

Hi, Can these
please be put with
the file for
89 Dunford St
Rinkara
Andrew
0272081577



Document Set ID: 1156320

Version: 1, Version Date: 03/12/2023

EPSON

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Document Set ID: 1156320

Version: 1, Version Date: 03/12/2023





ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(BAM 002)

Project Information Memorandum and/or Building Consent Application

(Only complete items that are applicable to your project)

FOR OFFICE USE ONLY

Project No:

BC0842/07

Date Received:

APPLICATION

I request that you issue a: (please tick one)	☐	Project Information Memorandum only (PIM)	
	☐	Building Consent only (for existing PIM) No:	(attach copy)
	☒	Building Consent (including Project Information Memorandum)	

THE BUILDING

Street Address (or Rapid No if applicable):		Building Name (if applicable):	
89 Dunford Street Rakaia		Relocated Dwelling & new Garage	
Legal Description: Lot: 607	DP: 351/158	Valuation Roll Number: 2442030000	
Number of Levels:	Level/Unit No:	Total Floor Area: (all floors included) 185.29	
One		Existing: 0 m ²	Add: m ²
Current lawfully established use: Dwelling		Approx year building first constructed: 1960-70	

THE PROJECT

Description of building work: (eg dwelling, commercial, farm shed, garage etc)		Dwelling + unattached Garage	
Will the building work result in a change of use of the building?		☐ Yes	☒ No
(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)			
If "Yes", provide details of the new intended use:			
Intended life of the building:	Indefinite but not less than 50 years	☒ or specified as	years
List Building Consents previously issued for this building (if any): (ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)			
RELOCATED HOWEVER DOES HAVE MINOR CONCENTS.			
Estimated Value (inc GST) (ie the estimated aggregate of the values of all goods and services): \$ 120,000			

THE OWNER

Owner's Name:	ANDREW COULTER PAUL VUCETICH	Contact Person: (if owner is not an individual)	ANDREW COULTER 027 2081577
Mailing/Billing Address:	90 WILKINS ROAD ASHBURTON		
Street Address/Registered Office:			
E-mail Address:	andrew.faulter@hotmail.com	Phone Day:	
Phone A'Hours:		Fax:	
		Cellphone:	027 2081577

THE AGENT

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name:		Contact Person: (if Agent is not an individual)	
Mailing/Billing Address:			
Street Address/Registered Office:			
E-mail Address:		Phone Day:	
Phone A'Hours:		Fax:	
		Cellphone:	

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:



Certificate of Title



Sale and Purchase Agreement

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information and plans requested on that checklist:



Form BAM 002-R Residential work



Form BAM 002-I Commercial/Industrial work

Application Fee (Deposit)



Application Fee of \$

(refer to cover sheet for appropriate fees)

KEY PERSONNEL

Name of Builder:

PAUL VUCETICH

Registration Number:

Mailing Address:

77d HOON HAY ROAD

E-mail Address:

Phone Day:

027 5594959

Name of Craftsman Plumber:

KEN BODY

Registration Number:

Mailing Address:

15 HARRISON STREET

E-mail Address:

Phone Day:

027 434 7334

Name of Registered Drainlayer:

GREG DONALDSON CONTRACT LTD

Registration Number:

Mailing Address:

15 MALCOLM MCDOOWELL RD

E-mail Address:

Phone Day:

027 433 8003

Name of Craftsman Gasfitter:

KEN BODY

Registration Number:

Mailing Address:

15 HARRISON STREET

E-mail Address:

Phone Day:

027 434 7334

Name of Designer:

ADRIAN GRAY

Registration Number:

Mailing Address:

9 RIVERSIDE LANE SPENCERVILLE CHCH

E-mail Address:

porter-archi@xtra.co.nz

Phone Day:

(05) 329 8184

Name of Engineer:

Registration Number:

Mailing Address:

E-mail Address:

Phone Day:

NOTES BY APPLICANT (Other notes or comments which you as the applicant may wish to add)

SIGNATURE

Signed by or for and on behalf of the Owner:

GIF. Gwks



Owner



Agent

Date:

24/07/07

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 Owner".

Date Paid

Receipt Number

Invoice Number

Date Paid

Receipt Number

Invoice Number



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(BAM 002-R)

Residential PIM/Building Consent Application Checklist (in conjunction with form BAM 002)

FOR OFFICE USE ONLY

Project No:

Date Received:

NB. The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. **Please complete this checklist in FULL.** Additional information may be requested during processing of the application.

PIM	Supplied	N/A	Council
Application form COMPLETED and signed	✓		
All information identified on the cover sheet	✓		
Application fee \$ GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)	✓		
Certificate of Title: Recent search copy less than 6 months old, plus a sale and purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.	✓		
Copies of drawings as specified in the cover sheet	✓		
Site Plan – showing:	✓		
– All new and existing buildings, swimming pools		✓	
– Any heritage buildings/trees or archaeological site information known		✓	
– Legal and notional boundaries (existing and proposed), easements, waterways, shared access ways/other areas with building setbacks dimensioned	✓		
– Building and site areas (including floor areas (m ²) for all floors)	✓		
– Vehicle access, crossing location, manoeuvre, and parking area	✓		
– Street trees, poles, sumps, manholes, traffic islands outside the property	✓		
– Any hard-standing (sealed or concrete) areas with proposed drainage	✓		
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site		✓	
– Retaining walls		✓	
– Fire rated walls, eaves		✓	
– All activities on a site indicated	✓		
– Proposed and existing site and floor levels	✓		
– Existing and proposed contours, drive gradients and building heights (for hill or sloping sites)	✓		
– Intentions for the disposal of stormwater and sewer	✓		
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)	✓		
Outline Floor Plans (for all floors)	✓		
Outline Elevations	✓		
Outline Cross Sections (if required to show recession plane/daylight plane and height compliance)		✓	

----- STOP HERE IF THIS IS A PIM ONLY APPLICATION -----

BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms	✓		
Foundation Plans (timber or concrete slab) including all details	✓		
Drainage Plans - full design details including both Sewer and Stormwater and any disposal methods	✓		
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms	✓		
Detailed Elevations - including door and windows showing opening sashes	✓		
Cross Sections - to show all relevant construction, especially through difficult areas of the building and changes in building form		✓	
Timber Treatment - the species, grading and treatment of all timber specific to the project is to be specified on the drawings, ideally on the cross section	✓	✓	
Framing Details - including floor joist layout plans if applicable	✓		
Construction Details - with all materials, fixings etc noted	✓		
Weathertightness Details - including a risk assessment matrix for all walls and all flashings		✓	
Internal Waterproofing Details - including all wet areas and surface finishes		✓	
Plumbing Details - including layout plan/schematic and water supply details		✓	
Specifications - relevant to the project		✓	
Bracing Design - calculations, schedule and layout plans	✓		
Roof Truss Design - including layout plan, fixings and specific design for lintels where required		✓	
Ground Conditions Report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment and foundation design by a suitably qualified and experienced engineer			
Engineers Details and Producer Statement - where any specific design has been carried out (e.g. steel beams)			
Sediment Control Management Plan (if required by site location)			

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance (Note that a project may include both acceptable and alternative solutions)		
		Acceptable Solution	Alternative Solution (Details verifying compliance are required)	Waiver/Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure	B1/AS1	NZS 3604	
B2	Durability	B2/AS1	NZS 3604	
C1	Outbreak of fire	C/AS1		
C2	Means of escape	"		
C3	Spread of fire	"		
C4	Structural stability during fire	"		
D1	Access Routes	D1/AS1		
D2	Mechanical installations for access	NA		
E1	Surface water	E1/AS1		
E2	External moisture	E2/AS1		
E3	Internal moisture	NA		
F1	Hazardous agents on site	F1/AS1		
F2	Hazardous building materials	F2/AS1		
F3	Hazardous substances and processes	NA		
F4	Safety from falling	NA		
F5	Construction and demolition hazards	F5/AS1		
F6	Lighting for emergency	NA		
F7	Warning systems	F7/AS1		
F8	Signs	NA		
G1	Personal hygiene	NA		
G2	Laundering	NA		
G3	Food prep. And prevention of contamination	NA		
G4	Ventilation	NA		
G5	Interior environment	NA		
G6	Airborne and impact sound	NA		
G7	Natural light	NA		
G8	Artificial light	NA		
G9	Electricity	G9/AS1		Registered Electrician
G10	Piped services	G10/AS1		Registered Gas Fitter
G11	Gas as an energy source	G11/AS1		"
G12	Water supplies	G12/AS1		Registered Plumber
G13	Foul water	G13/AS1		Registered Plumber & Drainlayer
G14	Industrial liquid waste	NA		
G15	Solid waste	NA		
H1	Energy efficiency provisions	NA	Existing Dwelling	

[illegible]

Office Use Only					
Date Paid		Receipt Number		Invoice Number	
Date Paid		Receipt Number		Invoice Number	



66 Sawyers Arms Road, ChCh 9-08-07



66 Sawyers Arms Road, ChCh 9-08-07



Electrical Certificate of Compliance

No. 2234874

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer *Andrew Coulter*

Phone:

Address of installation *89 DUMFORD RD.**BAKATIA.*

Postal address of customer (if not as above)

WORK DETAILS

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

No. of socket outlets

No. of water heaters

Mains

Main earthing system

Was any installation work carried out by the homeowner?

Yes

No

Switchboard

Electric lines

Description

New Meter Box
New 4/G Mains
u New/Bord.

Check all wiring etc.

It is recommended that test results be recorded here:

Visual Examination



Earth Continuity



Bonding



Polarity



Insulation Resistance _____ Mohm

Other _____

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

P. NORTH.

Registration no.

ELC 885

Company

PETER NORTH ELECT

Signature

[Signature]

Date

5.10.07

Contact Ph No.

0274-342-492

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains

Switchboard

Earthing system

Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Deeack

Registration no.

I2882

Signature

Oleacal

Date

5.10.07

Contact Ph No.

CONSUMERS COPY

- ☒ Plumbers,
☒ Gasfitters and
☒ Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

Certificate No **432838**

9th Floor, 70 The Terrace
 PO Box 10655
 WELLINGTON
 Tel 04 494 2970
 Fax 04 494 2975
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable)

(Number)

39 DUNFORD ST

(Street name)

(Suburb)

RAKAIA

(Town/City)

Consumer:

Mr Paul

(Title)

(Initials)

VUCETICH

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	Hob	Kitchen	Parmco.	28	Unflued		complies	
1	Water Heats	East outside wall	Rinnai 18	160	Powered		complies	
1	Space heater	Zero Box Lounge	Rinnai 1B35	33	Twin Skin Thru Roof		complies	

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

(If other than certifying gasfitter)

Category

Type (Regulation 24(1))

- ☒ Domestic
☐ Commercial
☐ Industrial
☐ Temporary
☐ Other

- ☐ New
☐ Addition, ☐ Extension,
☐ Replacement
☒ Alteration
☐ Repair following accident

Gas Type

- ☐ NG ☒ LPG ☐ TLP ☐ Bio

Name of Gas Supplier **MOBIL RAKAIA**

Pipework Installed

☐ YES☒ NO

(attach pipework diagram)

Test Results

Other Testing

15 min Duration
7.5 kPa Test pressure
0 kPa Loss / gain
2.75 kPa Working pressure

Combustion
☐ Yes ☒ No
 Ventilation
☒ Yes ☐ No

Test Date

20 / 12 / 07

I certify that :-

- ① All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
 ② The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
 ③ Gasfitting work to which this certificate applies
☐ does ☒ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

RICHARD BEGBIE

Address

151 COMPANY RD**R.D. 2****ASHBURTON**

Registration No

10747

Signature

[Signature]

Date

15 / 01 / 08



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

In reply, please quote: 0500-04-06

If calling, please ask for: Water Services

11 September 2007

Tuffnell Drainage
17 Lee Street
LEESTON

ATTENTION: WARWICK TUFFNELL

Dear Warwick

REQUESTING AS-BUILT DETAILS – SERVICE CONNECTIONS – 89 DUNFORD STREET, RAKAIA

In accordance with advice received; your company has been engaged to construct the service connection/s detailed on the above service connection permit. The details of the approved connection/s are set out below:

Water	☐ 15 mm	☐ 20 mm	☐ 25 mm	☐ 32 mm
	☐ 40 mm	☐ 50 mm		Others ☐
Sewer	☐ 2 Std Connection	☐ Saddle		Others ☐
Stormwater	☐ Std Connection	☐ Saddle		Others ☐

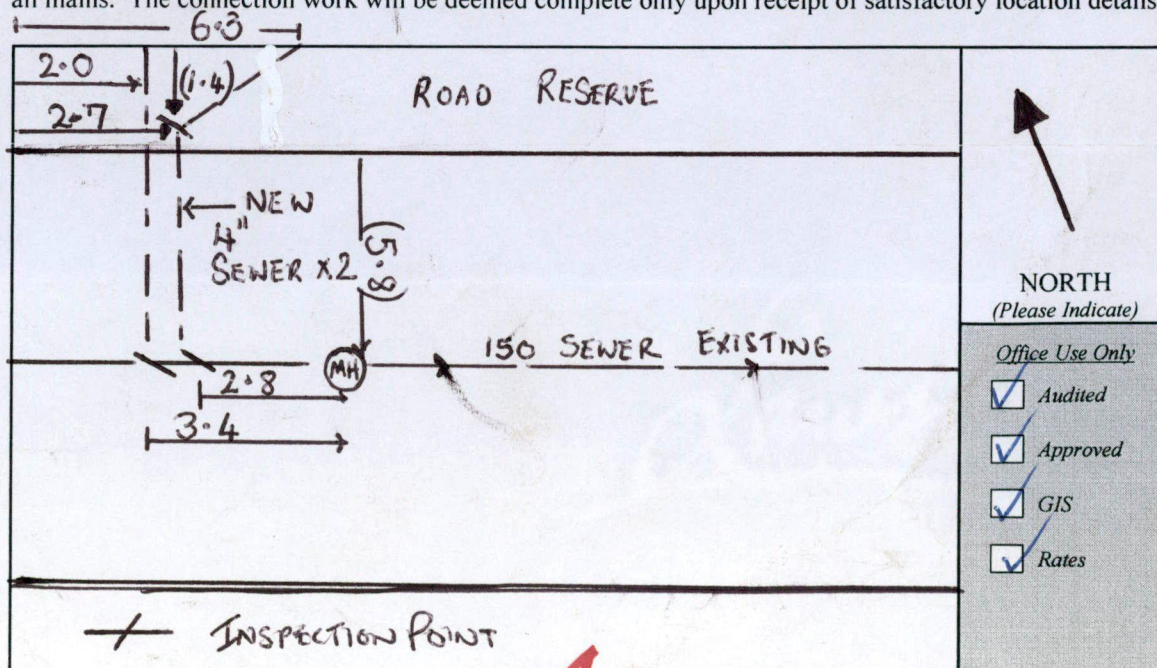
Special
Instructions

Site Address-

Dunford Street
RAKAIA

Legal Description - Lot 607
- DP

Please provide details of new service location at boundary & main. Dimension fully from side & road boundaries and nearest hydrant / manhole as appropriate. Include offsets measured from road boundary to all mains. The connection work will be deemed complete only upon receipt of satisfactory location details.



whatever it takes
ASHBURTON DISTRICT



ASHBURTON DISTRICT COUNCIL

(BAM 002-A)

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

Amended Building Consent Application

(Version No: 1.0.1 – 1 July 2007)

(Only complete items that are applicable to your project)

FOR OFFICE USE ONLY

Project No:

Date Received:

APPLICATION

I request that you issue an amendment to a Building Consent already issued for the building work described in this application.

Original Building Consent Number: **BC 08 42/07**

THE BUILDING

Street Address (or Rapid No if applicable): 89 Donford St		Building Name (if applicable):	
Legal Description: Lot: 607 DP: /		Valuation Roll Number:	
Number of Levels: 1	Level/Unit No: 89	Total Floor Area: (all floors included)	
		Existing: m²	Add: m²
Current lawfully established use:		Approx year building first constructed:	

THE PROJECT

Description of amended work: **Change 2 garage to versatile garage**

Estimated Value of Amended Work (inc GST): (In addition to, or reduction from, what was stated with the original application):

\$ **12,000** ☒ Addition ☐ Reduction ☐ No Change

Associated Resource Consents:
(Please provide project reference numbers) **LVC 07-0086**

THE OWNER

Owner's Name: Andrew Coulter / Paul Vicedich		Contact Person: (if owner is not an individual)	
Mailing/Billing Address: 90 Williams rd Ashburton			
Street Address/Registered Office: 11 11			
E-mail Address:		Phone Day:	
Phone A'Hours:	Fax:	Cellphone: 0272 281577	

THE AGENT Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name:		Contact Person: (if Agent is not an individual)	
Mailing/Billing Address:			
Street Address/Registered Office:			
E-mail Address:		Phone Day:	
Phone A'Hours:	Fax:	Cellphone:	

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

☒ Certificate of Title ☐ Sale and Purchase Agreement

REQUIRED ATTACHMENTS (continued)

☒	Original consented plans that are to be amended
☐	Project Information Memorandum
☒	2 copies of amended plans, including all construction details, with amendments highlighted or clouded
☐	Application Amendment Fee Application fee \$ (if applicable)

KEY PERSONNEL

Name of Builder:	Paul Vucelich	Registration Number:	
Mailing Address:			
E-mail Address:		Phone Day:	0272081577
Name of Craftsman Plumber:	Ran body	Registration Number:	
Mailing Address:			
E-mail Address:		Phone Day:	0274747334
Name of Registered Drainlayer:		Registration Number:	
Mailing Address:	Warrickhoff		
E-mail Address:		Phone Day:	
Name of Craftsman Gasfitter:		Registration Number:	
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Designer:		Registration Number:	
Mailing Address:	Versatile		
E-mail Address:		Phone Day:	
Name of Engineer:		Registration Number:	
Mailing Address:			
E-mail Address:		Phone Day:	

OTHER

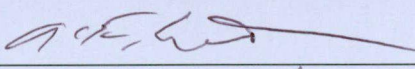
Has the engineer provided a Producer Statement – Design?	☒ Yes	☐ No
Has the engineer been engaged to carry out site inspections on the job?	☐ Yes	☒ No

(If yes, these must be specified on the Producer Statement)

NOTES BY APPLICANT (Other notes or comments which you as the applicant may wish to add)

Charge of large type

SIGNATURE

Signed by or for and on behalf of the Owner:			
☒ Owner	☐ Agent	Date:	02/10/07
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 Owner".			
☐ We require our plans and/or specifications to remain confidential			
Date Paid		Receipt Number	
Date Paid		Receipt Number	
		Invoice Number	
		Invoice Number	

NOTES

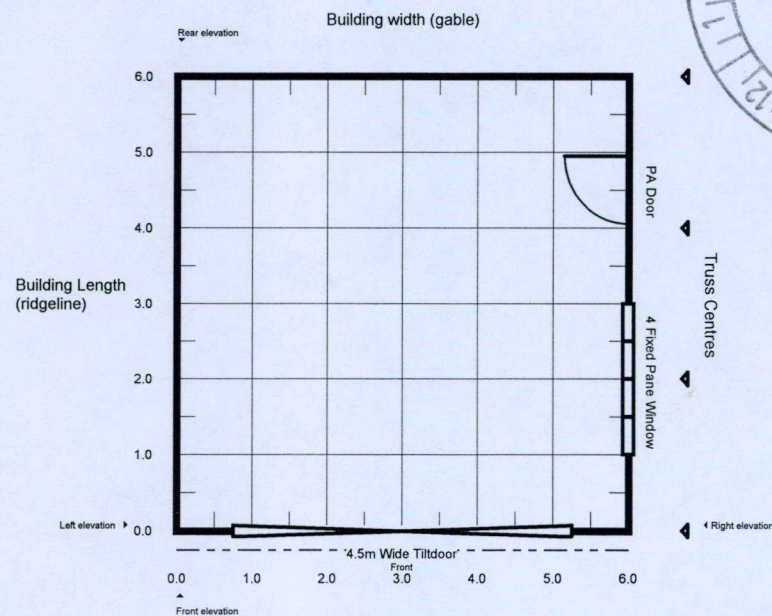
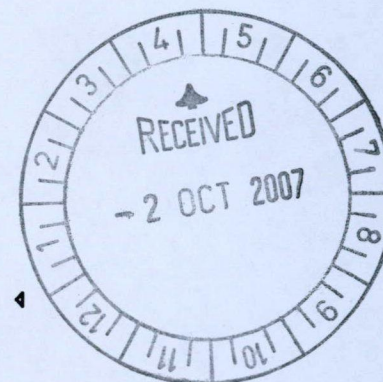
- This does not apply to building consents that already have a Code Compliance Certificate issued.
- This application is for minor amendments to issued building consents. It is not intended to be used where the scope of work is extended.
- Processing fees (plus any additional Building or Building Research Levies) are to be paid before any work covered by the amendment may proceed.

Versatile Buildings 1000 Series Floor Plan
Customer: Mr. Paul Vucetich Mr. Andrew Coulter
Site Address: Rakaia, ,
Reference: cbl-807
Contact: Graeme, Ashburton, (03) 308 3569

AMENDED PLAN
APPROVED

Signed RAH

Date 2-10-07

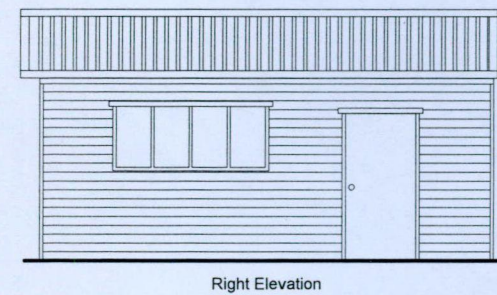
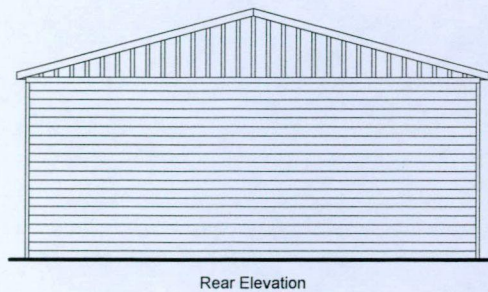
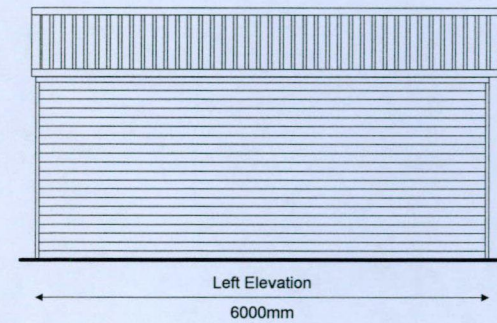
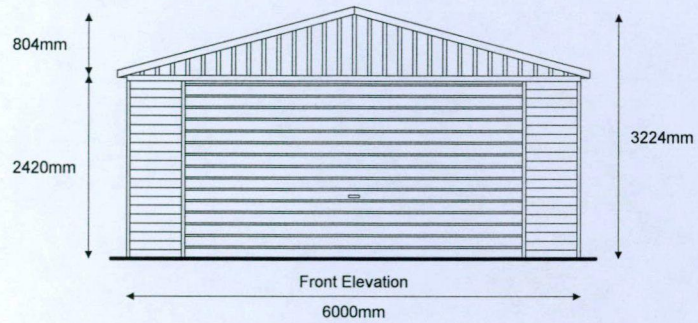


Scale 1:100

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page 1 of 3

Versatile Buildings 1000 Series Elevations
Customer: Mr. Paul Vucetich Mr. Andrew Coulter
Site Address: Rakaia, ,
Reference: cbl-807
Contact: Graeme, Ashburton, (03) 308 3569



Scale 1:100

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page 2 of 3

Versatile Buildings 1000 Series Specifications
Customer: Mr. Paul Vucetich Mr. Andrew Coulter
Site Address: Rakaia, ,
Reference: cbl-807
Contact: Graeme, Ashburton, (03) 308 3569

Model:	Versatile 1000 Series
Size & Stud Height:	6.0m long x 6.0m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	high wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front Only
Downpipes Location:	Front of building

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 or C.F, MGP 10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

