



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

IMPORTANT NOTE

These documents are required to be onsite for all inspections and must be a complete and full copy of the WDC stamped “Approved” documents.

Failure to have a full and legible set of documents may result in a terminated inspection. A terminated inspection will incur additional charges.



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	BCon19/0289
44 Jones St WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	
Description of Work	Convert a house into 3 flats.	

Applicant	Design Lines 2000 Ltd 167 Mount View Road, Bastia Hill, Whanganui 4500
------------------	---

SUMMARY OF CONDITIONS

Building Consent Number BCon19/0289

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	New water connection at 3.7m off the Left hand boundary. New connection shall be arranged directly with a WDC approved connection installer under a Utility Connection Permit.
PimLqftn	This property has been assessed as "medium liquefaction".

Building Consent Information

Code	Information
-------------	--------------------

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



Please Note: A minimum of 48 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 BCon19/0289								
<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					Sub-floor firewalls and any additional piles.		
FRAMING INSPECTION	When all framing is complete.							
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.							
FIRE LININGS INSPECTION	Before covering up					First layer.		
FIRE LININGS INSPECTION	Before covering up					Second layer.		
POST LINE INSPECTION	To inspect fixings. Prior to covering up.							
PLUMBING PRELINE INSPECTION	Before covering up							



SANITARY DRAINS INSPECTION	Before backfilling drains							
Membrane Roofs/Enclosed Decks	Before covering up							
CONSTRUCTION REVIEWS (NO INSPECTION)	On Completion					Once the final inspection has been completed please apply for your Code Compliance Certificate and supply the following information: (Please note that the Code Compliance Certificate can be applied for online at www.whanganui.govt.nz) Memorandum of Restricted Building Work (RBW) for all required trades. As-Built Drainage plan. Energy certificate/s. Producer Statement construction (P/S3) for the deck membrane installation and product warranty.		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							



BUILDING CONSENT NUMBER BCon19/0289

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
44 Jones St WHANGANUI	LOT 13 DP 3229 0.0674 Ha
Building name:	Location of building within site/block number:
Level/unit number:	

The owner:

Name of Owner:	
The Flaggs Creek Corporate Trustee Limited	
Mailing address:	Street Address/registered Office:
PO Box 29323 Riccarton Christchurch 8440	PO Box 29323 Riccarton Christchurch 8440

Phone numbers:

Landline:		Mobile:	0274931842
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
Design Lines 2000 Ltd	
Mailing address:	Street Address/registered Office:
167 Mount View Road, Bastia Hill, Whanganui 4500	167 Mount View Road, Bastia Hill, Whanganui 4500

Phone number:

Landline:		Mobile:	0274578390
Daytime:	3438101	After hours:	
Facsimile number:	3438111		
Email address:		Website:	

Building Work

The following building work is authorised by this consent

Project
Convert a house into 3 flats.

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



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

<i>Intended Use</i>	<i>Intended Life</i>
Multi Residential self contained units	50+ Years
<i>Estimated Value (\$)</i>	
\$150000.00	

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



CONDITIONS OF BUILDING CONSENT NUMBER BCon19/0289

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

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

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

Compliance Schedule:

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

#Attachments

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

- ‡Project information memorandum number BCon19/0289
- ‡Inspection record
- ‡Informative notes

Signed for and on behalf of the Whanganui District Council

pp.

GJ Hoobin
Building Control Manager

Date: 28 June, 2019

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



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

BUILDING CONSENT NUMBER BCon19/0289

Informative notes:

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



PROJECT INFORMATION MEMORANDUM NUMBER BCon19/0289

Section 31, Building Act 1991

Design Lines 2000 Ltd
167 Mount View Road
Bastia Hill
Whanganui 4500

<i>Project Location</i>	<i>Assessment Number/Legal Description</i>
44 Jones St WHANGANUI	LOT 13 DP 3229 0.0674 Ha
<i>Category</i>	<i>Description of Work</i>
Adds/Alts to Private Residential - \$50001 & over	Convert a house into 3 flats.
<i>Intended Life</i>	<i>Estimated Value (\$)</i>
50+ Years	150000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon19/0289), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- **New water connection at 3.7m off the Left hand boundary.**
- **New connection shall be arranged directly with a WDC approved connection installer under a Utility Connection Permit.**
- **This property has been assessed as "medium liquefaction".**
- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Whanganui District Council

pp.

GJ Hoobin
Building Control Manager

Date: 28 June 2019

Design Lines

2000 Limited

JIM RICHARDSON
Architectural Designer
and Associates

NZCAD

167 Mt View Road
WANGANUI
Phone (06) 343 8101
Mobile 0274 578 390
Email jim.r@gmx.com

25th June 2019

Kim Glentworth,
Whanganui District Council,
101 Guyton St.
WANGANUI.

Dear Kim,

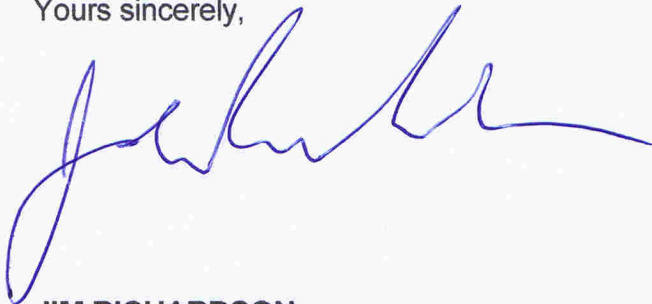
RE : BCon19/0289,
44 JONES STREET, WANGANUI.

In response to the items raised in your 2nd RFI letter of 25th June 2019:

1. Bracing lengths amended to match. See Sheet 5R4.
2. FWG's added to required areas, & coved vinyl note. See Sheets 1R2 & 10R3.
3. Required Plans are updated.
4. Waste sizes connecting to 110mm pipe amended to 65mm. See Sheet 10R3.
5. Water mains noted as 25mm. See Sheet 10R3.

We trust this is all satisfactory.

Yours sincerely,



JIM RICHARDSON
Architectural Designer

RECEIVED 26/06/2019

Design Lines

2000 Limited

JIM RICHARDSON
Architectural Designer
and Associates

NZCAD

167 Mt View Road
WANGANUI
Phone (06) 343 8101
Mobile 0274 578 390
Email jim.r@gmx.com

12th June 2019

Kim Glentworth,
Whanganui District Council,
101 Guyton St.
WANGANUI.

Dear Kim,

RE : BCon19/0289,
44 JONES STREET, WANGANUI.

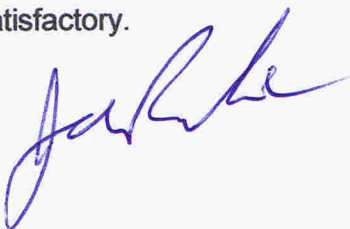
In response to the items raised in your letter of 11th June 2019:

1. The house is set up as 3 flats & tenanted as 3 separate units, with 3 Kitchens, 3 Bathrooms & 3 Gas Connections. See Existing Floor Plan, Sheet 4.
2. Signed Memo attached.
3. See Sheet 8 for pile info.
4. The bottom plate, a 125 x 125 H5 bearer, will be embedded in a 125 deep x 150mm wide concrete footing. See detail on JHITVV60 Spec Sheet.
5. The Design IT calcs have been completely redone (as I inadvertently deleted one & upset all the numbering & references). See the attached.
6. See 5 above.
7. See 5 above.
8. See 5 above.
9. See 5 above.
10. The note on Sheet 8 is amended.
11. As noted. R1 version was Site measured. The plan is now updated to match on site dimensions. See Sheet 5R3 & others.
12. See Sheet 5R3.
13. See Sheet 5R3.
14. The entrance steps to Flat C will now be decktread boarding, running acrossways. This will be raised up on H3.2 members/packing & /or reframed in H3.2 timber, whilst installing the sub floor fire walls. See Fig 15, E2/AS1 attached.
15. A new deck will be added with steps leading to the existing paths, with 3 steps & a 40mm handrail on standoff brackets, where shown on Sheet 6.
16. A floor waste gully will be installed in the 3 wet areas, collecting the whb water to maintain the seal. The bathrooms will have coved vinyl at walls.
17. The tanking membrane is deleted to Flat B & C entry, as a deck will be installed here.
18. See 17 above.
19. Updated floor plans are attached.
20. GBTLA 60 has a STC rating exceeding 60.
21. Design sheet attached.
22. A 110mm drain is intended here, as they are more cost efficient than 65mm.
23. My bad, Intended to go to gully trap adjacent.
24. This gully trap will be sealed off.
25. Water connections are now shown on Sheet 10R2.

We trust this is all satisfactory.

Yours sincerely,

JIM RICHARDSON
Architectural Designer



RECEIVED 24/06/2019



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier WN252/220
Land Registration District Wellington
Date Issued 21 March 1918

Prior References
WN238/180

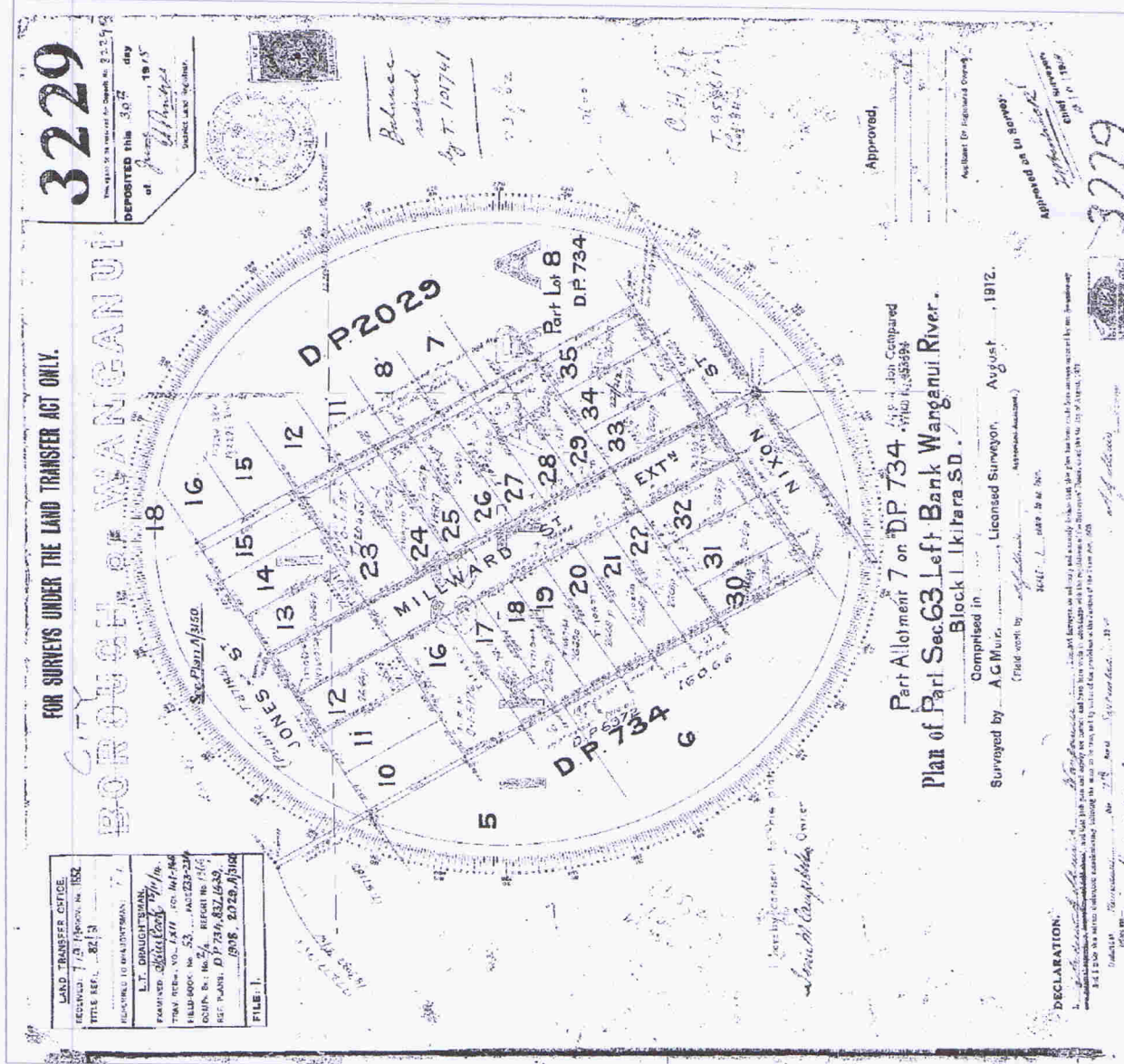
Estate Fee Simple
Area 675 square metres more or less
Legal Description Lot 13 Deposited Plan 3229

Registered Owners
The Flaggs Creek Corporate Trustee Limited

Interests

11348130.3 Mortgage to ANZ Bank New Zealand Limited - 12.2.2019 at 4:16 pm

WN252/220



GMX

44 Jones Street renovation

From: "Laura Murray" <lmurray@windowsslive.com>
To: "Jim Richardson" <jim.r@gmx.com>
Cc: "Adam Shepherd" <adam@truebuild.co.nz>
Date: Apr 30, 2019 6:16:17 PM

Hello Jim,

Can you please proceed with the revised 2/3/4 Bedroom layout . We would like to confirm the next step is to involve the Fire Engineers to provide a Fire Design for compliance.

Can you please proceed with this & to provide Building Consent drawings on our behalf.
Can you also act as our Agent. Can you please give us an indication of the WDC fees? We will pay all WDC fees as they are invoiced.

Kind regards,

Laura and Leicester Murray
Flaggs Creek Trust

Memorandum from licensed building practitioner: Certificate of design work



Easy accurate LBP Compliance

Section 45 and section 30C, Building Act 2004

THE BUILDING

Street address: **44 Jones St**Suburb: **Whanganui East**Town/City: **Whanganui**Postcode: **4500**

THE OWNER(S)

Name: **Flaggs Creek Trust**Mailing address: **71A Hamilton Ave**Suburb: **Ilam**

PO Box/Private Bag:

Town/City: **Christchurch**

Postcode:

Phone number: **021323914**Email Address: **lmurray@windowslive.com**

BASIS FOR PROVIDING THIS MEMORANDUM

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

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

I **Jim Richardson** carried out / supervised the following design work that is restricted building work

RECEIVED 24/06/2019

PRIMARY STRUCTURE

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included	If appropriate, provide details of the RBW	Tick whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Foundations and subfloor framing ☒	Pile foundations: ☒ NZS 3604:2011 Subfloor framing: Other: Extra piles under loadbearing points, where new beams	☒ Carried out ☒ Supervised	Fire Partitions below floor.
Walls ☒	Timber framed walls: ☒ NZS 3604:2011 Other: New Fire Walls	☒ Carried out ☒ Supervised	
Columns and Beams ☒	Timber: ☒ designIT System Other: Beams to replace walls	☒ Carried out ☒ Supervised	
Bracing ☒	Bracing systems: ☒ Gib EasyBrace	☒ Carried out ☒ Supervised	

RECEIVED 24/06/2019

EXTERNAL MOISTURE MANAGEMENT SYSTEMS			
Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included	If appropriate, provide details of the RBW	Tick whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Damp Proofing ☒	Tanking: Other: Tanking to rear porch under tiles	☒ Carried out ☒ Supervised	
Ventilation System ☒	Other: Enclosed wet area extract fans	☒ Carried out ☒ Supervised	
Wall Cladding or Wall Cladding Systems ☒	Other: Make good stucco around openings	☒ Carried out ☒ Supervised	

FIRE SAFTY SYSTEMS C1 - C6			
Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included	If appropriate, provide details of the RBW	Tick whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems (F7) ☒	Alarm: Other: 10 year hush type smoke alarms	☒ Carried out ☒ Supervised	
Evacuation and fire service operation systems ☒	Movement to places of safety: ☒ C/AS4 Other: 2 exits provided, 1 required, to each flat.	☒ Carried out ☒ Supervised	

ISSUED BY

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

Name: **Jim Richardson**

LBP or Registration number: **112960**

The practitioner is a: ☒ Design LBP

Street address: **167 Mt View Road**

Suburb: **Whanganui**

Town/City: **Whanganui**

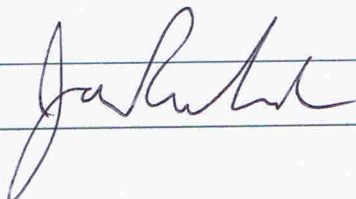
Postcode: **4500**

DECLARATION

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

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

Signature: **Jim Richardson**



Date: **17/05/2019**

GIB EzyBrace® Bracing Software



Demand Calculation Sheet

Job Details

Name:	Adam Shepherd - Builder
Street and Number:	44A Jones St
Lot and DP Number	
City/Town/District	Whanganui
Designer	Jim Richardson
Company	Design Lines 2000 Ltd
Date	2.5.19

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Subfloor
Subfloor Cladding Weight	Medium
	Single
Cladding Weight	Medium
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	22.5
Roof Height above Eaves (m)	1.8
Building Height to Apex (m)	5.2
Ground to Lower Floor (m)	0.6
Average Stud Height (m)	3.05
Building Length (m)	25
Building Width (m)	14.9
Building Plan Area (m ²)	236

Building Location

Wind Zone = High

Earthquake Zone 2

Soil Type:	D & E (Deep to Very Soft)
Annual Prob. of Exceedance:	1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	765	1143
Subfloor Level	1172	1648

Bracing Units required for Earthquake

	Along & Across
Single Level	2373
Subfloor Level	3031

GIB EzyBrace® Bracing Software



Single Level Along Resistance Sheet

Job Name: Adam Shepherd - Builder

Timber Floor Limit of 120 BUs/m Applied

									Wind	EQ
									Demand	
									765	2373
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind BUs	EQ BUs	2764 361%	2487 105%
a	1	0.75		3.05	BL1-H	GIB®	63	60		
	2	0.60		3.05	BL1-H	GIB®	47	48		
	3	2.20		2.4	BL1-H	GIB®	264	229		
	4	0.80		3.05	BL1-H	GIB®	68	64		
	External Length = 12.3								442 OK	401 OK
b	1	2.20		3.05	GS1-N	GIB®	119	104		
	2	1.80		3.05	GS1-N	GIB®	98	85		
	3	2.40		2.4	GS1-N	GIB®	166	144		
	4	0.50		3.05	BL1-H	GIB®	37	40		
	5	0.80		3.05	BL1-H	GIB®	68	64		
	6	2.60		3.05	BL1-H	GIB®	246	213		
	External Length = 22.5								734 OK	649 OK
c	1	0.90		3.05	BL1-H	GIB®	80	73		
	2	0.85		3.05	BL1-H	GIB®	52	48		
	3	1.70		3.05	GS1-N	GIB®	92	80		
	4	2.40		3.05	GS1-N	GIB®	130	113		
	5	2.40		3.05	GS1-N	GIB®	130	113		
	6	0.95		2.4	BL1-H	GIB®	110	98		
	7	1.20		3.05	GS1-N	GIB®	65	57		
	8	1.00		2.4	BL1-H	GIB®	118	103		
	9	0.85	45	3.05	BL1-H	GIB®	52	48		
	External Length = 25								832 OK	733 OK
d	1	0.40		3.05	BL1-H	GIB®	28	31		
	2	0.40		3.05	BL1-H	GIB®	28	31		
	2	0.80		3.05	BL1-H	GIB®	68	64		
	3	2.40		3.05	GS1-N	GIB®	130	113		
	4	0.70		2.6	BL1-H	GIB®	67	66		
	5	1.00		2.5	BL1-H	GIB®	114	99		
	External Length = 19								435 OK	405 OK
e	1	0.85		3.05	BL1-H	GIB®	74	68		
	3	0.75		3.05	BL1-H	GIB®	63	60		
	4	0.45		2.4	BL1-H	GIB®	41	45		
	5	1.20		2.4	BL1-H	GIB®	144	125		
	External Length = 11.8								322 OK	298 OK

GIB EzyBrace® Bracing Software



Single Level Across Resistance Sheet

Job Name: Adam Shepherd - Builder

Timber Floor Limit of 120 BUs/m Applied

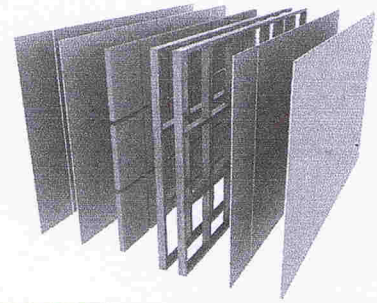
									Wind	EQ
									Demand	
									1143	2373
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind BUs	EQ BUs	2842 249%	2501 105%
m	1	0.90		3.05	BL1-H	GIB®	80	73		
	2	2.00		3.05	BL1-H	GIB®	189	164		
	External Length = 6.6								269 OK	236 OK
n	1	0.70		3.05	BL1-H	GIB®	57	56		
	2	1.60		3.05	BL1-H	GIB®	151	131		
	3	1.40		3.05	GS1-N	GIB®	76	66		
	4	0.85	45	3.05	BL1-H	GIB®	52	48		
	5	0.88	45	3.05	BL1-H	GIB®	55	50		
	External Length = 6.6								392 OK	351 OK
o	1	3.30		3.05	GS1-N	GIB®	179	156		
	2	3.60		3.05	GS1-N	GIB®	195	170		
	3	2.40		2.4	GS1-N	GIB®	166	144		
	External Length = 11								540 OK	470 OK
p	2	2.40		3.05	BL1-H	GIB®	227	196		
	3	0.80		3.05	BL1-H	GIB®	68	64		
	External Length = 13.8								295 OK	261 OK
q	1	3.30		3.05	GS1-N	GIB®	179	156		
	2	2.40		3.05	GS1-N	GIB®	130	113		
	External Length = 11.4								309 OK	269 OK
r	1	3.30		3.05	GS1-N	GIB®	179	156		
	2	3.30		3.05	GS1-N	GIB®	179	156		
	External Length = 11								358 OK	312 OK
s	1	1.10		3.05	BL1-H	GIB®	104	90		
	2	1.50		3.05	BL1-H	GIB®	142	123		
	3	1.35		3.05	BL1-H	GIB®	127	110		
	4	0.60		3.05	BL1-H	GIB®	47	48		
	5	0.45		3.05	BL1-H	GIB®	32	35		
	External Length = 11								452 OK	406 OK
t	1	2.40		3.05	BL1-H	GIB®	227	196		
	External Length = 3.6								227 OK	196 OK

** Double walls to hide cracked walls
+ provide superior sound rating between flats*

GBT(L)A 60

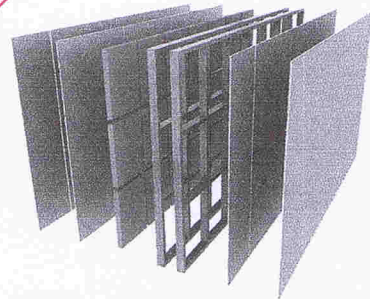
Double timber frame structure with studs at a maximum of 600mm centres and nogs at a maximum of 1350mm centres with 75mm insulation and two sheets each side of 10mm GIB Fyrelite® plasterboard.

Noise / STC	60
Fire / FRR	60/60/60
Indicative weight	45kg/m ²
System Footprint	245mm

**GBT(L)A 90c**

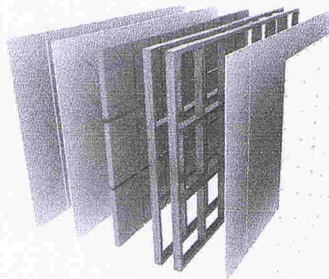
Double timber frame structure with studs at a maximum of 600mm centres and nogs at a maximum of 1350mm centres with 75mm insulation and two sheets each side of 13mm GIB Fyrelite® plasterboard.

Noise / STC	63
Fire / FRR	90/90/90
Indicative weight	54kg/m ²
System Footprint	257mm

**GBT(L)A 90d**

Double timber frame structure with studs at a maximum of 600mm centres and nogs at a maximum of 1350mm centres with 75mm insulation and two sheets each side of 13mm GIB Noiseline® plasterboard.

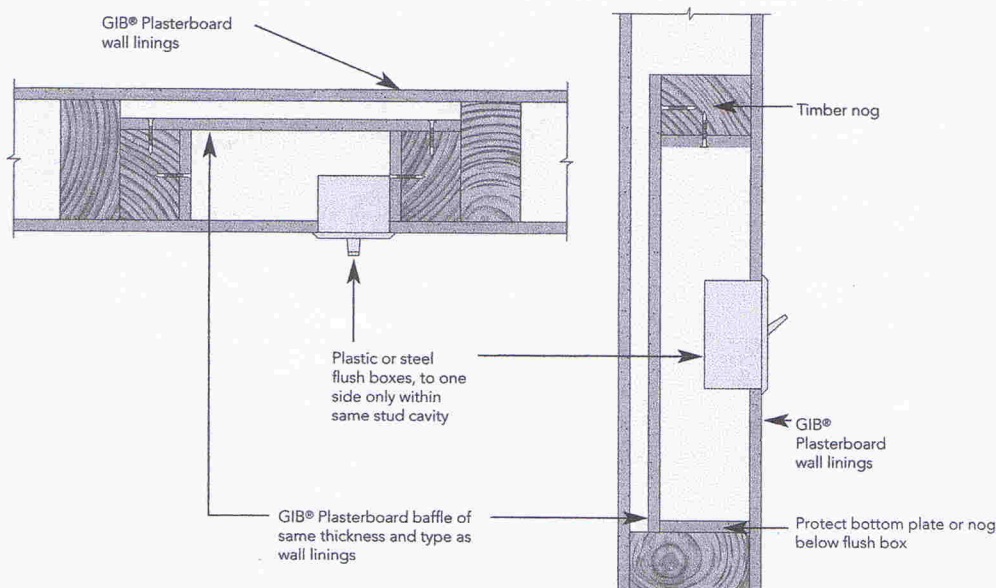
Noise / STC	68
Fire / FRR	90/90/90
Indicative weight	65kg/m ²
System Footprint	257mm



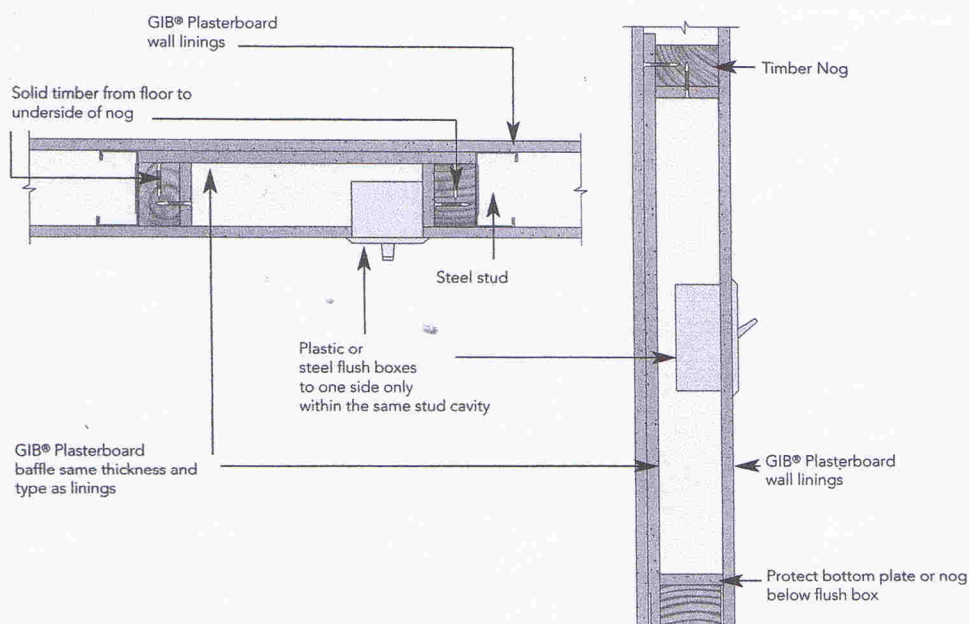


PENETRATIONS IN GIB® FIRE RATED SYSTEMS

FLUSH BOXES IN TIMBER STUD WALLS - ALTERNATIVE ! *



FLUSH BOXES IN METAL STUD WALLS





External Moisture Risk Matrix

Project Name / Facade ID: 44 Jones St

Wall type:

- ☐ Parapet or enclosed balustrade
☒ Other

Risk Scores		Low	Medium	High	Very High
A. Wind Zone:		☐ Low = 0	☐ Medium = 0	☒ High = 1	☐ Very High = 2 ☐ Extra High = 2
B. Number of Storeys:	+	☒ Low = 0	☐ Medium = 1	☐ High = 2	☐ Very High = 4
C. Roof/Wall Intersection Design:	+	☒ Low = 0	☐ Medium = 1	☐ High = 3	☐ Very High = 5
D. Eaves Width:	+	☐ Low = 0	☒ Medium = 1	☐ High = 2	☐ Very High = 5
E. Envelope Complexity:	+	☐ Low = 0	☒ Medium = 1	☐ High = 3	☐ Very High = 6
F. Deck Design:	+	☒ Low = 0	☐ Medium = 2	☐ High = 4	☐ Very High = 6

Total Risk Score:

3

low risk 0 up to 6	medium risk 7 up to 12	high risk 13 up to 20	very high risk over 20
-----------------------	---------------------------	--------------------------	---------------------------



Display Results Table

Download Results Table (HTML)

This wall can use any of the wall cladding types which have a green tick ☒. Claddings with red crosses ☒ are not permitted under the Acceptable Solution E2/AS1.

Direct fixed to framing	Over nominal 20 mm drained cavity
☒ Timber weatherboard - all types ☒ Timber weatherboard - bevel backed ☒ Fibre cement weatherboards ☒ Vertical profiled metal - corrugated and symmetrical trapezoidal ☒ Vertical profiled metal - corrugated only ☒ Vertical timber board and batten ☒ Fibre cement sheet jointed finish (except stucco over fibre cement backing) ☒ Plywood sheet ☒ EIFS	☒ Masonry veneer ☒ Stucco ☒ Horizontal profiled metal - corrugated and trapezoidal only ☒ Rusticated weatherboards ☒ Fibre cement weatherboards ☒ Fibre cement sheet - flush finish ☒ Fibre cement sheet - jointed finish ☒ Plywood sheet ☒ EIFS ☒ Bevel backed weatherboards



Cladding is Existing Stucco - Direct Fixed

CONTENTS OF DOCUMENT PACKAGE.

BUILDING CONSENT SET.

A4 SIZE

SHEET 0 - INDEX

SHEET 1 - ARCHITECTURAL SPECIFICATIONS & SCOPE OF WORKS

SHEET 2 – NEW FLOOR PLAN

SHEET 3 – UPDATED FLOOR PLAN

SHEET 4 – EXISTING PLAN

SHEET 5 – BRACING PLAN

SHEET 6 – ELEVATION

SHEET 7 – DEMOLITION

SHEET 8 – NEW WALLS & BEAMS

SHEET 9 – FIRE PROTECTION REQUIREMENTS

SHEET 10 – DRAINAGE PLAN

GIB FIRE WALL INFO

HARDIES SUB FLOOR FIRE INFO & FLUSH BOX INFO.

E2 DETAILS (6 pages)

SHOWER DETAILS

H1 SCHEDULE

BRACING DESIGN (3 pages)

DESIGN IT INFO (6 pages)

GIB DOUBLE WALL DETAILS & PENETRATION DETAILS.

MAPAI INFO FOR REAR LANDING.

WEATHERTIGHTNESS MATRIX

Design Lines
2000 Limited

JIM RICHARDSON

ADNZ

Architectural Designer Phone 0274 578 390
Licensed Building Practitioner, Design 2.

COVER SHEET - INDEX

3 FLATS REFURBISHMENT,
44 JONES STREET,

WHANGANUI.

SHEET 0

SCOPE OF WORKS:

The owners of this large House, which is currently in 3 separate flats, wish to refurbish, modernize & reconfigure the property. The alteration will modify the 3/2 bedroom flats, into modern flats comprising of 2, 3 & 4 bedrooms. This is not a Change of Use, but simply a refurbishment.

No Resource Consents are required as this is within the existing house footprint.

Realign & install 60/60/60 minute Fire Walls between each tenancy. Refer to attached Gib Spec – 2 layer of 10mm Fyreline each side, with added Sound insulation to increase the STC rating to around 60. This rated wall is to extend from ground level up to the roofing iron. Insure all relevant fire stopping is included where required.

Below the floor, install a Hardies JHITVV60 framed wall as detailed – 6mm minimum Hardies cladding each side, for 41 STC rating. Bottom plate shall be a 125 x 100 (or 125) H5 bearer, bedded 25mm in concrete footing in ground, with cladding 50mm off the ground. This is a very dry situation! Install Hardies Mineral Insulation with in the cavity of the 90 x 45 H3.2 framing at 600mm crs. Make good all floors & provide adequate underfloor & ceiling access points for inspections & maintenance. Provide covered upstands to walls & fittings where FWGs to be installed. Avoid where possible, any penetrations in the Fire Walls, by rerouting all services separately to & from each flat. Use provided solutions, or equal approved, like metal flush boxes with Electropads, if a penetration is unavoidable. Revamp the individual services to each flat!

Install 10 year Hush type smoke alarms, within 3M of each sleeping area, where shown. Typically use Acrylic paints to prevent Spread of Flames.

SPECIFICATION:

1. All work shall be to: NZ Building Code, NZS 3604:2011 and amendments, AS3500: 2.2 (Plumbing), Manufacturers written instructions, the enclosed Drawings and Specifications, NZS 3910:2003 (Conditions of Contract) where applicable, and good trade practice.
 - B1 for Structure, B2 for Durability, C1 for Outbreak of Fire, C2 for Means of Escape, C3 for Spread of Fire, C4 for Structural stability during fire, E2 for External Moisture, E3 for Internal Moisture, F2 for Hazardous building materials, F7 for Warning systems, G4 for Ventilation, G8 for Artificial Light, G9 for Electricity, G12 Water Supplies, G13, Foul water, & H1 for Energy Efficiency. All glazing shall be to NZS 4223: Part 3 for Human Impact to C7.
- Provide all necessary compliance documentation at conclusion of all work. Check all dimensions on site prior to fabrication. Install shall mean supply and fix. Make good all surfaces on completion of work, and to match existing. Liase with the Local Authority, with regards to inspections.
2. Add & remove walls to match the new plan. Walls shall be 90 x 45 H1.2 SG 8 for internal wall, with sound batts where necessary. Include extra 140 x 35 top plate where necessary. Install R2.8 wall batts on retrofitted building paper, if none existing. Add beams, props & subfloor support as required.
 3. Add new Aluminium Double Glazed doors & windows where shown.
 4. Add a new Proprietary shower cubicle, new basin in the toilets with cisterns, as required for each flat. Hot water is from new Infinity units, piped individually to each flat.
 5. Make good floors & replace floor coverings as directed by the owners. Note: Fit covered upstands where FWG's to be installed.
 6. Install new Kitchen fittings as selected by owners, in each flat. Adapt all necessary services as required, whilst trying to avoid all Fire Wall penetrations where possible Fire Collar to water mains through underfloor Fire Wall.
 7. Make good the ceilings. Usually 13mm Gib. Fit on 70 x 35 battens at 600mm crs. Install R3.2 minimum ceiling insulation.. An extra blanket later say R2.2 is recommended, or R4.1 Earthwool).
 8. The house has recently been reroofed, so working from below is most suitable.
 9. Wall framing will be 90 x 45 H1.2 SG8 at 600 crs max (preferably 400mm). Building wrap shall be Thermakraft Coverup. Install R2.6 Earthwool, with wind barrier, under the floor.
 10. Locate the new Kitchen fittings & services as required, after checking dimensions on site.
 11. Drainage. Utilize the existing drainage & waste pipes where suitable. Provide new PVC waste pipes with 1 in 40 fall to the adjacent gully traps.
 12. Install all Plumbing Fittings as supplied by the owner. Plumb for hot & cold water, with Speed Fit (Pex) Polyethylene or Polybutylene piping. Hot water will be from the existing infinities. Fit all necessary valves to isolate the water as required. Install Air Admittance Valves (AAV) as required for long waste runs, eg the kitchen sink. Fit Fire Collars if necessary!
 - Waste pipes shall all be PVC. 40mm from wash hand basins, & 50mm from Kitchen & shower, all run in or behind walls, or under the timber floor. An extraction system will be installed in the Kitchens, over the cooking area. Wastes shall be laid at 1 in 40 fall. Install a Manrose 150mm fan in the Bathrooms, venting to the soffit.
 13. Install new 10 year Hush type Smoke Detectors, inside, or within 3M of each bedroom.
 14. Install all necessary Electrical outlets & supply as directed by the owners & as required for the various equipment. Ensure all lighting is compliant with any necessary task lighting installed. Install phone lines &/or security wiring as directed. Install smart wiring as necessary! Ensure all flush boxes in the Fire Walls are metal. See attached info.
 15. Painting shall be completed to Resene 1 line spec or similar Dulux specifications.

Design Lines
2000 Limited

JIM RICHARDSON

Architectural Designer Phone 0274 578 390

BUILDING ALTERATIONS,
44B JONES STREET,
WHANGANUI.

DRAWINGS & SPECIFICATION

SHEET 1R2

RECEIVED 26/06/2019



SHEET 2R4

FLAT A

A ← → B

*** Retain stucco in Entry lobby
30/30/30 One way rating from
inside + 20 Conka board + 10mm
plaster to outside is compliant!

FLAT B

* Floor to be
replaced as
deck.

Remove conc
steps to give
drain access
to sewer. Add
landing

Deck by others →
Extra Wall added - GBLA 60
STC 60 60/60/60 FRR

Install Sound Batts in all
Fire walls! (or GBLA 90C
2x13mm Fyraline bs - STC 63)

** GBLIC 60 STC 62
2 layers of 10mm NoiseLine
or Bracelina each side
R2.2 min Batts
ST-001 + Furring channels
(Rondo 308)
JLR R1 15.5.19. R2 176.19

550x1500 matching
window for light &
ventilation, beside
chimney

Install washing machine
in enlarged Bathroom

Existing
window & glazed
door for light

Design Lines
2000 Limited

JIM RICHARDSON
Architectural Designer Phone 0274 578 390
Licensed Building Practitioner, Design 2.

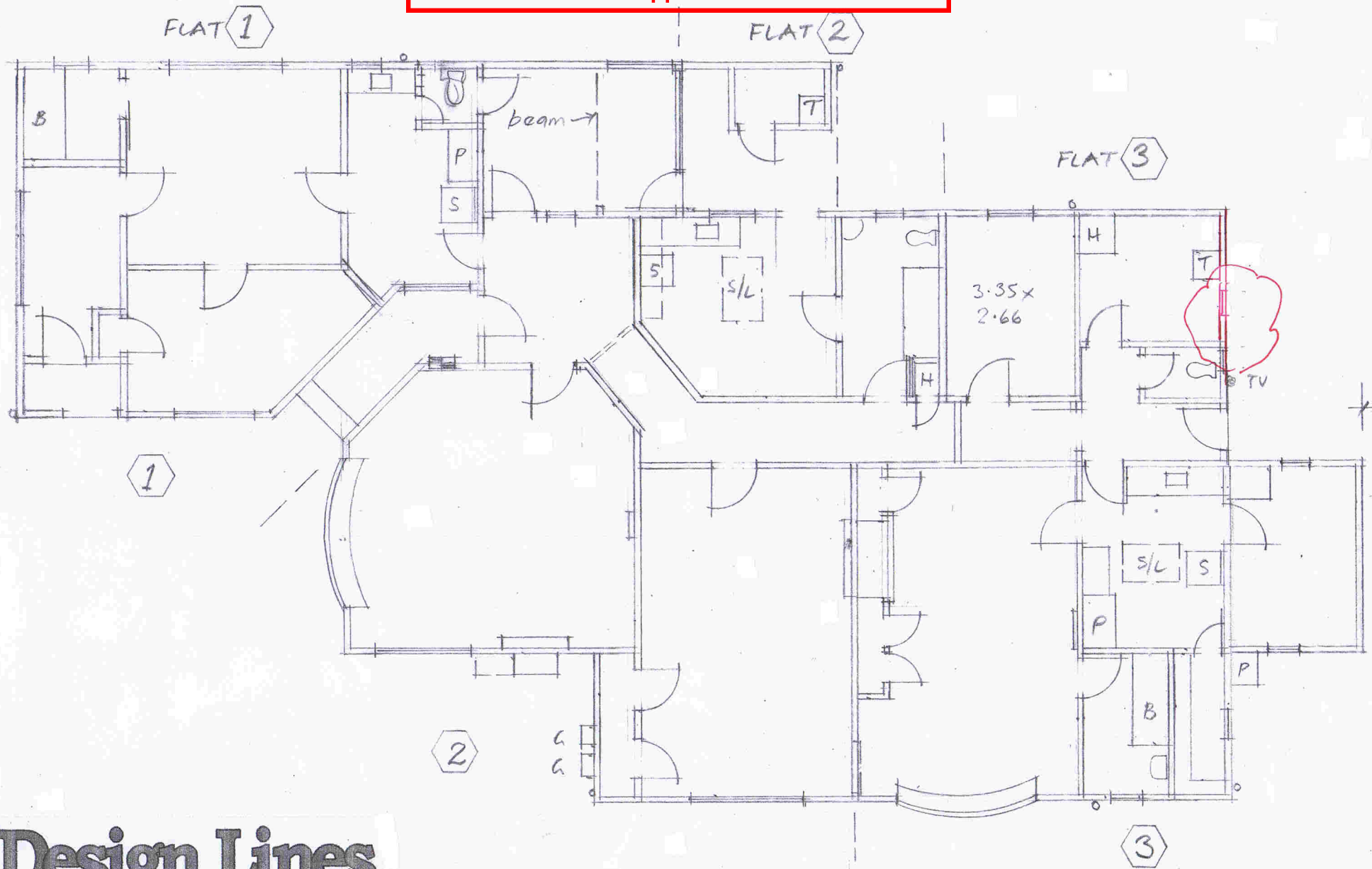
FLOOR PLAN 1:100

UPDATED BASE PLAN!
see Sheet 2R1 & others

44 B JONES ST
WHANGANUI

SHEET 3R2

RECEIVED 26/06/2019



RECEIVED 26/06/2019

Design Lines
2000 Limited

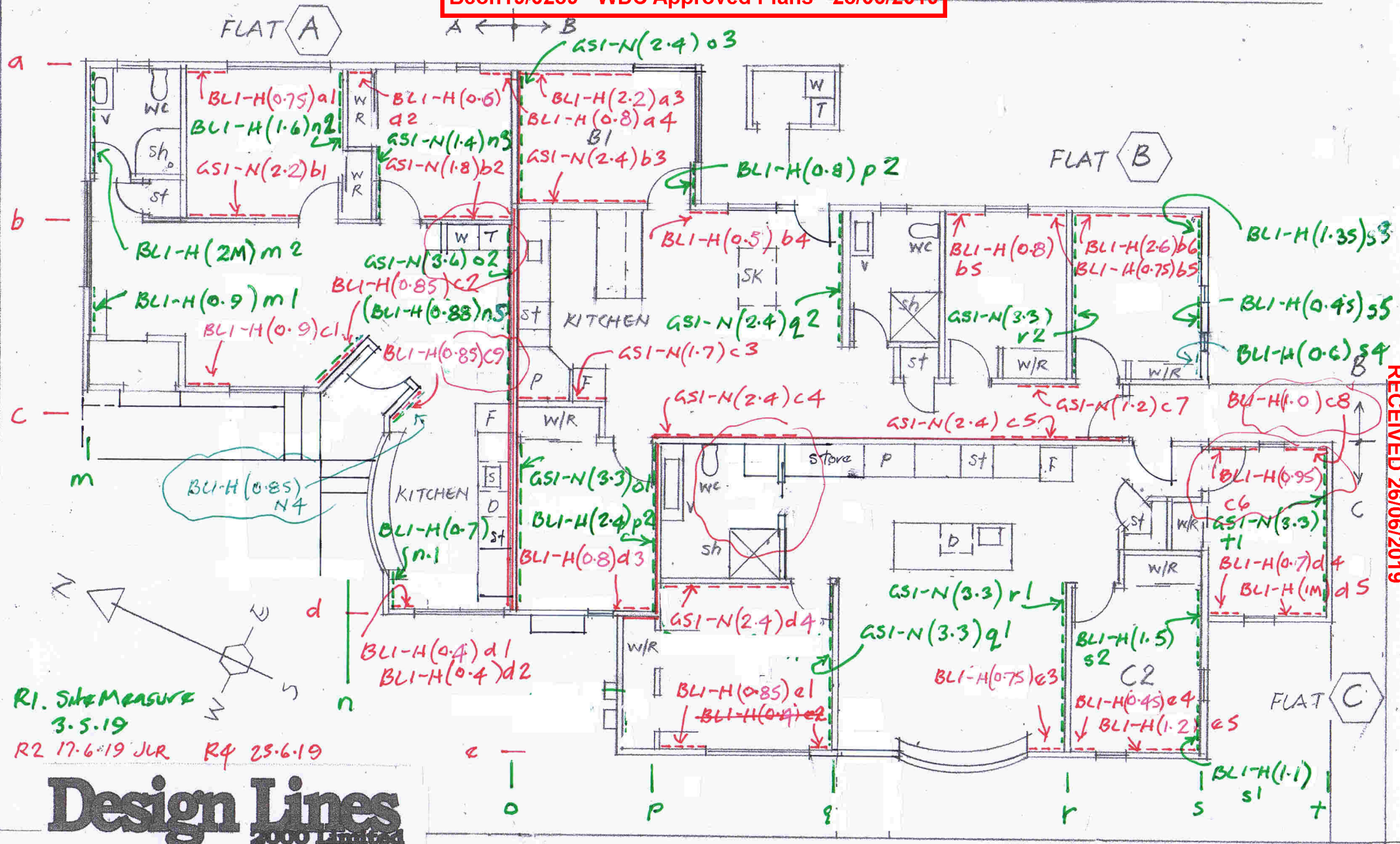
JIM RICHARDSON
Architectural Designer Phone 0274 578 390
Licensed Building Practitioner, Design 2.

R1 JLR 17.6.19

EXISTING PLAN 1/100

44B JONES ST
WHANGANUI

SHEET 4 R1



RECEIVED 26/06/2019

Design Lines
2000 Limited

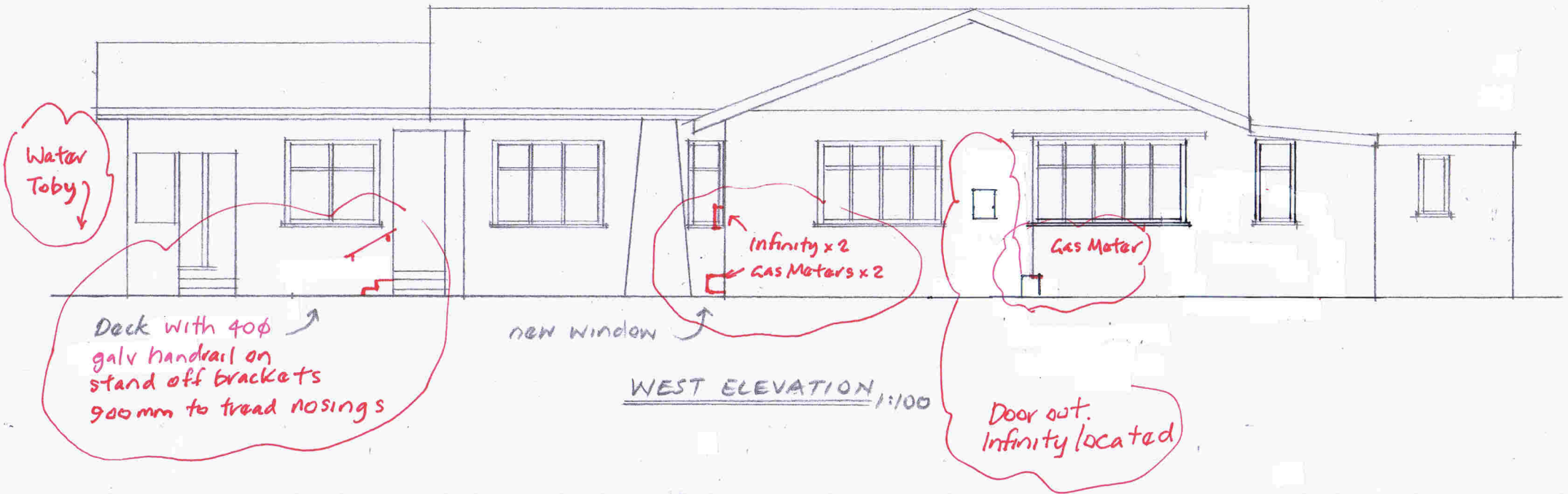
JIM RICHARDSON
Architectural Designer Phone 0274 578 390
Licensed Building Practitioner, Design 2.

