

Building Consent - BC142284



Section 51, Building Act 2004

The Building

Street address of building: 6 Oates Street, Lincoln

Legal description of land where building is located: LOT 347 DP 472675

Building name:

Location of building within site/block number: 6 Oates Street, Lincoln

Level/unit number:

The Owner

Name of owner: Horncastle Homes

Contact person: Anna Cammock

Mailing address: PO Box 8255, Riccarton, Christchurch

Street address/registered office: PO Box 8255, Riccarton, Christchurch

Phone number: Landline: 348 8905 Mobile: 348 8905

Facsimile number:

Email address: anna@horncastle.co.nz

First point of contact for communications with the council/building consent authority: Anna Cammock

Building work

The following building work is authorised by this building consent:

3 Bedroom Domestic Dwelling with Attached Garage

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

building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

There are no conditions associated with this consent.

Endorsements

Site Safety - Ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all Occupational Safety and Health requirements.

As-built Truss Layout - An "as-built" truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap for the Selwyn District Council Building Consent Authority Inspector to collect to facilitate the inspection and retain for record purposes.

Pressure Test Certificate - Upon completion of the building work the Plumber shall provide a Pressure Test Certificate to the owner to submit with their documentation for Code Compliance Certificate application.

Electrical Energy Works Certificate - The BCA places full reliance of the issue of Energy Work Certificates to verify compliance of the installation and completion of electrical services with the provisions of NZBC Clauses G9. Code Compliance Certificate will not be issued unless the Energy Works Certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

As with any construction there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Construction Monitoring Requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

ENGCO Consulting Engineer's.

Excavation / stripping of site to confirm adequate ultimate bearing capacity.

Slab pre- pour once all reinforcing is placed and chaired.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please forward these to bca@selwyn.govt.nz referencing the BC number.

Inspections

The following inspections are required:

- 1st Inspection
- Prepour - Piles / Foundations
- Wastepipes (Prior to installing DPC for floor slab)
- Floor Slab
- Pre-wrap
- Post Wrap
- Pre-Plaster
- Half high Brick
- Preline Plumbing
- Preline Building
- Drainage
- Final

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

- Project Information Memorandum (PIM): 142284P

Angela Leckey

Contractor

On behalf of: Selwyn District Council