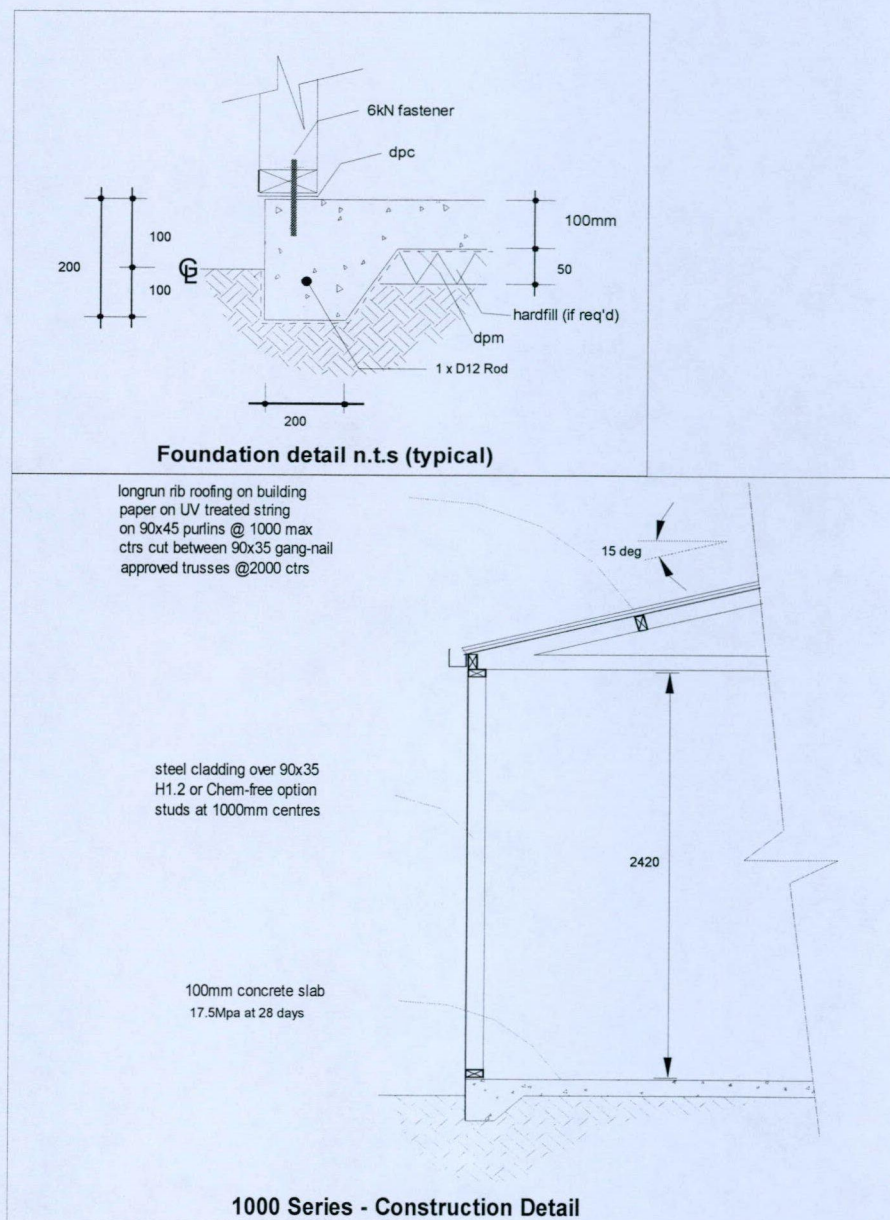
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to Gangnail 15 degree roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

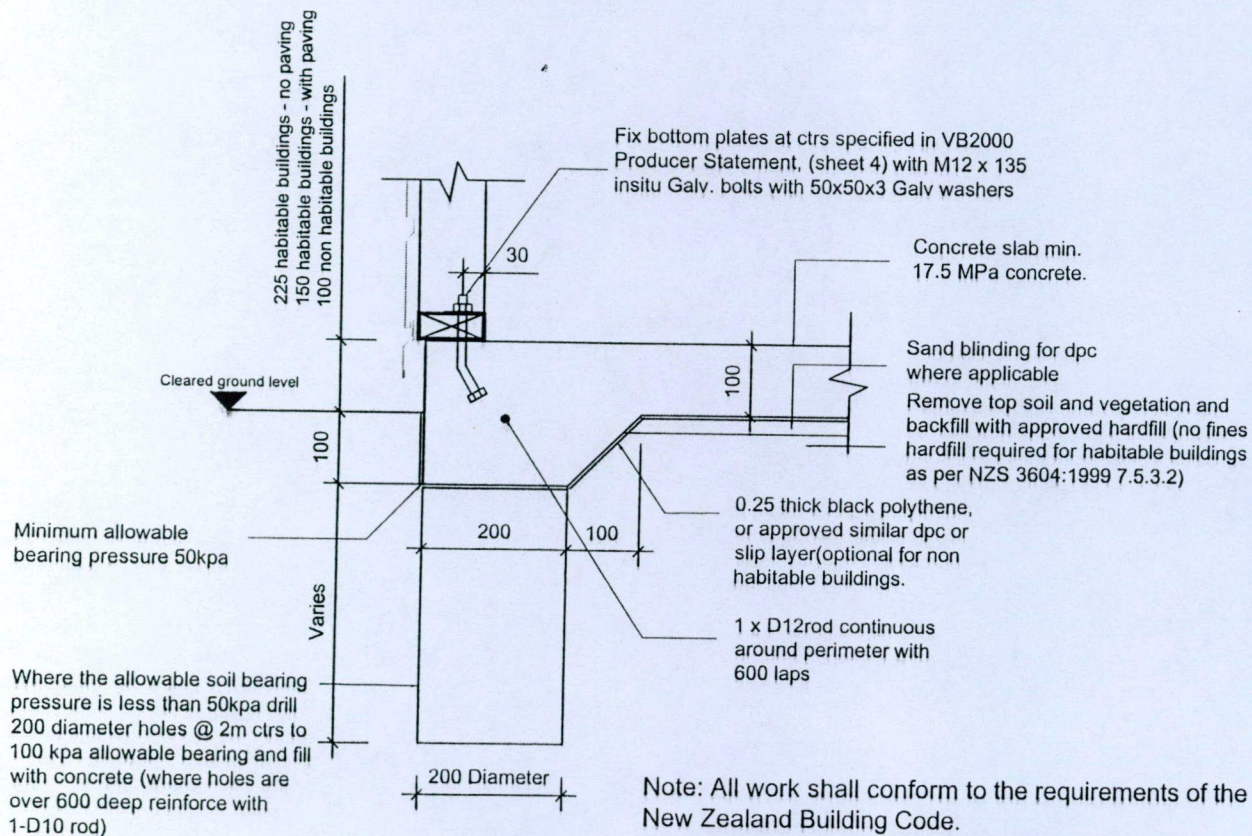
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanized clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement





Note: All work shall conform to the requirements of the
New Zealand Building Code.
Refer also to Versatile Buildings Standard drawing
relevant to the Building to be erected.

Allowable Ground Bearing Pressure Guide

The soil below the underside of the foundation may be assumed to have an allowance bearing pressure of not less than 100 kPa when no organic topsoil, soft peat, soft clay that contains stones, or fill material that has not been placed in accordance with NZS 4431 is found or if adjacent similar type buildings supported on footings similar to those to be constructed show no signs of settlement or cracking

Concrete Slab Reinforcement

Concrete slabs may be unreinforced provided the maximum size of a slab between construction and/or shrinkage joints does not exceed 3 x 3.9m.

Polypropylene fibre reinforced concrete slabs shall have a minimum dosage rate of 0.7kg/m³, and maximum slab size shall be 4 x 6m.

Slabs reinforced with 665 mesh set 30 below the surface of the concrete and placed at 75 from edges of slabs with 200 side laps may be poured in slabs up to 6 x 12m without construction or shrinkage joints.

FREDERICK R SMITH
Consulting Structural Engineer
Ph 03 348 1521 Fx 03 348 1571
PO Box 11-350 Christchurch

I certify that buildings erected in accordance with this
drawing will comply with the New Zealand Building
Code

F.R.Smith
BE(civil) CPEng MIPENZ MACENZ MIEAust.

VERSATILE

PROJECT TITLE

Foundation Details

DRAWING TITLE

Foundation & Footing Detail

Note: Construction to comply with NZS 3604 (1999)
and the New Zealand Building Code 1992

SCALE: 1:10
DATE: Nov 04
REVISION: Ver 1.0
FILE: found - VB

SHEET:
1
OF: 1

VB2000

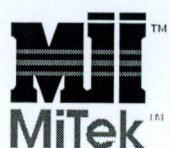
CONTENTS

SECTION 1	SPECIFICATION DETAILS
SECTION 2	FOUNDATION DETAILS
SECTION 3	WALL FRAMING DETAILS
SECTION 4	ROOF FRAMING DETAILS
SECTION 5	HARDWARE FIXING DETAILS
SECTION 6	WALL & ROOF BRACING DETAILS

CLIENT

Mr. Paul Vucetich Mr. Andrew Coulter

Rakaia



MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING SYSTEMS



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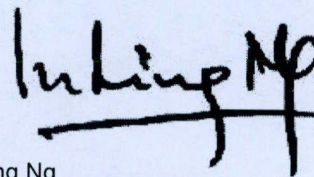
PRODUCERS STATEMENT DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of clause B1: Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$2,000,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and: -
2. All proprietary products meeting the performance specification requirements.

The proposed building is to be constructed in accordance with the drawings, specifications and other attached documents, which comply with all relevant provisions of the Building Code



In Ling Ng
B.E. (Hons) MIPENZ (Structural)
CPEng, IntPE
Member ID 146585
for MiTek New Zealand Ltd.
20 Kotzikas Place
Christchurch
New Zealand

1st November 2006



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MANUFACTURERS STATEMENT DURABILITY

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 50-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Standard Versatile Walls on Class IV Building category as per NZS4203:1992
Fasteners:	Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IFI114:1986

Requirements, Limitations and Exclusions.

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

- Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for surface preparation and paint type to be used.

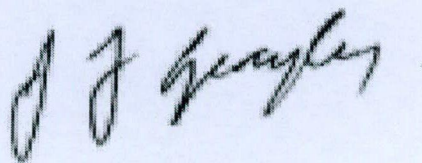
• Evident Corrosion

Areas that show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.

If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 1992



Jeffrey Geayley
for Versatile Buildings Ltd
112 Waterloo Road, Christchurch
New Zealand
Dated: 1st November 2006



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EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings Ltd standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings Ltd details for garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings Ltd.

BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd., 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek N.Z. Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494



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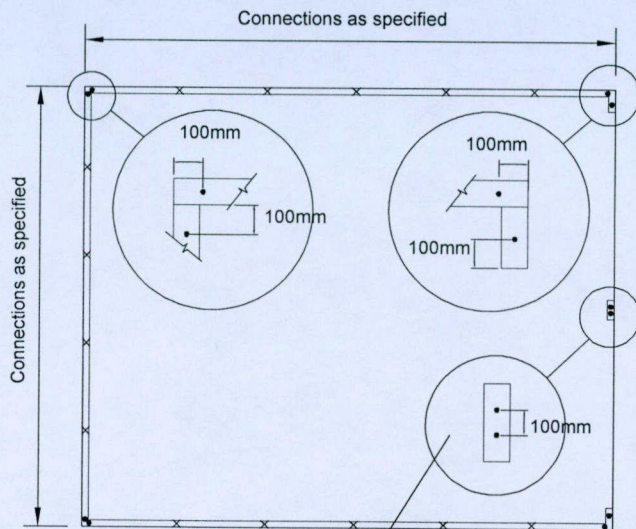


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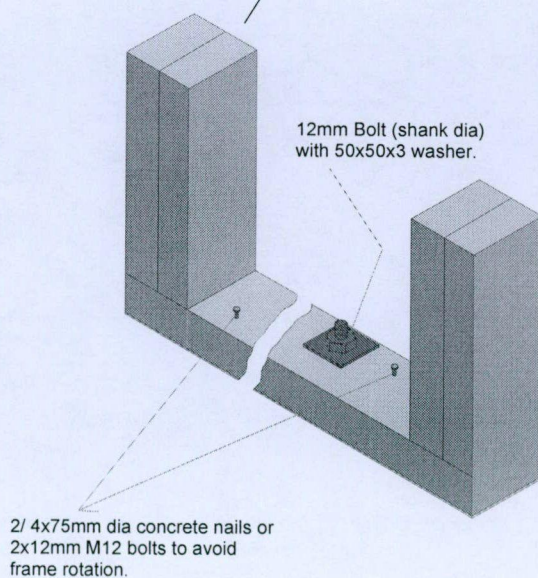
VB2000

FOUNDATION DETAILS

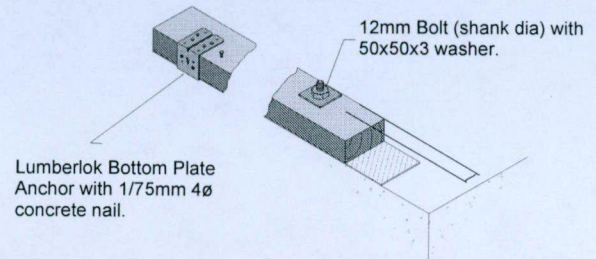
2.4m WALL HEIGHT BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
high	9600 12000	1200 900



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DESIGN INFORMATION

Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah / decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

NZS3603:2005
NZS3604:1999
NZS4203:1992
NZS3602:2003
TP1.85

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.

It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof
0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Live loads
1.0kN concentrated load, 0.25kPa uniform load on roof section & 2.0kPa uniform load for decks.

Wind loads
Buildings designed for UP TO VERY HIGH wind conditions as per the attached selection charts and as defined by NZS3604:1999.

Seismic loads
Siesmic Zones A, B or C.

Snow loads
Buildings designed for up to 1.00kPa Snow load as shown on the attached selection chart.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.
Buildings designed for class IV category as NZS4203:1992 Table 2.3.1



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WALL FRAME DETAIL

Wall Frame Sizes

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
high	2400	1000	90X35 MGP10

Timber Grade & Design

- Top plates, bottom plates & studs are to be constructed in 90 x 35 minimum grade to be MGP10 or MSG10 or better in all situations as described in the table shown above.
- All other timber not specified can be non standard grade.
- All purlins and stiffening added to the lintels to be minimum 90x45 MSG8 grade.

Timber Treatment

- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all frames & including areas of the building where it is to be enclosed with GIB board lining, i.e. sleepouts etc.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.



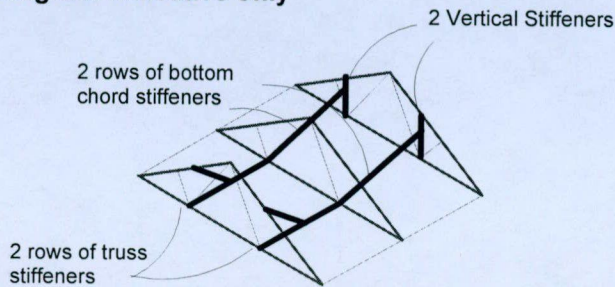
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SPAN, LOAD AND TRUSS DETAILS



Live Load = 0.25 kPa (Distr)
1.0 kN (Conc)

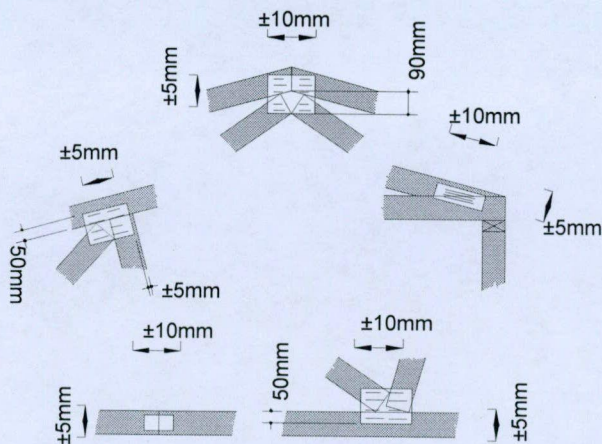
Dead Load = 0.15 kPa (Top Chord)
0.20 kPa (Bottom Chord)
on 900 & 1200 crs with ceiling

Wind Load C_{pi} = 0.50 max

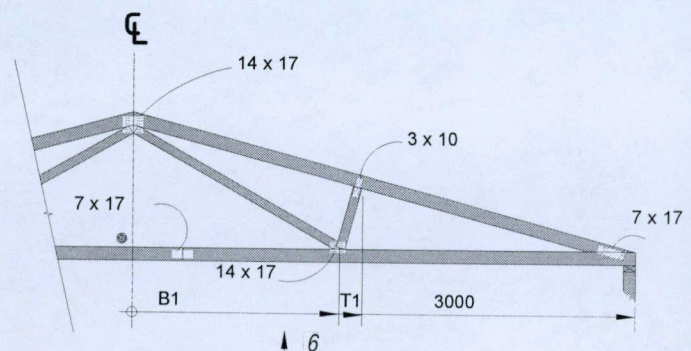
C_{pe} = 0.80 max

Purlin Spacing = 1000 max

Truss Centers	Wind Load	Snow Load (kPa)
2000	high	0.6.5



Plates are to be fully pressed home on both sides of joints.
The plate axis must be located in the specified or indicated direction.
Typical positioning tolerances for plates

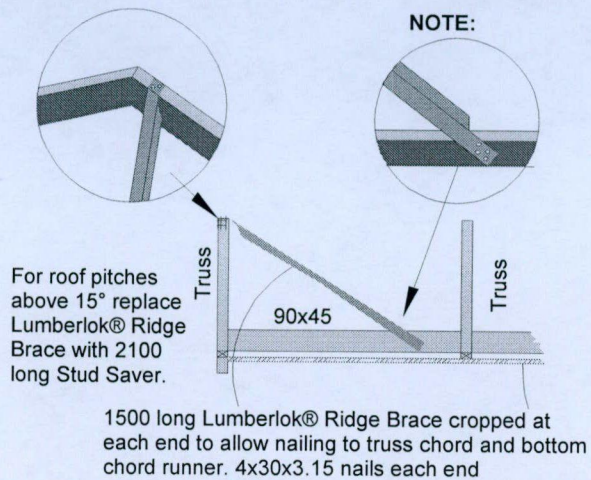


1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. ↑ 6 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GN10 type
5. All top & bottom chords are to be MGP10 90x35 Radiata pine
6. All webs are to be a min. MSG8 - 70x35 Radiata pine

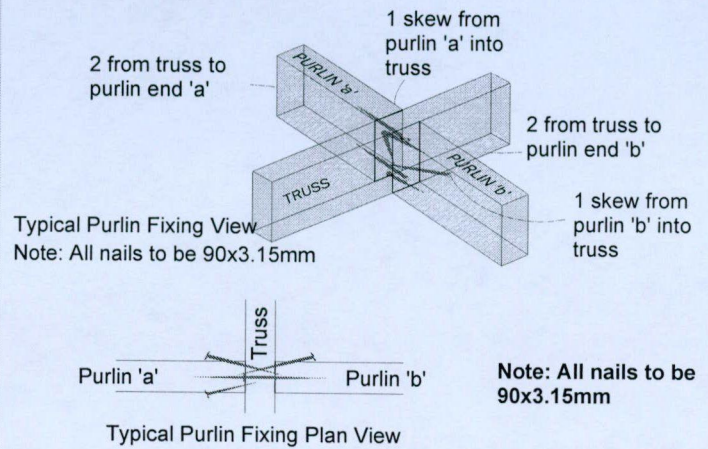
VB2000

TRUSS DETAILS

Ridge Brace



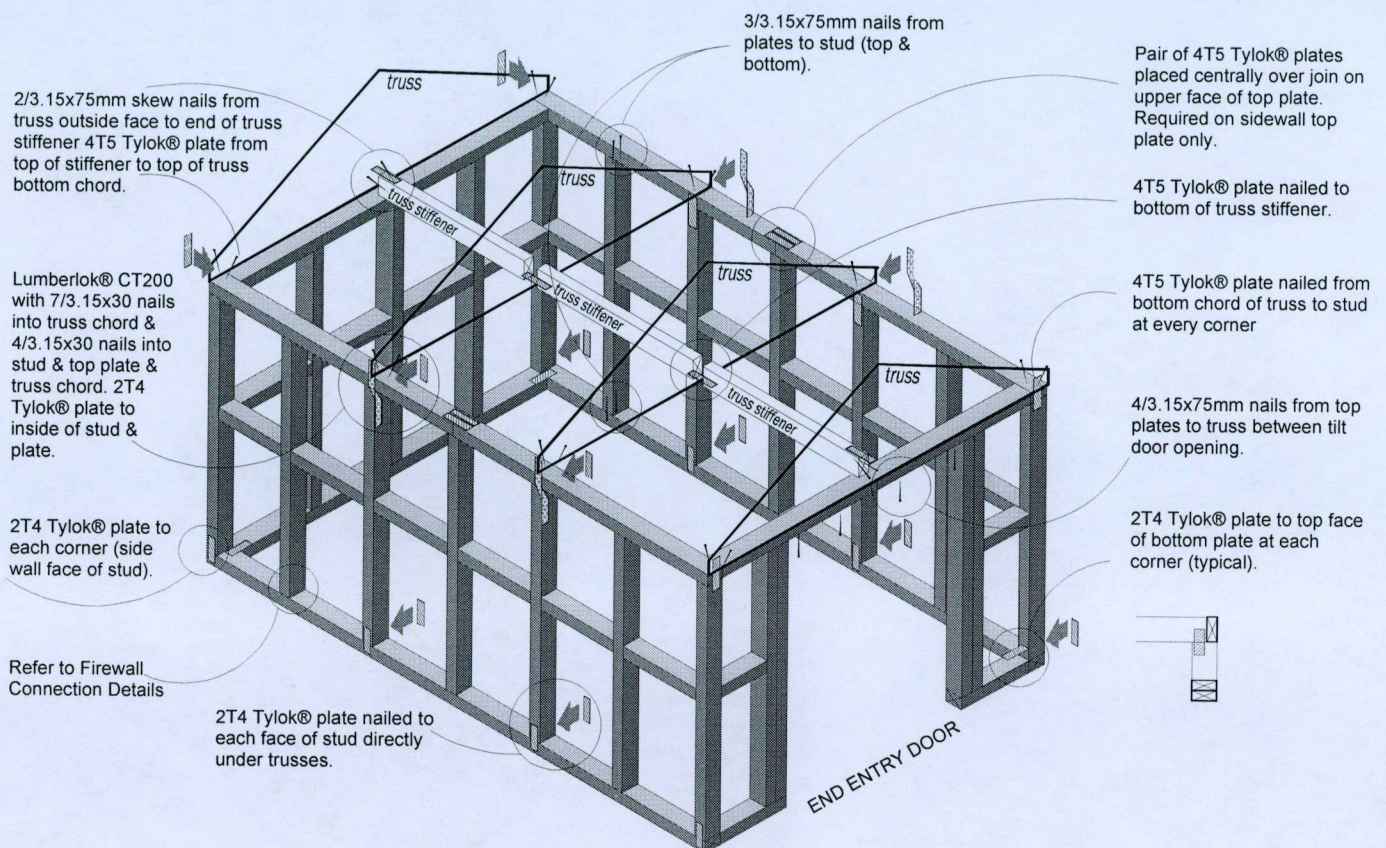
Purlin Fixing Detail



VB2000

HARDWARE FIXING DETAILS

Hardware Fixing Locations

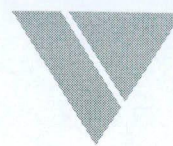


NOTE: Hardware fixings apply to both 600 & 1000 series buildings.



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EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partition walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.



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BRACING DEMAND RULES

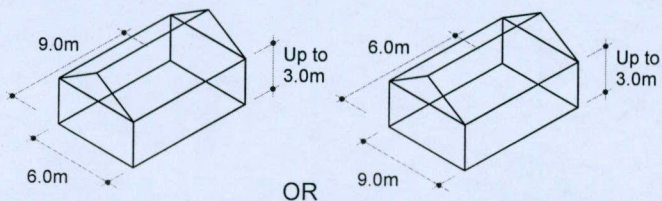
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

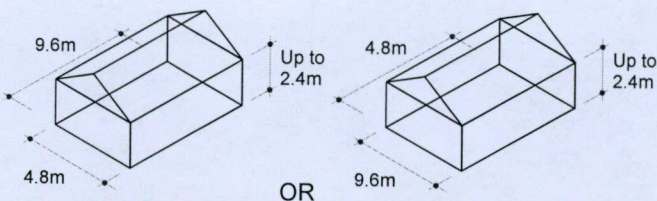
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 4a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



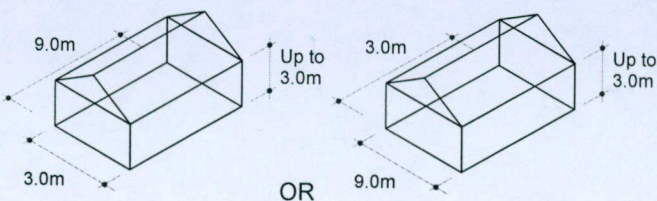
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

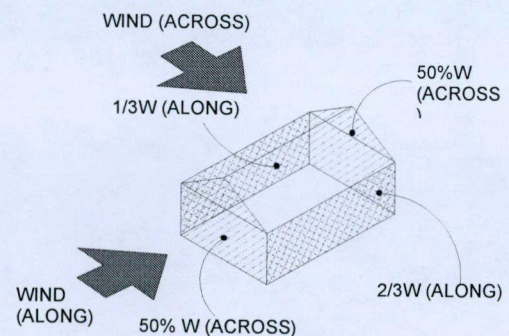
4a. Where 3 walls only are available, establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

4b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available."

NOTE

The shortest two walls must have bracing equally distributed between them.

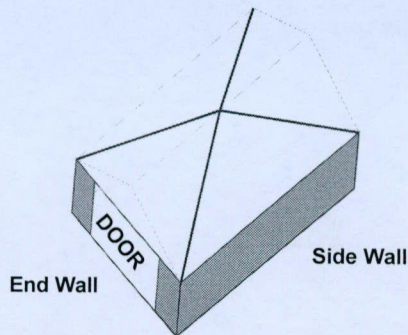
If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distributed to the other longer wall. (See below)



VB2000

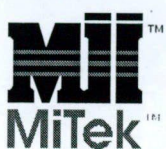
ROOF BRACING

BRACING 6.0m Width, 6.0m Length, high Wind Zone



ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 3 x 30 x 3.15 nails (typical) Fix at crossings with 2/30x3.15 nails.



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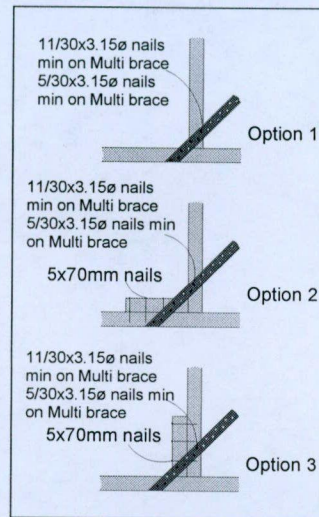
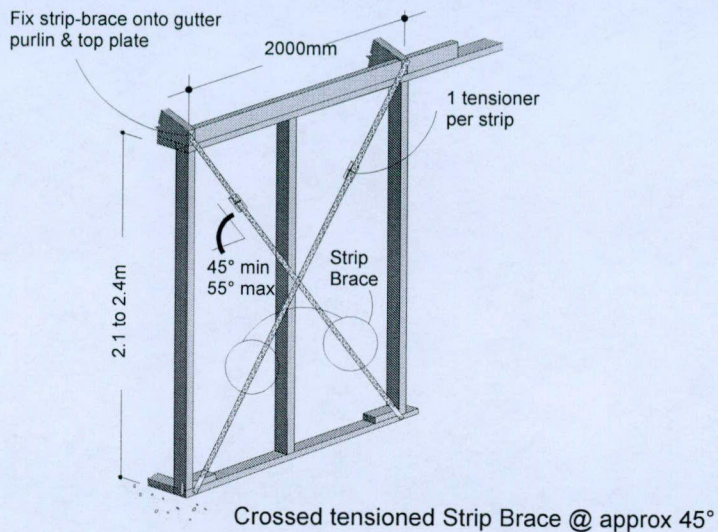
VB2000

WALL BRACING

BRACING ELEMENT

VT1

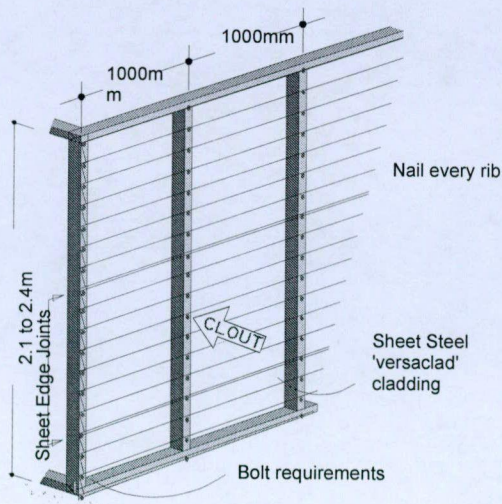
Wind Total BU's

70


BRACING ELEMENT

VV1

Wind Bracing units per 1.0m wall:

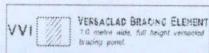
50

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LEGEND

refer to: Producer Statement, VB2000,
for bracing element & fixing details.



1000 SERIES BRACING V2.0

All secondary bracing ratings must only be used in conjunction with Superclad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

Client : Vucetich

Order No:

Size : 6000 x 6000mm

Windzone: High

Roof Pitch: 15 Deg

STEP 1: BRACING DEMAND FOR WIND DIRECTION.
ALONG = (RIDGE LINE)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	
4000	47	62	88	
5000	59	77	110	
6000	70	92	132	
7000	82	107	154	
8000	94	122	176	
9000	105	138	198	

WRITE IN BOX: A
132
WRITE FIGURE HERE
WRITE FIGURE HERE
WALL B.U.'S REQ'D
132
WRITE IN BOX: B
CIRCLE SELECTED

STEP 4: BRACING DEMAND FOR WIND DIRECTION.
ACROSS = (GABLE END)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	
4000	65	86	126	
5000	81	108	158	
6000	97	130	189	
7000	113	151	221	
8000	130	173	252	
9000	146	194	284	
10000	162	216	315	
11000	178	238	347	
12000	194	259	378	

WRITE FIGURE HERE
WRITE IN BOX: C
189
WALL B.U.'S REQ'D
0
WRITE IN BOX: D
CIRCLE SELECTED

STEP 2a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV1	50	6	300

CLADDING ACHIEVED
300
+
=

BOX: A
TOTAL BU'S REQ'D
132
From step 2 or 2a

STEP 2b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA1	70	0
VT1	70	0
VF1	125	0
VF2	150	0
VF3	50	0
VF4	70	0

HARDWARE ACHIEVED
0
+
=

BOX: A
TOTAL BU'S ACHIEVED
300

STEP 2a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV1	50	3	150

CLADDING ACHIEVED
150
+
=

BOX: B
TOTAL BU'S REQ'D
132
From step 2 or 2a

STEP 2b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA1	70	0
VT1	70	0
VF1	125	0
VF2	150	0
VF3	50	0
VF4	70	0

HARDWARE ACHIEVED
0
+
=

BOX: B
TOTAL BU'S ACHIEVED
150

STEP 4a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV1	50	6	300

CLADDING ACHIEVED
300
+
=

BOX: C
TOTAL BU'S REQ'D
189
From step 4 or 4a

STEP 4b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA1	70	0
VT1	70	0
VF1	125	0
VF2	150	0
VF3	50	0
VF4	70	0

HARDWARE ACHIEVED
0
+
=

BOX: C
TOTAL BU'S ACHIEVED
300

STEP 5a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV1	50	0	0

CLADDING ACHIEVED
0
+
=

BOX: D
TOTAL BU'S REQ'D
0
From step 5 or 5a

STEP 5b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA1	70	0
VT1	70	0
VF1	125	0
VF2	150	0
VF3	50	0
VF4	70	0

HARDWARE ACHIEVED
0
+
=

BOX: D
TOTAL BU'S ACHIEVED
0



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

Building Consent Processing Sheet Relocated Buildings on new Site (Without Significant Alterations)

(BAM 103)

PROJECT DETAILS	
Building Consent No.	BC 0842/07
Name:	D. Coulter & P. Vucetich
Project Address:	89 Dunford Street
Project No.	

(Use Residential Prompt Sheet if added or altered)

BUILDING ELEMENTS	ITEMS TO BE CHECKED	CHECKED	N/A	COMMENTS INCLUDING MEANS OF VERIFYING, ENDORSEMENTS, CONDITIONS and REQUIREMENTS
GENERAL INFORMATION	Section 37: Resource Consent Cert/Attached	✓		Granted
	PIM problems resolved/Not available/Attached to consent	✓		
	CT	✓		attached
	Any consent notices	✓		yes
	Any protected buildings or trees	✓		
	Any flooding issues	✓		
	Wind zone	✓		High
	Snow zone	✓		Zone 4 100m
	Corrosion zone	✓		
	Contours/levels/datum	✓		
	Existing buildings	✓		
	Any easements	✓		
	Project value check	✓		
	Specifications	✓		
Reserve/Development Fee/Notice attached		✓		
ENGINEERING DESIGN	Site stability		✓	
	Ground bearing		✓	
	Calculations		✓	
	Engineering details		✓	
	PS1/Monitoring Schedule		✓	
NEW/TRANSPORTABLE	CCC issued		✓	
CONCRETE FOUNDATIONS	Height of floor above ground	✓		800mm
	Depth			
	Width			
	Reinforcing			
	Post footings			
PILE FOUNDATIONS	Height of floor above ground			400mm
	Footing depth			400 & 900
	Footing width			400
	Pile types			Standard & anchor
	Bearer to pile fixings	✓		shown
	Joist to bearer fixings	✓		
	Sub floor ventilation	✓		Base boards

BUILDING ELEMENTS	ITEMS TO BE CHECKED	CHECKED	N/A	COMMENTS INCLUDING MEANS OF VERIFYING, ENDORSEMENTS, CONDITIONS and REQUIREMENTS
CONCRETE SLAB FLOOR <i>garage</i>	Thickness	☒	☒	100mm
	DPM	☒	☒	250 micron
	Reinforcement and cover	☒	☒	2 D12 horizontal Rb's @ 600
	Shrinkage control	☒	☒	
	Compacted fill	☒	☒	yes
	Thickening for load bearing	☒	☒	
	Waste pipe gradient	☒	☒	
TIMBER FLOOR FRAMING (FOR ALL FLOOR LEVELS)	Bearer size, span and spacing	☒	☒	
	Joist size, span and spacing	☒	☒	
CLADDING	Construction joints	☒	☒	
	Fixings	☒	☒	
	Wind barriers/underlays	☒	☒	
BRACING	Sub floor	☒	☒	
	Walls and roof	☒	☒	shown
INSULATION	Walls	☒	☒	
	Floor	☒	☒	
	Protection of foil	☒	☒	
AMENITY	Safety barriers	☒	☒	
	Corrosion zone/PIM	☒	☒	
	Spread of fire/Travel	☒	☒	
	Smoke alarm	☒	☒	Shown on floor plan
PLUMBING AND DRAINAGE	Potability of water supply	☒	☒	
	Tempering Valves	☒	☒	
	Fixtures per Waste	☒	☒	
	Waste Pipes Size/Gradient	☒	☒	
	Waste venting, antisiphonage	☒	☒	
	Drain Size, Gradient, Depth, Cover	☒	☒	
	Surface water/Channel/	☒	☒	
	Sumps/Subsoil drains-sumps	☒	☒	
	Septic tank or AWTs Register No.	☒	☒	
	Loading on existing system	☒	☒	
	Easements: Drains in, Buildings Over	☒	☒	
VALUE CHECK		☒		OK

Signed:

RAV

Date:

23.08.07

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand and by the Auckland District Law Society.

DATE: 18 JULY 2007
VENDOR: Thomas e Narddee Bunn.

PURCHASER: Andrew Farley Coulter e or nominee.

PROPERTY

Address of property: 89 Dunford ST Rakaia
Estate: FEE SIMPLE LEASEHOLD CROSSLEASE UNIT TITLE (if none is deleted fee simple)

Legal Description: Section 607 Town of Rakaia
Area: 1012 m². Lot: DP: CT:
or thereabouts.

PURCHASE PRICE

Purchase Price: \$ ~~89,500.00~~ ^{89,500.00} ~~eighty nine thousand dollars only~~ ^{Winty Five Thousand dollars only}
Plus GST (if any) OR Inclusive of GST (if any).
If neither is deleted the purchase price includes GST (if any).
GST date: (refer clause 12)

Deposit: (refer clause 2) \$ 5000 Payable to Harcourts Grenadier HE or acceptable.
Balance of purchase price to be paid or satisfied as follows:
In Full in cash or bank cheques on settlement.

POSSESSION (refer clause 3)

Possession date: 3rd - August 2007 Interest rate for late settlement: 14 % p.a.

CONDITIONS (refer clause 8)

Financial condition (if any):

Lender:

Amount required:

Finance date:

LIM required: Yes/No

OIA Consent required: Yes/No

Land Act/OIA date:

TENANCIES (if any)

Name of tenant:

Bond:

Rent:

Term:

Right of renewal:

CHATELS

The following chattels if now situated on the property are included in the sale.

(strike out or add as applicable):

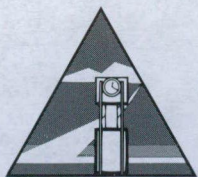
~~STOVE~~ ~~TV AERIALS~~ ~~FIXED FLOOR COVERINGS~~ ~~BLINDS~~ ~~CURTAINS~~ ~~DRAPES~~
~~TELEPHONES~~ ~~LIGHT FITTINGS~~

Sale by (name of real estate agent):

Harcourts
SINCE 1888

GRENADIER REAL ESTATE LTD AGENT

A MEMBER OF THE
HARCOURTS GROUP



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

POSTED

(INSP001)

Project No:

BC 0842/07

Valuation No:

2442030000

PROJECT DETAILS

Owners Name	Andrew Coulter	Site Copy Viewed	Yes ☒	No
Site Address	89 Dunford St.	Building Type	Garage	
Time arrived	2 55	Time departed	3 00	Date
				16/10/07
		Inspector	Mike T	

FOUNDATION / HOLES / PILES / CONCRETE FOOTINGS / FOUNDATION WALLS

Inspected	Inspected	Inspected
Siting - Distance to Boundary ☒	Joist to bearer fixing ☒	Fixing to Foundation ☐
Foundation Dept, Width ☒	Steel Identified / Laps ☒	Depth ☐
Reinforcing ☒	Horizontal Rods / Cover ☒	Compaction ☐
Bearing ☒	Vertical Rods / starts ☒	Vegetation removed ☐
Height - Ventilation ☒	Starters ☒	REINFORCING
Footpath Condition ☒	Steel identified ☒	Mesh size ☐
Site Stability ☒	Bottom Cover ☒	Lapping ☐
Overhead or close power lines ☒	Side Cover ☒	Cover ☐
Floor level indicated ☒	Tying of steel and laps ☒	Shrinkage Rods ☐
Ground bearing ☒	Drains under building ☒	Chairs ☐
Piles ☒	Subfloor ventilation ☒	Starter Lapping & Tying ☐
Pile Type ☒	Services Blockouts ☒	Starter Tying ☐
Pile Material ☒	Level Bottom ☒	Framing Fixings ☐
Bearer to Pile ☒	PREPOUR SLAB/THICKNESS	Shrinkage Control ☐
Timber treatment ☒	DPM - Lapping & Sealing	Heating ☐
Pile Height above ground ☒	Penetrations	Insulation ☐
Sub Floor brace ☒	Type of fill	Services ☐

COMMENTS

Versehile garage

2004 200 beam foundation with 1 D12 perimeter rod, good bearing 250 micron polythene 668 mesh to slab shade AP20 Chaps completed. Piers in corners and under house piers

SCANNED

18 OCT 2007

☒ INSPECTION OK

☐ REINSPECTION REQUIRED

ISSUE CCC ☐ YES ☐ NO

☒ All work inspected is in accordance with the Building Consent / certificate.

☐ Some work is not satisfactory as detailed above and recertification is required by:

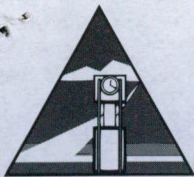
☐ A formal notice to fix will be issued.

Signed - Contractor/ Owner/Agent/Occupier

Date

Signed - Building Official

Date 16/10/07



ASHBURTON DISTRICT COUNCIL

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e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(INSP002)

Project No:

PC 0842/01

Valuation No:

244203 0000

PROJECT DETAILS

Owners Name	Andrew Coulter	Site Copy Viewed	Yes	No
Site Address	89 Dunford Street	Building Type	relaxed dwelling	
Time arrived	2:00	Time departed	2:30	Date
				24-09-07
		Inspector	Robert	

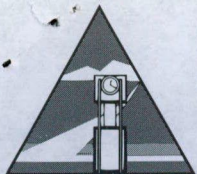
CLADDING / PLUMBING / DRAINAGE

	Inspected		Inspected		Inspected
CLADDING		Frost protection		Support	
Cavity Width		Shutoff Valve		DRAINAGE	
Ties		Electrical bonding		Sewage systems onsite waste water and advanced systems	
Tie Spacing		Cross connection		Drain material	100 uPVC
Brick Type		Size		Gradients	1:100
Bottom Ties		Gradient		Drain inspection points	
Clean cavity		Air Admittance Valves		Drain venting	
Steel lintels		Discharge Level		Bedding material	15mm chip
Weep holes		Back venting		Cover	
Panel Width		Drain vents		Connection to lateral	
Jointing		Pan vents		Drain test	
Cavity Closed to Ceiling		HOT WATER CYLINDER		Septic tank	
Penetrations		Support		Venting	
Systems		Seismic restraint		Effluent trench depth	
Wrap/Ridged Barrier		Safe tray		Trench length	
Sill Flashing		Replacement		Dripper lines	
Jamb Flashing		Drain		Disposal bed	
Netting		Open vent		Location of Wastewater system	
Control joints		Frost protection		STORMWATER SYSTEMS	
Vermin proofing		PRV/TPR		Drain material	
Air seals		Copper pipe outlet		Gradients	
Backing material		Tundish level		Drain inspection points	
Internal Gutters		Wet back		Drain venting	
Sub Strate Fixing		Valving		Bedding material	
Thermal barrier		Tempering valve		Cover	
PLUMBING		Safe Tray		Connection to lateral	
Pipework(water & waste)		CEILING TANKS		Soakage pits	
Jointing		Tray overflow		Downpipe sizes & positions	
Support water & waste		Air gap		Deck drain	
Pressure Test		Seismic Restraints		Deck overflows	
COMMENTS -				Gutter sizes and overflows	
Tuffell				Bubble up sump	
On test				OTHER ITEMS	
				Complete the database for on site systems	
				As laid plan	
				Tradesmans registration	

SCANNED
11 DEC 2007

☒ INSPECTION OK	☒ All work inspected is in accordance with the Building Consent / certificate.
☐ REINSPECTION REQUIRED	☐ Some work is not satisfactory as detailed above and recertification is required by
ISSUE CCC ☐ YES ☐ NO	☐ A formal notice to fix will be issued.

Signed - Contractor/ Owner/Agent/Occupier	Date
Signed - Building Official	Date



ASHBURTON DISTRICT COUNCIL

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e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(INSP001)

Project No:

BC 0842 / 07

Valuation No:

2442030000

PROJECT DETAILS

Owners Name	Andrew Coulter	Site Copy Viewed	Yes	No
Site Address	89 Dunford Street	Building Type	relocate dwelling garage	
Time arrived	12:00	Time departed	12:20	Date
				5/09/07
		Inspector	Robert	

FOUNDATION / HOLES / PILES / CONCRETE FOOTINGS / FOUNDATION WALLS

	Inspected		Inspected		Inspected
Siting - Distance to Boundary	✓	Joist to bearer fixing		Fixing to Foundation	
Foundation Dept, Width	✓	Steel Identified / Laps		Depth	
Reinforcing	✓	Horizontal Rods / Cover		Compaction	
Bearing sand/clay	✓	Vertical Rods / starts		Vegetation removed	
Height - Ventilation	✓	Starters		REINFORCING	
Footpath Condition	✓	Steel identified		Mesh size	
Site Stability	✓	Bottom Cover		Lapping	
Overhead or close power lines	✓	Side Cover		Cover	
Floor level indicated	✓	Tying of steel and laps		Shrinkage Rods	
Ground bearing	✓	Drains under building		Chairs	
Piles	✓	Subfloor ventilation		Starter Lapping & Tying	
Pile Type ordinary & anchor	✓	Services Blockouts		Starter Tying	
Pile Material	✓	Level Bottom		Framing Fixings	
Bearer to Pile	✓	PREPOUR SLAB/THICKNESS		Shrinkage Control	
Timber treatment	✓	DPM - Lapping & Sealing		Heating	
Pile Height above ground	✓	Penetrations		Insulation	
Sub Floor brace	✓	Type of fill		Services	

COMMENTS

ordinary 450 mm³
anchor 450x450x1000 mm
piles as per plans

☒ INSPECTION OK

☐ REINSPECTION REQUIRED

ISSUE CCC ☐ YES ☐ NO

☒ All work inspected is in accordance with the Building Consent / certificate.

☐ Some work is not satisfactory as detailed above and recertification is required by:

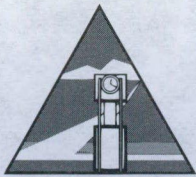
☐ A formal notice to fix will be issued.

Signed - Contractor/ Owner/Agent/Occupier

Signed - Building Official

Date 5/09/2007

Date



ASHBURTON DISTRICT COUNCIL

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e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

(INSP004)

Project No:

BC0842107

Valuation No:

2447030000

PROJECT DETAILS

Owners Name	AF Coulter & PJ Vucetich	Site copy viewed	☒ Yes	No
Site Address	89 Danford Street	Building Type	Relocation	
Time arrived	1225	Time departed		
Date	15/01/08	Inspector	Robert Banks	

FINAL INSPECTION RESIDENTIAL HABITABLE GARAGES & SHEDS & SFH

Inspected	Inspected	Inspected
EXTERIOR	INTERIOR	Sealing of exterior claddings
Building height above ground	Downlights clear	Parapet and roof flashings
Height of landscaping	Insulation placements	Energy work certificate
Gully traps, sealing of wastes through back overflow relief	Mechanical Extraction Ducts	Cladding control joints
Downpipes clipped	Lagging of Exhaust Pipes	Down pipes clipped
TV Clipped, positioning	Seismic restraints supply tank	Storm water disposal
Air vents for extraction systems, range hood etc	Tank stand structure	Bracing completed
HWC vent pipe support	HWC seismic restraint	Truss, post and beam fixings
Air admittance valve protection	Sealing of bathroom fixtures	Bottom plate fixings
Flashing and sealing of windows	Safety glass	Connections (pole building)
Sealing of exterior claddings & fixings	Window restrictors	Firewall stopping
Verandah post/beam fixings	Waste venting	As-laid plan (Drainage)
Subfloor Foil	Gas hob clearance	PS4 and producer statement
Pole Platform, Bracing, connections	Gas bottle location	SFH/ MAKE
Control joints/Plaster	Mechanical ventilation	Clearance
Enclosed Decks overflow	Handrails, stairs, balustrades	Flue installation
Footpath	Balconies, decks	Screen / Type / Smoke Alarm
	Firewall stopping	Seismic restraint / hearth
	Smoke alarms	Tempering Valve
	Energy work certificates	Inbuilt cavity/Mantle clearance
	GARAGES & SHEDS	Compliance Schedule
	Building height above ground	

COMMENTS -

Garage versatile bottom plate fix with M12 bolts + 50x50x3 washers.
truss to stud with CT209.
1 pair strip brace to roof plane 3 pairs strip brace to walls
1 pair roof space brace

Relocated dwelling all to code ✓

☒ INSPECTION OK

☐ REINSPECTION REQUIRED

ISSUE CCC ☒ YES ☐ NO

☐ All work inspected is in accordance with the Building Consent / certificate

☐ Some work is not satisfactory as detailed above and recertification is required by

☐ A formal notice to fix will be issued.

