truss / truncated girder truss



2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type	Light roof and ceiling - 40 kg/m ²
Roof pitch	22.0 °
Truss spacing	900 mm
Eave overhang	600 mm
TGT - span	5970 mm
- setback	2962 mm
- offset	1022 mm
Lintel span	1300 mm

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5) Member specification

Size, stress grade/product	Use 150 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	4.3 mm	0.7 mm (long term)	$\frac{4.3}{0.7} = 6.61$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	Limit states design reaction ^{2,3}	
	k_1 ¹	End ⁴ kN
1.35G	0.60	-2.7
1.2G + 1.5Q	0.80	-4.9
1.2G + $W_U + \psi_C Q$	1.00	-4.6
0.9G + W_U	1.00	2.6

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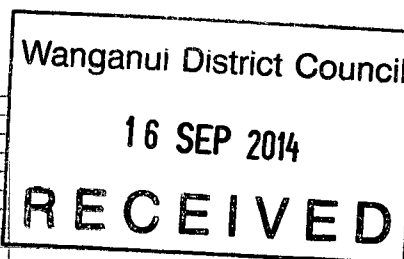
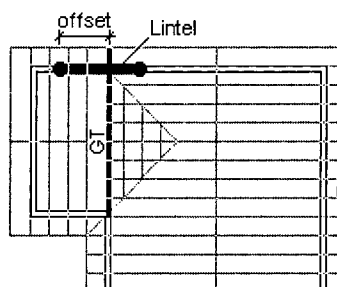
8) Installation requirements

Provide at least 30 mm bearing at end supports

Member 10

1) Member code and description

Hallway/Garage, Lintels - Supporting girder truss / truncated girder truss



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Consent No.

2) Date prepared

16/09/2014

3) Serviceability criteria

AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Roof type	Light roof and ceiling - 40 kg/m ²
Roof pitch	22.0 °
Truss spacing	900 mm
Eave overhang	600 mm
Common truss span	5063 mm
GT - span	3262 mm
- offset	90 mm
Lintel span	900 mm

5) Member specification

Size, stress grade/product	Use 90 x 45 SG8 Laserframe
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \psi_L Q$ *	3.0 mm	1.2 mm (long term)	$\frac{3.0}{1.2} = 2.46$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	Limit states design reaction ^{2,3}	
	k_1 ¹	End ⁴ kN
1.35G	0.60	-3.5
1.2G + 1.5Q	0.80	-6.7
1.2G + W_U + $\psi_C Q$	1.00	-6.1
0.9G + W_U	1.00	3.5

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports

Notes for interpretation of serviceability data

1. "average deflection" is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
2. Deflection is the flexural response to load – 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!
3. The limits referred are those specified in AS 1684.1 for the stated load case.
4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

1. Duration of load factor 'k₁' for strength as per NZ 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

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