

CODE COMPLIANCE CERTIFICATE 204721 / 1

Section 95, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

Walker Douglas James

Walker Lianne Agnes

Mailing address:

P O Box 88

RIVERSDALE 9754

Phone numbers:

Landline: **202 5841**

Mobile:

Facsimile number: **202 5841**

Email address:

The Building:

Street address of building:

4 Duke St, GORE

Legal description of land where building is located:

LOT 40 DP 29

Valuation No: 29800 / 36200

Current, lawfully established, use: **Dwelling**

Year first constructed: **1920s**

Contact Details:

Contact name:

Abell Aluminium

Mailing address:

24 Trafford Street

GORE

Phone numbers:

Landline: **208 4737**

Mobile: **0274 390 337**

Facsimile number: **208 9747**

Email address:

Building Work:

Building Work:

**Replacement aluminium joinery, coal hatch,
laundry, bathroom, bedroom x 2**

Building consent number:

204721 / 1

Issued by:

Gore District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent

Tony Osborne
Building Control Officer
On behalf of: **Gore District Council**
Date: **18 January 2008**

FIELD/INSPECTION SHEET

BC No: **204721**

Date Applied: **8/1/2007**

Contractor: **Abell Aluminium**

Owner: **Walker Douglas James**

Project Description: **Replacement aluminium joinery, coal hatch, laundry, bathroom, bedroom x 2**

Project Address: **4 Duke St**

Officer Name: *Tony Osborne*

Officer Signature: *[Signature]*

All building elements must be ticked (✓) either Yes, No, or N/A

General				Building Envelope			
Building Element	Yes	No	N/A	Building Element	Yes	No	N/A
Have all previous inspections passed?				Wall cladding			
Are there any outstanding requisitions?				Wall flashing details			
Have all energy certificates been received?				Wall junction details			
Have all producer statements been received?				Misc penetrations			
Building Exterior				Roof covering			
Gutters				Roof flashing details			
Down-pipes				Misc penetrations			
Surface water disposal				Flat roofing systems			
Protection from flooding				Building Interior			
Access routes				Seismic Restraints			
Barriers/Handrails				Waste Traps			
Gully Traps				Wall and Ceiling Linings			
Venting				Joinery			
Manholes				Glazing			
Silt-Traps				Slip Resistance			
				Barriers/Handrails			
				Internal Moisture			



**IMPORTANT : Please
give this form to the
Building Inspector at
the Final Inspection.**

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

Building Consent No: **204721 / 1** Location: **4 Duke St, GORE**
Issued by: **Gore District Council**

Owners Name: Walker Douglas James
Postal Address: P O Box 88
RIVERSDALE 9754

Landline: 202 5841
Mobile: 202 5841
Fax:
Replacement aluminium
joinery, coal hatch,
laundry, bathroom,
bedroom x 2

Contact Name: Abell Aluminium
Postal Address: 24 Traftord Street
GORE

Landline: 208 4737
Mobile: 0274 390 337
Fax: 208 9747
Email:

Relationship to owner: FABRICATOR / INSTALLER
(state details of the authorisation from the owner to make the application on the owner's behalf)

The following evidence of ownership is attached to this application showing full name of legal owner(s) of the building (please tick):

- ☐ copy of certificate of title
- ☐ lease
- ☐ agreement for sale and purchase
- ☐ other (specify)

Application:

All building work to be carried out under the above building consent was completed on (Date) 21/9/07
The personnel who carried out the building work are as follows:

Name	Address	Phone No	Registration No
ABELL ALUMINIUM	24 TRAFORD ST GORE	2084737	

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to:

Address PO BOX 88 RIVERSDALE
Being Owner / Agent (Please circle which)
Signature P.P. Ross Name TREVOR ROSS Date 16/10/07

Attachments

The following documents are attached to this application (please tick):

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Please return this application to:



Notice of Inspection by Building Control Officer

The inspection on 15 / 1 / 07 at 1.15pm am/pm was carried out pursuant to the Building Act 2004 and the Local Government Act 2002.

