

Summary of Building Consent

Application

Orange Residential Homes Limited	No.	160489
PO Box 3441	Issue date	8/07/16
Richmond 7050	Overseer	Roy Liddelow

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Construct a new dwelling with I/A garaging with F/S woodburner
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing - detached
Estimated Value	\$503,484
Location	184 Horton Road, Tasman
Legal Description	Lot 13 DP 324764
Valuation No.	1928078321

22 Non standard inspections as attached.

AMK inspections: 1) Reinforcing to pad footing. 2) Structural steel work once installed.

01 Siting/Foundations Building profiles in place, trenches dug & steel placed in, any plumbing penetrations put in.

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

05 Framing & structure/walls/roof and associated wide lintel and bottom plate fixing before covering in.

06 Post-Wrap/Cavity Direct Fix-Wrap-flashing tape in penetrations installed - Cavity - wrap - Flashing tape - battens & closers-roof kick-outs installed

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

16 Wet area membrane (showers): Proprietary wet area shower/wall membrane installation before covering up.

17 Drainage/Sewer/Stormwater: All in-round sewer & storm-water pipes, connections etc before covering up.

18 On-site Effluent Disposal: On-site effluent disposal system installation, including disposal bed systems before covering up.

19 Stucco/texture pre-coat: Preparation, netting, spacers etc before application of first coat of plaster.

20 Stucco Control Joints: Location and sealing of control joints through both scratch and flanking coats.

23 Additional Inspection For BI use - when a standard inspection does not fit reason or outcome of visit

****Head Flashings****

21 Exterior drained land surface areas: sumps, subsurface stormwater drains, driveway/path falls and levels is required before placing concrete.

26 Final Inspection: Fire Free-standing When Free-standing fire has been completely installed & smoke alarms fitted

29 Final Inspection: Interior/Exterior/Certs CCC New Residential dwelling when construction has been completed & CCC application received with required final documentation

Inspection Details:
