



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:	
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

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



<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					See Slab Memo for notes		



CONCRETE SLAB INSPECTION	Prior to placing Concrete	24/09/2014	Barry Thomas	Yes	Approved Building Consent Documentation on Site BC Conditions checked - no action required re conditions at this time Siting checked and provided as approved building consent Survey pegs sighted to east/ left side boundary and north/ rear boundary These were for the elevations closest to boundaries Builders LBP number to provide next inspection Ground bearing (footings only at this stage) considered acceptable except across back and partway along west elevation adjacent left side boundary Some material in base of footing questionable, as is on cusp of being organic/ peaty, confirmed with senior building inspector on site as being acceptable bearing Test hole dug adjacent north east side towards rear of building platform to ascertain substrate and to satisfy concerns regarding bearing and substrate type, with good sand and stone base encountered at approx 1m deep Builder to excavate footings to part east, across north/rear and rear section of west/ side elevations to firm bearing and to remove peaty material, approx additional 300mm Called back to site later same day to see this completed, the additional excavation has revealed a layer of organic material (now removed), as can be seen edge of trench Bearing now ok reinforcing cages to reinstall, this to be done once site concrete poured up to original footing base height, then ok to continue with pour Footings being poured separate to slab, sized as approved plans D12 Reinforcing installed as approved plans Foundation walls as approved plans Finished Floor level provided as approved plans		
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CONCRETE SLAB INSPECTION		30/09/2014	Barry Thomas	Yes		Approved Building Consent Documentation on Site BC Conditions checked - no action required re conditions at this time 20mpa concrete requirement as discussed with builder Shrinkage control with saw cuts to be provided Finished floor height above datum provided is greater than shown on approved plan 75mm layer of Round Stone/ Hardfill provided as random checks Polythene DPM - 150mm laps provided with taped joints as seen at edges (40mm polystyrene installed over slab thickness 95-100 mm - checked with stringlines at random locations Seismic mesh provided - SE615 with tags in place slab mesh supported on bur chairs Correct edge and top cover provided to slab mesh		
FRAMING INSPECTION	When all framing is complete.	16/10/2014	Grantp	Yes		Approved consent on site. Conditions of Building consent checked Building inspections passed, plumbing items to attend to. Framing- Laser Frame SG8 floor plan Set out as per plan. 2.4 stud height, at 600 centre's, Top plate fixings cannot be Seen visually, however Confirmed T Straps were in place by checking from inside behind wrap bottom plate anchors are in place at 900 centres Max. Extra bolts required each Side of Joins in Pre nailed framing. DPC is in place under bottom plates where required. Wall Bracing elements checked, Gib Ezi bracs in place where required. Ply bracing elements to be installed inside of garage. GS1 units bottom plates fixed at 600 centres. Lintel Strapping complete. Roof truss fixings have been installed as per Manufacturers plan Valley boards H3 50x50 purlins set up for pressed metal tile roof Black craft building paper in place under purlins		



BRICK MASONRY INSPECTION	When bricks have been laid to sill height.	20/11/2014	Garry Edlin	Yes		Approved Building Consent documents on site. Bricklayer is Shae Winduss, BP123831. Conditions of BC & PIM checked, no action required. Previous inspections passed, no instructions outstanding. Over 225mm to soil/sand. Galvanised wall ties at 3rd row, then every 4th row @ 600mm crs max. Weep holes at no greater than 800mm crs apart Consistent 40mm wide cavity clear of spill. OK to complete.		
Cladding Cavity Inspection	-	16/10/2014	Grantp	Yes		Tekton Building wrap has been installed correctly and returned into openings. Dan band installed horizontally to building wrap Alu band is being installed to exterior openings at time of inspection Good laps in building paper Brick rebate setup for a 50mm cavity. rebate is Mul sealed. Next inspection half height brick and window Flashing details		
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.	24/11/2014	Garry Edlin	Yes	NO	Approved Building Consent documents on site. Conditions of BC & PIM checked, no action required. Bricks currently half height, bricks to be completed to either full height or alternatively, heavy plastic rain sheeting installed over the brickwork prior to any interior lining. Metal tile roof, flashings appear OK. Air sealant installed around windows and door openings. Nebulite windows rated VH (very high). No restrictors required. All safety glass requirements to AS/NZS 2008 for bathroom and ensuite glazing. Framing 90 x 45 H1.2 SG8, moisture content 17-18%. Proprietary bottom plate fixings installed. Bracing checked at framing inspection, I noted the meter box in garage wall now in the middle of an EP1 unit. This is to be relocated along the wall. The builders have installed a further pair of Gib handibracs either end of the new brace unit. Gib Handibracs installed on all other EP1's and BL1's. No ceiling diaphragms. Bradford Gold R2.2 insulation in walls. Bradford Gold R3.2 insulation in ceilings.		



POST LINE INSPECTION	To inspect fixings. Prior to covering up.	28/11/2014	Barry Thomas	Yes		Approved Building Consent Documentation on Site This Inspection for Gib bracing requirements House with Garage sheet bracing yet to install BC Conditions checked - no action required re conditions at this time Gib sheet bracing fixed as plan with amendments - some units relocated, some combined - increased in length Documentation - Calcs and floor plan to show amended brace units to be provided OK to continue gib stopping		
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FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion	22/01/2015	Barry Thomas	No	Approved Building Consent Documentation on Site BC Conditions checked - no action required re conditions at this time Documentation received on site - to be checked back at office Landscaping compliant at present -have discussed ground height to FFL (finished floor level) requirements with owner re barking gardens and paving to be completed - informative note to add to CCC Finished Floor Heights in relation to adjacent ground compliant Weep holes to brickwork provided just require mortar patching at window sills to provide vermin proofing to brick rebate Head flashings to window heads as approved plans, all flashings installed as approved plans Painting to Panels above windows completed Roof cladding and flashings completed as approved plans All vents ducted to outside Natural ventilation provided to all habitable spaces Glazing to NZS 4223 Part 3 All kitchen items compliant as plan, bench sealed to wall, hot water supplied, trap fitted with AAV, wall and floor lining impervious Laundry tub provided in garage - securely fixed, trapped, impervious linings and splash back provided WC's provided in bathroom and ensuite All bathroom items provided - impervious floor and wall linings, safety glazing to window and shower screen Sealant to handbasin junction to wall and splashbacks in progress of being installed while on site Shower cubicle leaking left hand rear corner requires sealing All Ensuite items compliant as bathroom notes Sealing basin to wall and splash back installer arrived while on site Ensuite Shower cubicle not leaking on day of test Ceiling insulation to tidy in a few areas to ensure minimum capillary gap to roof underlay IC downlights allow insulation to cover CA downlights in garage have batts abutting but not covering 177 litre Hot water cylinder with seismic restraint provided -installation and valving as required by cylinder specifications - 1000 kpa TPR - tested at 52 degrees C Hot water cylinder valving installed in correct locations Gullet Traps provided as As Built Plan Wastes sealed at Gullet trap Sanitary Sewer Terminal Vent to be completed AAV's accessible at kitchen and laundry Stormwater items provided, spouting, downpipes - Stormwater detention tank overflow to reticulated system - As Built Plan to provide Size of detention tank to be confirmed - plan shows 5500litre required - tank labeled as 3000 litres? As Built plan required 1 x Operable Smoke Alarm in hallway within 3m of master bedroom Smoke detection in main hallway with hardwired security that is not currently operating - to be confirmed when operating	
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FINAL BUILDING AND PLUMBING COMBINED INSPECTION		13/02/2015	Barry Thomas	No		This Inspection to RECHECK previous remedial list Ceiling insulation to tidy in a few areas to ensure minimum capillary gap to roof underlay Sanitary Sewer Terminal Vent now completed Detention tank labelled as 3000 but manufacturers documentation now received to confirm is 5000 litre Plan requires 5500 litres detention - have checked with Chris Carter as 5000 Litres acceptable As Built plan received for stormwater showing is discharging to 100mm connection in road, via detention tank 1 x Operable Smoke Alarm in hallway within 3m of master bedroom Smoke detection in main hallway with hardwired security tested as operable		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION		25/03/2015	Barry Thomas	YES		This Inspection 2nd RECHECK for 1 x outstanding item - to check ceiling Insulation Documentation received on site - to be checked back at office Ceiling insulation has been tidied to provide capillary gap to roof underlay at soffitts		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION		08/05/2015	Barry Thomas	Yes		Completed documentation now received Completed LBP Memorandums now received		
PLUMBING SUBFLOOR INSPECTION	Before covering up	26/09/2014	Chris Gould	Yes		A revised floor plan will be required showing the altered kitchen sink position and noting the addition of a water softener in the garage. Dave Dennison, Reg. # 13647 from Laser Plumbing Ltd on site for inspection. The subfloor pipework had been piped out to AS/NZS3500 and Dave had two separate water tests on different 100 mm drain legs. Provision has been allowed for venting the drain but this will need to be checked on the final inspection. Waste and drain grades ok. Waste pipe > 1:40 and drain > 1:60, Pipes wrapped in blue plastic wrap where passing through the slab. The revised plan now has an island kitchen sink with a 90mm duct for the water supply. 20 mm copper HWC drain run to gully trap.		



