

PPR 126204

RECEIVED

BAM 002-S

Building Consent No.	02 DEC 2011 110957	SR	118511
Date Received	2/12/11	Records No.	429515
Fees paid	200.00		

APPLICATION FOR INSTALLATION OF SPACE HEATER

Section 33 or 45, Building Act 2004

Note: Insert a tick in each applicable box, complete all items applicable to your project

Rec. By	OKh
Authentication	
NO.	

THE BUILDING

Street address: (Project location) 21 Douglas Road

Legal description: (at time of application) Lot: 2 DP: 19229

Proposed Lot: (if subject to new subdivision) _____

Valuation roll number: 19690-01100

Section: N/A Block: N/A

Survey district: Nelson

Building name: N/A
(Eg: Name of School, Hall, Motel etc)

Location of building within site: N/A

Number of levels: 1 Level/Unit No: _____

(include ground level and any levels below and above ground)

Number of units: _____

Total floor area: _____ m²
(area affected by the building work) Not sure

Current lawfully established use: Use on previous consent for the existing building, include number of occupants per level and per use if more than 1 (i.e. multi tenancy)

Year building first constructed: Not sure
(approximate date is acceptable e.g. c1920s or 1960-1970)

THE OWNER

Owners name: Victor Stewart & Jillian Richmond
(include preferred form of address, eg. Mr, Miss, Dr, if an individual)

Contact person: Victor and Jillian
(If owner is not an individual)

Mailing address: 506 Main Rd
21 Douglas Road
NELSON Stoke Nelson

Post code 7040 7011

Street address or registered office: _____

Contact numbers: Landline: _____

Mobile: _____ Daytime: 547-2476

After hours: _____ Fax: _____

Email address: N/A

Website: _____

The following evidence of ownership is attached to this application:

☐ Signed copy of Sale and Purchase Agreement (if new owner)

☐ Copy of Lease ☒ Other

AGENT

(only use if application is being made for and on behalf of owner, agent will receive invoices)

Name of agent: Tim Miller Plumbing Limited

Contact person: Carl Stanley or Donnalea Stevenson

Mailing address: PO Box 9022, Annesbrook
NELSON

Post code 7011

Street address or registered office: _____

Contact numbers: Landline: 03 547-4532

Mobile: _____ Daytime: _____

After hours: _____ Fax: 03 547-4533

Email address: donnalea@timmillerplumbing.co.nz

Website: _____

Relationship to owner: _____

Authorisation from owner attached ☒

The Owner ☐ The Agent ☒

FIRST POINT OF CONTACT

Or Other (complete this panel) (will receive any correspondence/requests for further information prior to issue of consent)

Full name: <u>Donnalea Stevenson</u>	Contact numbers: Landline: <u>03 547-4532</u>
Mailing address: <u>PO Box 9022, Annesbrook,</u> <u>NELSON</u>	Mobile: _____ Daytime: _____
7011 Post code	Fax: <u>03 547-4533</u>
	Email: <u>donnalea@timmillerplumbing.co.nz</u>

APPLICATION

I request that a:

☒ Building Consent with Section 37 check, or ☐ Building Consent including Project Information Memorandum (PIM)

be issued for the building work described in this Application. I agree to pay all fees applicable to this application

Note:

- If acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".
- No refund will be given if this building consent lapses or is cancelled

SIGNATURE:

Owner _____ or Agent D Stevenson  30.11.11
On behalf of and with the authority of the owner Date

THE PROJECT

Description of Building Work: Install a Wood Fire

☒ New ☐ Used Age of heater: (if used) _____ years ☐ Relocation ☐ Demolition

Details of Spaceheater **Brand** of heater Forte Flush **Model** Forte Flush

☒ Inbuilt ☐ Freestanding **Wetback:** (If a wetback is installed a tempering valve is required to be fitted to hot water cylinder supplying sanitary fixtures) ☐ Yes ☒ No

Fuel: ☒ wood ☐ pellet ☐ oil/diesel ☐ Other

Clean Air Authorisation No. 090133 (Mandatory for Urban Nelson and rural under 2ha (as at 1 September 2005))

Intended life of the building (if < 50 years): _____

Cost of Heater \$ _____ Cost of Installation \$ _____ **Total** (including GST) \$ 4960.07

Are there any unusual features such as a second floor, wall penetrations or flues through cupboards ☐ Yes ☒ No

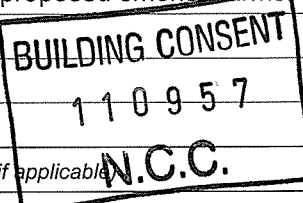
If yes, provide construction details, cross sections etc:

Does this building / property have a compliance schedule or cable car? ☐ Yes ☒ No

Proposed Spaceheater is:

☒ Replacing an existing freestanding spaceheater ☐ Replacing an existing inbuilt spaceheater:
Estimated age of wood burner being removed (please circle) Pre 1991 1991-95 1996-2000 Post 2000
☐ No existing solid fuel burner in the dwelling ☐ Replacing an open fire

Items To Be Checked	Applicant			CSO		
Completed application form	✓			Y		
Two (2) sets of floor plans of rooms and location of doors, windows and the proposed location of the spaceheater. Include any existing open fires or spaceheaters and note if they are to be removed. Include location of existing and proposed smoke alarms	✓			Y		
Property ownership / Certificate of Title	✓			Y		
Agent Authorisation	✓	N	N/A	Y	N	N/A
Two sets of installation instructions	✓			Y		
Producer Statements for second hand or rebuilt heaters (if applicable)	Y	✓	N/A			
Certification for second hand or rebuilt heaters (urban and rural less than 2ha) (if applicable)	Y	✓	N/A			



KEY PERSONNEL

Complete as far as possible in all cases, provide names, addresses and telephone numbers and registration numbers

Builder(s)/Installer(s)

Registered Plumber Tim Miller Plumbing Limited

Other _____

It is important to ensure any inspections required during the construction of the work proposed by this application are undertaken. If they are not undertaken, it may be difficult for a Code Compliance Certificate to be issued.

The building work will comply with the building code as follows:

Building Code Clause Tick relevant clauses * Relevant to all applications	Means of Compliance Tick relevant compliance path(s) for each clause selected		
	Acceptable Solution	Verification Method	Alternative Solution See and use BAM 123
☐ B1 Structure (Roof framing, hold down fixings)	☐ B1/AS1 ☐ B1/AS2 ☐ B1/AS3	☐ B1/VM1 ☐ B1/VM4	☐
✓* B2 Durability of materials	☐ B2/AS1	☐ B2/VM1	☐
✓* C1 Outbreak of fire	☐ AS2918	☐ C/VM1	☐
✓* E2 External moisture (flashing)	☐ E2/AS1 ☐ E2/AS2	☐ E2/VM1	☐
☐ F2 Hazardous building materials (existing)	☐ F2/AS1		☐
✓* F7 Warning systems (smoke alarm)	☐ F7/AS1		☐
☐ G9 Electricity (Compliance Certificate)	☐ G9/AS1	☐ G9/VM1	☐
☐ G12 Water (eg. wetback)	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐
Waiver/modification to NZ Building Code required for following parts of the code: 			
Provide details relating to the request for waiver			

APPLICATION INFORMATION

Building Consent processing time is stopped whenever further information is required and starts again when the information is received.

One (1) hour of processing and 2 inspections have been allowed for in the fee that has been paid. If this consent takes more than one hour to process or more inspections are required, you may receive an invoice for additional fees.

Work must not start until all fees relating to the Building Consent are paid, the Building Consent is issued, and any Resource Consent requirements have been dealt with (e.g. amended plans have been provided to comply with the Resource Management Plan.) or a Resource Consent has been granted. **Under the Building Act 2004 this consent may lapse 12 months after issue if work has not commenced.**

INSPECTIONS

During the process of construction, inspection will be necessary to confirm all work complies with your approved Building Consent documentation. Please ring the Council on 546 0334 well in advance of requiring an inspection to ensure that a time can be arranged.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority may put the issue of the Code Compliance Certificate for the work at risk.