Signed - Contractor/ Owner/Agent/Occupier

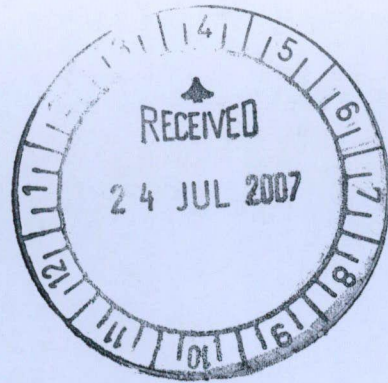
Date

Signed - Building Official

Date

SPECIFICATION

of work shown on the accompanying drawings



Relocated Dwelling and New Garage

at

89 Dunford Street Rakaia

(project address)

for

P Vucetich And A Coulter

(owner's name)

Job number: **07-035**

Date: **23-07-07**

Ashburton District Council

APPROVED

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Signed

Date

27/08/07

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ADDITIONAL ITEMS

REFERENCES

ADDENDA

Note: *The standard text in the technical sections of this specification may have been customised to suit the project being specified.*

PROJECT INFORMATION

<u>Owner</u>	Name:	Paul Vucetich And Andrew Coulter
	Mailing address:	~
	Phone/fax:	~
<u>Contractor</u>	Name:	Paul Vucetich And Andrew Coulter
	Mailing address:	~
	Phone/fax:	~
<u>Designer</u>	Name:	Adrian Bray
	Mailing address:	9 Riverside Lane Spencerville Christchurch
	Phone/fax:	03 329 8184
<u>Project location</u>	Street address:	89 Dunford Street
	Legal description:	Sec. 607
		D.P.3547138
<u>Project description</u>	Type:	New Garage
		Relocated Dwelling
	Intended use:	Single residential building
	Intended life:	Indefinite but not less than 50 years

DRAWINGS

<u>Drawing number</u>	<u>Drawing Title</u>
A01	Site layout
A02	Relocated House Floor Layout
A03	Elevations
A04	Elevations
A05	Foundation Layout
A06	Foundation Bracing
A07	Foundation Details
A08	Garage Layout, Elevations and Section.
A09	Wall Details
A10	Foundation and Eaves Details

COMPLIANCE INFORMATION

SITE DATA

Soil type (NZS 3604, clause 3.2)	~
Exposure/corrosion zone (NZS 3604, figures 4.1, 4.2)	1
Wind region (NZS 3604, figure 5.1)	R1
Topographical class (NZS 3604, tables 5.3, 5.4)	T1
Wind zone (NZS 3604, tables 5.1 and 5.2)	High
Earthquake zone (NZS 3604, figure 5.4)	C

BUILDING DATA

Building classification (NZS 3604, table 1.1)	IV/ Domestic
Floor live load (NZS 3604, table 1.2)	1.5 KPa
Overall height of building	4.5 metres
NZBC E2 Risk assessment (3.1 Establishing the risk)	3

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PRODUCT INFORMATION

Producer Statements	~
Product Certification	~
BRANZ Appraisals	~
Manufacturers literature:	~

SELECTIONS

22 PREPARATION

Granular base:	~
Backfill:	~

23 FOUNDATIONS

Timber piles:	
- Type/size/treatment:	<i>Square Pinus Radiata, 125x125, H5</i>
Sheet DPC – brand/type:	<i>25 micron polythene</i>

31 CONCRETE

DPC – brand/type:	<i>25 micron polythene</i>
Concrete:	<i>20 MPa</i>
Surface finish:	<i>U3</i>

33 CARPENTRY

	<u>Timber species, grade and treatment</u>
Exterior wall framing:	<i>90x45 Ra H3.1 MSG8</i>
Roof framing:	<i>As Truss manufacturer</i>
Special framing elements:	<i>90x45 Ra H3.1 MSG8</i>
Building wrap - brand/type:	<i>'Thermakraft' 'Coverup'</i>
Decking – type/thickness:	<i>Grip tread Timber Slat, 40 mm</i>

41 WALL CLADDING

Building wrap - brand/type:	<i>'Thermakraft' 'Coverup'</i>
Main cladding:	
- Brand/type:	<i>'James Hardie' 'Hardiflex'</i>
- Material/thickness/treatment:	<i>Cement Fibre Board, 6.0mm, paint finish</i>
- Finish:	<i>Paint Finish</i>
Fixings: metal and frequency to suit cladding, wind zone and exposure zone	
Fixings – type/metal/finish:	<i>30mmx3.15 Hardiflex nails @ 200crs</i>
Jointers – type/material/finish:	<i>uPVC</i>
Trims – type/material/finish:	<i>uPVC</i>
Soffit cladding:	
- Brand/type material thickness:	<i>'James Hardie' 'Hardiflex' 4.5 mm</i>
- Finish:	<i>Paint Finish</i>
Fixings – type/metal/finish:	<i>30mmx3.15 Hardiflex nails @ 200crs</i>
Jointers – type/material/finish:	<i>uPVC</i>

43 ROOF CLADDING

Underlay - brand/type: *Self-Support*

Roofing:

- Type/brand/profile/material: *Colorsteel Corrugated Longrun*
- Thickness: *0.4 mm*
- Finish: *colorcote*

Fixings: metal and frequency to suit roofing, wind zone and exposure zone

Trims/flashings:

- Type/material/finish: *Colorsteel Colorcote*

46 ALUMINIUM WINDOWS AND DOORS

Brand: ~

Finish - brand/type: ~

Jamb liners – type/treatment/finish: ~

Sashes:

- Type: ~
- Stays: ~
- Catches/finish: ~
- Locks: ~

Doors:

- Type: ~
- hinges (metal): ~
- Latch/locks: ~
- Handles/finish: ~

Glass – type/thickness: ~ mm

Vents:

Flashings – type/finish: ~

Sealants: ~

47 GLAZING

Glass types/thickness:

- Doors: ~
- Windows: ~

71 WATER

Pipe work - type: *Polybutylene*

Pipe work - insulation: *'Areoflex' or similar*

72 GAS

Continuous flow water heater: *Owner to confirm*

Space heater: *Owner to confirm*

73 RAINWATER SYSTEM

Spoutings:

- Brand type/size material: *Marley 1PVC*

Down pipes:

- Type/size material finish: *Marley 65mm*

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74 SANITARY PLUMBING

Pipe work – type: *uPVC*

Sanitary fixtures and accessories:

Location

Manufacturer/Type

~

75 DRAINAGE

Pipe work - type: *uPVC*

76 ELECTRICAL

Refer to drawings for the location and type of lighting fixtures and power outlets.

Electrical hardware (switches, socket outlets):

- Brand/type: *PDL 600 Series*

Smoke detectors – brand/type: ~

11 GENERAL REQUIREMENTS

11.1 THE WORKS

The works are as described in this specification and shown on the drawings.

11.2 PERSONNEL

Owner: The person defined as “owner” in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

11.3 THE SITE

The site of the works, the site address and the legal description are listed under PROJECT INFORMATION. Confine access and work to the area of site indicated on the drawings.

11.4 SPECIFICATION SECTIONS

Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read 11 GENERAL REQUIREMENTS with all other sections.

11.5 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Notified:	Notified in writing.

11.6 INCONSISTENCIES

If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

11.7 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions. Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified. Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

11.8 THE WORDS "PROVIDE" OR "FIX"

The words “provide” (or “supply”) or “fix” if used separately mean “provide and fix” unless explicitly stated otherwise.

11.9 MANUFACTURERS AND SUPPLIERS

Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.

11.10 REFERENCED DOCUMENTS

Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.

11.11 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the Building Consent Authority.

11.12 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the Building Consent Authority.

11.13 STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.

11.14 BUILDING CONSENT

Obtain the original or copies of the Building Consent form and documents from the owner and keep on site. Liaise with the Building Consent Authority and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

11.15 INSPECTIONS

Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the Building Consent Authority inspector.

11.16 PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the Building Consent Authority and the owner. Provide producer statements in the form required by the Building Consent Authority.

11.17 TRADE GUARANTEES AND WARRANTIES

Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all guarantees/warranties to the owner.

11.18 SITE ACCOMMODATION

Provide, erect and maintain scaffolding, sheds, toilets, water, power and hoardings. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works.

11.19 HEALTH AND SAFETY

Make the works safe and provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.

11.20 PROTECT THE WORKS

Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

11.21 STORAGE AND PROTECTION

Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.

11.22 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until approval is given for their removal.

11.23 MEANS OF COMMUNICATION

All directions and approvals in writing.

11.24 PROGRAMME

Provide a programme for the contract works, including the work of separate contractors being carried out concurrently with this contract. Form of programme: A dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Supply a copy of the programme, and any updates to the owner.

11.25 WORKING HOURS

Work on site is restricted to between 8.00am to 6.00pm, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.

11.26 RESTRICTIONS

Do not:

- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

11.27 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.

11.28 DAMAGE AND NUISANCE

Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.

11.29 SET-OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.

11.30 EXECUTION OF THE WORK

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

11.31 MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.

11.32 COMPATIBILITY

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

11.33 COMPLETE ALL SERVICES

Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

11.34 CLEAR AWAY

Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.

11.35 CLEAN

Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

21 DEMOLITION

Refer to SELECTIONS/drawings for demolition items for reuse.

21.1 SURVEY EXISTING BUILDING

Carry out a thorough survey and examination of the building to ensure the extent, sequence, technique and method of demolition proposed can be safely and efficiently carried out.

21.2 HEALTH AND SAFETY

Conform with the Health and Safety in Employment Act 1992 and OSH Approved Code of Practice for Demolition, section 1.2.

21.3 NUISANCE

Take all precautions necessary to minimise nuisance caused by dust, dirt, rubbish and water.

21.4 NOISE

Refer to NZS 6803, table 2 for the allowable upper limits of construction work noise in residential areas over the various time periods. Use silenced and noise insulated plant to ensure compliance.

21.5 MATERIAL FROM DEMOLITION

Material from the demolition becomes the property of the contractor except for items designated for reuse or removal by others. Remove redundant materials from the site as work proceeds.

21.6 DISCONNECT SERVICES

Before commencing demolition, arrange with utility network operators to disconnect services and remove associated fittings and equipment.

21.7 PROTECTION

Protect retained parts of existing buildings, site and site structures, trees and shrubs.

21.8 SUPPORT

Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure ~~all work remains structurally~~ stable and sound.

21.9 TEMPORARY SCREENS

Erect screens to prevent penetration of weather, dust and dirt.

21.10 SITE SAFETY

Prevent access by unauthorised persons. Illuminate and protect all holes, unsafe buildings and other hazards. Leave site and buildings safe at the close of each day's work.

21.11 FLAMMABLE OR EXPLOSIVE CONDITIONS

Prevent fire or explosion and arrange to alert the appropriate authority where any danger exists.

21.12 ASBESTOS

Where demolition work includes contact with or removal of material containing asbestos, conform with OSH Guidelines for the Management and Removal of Asbestos.

21.13 SALVAGE ITEMS

Carefully dismantle and safely store salvage items where directed; for removal, use on the site, or until completion of the works.

22 PREPARATION

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

22.1 SITE SAFETY

Provide proper support for excavations. Cover holes and fence off open trenches and banks.

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22.2 FILLING MATERIALS

As selected and to the following details:

Volcanic tuff:	Scoriaceous tuff of variable grading excluding silt or clay material, capable of being placed and compacted as specified.
Rock fill:	Hard material comprising rock, broken stone, hard brick, concrete, run of pit scoria, or other comparable inert material capable of being placed and compacted as specified.
Sand fill:	Clean sand of such grading in particle size as to allow for mechanical compaction to 90% maximum density.
Hardcore:	Scoria or crushed rock to GAP (General All Passing) 40 grading.
Granular base:	Screened crushed gravel or scoria graded in size from 20 mm to 7 mm, clean. When tested with a standard sieve of 4.75 opening no material is to pass.
Dressing course:	Scoria to GAP 20 grading, or "dirty footpath scoria", or equivalent "all in" graded crushed metal aggregate.
Free-draining aggregate:	Scoria or crushed gravel graded 50 to 14 clean.

22.3 EXCAVATION GUIDELINES

Carry out excavation to the guidelines set in OSH Approved Code of Practice for Safety in Excavation and Shafts for Foundations.

22.4 PROTECT EXISTING

Protect from damage existing buildings, structures, roads, paving and services nominated on the drawings as being retained, throughout the course of the work.

22.5 PROTECT TREES

Protect from damage all trees, shrubs, natural site features and existing landscaped areas nominated on the drawings as being retained, throughout the course of the work.

22.6 SURFACE PREPARATION

Conforming with NZS 3604, section 3.5, remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area being built on.

22.7 UNDERGROUND ELEMENTS AND SERVICES

Break out and remove underground elements and redundant services. Report for instructions when unexpected voids, made-up ground or services are encountered. Seal off the ends of drains or remove to utility operator approval.

22.8 STOCKPILE TOPSOIL

Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials. Spread and level where directed before completion of the works.

22.9 GENERAL EXCAVATION

Trim ground to required profiles, batters, falls and levels. Remove loose material. Protect cut faces from collapse. Keep excavations free from water.

22.10 EXCAVATION FOR FOUNDATIONS

Take foundation excavations to depths shown. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.

22.11 INADEQUATE BEARING

If bearing is inadequate then excavate further and backfill with material as follows:

Below slabs on grade:	Hardfill
Below footings:	10 MPa concrete
Service trenches:	Hardfill

If excavation exceeds the required depths, backfill and compact to the correct level with listed material.

22.12 GRANULAR BASE FOR SLABS

To NZS 3604, section 7.5.3. Consolidate with a vibrating roller. Blind the surface with coarse sand or sand/cement and roll ready to receive a dampproof membrane.

22.13 GENERAL BACKFILLING

Compact backfilling in 150 mm layers, with the last 200 mm in clean topsoil, lightly compacted and neatly finished off.

23 FOUNDATIONS

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

23.3 TIMBER PILES

Corsican pine or radiata pine, to NZS 3602, table 1 and to NZS 3604, section 6.4 for footing and type.

23.4 TIMBER SUB-FLOOR FRAMING

Species and grade as selected. Moisture content in service and level of treatment as set out in NZS 3604, section 4.3. Grading in accordance with NZS 3631.

23.5 ACCESSORIES

Nails:	Steel, stainless steel and galvanised steel of pattern to NZS 3604, table 6.8 and section 4 - Durability.
Bolts and screws:	Steel, stainless steel and galvanised steel to NZS 3604, section 6 and section 4 - Durability.
Nail plates:	Stainless steel and galvanised steel toothed or nailed steel plates to the plate manufacturer's design for the particular locations shown on the drawings.
Concrete:	For piles, prescribed grade 17.5 MPa to NZS 3104, table 3.1.

23.6 SHEET DAMPPROOFING

Rubberised bitumen membrane specifically produced for waterproofing applications, possessing high resistance to water, water vapour and gas permeability and resistant to the attack of ground bacteria and ageing effects, joined using proprietary techniques and applied by the use of special adhesives. Thickness not less than 1.5 mm.

23.8 EXECUTION GENERALLY

Comply with NZS 3602 and NZS 3604 except as varied by this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

23.9 EXCAVATIONS

Refer to 22 PREPARATION.

23.13 INSTALL SQUARE TIMBER PILES

Prepare for, place and secure as detailed on the drawings.

23.14 INSTALL SUB-FLOOR FRAMING

Frame up off foundation walls and piles, fabricated, fastened and braced to NZS 3604, section 6.

23.15 POURED CONCRETE

Refer to 31 CONCRETE for poured concrete footings, foundations, foundation walls and floor slabs.

23.17 INSTALL SHEET DAMPPROOFING

Protect horizontal surfaces for dampproofing with a 50 mm layer of 15 MPa site concrete. Ensure surfaces for dampproofing are free from voids, spalled areas, loose particles and sharp protrusions. Masonry joints struck flush. Apply primer, then install the rubberised bitumen membrane system, strictly in accordance with the dampproofing manufacturer's requirements. Carry out work using applicators licensed by the dampproofing manufacturer. Protect vertical surfaces with polystyrene sheets glued to the membrane and taped over joints.

31 CONCRETE

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

31.1 REINFORCEMENT

Bars to AS/NZS 4671, grade 300 deformed. Welded reinforcing mesh to AS/NZS 4671. Mild drawn steel tying wire not less than 1.2 mm diameter.

31.2 SPACERS AND CHAIRS

Precast concrete or purpose made moulded PVC. Use concrete spacer blocks only where the concrete surface is not exposed in the finished work.

31.3 CONCRETE

Strength as selected. Ready-mix normal grade, maximum aggregate size 19 mm to NZS 3104. Site mixed prescribed grade, using either separate batching of sand and coarse aggregate, or builder's mix, to NZS 3104.

31.4 HANDLE AND STORE REINFORCING

Handle and store reinforcing steel and accessories without damage or contamination. Ensure reinforcement is clean and remains clean and free of contamination that may reduce bonding capacity.

31.5 FALSEWORK AND FORMWORK

Use falsework and formwork of sufficient strength to retain and support the wet concrete to the required profiles and tolerances. Select formwork finish to produce the specified finished quality.

31.6 CUT AND BEND

Cut and bend bars using proper bending tools to avoid notching and to the requirements of NZS 3109. Do not rebend bars without written approval. Bend main reinforcing bars, stirrups and ties to the former pin diameters as given in NZS 3109, figure 3.1.

31.7 SECURE REINFORCEMENT

Secure reinforcement adequately with tying wire and place, support and secure against displacement when concreting. Bend tying wire back well clear of the formwork. Spacing as dimensioned, or if not shown, to the clear distance minimums laid down in NZS 3109, clause 3.3.

31.8 LAPPED SPLICES

Set length of laps, where not dimensioned on the drawings, in accordance with NZS 3109: 3.7. Increase laps of plain round steel by 100%.

31.9 COVER

Minimum cover to reinforcing as shown on the drawings and to NZS 3109, clause 2.7. Fix chairs for top reinforcement in slabs at 1.0 metre centres. Cover tolerances to NZS 3109, clause 3.8.

31.10 SURFACE FINISHES

To comply with NZS 3114, section 105, or as denoted on the drawings. Formwork linings and surface finishes as nominated for both fair face and concealed or exposed surfaces. Surface tolerances to comply with NZS 3114, sections 104 and clause 105.3.2.

31.11 DAMPPROOF MEMBRANE

Apply membrane to prepared basecourse with 150 mm laps between sheets. Tape seal laps and penetrations with 50 mm wide pressure sensitive plastic tape. Refer to drawings for perimeter details.

31.12 CASTING IN

Build in grounds, bolts and fixings for wall plates and bracing elements, holding down bolts, pipes, sleeves and fixings as required. Form pockets, chases and flashing grooves as required. No grounds exceeding 100 mm in length. Minimum cover on conduits 40 mm. Do not encase aluminium items in concrete. Do not paint steel embedded items more than 25 mm into the concrete encasement. Cut back form ties to specified cover and fill the cavities with mortar. Wrap all pipes embedded in concrete with tape to break the bond and to allow for expansion.

31.13 CONSTRUCT FLOOR SLABS

Construct in accordance with NZS 3604, section 7.5. Lay to true and straight surfaces, screeded, floated and steel (manual or power) trowelled finish. Tolerance on flatness: maximum 3 mm gradual deviation over a 3 metre straight-edge, to the requirements of NZS 3114, section 104.

31.14 SAW CUTS

Pour floor slabs cast on the ground in areas no greater than 25 square metres, with a maximum ratio of length to breadth of 1:1.5. Cut slabs where indicated on the drawings and as required to control shrinkage cracking. Carry out cutting as soon as possible, without causing tear-out of aggregate and before shrinkage cracking has occurred, generally within 24 hours of pouring. Where saw cuts are made, cut out 100 mm of every second wire of the mesh for a length of 50 mm each side of the saw cut position. Saw cuts: $\frac{1}{3}$ rd slab depth, or 30 mm minimum.

31.15 SURFACE REPAIRS

Make good surface defects as soon as forms are stripped. Make good hollows or bony areas with 1:2 mortar, finished to the same tolerances as the parent concrete. Fill tie rod holes with 1:2 mortar.

31.16 CURING OF CONCRETE

Keep damp for not less than seven days. Ensure curing of slabs commences as soon as possible after final finishing, by the use of continuous water sprays, or ponding. Alternately, apply a curing membrane. Ensure any membrane used will not affect subsequent applied finishes.

31.17 STRIKE FORMWORK

Strike formwork without damaging or overloading structure.

31.18 CLEAN OUT

Clean out saw cuts. Fill with cement grout where the floor will be covered with carpet or vinyl.

33 CARPENTRY

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

33.1 TIMBER FRAMING GENERALLY

Species, grade and level of treatment to NZS 3602, tables 1 to 3 and moisture content to NZS 3602, table 4. Grading to NZS 3631. Mechanical stress grading acceptable as an alternative to visual grading.

33.2 TIMBER FRAMING DRY, CHEMICAL FREE, MECHANICALLY STRESS GRADED

Species and grade to NZS 3602, tables 1 to 3 with an average moisture content at supply of 16% or less. Machine stress graded to AS/NZS 1748.

33.3 TIMBER FRAMING DRY, TREATED

Species, grade and level of treatment to NZS 3602, tables 1 to 3 and moisture content to NZS 3602, table 4. Either mechanically stress graded to AS/NZS 1748, or visual grading to NZS 3631.

33.5 FLOORING AND DECKING

As selected and to the following details:

Particle board:	Flooring grade high density resin bonded.
Plywood:	Structural plywood for bracing, bracketing, sarking and floors.
Spaced decking:	Selected radiata pine to NZS 3602, table 1. Dressed four sides and with arrises removed. Provide sample for review prior to laying.
Timber strip flooring:	To NZS 3602, table 1 and to match existing or dressing grade to NZS 3631, section 4.4.

33.6 FINISHING TIMBER

As selected.

33.7 INSULATION

As selected.

33.8 ACCESSORIES

Building wrap:	Breather type, waterproof.
Damp proof course:	2-ply/3-ply kraft felt strip saturated and coated with bitumen.
Nails, bolts and screws:	Steel, stainless steel, galvanised steel of pattern to suit the location and to BRANZ Bulletin 453: Fasteners selection. To NZS 3604, section 4 for durability.
Nail plates connectors:	Stainless steel and/or galvanised steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to NZS 3604, section 4 for durability. Galvanised steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to NZS 3604, section 4 for durability.

33.9 ATTENDANCE

Provide and fix blocks, nogs, openings and other items as required by others.

33.10 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 for framing supporting interior linings:

- Framing at erection	24%
- Framing at enclosure	20%
- Framing at lining	16%

33.11 EXECUTION GENERALLY

To NZS 3604 except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.

33.12 INSTALL SUB-FLOOR FRAMING

Frame up off foundation walls and piles, all fabricated, fastened and braced to NZS 3604, section 6.

33.13 INSTALL FLOOR, WALL AND ROOF FRAMING

Floors and bottom plates framed and fastened to NZS 3604, section 7. Frame walls to required loading and bracing complete with lintels, sills and noggs, all fabricated and fastened to NZS 3604, section 8. Frame roof to required loading and bracing complete with valley boards, ridge boards and purlins to NZS 3604, section 10. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, section 9 and 10.

33.16 INSTALL PERFORATED FOIL FLOOR UNDERLAY

Secure to BRANZ Bulletin 357: Thermal insulation of houses.

33.21 LAY TIMBER SPACED BOARDING FOR EXTERIOR DECKS

Avoid very short or long lengths, drill all fixings, stagger end joints and space boards a maximum of 2 mm apart. Fix using annular grooved galvanised jolt head nails, heads driven flush with the surface.

41 WALL CLADDING

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

41.4 FIBRE CEMENT SHEET CLADDING

Cellulose cement autoclaved sheets.

41.5 FIBRE CEMENT SOFFIT LINING

Cellulose cement autoclaved sheets.

41.7 EXTERIOR FINISHING TIMBER

As selected.

41.8 ACCESSORIES

As selected and to the following details:

Building wrap: Breather type, waterproof.

PVC jointers: To suit sheet thickness.

Nails, screws, fastenings: Metal, size and pattern, to cladding manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.

41.9 METAL FLASHINGS

As selected.

41.10 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4.

41.11 EXECUTION GENERALLY

To NZBC E2/AS1 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

41.12 INSTALL WALL WRAP

Fix wall wrap as detailed and to the cladding manufacturer's requirements.

41.17 INSTALL FIBRE CEMENT SHEET CLADDING

Install level, true to line and face, to NZBC E2/AS1, 9.7 Fibre cement sheet.

41.18 INSTALL FIBRE CEMENT SOFFITS

Cut sheets dry and scribe fit to fully support all edges and joints. Nail and drill for and insert fasteners to the sheet manufacturer's requirements. Fit complete with jointers and capping moulds. Refer to the

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cladding manufacturer's literature for fixing details, NZS 3604 for fixings durability requirements and to BRANZ Bulletin 326: Cladding buildings on exposed sites, for specific provisions.

41.19 INSTALL EXTERIOR TIMBER FINISHINGS

Install timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.

41.20 INSTALL FLASHINGS

Install flashings, covers and soakers as detailed on the drawings and to NZBC E2/AS1, 4.0 Flashings.

41.21 USE OF SEALANTS

Selection and use of sealants to follow BRANZ Bulletin 441: Sealed joints in external claddings - 2. Sealants.

41.22 COMPLETE

Complete all flashings, finishings and trim so the cladding system is completely weathertight.

43 ROOF CLADDING

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

43.1 QUALIFICATIONS

Use experienced competent roofers familiar with the materials and techniques specified.

43.2 WIND AND EARTHQUAKE LOADINGS

Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604, section 5 and confirmed under COMPLIANCE INFORMATION.