FLOOR PLAN 1/100

BRACING

44 B JONES ST
WHANGANUI

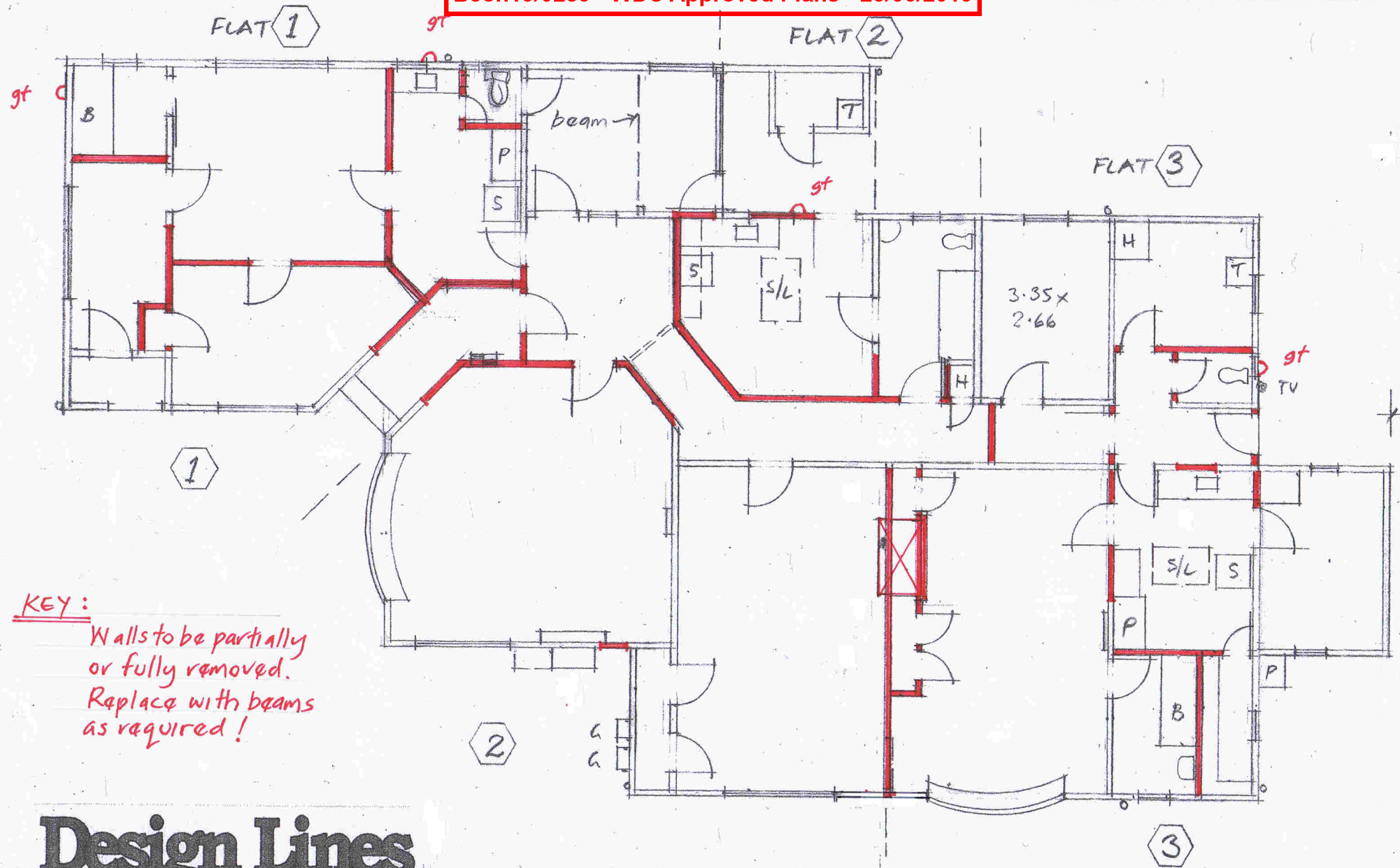
SHEET **5R4**



RI JLR 18.6.19

44.B JONES ST.
WHANGANUI

SHEET 6 RI



Design Lines
 2000 Limited

JIM RICHARDSON
 Architectural Designer Phone 0274 578 390
 Licensed Building Practitioner, Design 2.

EXISTING PLAN 1/100

DEMOLITION

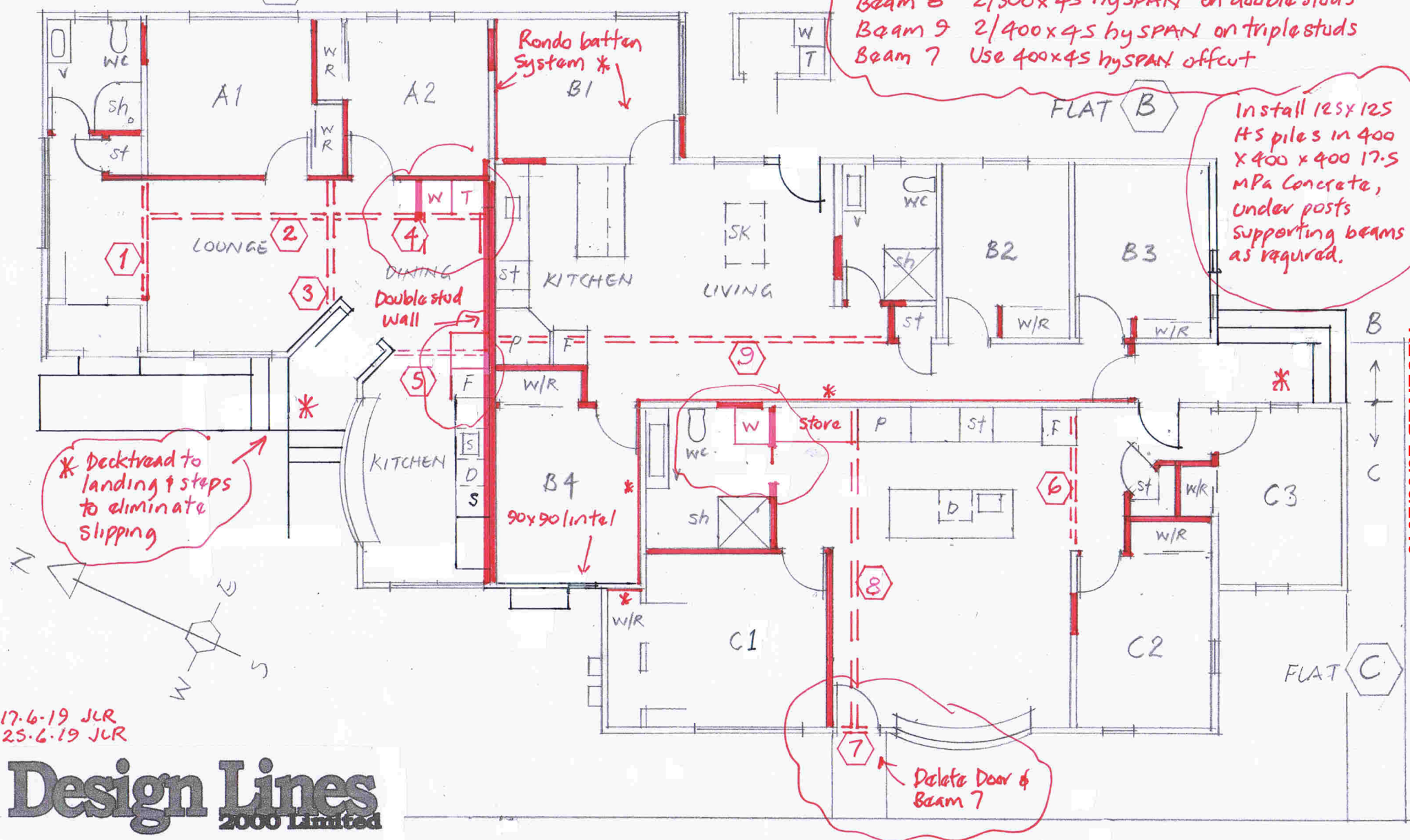
44B JONES ST
 WHANGANUI

SHEET 7

FLAT B

Install 125x125
Hs piles in 400
x 400 x 400 17.5
MPa Concrete,
under posts
supporting beams
as required.

FLAT A



Design Lines

FLOOR PLAN 1:100

NEW WALLS & BEAMS

44B JONES ST
WHANGANUI

SHEET 8R3

FLAT A

A ← → B Notational Boundary

1. Install 60/60/60 Hardies Fire Wall — JHITVV 60 below the floor as noted.
2. Fire wall to go up to roofing building paper fire proofing - GBT 30
3. Service each flat separately with Power Gas & Water
4. ✕ Smoke Alarm - 10 year Hush type

* Avoid penetrations at Fire Walls where possible.
Use metal flush boxes & fire collars where unavoidable!

5. One exit required per flat - 2 doors provided, except FC
 6. 30/30/30 rating is minimum. 60/60/60 provided due to superior sound rating!
 7. Warning is by 10 year smoke Alarms
- Fit 2 30/30/30 Fire Doors

Notational Boundary

Design Lines
2000 Limited

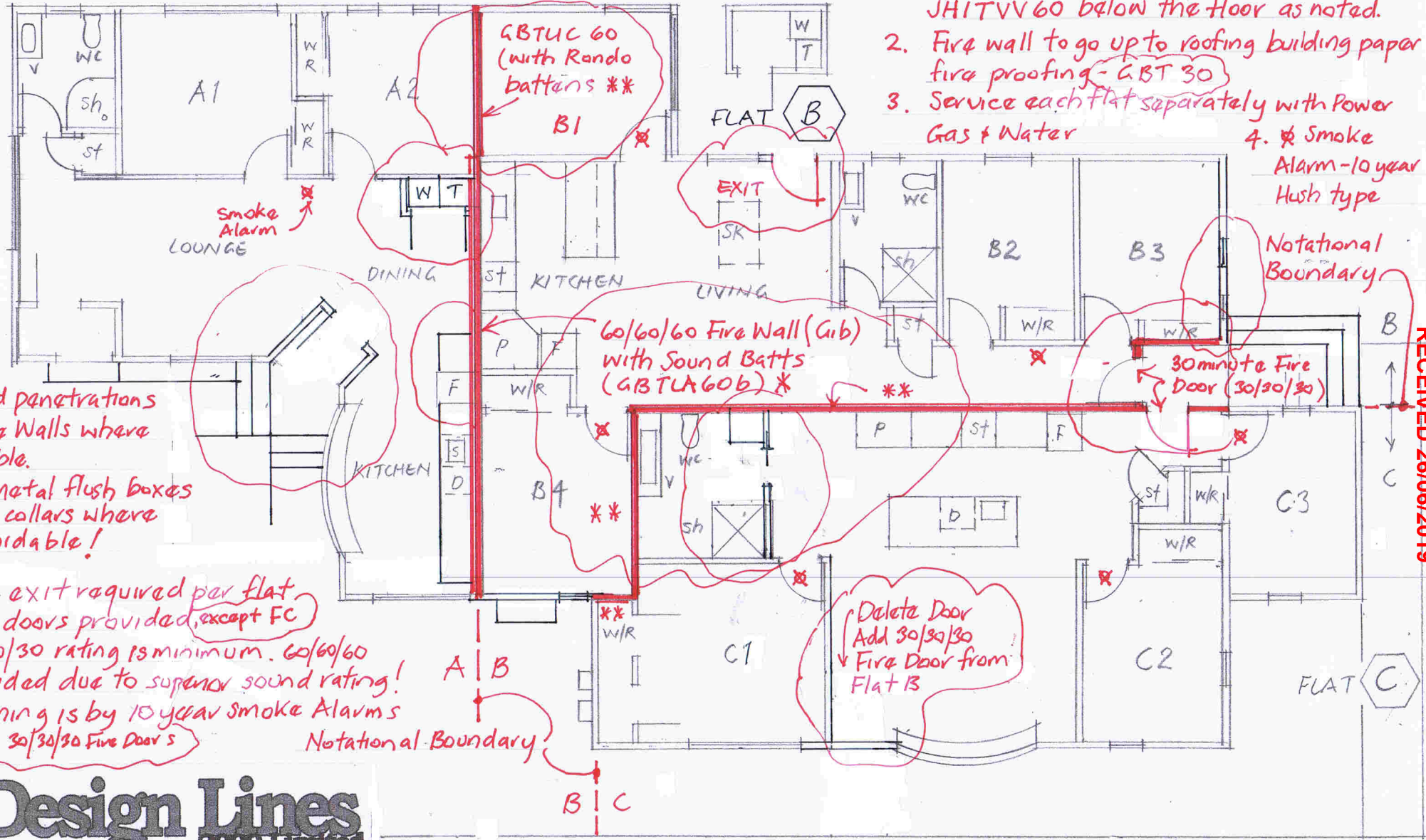
JIM RICHARDSON
Architectural Designer Phone 0274 578 390
Licensed Building Practitioner, Design 2.
R1 - 15.5.19 JLR R2 - 18.6.19 R3 25.6.19

FLOOR PLAN 1/100

44 B JONES ST
WHANGANUI

SHEET 9R3

RECEIVED 26/06/2019





SHEET 10R3

JLR 11.5.19 R1 R2 18.6.19 R3 24.6.19

Two way FRR — timber frame wall — acoustic resilient mount

Specification number	Performance	Specifications
GBTLIC 60	STC 62 Rw 60 FRR 60/60/60	Lining 2 x 10mm GIB Braceline®/GIB Noiseline® <u>each side</u> LB/NLB Load bearing Partition 170–175mm wide

FRAMING

Stud size	Space between frames
90mm	N/A

Framing to comply with:

- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603).
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

Height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs.

ACOUSTIC RESILIENT MOUNT (ST-001)

The ST-001 clip is placed at 600mm centres vertically and fixed every second stud using a single 63mm x 8g self tapping screw. When adjusting the clip for depth, 3mm of rubber must remain between the underside of the steel spacerhead and the furring channel.

The furring channels must be either USG FC37 or Rondo® 308. Furring channels are clipped horizontally into the ST-001 clips. Joints must be made as close as possible to the ST-001 clips.

WALL LINING

2 layers of 10mm GIB Braceline®/GIB Noiseline® fixed vertically each side of the frame.

Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over timber on the framing side. Where sheet end joints are unavoidable they must be over nogs and the outer layer joints offset from those on the inner layer.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

FASTENING THE LINING**Pasteners****Framing side**

Inner layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Outer layer: 51mm x 7g GIB® Grabber® High Thread Drywall Screws.

Furring channel side

Inner layer: 25mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

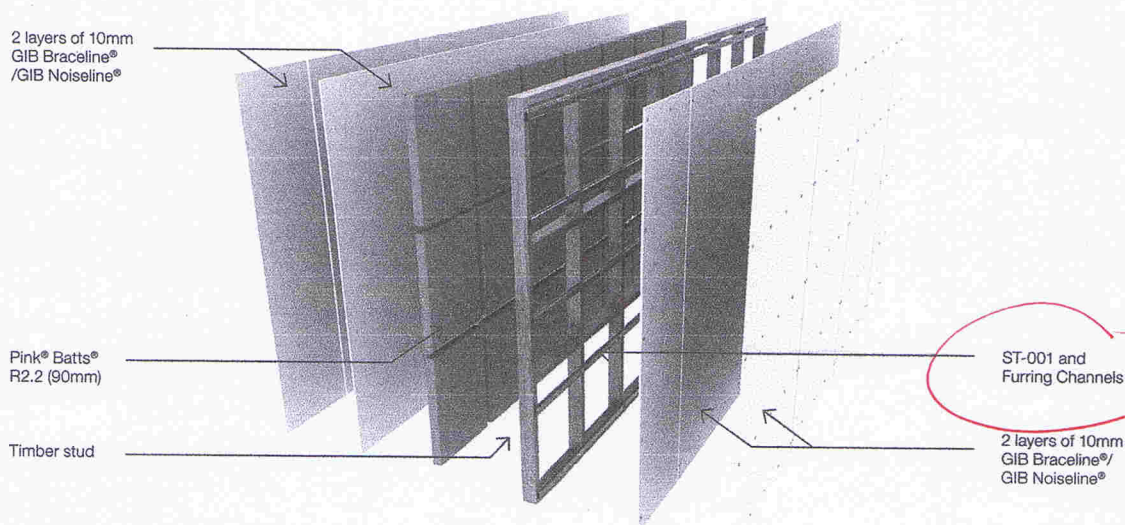
Fastener centres

Fixings at 300mm centres to each stud and plate, and along each furring channel. Place fasteners no closer than 12mm to sheet edges.

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.



Two way FRR — double timber frame wall

Specification number	Performance	Specifications
GBTLA 60	STC 60	Lining 2 x 10mm GIB Fyreline® each side
	Rw 59	LB/NLB Load bearing
	FRR 60/60/60	Partition 245mm wide

FRAMING

Stud size	Space between frames
70mm	65mm min
90mm	25mm min

Framing to comply with:

- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603).
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs on one side of the double frame.

WALL LINING

2 layers of 10mm GIB Fyreline® fixed vertically each side of the frame.

Sheet joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over framing. Where sheet end joints are unavoidable they must be over nogs and outer layer joints offset from those on the inner layer.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

FASTENING THE LINING

Fasteners

Inner layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screw.

Outer layer: 51mm x 7g GIB® Grabber® High Thread Drywall Screw.

