

## CITY OF ROTORUA

BUILDING PERMIT

Owner: Peerless Homes Ltd

Builder: Peerless Homes Ltd

Type Work: Dwelling



BC

Valuation No.: 655/947pt

Permit No.: G33103

Appn No.: 8768

## INSPECTIONS

22-1-75

Date

2. 7. 75 Completed - final inspection

14 Roger Street Lot 39 DPS 1785 Section Block



CITY OF ROTORUA

BUILDING APPLICATION FORM

Received 21-11-74  
Application No 8768  
Date 197

TO THE CITY ENGINEER  
I hereby apply for permission to erect, ~~repair, alter, extend, demolish, or move~~ a building at No. 14  
ROGER ST. ROTORUA address for

Mr/Mrs PEERLESS HOMES LTD of BOX 887 ROTORUA  
(owner) (address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Val. Roll No. 655/947 <sup>1st</sup>	Lot No. 39	Area 33.3 Perches.
Checked _____	D.P. No. 17385	Frontage _____
clerk	Zoning _____	Depth _____

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e. shop, factory, dwelling, office, carport, etc.)  
DWELLING

Area of ground floor 1093 sq.ft.	Estimated value
Gross floor area _____	Building work \$ 12,218.00
Area of accessory buildings _____	Plumbing & Drainage \$ 900.00
	Total \$ 13,118.00
Owner PEERLESS HOMES LTD (signature)	Builder PEERLESS HOMES LTD (signature)
Address BOX 887 ROTORUA	Address BOX 887 ROTORUA
Phone No. 83-152	Phone No. 83-152

FOR OFFICE USE ONLY

Application checked and approved by:		Health Inspector 16 25/11/74		Issue of Permit Approved	
Building Inspector _____	Date 26-11-74	Date 25/11/74		City Engineer	
Town Planning Officer DN	Date 25/11/74	Dangerous Goods Inspector _____		Date 26-11-74	
Plumbing & Drainage Inspector _____	Date 25-11-74	Water & Geothermal Inspector _____		Comments _____	
Structural Engineer _____	Date _____	Fire Prevention Officer _____		Date _____	

SUBJECT	Appln No.	Permit No.	Date	Value	Fee
Building		933103		\$ 12218	\$ 44-00
Plumbing & Drainage				\$ 800-00	\$ 14-00
Water Connection				\$ 300-00	\$ 20-00
Damage Deposit				\$	\$
Vehicle Crossing				\$	\$ 48-00
Sewer Disconnection				\$	\$
Stormwater Discon.				\$	\$
Water Disconnection				\$	\$
Building Research Levy				\$ 1218	\$ 7-00
TOTAL:				\$ 133-00	

(see scale of fees on back)