CODE COMPLIANCE CERTIFICATE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed. In any event **no later than two (2) years** after the granting of the building consent Council is required to decide whether or not a Code Compliance Certificate can be issued.

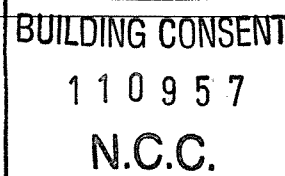
PRIVACY ACT

Pursuant to the Privacy Act 1993 the following information is brought to your attention.

This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 217 of the Building Act 2004, the information contained in this document may be made available and passed on to the public on request. The information contained in the document is being collected and held by the Nelson City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to: Manager Building PO Box 645 NELSON 7040

Nelson City Council, 110 Trafalgar Street, Nelson





Code Compliance Certificate

110957

Section 95, Building Act 2004

The building

Street address of building: **21 Douglas Road, Nelson**
Legal description of land where building is located: Lot 2 DP19229
Valuation number: 1969001100
Building name:
Location of building within site/block number:
Level/unit number:
Current, lawfully established, use: Domestic dwelling
Year first constructed:

The owner

Name of owner: V & J Stewart & Richmond
Mailing address: 506 Main Road Stoke, Nelson 7011
Contact person:
Street address/registered office:
Phone number: Landline: Mobile:
Daytime: 5472476 Facsimile:
Email address:
First point of contact for communications with the council/building consent authority:
Full Name: Tim Miller Plumbing Ltd
Mailing Address: PO Box 9022, Annesbrook, Nelson 7044
Phones:: 5474532
Fax: 5474533
Email: donnalea@timmillerplumbing.co.nz

Building work

Building consent number: 110957
Issued by: NELSON CITY COUNCIL
Description: Replace burner with Forte Flush I/B

Code compliance

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

Signature

On behalf of: NELSON CITY COUNCIL

Senior Building Inspector

Position

Date: 9/02/12

SOLID FUEL HEATERS



ADDRESS 21 Douglas
BC NUMBER 110957

INSPECTOR SL ^{BAM, 217}
DATE 3/2/12
8/2/12

MAKE / MODEL Forte Fresh

☐ Clean Air Approved

☒ Freestanding

☒ In built

Wet back Y ☒ N

Hearth type insulating ☒ non insulating ☐

Hearth: Concrete ☒ Tiles ☒ Micore ☐ Other _____

☒ Hearth width correct

☐ Heath connect to floor

☐ Seismic restraints fitted

Bradley checked under concrete extends 400-500mm

Inbuilt

☒ Chimney clean prior to installation

☒ Fire box check for gaps

☐ Reinspection Y ☒ N

Date passed: 9/2/12

☒ Flue/spigot joint bolted

☒ Separation distances met

☒ Air inlet requirements met

☒ Mantle separation checked

☐ Shield fitted

☐ Deflector fitted

☒ Not required

☒ Flue baffle supports checked

☒ Electrical Compliance Certificate for electric fans

Flues

☒ Flue joint correct (upper section to enter lower section)

☒ Flue joints sealed

☒ S/S rivets - flue joints

☒ Roof penetration sealed

☒ Flue height correct (min 600mm if closer than 3m)

☒ Expansion mechanism for flue adequate

☒ Rain cowl fitted

☒ Air inlet/outlet requirements met

☒ Smoke detection units fixed into position and operative

Freestanding

☐ Flue kit of type tested for appliance

☐ Separation distances correct

☐ Flue baffle supports checked

☐ Correct flue deflector fitted ☐ Y ☐ N/A

☐ Ceiling plate fitted correctly

☐ Primary and secondary shields sighted

☐ 25mm gap between outershield and timber where applicable

☐ Flue spiders in place

☐ Framing in ceiling space checked

Wetbacks

☐ Correct rise on wetback pipes

☐ Hot water cylinder free venting

☐ Hot pipe vented at high point (under & over system)

☐ Tempering valve fitted and location correct (cylinder free venting if valve fails)

☐ Temp of water correct 55oc

☐ Correct head of pressure for tempering valve

☐ Copper from cylinder outlet to tempering valve

Smoke alarms to be fitted to 150mm from ceiling

Reinspection required Y / N Ph: 546 0381

Okay to issue CCC ☒ Y / N

Signed

[Signature]



Building Consent

110957

Section 51, Building Act 2004

The building

Street address of building:	21 Douglas Road, Nelson
Legal description of land where building is located:	Lot 2 DP19229
Valuation number:	1969001100
Building name:	
Location of building within site/block number:	
Level/unit number:	

The owner

Name of owner:	V & J Stewart & Richmond	
Contact person:		
Mailing address:	506 Main Road Stoke, Nelson 7011	
Street address/registered office:		
Phone number:	Landline:	Mobile:
	Daytime: 5472476	After hours:
Facsimile number:		
Email address:		
Website:		
First point of contact for communications with the council/building consent authority:		
Full Name:	Tim Miller Plumbing Ltd	
Mailing Address:	PO Box 9022, Annesbrook, Nelson 7044	
Phones:.	5474532	
Fax:	5474533	
Email:	donnailea@timmillerplumbing.co.nz	

Building work

The following building work is authorised by this building consent:
Replace burner with Forte Flush I/B

IMPORTANT NOTE: In accordance with the Building Act 2004, this Building Consent will lapse 12 months from the date of issue unless building work has commenced or an extension to this period has been arranged.

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

of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the following conditions:

Approved subject to insulating hearth complying with manufactures specifications being insitu

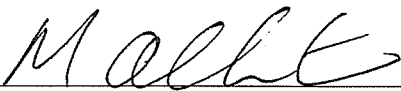
Compliance schedule

A compliance schedule is not required for this building consent.

Attachments

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

Project information memorandum 110957



Signature

 Manager Building
Position

On behalf of Nelson City Council

Date: 9/12/11



Project Information Memorandum

110957

Section 34, Building Act 2004

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provision of the Building Act 2004, and any requirements of the building consent attached.

This project information memorandum includes:

- ☐ Information identifying special features of the land concerned
- ☐ Details of relevant utility systems



Signature

Consents Administrator

Position

On behalf of Nelson City Council

Date: 9/12/11



Application for Code Compliance Certificate

Section 92, Building Act 2004

Please check all information is current and correct and change where appropriate.

The building consent

Building consent number: 110957
Location: 21 Douglas Road, Nelson
Issued by: Nelson City Council

The owner

Name of owner: V & J Stewart & Richmond
Contact person:
Mailing address: 506 Main Road Stoke, Nelson 7011
Street address/registered office:
Phone number: Landline: Mobile:
Daytime: 5472476 After hours:
Facsimile number:
Email address:
The following evidence of ownership is attached to this application:
☐ Copy of certificate of title ☐ Other document showing full name of legal owner(s) of the building
☐ Agreement for sale and purchase ☐ Lease
First point of contact for communications with the council/building consent authority:
Full Name: Tim Miller Plumbing Ltd
Mailing Address: PO Box 9022, Annesbrook, Nelson 7044
Phones:: 5474532
Fax: 5474533
Email: donnalea@timmillerplumbing.co.nz

Agent

Business name: Tim Miller Plumbing Ltd
Contact person: Carl/Donnalea
Mailing address: PO Box 9022, Annesbrook, Nelson 7044
Street address/registered office:
Phone number: Landline: 5474532 Mobile:
Daytime: After hours:
Facsimile number: 5474533
Email address: donnalea@timmillerplumbing.co.nz
Relationship to owner:
First point of contact for communications with the council/building consent authority:

Full Name: Tim Miller Plumbing Ltd

Mailing Address: PO Box 9022, Annesbrook, Nelson 7044

Phones:: 5474532

Fax: 5474533

Email: donnalea@timmillerplumbing.co.nz

Application

All building work to be carried out under the above building consent was completed on / /

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

The code compliance certificate should be sent to: (*Owner*) 506 Main Road Stoke, Nelson 7011

Key Personnel

 (Please complete as far as possible in all cases. Give names, addresses and telephone numbers.)