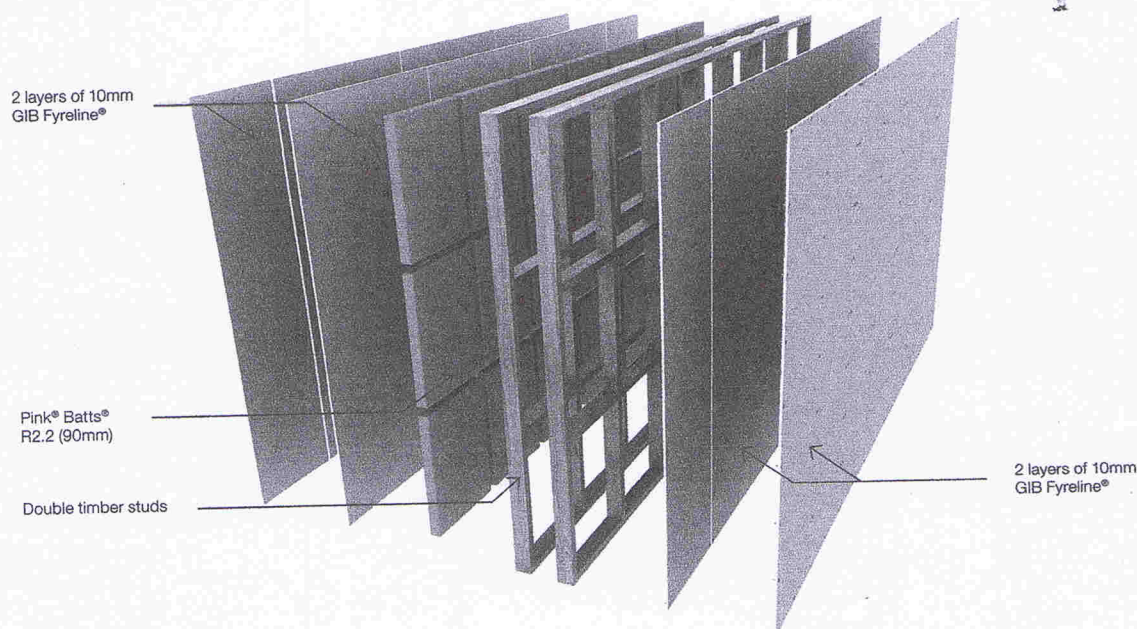
Fastener centres

Inner layer and outer layer: 300mm centres around sheet perimeter and 300mm to intermediate studs. Place fasteners 12mm from sheet edges.

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.





FIRE RATED WALL SYSTEMS

TWO WAY FRR - TIMBER FRAME

SPECIFICATION NUMBER	LOADBEARING CAPACITY	FIRE RESISTANCE RATING	LINING REQUIREMENTS	SOUND TRANSMISSION CLASS	SYSTEM WEIGHT APPROX
GBT 30a	NLB	-/30/30	1 layer 10mm GIB Fyrelite® each side	STC 36	22kg/m ²
GBTL 30	LB	30/30/30			

FRAMING

GBT30a Non Loadbearing and GBTL30 Loadbearing

Framing to comply with;

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Nogs at 1200mm centres for Horizontal fixing

WALL HEIGHTS AND FRAMING DIMENSIONS

GBT30a Non Loadbearing – Framing dimensions and height as determined by NZS 3604 stud tables for non loadbearing partitions.

GBTL30 Loadbearing – Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

LINING

1 layer of 10mm GIB Fyrelite® each side of the frame.

Vertical or Horizontal fixing permitted.

Sheets shall be touch fitted.

When fixing vertically, full height sheets shall be used where possible.

All sheet joints must be formed over solid timber framing.

FASTENING THE LINING

Fasteners

41mm x 6g GIB® Grabber® High Thread Drywall Screws or 40mm x 2.8mm GIB® Nails.

Fastener Centres

300mm centres around the sheet perimeter.

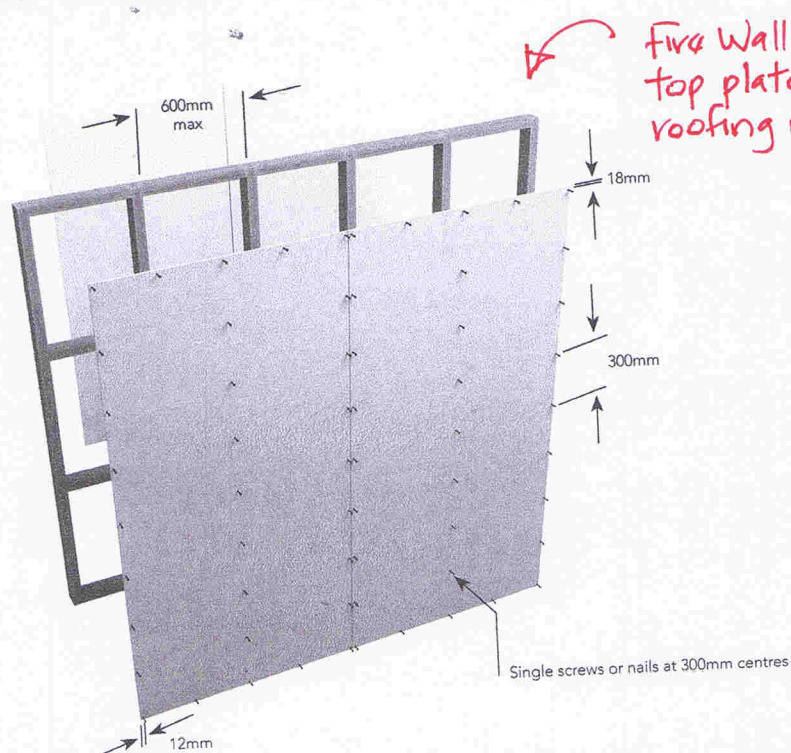
Place fasteners 12mm from bound sheet edges and 18mm from sheet ends.

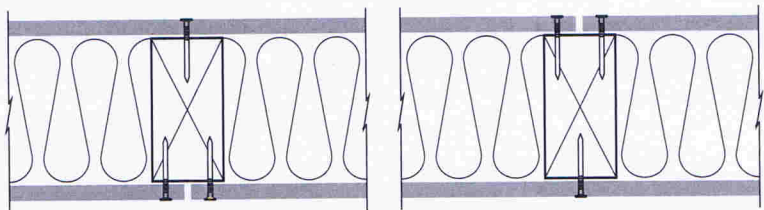
Single screws or nails at 300mm centres to intermediate studs.

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow system specifications.



JHITVV60	Fire Resistance Rating	STC	Lining options
	60/60/60	6mm = 41 9mm = 45	
			Villaboard® Lining both sides

TWO WAY INTERNAL 60 MINUTE – TIMBER FRAMED WALL

FRAMING

Timber framing to be in accordance with NZS 3604 or in accordance with specific engineering design complying with AS/NZS 1170 and NZS 3603 standards.

Minimum framing 90 x 45mm at 600mm maximum centres with nogs/dwangs at 800mm maximum centres.

Timber framing treatment to be in accordance with NZBC Acceptable Solution B2/AS1.

WALL HEIGHTS

This fire rated system has been tested with a stud height of 3m maximum.

LINING

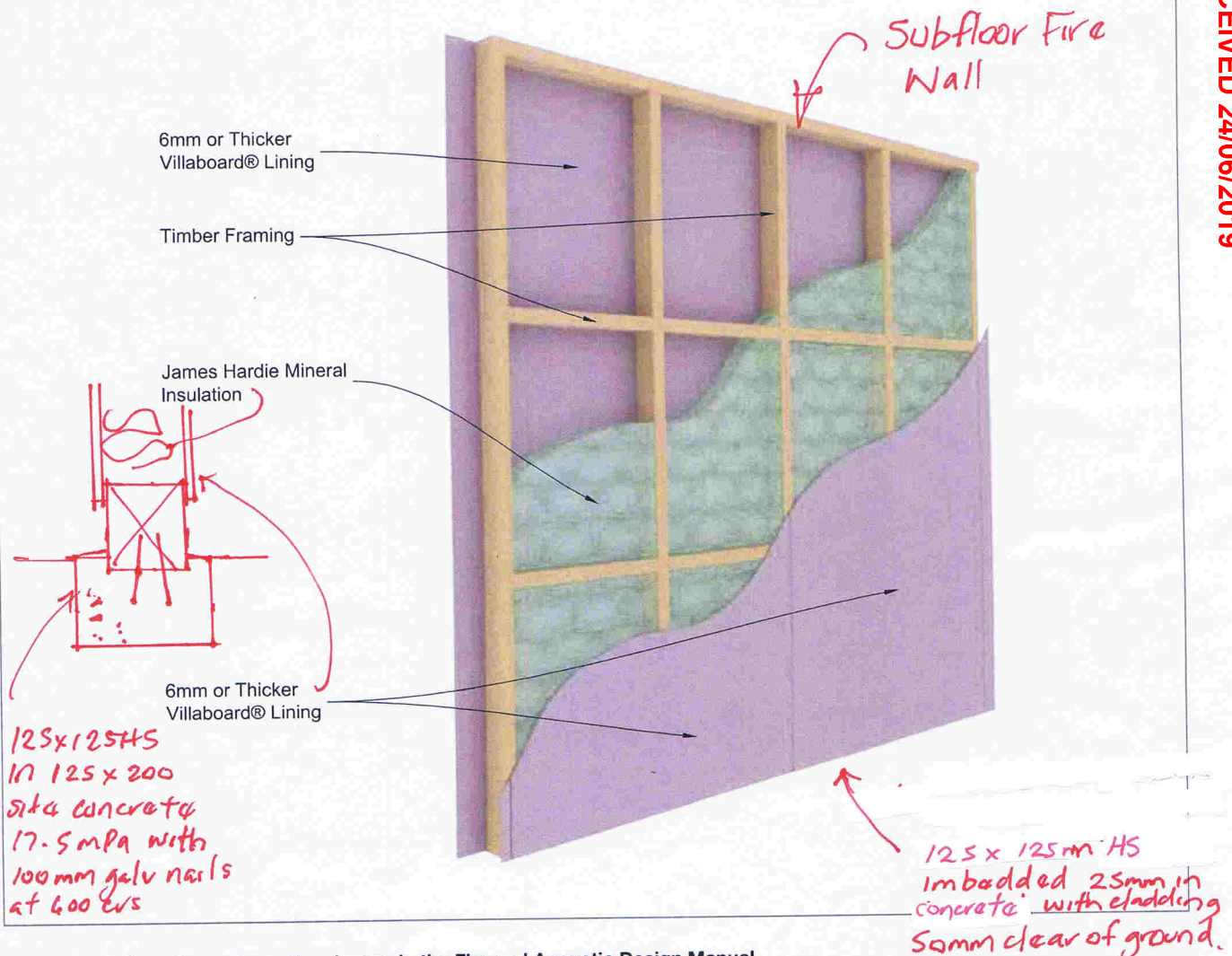
Villaboard® Lining installed as specified below.

FIXING/JOINTING

- 150mm centre around the sheet perimeter and intermediate studs.
 - Fixings to be 12mm from sheet edges and corners 50mm horizontally and 75mm vertically from sheet ends.
- Fix with 40 x 2.8mm HardieFlex nails or Villadrive or HardieDrive wood screws.

INSULATION

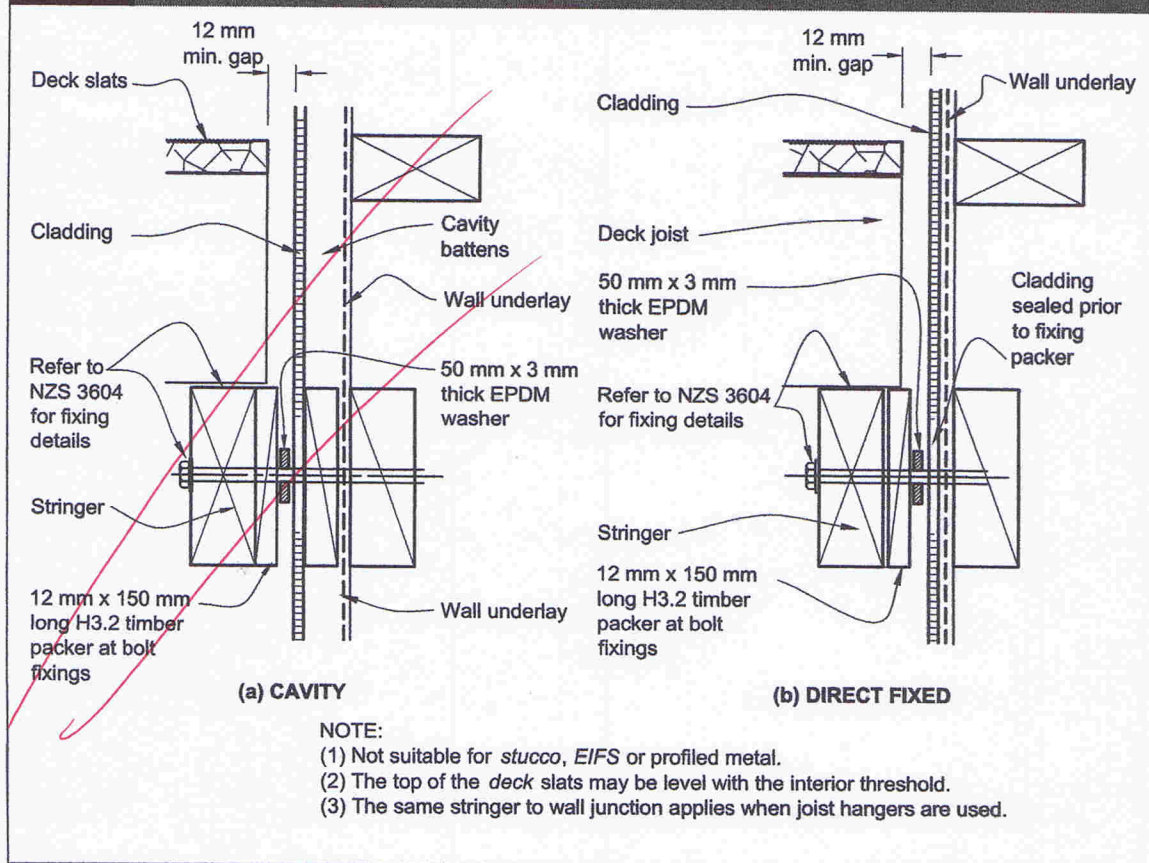
James Hardie Mineral Insulation. Density - 60kg/m³. 90mm thick.



For further information refer to the clauses in the Fire and Acoustic Design Manual.

Figure 15: Junction with wall for non-cantilevered timber deck

Paragraphs 7.1.1, 7.2.2 and Figure 14



Amend 5
Aug 2011

Wall claddings that rely on surface coatings to reduce water absorption shall be sealed on outer faces and edges prior to fixing the stringers.

Amend 5
Aug 2011

7.2.1.1 Cantilevered decks

Cantilevered decks shall have the junction with the exterior wall made *weathertight* as shown in Figure 16. Cladding shall be sealed to the saddle flashing.

7.2.2 Pergolas

Connections of other structures, such as pergolas, shall have the junction with the exterior wall made *weathertight* by using the deck framing connections shown in Figure 15.

RECEIVED 24/06/2019

DESIGN CERTIFICATE

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

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

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

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

Futurebuild LVL and SG8 components, when used and treated to the required treatment levels prescribed in NZS 3602 and NZS 3604, as modified by Acceptable Solution B2/AS1, will comply with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2).

References:

1. NZS 3603:1993 Timber Structures Standard.
2. NZS 3604:2011 Timber-framed buildings.
3. AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
4. AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
5. AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.
6. AS 1720.1:2010 Timber structures. Part 1: Design methods.
7. AS 1720.3:2016 Timber structures. Part 3: Design criteria for timber-framed residential buildings.