PLUMBING PRELINE INSPECTION	Before covering up	31/10/2014	Charlies	Yes	polybute pipes to new house 15/20mm holding pressure lagged 2 meters either side of HWC/kitchen in ground pipes 3 outside taps water softener to main 20mm feed. dwang not installed at time of inspection hollenback 27732 200 psi polybute 15/20mm		
SANITARY DRAINS INSPECTION	Before backfilling drains	08/10/2014	Chris Gould	No	BC/14/0491 on site for inspection. There was an existing s/sewer drain connection provided. Drain laid to AS/NZS3500. Jon provided an as-built drainage plan. SN6 100mm Solvent glued PVC pipe and fittings used. Drain grade was 1:60 or greater. Pipes had been laid in a natural sand bed. There was a water test on the drain and this test held ok for the duration of the inspection. There has been allowance for a terminal vent to be installed inside the house. This vent will need to be checked during preline inspection. There is an overflow relief gully trap installed bnt this is not completed and will need to be checked on final inspection. Drainage installation appeared ok bnt remedial list below will need to be completed and inspected before CCC. - Complete gully trap and vent. - Complete installation of detention tank and downpipes. Drain installation appeared ok and pipe had been run to rear of property where detention tank is to be installed. As-built plan received. 90mm SN4 PVC pipe installed. Some of the drain had been backfilled to allow access but junctions were exposed and all appeared ok.		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains				Stormwater notes with Sanitary Drainage Inspection		



ADDITIONAL INFORMATION		30/04/2015	Barry Thomas	No		PIM and BC Conditions checked - no action required re conditions at this time Builders LBP Memorandum incomplete CCC Application incomplete		
ADDITIONAL INFORMATION		08/05/2015	Barry Thomas	No		Completed Builders LBP Memorandum now received Completed CCC Application now received - all items completed to allow CCC issue LBP Memorandums received: Builders LBP Memorandum (Anthony Scott - BP106346) Bricklayers LBP Memorandum (Shae Winuss - BP123831) Roofer LBP Memorandum (John Broad - BP104512) Documentation received: CCC Application Drainage As Built Plan (Dave Dennison - Laser Plumbing) Compliance and Electrical Safety Certificate # 1420 (D C Gilbertson) Electrical Record of Inspection # 000068 - Mains, Main Earth & Meter Board (R B Deadman) Combined Certificate of Compliance & ESC # 02357 - Revenue Metering (Reg Benna) Gas Cert (Duane Irvine) As Built Stormwater Plan including Retention Tank Specifications (Laser Plumbing) Producer Statement Aluminium Joinery (Creative Aluminium) Spouting Guarantee (Rainaway)		



INSPECTION TIME REPORT

Building Consent Number BCon14/0457

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon14/0457	705	740	-35
<i>Inspection Time Difference</i>			-35
At BC Issue	<i>Time to be charged.</i>		
At Completion	Positive amount = time to be credited Negative amount = time to be charged		

Signed for and on behalf of the Wanganui District Council

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

The following table may include 'Alteration to Approved Consent' Inspection details.

This Report does not include Conditions or Time/Charge components for the following additional related Inspections.

Inspection Records, related to original Approved Consent BCon14/04

<i>Linked Consent Number</i>	<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Re- inspect</i>	<i>Notes</i>



101 Guyton Street
Wanganui
Phone 06 349 0001

SITE NOTICE

Consent No: **140457** Date Printed: **30 April 2015**
Applicant: **Masterbuilt Ltd**
Site Address: **32 Purnell St, WANGANUI**
Work Type: **Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK****
Legal Description: **LOT 3 DP 435633 - HAVING 1/6SH IN LOT 7 DP 435633 BEING 363M2**

Inspection Type: **Project Final Sign Off - Building Officer**
Inspection Outcome: **Fail**
Inspected By: **Barry Thomas**
Inspection Date: **30 April 2015**

Passed Items

Documentation Sign Off Checklist Building Officer

Have conditions of PIM been met?

PIM and BC Conditions checked - no action required re conditions at this time

Have conditions of Building Consent been met?

All mandatory inspections completed and passed?

Are there any inspections over the number allocated?

Failed Items

Documentation Sign Off Checklist Building Officer

LBP Memos for RBW

Builders LBP Memorandum incomplete

Okay to issue CCC?

CCC Application incomplete

Documentation

Status

Drainage As-built – External (G13/AS3500)

Accepted

Drainage As Built Plan

(Dave Dennison - Laser Plumbing)

Electrical Certificate

Accepted

Compliance and Electrical Safety Certificate # 1420

(D C Gilbertson)

Electrical Record of Inspection # 000068 - Mains, Main Earth & Meter Board

(R B Deadman)

Combined Certificate of Compliance & ESC # 02357 - Revenue Metering

(Reg Benna)

Gas Certificate

Accepted

Gas Cert

(Duane Irvine)

Other (specify)

Accepted

**As Built Stormwater Plan including Retention Tank Specifications
(Laser Plumbing)**

**Producer Statement Aluminium Joinery
(Creative Aluminium)**

**Spouting Guarantee
(Rainaway)**

CCC application - Form 6 (BA 04)
CCC Application

Received

Licensed Building Practitioners

Status

Brick & Blocklaying

Accepted

**Bricklayers LBP Memorandum
(Shae Winuss - BP123831)**

Roofing

Accepted

**Roofer LBP Memorandum
(John Broad - BP104512)**

Carpentry

Received

**Builders LBP Memorandum - incomplete information
(Anthony Scott - BP106346)**



101 Guyton Street
Wanganui
Phone 06 349 0001

SITE NOTICE

Consent No: **140457** Date Printed: **8 May 2015**
Applicant: **Masterbuilt Ltd**
Site Address: **32 Purnell St, WANGANUI**
Work Type: **Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK****

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

Inspection Type: **Final-Residential**
Inspection Outcome: **PASS**
Inspected By: **Barry Thomas**
Inspection Date: **8 May 2015**

Passed Items

Building Consent Documentation

Check Producer Statement/Certificate list have they all been supplied and/or signed off?	Completed documentation now received
LBP memos for RBW	Completed LBP Memorandums now received

Inspection Type: **Project Final Sign Off - Building Officer**
Inspection Outcome: **Fail**
Inspected By: **Barry Thomas**
Inspection Date: **8 May 2015**

Passed Items

Documentation Sign Off Checklist Building Officer
LBP Memos for RBW

Completed Builders LBP Memorandum now received

Failed Items

Documentation Sign Off Checklist Building Officer
Okay to issue CCC?

Completed CCC Application now received - all items completed to allow CCC issue

Documentation

CCC application - Form 6 (BA 04)
CCC Application

Status

Accepted

Licensed Building Practitioners

Carpentry
Builders LBP Memorandum
(Anthony Scott - BP106346)

Status

Accepted



101 Guyton Street
Wanganui
Phone 06 349 0001

SITE NOTICE

Consent No: **140457** Date Printed: **13 February 2015**
Applicant: **Masterbuilt Ltd**
Site Address: **32 Purnell St, WANGANUI**
Work Type: **Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK****
Legal Description: **LOT 3 DP 435633 - HAVING 1/6SH IN LOT 7 DP 435633 BEING 363M2**

Inspection Type: **Final-Residential**
Inspection Outcome: **Fail**
Inspected By: **Barry Thomas**
Inspection Date: **13 February 2015**

Passed Items

Building Consent Documentation

Previous inspection/s passed?