Builder(s):

Designer(s):

Registered Drainlayer:

Registered Plumber:

Registered Gasfitter:

Registered Electrician:

Registered Engineer(s):

Other:

Signature

Name of person signing



Site Inspection Sheet

Application

V & J Stewart & Richmond
506 Main Road Stoke, Nelson 7011

No. 110957
Issue date **8/12/11**

Project

Description	Replace burner with Forte Flush I/B
Location	21 Douglas Road, Nelson
Legal Description	Lot 2 DP19229
Valuation No.	1969001100
Charges incl. Levies	\$ 200.00

This **Site Inspection Sheet** lists the inspections necessary to monitor these works for compliance with the New Zealand Building code.

If the following inspections are not undertaken, it may be difficult for council to issue a Code Compliance Certificate upon completion of the work.

The approved plans and this inspection sheet are to be available on site, on request, at all times.

Please give at least 72 hours notice for the next required inspection, phone 5460334. For stand-alone spaceheater inspections please phone 5460381.

Please note you have paid for one of each of the listed inspections. If any **additional inspections** are required during your building project they will result in additional fees prior to the issue of Code Compliance Certificate. Please refer to Council's latest Fees and Charges schedule for more information.

IH02 Fireplace cavity prior to heater installation and when the installation is complete.

NCC BCA PROCESSING RECORD SHEET - SPACEHEATER INSTALLATION

BC/PIM No: 110957 RC No: _____ Date Received: 2/12/2011

Authentication No: _____

Input

8/12/11Project: Install a wood fire, Forte Flush, model: Forte Flush, IIB

Solid Fuel Heater

IH02 Inbuilt

IH04 Freestanding

AUTH#

Name: Victor Stewart & Jillian RichmondLocation: 21 Douglas RoadLot: 2DP: 19229Conditions: C0418, C1401, C1405Building Consent Application Officer Brent Higgins

	Date	Not	Email Fax Letter	Date	App
Building/Plumbing				<u>8/12/11</u>	<u>[Signature]</u>
Planning				<u>8/12/11</u>	<u>[Signature]</u>

Approved subject to insulate hearth comply with manufacturer spec heat by insite

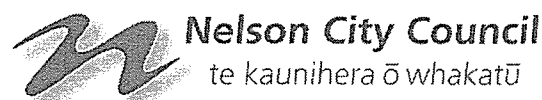
Okay to grant Building Consent when all approved

Notes:

Comments:

Amendments Dates Received:

BC Number.....110957
 Project.....1/B Fork Flush
 Name & Project Address.....Richmond
 21 Douglas Rd



BUILDING CONSENT PROCESSING SHEET
FREESTANDING AND INBUILT FIRES (BAM 121)

Notes¹:

Items To Be Checked	Plans/Specs Checked			Comments Including Means of Verifying, Endorsements, Conditions & Requirements
	Complies	N/A	Failed	
Building Consent Application signed by owner or letter of authority from owner	☒			Letter of authority received costly application cost \$4000 - sub to 2012 plan out
Permitted activity in terms of District Plan	☒			
Condition 1400 - may apply	☒			
Fireplace / solid fuel heater shown on floor plan ² (2 copies required)	☒			
Fire Clean Air approved for given location ³	☒			
Manufacturers' installation instructions provided ⁴ (2 copies) including clean air approved number if applicable	☒			
Flue kit installation instructions (2 copies)	☒			
Unusual features such as floor or wall penetration or flues through cupboards construction details, cross sections required (2 copies)	☒			
Smoke alarms location shown on plans ⁵	☒			
Wetback fitted	☒	☒	☒	
Tempering valve shown as fitted/correct location	☒	☒	☒	
Any other building work to be carried out in conjunction with the installation (may require separate consent)			☒	
Application suspended for further information?	Suspended Date:			Lifted Date:
Planning - Application approved	Suspended Date:			Lifted Date:
Building - Application approved	Suspended Date:			Lifted Date:
	Yes / No	Yes / No	Yes / No	Officer: [Signature] Date: 8/12/11
	Yes / No	Yes / No	Yes / No	Officer: [Signature] Date: 8/12/11

Signed: [Signature] Dated: 8/12/11

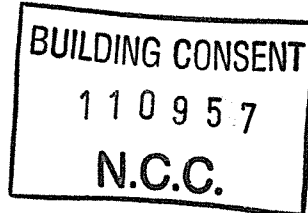
- 1 General notes and observations
- 2 Floor plan of the dwelling showing the location of the proposed fire installation
- 3 Refer Clean Air Approval list
- 4 Actual copy of installation instructions required - market specifications subject to change not acceptable.
- 5 Location of alarms in accordance with NZ Building Code F7



Nelson City Council
te kaunihera o whakatū

Valuation Roll No. 19690-01100

Stewart Victor
Richmond Jillian Mina
506 Main Road Stoke
Stoke
Nelson 7011



Delivering value every day

Civic House
110 Trafalgar Street
PO Box 645
Nelson

Phone (03) 546-0200
Fax (03) 546-0239
E-mail rates@ncc.govt.nz
www.nelsoncitycouncil.co.nz

Tax Invoice

Land Value
Improvement Value
Capital Value
Area

GST Reg No. 10-730-295

\$260,000
\$250,000
\$510,000
1993 sq m

Location 21 Douglas Road, Nelson
Legal Description: LOT 2 DP 19229

Rates Invoice

- Page one of two

Instalment 2 of 4
Instalment Date 1 November 2011
Penalty Date 28 November 2011
(last date for payment)

Total Amount Due (\$597.70) will be paid
by Direct Debit on 28 November 2011

Rates Statement of Account

Rating Year 1 July 2011 to 30 June 2012

Annual Rates (GST incl) \$2,390.90

Rates Invoice/Statement

Balance Brought Forward From Last Rating Year	\$0.00
Previous Instalments This Rating Year	\$597.70
Payment Received (up to 19/10/11)	\$597.70CR
Penalties (GST Exempt)	\$0.00
Remissions	\$0.00
Adjustments	\$0.00
Current Instalment (includes \$77.96 GST)	\$597.70

TOTAL AMOUNT DUE \$597.70

Last date for payment 28 November 2011



Nelson City Council
te kaunihera o whakatū

PLEASE TEAR OFF THIS PORTION AND RETURN WITH YOUR REMITTANCE

Payment is to be made at the Council office
110 Trafalgar St
PO Box 645 Nelson
Office Hours 8:30am to 5:00pm
Monday to Friday

Valuation Roll No.
Name
Instalment

19690-01100
Stewart Victor
2 of 4

Please Note Any Change Of Address Below:

This account is for your information only
as payment of the account will be as per
your direct debit arrangement

Valuation Roll No: 19690-01100
 Ratepayer: Stewart Victor
 Location: 21 Douglas Road, Nelson

Land Value: \$260,000
 Improvement Value: \$250,000
 Capital Value: \$510,000
 Area: 1993 sq m

Description of Rates	Rating Category Determination	Factor	Factor Value	Rate/Charge	Total for Year
General Rate - Residential	Property Use	Land Value	260,000	0.56025	1,456.70
Separate General Charge	Property Use	Fixed \$	1	\$240.30	240.30
Uniform Annual General Charge	Authority Wide	Fixed \$	1	\$340.80	340.80
Waste Water Charge	Provision of Service	Fixed \$	1	\$353.10	353.10

Total Rates This Year - Including GST**\$2,390.90**

Water charges are assessed separately based on a minimum charge and usage charges as recorded on the meter.

The General Rate and Uniform Annual General Charge funds the cost of democracy and administration, managing emergencies, parks and open spaces, recreation and leisure, culture, heritage and arts, community facilities, economic and tourism support, environmental management, regulatory compliance, transport and social development and assistance.

The Separate General Charge funds the collection and disposal of storm water and is a uniform charge.

The Waste Water Charge funds sewerage disposal for properties that are connected to the wastewater system and is a uniform charge.

Water charges fund the supply of water and are assessed and invoiced separately.

Clean Heat-Warm Homes Charge is collected from properties that have been provided with loan assistance from Council to install insulation and replace a non-complying solid fuel burner.

Solar City Charge is collected from properties that have been provided loan assistance from the Council to install a solar hot water system.