Officer: Tony Osborne Site Address: 4 Duke St

Consent Number: 204721 Inspection Type: Phone Call to Owner

NOTES:

Rang Doug Walker on 2025841, Discussed Rotten Weatherboards on West side of House as shown in file photos, Mr Walker indicated that maintenance was intended on the wall in question but not just yet. I informed Mr Walker that the photos were being placed on the Property file and that he should apply for a minor works consent at the very minimum to replace the weatherbds. This will enable the repairs to be documented. Smoke alarms still to be installed and Mr Young doing so on 17/1/08 *[Signature]*

17/1/08

Re-inspection required: Yes ☒ No ☐

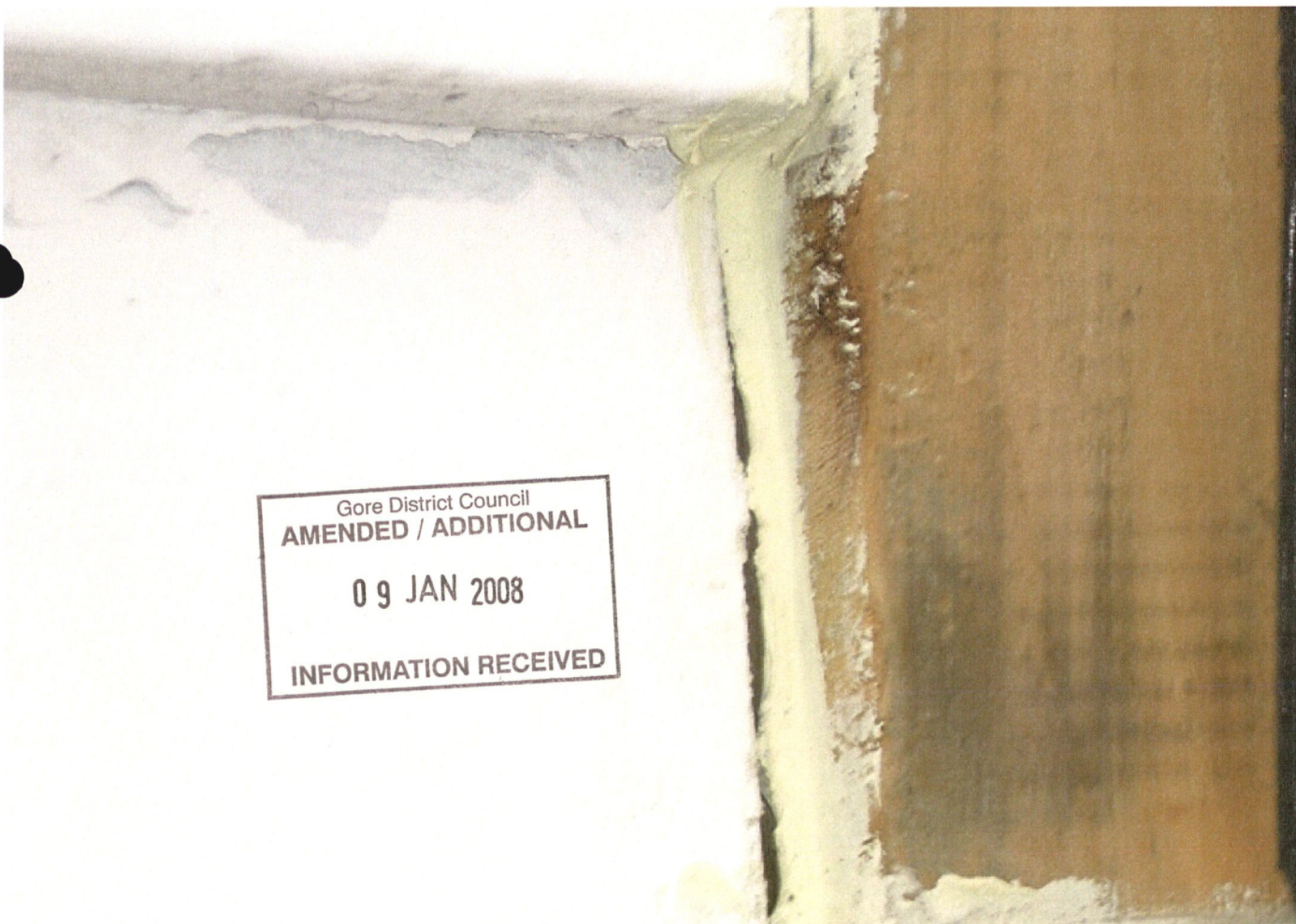
Inspection: Approved / ~~Failed~~

Signature: *[Signature]*

This notice of inspection was: Handed to owner / ~~contractor~~ ☒ Left on Site ☐ Filed ☒









Gore District Council
AMENDED / ADDITIONAL

09 JAN 2008

INFORMATION RECEIVED

PROJECT INFORMATION MEMORANDUM No. 204721

Section 33, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

Walker Douglas James

Walker Lianne Agnes

Mailing address:

P O Box 88

RIVERSDALE 9754

Phone numbers:

Landline: **202 5841**

Mobile:

Daytime:

After hours:

Facsimile number: **202 5841**

Email address:

Contact Details:

Contact name:

Abell Aluminium

Mailing address:

24 Traftord Street

GORE

Phone numbers:

Landline: **208 4737**

Mobile: **0274 390 337**

Daytime:

After hours:

Facsimile number: **208 9747**

Email address:

The Building:

Street address of building:

4 Duke St, GORE

Legal description of land where building is located:

LOT 40 DP 29

Valuation No: 29800 / 36200

Description of Building Work:

This PIM is issued for the following building work:

Replacement aluminium joinery, coal hatch, laundry, bathroom, bedroom x 2

This Project Information Memorandum is issued under Section 33 of the Building Act 2004 and includes all information known to this authority.

This Project Information Memorandum is subject to the following memo's.

Wind zone for this site is Medium.

Snow Zone : 5

Snow Loading : 0.5 kPa

Clear of Inundation

Residential Zone.

Attachments:

There are no attachments with this Project Information Memorandum

A handwritten signature in black ink, appearing to read 'Frances Cowan', with a large loop at the end.

Frances Cowan

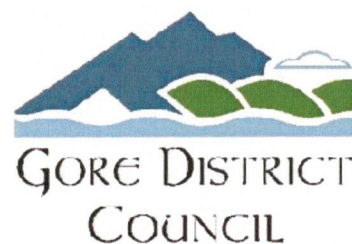
Issuing Officer

On behalf of: **Gore District Council**

Date: **14 August 2007**

BUILDING CONSENT No. 204721 / 1

Section 51, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

Walker Douglas James

Walker Lianne Agnes

Mailing address:

P O Box 88

RIVERSDALE 9754

Phone numbers:

Landline: **202 5841**

Mobile:

Daytime:

After hours:

Facsimile number: **202 5841**

Email address:

Contact Details:

Contact name:

Abell Aluminium

Mailing address:

24 Traford Street

GORE

Phone numbers:

Landline: **208 4737**

Mobile: **0274 390 337**

Daytime:

After hours:

Facsimile number: **208 9747**

Email address:

The Building:

Street address of building:

4 Duke St, GORE

Legal description of land where building is located:

LOT 40 DP 29

Valuation No: 29800 / 36200

Building Work:

The following building work is authorised by this building consent:

Replacement aluminium joinery, coal hatch, laundry, bathroom, bedroom x 2

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.

This building consent is subject to the following conditions:

This alteration/addition to existing, or new household unit is issued subject to works including the installation of

domestic type battery powered smoke alarms in locations satisfying the following criteria:

Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping space, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0m of every space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturers instructions.

NOTE:

- Only smoke alarms incorporating a "hush" facility having a minimum duration of 60 seconds are acceptable.
- For more extensive alterations/additions and new household units it may be economic to consider the installation of an interconnected system hard wired back to the mains supply, thus avoiding battery replacement issues.
- Recommended maintenance procedures are:
 - a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
 - b) Monthly testing by use of the smoke alarm's test facility.