This Inspection to RECHECK previous remedial list

Sanitary Plumbing/Drainage

Drains vents completed?

Sanitary Sewer Terminal Vent now completed

Storm water

Guttering fitted and correctly sized?

Storm water to an approved outfall?

**Detention tank labeled as 3000 but manufacturers documentation now received to confirm is 5000 litre
Plan requires 5500 litres detention - have checked with Chris Carter as 5000 Litres acceptable**

Water tank overflows piped away to an appropriate outfall?

As Built plan received for stormwater showing is discharging to 100mm connection in road, via detention tank

Smoke Alarms

Smoke alarms installed <3m to any bedroom?

1 x Operable Smoke Alarm in hallway within 3m of master bedroom

Smoke detection in main hallway with hardwired security tested as operable

Failed Items

Building Consent Documentation

Insulation

Is the ceiling insulation installed correctly and as per the approved plans and specification?

Ceiling insulation to tidy in a few areas to ensure minimum capillary gap to roof underlay

Street address of building:

32 Purcell Mews
Wangari

Building consent number:

Name: J. S. Callaghan .
Address: 32 Purcell St
Telephone number:
Email address: sharoncallaghan@aol.com

Work that is restricted building work	Description	Carried out/ supervised
<i>[Tick]</i>	<i>[If necessary, describe the restricted building work]</i>	<i>[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]</i>

Foundations and subfloor framing	(X)		(X) Carried out () Supervised
Walls	(X)	PRE FAB PRE NAIL	(X) Carried out (X) Supervised
Roof	(X)	TRUSS PRE FAB	(X) Carried out (X) Supervised
Columns and beams	(X)		(X) Carried out () Supervised
Bracing	(X)		(X) Carried out (X) Supervised
Other	()		() Carried out () Supervised

External moisture management systems

Damp proofing	(☒)	<i>note Seal Bricks Roberts</i>	(☐) Carried out (☒) Supervised
Roof cladding or roof cladding system	(☐)	<i>BROAD Roofing</i>	(☐) Carried out (☐) Supervised
Ventilation system (for example, subfloor or cavity)	(☐)	<i>_____</i>	(☐) Carried out (☐) Supervised
Wall cladding or wall cladding system	(☒)	<i>Block Exterior</i>	(☐) Carried out (☐) Supervised
Waterproofing	(☐)	<i>_____</i>	(☐) Carried out (☐) Supervised
Other	(☐)	<i>_____</i>	(☐) Carried out (☐) Supervised

Note: continue on another page if necessary.

Issued by

Name:

Anthony Scott

LBP number:

BP 106346

Class(es) licensed in:

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address:

Street address or registered office: *POB 54 Bulli*Phone number: Landline: *0211807340* • Mobile: *0211807340*Daytime: *IX*

After hours:

Fax number:

Email address: *Anthony.Bell@hotmail.com*Website: *_____***Declaration**

I *Anthony Scott* [name of practitioner]
carried out or supervised the restricted building work recorded on this form.

Signature: *Anthony Scott*Date: *6/5/15*

External moisture management systems

Damp proofing ()		() Carried out () Supervised
Roof cladding or roof cladding system ()		() Carried out () Supervised
Ventilation system (for example, subfloor or cavity) ()		() Carried out () Supervised
Wall cladding or wall cladding system ()		() Carried out () Supervised
Waterproofing ()		() Carried out () Supervised
Other ()		() Carried out () Supervised

Note: continue on another page if necessary.

Issued by

Name:

LBP number:

Class(es) licensed in:

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address:

Street address or registered office:

Phone number:

Landline:

Mobile:

Daytime:

After hours:

Fax number:

Email address:

Website:

Declaration

I _____ *[name of practitioner]*

carried out or supervised the restricted building work recorded on this form.

Signature:

Date:

Memorandum from licensed building practitioner: Record of building work

Section 88, 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: 32 Purnell St	
Suburb: College Estate	
Town/City: Wanganui	Postcode: 4500

THE PROJECT

Building consent number: 14/0457

THE OWNER(S)

Name(s): J. S. Callaghan	
Mailing address: 32 Purnell St	
Suburb: College Estate	PO Box/Private Bag:
Town/City: Wanganui	Postcode: 4500
Phone number:	Email address:

14 / 0457

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

14 / 0457
 Consent No.

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☒	Brick Veneer layed on concrete foundation	☒ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

14 / 0457
Consent No.

ISSUED BY

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

Name: Shae Winduss

LBP number: BP123831

Class(es) licensed in: Bricklaying and blocklaying B1, B2

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 33 Eastown Road

Suburb: East

Town/City: Wanganui

PO Box/Private Bag

Postcode: 4500

Phone number:

Mobile: 0279188005

After hours:

Fax:

Email address:

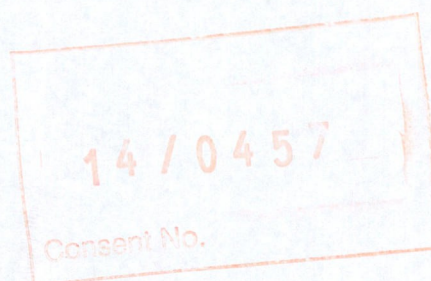
Website:

DECLARATION

I Shae Winduss carried out or supervised the restricted building work recorded on this form.

Signature: 

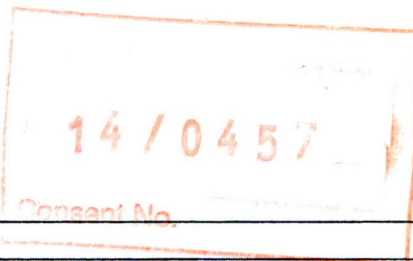
Date: 28/11/14



Memorandum from Licensed Building Practitioner:

Record of Building Work

Section 88, Building Act 2004



THE BUILDING / THE OWNER		
Owners Name:	Callaghan	
Street Address:	Rumell Mews	Phone:
Suburb:		Email:
Town/City	Wanganui	Postcode:

BUILDING CONSENT NUMBER:
14 - 0457

External Moisture management System

Work that is restricted building work	Description of restricted building work	Carried or Supervised
☒ Roof cladding or roof cladding system.	Installation of roofing and accessories per manufacturer's specification.	☒ Carried Out ☐ Supervised

ISSUED BY - Name and contact details of the LBP who is licensed to carry out or supervise restricted building work.	
Name: John Broad	LBP Number: 8P104512
Classes licensed in: 1, 2 and 3	
Street Address/Registered Office: 8 Wicksteed Road	Phone: 06 3484838
Suburb: RD 4	Mobile: 027 4559296
Town/City: Wanganui	Postcode: 4574 Email: broadroofing@xtra.co.nz

DECLARATION	
I John Broad carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	21 January 2015

Agents for:



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.

"CALLAGHAN"

This 10 Year Guarantee from Rainaway Spouting on the Spot is for:

Name : Masterbuilt Ltd
PO Box 705, Wanganui

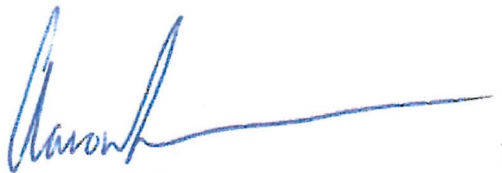
Installation Address : Lot 3 Purnell Mews, Wanganui, Callaghan

Installation Reference Number : 2701

Date of Issue : 14/10/2014

Date of Expiry : 10 Years from Date of Issue

Signature :



TRM Spouting

Warranty

We warrant to the original customer named here, that this 'Spouting on the Spot' installation will be leak free for 10 years from the date of installation, and guarantee to make good any defects in installation or materials resulting in leaks, provided the spouting is maintained to the minimum maintenance requirements (as outlined on this document).

This warranty will not apply to normal wear and tear of Colorcote® products over time, such as weathering, chalking or fading and does not cover leaks resulting from physical damage, e.g. tree branches, ladders etc, nor from exposure to chemicals or corrosives.

This warranty is extended only to the original purchaser and is not transferable, except, if the purchaser is a non-resident builder, then the warranty may be transferred to the first purchaser of the specified property.