43.3 PROFILED METAL

Profile, metal and finish as selected. Accessories, cappings, flashings and fixings to match and to the roofing manufacturer's requirements.

43.6 ACCESSORIES

Tile battens:	Douglas fir, or structural grades radiata pine to NZS 3602, table 1. Sized to NZS 3604, section 10.
Roof underlays:	As selected.
Nails, screws, fastenings:	Metal, size and pattern, to roofing manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.
Flashings:	As selected.

43.7 STORAGE

Stack roofing and accessories on clean, level areas of the site. Cover and protect from damage and from weather until ready to fix in place.

43.8 SET-OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features. Overlaps to face away from prevailing wind direction.

43.9 LAY ROOF UNDERLAY

Lay and fix to NZBC E2/AS1, 8.1.5 Underlays, and to NZS 3604, section 11.2.

43.10 TAKE CARE

Take care to avoid damaging pre-finished roofing both during and after fixing. Mark only with chalk or spirit-based pen. Wear only soft-soled shoes on the finished surface. Remove metal filings daily.

43.11 INSTALL PROFILED METAL

Use cutting tools recommended by the roofing manufacturer. Fold ends and seal cut edges to the roofing manufacturer's requirements. Fix complete with matching accessories, flashed to roof features and penetrations; all in accordance with the New Zealand Metal Roofing Manufacturers Inc. publication "NZ metal roof and wall cladding code of practice".

43.16 FIXINGS AND SEALANTS

Refer to the roofing manufacturer's literature for fixing details and to NZS 3604 for fixings durability requirements. Select and use sealants only as recommended by the roofing manufacturer.

43.17 INSTALL COVERS AND FLASHINGS

Provide apron, verge and ridge flashings. Install and fix as detailed and to the roofing manufacturer's details and to comply with NZBC E2/AS1, 4.0 Flashings, 5.0 Roof/wall junctions, and 6.0 Parapets.

43.18 PENETRATIONS

Flash and overflash penetrations through the roof. Fit proprietary boots to pipework penetrations.

43.19 COMPLETE

Ensure the work is complete with flashings, undercloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.

43.20 CLEAR

Clear trade debris and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out spoutings, gutters and rainwater pipes.

46 ALUMINIUM WINDOWS AND DOORS

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

46.1 CERTIFICATION

Provide a certificate from a laboratory accredited by International Accreditation of New Zealand that the windows and doors offered comply with the performance requirements of NZBC E2/VM1 and the listed project site data. Fabrication by a member of the Window Association of New Zealand.

46.2 WINDOWS AND DOORS

Brand, finish and type as selected.

46.3 WINDOW AND DOOR REVEALS

As selected with timber jamb liners to NZS 3602.

46.4 GLASS

As selected, with glass details to 47 GLAZING and complying with NZS 4223.

46.5 FLASHINGS

As selected.

46.6 ORGANIC POWDER COATING FINISH

To the Window Association of New Zealand's "Specification for powder coatings on architectural aluminium products". All finished surfaces to show uniformity of gloss and colour (to match sample) free of all coating defects.

46.7 HARDWARE

As selected.

46.8 SEALANT, GLAZING TAPE AND GASKETS

To the window manufacturer's requirements.

46.9 FIXINGS

Ensure fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

46.10 OPENING preparation

Confirm framing openings on site for dimension, plumb and straightness prior to fabrication or ordering of aluminium joinery. Prepare and trim to WANZ WIS™ Pre Cladding Trim Preparation requirements.

46.11 EXECUTION GENERALLY

To NZBC E2/VM1, WANZ "Aluminium Window Handbook" and "Installation code for aluminium joinery products". Install to WANZ WIS™ Window installation System requirements.

46.12 HANDLING

Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.

46.13 CORROSION PROTECTION

Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

46.14 FIX FRAMES

Fix frames rigidly in place without distortion, to the window manufacturer's and the Window Association of New Zealand's "Aluminium Window Handbook" requirements, plumb, true to line and face, weathertight and with all openings operating freely.

46.15 DRAINAGE

Anti-condensation channels to sills. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.

46.16 GLAZING INSTALLATION

All glass held in aluminium beads and black PVC gaskets.

46.17 SAFETY GLASS INSTALLATION

Use in doors, sidelight panels, low level windows and all other locations to comply with NZS 4223, part 3, as modified by NZBC F2/AS1, 1.0 Glazing.

46.18 INSTALL FLASHINGS

Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish on head flashings to match window finish.

46.19 SEAL FRAMES ON SITE

Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer and to make the installation weathertight.

46.20 SAFETY

Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. Permanent manifestations to comply with NZS 4223, part 3, 303.1.

46.21 CLEAN GLASS AND FRAMES

Clean off or remove glass indicators at completion of the building. Clean glass inside and out to a shining finish. Clean down both sides of window and door frames using the methods required by the window and door manufacturer.

47 GLAZING

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

47.1 GLAZING TAPE

Pressure sensitive, self-adhesive vinyl foam tapes, selected to suit the glazing detail.

47.2 GLASS THICKNESS

As selected and to NZS 4223, parts 1 and 3.

47.3 FLOAT GLASS

To NZS 4223, part 1, clause 101.2.2.2: Glazing quality (selection G). Thickness as required by NZS 4223, part 1.

47.4 PATTERNED GLASS

Translucent, annealed, rolled glass with a decorative pattern on one surface.

47.5 LAMINATED GLASS

Grade A safety glazing material with PVB or CIP resin interlayer.

47.6 TOUGHENED GLASS

Grade A safety glazing material.

47.7 SOLAR FLOAT GLASS

Float glass, body-tinted or reflective coated glazing.

47.8 PUTTY, TIMBER FRAME

Linseed oil based, knife grade putty.

47.9 SETTING BLOCKS

Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, at the base of glass panes.

47.10 SPRIGS

Diamond metal pieces to retain glass in timber sashes and frames.

47.11 MIRROR GLASS

Float plate mirror glass to NZS 4223, part 1, clause 101.2.2.2: Silvering quality (selection S), with silver and copper plating and 2 coats of protective paint.

47.12 MIRROR ADHESIVE

Use both mirror-mastic adhesive and double-sided adhesive tape.

47.13 EXECUTION GENERALLY

To NZS 4223, part 1, and for human impact safety glazing to NZS 4223, part 3.

47.14 INSTALL GLASS, EXTERIOR TIMBER WINDOWS

Prime, clear seal rebates and beads, back-putty, sprig in glass and neatly complete putty fronting. Glass thickness and perimeter clearances to NZS 4223, part 1.

47.15 INSTALL GLASS, EXTERIOR TIMBER DOORS

Remove temporarily pinned beads; prime, clear seal rebates and beads, back putty, sprig in glass, front putty and neatly replace beads.

47.17 SAFETY GLASS INSTALLATION

Use in doors, sidelight panels, low level windows and all other locations to comply with NZS 4223, part 3, as modified by NZBC F2/AS1, 1.0 Glazing.

47.22 PRIME PUTTY

Prime all exposed putty within 21 days of completing glazing.

47.23 SAFETY

Indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type. Do not apply indicators other than whiting to the glass surface. Permanent manifestations to comply with NZS 4223, part 3, 303.1.

47.24 CLEAN

Clean off or remove indicators at completion of the building. Clean glass inside and out to a shining finish.

63 PAINTING AND PAPERHANGING

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

63.1 QUALIFICATIONS

Carry out work using competent and experienced painters and paperhangers.

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63.2 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to BRANZ Bulletin 314: Removing paint coatings from houses, for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

63.3 PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

63.4 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

63.5 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting and/or paperhanging work to proceed.

63.6 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

63.7 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

63.8 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

63.9 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

63.10 SELECTIONS

Confirm all selections, colours and finishes for both paint and wallpaper with the owner.

63.11 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

63.12 PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

63.13 PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

63.14 MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

63.15 SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

63.16 FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

63.17 CONFIRM WALLPAPER BATCH

Confirm that all rolls of each pattern are from the same batch.

63.18 WALLPAPER INSTALLATION

Seal or size walls. Drops full-length, completely glued, pattern matched and hung vertically without bubbles or visible butt joints. Scribe cut paper 2 mm onto surrounding trim.

63.19 CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination.

63.20 REPLACE

Replace hardware without damage to the hardware or the adjoining surfaces.

71 WATER

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

71.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

71.3 POLYBUTYLENE WATER PIPE

Polybutylene tubing complete with fittings and accessories brand-matched.

71.5 INSULATION FOR HOT WATER PIPES

As selected.

71.6 EXPOSED PIPES

As selected and to the following details:

- chrome plated copper pipe with chrome plated brass nuts and fittings
- white polyethylene composite pipe with white nuts and accessories
- pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings.

71.7 GATE VALVES

De-zincified brass with screwed ends.

71.11 VALVES, TAPS AND FAUCETS

As selected.

71.12 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.

71.13 EXECUTION GENERALLY

Generally carry out the whole of this work and tests to NZBC G12/AS1.

71.15 INSTALL POLYBUTYLENE/POLYETHYLENE WATER SUPPLY

Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC G12/AS1, 5.0 Water supply. Conceal pipework and pressure test before wall linings are fixed.

71.16 OUTLET LOCATIONS

Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

71.17 INSTALL HOT WATER PIPE INSULATION

Insulate hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanised steel wire ties.

71.19 PENETRATIONS

Provide and fit collars and escutcheon plates to match pipework at penetrations through constructions.

71.20 INSTALL TAPS AND FAUCETS

Install taps and faucets in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

71.21 COMPLETION

Pressure test to ensure no leakage and leave in proper working order. Clean tapware and fittings.

72 GAS

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

72.1 REGULATIONS

Comply with the Gas Regulations, Electricity Regulations and other network utility operator's requirements. Give notices for inspections and carry out tests as required.

72.2 QUALIFICATIONS

Gasfitters to be experienced competent craftsman gasfitters, or registered gasfitters working under the direction of a craftsman gasfitter, familiar with the materials and techniques specified.

72.3 CERTIFICATION CERTIFICATE

Provide a Gasfitting Certification Certificate as required by Regulation 24 of the Gas Regulations 1993.

72.4 PIPING DESIGN

Design the piping system with pipe sizes to give a minimum pressure at any appliance inlet of 1.13 kPa for natural gas, when all appliances are in use; and with a maximum design pressure drop from meter outlet to any appliance of 80 kPa. All to NZS 5261.

72.5 PRESSURE TEST

Pressure test the system for leakage to NZS 5261 before pipework is concealed by linings.

72.6 FINAL INSPECTION AND TEST

Submit the work for inspection and test and prove to the satisfaction of the gas retailer that the installation complies with all Acts and Regulations and has been tested for leakage and proved to be sound.

72.7 COPPER PIPE

Complete with fittings to NZS 3501.

72.9 EXECUTION GENERALLY

Carry out the whole of this work to the requirements of NZBC G10/AS1 Piped services and NZS 5261.

72.10 INSTALL PIPING

Run the system, completely concealed, in the most suitable type of pipe for each part of the installation, bent, supported, jointed and complete with all fittings to NZS 5261. Confirm the type of pipe to be used and its location.

72.11 INSTALL GAS APPLIANCES

Fit and connect the gas appliances to NZS 5261, complete with flues where required and to the appliance manufacturer's requirements.

72.12 CONNECT GAS HOT WATER HEATER

Connect gas hot water heater, to NZS 5261 and the heater manufacturer's requirements.

72.13 COMPLETION

Leave the installation including appliances clean and in full working order.

Ashburton District Council

APPROVED

This copy must remain on site

73 RAINWATER SYSTEM

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

73.1 UPVC SPOUTING

Profile, jointing, brackets and fittings brand matched and complete to the spouting manufacturer's specifications.

73.2 UPVC DOWNPIPES

Tubes, stand-off brackets and fittings brand matched and complete to the manufacturers specifications.

73.6 ALUMINIUM/ZINC ALLOY PRE-PAINTED SHEET STEEL

0.55 mm sheet steel, aluminium/zinc alloy coated, pre-painted.

73.12 RAINWATER HEADS, DROPPERS, OVERFLOWS

Fabricate and install as detailed.

73.13 FLASHINGS GENERALLY

Aluminium/zinc coated steel, copperised pure lead, 0.5 mm copper sheet, or proprietary rubberised perforated aluminium strip, all to location, compatibility and requirements NZBC E2/AS1, 4.0 Flashings.

73.14 ACCESSORIES

Domes:	Wire mesh in round form with legs to clip inside the outlet opening to the downpipe
Spouting mesh:	Flexible plastic mesh.
Sealants:	As selected.

73.15 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.

73.16 LIAISON

Ensure liaison with associated installations to ensure material selections are compatible and required flashing work is completed.

73.17 INSTALL UPVC SPOUTING AND DOWNPIPES

Fit and screw fix brackets, set to falls to outlets. Ensure solvent welded or rubber ring jointed spouting sections are complete with all fittings to the spouting manufacturer's requirements. Screw fix stand-off brackets, set pipes plumb and clear of the wall, solvent welded. Discharge into stormwater bends.

73.20 INSTALL COPPER SPOUTING AND DOWNPIPES

Set spouting brackets to fall to outlets. Spouting joints silfos brazed. Screw fix brackets, set downpipes plumb and clear of wall, with joints silfos brazed. Discharge downpipes into stormwater bends.

73.21 INSTALL FLASHINGS

Scribe fit, fold, lap, seam, or run solder as required by the metal, to flash all roof penetrations, roofing and exterior joinery to prevent weather penetration. Except at expansion joints, allow for 2 rows of rivets to overlapping sheet joints. Install and fix flashings and flashing joints to NZBC E2/AS1, 4.0 Flashings.

73.22 INSTALL DOMES

Install wire mesh domes at the top of downpipes.

73.23 INSTALL SPOUTING MESH

Install mesh into spoutings, strictly in accordance with the mesh manufacturer's requirements.

73.24 ENSURE

Ensure rainwater services are operational, flashings complete and the building weathertight.

74 SANITARY PLUMBING

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

74.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

74.3 UPVC WASTE, SOIL AND VENT PIPES

UPVC pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

74.4 EXPOSED PIPES AND TRAPS

As selected and to the following details:

- chrome plate on copper pipes and associated copper and brass fittings
- white polybutylene or PVC, including all associated fittings.

74.5 SANITARY FIXTURES

As selected.

74.6 SANITARY ACCESSORIES

As selected.

74.7 EXECUTION GENERALLY

Carry out this work and complete all tests to AS/NZS 3500 Part 2.

74.8 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

74.9 INSTALL SANITARY FIXTURES

Fit and install sanitary fixtures and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.

74.10 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to AS/NZS 3500 Part 2. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

74.11 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.

74.12 INSTALL SANITARY ACCESSORIES

Install the selected sanitary accessories.

74.13 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

74.14 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

75 DRAINAGE

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

75.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

75.2 MATERIALS

Concrete:	17.5 MPa prescribed grade.
Reinforcement:	Grade 300 deformed bars.
Ceramic pipes:	As selected.
uPVC pipes:	uPVC pipes bends, junctions, fittings and joints.
Field drains:	Plastic pipes for field drains perforated and coiled with filter fabric over.
<u>Drainage/filling materials</u>	
Granular fill:	Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm.
Selected fill:	Fine grain soil or granular material suitable for bedding, excluding topsoil.
Ordinary fill:	Top soil or other excavated materials.

75.3 FITTINGS

Gully traps:	To NZBC G13/AS2, 3.3 Gully traps, complete with grating.
Surface water sump gratings:	Cast iron frame with lift-up grating.
Strip drain channel:	Proprietary, modular, variable invert, uPVC or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.
Inspection covers:	Cast iron frame with screw-down cover.

75.4 EXCAVATE

Excavate for drains to a firm even base with correct gradients set in straight runs.

75.5 MANUFACTURER'S REQUIREMENTS

All drainage installations to the pipe and fitting manufacturer's requirements.

75.6 EXCAVATION GENERALLY

Carry out drainage work to AS/NZS 3500 Part 2 (sanitary plumbing and drainage) and AS/NZS 3500 Part 3 (stormwater drainage) as modified by NZBC B1/AS1, 6.0 Drains.

75.7 LAY FOUL WATER DRAINS

Lay drains in straight runs to correct gradients, to discharge into the network utility operators sewer. Set inspection fittings on a concrete base.

75.8 INSTALL GULLY TRAPS

Set on concrete 50 mm above surrounding ground or paving and brought up to protect the top of the fitting. Trowel off.

75.9 LAY STORMWATER DRAINS

Confirm the required location of downpipes and finished ground levels before commencing pipework. Set downpipe bends in concrete brought up to protect the top of the bend from damage. Lay drains in straight runs to correct gradients to discharge into the network utility operator's stormwater system.

75.10 LAY SUBSOIL DRAINS

Lay perforated coil piping firmly in a granular bed in straight runs to correct gradients, discharging into a sump. Carry the granular bed up over the pipes without disturbing them, to a total depth of 300 mm and cover with geotextile fabric; all to the pipe manufacturer's requirements.

75.11 INSTALL STRIP DRAIN CHANNEL

Excavate trench and form site concrete base to fall. Set interlocking channel sections, sumps and accessories in place, all in accordance with the channel manufacturer's requirements. Check falls and install gratings and covers.

75.12 INSTALL SURFACE WATER SUMP

To NZBC E1/AS1, 3.6 Surface water inlets to drains. Ceramic half-siphon pipe. Cast iron frame with a lift out grating.

75.13 INSTALL INSPECTION CHAMBERS

Stormwater: To NZBC E1/AS1, 3.7 Access for maintenance, with channels to form a cascade where necessary and with a 75 mm fall across the chamber.

Foul water: To NZBC G13/AS2, 5.0 Installation with ceramic channels with a 75 mm fall across the chamber.

Form channel top 100 mm above pipe soffit. Bench from channel with 17.5 MPa concrete to form a smooth finish. Fit a cast iron cover and frame.

75.14 CONCRETE ENCASEMENT

Concrete encase shallow drains and drains under driveways, on a 100 mm deep 17.5 MPa concrete bed reinforced with three 10 mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100 mm 17.5 MPa concrete.

75.15 FIELD TEST

Field test drains for watertightness to the satisfaction of the Building Consent Authority inspector.

75.16 BACKFILL

Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line.

75.17 AS-BUILT DRAWINGS

Supply a 1:100 as-built drawing to the Building Consent Authority and the owner on completion.

76 ELECTRICAL

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

76.1 COMPLY

Comply with the Electricity Regulations 1997, AS/NZS 3000 and the New Zealand Electrical Codes of Practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

76.2 QUALIFICATIONS

Carry out work by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997.

76.3 CERTIFICATE OF COMPLIANCE

Supply a certificate of compliance to the owner, as required by the Electricity Regulations 1997. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply.

76.4 METER BOARD / DISTRIBUTION BOARD / SUB BOARD

Proprietary manufactured meter board complete with flashing kit. Proprietary manufactured distribution board, zinc plated powder coated, or heavy duty plastic, fire resistant enclosed construction, complete with neutral and earth busbars, MCB's, RCD's and main switch. All protective devices: 6kA MCB's of the appropriate rating. Fit to board manufacturer's requirements where detailed. Recess into wall and ensure fire containment properties of the enclosure is maintained.

76.5 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.

Lighting circuits:	1.5 mm ² on 16 amp MCBs.
Power circuits:	1.5 mm ² on 16 amp MCBs for domestic construction
Power circuits:	2.5 mm ² on 16 amp MCBs for domestic insulated construction

76.6 ELECTRICAL ACCESSORIES

As selected and to the following details:

Wall boxes:	Standard size in plastic, with 2 or more gang size in metal, all screw fixed.
Switch units:	16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Hot water system switch:	One way 20 amp switch complete with clamp for flexible PVC conduit.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.
Ceiling roses:	White plastic mounting base with screwed cover. Terminal type.
Batten holders:	Standard white plastic bayonet cap, with cap angled where wall mounted. Brass liners.

76.7 LIGHT FITTINGS

As selected.

76.8 ELECTRIC-POWERED FITTINGS AND EQUIPMENT

As selected.

76.9 CABLING

Install with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member.

76.10 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings.

Switch Units:	1000 mm.
Socket Units:	150 mm above work benches. 400 mm elsewhere.

Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

76.11 INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements.

76.12 ELECTRIC HOT WATER SYSTEM

Wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in flexible PVC conduit, clamp fixed at each end.

76.13 GAS HOT WATER SYSTEM

Wire for control system to continuous flow gas hot water system.

76.14 UNDERFLOOR HEATING SYSTEMS

Connect under floor heating systems complete with thermostats to manufacturer's requirements.

76.15 WIRE FOR PLUMBING FITTINGS

Wire for fittings to the Electricity Regulations 1997 and to the fitting manufacturer's requirements.

76.16 INSTALL SMOKE DETECTORS

Install detectors to NZBC F7/AS1, 3.3 Location of smoke alarms, and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

76.17 ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the Electricity Regulations 1997 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.

76.18 COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

ADDITIONAL ITEMS

Refer to SELECTIONS/drawings for specific product, material, accessories and finish selections.

~

AMENDED PLAN
APPROVED



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

Signed _____ **Building Consent Processing Sheet**
Farm Buildings And Sheds
(Non Habitable Buildings)

(BAM 104)

Date _____

PROJECT DETAILS

Building Consent No:	0842 / 07	Category Level:	
Name:	Coulter & Vucetich		
Project Address:	89 Dunford Street		

✓ - Satisfactory to needs ✗ - Unsatisfactory to needs N/A - Not applicable to needs			
BUILDING ELEMENTS	ITEMS TO BE CHECKED	CHECKED	COMMENTS INCLUDING MEANS OF VERIFYING, ENDORSEMENTS, CONDITIONS and REQUIREMENTS
GENERAL INFORMATION	Section 37: Resource Consent cert/Attached	✓	as previous
	PIM problems resolved/Not available/Attached to consent	✓	"
	Property ownership/CT	✓	"
	Any consent notices	✓	"
	Wind zone, snow, corrosion	✓	"
	Flooding issues	✓	"
	Project value check	✓	"
ENGINEERING DESIGN	Site stability	✓	seen on site for dwelling
	Ground bearing	✓	"
	Calculations or PS1	✓	versatiles
	Engineering details	✓	
	Monitoring Schedule	✓	
POLE SHED (IN NZS 1900 CHAPTER 11 DIVISION 11.2) AS ALTERNATIVE SOLUTION	Pole, size, treatment	✓	
	Hole depth, concrete	✓	
	Beams	✓	
	Rafters/purlins	✓	
	Bolts and connectors	✓	
	Girts	✓	
	Bracing and calculations	✓	
Monitoring Schedule	✓		
CONCRETE SLAB FLOOR/ FOUNDATIONS	Thickness	✓	100mm
	DPM	✓	shown 250 micron
	Reinforcement and cover	✓	1/D12
	Shrinkage control	✓	
	Compacted fill	✓	yes
	Thickening for loadbearing	✓	
	Height above ground	✓	100mm
	Depth and width	✓	100 x 200
TIMBER FLOORS	Pile types	✓	
	Bearer size and spacing	✓	
	Joist size and spacing	✓	
	Fixings	✓	
WALL FRAMING (FOR ALL FRAMED BUILDINGS)	Stud height, size and spacing	✓	2420, 90x35, 1000mm
	Wall framing connections	✓	plates
	Lintels size, span	✓	PS
	Fixings	✓	PS

BUILDING ELEMENTS	ITEMS TO BE CHECKED	CHECKED	COMMENTS INCLUDING MEANS OF VERIFYING, ENDORSEMENTS, CONDITIONS and REQUIREMENTS
ROOF FRAMING	Pitch	/	150
	Framing layout or truss layout	/	yes
	Rafter size, span, spacing	/	truss
	Ridge beams	/	
	Purlins	/	90x45 on edge
	Roofing Light/Heavy	/	light
	Connections	/	nailed
BRACING	Walls	/	
	Roof	/	1 pair strip brace to roof plane
	Wind Zone	/	medium
CLADDINGS AND LININGS	Construction Joints	/	
	Fixings	/	
	Wind barriers/underlay	/	breather type paper to roof
	Roof cladding	/	light
	Wall cladding	/	metal
DRAINAGE	Flashings – wall/roof/windows	/	show
	Downpipes	/	to soak pits
	Stormwater Disposal	/	
	Waste Venting	/	
	Drain Size, gradient	/	
	Septic Tank/AWTS	/	
	Stormwater Drains	/	
	Smoke Alarms	/	

Signed:

R. Adams

Date:

2 10 07

PIM/CONSENT CHECKLIST BC0842/07

OWNER: A F Coulter
CONTACT NAME & ADDRESS: A F Coulter
90 Wilkins Road
R D 4
ASHBURTON
CONTACT PHONE: 027 208 1577
PROJECT LOCATION: 89 Dunford Street RAKAIA 8355
LEGAL DESCRIPTION: Sec 607 TOWN OF RAKAIA
VALUATION: 2442030000
PROJECT DESCRIPTION: Relocation Dwelling & Garage
BUILDER:
DATE OF APPLICATION: 24/07/2007
CURRENT BUILDING USE: N/A

Town Planning:

Zoning *Residential*
Density / Coverage *ok*
Height of Building *ok*
Recession Planes *ok*
Siting *ok*
Outdoor living / service space *ok*
Low / high risk flooding *ok*
Car parking *ok*
Loading areas, etc *N/A*
Landscaping *N/A*

Resource Consent required (Yes / No)? *- has been granted.*
Other?