Postponement Interest Charge and Application Fee are levied to properties that have postponed payment of their rates/water charges under Council's rates postponement scheme.

Remission and rates relief policies:

A summary of Council's remission policies / rates relief policies are included with the rates assessment / invoice for instalment one and are available on request.

Rates Rebate:

Are you eligible for a Rates Rebate? - To enquire call into the Council offices or telephone our call centre on (03) 546 0200.

Rates instalment system:

Instalment One - Levied on 1 August to be paid by 27 August - Months covered July to September
 Instalment Two - Levied on 1 November to be paid by 27 November - Months covered October to December
 Instalment Three - Levied on 1 February to be paid by 27 February - Months covered January to March
 Instalment Four - Levied on 1 May to be paid by 27 May - Months covered April to June

Penalty charges on unpaid rates:

A 10% penalty will be added to the amount of the rates remaining unpaid on the day succeeding the "last date for payment" as shown on each rates instalment notice.

A further 10% penalty will be added to the amount of rates remaining unpaid from the previous rating year as at the first day of the rating year (1 July) and an additional 10% penalty will be added at six monthly intervals thereafter.

Single Annual Payment:

The option to pay annual rates in one payment instead of by instalments is available. Under this option you may either:

- Pay the full years rates by 27 August and receive the discount amount shown on instalment one or
- Pay the annual years rates by 27 November to have the penalty on instalment one waived. No discount is available after 27 August.

Payment Options:

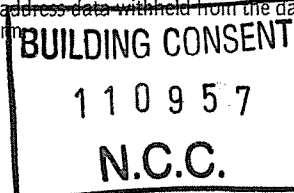
Payment for rates can be made by Cash, Cheque, EFTPOS, Direct Debit, Direct Credit, Internet Banking, Telephone Banking and Credit Card (via our website only). If you would like more information on payment options please contact our call centre on (03) 546 0200.

Inspection and objections to rating information and records

As the ratepayer for this rating unit you have the right to inspect Council's Rating Information Database and rate records and object on certain grounds as set out in the Local Government (Rating) Act 2002. All objections will be determined by Council.

Names and Postal Addresses held on the Rating Information Database

Names and postal address details of property owners held on the Rating Information Database are available to the general public. Property owners can request that Council withhold these details from the database. To have your name and/or postal address data withheld from the database please contact our Customer Services team to obtain a name/postal address suppression application form.



Tim Miller Plumbing Ltd

P O Box 9022, Annesbrook
Phone: 03 547 4532

55 Bolt Road, Tahunanui
Fax: 03 547 4533

Name: Victor & Julian SENAEI

Address: 21 Douglas Road
NELSON

Dear N.C.C.

RE: LETTER OF AGENCY

I/We Summit Property Management give Tim Miller Plumbing Limited permission to apply for an Application for Installation of Space Heater on our behalf.

SIGNED:

Owner(s):

CM Ferguson

DATED:

30/11/11

BUILDING CONSENT

110957

N.C.C.

Nelson City Council General Property Information

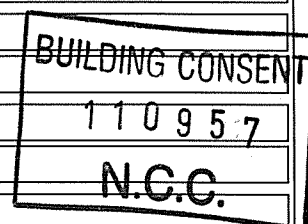
Property

Valuation No.	1969001100 : General Property Enquiry for Valuation Number
Location	21 Douglas Road, Nelson
Legal Description	LOT 2 DP 19229
Owner	Stewart Victor : Richmond Jillian Mina
Owner Address	506 Main Road Stoke : Stoke : Nelson : : 7011
Area (hectares)	0.1993

Rates

Government Valuation	
Land	\$ 260,000
Improvements	\$ 250,000
Capital Value	\$ 510,000
Current Rates Year 2011 to 2012	

Planning/Resource Management	
28/05/98	RESOURCE CONSENT <u>985135</u> : subdivide into 2 lots : Section 224 Issued 20/11/98
Building	
30/11/00	BUILDING CONSENT <u>001177</u> : Laundry Extension : Code Compliance Certificate issued 3/01/02
29/03/95	BUILDING CONSENT <u>950278</u> : INSTALL HEATER : Code Compliance Certificate issued 1/04/96
15/02/85	BUILDING PERMIT <u>C022300</u> ERECT SLEEPOUT : APPROVED F/INSPECTION DATE: 1/10/85
13/02/64	BUILDING PERMIT <u>A081259</u> EXTEND GARAGE : APPROVED
Contributions - Assessments	
No information located	
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	
No information located	
** End of enquiry **	



209

23

25

21

BUILDING CONSENT
110957
N.C.C.

0 15 30 meters

7.5 cm on page at 1: 400

Date: Tue, 06 Dec 2011

Author:

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data.

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Water

- ◆ Dam
- Hydrant
- ⊕ Meter
- Manhole
- ⊞ Pump Station
- ▭ Reducer
- Tank
- ⊞ Toby
- ⊗ Valve
- Water Lines

Sewer

- ⊕ Access Point
- ⊕ Meter
- ⊕ Manhole
- ▲ Outfall
- ⊕ Overflow
- ⊞ Pump Station
- ▭ Reducer
- Tank
- ⊗ Valve
- Sewer Lines

StormWater

- ⊕ Access Point
- ⊕ Intake
- ⊕ Manhole
- ▲ Outfall
- ⊞ Pump Station
- ▭ Reducer
- Sump
- ⊕ Unknown
- ⊗ Valve
- Storm Lines

Abandoned Waterpoints

- Abandoned Waterlines
- Abandoned Sewerpoints
- Abandoned Sewerlines
- Abandoned Stormpoints
- Abandoned Stormlines
- Drainage Stormlines
- Drainage Sewerlines

Survey Points

- ⊕ Flood Paths
- ▭ Flood Zones
- ▭ Inundation Zones
- ▭ Landscape Overlay
- ▭ Fault Zones
- ⊕ Slip Indicator and Buffer
- Slope Risk Overlay
- ▭ Grampians
- ▭ Tahunanui Slump Core
- ▭ Tahunanui Slump Fringe

N

DATE:

CONDITION No: C0418

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: A Davies

REASON FOR CONDITION:
(Abbreviated) Conditions Book Survey & Investigations

CONDITION:

The old sea bluff along Atawhai Drive, Haven Road, Wakefield Quay and Tahunanui Drive is of suspect stability. Prior to the consideration by Council of a building consent application for any residential development of the lot a report from a Chartered Professional experienced in landslope and foundation stability shall be submitted to Council. This report shall cover the stability of the old sea bluff and shall take into consideration the effect that any possible slipping or slumping of the bluff may have on the dwelling or other structure.

Date Entered: 9-Jan-86

BUILDING CONSENT
110957
N.C.C.

DATE: 12-Jan-06 CONDITION No: C1401

STREET ADDRESS: All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Manager, Environmental Policy (see David Jackson)

REASON FOR CONDITION:

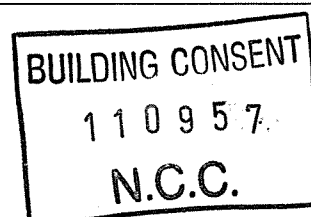
(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQR.24.1, within the Urban Area the use of open fires is allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners is being phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan must progressively be ceased between 2010 and 2013, starting with the oldest burners. This is necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 4/12/08

CONDITION:

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	1/01/2008 (1/01/2013)
Burners installed before 1996	1/01/2010
Burners installed between 1996 and 1999	1/01/2012
Burners installed after 1 January 2000 (Except where the small scale solid fuel burner is a clean air approved woodburner in accordance with the Air Quality Plan)	1/01/2013

Date Entered: 12-Jan-06



DATE: 5-Dec-07 CONDITION No: C1405

STREET ADDRESS: See list of Clean Heat-Warm Homes participants

DIAGRAM: No

LEGAL DESCRIPTION: Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Environmental Policy (See Richard Frizzell)

REASON FOR CONDITION:

(Abbreviated) This property has been a participant in the Clean Heat-Warm Homes 'Pay As You Heat' scheme. The Council has provided financial assistance for an upgrade of insulation and for the installation of either a Council authorised wood burner or an ultra-low emission pellet burner, as a replacement of an enclosed solid fuel burner.