Please take note of the minimum maintenance requirements for Your 10 Year Guarantee to remain intact:

1. Washing of naturally unwashed areas at least every 6 months.
2. Removal of debris from gutters every 6 months.
3. Any noticeable build-up of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting please consult with your local Spouting on the Spot franchisee to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners - repair any damage every 6 months.

If you can't do this or would prefer to engage an expert, then call your local branch and they can take care of this for you!





CREATIVEALUMINIUM

SUPPLIERS OF NEBULITE ALUMINIUM JOINERY RESIDENTIAL AND COMMERCIAL

Nebulite
WINDOW AND DOOR SOLUTIONS

20 January 2015

Attention: Masterbuilt

Re: Callaghan House – Purnell Mews Wanganui

PRODUCER STATEMENT

Aluminium Windows and Doors

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:1985 Performance of Windows and NZS 4223 Glazing in Buildings.

More specifically, we have manufactured the aluminium windows and doors for this project in accordance with the design and manufacturing specifications provided by Fletcher Aluminium, a division of Fletcher Building Products Limited, and those required by NZS 4223.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards. The application of Pascal rating stickers on the window and door units is further confirmation that the window and door units have been manufactured to the prescribed specifications and comply with NZS 4211.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, fasteners, door rollers, mohairs and other similar components may require replacement as they wear out. This process does not contravene the Durability Requirements of section B2 of the New Zealand Building Code or this Producer Statement.

Yours sincerely

Louise Oskam

General Manager

Creative Aluminium (a division of 5Wise Ltd)



Phone 06 344 6777 | Fax 06 344 6417 | 293 Heads Road | PO Box 2044 | Wanganui 4543
Freephone 0800 000 677 | Email admin@creativealuminium.co.nz | Website www.creativealuminium.co.nz

WINDOWS | HINGED DOORS | SLIDING DOORS | BIFOLD DOORS | EUROSLIDER | EUROSTACKER | FOLDBACK BIFOLD
CONSERVATORIES | AUTO DOORS | CURTAIN WALLS | DOUBLE GLAZING | BALUSTRADES | ROOF GLAZING

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

COPY



27 January 2015

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

Dear Sir or Madam:

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

We have received your application for a Code Compliance Certificate.
In order for us to issue the CCC we would first require to do a final inspection recheck.
Please call our customer services team on 06 349 0001 to book an inspection.

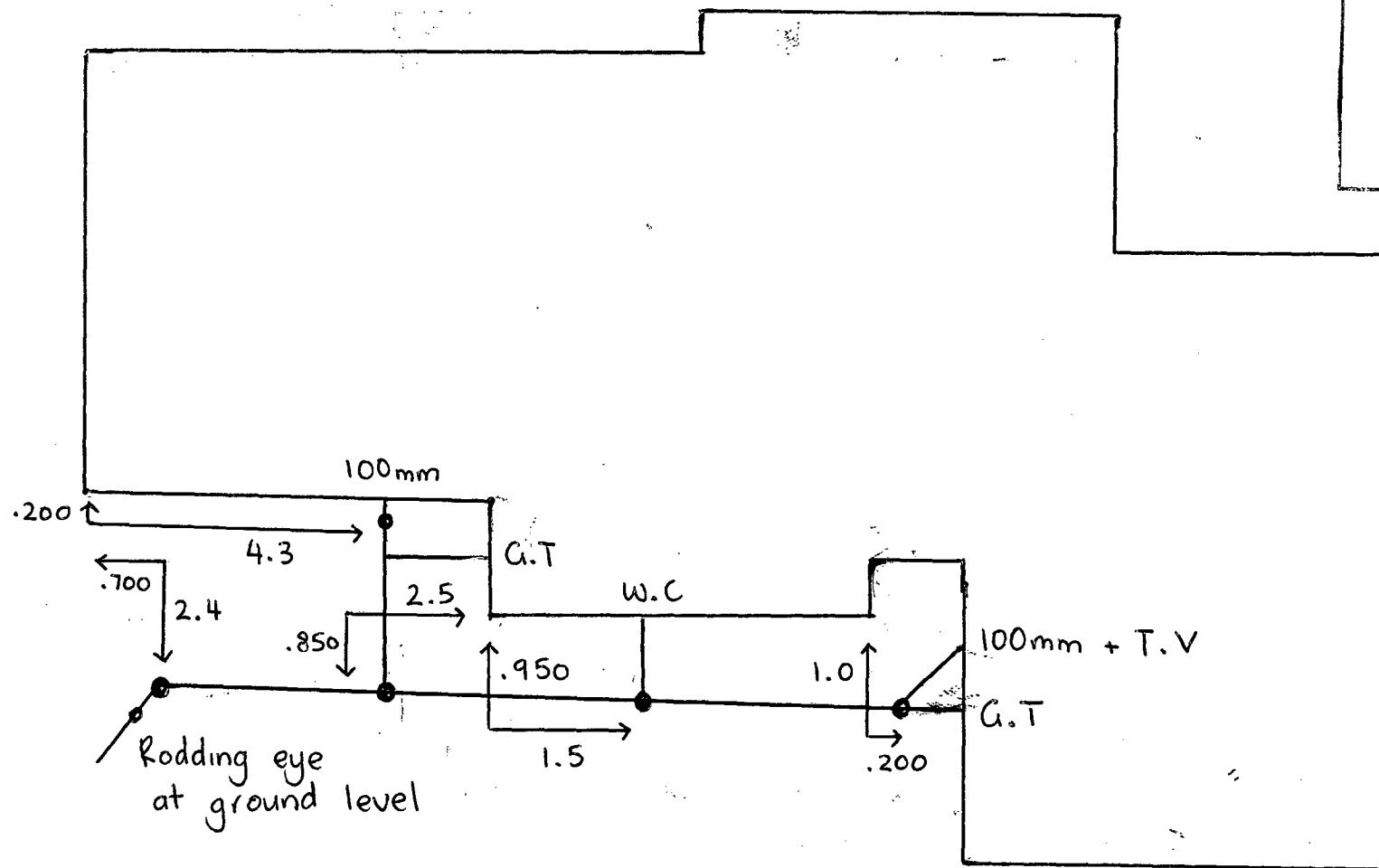
We have placed this application on hold until the above information has been supplied. Please contact me if you have any further questions.

Yours sincerely

Tracy Brown
Customer Service Group Administrator

Sewer plan
Lot 3 Purnell mews
BC 14/0457

32 Purnell street.
100mm PVC S.Sewer drain laid by
Laser Plumbing Ltd 8.10.2014



AS BUILT
14 / 0457
Consent No.

Boundary inspection
Invert - .650m
Curb - 2.5m
LHB - 4.4m

Lot 3 Purnell mews
BC 14/0457

3000 LTR

IN

OUT

1.1m

1m

.500m

.750

.450

2.7m

.300m

3.3m

.400m

.400m

D.P.

D.P.

D.P.

Stormwater discharges to 100mm ø connection in road

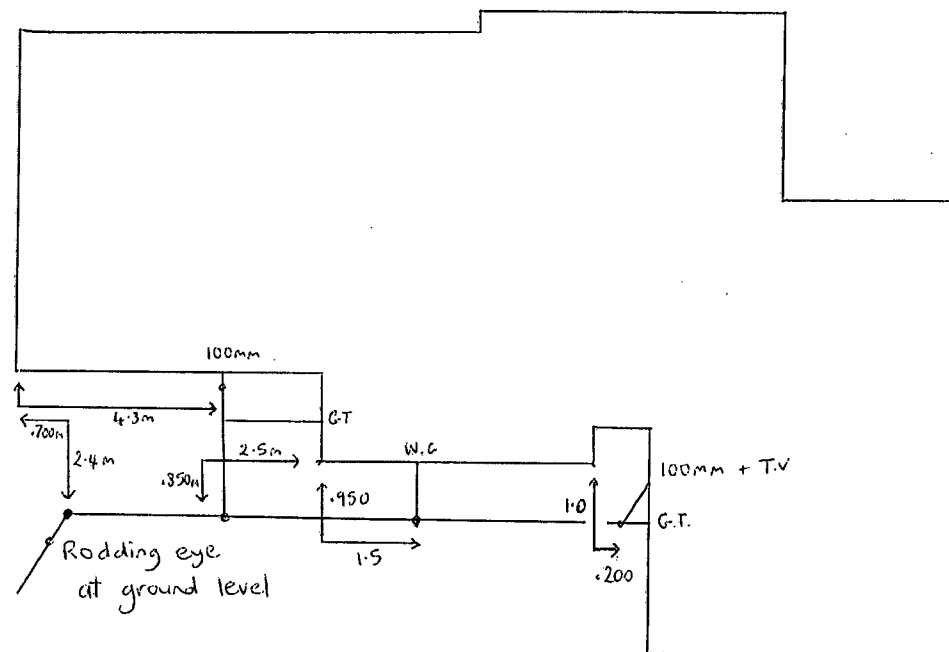
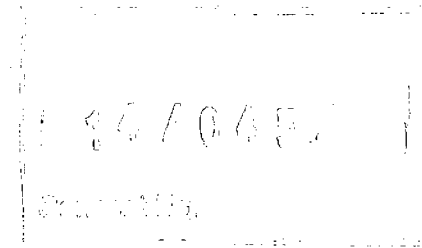
Lot 3 Purnell mews

AS BUILT
14 / 0457
Consent No.