Smoke alarms with hush facility to be installed in dwelling as per NZBC F7.

Timber treatment to comply with NZS 3602:2003.

Compliance Schedule:

A compliance schedule is not required for the building.



Frances Cowan

Issuing Officer

On behalf of: Gore District Council

Date: 14 August 2007

Advice Note:

1. Under sections 362A to 363C of the Building Act 2004, if all or part of this building is intended to be open to members of the public you must obtain prior to its use a Code Compliance Certificate or a Certificate for Public Use.
2. Under section 364 of the Building Act 2004, if this building is a household unit and you are a residential property developer, you must not complete sale of the household unit or allow a purchaser to enter into possession of the household unit without first obtaining a Code Compliance Certificate.

- Please ensure that the signed and stamped documents are kept onsite during the construction process.

BUILDING CONSENT PROCESSING CHECK SHEET

CONSENT No. 204721

APPLICANT: Walker Douglas James

LOCATION OF WORKS: 4 Duke St GORE

DESCRIPTION WORKS: Replacement aluminium joinery, coal hatch, laundry, bathroom, bedroom x 2

8/1/2007

All building elements must be commented on as complying with the Building Code.

PIM Information:	Comment
Wind Zone:	Medium (50) / High (51) / Very High (52) / SPECIFIC DESIGN
Inundation:	1 / 2 / 3 / 4 / 28 / 48
Snow Loading:	5 (53) / 0/5kPA (54) / 1kPA (55) / Specific Design (56)
Zoning:	Residential (62) / Commercial (63) / Industrial (64) / Rural (61)
Potential Contamination:	
Near and Mine or Quarry:	
Heritage Information:	
Drainage Information:	N/A
Evacuation Scheme required:	Yes / No
Vehicle Entrance:	N/A
New Street / RAPID Number:	N/A
B1 Structure:	yes
B2 Durability:	yes
C1 Outbreak of Fire:	Mo
C2 Means of Escape:	Mo
C3 Spread of Fire:	Mo
C4 Structural Stability:	Mo
D1 Access Routes:	Mo
D2 Mechanical Access:	Mo
E1 Surface Water:	N/A
E2 External Moisture:	yes
E3 Internal Moisture:	Mo
F1 Hazardous Agents on Site:	Mo

F2 Hazardous Building Materials:	No
F3 Hazardous Substances and Processes:	No
F4 Safety From Falling:	No
F5 Construction and Demolition Hazards:	No
F6 Lighting for an Emergency:	No
F7 Warning Systems:	No
F8 Signs:	No
G1 Personal Hygiene:	N/A
G2 Laundering:	N/A
G3 Food Preparation and Prevention of Contamination:	N/A
G4 Ventilation:	No
G5 Interior Environment:	No
G6 Airborne and Impact Sound:	No
G7 Natural Light:	Yes
G8 Artificial Light:	No
G9 Electricity:	No
G10 Piped Services:	N/A
G11 Gas as an Energy Source:	N/A
G12 Water Supplies:	N/A
G13 Foul Water:	N/A
G14 Industrial Liquid Waste:	N/A
G15 Solid Waste:	N/A
H1 Energy Efficiency:	N/A
Standard Conditions:	
Memo No. 5 / 6 / 48 / 60 / 57 / 58 / 59	

OFFICERS CONSENT CIRCULATED TO:

Date passed to:		Dated signed off	Initials
8/1/2007	Plumbing & Drainage	08.08.07	JP
	Building Control Officer	14.8.07	fe
	Planning Consultant		
	Roading Department		
	Essential Services / Assets		
	IT Department		
	Customer Services		

FURTHER INFORMATION REQUIRED:

Date requested:	Information requested:	Date received:	Initials

FURTHER CONDITIONS OF CONSENT:

58, 92, 84,

OK to approve building consent Yes / ~~No~~

Signed:

P. Murphy

Date:

14/8/07

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Gore District Council



APPLICATION FOR PROJECT INFORMATION MEMORANDUM and/or BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