Receipt No. 14267A.  
Date 22-1-75

**FEEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT**  
**according to the Estimated Value of Work**

Estimated Value of Work		Fees	Estimated Value of Work		Fees
Not exceeding \$20		\$ 0.50	Over \$12,000 and not exceeding \$14,000		\$ 44.00
Over \$20 and not exceeding \$200		1.00	Over \$14,000 and not exceeding \$16,000		48.00
Over \$200 and not exceeding \$400		2.00	Over \$16,000 and not exceeding \$18,000		52.00
Over \$400 and not exceeding \$600		3.00	Over \$18,000 and not exceeding \$20,000		56.00
Over \$600 and not exceeding \$800		4.00	Over \$20,000 and not exceeding \$25,000		64.00
Over \$800 and not exceeding \$1,000		5.00	Over \$25,000 and not exceeding \$30,000		72.00
Over \$1,000 and not exceeding \$1,200		6.00	Over \$30,000 and not exceeding \$35,000		80.00
Over \$1,200 and not exceeding \$1,400		7.00	Over \$35,000 and not exceeding \$40,000		88.00
Over \$1,400 and not exceeding \$1,600		8.00	Over \$40,000 and not exceeding \$50,000		98.00
Over \$1,600 and not exceeding \$1,800		9.00	Over \$50,000 and not exceeding \$60,000		108.00
Over \$1,800 and not exceeding \$2,000		10.00	Over \$60,000 and not exceeding \$70,000		118.00
Over \$2,000 and not exceeding \$2,500		12.00	Over \$70,000 and not exceeding \$80,000		128.00
Over \$2,500 and not exceeding \$3,000		14.00	Over \$80,000 and not exceeding \$90,000		138.00
Over \$3,000 and not exceeding \$3,500		16.00	Over \$90,000 and not exceeding \$100,000		148.00
Over \$3,500 and not exceeding \$4,000		18.00	Over \$100,000 and not exceeding \$120,000		158.00
Over \$4,000 and not exceeding \$5,000		21.00	Over \$120,000 and not exceeding \$140,000		168.00
Over \$5,000 and not exceeding \$6,000		24.00	Over \$140,000 and not exceeding \$160,000		178.00
Over \$6,000 and not exceeding \$7,000		27.00	Over \$160,000 and not exceeding \$180,000		188.00
Over \$7,000 and not exceeding \$8,000		30.00	Over \$180,000 and not exceeding \$200,000		198.00
Over \$8,000 and not exceeding \$9,000		33.00	Over \$200,000 and not exceeding \$240,000		210.00
Over \$9,000 and not exceeding \$10,000		36.00	Over \$240,000 and not exceeding \$280,000		220.00
Over \$10,000 and not exceeding \$12,000		40.00	For every \$40,000 or part thereof in excess over \$280,000 an additional fee of		10.00

**BUILDING RESEARCH LEVY**

A building research levy based upon 50c per \$1,000 or part thereof of value of total permit value requires to be paid.

Permits of a lesser value than \$3,000 are exempt from this levy.

**IMPORTANT**

**PLANS AND SPECIFICATIONS**

All builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

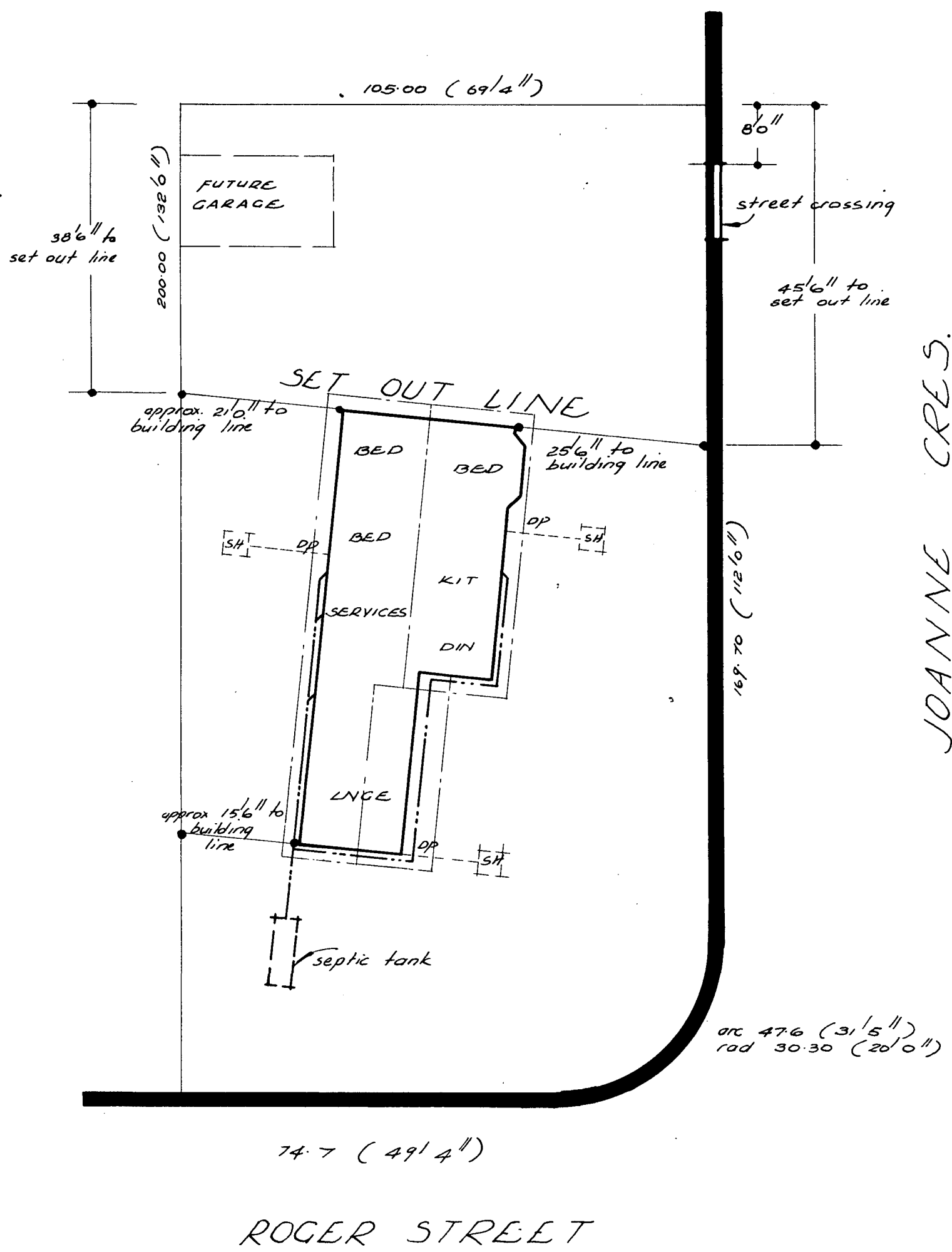
All plans must be drawn to scale.