32 Furnell st.

90mm RC stormwater drains laid
by LASER Plumbing Ltd. 8.10.2014

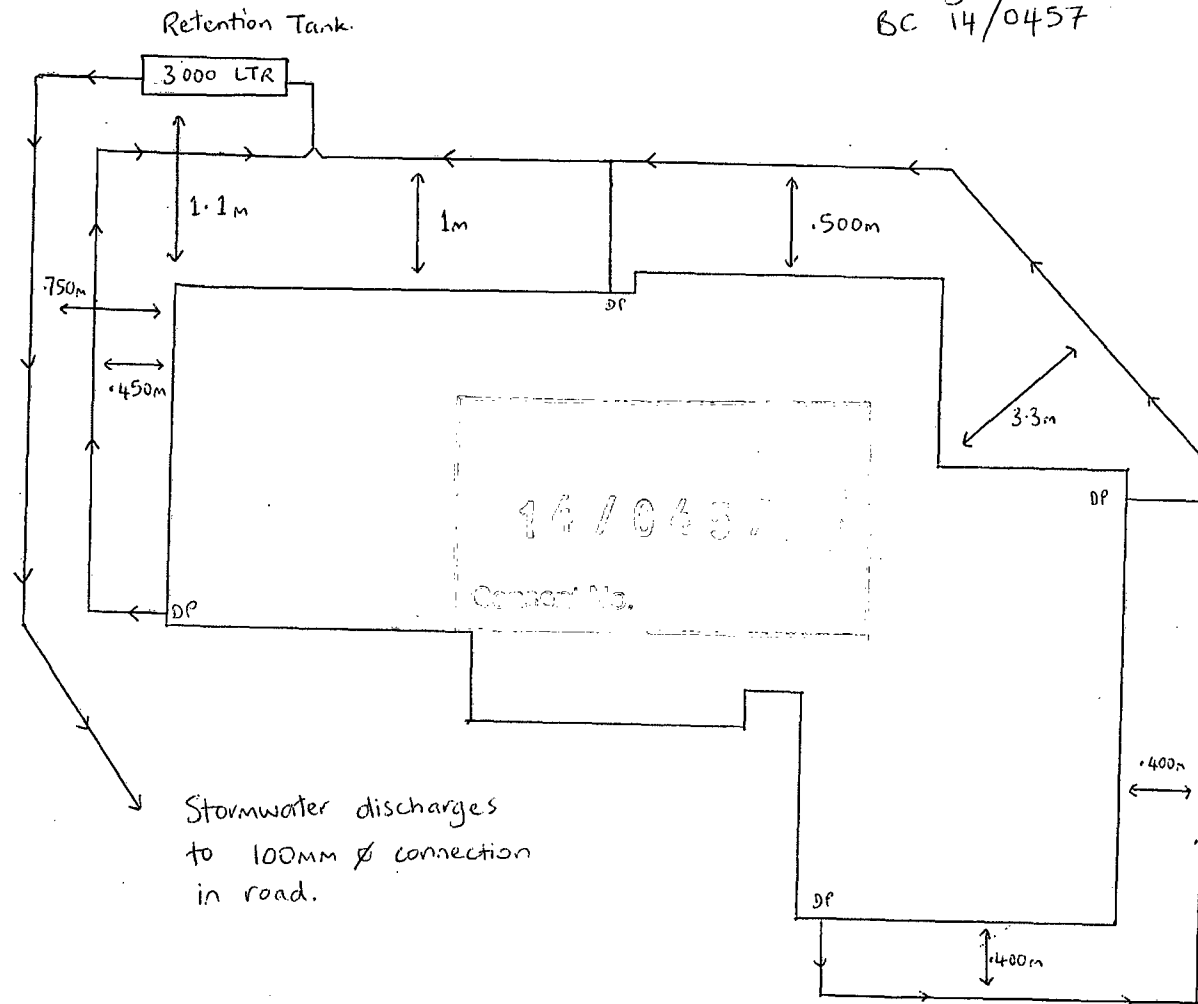
Sewer Plan
 Lot 3 Purnell Mews
 Callaghan
 BC 14/0457



Boundary Inspection

invert - 0.650m
 curb - 2.5m
 LHB - 4.4m

Stormwater Plan
Lot 3 Purnell Mews
Callaghan
BC 14/0457



20.01.2015

Producer Statement

PMXSL05000SL

Promax Slimline Water Tank – 5000 litres

2400mm long x 1100mm wide x 2120mm high

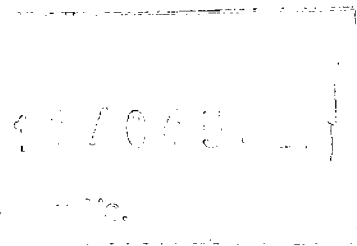
In line with today's focus on Ecologically Sustained Development, Green Building Initiatives and 5 Star Ratings, Promax Engineered Plastics Ltd is committed to supplying quality Liquid Storage and Handling Solutions.

Promax Plastics manufactures these tanks to a high standard of quality. This Promax Water Tank may be used for retention/detention and/or the storage of potable water and is manufactured using high grade polyethylene, formulated for use in this specific application.

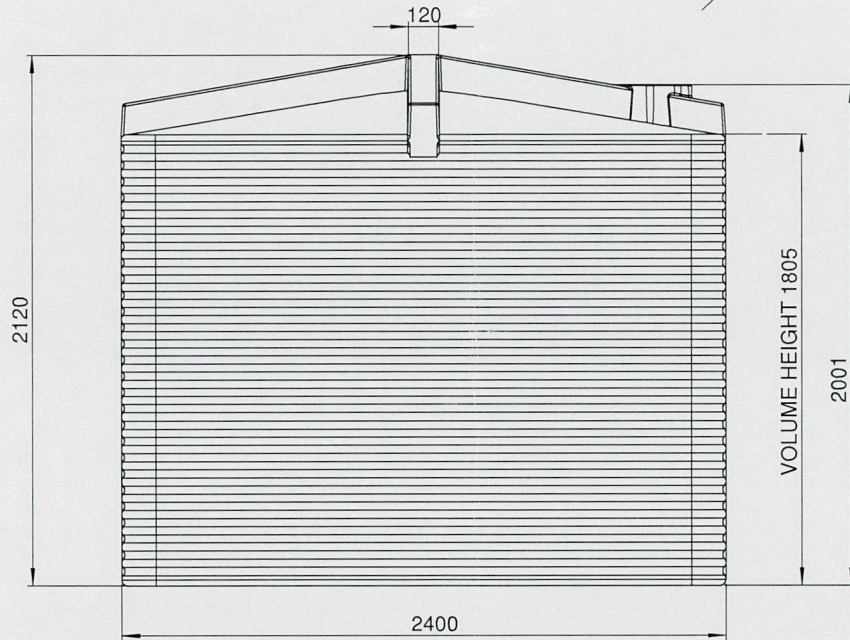
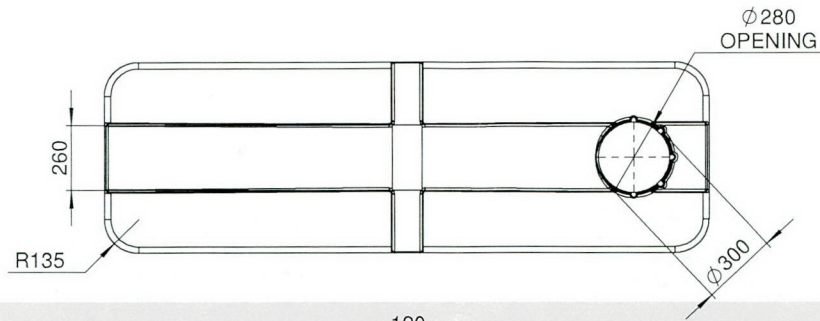
The profile of these tanks has been tested and proven over many years in water storage applications and complies with the AS/NZS 4020, AS/NZS 2070 and AS/NZS 4766 (INT) Potable Water Standards.