OWNER (APPLICANT)

Name: D. Walker
Address: 41- Riversdale Hotel
Riversdale
Phone: 03 202 5841
Fax: 03 202 5841
Cell Phone: N/A
Email: N/A

CONTACT DETAILS

(Builder, Plumber, Architect or Agent details)

Contact Name: **Abell Aluminium**
Contact Address: **24 Traford Street, Gore**

Phone: **(03) 208 4737**
Fax: **(03) 208 9747**
Cell Phone: **0274 390 337**
Email: **abell.gore@xtra.co.nz**

FEES

Building Consent	\$ <u>55-00</u>
BRANZ Levy	\$
DBH Levy	\$
Street Asset Deposit	\$
Other	\$
Total Payable	\$ <u>55-00</u>
Receipt No:	<u>263189</u>
	Cash / Chq / Eftpos
2 sets of plans attached:	Y / ☒ N

PROPERTY INFORMATION

Street address of building: 4 Duke Street
Gore
Building Name (if any): N/A
Description of work: Replacement Alloy Joinery
Coal Hatch - Laundry - Bathroom - Bedroom

Will there be a change of use: Y ☐ N ☒

If yes, what:

Floor area:

Dwelling.....m² Garage.....m² Other.....m²

Value of Works: \$ 2051-00
(include plumbing, drainage, GST etc)

New Building	☐
Alteration / Addition / Heating Unit	☒
Demolition	☐
Plumbing & Drainage Only	☐
Relocated Building	☐

Legal Description

Valuation No:

Lot: DP:

Section: Block:

Intended Life:

Indefinite ☒
Specified as Years

Vehicle Accesses:

Street Crossing	New ☐	Existing ☐
Rural Access	New ☐	Existing ☐

Utilities:

New Water Connection	Yes ☐	No ☐
New Sewage Connection	Yes ☐	No ☐
New Stormwater Connection	Yes ☐	No ☐

I request that you issue a ~~PIM~~ / PIM and Building Consent for the building work described in this application.

PP IM Flood
Signed by or on behalf of the Applicant

CONSENT No:

204721

PROJECT INFORMATION MEMORANDUM

The project involves the following matters:

(Cross each applicable box, if any, and attach relevant information in triplicate)

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ Building work over or adjacent to any road or public place
- ☐ New or altered vehicle access
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorizations from the territorial authority:
(specify):

BUILDING CONSENT

The following plans and specifications are attached to this application:

(List plans and specifications attached – use separate sheet if necessary)

The building work will comply with the building code as follows:

Clause List relevant clause No. of Building Code	Means of Compliance Refer to relevant compliance documents or detail of alternative solution in plans / specifications	Waiver/Modification required State nature of waiver or modification of building code

BUILDING PRACTITIONERS

Name & Address	Registration No.	Phone
Builder(s) Abell Aluminum, 24 Traford Street, Gore		208 4737
Registered Drainlayer		
Registered Plumber / Gasfitter		
Designer(s)		
Structural Engineer		

Please attach separate sheet with specialist subcontractors, including address and all contact details

COMPLIANCE SCHEDULE

The specified systems for the building are as follows:

(specified systems are defined in regulations)

The following specified systems are being altered, added to, or removed in the course of the building work:

There are no specified system in the building:

SITE PLAN

Draw your site plan here
(For heater locations, farm buildings and small projects)

Replacement Alloy Joinery
Coal Hatch
Laundry
Bathroom / Obscure Safety Glass
Bedroom 2
Bedroom 3 | Fixed Window

HEATER DETAILS

New Heater ☐

Second Hand Heater* ☐

Free-Standing Heater ☐

Inbuilt Heater ☐

Wetback* ☐

YES ☐

NO ☐

Make/Model of Heater:

* Note: All second hand units require a new stainless steel flue.

* Note: Wetbacks must be fitted by a registered plumber and have a tempering valve fitted.

Scale: _____

All sections of this form must be completed

BUILDING CONSENT INFORMATION

When applying for a Building Consent, the following is required to accompany a fully completed application form.