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

Version date: 6 February 2019

For further information or advice contact:

Carter Holt Harvey LVL Limited,
173 Captain Springs Road, Onehunga, Auckland
Telephone: 0800 808 131
Email: designit@futurebuild.co.nz
Web: <https://futurebuild.co.nz/>

Specifier details:

Specifier:	Jim Richardson
Business name:	Design Lines 2000 Ltd
Email:	jim.r@gmx.com

Project & site details:

Project:	Adam Jones St Redo1
Site address:	Whanganui
Design wind zone	High
Snow loading	Design snow zone: N0

MEMBER DESIGN DETAILS

Member 1

- | | |
|--------------------------------|---|
| 1) Member code and description | SB1 - Strutting beams - Supporting underpurlins and hanging beams |
| 2) Date prepared | 14 June 2019 |
| 3) Serviceability criteria | AS 1720.1: 2010 and AS 1720.3: 2016 |

FLAT A

RECEIVED 24/06/2019

4) Design inputs

Span	2.4 m
Hanging beam span (average)	2.7 m
Roof area supported	5.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/190 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	8.0 mm	4.3 mm (long term)	1.8
Live load - $\Psi_S Q$	8.0 mm	1.3 mm	6.2

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3} End kN ⁴
1.35G	0.60	-1.9
1.2G + 1.5Q	0.80	-4.1
1.2G + W_u + $\Psi_c Q$	1.00	-4.1
0.9G + W_u	1.00	2.6

8) Installation requirements

- Design assumes that hanging beams provide intermediate lateral restraint
- Provide at least 30 mm bearing at end supports

Member 2**1) Member code and description**

SB2 - Strutting beams - Supporting underpurlins and ceiling joists

FAT A

2) Date prepared

14 June 2019

3) Serviceability criteria

AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	3.5 m
Ceiling load width 'CLW'	1.8 m
Roof area supported	3.3 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/190 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \Psi_L Q^*$	11.7 mm	11.5 mm (long term)	1.0
Live load - $\Psi_S Q$	11.7 mm	2.7 mm	4.4

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-1.7
1.2G + 1.5Q	0.80	-3.8
1.2G + W_u + $\Psi_c Q$	1.00	-3.2
0.9G + W_u	1.00	1.4

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 3

1) Member code and description SB3 - Strutting beams - Supporting underpurlins and hanging beams

FIAT A

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span 2.4 m
 Hanging beam span (average) 3.4 m
 Roof area supported 4.5 m²
 Roof type and mass Light roof and ceiling - 40 kg/m²

5) Member specification

Size, stress grade/product Use 2/190 x 45 SG8
 Material type Dry softwood, machine stress graded and verified (NZS 3622)
 Assumed design density < 480 kg/m³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \Psi_L Q^*$	8.0 mm	4.3 mm (long term)	1.9
Live load - $\Psi_S Q$	8.0 mm	1.2 mm	6.9

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-1.9
1.2G + 1.5Q	0.80	-4.0
1.2G + W_u + $\Psi_c Q$	1.00	-3.9
0.9G + W_u	1.00	2.2

8) Installation requirements

- Design assumes that hanging beams provide intermediate lateral restraint
- Provide at least 30 mm bearing at end supports

Member 4

1) Member code and description SB4 - Strutting beams - Supporting underpurlins and ceiling joists

FLAT A

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	2.8 m
Ceiling load width 'CLW'	1.8 m
Roof area supported	3.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/190 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	9.3 mm	5.1 mm (long term)	1.8
Live load - $\Psi_s Q$	9.3 mm	1.2 mm	7.6

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-1.5
1.2G + 1.5Q	0.80	-3.5
1.2G + W_u + $\Psi_c Q$	1.00	-2.8
0.9G + W_u	1.00	1.3

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 5

1) Member code and description SB5 - Strutting beams - Supporting underpurlins and ceiling joists

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

FLAT A

4) Design inputs

Span	2.0 m
Ceiling load width 'CLW'	3.5 m
Roof area supported	5.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/190 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	6.7 mm	2.9 mm (long term)	2.3
Live load - $\Psi_S Q$	6.7 mm	0.7 mm	8.9

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-2.4
1.2G + 1.5Q	0.80	-4.5
1.2G + W_u + $\Psi_c Q$	1.00	-4.5
0.9G + W_u	1.00	2.3

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 6

1) Member code and description SB6 - Strutting beams - Supporting underpurlins and ceiling joists

FLAT C

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	2.8 m
Ceiling load width 'CLW'	3.5 m
Roof area supported	5.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/190 x 45 SG8
Material type	Dry softwood, machine stress graded and verified (NZS 3622)
Assumed design density	< 480 kg/m ³

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	9.3 mm	9.2 mm (long term)	1.0

Live load - $\Psi_s Q$	9.3 mm	2.1 mm	4.5
------------------------	--------	--------	-----

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-2.8
1.2G + 1.5Q	0.80	-4.9
1.2G + W_u + $\Psi_c Q$	1.00	-4.9
0.9G + W_u	1.00	2.0

8) Installation requirements

- Provide at least 30 mm bearing at end supports

Member 7

1) Member code and description SB7 - Strutting beams - Supporting underpurlins and hanging beams

FLAT C

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	0.9 m
Hanging beam span (average)	3.1 m
Roof area supported	8.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 200 x 45 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

Use 400 x 45 hySPAN offset.

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - $G + \Psi_L Q^*$	3.0 mm	0.2 mm (long term)	15.0
Live load - $\Psi_s Q$	3.0 mm	0.1 mm	39.1

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-2.4
1.2G + 1.5Q	0.80	-4.9
1.2G + W_u + $\Psi_c Q$	1.00	-6.0
0.9G + W_u	1.00	4.6

8) Installation requirements

- Design assumes that hanging beams provide intermediate lateral restraint
- Provide at least 30 mm bearing at end supports

- Chamfer allowed - see Detail H7
- Provide end restraint - see Detail H8

Member 8

1) Member code and description SB8 - Strutting beams - Supporting underpurlins and hanging beams

FLAT C

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	6.2 m
Hanging beam span (average)	4.1 m
Roof area supported	8.0 m ²
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/360 x 45 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	12.0 mm	11.8 mm (long term)	1.0
Live load - $\Psi_s Q$	12.0 mm	2.1 mm	5.6

*Critical serviceability load case

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

7) Reactions

Load case	k_1^1	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-5.1
1.2G + 1.5Q	0.80	-7.3
1.2G + W_u + $\Psi_c Q$	1.00	-8.4
0.9G + W_u	1.00	2.8

8) Installation requirements

- Design assumes that hanging beams provide intermediate lateral restraint
- Provide at least 30 mm bearing at end supports
- Chamfer allowed - see Detail H7
- Provide end restraint - see Detail H8
- Vertical lamination in accordance with Detail H1.

Member 9

1) Member code and description RB1 - Bressumer

FLAT B

2) Date prepared 14 June 2019

3) Serviceability criteria AS 1720.1: 2010 and AS 1720.3: 2016

4) Design inputs

Span	7.6 m - single span
Roof load width 'RLW'	2.4 m
Roof type and mass	Light roof and ceiling - 40 kg/m ²

5) Member specification

Size, stress grade/product	Use 2/400 x 45 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit ³ on average deflection ²	Estimated average deflection ²	Rigidity ratio ⁴
Long term load - G + $\Psi_L Q^*$	20.0 mm	17.8 mm (long term)	1.1
Live load - $\Psi_S Q$	30.4 mm	4.1 mm	7.4
Live load - $\Psi_S Q$	30.4 mm	1.6 mm	19.1
Wind load - W_s	50.0 mm	12.3 mm	4.1

*Critical serviceability load case

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

7) Reactions

Load case	k_1 ¹	Limit States Design Reaction ^{2,3}
		End kN ⁴
1.35G	0.60	-6.7
1.2G + 1.5Q	0.80	-9.3
1.2G + W_u + $\Psi_c Q$	1.00	-12.6
0.9G + W_u	1.00	6.0

8) Installation requirements

- Provide at least 30 mm bearing at end supports
- Vertical lamination in accordance with Detail H1.

Notes for interpretation of serviceability data

1. 'average deflection' is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS 1170 and AS 1720.

2. Deflection is the flexural response to load 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

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

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

3. The limits referred are those specified in AS 1720.3 for the stated load case.

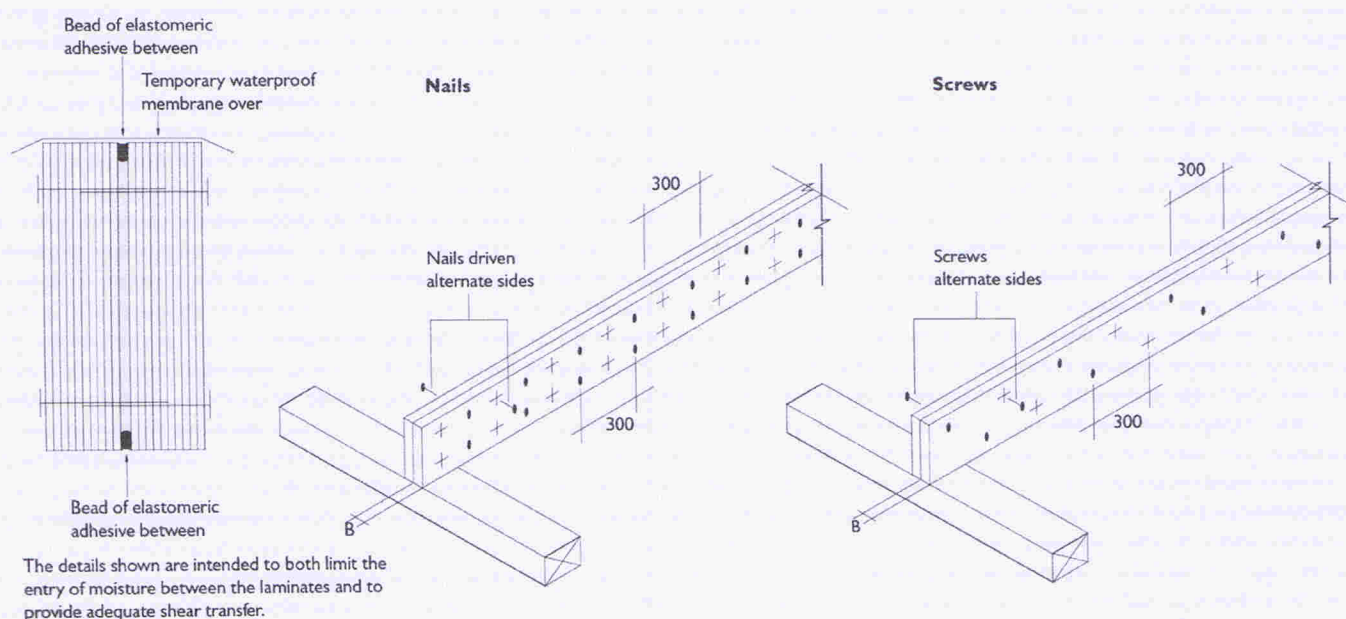
4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements detailed.

Notes for interpretation of reaction data

1. Duration of load factor ' k_1 ' for strength as per NZS 3603:1993

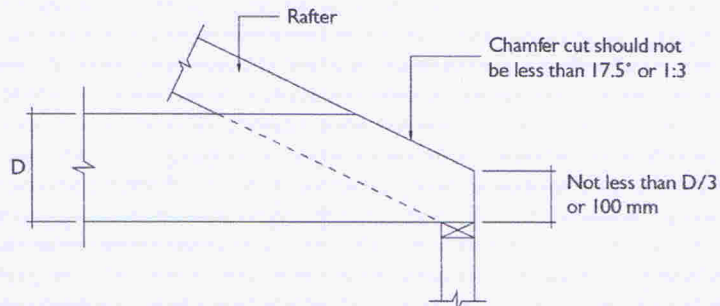
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

Detail H1: Vertical Lamination - Two Pieces



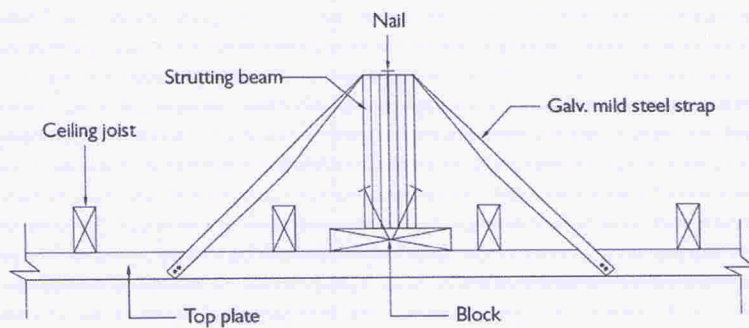
Section Size 'B'	Minimum Nail Diameter	Minimum Nail Length	Minimum Screw gauge	Minimum Screw Length
35	3.06 mm	75 mm	-	-
45	3.30 mm	90 mm	14 g	75 mm
63	3.30 mm	100 mm	14 g	100 mm
90	-	-	14 g	150 mm

Detail H7: Chamfer of Futurebuild[®] LVL at Supports



The above chamfer detail may be used for counter beams, hanging beams and strutting beams sized using designIT.

Detail H8: End Restraint for Strutting Beams - Strutting Beam Parallel to Ceiling Joists



Decommissioning of WDC Approved Panels - 20/09/2019

Products: ELECTROPAD

Approval: AS 1530.4/AS4072

BK: 1

Ref: 35084000

ID: 29/30

Scenario: Electrical socket and metal back box fitted through gypsum fire wall.

Penetrations: Electrical socket metal back box.

Construction: 95mm x 45mm softwood section studwork. 13mm fire rated plasterboard fixed to both sides of studwork.

Fire Integrity: 60 minutes

Insulation: 60 minutes

Web based drawings are for example only, fire performance of any system is dependant on, but not limited too - size of opening, substrate, if penetrations are passing through, type, size and number - please refer to Ryanfire technical department for detailed and specific fire performance information.

RYANFIRE

PASSIVE FIRE PROTECTION

Client

Job Title

Drawing Title

Electropad Gypsum Fire Wall.

Scale NTS

Date July 18

Sheet Size A3

Drawn By

Drawing Number V37

Rev 1.0

1. ENSURE ELECTRICAL SERVICES ARE ISOLATED PRIOR TO ANY WORKS BEING UNDERTAKEN.

2. REMOVE ELECTRICAL FACE PLATE.

3. ENSURE WITHIN APERTURE IS CLEAN AND FREE OF DEBRIS, LOOSE CEMENT, AND REMOVE ALL DUST FROM SURFACES REQUIRING INSTALLATION.

4. SELECT ELECTROPAD TO FIT WITHIN ELECTRICAL BACK BOX.

5. APPLY INTUMASTIC TO BACK OF ELECTRICAL BOX TO ENABLE ELECTROPAD PAD TO BE ADHERED IN PLACE, AND FIRMLY COMPRESS ELECTROPAD TO BACK OF ELECTRICAL BOX.

6. FILL ALL GAPS BETWEEN THE PLASTERBOARD OPENING AND ELECTRICAL BOX WITH INTUMASTIC.

7. REMOVE EXCESS INTUMASTIC USING A DAMP CLOTH.

8. REFIT ELECTRICAL FACE PLATE.

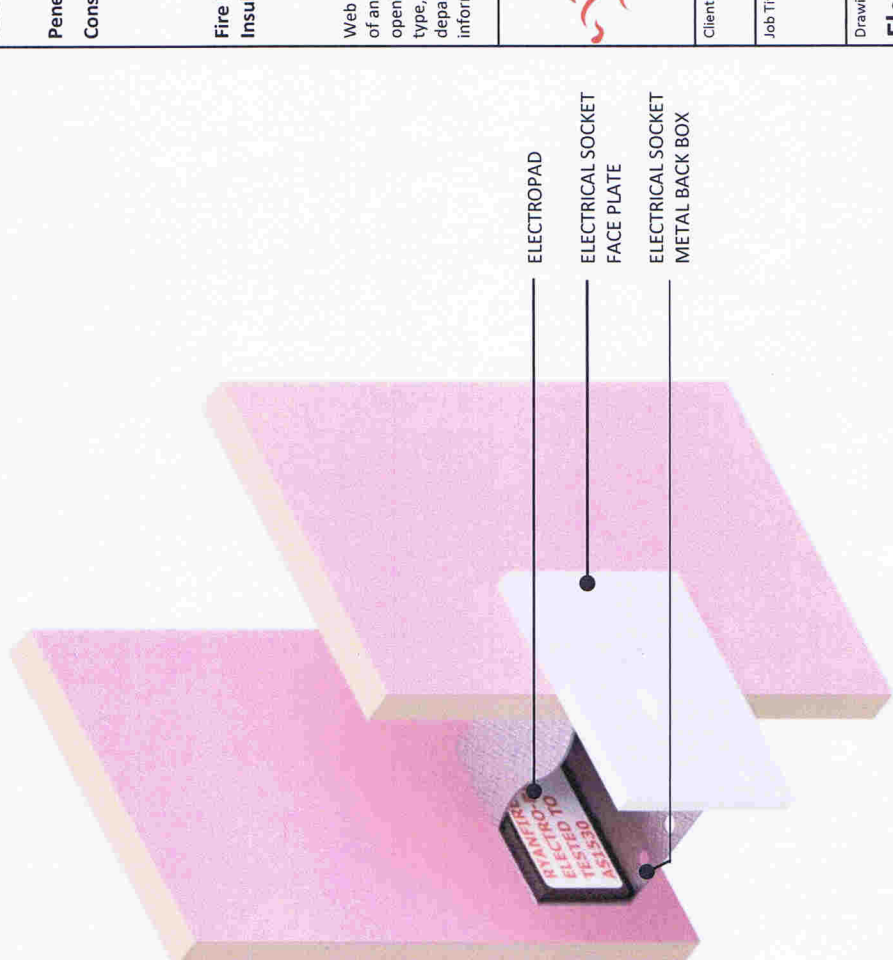


Diagram illustrating the installation of the Electropad into the wall opening. The diagram shows the Electropad being fitted into the back of the electrical box, with the Electrical Socket Face Plate and Electrical Socket visible on the front. The Metal Back Box is also shown.