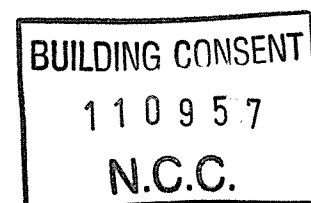
CONDITION:

Where a Council authorised wood or pellet burner has been installed by the scheme, it can be replaced by any Council authorised burner complying with rule AQR.25.

The financial assistance provided to this property shall be repaid by a targeted rate (as set out in the participation agreement between the owner and the Council) over 10 years from the 1st of July following completion of the installation (or earlier if the financial assistance from the Council is otherwise repaid). For further information on the targeted rate on this property please contact the Council's rates section.

Amended 29th April 2010.

Date Entered: 5-Dec-07





**INSTALLATION AND OPERATOR'S HANDBOOK
FOR THE FIRENZE INSERT FLUSH AG 08 FIRES**

CLEAN AIR WOODFIRES

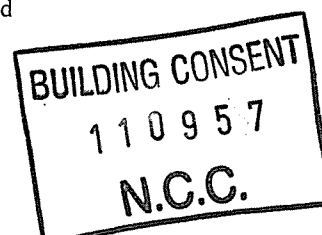
Please read this booklet for the safe installation and operation of your:

ATHENA FLUSH AG 08



FORTE FLUSH AG 08

The Appliance and Flue System must be installed in accordance with AS/NZS2918:2001. Consult with the Building Authority having jurisdiction to obtain a permit prior to commencing the installation. Failure to follow these instructions may also void your fire insurance and warranty.



This unit has been tested to Appendix E & B of the joint Australia/New Zealand Standard 2918:2001.

Please leave this manual with the owner after installation.

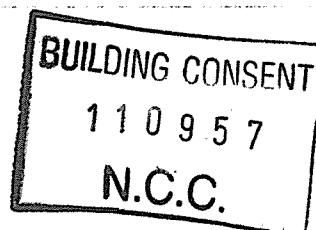
INDEX

DIAGRAMS:

Page 4	Fascia & Floor Protector Dimensions
Page 6	Built-in Fire Installation
Page 7	Built-in Fire Canopy
Page 9	Typical Insert Installation Diagram
Page 10 & 11	Insert Flue System

<i>PAGE:</i>	<i>ITEM:</i>
3	1 Warnings
5	2 Floor Protector Requirements
8	4 Pre-Installation
8	5 Assembly Instructions
10	6 Insert Flue System
12	7 Fascia Assembly & Installation

Edited 19/5/09



1. WARNINGS

THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

The Forte Flush AG 08 and the Athena Flush AG 08 have been tested to N.Z. Standards AS/NZS 2918:2001.

If this heater is incorrectly installed a house fire may result. For your safety follow the installation instructions carefully.

Do NOT connect the heater to a chimney serving another appliance.

Although the exterior of the heater may appear cool, contact with the unit may cause burns; warn children and others of the possibility of injury should they touch the heater.

Do NOT dry clothing or unseasoned wood directly in contact with the heater.

Keep all household combustible materials at least 600mm away from front of the heater. This includes clothing, furniture, wood, newspaper, plastic, matches, etc.

DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINITY OF THIS APPLIANCE WHEN IT IS OPERATING.

Use caution when reloading with fuel. Do NOT attempt to load fuel into the heater when the fire inside the stove is at or near its peak.

Do NOT burn large quantities of paper or combustible material that would create an extremely hot/quick fire.

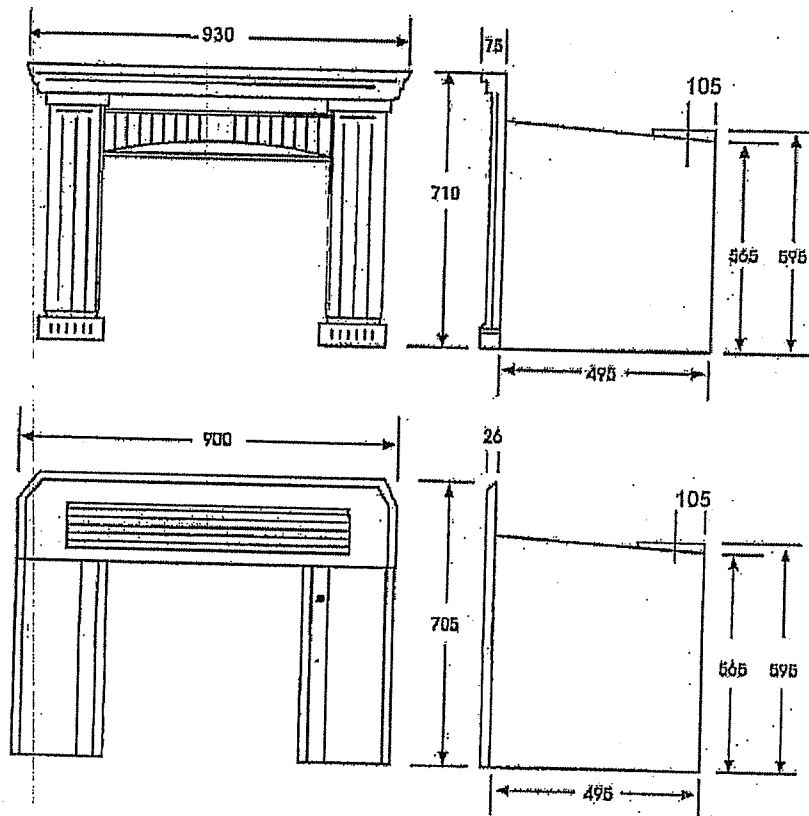
Do NOT burn highly coloured paper or brochures (junk mail).

USE ONLY DRY WOOD. AVOID BURNING WET OR GREEN WOOD.

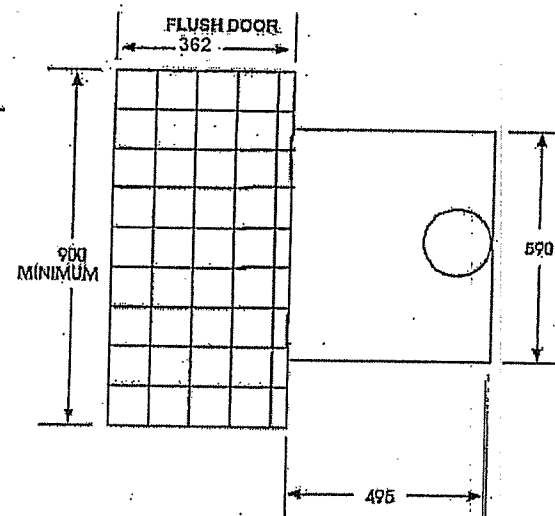
THE USE OF SOME TYPES OF PRESERVATIVE TREATED WOOD AS A FUEL CAN BE HAZARDOUS.

TIMBER TREATED WITH COPPER CHROMIUM AND ARSENIC TYPE PRESERVATIVES WILL LEAVE TOXIC RESIDUES IN THE ASH, FIREBOX OR WITHIN THE FLUE; TIMBER OFFCUTS FROM BUILDING CONSTRUCTION WILL OFTEN CONTAIN BORIC SALTS. THE COMBUSTION OF THIS MATERIAL OVER PROLONGED PERIODS CAN PRODUCE ADVERSE EFFECTS ON REFRACTORY LINING IN SOLID FUEL APPLIANCES. EMISSION OF POISONOUS GASES CAN ALSO BE EXPERIENCED WITH THE BURNING OF TREATED WOOD.

Driftwood with salt content will also cause rapid deterioration of the heater and should not be used.



Minimum Height above Facia
to Unprotected Mantel Shelf 215mm



Dimensions based on 40mm floor protector height

FLUSH AG 08 FASCIA & FLOOR PROTECTOR DIMENSIONS



2. FLOOR PROTECTOR REQUIREMENTS

If the heater is to be placed on or within 500mm of a heat sensitive floor, an **insulated** floor protector will be required.