1. **Three sets of site plans** detailing distances to all boundaries and adjacent buildings (to scale).
2. **Three sets of drawings** detailing proposed work including:
 - floor plans with dimensions
 - elevations of external walls
 - detailed cross sections, showing building heights, floor height above ground level, foundation sizes and reinforcement. Scale 1:50 / 1:100.
3. **Detailed specifications** including the type, size, span and spacing of all materials being used and the extent of work being undertaken.
4. Where applicable, **three copies of plumbing and drainage plans** showing positions of fixtures, gully traps, vents etc and septic tank if being used. Note: where known at consent stage specify the Plumber and Drainlayer along with registration number.

Failure to provide above information will result in the application being placed "on hold" with a notice issued requiring further information. **NOTE: NO BUILDING WORKS SHALL COMMENCE UNTIL CONSENT IS OBTAINED.**

DAMAGE TO COUNCIL PROPERTY

As applicant, I / We hereby agree to undertake any repairs considered necessary by Council to the footpath, kerb, road or any other assets which may have been damaged as a result of work carried out under this Building Consent.

I/we agree and acknowledge that:

- A Code Compliance Certificate will not be issued until all works are completed to the satisfaction of Council. Failure to complete with works within 1 month from requesting a Code Compliance Certificate will result in Council completing the necessary repairs at the expense of the owner.
- Unless advised otherwise in writing the condition of the footpath, kerb, road and any other assets will be deemed to be in an undamaged condition at the issuing of this Building Consent.
- The applicant shall adhere to the requirements of Council's Street Opening Policy and obtain all relevant and necessary permits associated with this Policy.

FOR OFFICE USE ONLY

	Checked By	Date:
Building	<i>[Signature]</i>	14/8/07
Means of Egress	<i>[Signature]</i>	14/8/07
Plumbing	<i>[Signature]</i>	08.08.07
Drainage	<i>[Signature]</i>	08.08.07
Roading		
Water / Utilities		
Hazardous Substances		
Health		
Planning		
Bulk & Location		

Comments

Approved for Issue:

[Signature]

Building Control Officer

14/8/07
Date

REPLACEMENT WINDOW DETAILS FOR:

D Walker
C/- Riversdale Hotel
Riversdale

.....
NULOOK ALUMINIUM / Olive

SITE ADDRESS: 4 Duke Street, Gore

Windows to be replaced in typical bevel-back weatherboard dwelling.

Sill flashings over building wrap, ends turned to form stop ends 10mm minimum creating a sill tray.

Existing head flashings extended over new aluminium joinery with 10mm minimum cover to joinery.

Alloy frames sealed to exterior timber facings with foam bond breaker and suitable silicone/sealant.

WINDOWS TO BE REPLACED:

Coal Hatch Window
Laundry
Bathroom / Obscure Safety Glass
Bedroom 2
Bedroom 3

TOTAL OF ...5... WINDOWS

GORE DISTRICT COUNCIL	
Consent No.	
Building	14/8/07 <i>fr</i>
Plumbing	N/A
Drainage	N/A
Planning	
Roading	
Utilities	
Reserves	
Licensing	
Parking	
Date	Initials

Quote No : 35-4033- Ver 2
Quote Date : 09/07/2007
Modified : 09/07/2007

ABELL ALUMINIUM LTD

Phone : 03-208-4737 Fax : 03-208-9747

24 TRAFORD STREET Contact :
GORE Mobile :
E-Mail :

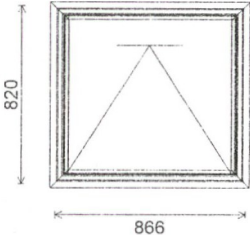
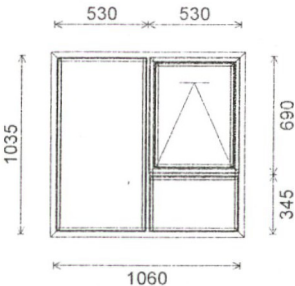
DOUG WALKER