*land use consent has been received for the relocated dwelling
- no work to be carried out till consent given.*

Signed: *[Signature]*
Date: *27/07/2007*

Public Health

Signed:
Date:/...../.....

Liquor Comments

Signed:
Date:/...../.....

Building Inspectors:

NZFS (Yes / No)
Sewer (Yes / No)
Water (Yes / No)
Storm water (Yes / No)
Septic Tank (Yes / No)
Vehicle Crossing (Yes / No)
ECAN
Other?

*4/11
2/12
3/12
4/14*

Pim Notes

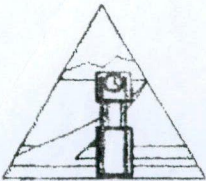
ENTERED

*No new services have been allowed for
If sewer & water connections are required please
apply & pay for separately.
Resource consent is required for the project
(Granted) of Community Infrastructure fee application
7/13*

Consent Notes

PC 1-2-3-4 & 18

*2 Foundation (House & Garage) NC & Inspections are required
drainage & completion*



ASHBURTON DISTRICT COUNCIL

PIM / BUILDING CONSENT

APPLICATION NO BC 0842/07

OWNER: A F Coulter

BUILDER: P Vucetich

ADDRESS: 90 Wilkins Rd

ADDRESS: 77 D Hoon Hwy Rd

Ashburton

Christchurch

NUMBER: 89

VALUATION REFERENCE NUMBER

STREET: Dunford St

2442030000

DISTRICT: Rakaia

ESTIMATED VALUE OF WORK: \$ 120,000

PIM

REDUCED / INTERMEDIATE / FULL \$ 150

RECEIPT NO. 111906 DATE PAID 25/7/07

CONSENT

ADMINISTRATION	\$ 85.00
INSPECTIONS (4)	\$ 400.00
BUILDING RESEARCH LEVY	\$ 120.00
DBH LEVY	\$ 236.40
DISTRICT PLAN COMPLIANCE	\$ 100.00
COMMUNITY INFRASTRUCTURE	\$ 826.00
DEVELOPMENT CONTRIBUTION	\$
VEHICLE CROSSING	\$
SERVICE CHARGES	\$
FIRE SERVICE CHARGE	\$
COMPLIANCE SCHEDULE	\$
CCC REDUCED / INTER / FULL	\$ 150.00
TOTAL	\$ 1917.40

RECEIPT NO: 120991 DATE PAID 28/8/07

FURTHER PAYMENT REQUIRED Y/N

38(2) INFORMATION REQUIRED Y/N

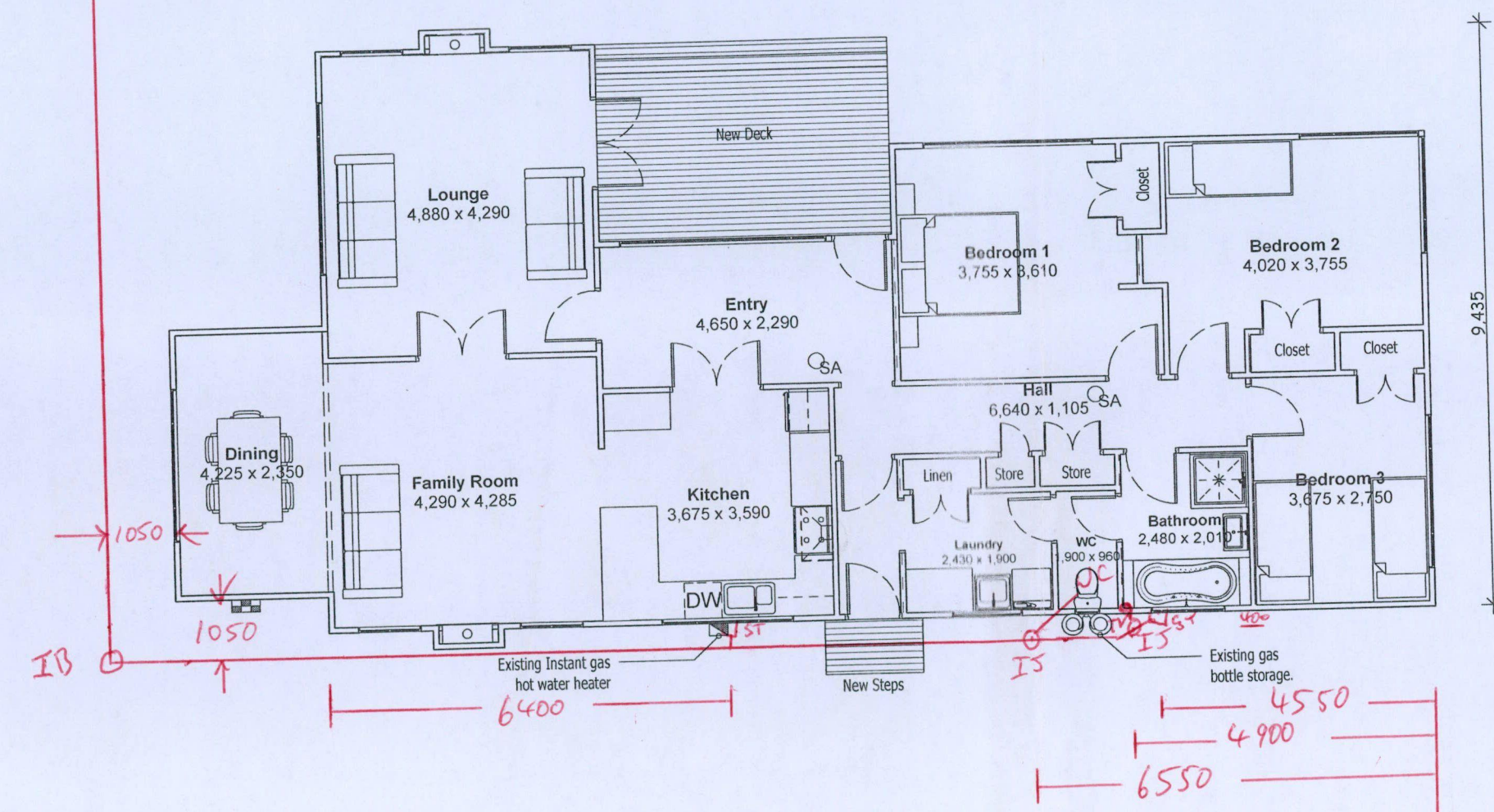
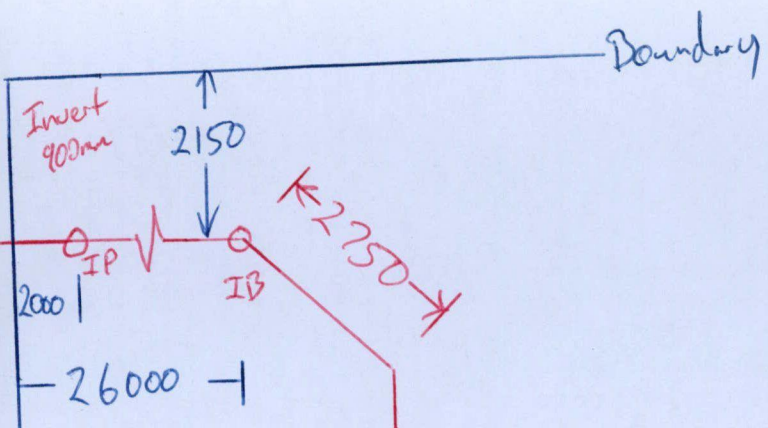
OTHER INFORMATION REQUIRED Y/N

ISSUE PIM with invoice

HOLD BC FOR FEES

RB/SD

ENTERED



89 Dunford Street
Rakaia

Concent Issue	1	23-07-07
Concept Issue	1	11-07-07

Issue/ Ammendment:	No:	Date:
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Proposed Relocated Dwelling For Coulter & Vucetich BC 0842/07
 89 Dunford Street Rakaia
 DP3547138 Sec.607
 Page Title
 Drains: Tuffell
 24 09 07 RAB

Furnishing Layout
 © Porterfield Architectural 2007
 It is The Main Contractors Responsibility To Check And Verify All dimensions and levels On Site Before Comencement Of Work.
 Drawings are not to be scaled.

Drawing Status
Preliminary

Date of Last Printed: **23/07/2007**

Job No.	Sheet:	
07-035	A-2	of 10

Porterfield Architectural
 9 Riverside Lane
 Spencerville
 Ph (03)329 8184 or 027 222 7114
 E-mail porter_archi@xtra.co.nz

Ashburton District Council
APPROVED
 his copy must remain on site

Date

BUILDING DESCRIPTION

Ground Floor Area = 149.29m²
Garage Floor Area = 36.00m²
Area Site = 1011.37m²
Site Ratio = 18.32%

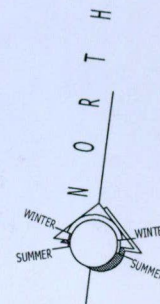
LEGAL DESCRIPTION

Address = 3547138
D.P. = 607
Sec. = 607
Area Site = 1011.37m²

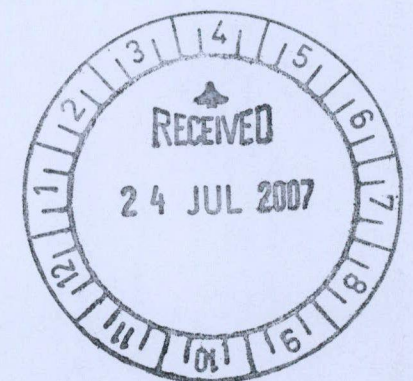
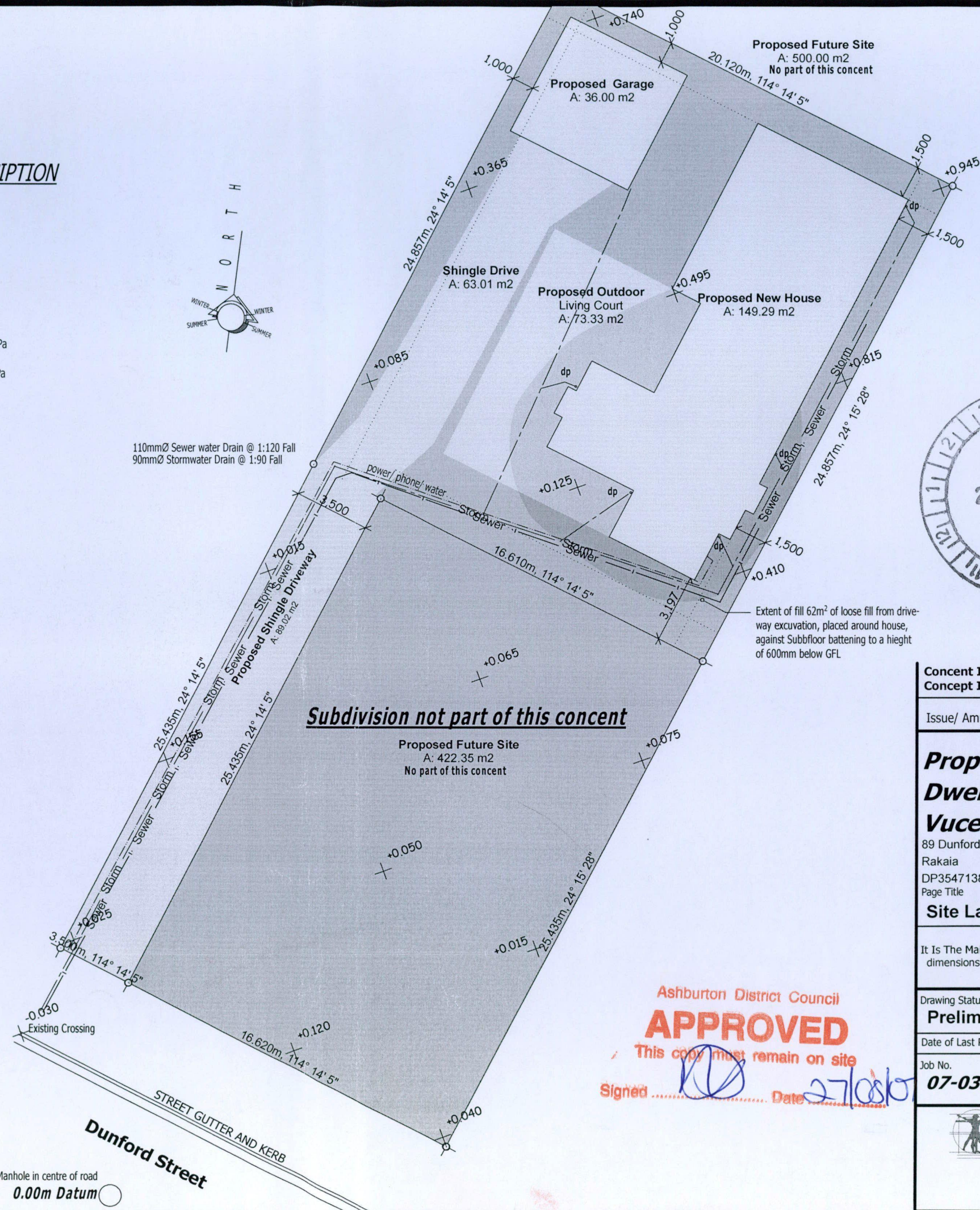
SITE DATA

Exposure/ Corrosion Zone (NZS3604, Fig 4.1,4.2)
Earthquake Zone (NZS3604, fig 5.4)
Building Category (NZS3604 table, 1.1)
Floor Live load (NZS3604 table, 1.2)
Overall height of Building
Snow Zone (3604 Fig)
Wind Region (NZS3604, Fig 5.1)
Lee Zone (NZS3604, Fig 5.1)
Ground Roughness (NZS3604, Clause 5.2.3)
Site Exposure (NZS3604, Clause 5.2.4)
Topographic Class (NZS3604, Clause 5.2.5, Fig 5.2 tables 5.3 & 5.4)
Wind Zone (NZS3604)

=1
=C
=IV/ Domestic
=Generally 1.5KPa
=5.5m
=Zone 4, 0.5 KPa
=R1
=Nil
=Urban
=Exposed
=T1
=High



110mmØ Sewer water Drain @ 1:120 Fall
90mmØ Stormwater Drain @ 1:90 Fall



Concent Issue	1	23-07-07
Concept Issue	1	11-07-07

Issue/ Ammendment:	No:	Date:
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Proposed Relocated Dwelling For Coulter & Vucetich

89 Dunford Street
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Page Title

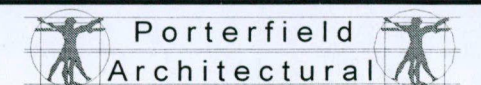
Site Layout

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Site Layout

Scale 1 : 200

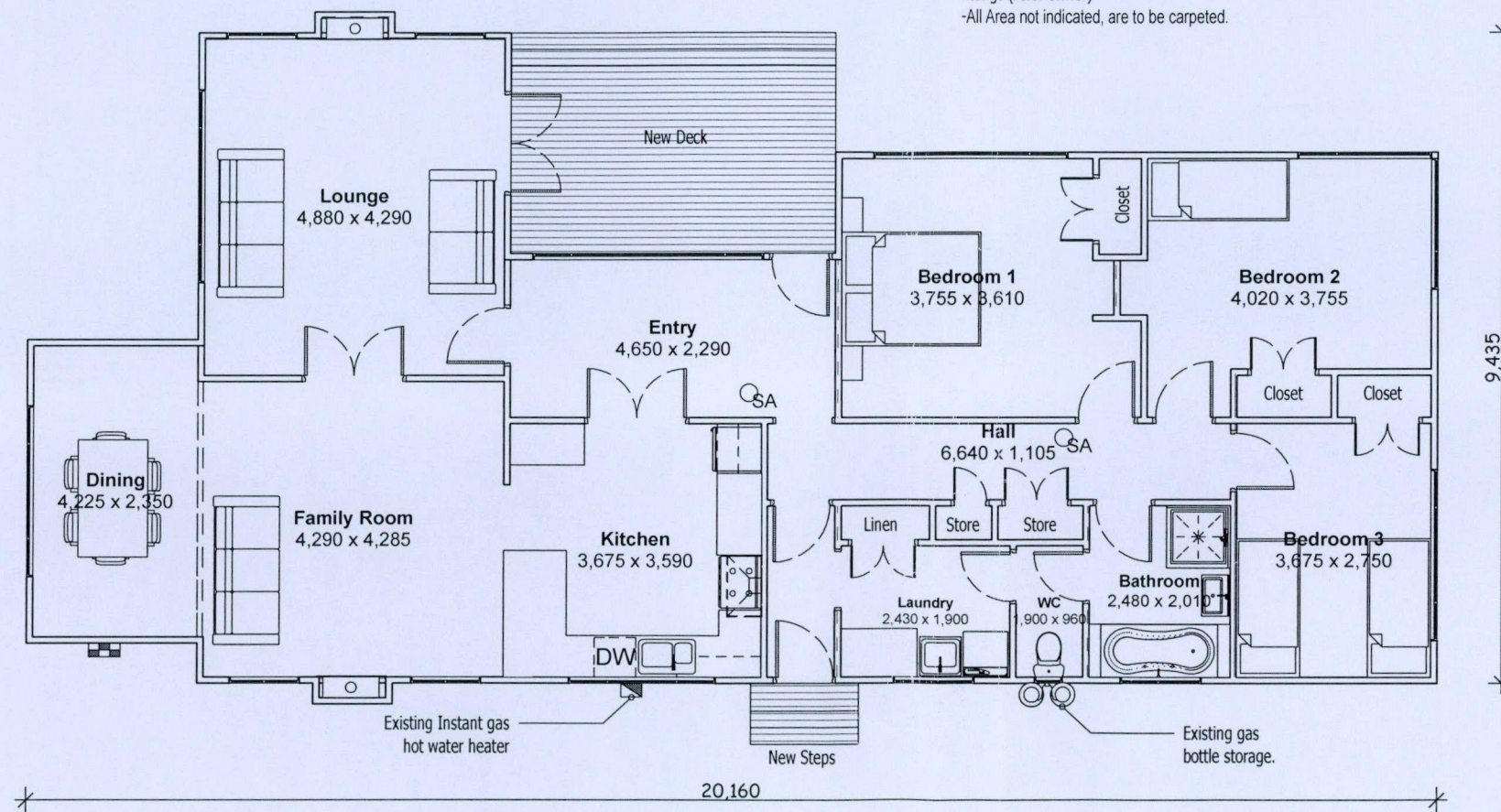
Manhole in centre of road
0.00m Datum

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Existing log burner make and model =
 Existing Gas Fire Make And Model =
 Existing Rinnai Instant Gas hot water heater size=

Floor Finishes Notes

- ANTI-SLIP: On all Access Routes (Both external and Internal), Provide anti-slip surfaces complying with NZBC D1/AS1 TABLE 2 (except that surfaces inside entry doors of housing may be considered as dry areas).
- Floor coverings may be required to extend under some fittings (refer owner)
- All Area not indicated, are to be carpeted.



Concent Issue	1	23-07-07
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Proposed Relocated Dwelling For Coulter & Vucetich

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Furnishing Layout

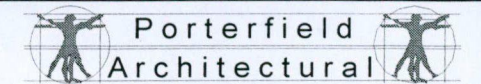
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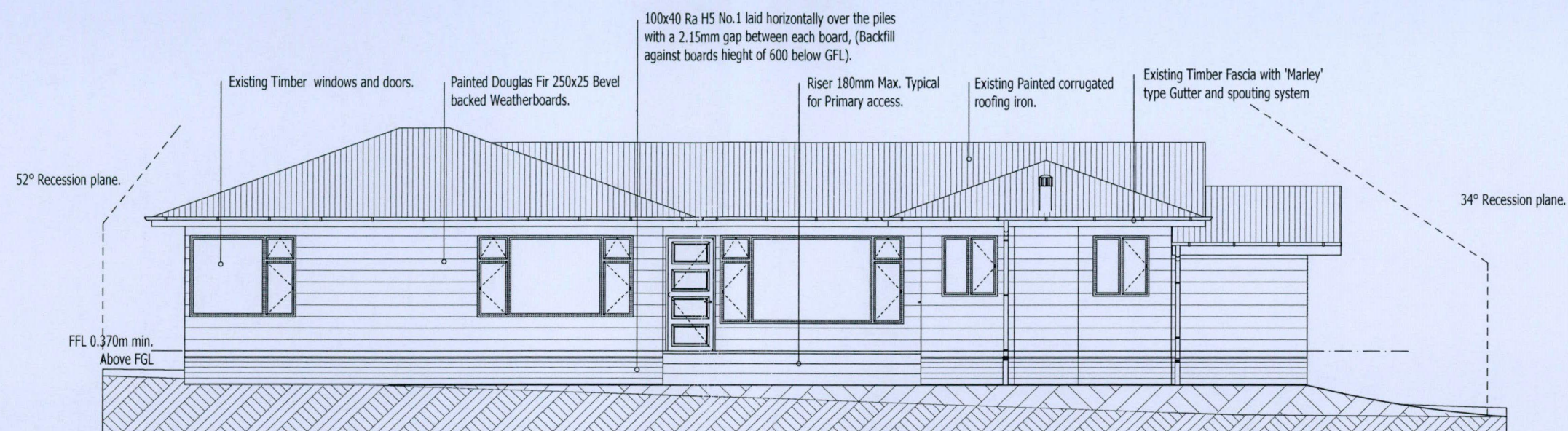
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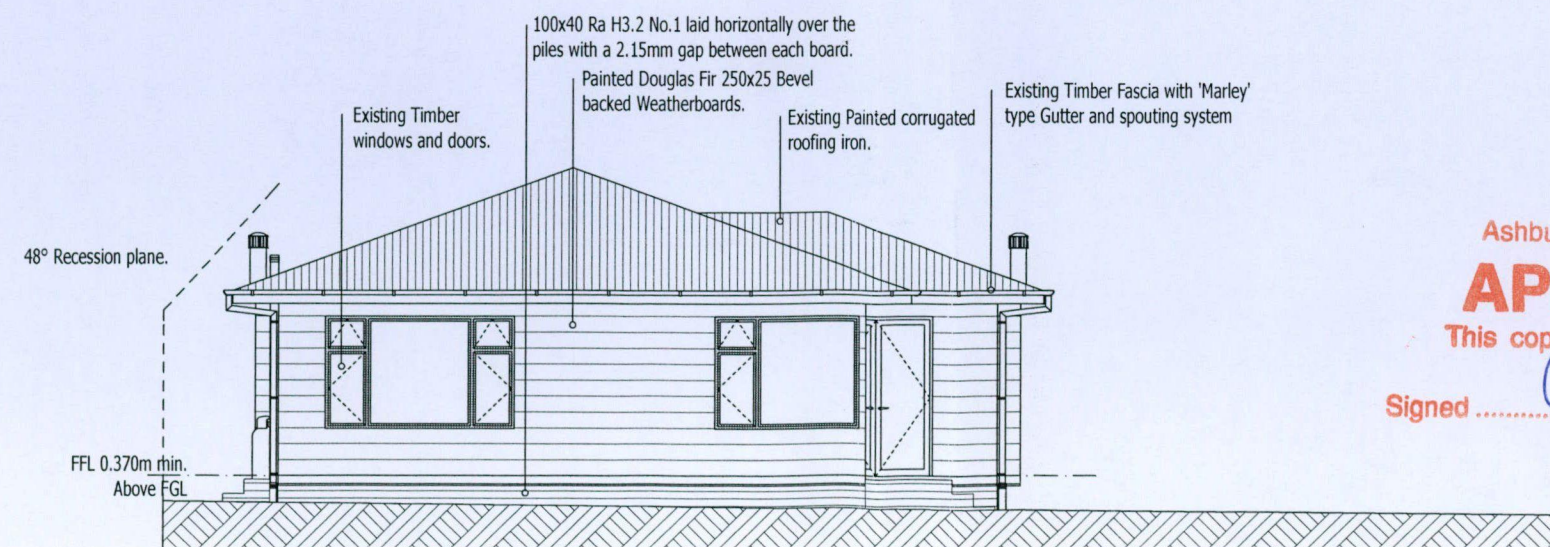
Ground Floor Furnishing Layout