The insulated floor protector needs to extend under the heater and in front of the door. See dimensions for floor protector. Similarly a 200mm extension is required on each side of the door opening unless the insulated floor protector forms an abutment with a wall or heatshield at a lesser distance.

The heater and floor protector must be fixed to the floor for seismic restraint. Anchor points are provided in the feet of the unit.

INSULATED FLOOR PROTECTOR CONSTRUCTION

An Insulated Floor Protector shall consist of a minimum thickness of 40mm of an approved insulation material i.e. micorboard and tiles or similar on the top surface. All joints on the upper surface should be sealed to prevent spilt ash from contacting any heat-sensitive material.

FLOOR PROTECTOR DIMENSIONS

The standard front clearance from the fireplace glass can be reduced by increasing floor protector height.

FLUSH DOOR INSERT AG 08 FLOOR PROTECTOR DEPTH

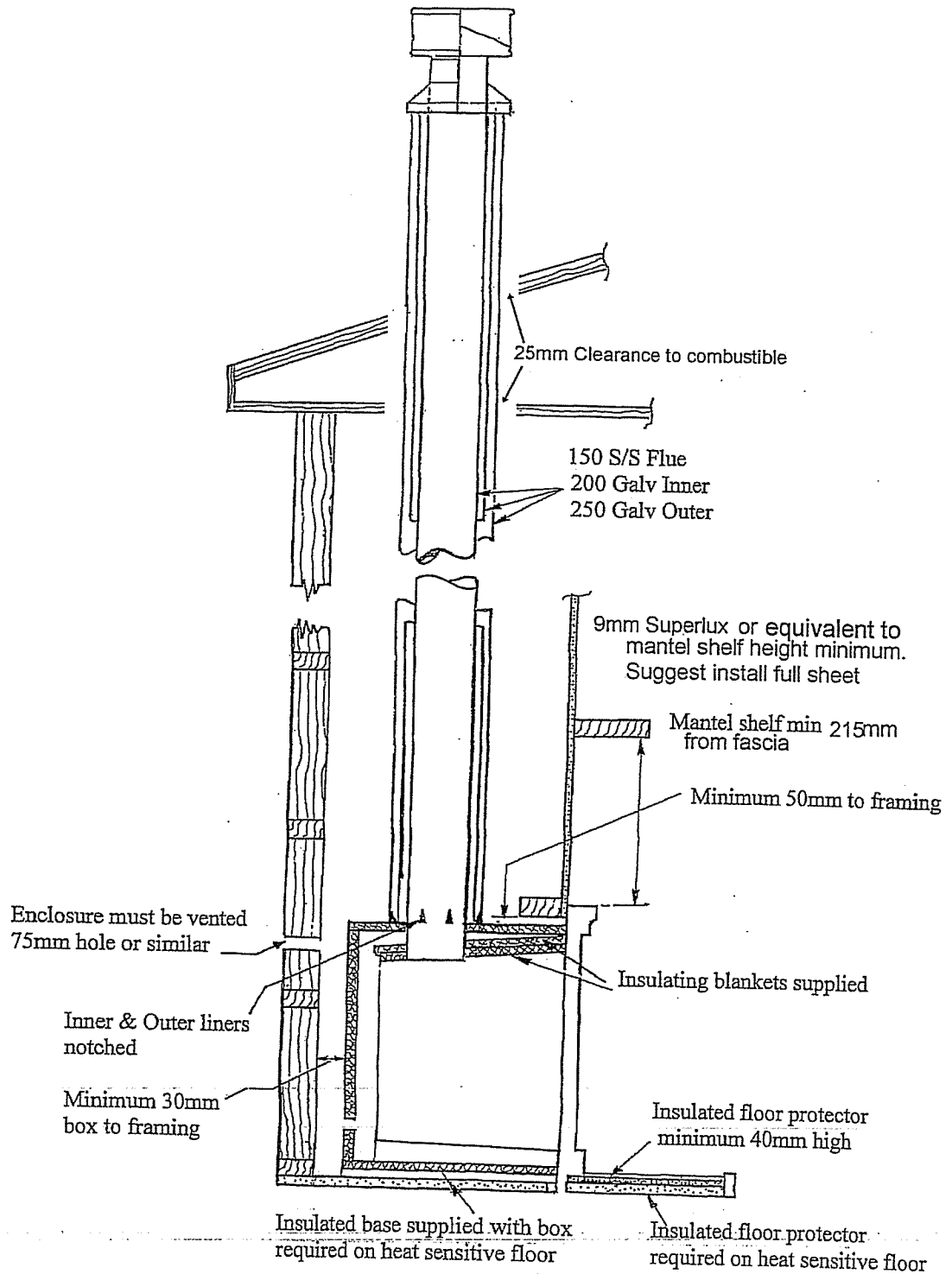
HEIGHT (mm)	FROM FIRE BREAST	FROM DOOR GLASS
Level	445	420
12.5	418	393
25	391	366
37.5	367	342
40	362	337
50	346	321
63	325	300 (minimum)

3. BUILT IN FIRE CANOPY

A Built In Fire Canopy is required if the fire is not being installed into a masonry fire place.

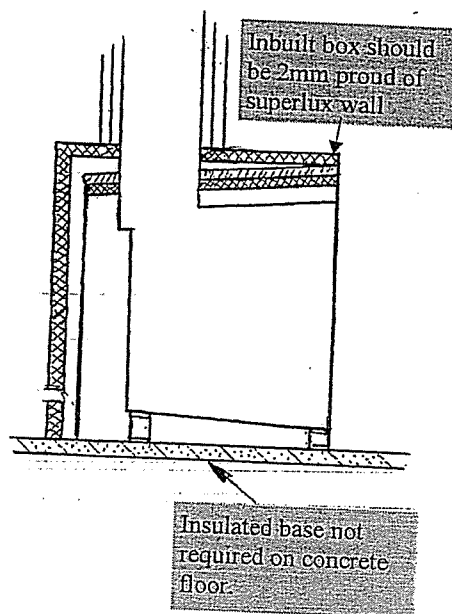
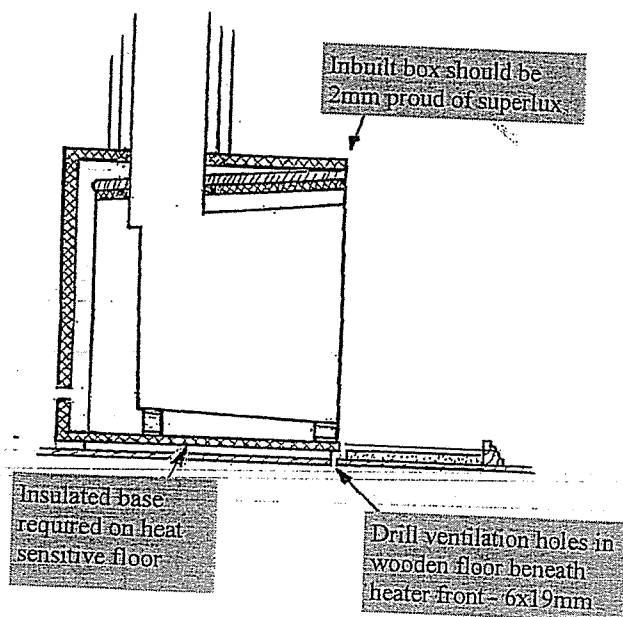
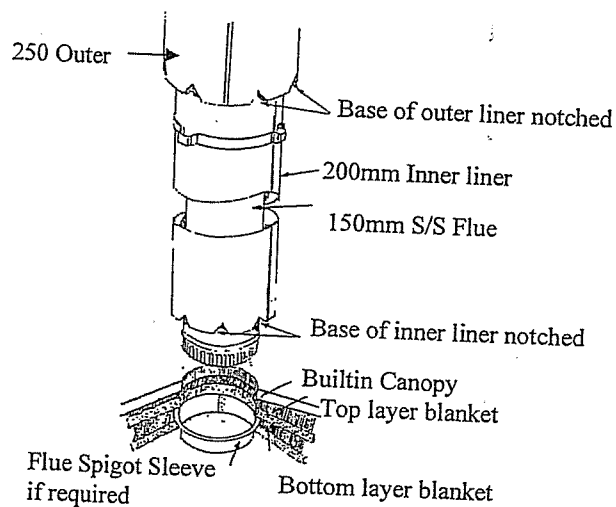
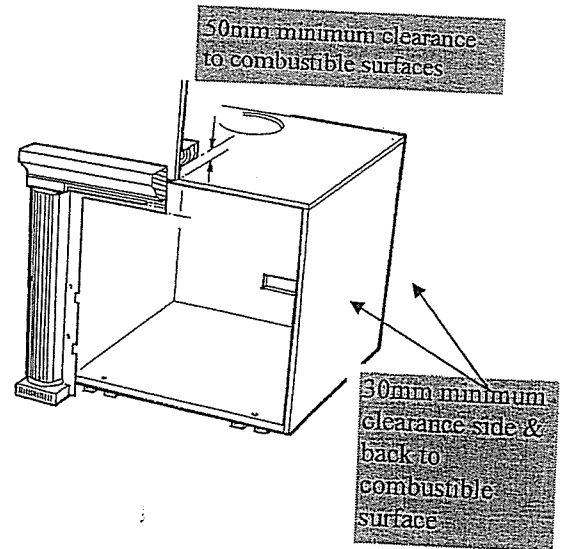
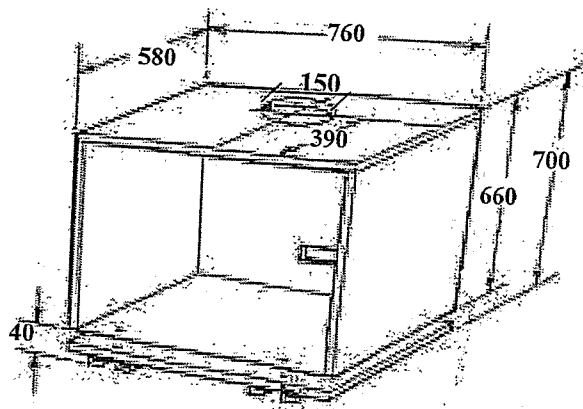
For Built In Fire Canopy installations see the following pages 6 & 7.