Promax Plastics confirms that if these tanks are installed and connected according to Good Management practices, they will perform as stated throughout their intended life.

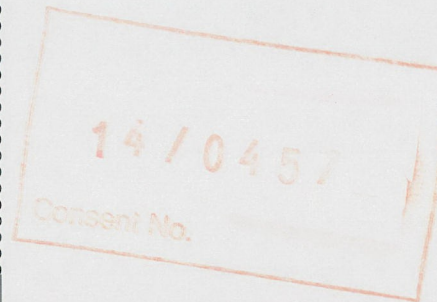
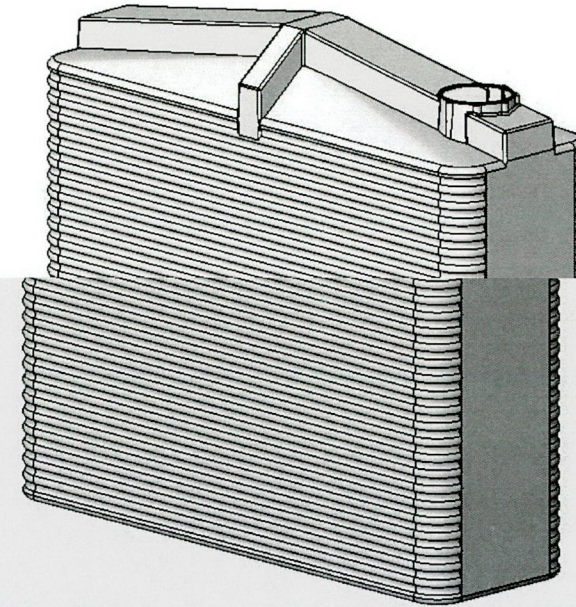
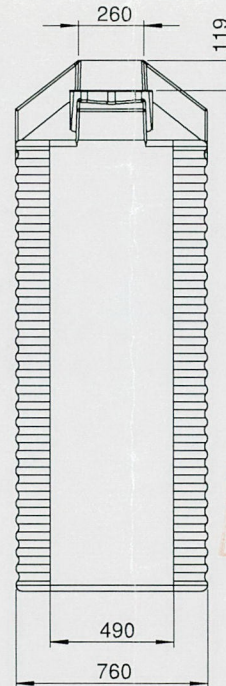
Authorised by:
Hamish Strachan
Promax Plastics



SLIM LINE WATER TANK 3000L



VOLUME = 3000L

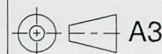


© COPYRIGHT

MATERIAL : PE Low/Medium Density
STOCK SIZE :
MACHINING : AS SHOWN
FINISH : NATURAL
HEAT TREATMENT : N/A

PART/ASSY MODEL :-
NAME : SLWAP10D02
CONFIGURATION : 10
CONFIG REVISION : C

ORIG. SCALE
1:20



A3

DESIGNER RETUS

DETAIL WATER TANK 3000L

PROJECT SLIM LINE WATER TANK

DRG#_TITLE.

UPDATED	C	16 JAN 2013
UPDATED	B	18 DEC 2012
ORIGINAL ISSUE	A	17 DEC 2012
REMARKS	ISS	DATE

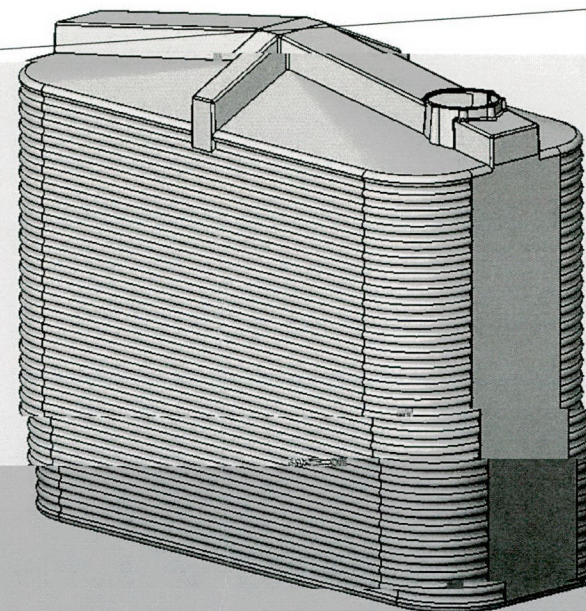
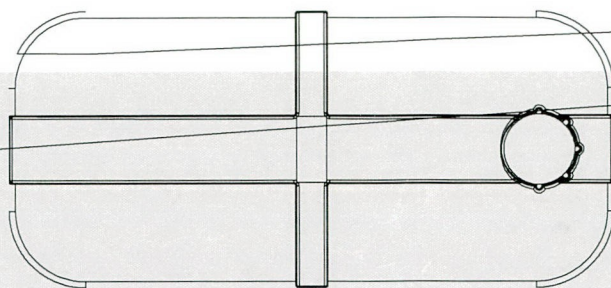
PROMAX ENGINEERED PLASTICS
ROTATIONAL MOULDERS

Maruata Road
Glenbervie R.D.3
Whangarei

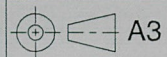
Phone (09) 437 6864
Free Phone 0800 PROMAX

SLWAP10D0210

SHT 1 OF 1



© COPYRIGHT



PROMAX ENGINEERED PLASTICS
ROTATIONAL MOULDERS

Maruata Road
Glenbervie R.D.3
Whangarei

Phone (09) 437 6864
Free Phone 0800 PROMAX



GAS SAFETY CERTIFICATE

RISK CLASSIFICATION LOW ☐

CERTIFICATE OF COMPLIANCE

RISK CLASSIFICATION GENERAL ☒

RISK CLASSIFICATION HIGH ☐

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work Certificate made pursuant to Section 19 (1)(e) of the Building Act 2004.

CLIENT	Callaghan	RCG JOB NO	RCB9123
ADDRESS	32 Purnell Mews WANGANUI	INSTALLATION ADDRESS	same

DESCRIPTION AND LOCATION OF THE GASFITTING:

Fit gas pipe from bottle position to heater position;
Test E4: Pass; fit flue to heater; fit LPG
regulator; Test E5: Pass; purge pipework;
Test E7: Pass; install heater + secure;
commission + test
Fit media kit to fire; test operation.

GAS TYPE	Natural Gas ☐ LPG ☒ Propane ☐	GAS SUPPLY PRESSURE	2.8 KPA
DATE(S) GASFITTING PERFORMED	29/10/2014; 16/01/2015; 22/01/15	DATE OF GAS CONNECTION	-16/01/15 OR Existing ☐
TEST RESULTS	5 Min Duration 0 KPA Loss/Gain 3.2 KPA Test Pressure 2.8 KPA Working Pressure Test Date 16 / 01 / 15	OTHER TESTING	Combustion Yes ☒ No Ventilation Yes ☒ No Electrical Yes ☒ No

APPLIANCE TYPE & LOCATION	MAKE/MODEL	SERIAL NUMBER	INPUT RATE	FLUE TYPE & LOCATION	VENTILATION TYPE & LOCATION
Flame Fire/ Lounge	Rinnai RHE-75ZET2	10696	30MJ/h	Powerflue/ through wall	Room Sealed

"I believe on reasonable grounds that:

- (a) the gasfitting work described above has been done lawfully and safely; and
- (b) the work has been done in accordance with (tick one);
[☒] sections 3 to 6 of AS/NZS 5601.1, or
[☐] sections 3 to 9 of AS/NZS 5601.2; and
- (c) the work [☒] has [☒] has not (tick one) been done in accordance with a certified design; and
- (d) the work done [☒] has [☐] has not (tick one) relied on any manufacturers instructions; and
- (e) this certificate relates to the [☒] whole [☐] part (tick one) installation described above; and
- (f) the gas installation is connected to a gas supply and is safe to use; and
- (g) the information contained in this certificate is correct."