**DAMAGE DEPOSIT**

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor; or applicant,, as the case may be.

The amount is to be regarded purely as a deposit, and will be refunded or adjusted upon application, at the completion of the work.

655/947<sup>pr</sup>



	PROPOSED RESIDENCE FOR: <u>PEERLESS HOMES LTD</u>			SECTION	
	AT <u>CORNER ROGER STREET &amp; JOANNE CRES, ROTORUA</u>			Lot No. <u>39</u>	33.3 Area
			D.P.S. <u>17385</u>		
Contract Price	DESIGNED BY:	AMENDMENTS BY	PLAN No.	SHT	JOB No.
Date	Date	DATE	<u>59</u>		
Signed _____ Owner	DRAWN BY <u>A Samuel</u>	SCALES <u>1/16" = 1' 0"</u>	AREA	OF	<u>5/4</u>
Signed _____ PEERLESS HOMES	Date <u>31/10/74</u>		<u>1093</u> sq. ft.		

655/947<sup>25</sup>

PEERLESS HOMES LIMITED

Addendas to the General Specifications of the work to be done and the materials supplied in the erection and completion of proposed dwelling.

FOR: PEERLESS HOMES LTD DATE: 18/11/74  
ADDRESS OF PROPERTY 16 ROGER STREET ROTORUA  
DESCRIPTION OF SITE: LOT 39 D.P.S. 17385  
LOCAL AUTHORITY: ROTORUA CITY COUNCIL  
PLAN 59 EXTERIOR SHEATHING WEATHERSIDE  
ROOF TYPE GABLE ROOF MATERIAL MONIER TILE  
WATER SUPPLY MAIN DRAINAGE SEPTIC TANK  
CHIMNEY TYPE N/A GABLE SHEATHING COVERLINE  
INTERIOR LINING WALLS GIB BD. CEILINGS PINEX  
INTERIOR LIGHT POINTS TWELVE POWER POINTS TWELVE  
EXTERIOR LIGHT POINTS TWO EARTH & AERIAL OR T.V. POINTS BOTH  
SINK BENCH FORMICA TUBS SINGLE STAINLESS STEEL  
FRONT DOOR COLONIAL TYPE GLASS BACK DOOR 3 LIGHT GLASS  
ELECTRIC RANGE P.C. \$200.00 FRAME TIMBER B.T. RADIATA  
FIRE SURROUND N/A CLOTHESLINE STD. ROTARY  
WALLPAPER P.C. \$2.00 PER ROLL PELMETS LOUNGE DINETTE & BEDROOMS.