FIRENZA BUILTIN FIRE
FOR FLUSH AG 08
INSTALLATION INSTRUCTIONS

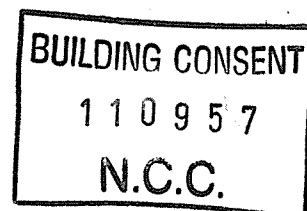


TYPICAL BUILT IN FIRE CANOPY

For AG Inserts



Flush AG 08 Installation



4. PRE - INSTALLATION

(Refer diagram page 4)

Before installing your Firenzo Insert it is important to check the condition of your masonry chimney. Ensure any cracks are sealed, loose masonry repaired and the chimney swept.

Check the dimensions of your fireplace opening. Firebricks may need to be removed and the floor of the opening should be level using mortar if necessary.

Ensure any gaps between chimney face and fireplace surround are sealed with heat resistant material.

Where the insert is to be installed in a heat sensitive wall a non-metallic heat resistant material shall extend not less than 50mm beyond each side of the heater or its fascia and 215mm beyond the top of the heater or its fascia.

MANTEL

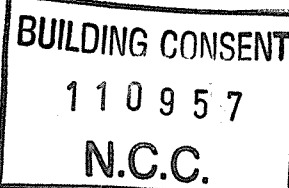
If the mantel shelf is of a combustible material there should be a minimum distance above the top of the fascia of 215mm. This may be reduced if a deflector or heat shield is fitted under the mantel.

5. ASSEMBLY INSTRUCTIONS

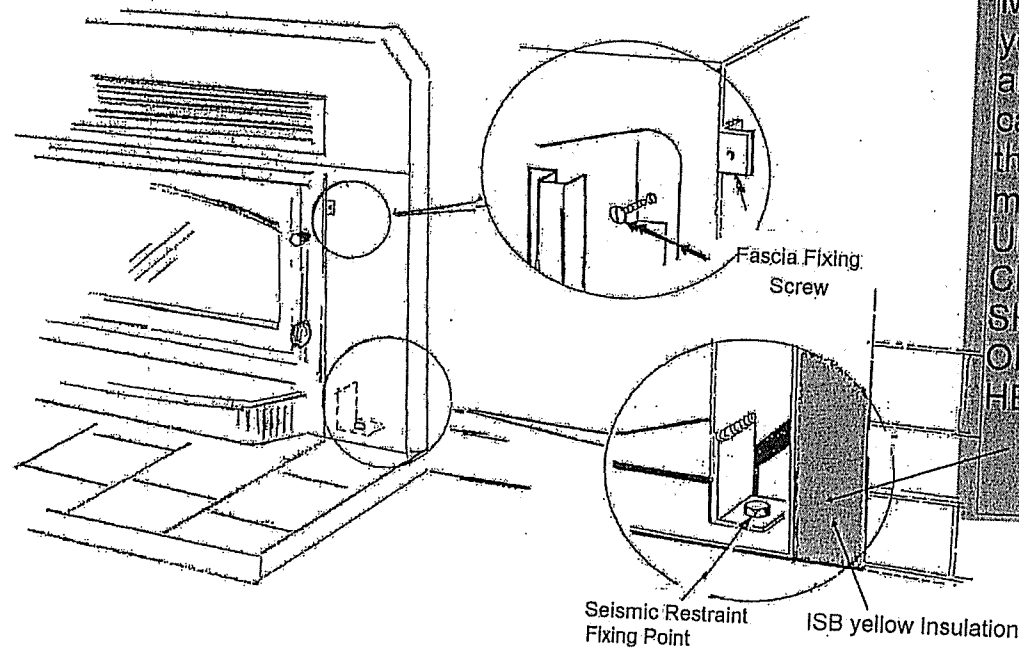
- 1 Carefully remove all packaging.
- 2 Remove firebricks as necessary to fit the firebox into the opening. The firebox front when installed must be parallel with the fireplace surround. This may be achieved by using a concrete mix to level the fireplace hearth.
- 3 Slide the firebox into the opening so that the outer casing return folds are flush with the fire surround.
- 4 DUE TO NEW ZEALAND BEING AN EARTHQUAKE PRONE COUNTRY, IT IS IMPORTANT TO ANCHOR THE INSERT DOWN IN CASE OF EARTH MOVEMENT. See diagram page 9 showing Typical Insert Installation.
- 5 Install Flue as per instructions on page 10 and 11.
- 6 Now that the firebox and flue are in position, **place 25mm white kaowool blanket (supplied) on top of casing.**
- 7 As this fire sources its combustion air from the chimney cavity, the fire MUST be sealed around the front of the casing and the masonry. This is achieved by packing the yellow insulation supplied between the casing and the masonry at the FRONT ONLY to maximum depth of 90mm. UNDER NO CIRCUMSTANCES SHOULD THE AIRPORTS ON THE SIDE OF THE HEATER BE RESTRICTED.

***NOTE:** In the case of some insert fires into existing masonry fireplaces it may be necessary to install adventitious ventilation as per AS/NZ 2918 3.4.1.2 to assist air flow into the enclosure. This ventilation should not be in the room where the fire is installed.*

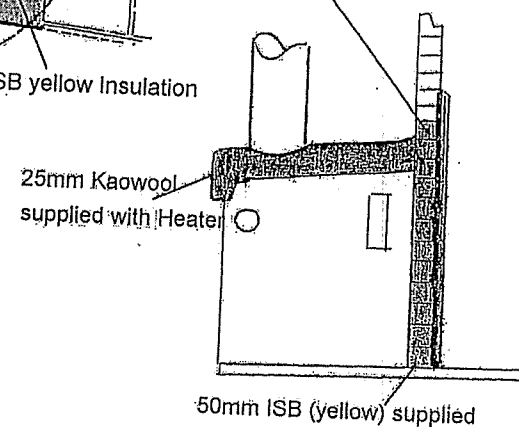
Assemble and fit the fascia as per instructions on page 12.