APPLIANCE TYPE & LOCATION (tick as applicable)

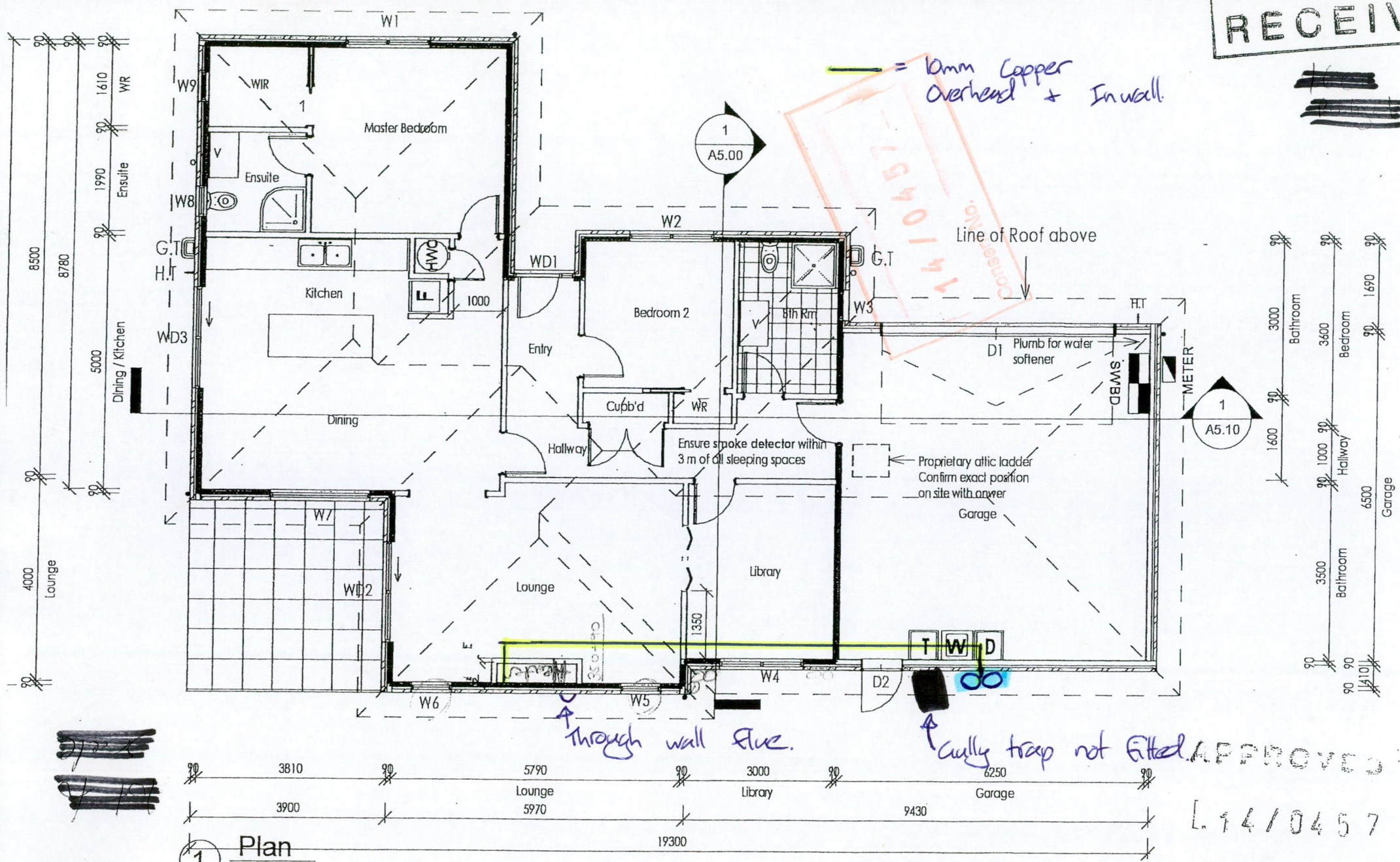
- [☒] Manufacturers Instructions:
Details: Rinnai Installation Manual.
- [☐] Certified Designs:
Details:

AUTHORISED PERSON(S)	CERTIFYING GASFITTER
Name: Duane Irvine	Name: Graham Hardie
Registration Type: LG Registration Number: B039	Registration Number: 11539 Signature:
Name: Sam Tuni	 
Registration Type: TG Registration Number: 24675	
Name: Registration Number:	
Registration Type: Registration Number:	Certificate Owner: Rivercity Gas Ltd

Address: 176 Glasgow Street, Wanganui, 4500 | Phone: 06 347 1997 | Email: info@rivercitygas.co.nz

www.rivercitygas.co.nz

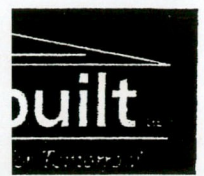
RECEIVE



APPROVED

L14/0457

Consent No.



Callaghan



000068

Customer Name: J & S. CALLAGHAN

Location of Installation: 32 PARNELL ST.,

COLLEGE ESTATE.

WANGANUI

Reference / Job / ID

PARNELL 01

Date of Inspection 5-12-14

Time of Inspection 11:00 am

ICP Number (if known)

Certificates of Compliance

Reference: ED-1420 Issued By: DON GILBERTSON Reg Number: I2180 Dated: 4-12-14

Reference: _____ Issued By: _____ Reg Number: _____ Dated: _____

Additional CoC's attached: _____ (Enter quantity attached) CoC Details held on MMS: ☐

Description of Work Inspected

INSPECT 1Ø 4/6 MAINS, MAIN EARTH AND METER BOARD

Mains

☒ Installation of Mains

☒ Entire

☐ Partial

☐ Revenue Meters

☒ Main Earthing System

☒ At Main Switchboard

☐ At Out-building

☒ Main Earthing Conductor

☒ Installation

☐ Alteration

☐ Alteration of Mains

☐ Alteration of Point of Supply

☐ Alteration of Point of Entry

☐ Relocation of Main Switch

☐ Relocation of Mains Termination

☐ Relocation of Metering / Load Control

☒ M.E.N. Link

☒ Earth Electrode

☒ Installation

☐ Alteration

Testing Undertaken

Mains

☒ Insulation Resistance to Earth (All Live Conductors) 999 MΩ

☒ Polarity Method Used:

☐ Continuity (trailing lead / jumper)

☒ Identification of N by low resistance to Earth

☐ Live test

☒ Phase Rotation

☐ RWB

☐ BWR

☐ n/a

☒ Integrity of Main Neutral

☒ N not interrupted at metering point

☐ Submain PEN not dependent on intermediate connections

☒ Metering in place at time of inspection?

☒ Mains connected to Network at time of inspection?

Main Earthing System

☒ Continuity of MEC

0.01 Ω

☒ Earth Fault Loop Impedance (Active to MEC)

0.15 Ω

PSSC

1.5 KΩ

I have inspected this High Risk prescribed electrical work described above, and am satisfied that:

- The work has been done in accordance with the Electricity (Safety) Regulations 2010; and
- The specified parts of the Installation are, and will be when enlivened, electrically safe.

Name: R.B. DEADMAN

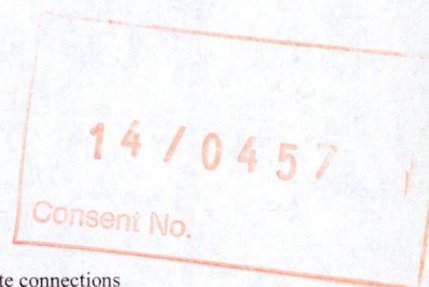
Registration Number: IS34

Signature: R.B. Deadman

Date: 5-12-14

Contact Number: 0275550338

Company Name: _____

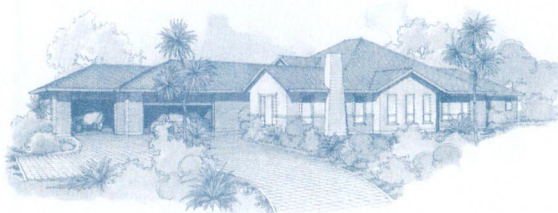


Hi Barry

Documentation for 32 Purnell St
BC 14/0457, Code of Compliance.

