

13 May 2008

File Ref: P26101

Doc No: OW-104636

Melton Investments Ltd
10 Melton Road
Mt Wellington
AUCKLAND

Dear Sir/Madam

Code Compliance Certificate assessment for 121a Lake Road

Council undertook an inspection on 6th May 2008 and at this time water marks was identified on new plywood linings, this appears to be because of occasional flooding to this building.

The garage is constructed using H1.2 timber framing and is not suitable to be submitted to wetting.

Council is unable to issue a Code Compliance Certificate for the garage shed at 121A Lake Road due to not meeting B2 and E2 of the NZ Building Code.

B2.3.1 (a) (i) – The life of the building, being not less than 50 years, those building elements (including floors, walls and fixings) provide structural stability to the building.

E2.3.2 – Roofs and exterior walls must prevent the penetration of water that could cause undue dampness, damage to building elements, or both.

The garage has used the existing concrete floor which council had no evidence of flooding, if you can provide an alternative means to restrict the ingress of water by another means then Council may reevaluate this finding. If you choose to carry out this option please be advised that you need to respond to Council by 20 working days. After this time your building consent will be closed.

If you wish to dispute this finding, you may apply to the Department of Building and Housing for a Determination (www.dbh.govt.nz).

Please do not hesitate to contact at the Building Services Division of the Rotorua District Council should you have any further queries.

Yours faithfully

Allan Hoffman
Team Leader, Consents Processing