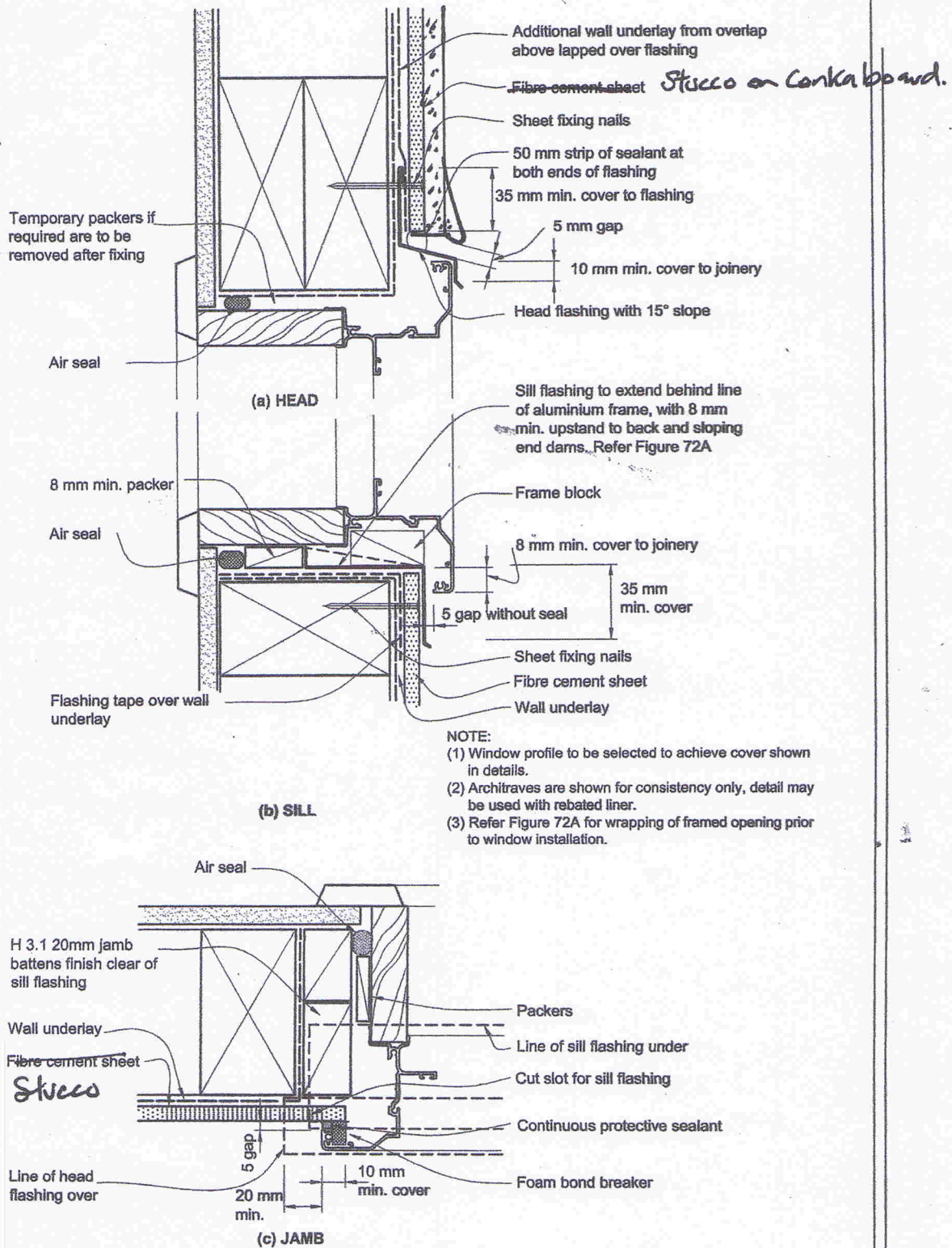
Please note: Ryanfire Products Ltd owns and has copyright in these drawings. They are to be used only for the purpose for which they were intended and supplied and are not to be sold, transferred or made available for use by a third party.

Any misuse of these drawings will result in legal proceedings.

All errors and omissions excepted - the information contained within this drawing is believed to be correct on the date of publication, and is based upon tested and certified solutions. The policy of Ryanfire Products Ltd is one of constant improvement. Installers must therefore ensure that they are following the latest published drawings, test evidence and instructions. Whilst Ryanfire Products Ltd will endeavour to keep its publications up to date, the accuracy of the information contained within this drawing may be affected by pertinent changes in the law or regulatory requirements and alterations or amendments to the specification of the manufactured products. Terms and conditions of sale apply.

RYANFIRE Technical Support: info@ryanfire.co.nz - Tel 09 443 0362

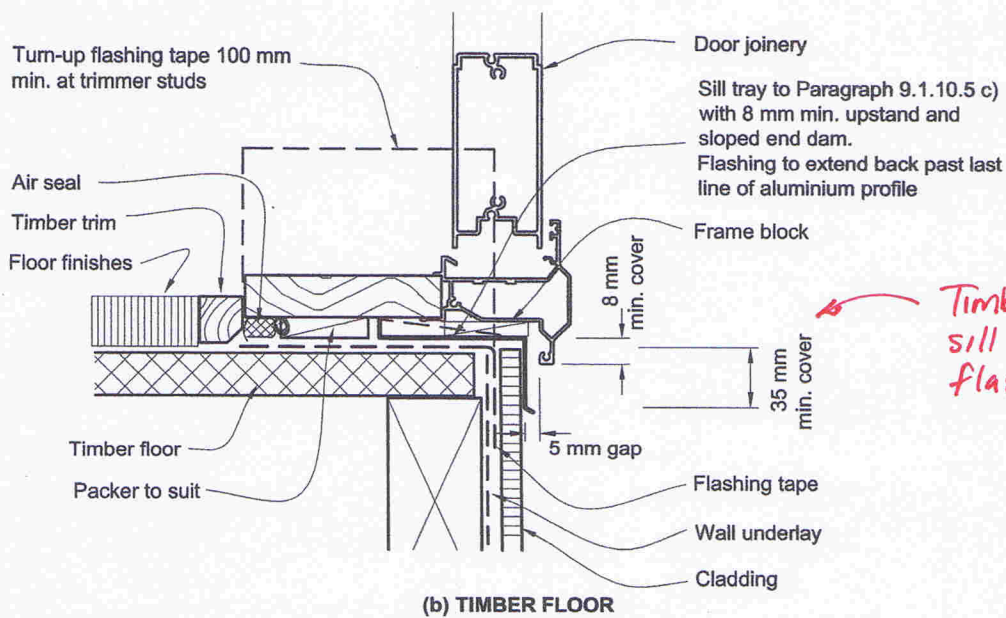
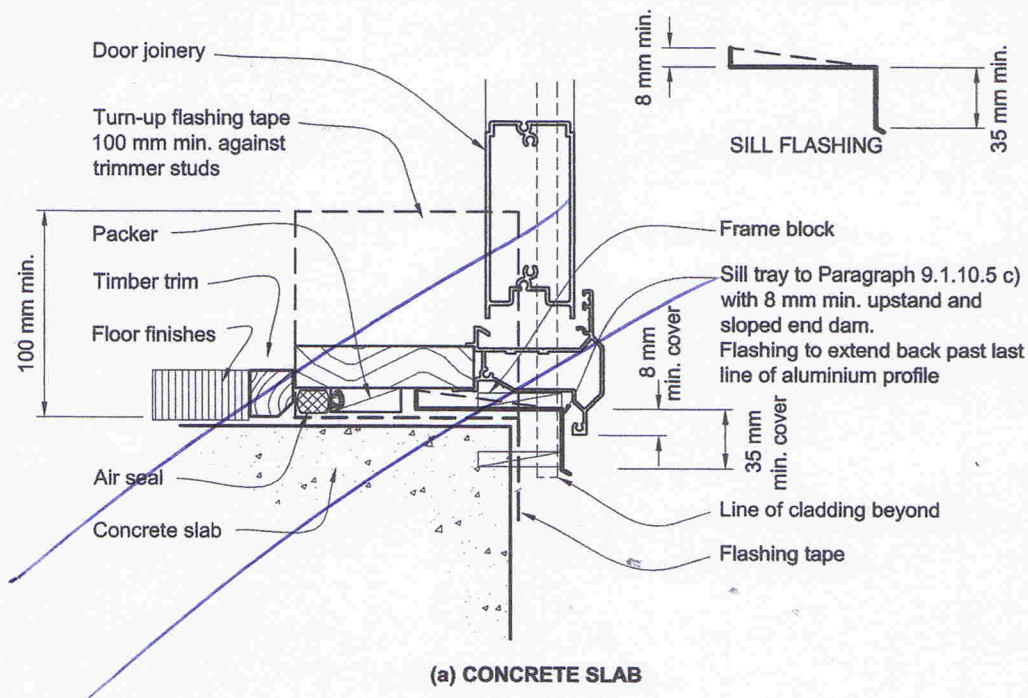
Figure 115: Windows and doors for direct fixed fibre cement sheet
Paragraph 9.7.6



Amend 5
Aug 2011

Amend 2
Jul 2005

Figure 17D: Door sills for direct fix
Paragraph 9.1.10.5, Figures 81, 82, 83, 84, 90, 95 and 115

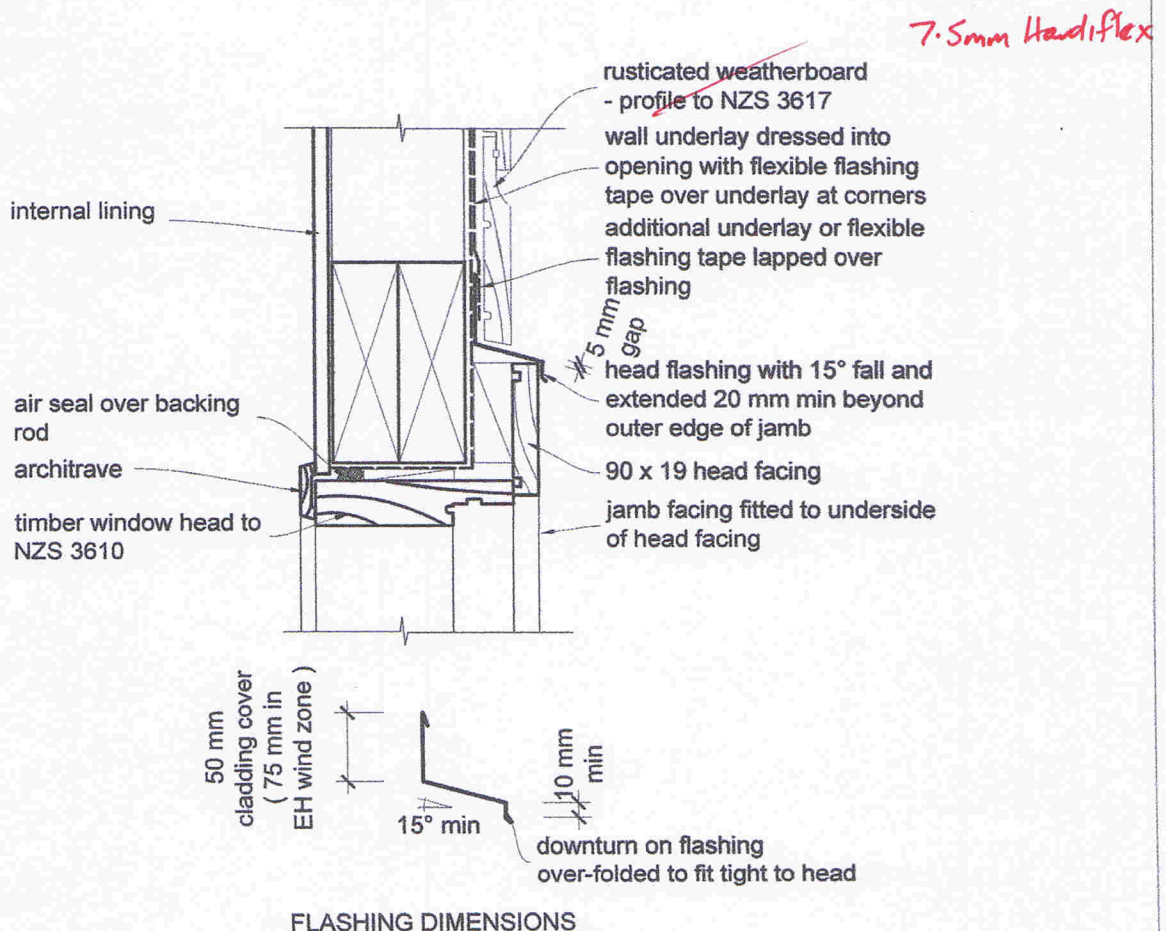


Timber door on sill & similar flashing

Amend 5
Aug 2011

- give any assurances that any information contained in the BRANZ Details will be suitable for your purposes, and you agree that you will not rely on the information and that you will make your own independent assessments (with the aid of qualified independent advice)
- accept responsibility for any loss, damage (including indirect, special or consequential loss or damage), however caused (including through negligence) that you may directly or indirectly suffer in connection with your use of or reliance on the BRANZ Details, including the accuracy or currency of the BRANZ Details. Any condition, warranty, right or liability which would otherwise be implied is excluded.

Issue: 2.0
Cladding
Horizontal Weatherboard
Direct
Windows



90x20 weatherboard
over H3.2 plug sealed in gaps
Rusticated Weatherboards
on building wrap

Rusticated profile to
NZS 3617

Rebated window sash
& glazing
line of sill flashing

Rebated H3.2 window jamb
on packer. Seal between
jamb & jamb batten with
silicone, over backing rod,
all to NZS 3610

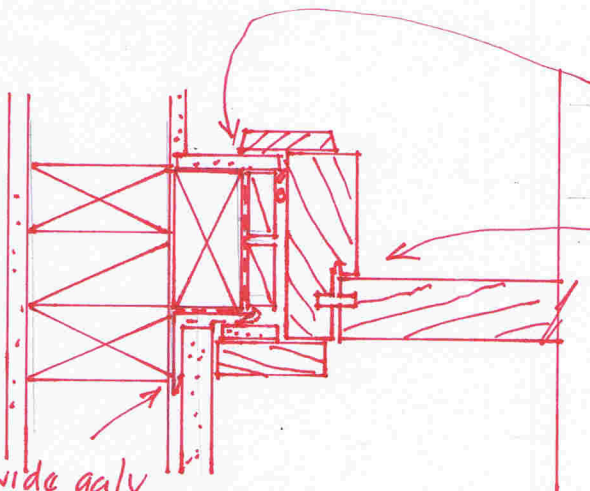
* Building wrap & seal tapes under
2/45x20 H3.2 jamb battens, clear of sill flashing

90x45 H1.2 framing
& R2.6 min batts

Internal lining & architrave

* Wall underlay dressed into
opening with flexible
flashing tape over
underlay at corners.
Seal tape over sill upstands.

JAMB DETAIL 1:5



Building wrap & seal tape under
cavity battens & under angle
flashing.

Sealant on backing rod

DOOR DETAIL 1:5 - Similar to above

100mm wide galv
flashing cut behind
existing stucco (on
Conka board)



For pitched roofs



IMPROVED GLASS



15°-90°
INSTALLATION PITCH*

FS

Fixed (non-opening)

Cost effective for creating light-filled rooms where adequate ventilation already exists. Energy efficient glazing and the use of blinds ensures heat transference is minimised.

- White painted interior timber frame.
- Outer aluminium cappings (grey).
- Flashings to be ordered separately.
- **NEW** High Performance double glazing with NEAT™ coating on outer pane: reduces cleaning frequency.
- Smooth profile sits lower in the roof, does not obstruct the roofline.
- Available in 7 sizes.

Technical Performance (complete skylight)

R-value†	0.49
Solar Heat Gain Co-efficient†	0.26

Hailstone Test
VELUX Simulated Tests
ASTM E822-2009

WERS max 5 stars (summer rating)



NZ Standards
NZS4223



BRANZ Appraised
Appraisal No.968 [2017]
Up To 60°

Blinds for FS

Manual Blackout - DKD

requires ZXT 200 rod control for out-of-reach.

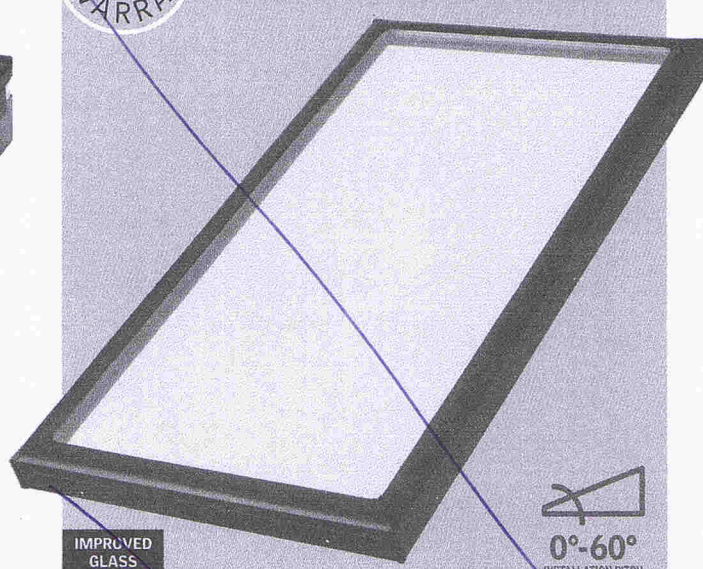
Solar-Powered Blackout - DSD

Includes wireless, wall-mounted keypad.