P E E R L E S S   H O M E S   L I M I T E D  
S T A N D A R D   S P E C I F I C A T I O N

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P R E L I M I N A R Y

1.    STANDARDS: The Residence is to be erected in accordance with the relevant parts of N.Z.S.S. 1900 and the local body building By-Laws.
2.    BY-LAWS:    The Contractor shall comply in all instances with the regulations and By-Laws of Local Authorities and to the specifications required by the State Advances Corporation.
3.    POSSESSION OF SITE: The Contractor will be deemed to have possession of the site immediately the contract is signed.
4.    MAKING GOOD: Attend upon and make good in and after all trades and leave all to the complete satisfaction of the Local Council and the State Advances Corporation.
5.    MATERIALS AND WORKMANSHIP: Work is to be carried out in accordance with the drawings, and materials generally shall be best available under existing conditions. Any materials specified and unprocurable at time required may be substituted with other similar materials provided that the other similar materials conform to local By-Laws and the State Advances Corporation requirements.
6.    PERMITS:    The Contractor shall apply for and obtain all necessary permits, and pay all fees for same. Sewer and water connection fees where required shall be paid by the owner.
7.    INSURANCE: The Contractor to have all his employees covered against accident by an 'Employers Liability Policy' and to take out insurance against fire for the sum sufficient to cover all the contract sum, both policies to remain in force until the building is handed over to the owner.
8.    CLEANING:    The Contractor, at the conclusion of the Contract shall have woodwork dusted and glass free of paint.
9.    MAINTENANCE: The period of maintenance will be thirty days from the date the owner is advised of completion of the dwelling. The Contractor shall not be liable for any defects caused by or arising out of the negligent action of the owner.
10.   SITE:        The site is to be prepared by the owner, so that the building can be erected in accordance with the plans. The site to be level with no more than two feet to floor line unless specifically shown on the drawings. Any costs due to extra height not shown on plans will be charged as an extra to the owners account.
11.   SITE ACCESS: The owner shall provide good all weather access to building site. Any cost incurred by builder to be charged as an extra to owners account.

12. ADJUSTMENT OF COSTS: The Contract Price being based on current rates of labour and materials, any authorised alteration in these items shall be adjusted in accordance with Clause 8 of the Building Agreement.
13. CONCRETE: Shall be composed of 6 parts approved aggregate to one of cement.
14. FOOTINGS: For Brick Veneer walls to be 12" x 9" with three  $\frac{1}{2}$ " M.S. rods dug to 12" minimum depth or down to 20" maximum depth. If solid foundation is deeper than this it is to be charged as an extra. Footings to concrete steps and landings, chimney slab etc., to be standard minimum requirements of State Advances Corporation and Local Council.
15. PORCHES: Front and back porches to be poured with upstands to the underside of the bottom plates, slabs to be 4" thick reinforced with  $\frac{3}{8}$ " M.S. rods at 12" c-c both ways or equivalent welded steel mesh.
16. PRECAST PILES: To be 24" x 8 x 6" precast concrete bedded on a 12" x 12" x 4" concrete pad at 4'6" centres. Piles to be a minimum of 12" above ground level.
17. DAMP PROOF COURSE: All woodwork coming into contact with concrete or brickwork is to be protected with a 3 ply malthoid D.P.C. Fix heavy building paper between fibrolite porches, gables etc., and studs.
18. TERRACES: Terraces, carports, flower boxes, garages are not included in this contract unless specified on the accompanying addenda.