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As this fire sources its combustion air from the chimney cavity, the fire MUST be sealed using the yellow ISB insulation around the front of the casing and the masonry at the FRONT ONLY to a maximum depth of 90mm UNDER NO CIRCUMSTANCES SHOULD THE AIRPORTS ON THE SIDE OF THE HEATER BE RESTRICTED



TYPICAL INSERT INSTALLATION

6. INSERT FLUE SYSTEM

INSTALLATION INSTRUCTIONS AS PER AS/NZS2918:2001

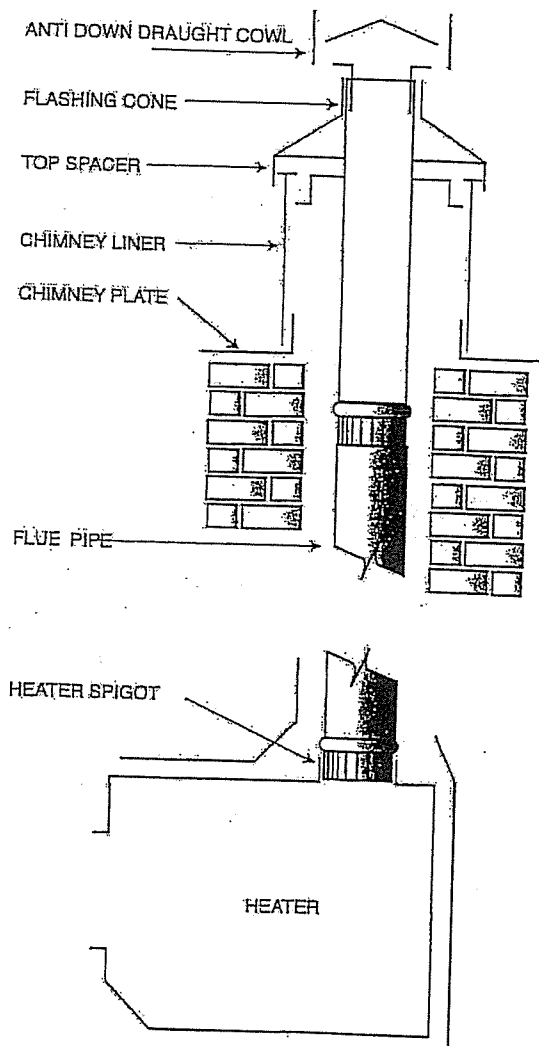
CAUTION: Mixing of appliance or flue system components from different sources or modifying the dimensional specifications of components may result in hazardous conditions. Where such action is considered the manufacturer should be consulted in the first instance.

WARNING: The appliance and flue system shall be installed in accordance with AS/NZS 2918:2001 and the appropriate requirements of the relevant building code or codes.

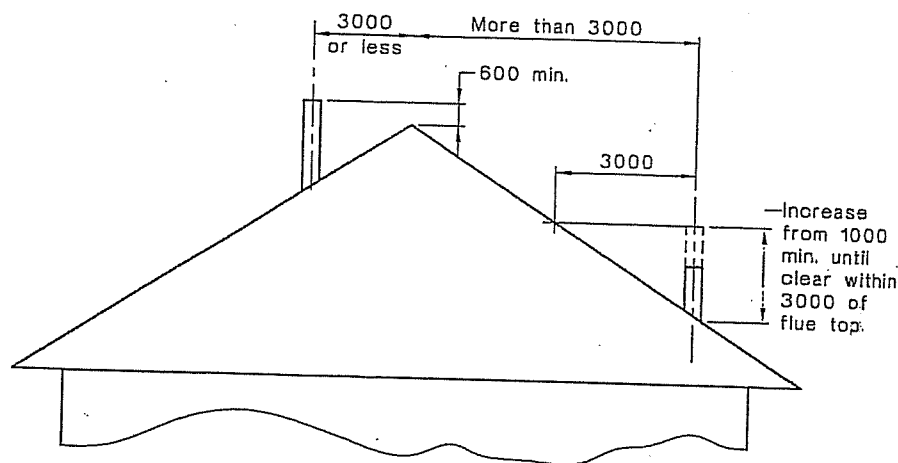
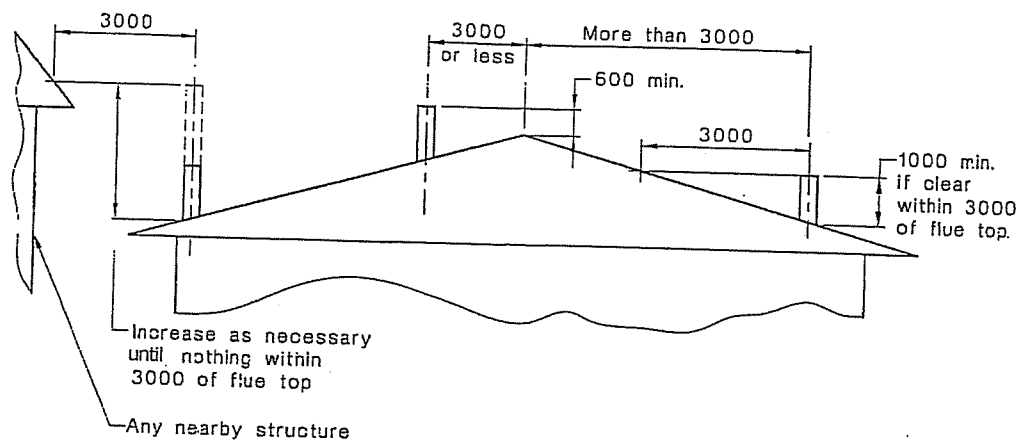
1. Position heater in fireplace. Extend plumb line from top of chimney, ensuring heater spigot is in line with top of chimney. If not, flue pipe offsets will be required.
2. Assemble flue pipes ensuring all seams are in line and assembly is straight and tight with crimped ends pointing downwards. Secure flue pipes with at least 3 pop rivets or self tapping screws.
3. Fasten chimney plate supplied onto the chimney top. The chimney plate must be weather sealed with silicone or mortar.
4. Install chimney liner on top of chimney plate.
5. Ensure flue pipe is extended over the chimney liner by 180mm. Secure top spacer bracket to the flue pipe and ensure slots fit snugly inside the chimney liner.
6. Slide flashing cone over top of flue, until it rests firmly over top spacer. Secure with pop rivets or self tapping screws.
7. Fit anti down draught cowl. Do not secure as it must be removed for cleaning.

Notes

- a) The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the penetration if more than 3 metres from the ridge.
- b) No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.



MINIMUM HEIGHT OF FLUE SYSTEM OUTLET



DIMENSIONS IN MILLIMETRES

NOTES:

1. The flue pipe shall extend not less than 4.6m above the top of the floor protector.
2. The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the roof penetration if more than 3 metres from the ridge.
3. No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.

7. FASCIA ASSEMBLY & INSTALLATION

ATHENA WITH FLUSH DOOR

- 1 Remove all items from package and separate.
- 2 Remove screws fixed to the lugs on the firebox side.
- 3 Place fascia against body.
- 4 Position infills each side of the door.
- 5 Replace screws into body lugs securing the fascia and infills.
- 6 Refit cast grill.
- 7 Remove cast ash lip from the firebox and fit below the door with the attached screws.
- 8 Refit the lower steel grill.
- 9 Fit control knob.

FORTE WITH FLUSH DOOR

- 1 Remove all items from packaging and separate
- 2 Remove screws fixed to the lugs on the firebox side
- 3 Place fascia against body
- 4 Position infills each side of the door
- 5 Replace screws into body lugs securing the fascia and infills
- 6 Remove cast ashlip from the firebox and fit below door with the attached screws
- 7 Refit the grill below the ash lip
- 9 Fit control knob

FIRENZO

WOODFIRES

by

HEWITSONS LIMITED

Manufacturers of:
Lady Kitchener

Contessa

Bronte

Dante

Zealandia

Coaster

Athena

Forte

Plaza

Deco

68 Austin Street

PO Box 3231

Onekawa

Napier

Phone: 06 8438260

Fax: 06 8430505

Email: hothouse@firenzo.co.nz

Website: www.firenzo.co.nz

Flush AG 08 Installation