- All blinds are available in white.
- Easy to fit using the VELUX **Pick&Click!**® System.



For flat/low-pitched roofs



IMPROVED GLASS



0°-60°
INSTALLATION PITCH

FCM

Fixed (non-opening)

The brilliantly simple FCM flat roof skylight incorporates the VELUX High Performance double glazed, laminated unit and an all-metal exterior frame.

- **NEW** High performance double glazing with NEAT™ coating on outer pane: reduces cleaning frequency.
- Approx 99% UV Block.
- Available in 8 sizes.
- Maintenance-free anodized heavy-gauge aluminium frame.
- Requires custom-made flashing (not supplied by VELUX).

Technical Performance (complete skylight)

R-value†	0.44
Solar Heat Gain Co-efficient†	0.27

Hailstone Test
VELUX Simulated Tests
ASTM E822-2009

WERS max 5 stars (summer rating)



NZ Standards
NZS4223



BRANZ Appraised
Appraisal No.968 [2017]
Up To 60°

Blinds for FCM

Manual Blackout - DKD

For complete room darkening. Colour - white. Accessory Tray ZZZ 199 required. For out-of-reach operation order telescopic rod ZXT 200.

Solar-Powered Blackout - DSC

For complete room darkening. Colour - white. Includes a keypad and pre-charged solar battery. Accessory Tray ZZZ 199 required.

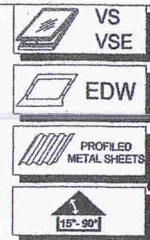


* For roofs below 15° pitch, FS skylights need to be raised to 15° and custom flashed. VELUX can assist with technical advice and drawings.

† R-value (m² K/W) and SHGC data based on NFRC simulations at 90° installation pitch (FS/FCM nominal skylight size 1200mm x 1200mm).

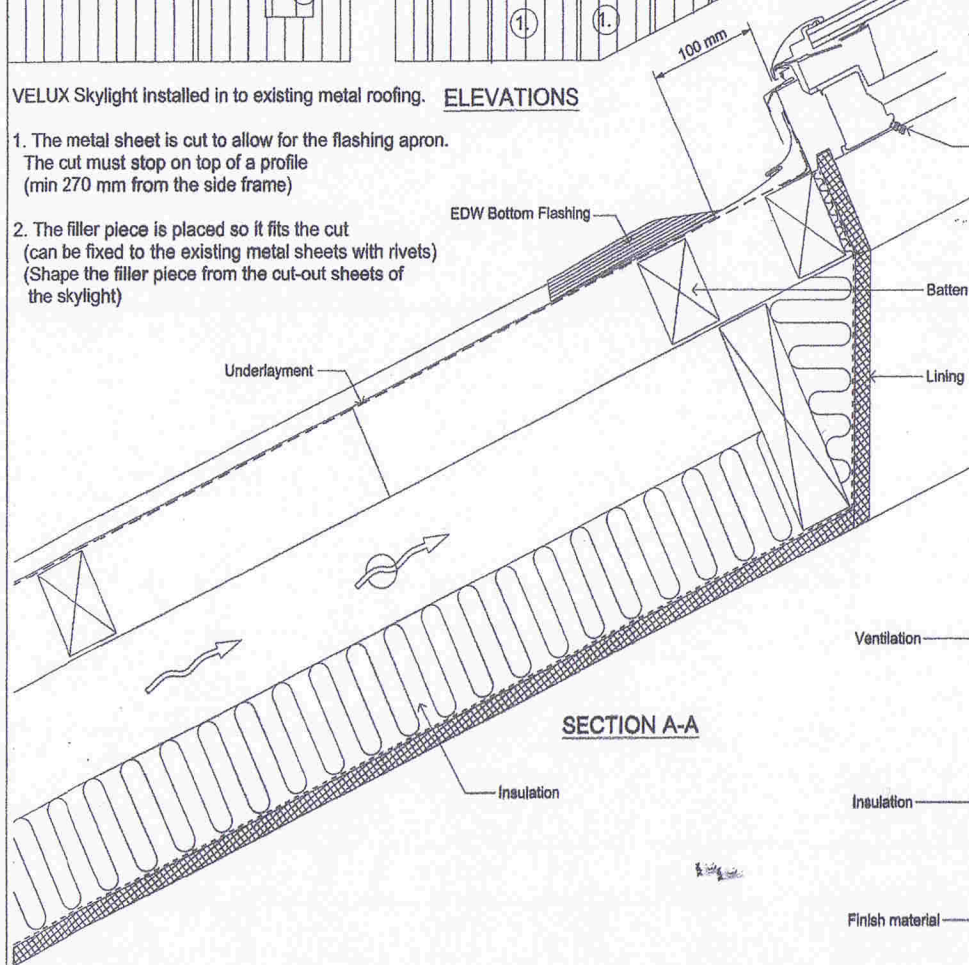
1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

BASIS OF DESIGN:
VELUX Venting
Skylight (VS, VSE)



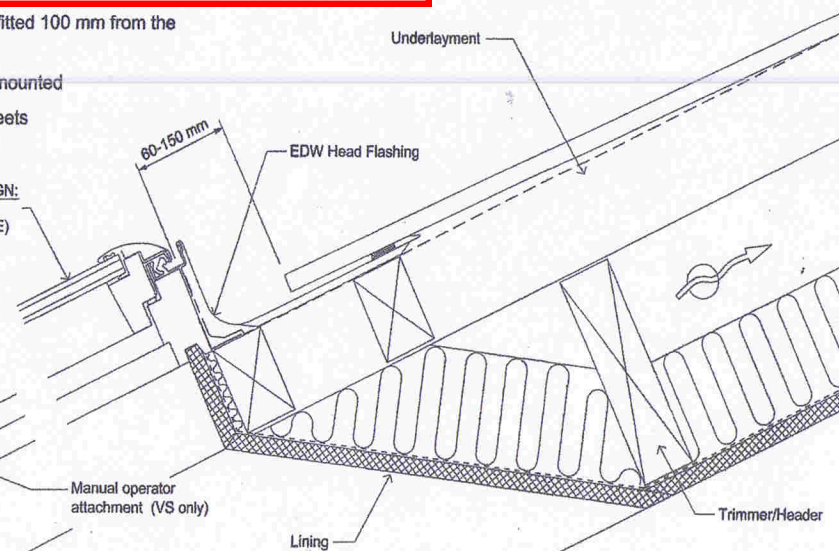
VELUX Skylight installed in to existing metal roofing. ELEVATIONS

1. The metal sheet is cut to allow for the flashing apron.
The cut must stop on top of a profile (min 270 mm from the side frame)
2. The filler piece is placed so it fits the cut
(can be fixed to the existing metal sheets with rivets)
(Shape the filler piece from the cut-out sheets of the skylight)



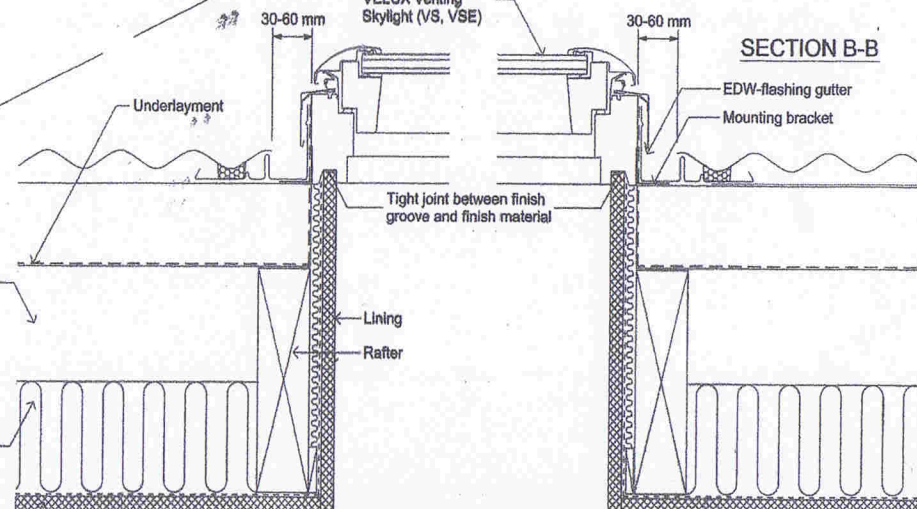
SECTION A-A

Ventilation
Insulation
Finish material



BASIS OF DESIGN:
VELUX Venting
Skylight (VS, VSE)

SECTION B-B

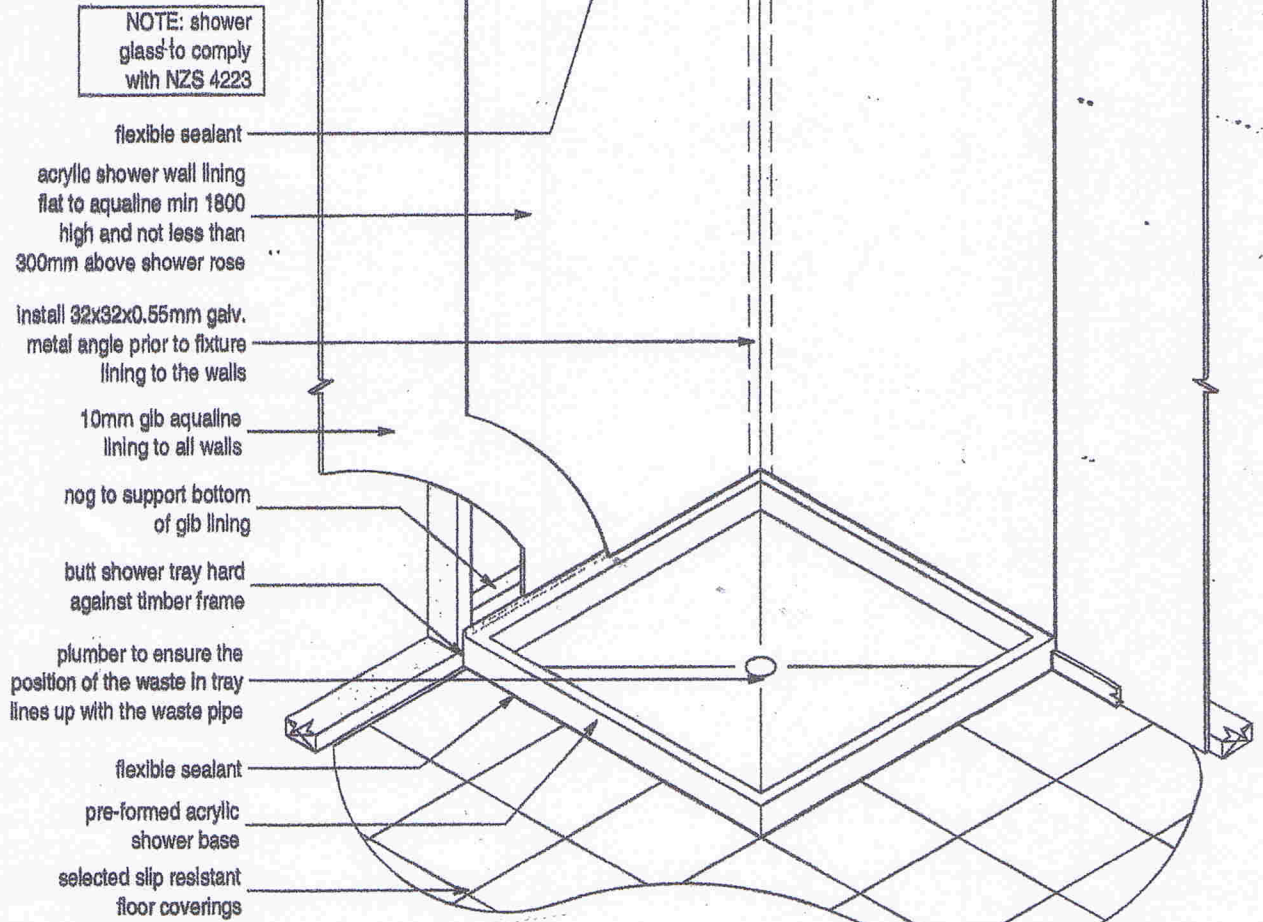


VELUX
Sky-Product Management

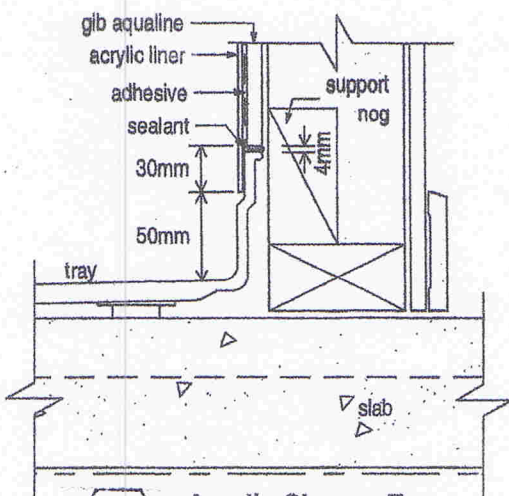
NEW ZEALAND LTD.
0800 650 445

Name	Date
Drawn by	Dec. 09
Checked by	Dec. 09
Drawing No.	

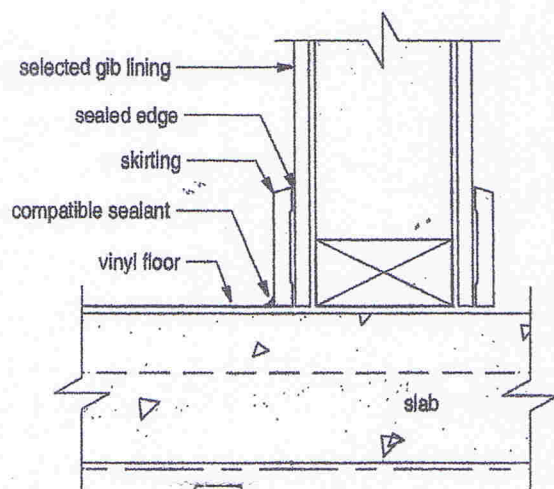
VS, VSE - Venting Skylight and EDW Flashing In Profiled Metal Roof



1 Shower Installation
Scale 1:20



2 Acrylic Shower Tray
Scale 1:5



3 Vinyl at Wall
Scale 1:5

H1 Compliance Details**NZS4218:2004 Schedule Method Compliance**

The use of the Schedule Method is permitted.

In order to comply the R-values for all the construction elements must be the same or larger than the permitted minimum R-values. This design complies with the NZS4218:2004 Schedule Method.

Non-Solid Construction			
	Permitted Minimum	Proposed Minimum	
Floor:	1.3	2.6	✓
Non-solid Walls:	1.9	2.6	✓
Glazing in Non-solid Walls:	0.26	0.26	✓
Roof:	2.9	3.2	✓
Skylights:	0.26	0.49	✓

If multiple solid wall types levels are used the table shows the requirements for the corresponding walls and windows in them. For solid timber and for other solid constructions two options are shown for each. But the components of these options can not be mixed, i.e. it is not permitted to use the solid timber wall R-value from option 1 and the solid timber window R-value from option 2.



FORM 7 CODE COMPLIANCE CERTIFICATE NUMBER BCon19/0289

Section 95(3), Building Act 2004

The Flaggs Creek Corporate Trustee Limited
Private Bag 1251
Blenheim 7240

**Building Consent
No:** BCon19/0289

Issue Date: 05/01/2024

The building:

Street address of building:	Legal description of land where building is located:
44 Jones St WHANGANUI	LOT 13 DP 3229 0.0674 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]
	Multi Residential self-contained units
Year first constructed:	
1920	

The owner:

Name of Owner:	
The Flaggs Creek Corporate Trustee Limited	
Mailing address:	Street Address/registered Office:
Private Bag 1251 Blenheim 7240	Private Bag 1251 Blenheim 7240

Phone numbers:

Landline:		Mobile:	0274931842
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
Design Lines 2000 Ltd	
Mailing address:	Street Address/registered Office:
167 Mount View Road, Bastia Hill, Whanganui 4500	167 Mount View Road, Bastia Hill, Whanganui 4500

Phone number:

Landline:		Mobile:	0274578390
Daytime:	063438101	After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon19/0289	Whanganui District Council
Type of Work	
Multi Residential self-contained units	
Description of Work	
Convert a house into 3 flats.	
Intended Life	Estimated Value
Indefinite but not less than 50 years.	\$150000.00

Code compliance:

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

*Compliance schedule

There are no specified systems in this building.

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 Whanganui District Council:



GJ Hoobin
Building Control Manager