Scale 1 : 100



West Elevation

Scale 1 : 100



North Elevation

Scale 1 : 100

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Elevations

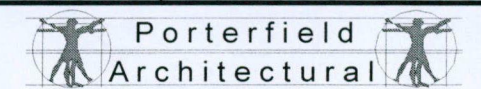
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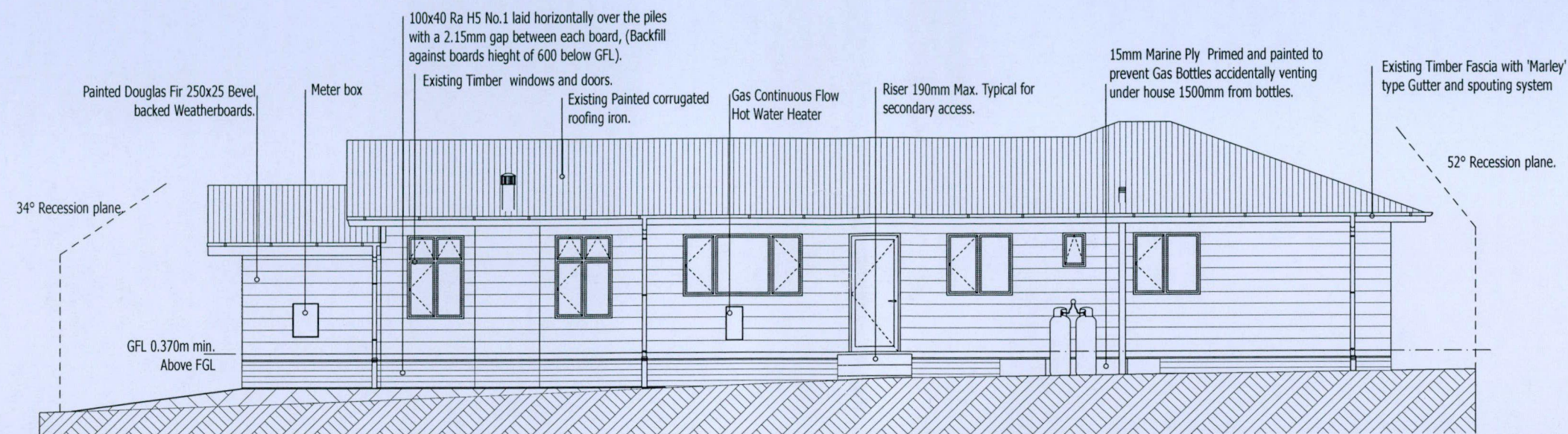
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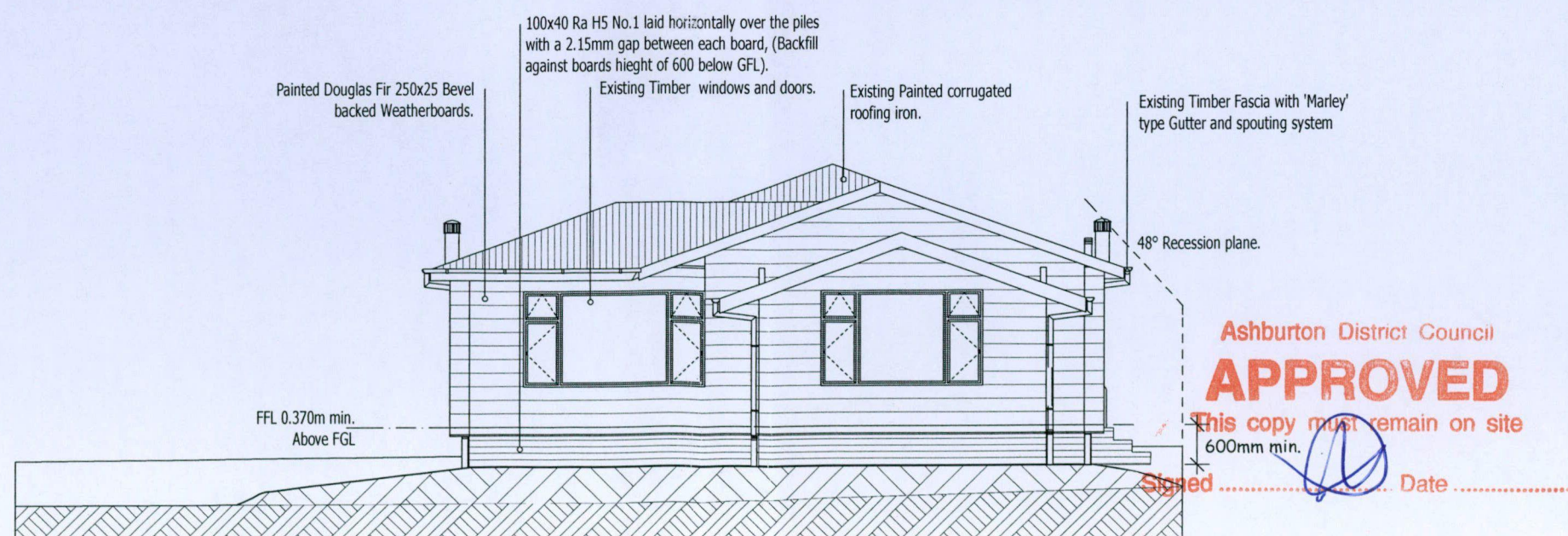


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East Elevation

Scale 1 : 100



South Elevation

Scale 1 : 100

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Elevations

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PLUMBING & DRAINAGE

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Install a mixing device (tempering valve) between the outlet of the water heater and the sanitary fixture/s to achieve this.

Refer G12/AS1.

All drains to comply with G13/AS1 and AS2

1:20 Fall to all discharge pipes.

Air Admittance valves are to be fitted to all fittings greater than 3.0m from a gully trap except floor wastes and shower wastes.

45mmØ uPVC Discharge pipe to:

- shower,
- Kitchen sink,
- Laundry tub,
- Bath

35mmØ uPVC Discharge pipe to:

- Vanities or pedestal basins,

All WC Drains to be 110mmØ uPVC pipe.

All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe movement.

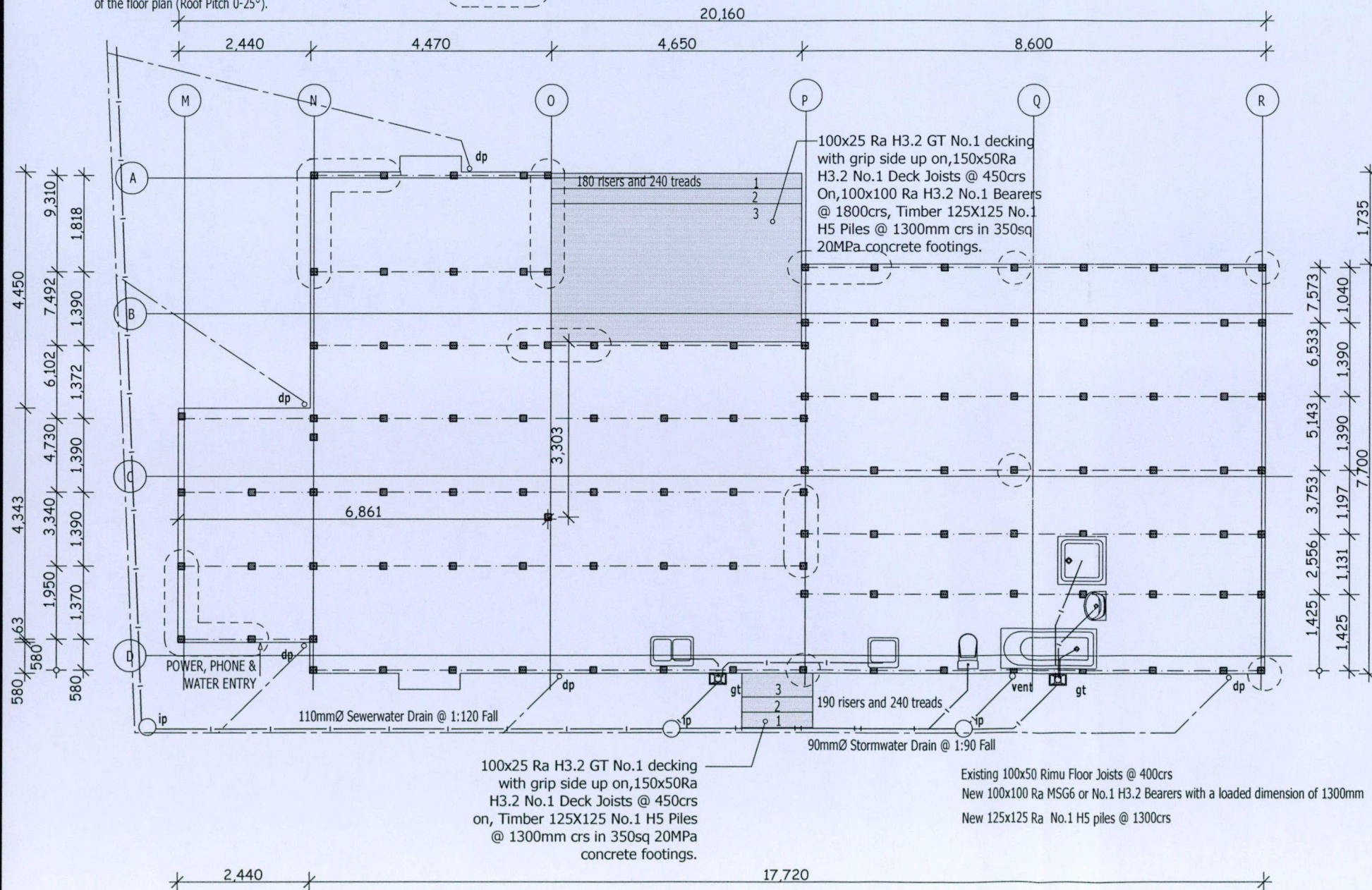
All down pipes are to be 63mmØ with a capacity of 60m² of the floor plan (Roof Pitch 0-25°).

Pile Layout Note

Builder to confirm pile layout, and if different from existing, builder is to contact designer to confirm layout.

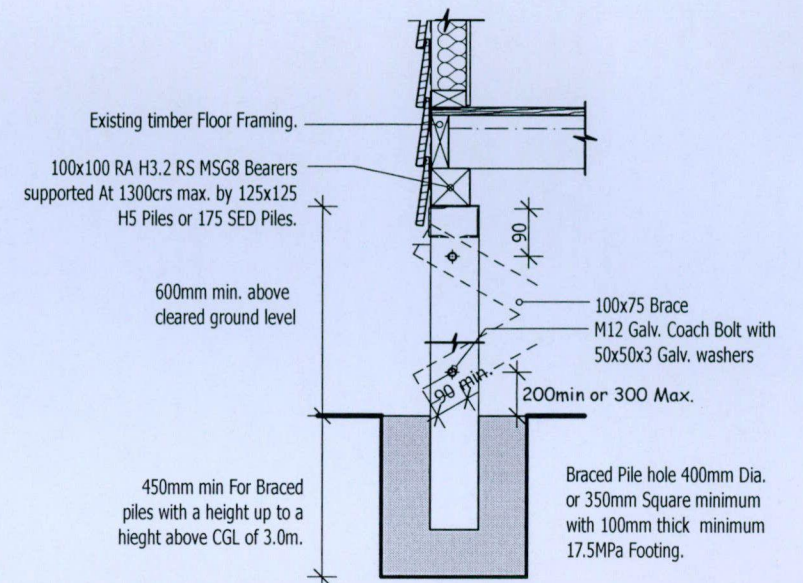
Graphic Legend

- New Pile
- New Anchor Pile
- New Braced Pile



Foundation Layout

Scale 1 : 100



NOTE:

Brace Pile Fixings to be 2-90mm Galv. or S/S nails skew driven 2 into the bearer, with 2-Galv. or S/S nail on plates, 8- nails into bearer and pile. With CT160 cleats Galv. or S/S (8 per pile) 3- nails into bearer and joist, and 2- 90mm nails skew Driven. (refer Lumberlok Brochure '12 KN Pile Fixing' 01/09).

D04 Braced Piles Detail

Scale 1 : 20

Concent Issue	1	23-07-07
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Proposed Relocated Dwelling For Coulter & Vucetich

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Foundation Layout

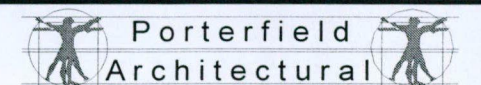
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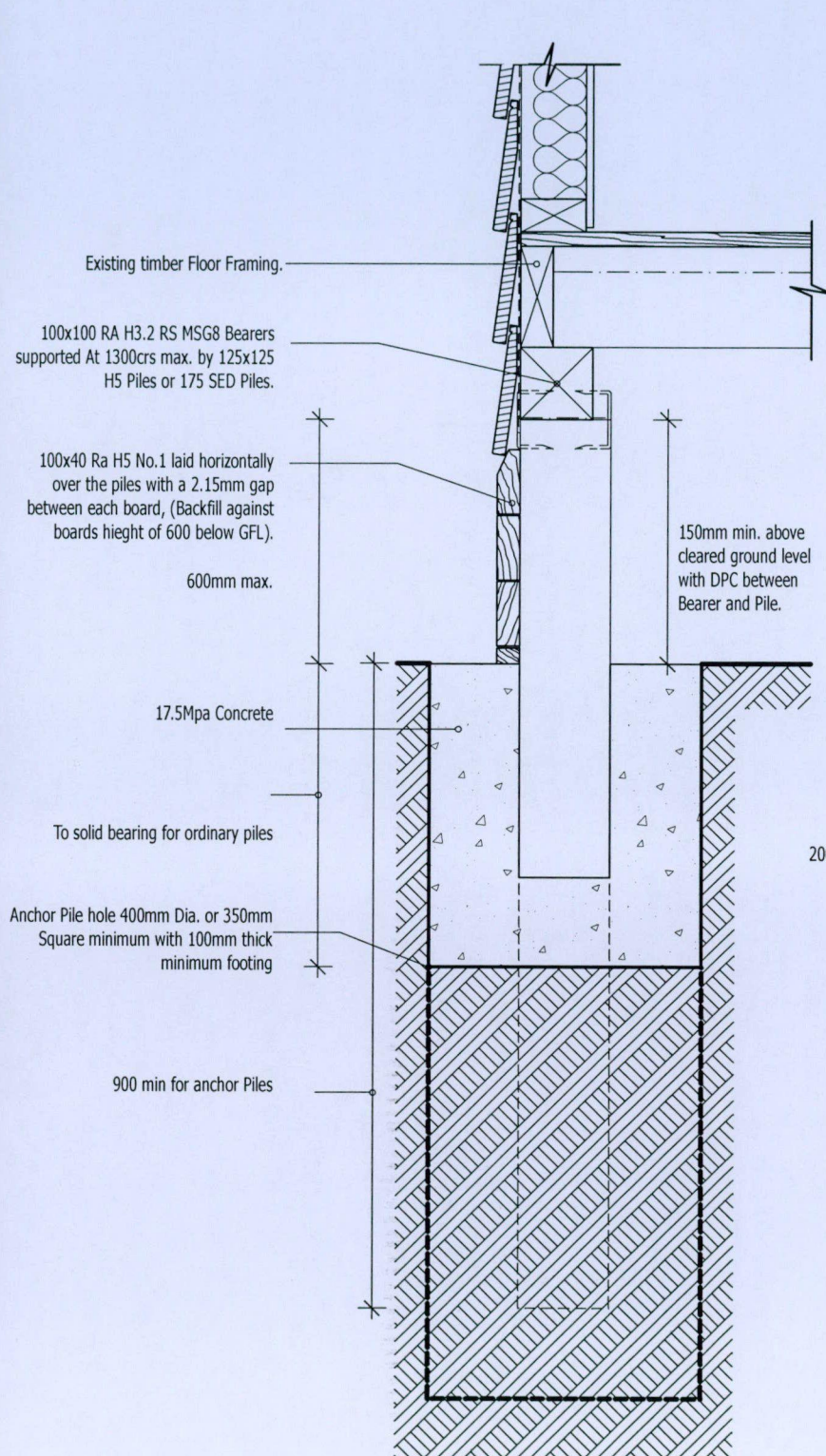
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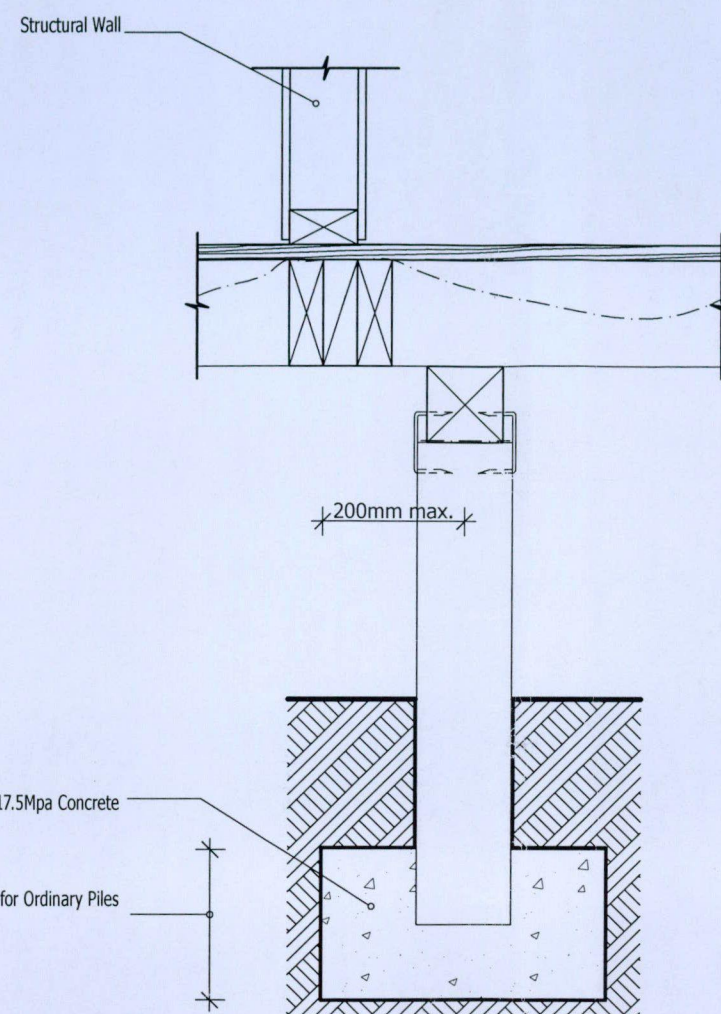
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D01 Foundation Details

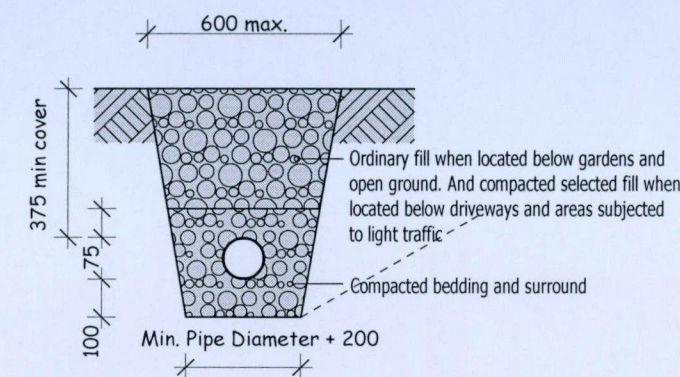
Scale 1 : 10



NOTE:

Anchor Pile Fixings to be 2-90mm Galv. or S/S nails skew driven 2 into the bearer, with 2-Galv. or S/S nail on plates, 8- nails into bearer and pile. With CT160 cleats Galv. or S/S (8 per pile) 3- nails into bearer and joist, and 2- 90mm nails skew Driven.(refer Lumberlok Brochure '12 KN Pile Fixing' 01/09).

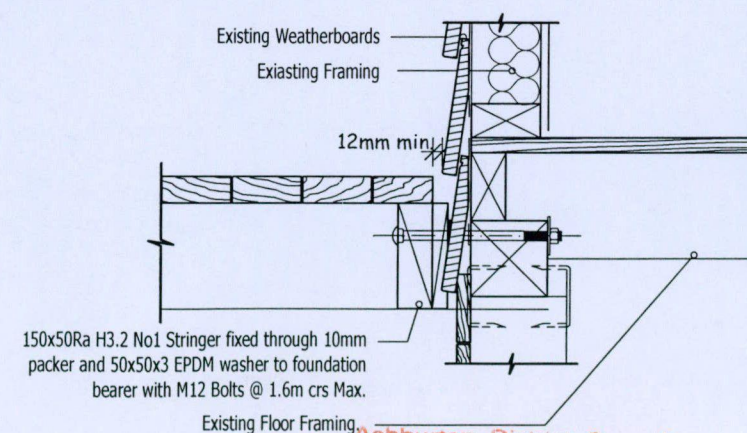
Ordinary Pile Fixings to be 4-90mm Galv. or S/S nails skew driven 2 up into the Bearer and 2 down into the Pile, with 2-Galv. or S/S wire dogs per side. With CT160 cleats Galv. or S/S (4 per pile) 3- nails into bearer and joist, and 2- 90mm nails skew Driven.(refer Lumberlok Brochure '6 KN Pile Fixing' 01/08).