RIVERSDALE

E-Mail :
Project Title : WALKER \ 4 DUKE STREET
Site Contact :
Deliver to : 4 DUKE STREET
GORE

Mobile :
Phone : 03-202-5841 Fax : 03-202-5841

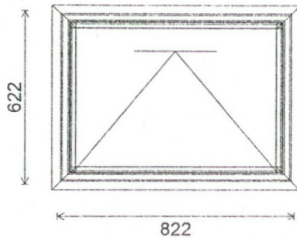
Items : All

Item	Description	Quantity
1	COAL HATCH WINDOW FRAME COLOUR : OLIVE FAB 090 (XH) FLASHING: NO Flashing FRAME TYPE : Screwed Frame and TRIM SIZE: 840mm x 886mm WIND ZONE : High LINER : H3 Paint Quality 19mm Thick Architraved Mitre Cut GLASS : 04CLFL SILL LINER : Yes HEIGHT FROM FLOOR : 1180 WALL THICKNESS : 140	1
		
COMMENTS:		
	1 x Black STYLELINE D-TONGUE RH BLACK 1 x Black STYLELINE D-TONGUE LH BLACK	
2	PERSPEX INFILL PANEL	1
3	BEDROOM LAUNDRY FRAME COLOUR : OLIVE FAB 090 (XH) FLASHING: NO Flashing FRAME TYPE : Screwed Frame and TRIM SIZE: 1055mm x 1080mm WIND ZONE : High LINER : H3 Paint Quality 19mm Thick Architraved Mitre Cut GLASS : 04CLFL SILL LINER : Yes HEIGHT FROM FLOOR : 965 WALL THICKNESS : 140	1
		

COMMENTS:

1 x Black STYLELINE D-TONGUE RH BLACK

4



BATHROOM \ OBSCURE SAFETY

1

FRAME COLOUR : OLIVE FAB 090 (XH)

FLASHING: NO Flashing

FRAME TYPE : Screwed Frame and

TRIM SIZE: 642mm x 842mm

WIND ZONE : High

LINER : H3 Paint Quality

19mm Thick Architraved Mitre Cut

GLASS : 04CLSTT

SILL LINER : Yes

HEIGHT FROM FLOOR : 1378

WALL THICKNESS : 140

COMMENTS:

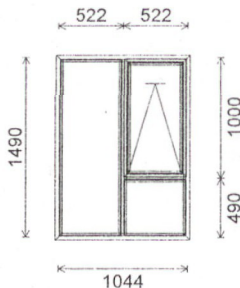
1 x Black

STYLELINE D-TONGUE RH BLACK

1 x Black

STYLELINE D-TONGUE LH BLACK

5



BEDROOM 2

1

FRAME COLOUR : OLIVE FAB 090 (XH)

FLASHING: NO Flashing

FRAME TYPE : Screwed Frame and

TRIM SIZE: 1510mm x 1064mm

WIND ZONE : High

LINER : H3 Paint Quality

19mm Thick Architraved Mitre Cut

GLASS : 04CLFL

SILL LINER : Yes

HEIGHT FROM FLOOR : 510

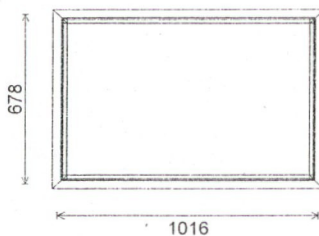
WALL THICKNESS : 140

COMMENTS:

1 x Black

STYLELINE D-TONGUE RH BLACK

6



BED 3 \ FIXED WINDOW

1

FRAME COLOUR : OLIVE FAB 090 (XH)