All remedial work has been done
if you can schedule a time to
re visit.

Thanks Kathy





Combined Certificate of Compliance & ESC

Customer Information – required for COC and/or ESC

Certificate No C 02357

 Customer Name J. CALLAGHAN Phone 0275568169

 Installation Location 32 PURNELL ST. - WANGANUI
Certificate of Compliance
☒ Tick if Certificate of Compliance relates to Electrical Safety Certificate listed below

 Work Description INSTALL REVENUE METERING.

This work is:

 Low Risk (COC not required) ☐

 General ☒

 High Risk (ROI required) ☐

This work has been done in accordance with:

 Part 2 of AS/NZS 3000 ☐

 Part 1 of AS/NZS 3000 ☐

 Certified Design ☐

Supply system this work is suitable for:

 230/240V MEN System ☐

 Other (Please specify) ☐

 Supporting Documents – Manufacturing Instructions ☐ Supplier DOC ☐ Test Sheets ☐

Other Standards this work complies with _____

 All Parts of this installation are safe to connect to a power supply ☒

 All required testing has been carried and all results are satisfactory ☒

 Date on which work was done 05-12-2014

I confirm that I am satisfied that the work detailed in this certificate of compliance has been done lawfully and safely, and that the information contained in this certificate of compliance is correct and accurate.

 This certificate is issued by (Print Name & Signature) REG. BENNA Reg. Benno Reg/Number E18934

Supervision of _____ Reg/ Number _____ Supervision of _____ Reg/Number _____

Supervision of _____ Reg/ Number _____ Supervision of _____ Reg/Number _____

Electrical Safety Certificate
☒ Tick if Certificate relates to Certificate of Compliance listed above

 Supporting Documents – Test Sheets ☐

 Earth Continuity ☐ Earth Resistance ☐ Polarity ☒ Insulation ☐

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation (or part installation) to which it relates is connected to a power supply and is safe to use.

If part of itemise what part of the Installation is covered by this Certificate _____

REVENUE METERING

 Registration No. E18934

 The work described above was connected by REG. BENNA Signature Reg. Benno Date 05/12 /2014

**Application for
Code Compliance Certificate**
Building Act 2004 Form 6



**Wanganui
District Council**

The building consent

Building consent no.	14/0457
Issued by:	Wanganui District Council
Description of work	New Dwelling
Address	32 Purnell St

Property owner details

Owner details	☐ Have not changed since the building consent was lodged Proceed to 3 "Applicant details" below	☒ Have changed since the building consent was lodged
Name	J. S. Callaghan	
Contact person (if owner is a corporation, partnership or trust)		
Postal address	32 Purnell St Wanganui	
Contact numbers	 Phone	027 556 8169 Mobile
		 Fax
Email	sharoncallaghan@xtra.co.nz	
Evidence of ownership attached (only required if ownership has changed)	☐ Certificate of Title (copy)	☒ Sale and purchase agreement
	☐ Lease agreement	☐ Other document showing full name of legal owner(s), such as a rate instalment notice

Applicant details

I am the	☐ Property owner	☐ Lessee Provide details below	☒ Agent Authorised by owner / lessee Provide details below
Name	Anthony Scott		
Postal address	POB 54 Bulwer		
Contact numbers	0211807340 Phone	 Mobile	 Fax
Email	Anthony.Bell@Admat.com		
If Agent, relationship to owner ? (details of authorisation)			

Attachments

The following documents are attached to this application:

- ☒ Certificates from the personnel who carried out the work
- ☒ Certificates that relate to the energy work (e.g. gas or electrical certificates)
- ☒ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

OFFICE USE ONLY

Infrastructure Bond Final Inspection Complete (please circle one)

Yes

No

N/A

Key building practitioners

Builders name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

A. Scott	BP 104512

Certifying plumber name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Dave Dennison	13647
Taylor St	
348 0162	

Certifying drainlayer name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Dave Denison	B647
P.O. Box 214 Wanganui	
348 0162	

Electrician name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Don Gilbertson	I2180
34 Purcell St Wanganui	

Other/ Licence no.

Extent of involvement

Contact details Address

Phone / Email

Duane Irvine	18039
LPG + heater	
176 Glasgow Street Wanganui	
(06) 347 1997	info@rivercitygas.co.nz

*Personnel who carried out building work other than restricted building work are to be listed separately.***Note:**

Licensed building practitioners who carried out or supervised restricted building work must provide a "memorandum from licensed building practitioner; Record of building work" to be submitted with this code compliance certificate application form.

Compliance Schedule

The following specified systems are contained on the Compliance Schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent (*list specified systems*):

Application

Date building work completed

12-2-15

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

Anthony Scott

Signature

8/5/15

Name of person signing: (please print clearly)

Dated:

OFFICE USE ONLY

Date received

Application #

Document #

Project #

Property ID

Legal ID

Receipt #

Amount Paid

\$

Code Compliance Assessment Checklist
Building Consent No # BC

32 PURNEW
14/0457

	ITEM	YES	NO	N/A	COMMENTS
1.	Work complies with approved BC documentation - Sec 94 (1)	✓			
2.	All the required inspections have been completed	✓			
3.	BC conditions have been fulfilled	✓			
4.	PIM requirements have been complied with				
5.	Development contributions have been paid (Sec 94 (4))			✓	
6.	All documents have BC number on them	✓			
7.	Sec 72-74 registered on title if applicable			✓	
8.	Energy work certificates have been provided (if required) sec 94 (3)	✓			
9.	All inspection fees have been paid?	✓			
10.	Specified systems are capable of performing in accordance with performance standards (sec 94 (1B)) Fire doors, Backflow, Lifts, Mechanical Ventilation etc.			✓	
11.	Is a compliance schedule required or requires amending (sec 100(2))		✓	✓	
12.	Has there been a change of ownership (sec 364)		✓		
13.	Any warnings or bans applied (sec 94 (2))		✓		
14.	Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2))	✓			
15.	Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent			✓	
16.	Any amendments have been issued and whether documentation associated with these have been properly completed	✓			minor file only.
17.	Any outstanding documentation still to be collected such as LBP Memoranda etc.		✓		
18.	Photographs of elevations				
19.	List of consultants				
20.	Was Building Consent Lapsed? (Ref.T-25.5)				
21.	Has current lawfully established use been recorded?				
22.	Has year first constructed been recorded?				

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Wanganui District Council:

- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- What parts/clauses of the Building Code the work relates to
- Full legal description of the site where the work will be undertaken
- Clearly identifying what part of the Building Consent is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: Barry Thomas

Signature: [Signature]

Date: 8/5/15



CODE COMPLIANCE CERTIFICATE NUMBER BCon14/0457

Section 95(3), Building Act 2004

Aspen 2004 Limited
PO Box 705
Wanganui Mail Centre
Wanganui 4540

Building Consent No: BCon14/0457

Issue Date: 08/05/2015

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:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
	Single Detached Residential
Year first constructed:	
2014	

The owner:

Name of Owner:	
Aspen 2004 Limited	
Mailing address:	Street Address/registered Office:
32 Purnell Street College Estate Wanganui 4501	32 Purnell Street College Estate Wanganui 4501

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

Building consent number:	Issued by:
BCon14/0457	Wanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
Build New 171m2 Detached House with Attached Garage **RESTRICTED BUILDING WORK**	
Intended Life	Estimated Value
Indefinite but not less than 50 years.	\$250000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent.

#Attachments

*Compliance schedule

There are no specified systems in this building – there are no attachments.

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:



GJ Hoobin
Building Control Team Leader

32 PURNELL

14/0457.

* Needs to get inspection reports
then ok to lock up.



END OF BUILDING CONSENT FILE

BC No. 14/0457

CCC ISSUED