Bedding Type 'D' of NZS 7643

D03 Drainage Details

Scale 1 : 20



Deck to Wall Detail

D02 Deck Connection Details

Scale 1 : 10

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Proposed Relocated Dwelling For Coulter & Vucetich

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GIB® Wall Bracing Calculation Sheet A single storey V85A® EzyBrace™

Job Details
 Name Relacated house
 Street and Number 89 Dunford Street
 Lot and DP Number Sec. 607 DP 3547138
 City/Town/District Rakaia
 Designer and date Adrian Bray 11-Jul-07
 Company Name Porterfield Architectural

Building Specification

Location of Storey Single
 Floor Loading 2Kpa
 Foundation Type Sub floor
 Building Height to Apex (m) 5
 Roof Height above Eaves (m) 2
 Stud Height (m) 2.4
 Cladding Weight (top or single) Light
 Cladding Weight (subfloor) Light
 Roof Weight Light
 Roof Pitch (degrees) 20
 Building Length (m) 20.16
 Building Width (m) 9.345
 Gross Building Plan Area (m2) 149

Building Location

Wind Zone High **Earthquake Zone** C
 Region 1
 Terrain 1
 Exposure 2
 Topography 2 2

Bracing Units required for Wind Earthquake

per m subfloor walls
 W along 100 64 BUs/m
 W across 92 54 BUs/m

Totals subfloor walls
 W along 935 598 BUs
 W across 1855 1089 BUs

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Subfloor Bracing Systems

For details see NZS3604:1999
 and appropriate manufacturer's literature

Supplier	System	Min. No.	or Length (m)	BU's	W/m
	none				
NZS3604	masonry 0.75	1.5	42	42	
NZS3604	masonry 1.5	1.5	100	100	
NZS3604	masonry 3.0	1.5	200	200	
NZS3604	masonry 4.5	1.5	300	300	
NZS3604	braced piles	1	160	120	
NZS3604	cantilever pile	1	70	30	
NZS3604	anchor pile	1	160	120	

GIB® Subfloor Bracing Calculation Sheet B

single storey V85A
 GIB® EzyBrace™

Along

Line	1	2	3	4	5	6	Wind 8W	Earthq. 9EQ
Line Min	Line Min	BU's Req/Ach	B Ele provided	BEle. No.	Supplier	Bracing Type		
a	line totals	1		NZS3604	braced piles	2	320	240
W	320	2						
EQ	240	3						
b	line totals	1		NZS3604	braced piles	4	640	480
W	960	2		NZS3604	anchor pile	2	320	240
EQ	720	3						
c	line totals	1		NZS3604	anchor pile	1	160	120
W	160	2						
EQ	120	3						
d	line totals	1		NZS3604	anchor pile	2	320	240
W	640	2		NZS3604	braced piles	2	320	240
EQ	480	3						

Totals Achieved

Totals Required (from Sheet A)

Wind 2080
 OK 935
 Earthq. 1560
 OK 700

GIB® Subfloor Bracing Calculation Sheet B

single storey V85A
 GIB® EzyBrace™

Across

Bracing Line	1	2	3	4	5	6	Wind 8W	Earthq. 9EQ
Line Min	Line Min	BU's Req/Ach	B Ele provided	BEle. No.	Supp	BType	#	BU's Ach
m	line totals	1		NZS3604	braced piles	2	320	240
W	320	2						
EQ	240	3						
n	line totals	1		NZS3604	braced piles	2	320	240
W	320	2						
EQ	240	3						
o	line totals	1		NZS3604	braced piles	2	320	240
W	320	2						
EQ	240	3						
p	line totals	1		NZS3604	anchor pile	1	160	120
W	480	2		NZS3604	braced piles	2	320	240
EQ	360	3						
q	line totals	1		NZS3604	anchor pile	2	320	240
W	320	2						
EQ	240	3						
r	line totals	1		NZS3604	anchor pile	2	320	240
W	320	2						
EQ	240	3						

Totals Achieved

Totals Required (from Sheet A)

Wind 2080
 OK 1855
 Earthq. 1560
 OK 700

Concent Issue 1 23-07-07
 Concept Issue 1 11-07-07

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Bracing Demand

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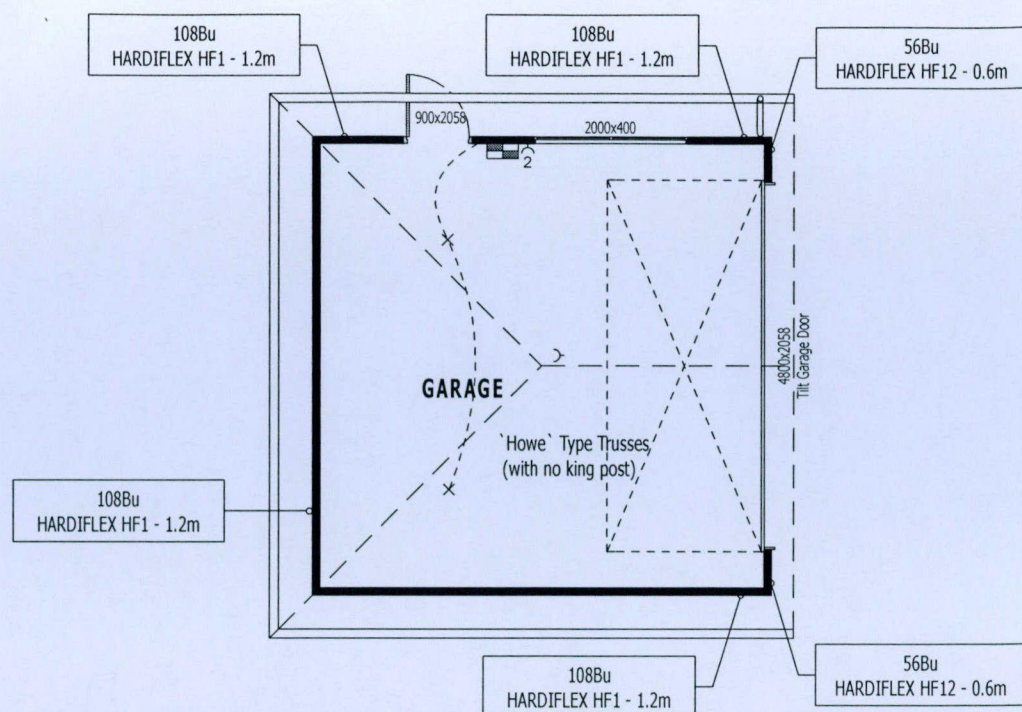
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Wind Zone = High
 Floor load = 1.5 KPa
 Foundation Type = SLAB
 Building Height = 3.4m
 Roof Height above Eaves = 1.1m
 Stud Height = 2.3m
 Cladding Weight Top = Light
 Cladding Weight Lower = NIL
 Roof Weight = LIGHT
 Roof Pitch = 15°
 Room In Roof Space = NIL
 Building Length = 6.00m
 Building Width = 6.00m
 Building Area = 36m²

BRACING ELEMENT DESCRIPTION

HF1 = 90BUs/m Wind and 75BUs/m² Earthquake
 HARDIFLEX® Standard 6.0mm one side.
 Minimum Wall Length 1.2m, with M12 Galv. Hold down bolts with 50x50x3mm Galv. washers 150mm max form stud. and, nailing @ 200mm crs through perimeter and the edge.(refer HARDIFLEX® Bracing Systems Manual for Details).
 HF12= 93BUs/m Wind and 98BUs/m² Earthquake
 HARDIFLEX® Standard 6.0mm one side.
 Minimum Wall Length 0.6m, with M12 Galv. Hold down bolts with 50x50x3mm Galv. washers 50mm max form stud. and, nailing @ 100mm crs through perimeter and the edge.(refer HARDIFLEX® Bracing Systems Manual for Details Fig 39, 42 & 43).

BRACING KEY

A - B
 C - D

A-Brace No.
 B-Bracing units
 C-Brace Type
 D-Brace Length

Bracing Units required for Wind
 per m walls
 W along 49BUs/m
 W across 35BUs/m

Totals walls
 W along 294BUs
 W across 210BUs

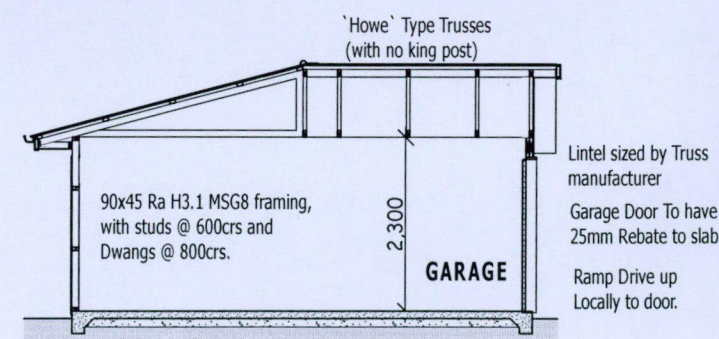
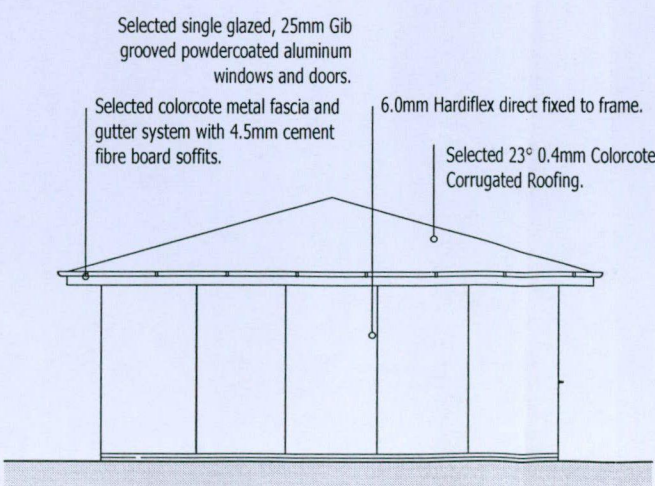
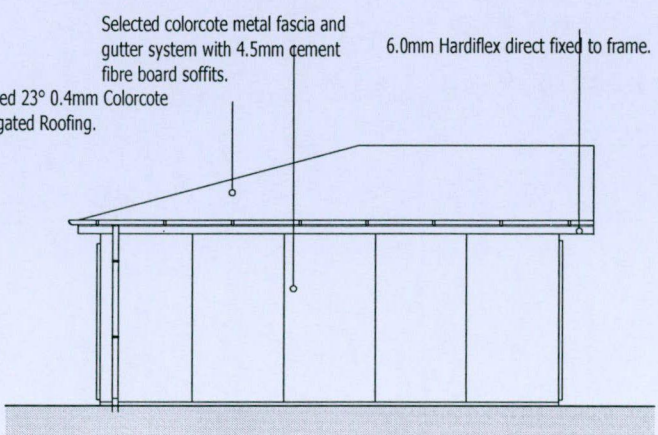
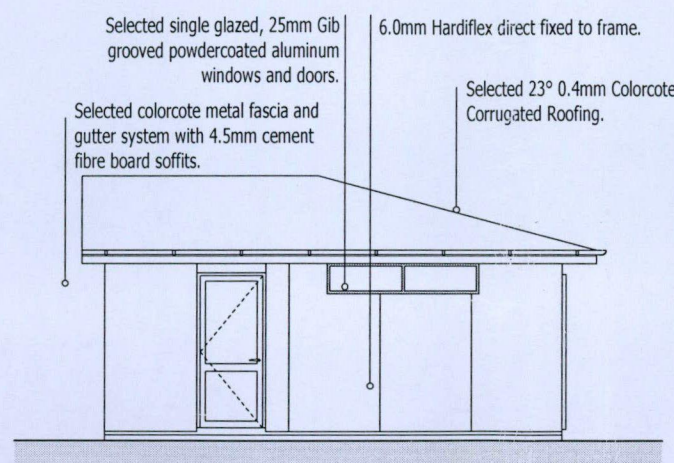
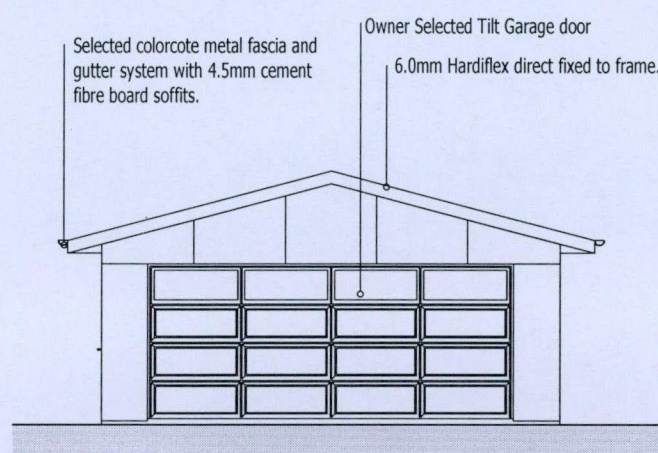
Bracing Units required for Earthquake
 per m² walls
 1.8BUs/m²

Totals walls
 E along 65BUs
 E across 65BUs

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Garage Layout

Scale 1 : 100



West Elevation

Garage Elevations & Section

Scale 1 : 100

Concent Issue 1 23-07-07
 Concept Issue 1 11-07-07

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Garage Plans And Elevations

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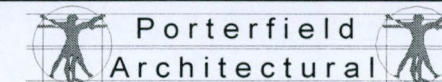
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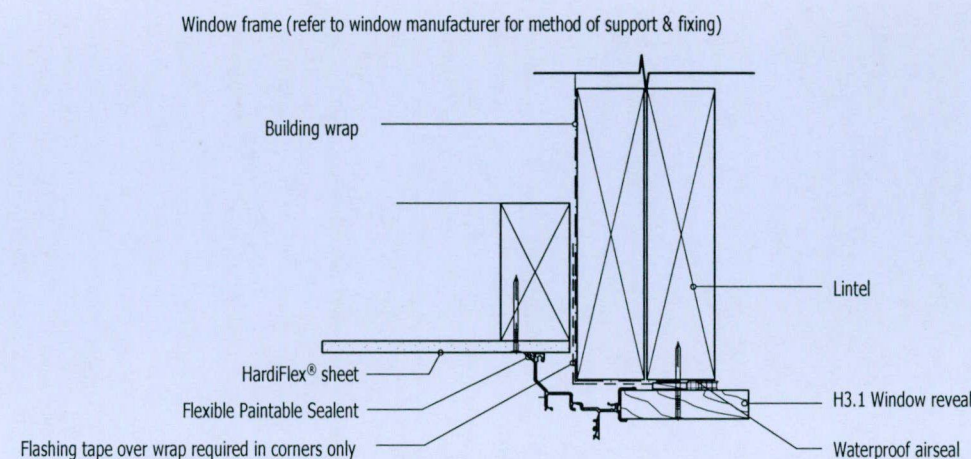
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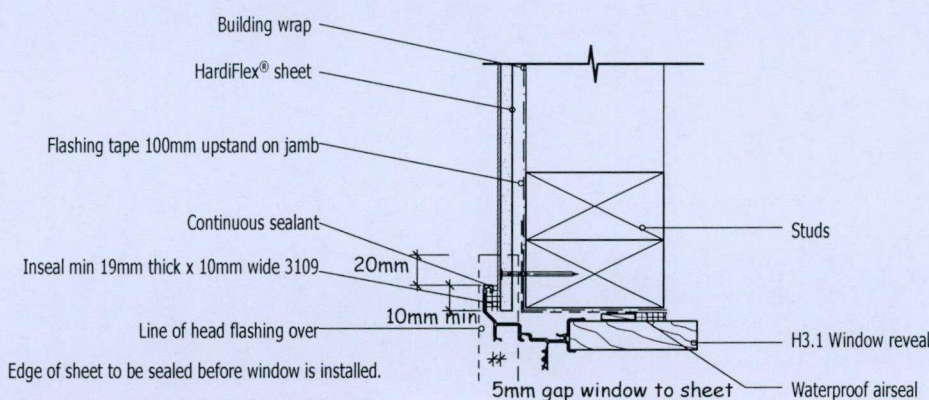
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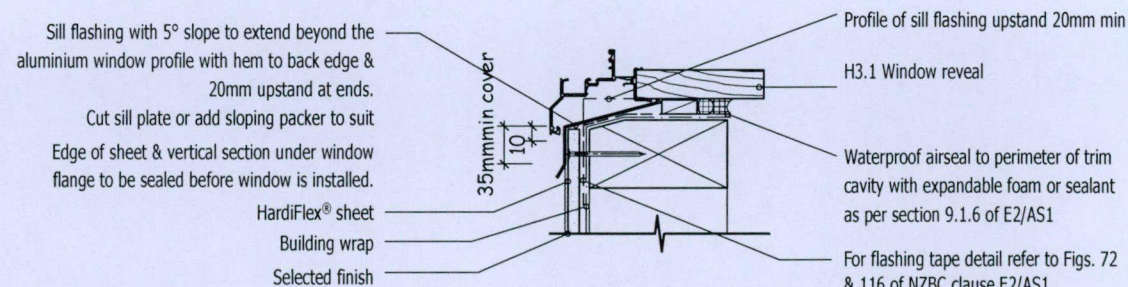
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DIRECT FIX WINDOW HEAD AT EAVES



DIRECT FIX WINDOW JAMB



Note:

Sill flashing tray to have a min 10mm upstand at each end

DIRECT FIX WINDOW SILL

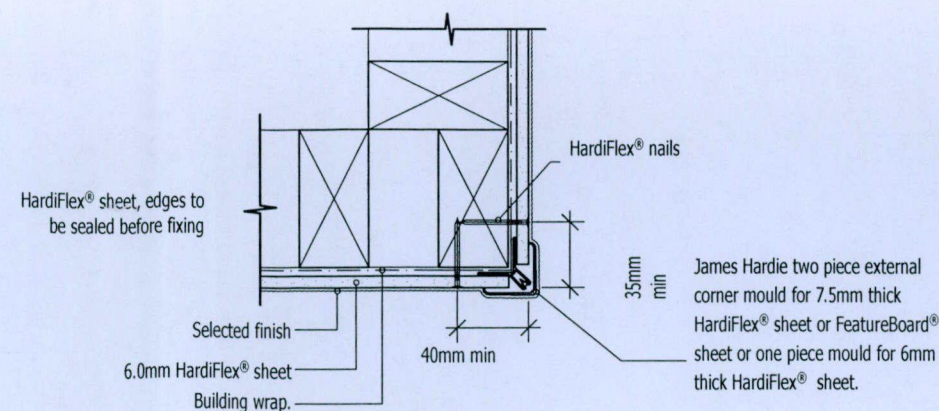
General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & table 20 of NZBC E2/AS1.
2. Building wrap must comply with acceptable solution E2/AS1 & NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap & other materials with which it comes into contact as per table 21 of E2/AS1.

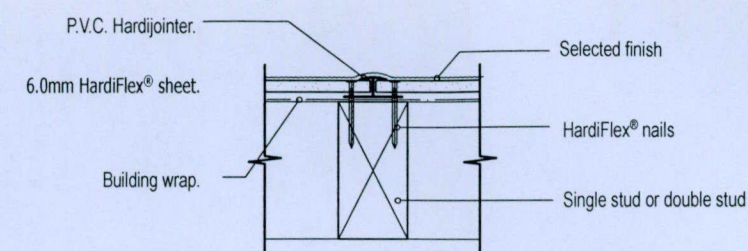
Refer to the manufacturer or supplier for technical information for these materials.

Garage Details

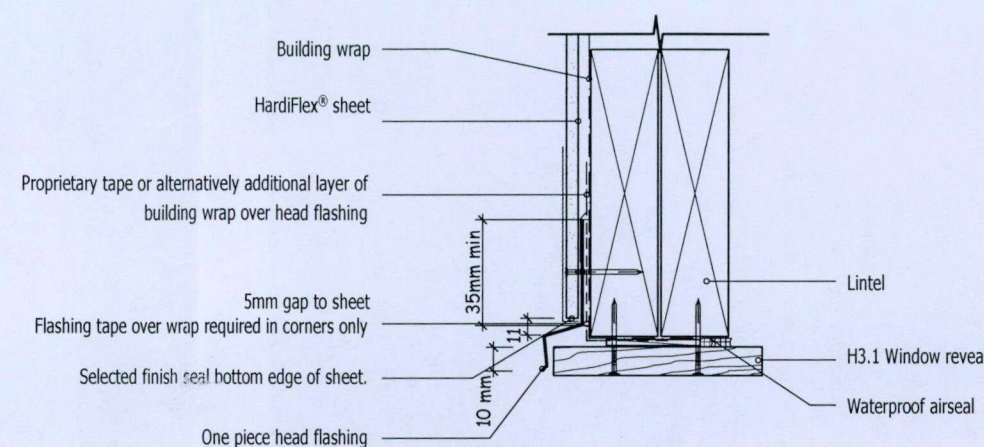
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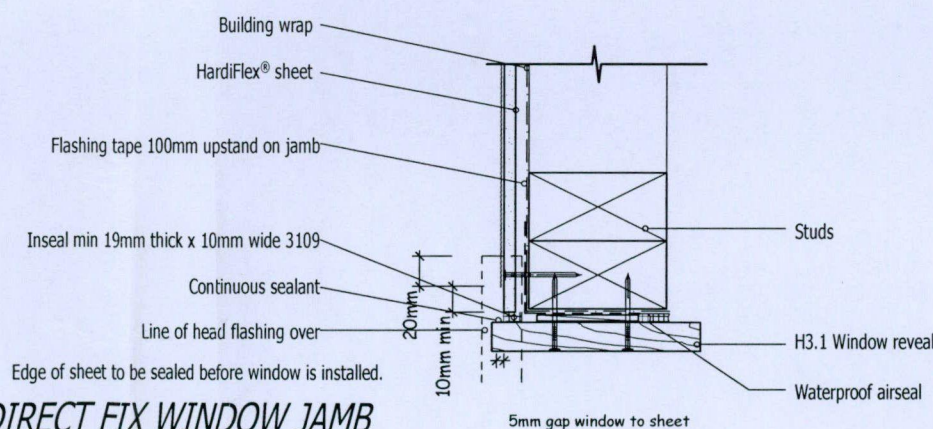
DIRECT FIX EXTERNAL CORNER JOINT



DIRECT FIX VERTICAL P.V.C. JOINT



DIRECT FIX GARAGE DOOR HEAD



DIRECT FIX WINDOW JAMB

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Wall Details

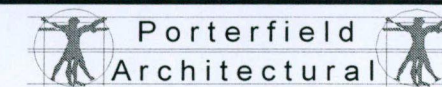
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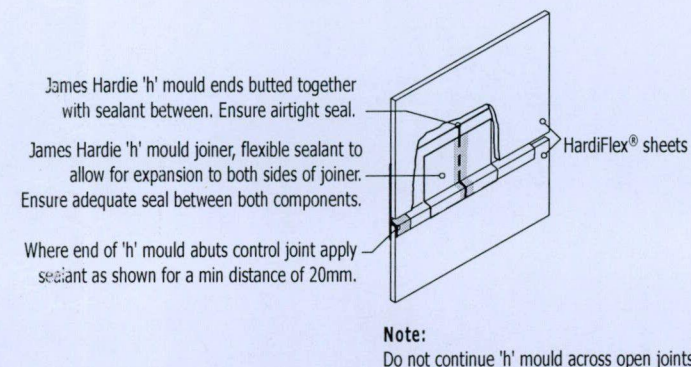
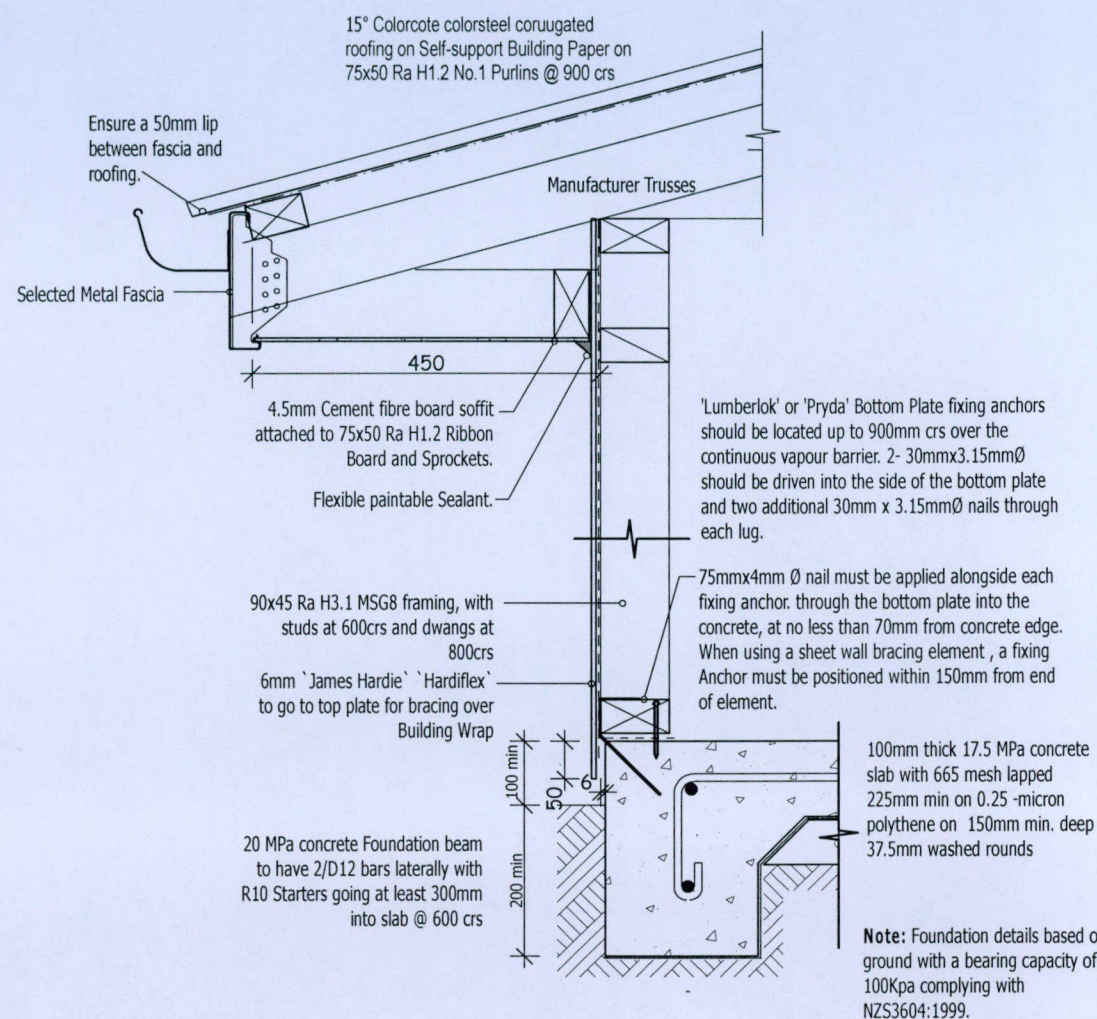
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Job No.	Sheet:	
07-035	A-9	of 10



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Ashburton District Council

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Signed Date

Concent Issue	1	23-07-07
Concept Issue	1	11-07-07

Issue/ Ammendment:	No:	Date:
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Proposed Relocated Dwelling For Coulter & Vucetich

89 Dunford Street
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DP3547138 Sec.607
Page Title

Eaves & Foundation Details

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It Is The Main Contractors Responsibility To Check And Verify All dimensions and levels On Site Before Comencement Of Work.
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