FLASHING: NO Flashing

FRAME TYPE : Screwed Frame and

TRIM SIZE: 698mm x 1036mm

WIND ZONE : High

LINER : H3 Paint Quality

19mm Thick Architraved Mitre Cut

GLASS : 04CLFL

SILL LINER : Yes

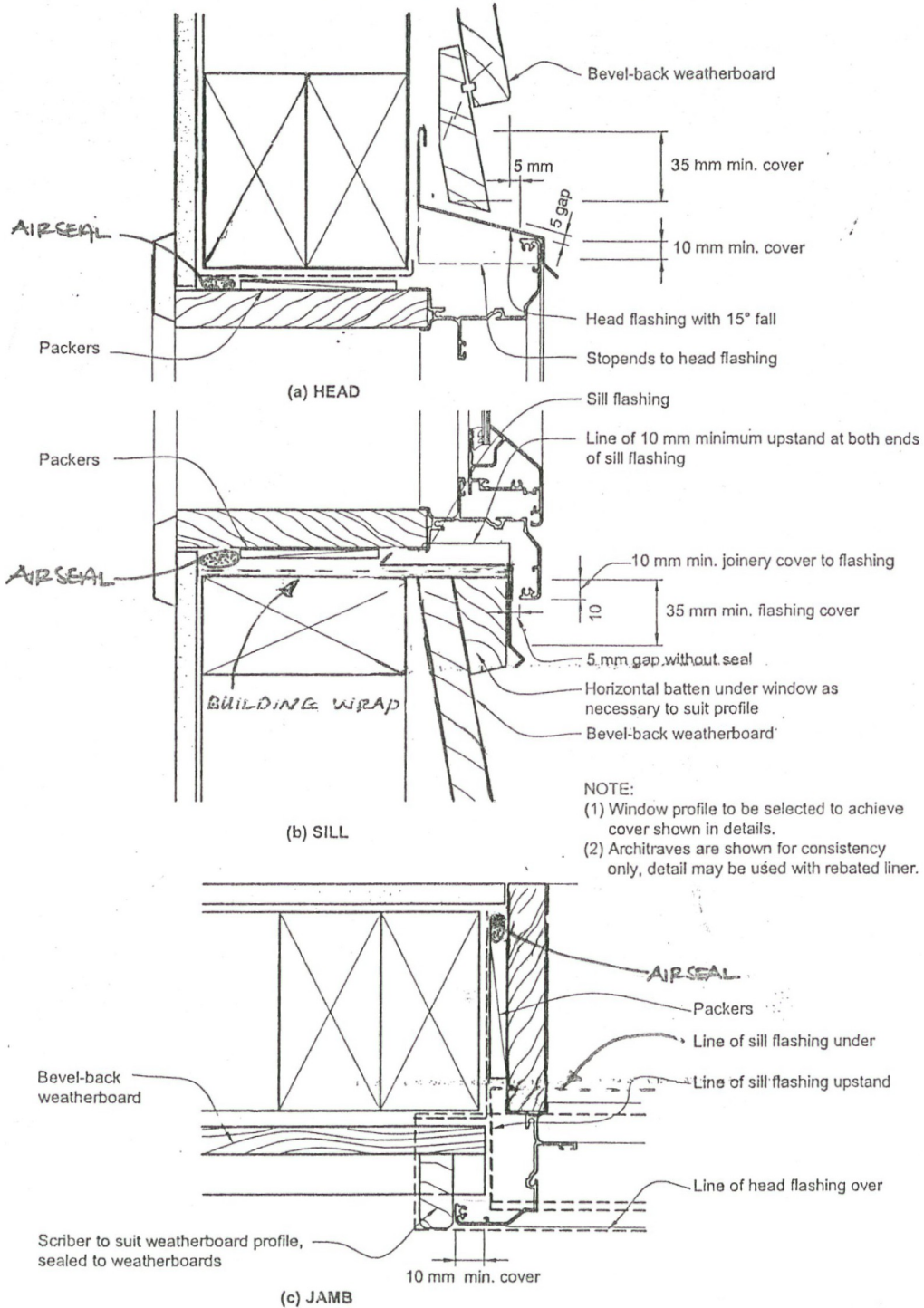
HEIGHT FROM FLOOR : 1322

WALL THICKNESS : 140

REPLACEMENT WINDOW DETAIL

Windows for direct fixed bevel-back weatherboards

A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



5 GAP
OPTIONAL
DUMMY
SILL