#### B R I C K L A Y E R

19. BRICKS: Bricks to be good stock common bricks (refer addenda)
20. MORTAR: Mortar shall be composed of one part of cement to 3 parts of sand and plymortar. Plymortar shall be well mixed with the sand and water and immediately before use gauge with cement. No mortar which has become set or dead shall be used.
21. JOINTS: Joints shall not exceed  $\frac{3}{8}$ " in thickness. All joints in exposed facing brickwork are to be weatherstruck as the work proceeds.
22. CHIMNEY: Exterior chimneys to brick veneer houses to be built in brick also unless otherwise noted on addenda. Flue to be 9" x 9" parged smooth. Weather the top of chimney stack with mortar and trowel smooth.
23. PRECAST CHIMNEY: Exterior chimneys on weatherboard houses and all interior chimneys to be precast concrete (Firth 1 D.S. inside and 1 D.P.S. outside) and erected in accordance with the makers instructions.
24. FIREPLACE: Line inside of fire opening except where precast chimneys are used, with firebricks with sloping back and build hobs to take 14" Colonial grate. Allow for the provision and installation of a firefront and tiled hearth to be selected by the owner. See addenda for P.C. sum or alternative heating.
25. BRICK VENEER WALLS: All brick veneer walls shall be kept a minimum of 1 $\frac{1}{2}$ " clear of timber framing. Build in twisted galvanised wire ties, 5 per sq. yard, bent up and stapled to studs. Build in vermin proof ventilators to give sub floor ventilation as required. Build at bottom plate level galvanised mesh vermin proofing clean out cavity as work proceeds and



thoroughly clean down exposed face of brickwork on completion. All sills to be brick unless otherwise specified.

### B L O C K L A Y E R

26. MANSONRY UNITS: These shall be of nominal 8" thickness and shall comply with the requirements of N.Z.S.S. 595, Class A quality.
27. WORKMANSHIP: All work shall be carried out by skilled tradesmen in accordance with the best trade practise. Walls shall be erected true to line, level and plumb. Joints shall be nominally  $\frac{3}{8}$ " in thickness and weather struck with a concave jointer. Blockwork shall be left free of any mortar splashes, concrete runs or stains. Mortar used for laying blocks shall comply with N.Z.S.S. 1900 Chapter 6.2.
28. WEATHERING: Provide a rebate of not less than 2" in the floor on all external walls. The vertical end of every second block on the lower course shall be raked out to enable any moisture to escape.
29. FOOTING: The footings to the blockwalls shall be 12" x 12" taken down to solid bearing. Reinforce with 4 No. 4 plain r.m.s. rods with No. 2 stirrups at 24" centres. If concrete floor is required provide No. 3 floor starters at 18" centres tied into footings and lapped with the floor mesh. Footing to stabilizer piers shall project 4'0" into the building to 2'0" wide and 1'0" deep and be reinforced with 4 No. 5 plain r.m.s. rods with No. 2 stirrups at 9" centres.
30. BLOCKWORK REINFORCING: Provide one No. 4 r.m.s. vertical rod to each side of all openings, at all corners and wall ends. Verticals to lap a minimum of 24" with footing starters. Provide a 1 No. 4 r.m.s. rod under all windows projecting with No. 2 stirrups at 9" centres to the stabilizer piers. Provide 4 No. 4 rods with No. 2 stirrups at 24" centres to the bond beam. Lintel beams up to 8'9" span shall be made up with 813 units and reinforced with 4 No. 4 rods and No. 2 stirrups at 9" centres.
31. REINFORCED CAVITIES: All reinforced cores shall be concrete filled with approved infill having a crushing strength of not less than 2,500 p.s.i. at 28 days. The aggregate shall contain a particle size no greater than  $\frac{3}{8}$ " and shall comply with N.Z.S.S. 1051.

### C A R P E N T E R   A N D   J O I N E R

32. All materials are to be the best of their respective kinds and grades, laid true to their various levels, and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction, and to comply with the local by-laws. Sub-structure and framing timbers are permitted in an approved grade of treated Pinus, to comply with State Advances Corporation requirements; any alternative timbers may be used providing they comply with State Advances Corporation requirements.
33. VENTILATION:  $\frac{1}{2}$  square inch of unobstructed air to each square foot of floor area. Place vents 3'0" from corners and 6'0" maximum centres.

34. MATERIALS	SIZE	GRADE	REMARKS
Stringers	4"x3"	TR. Radiata	6'0"
		B.A.H.Rimu	7'0"
Floor Joists	6"x2"	TR.RADIATA or	
		B.A.H.Rimu	18" centres
Stud external	4"x2" & 4"x3"	TR. Radiata, O.B.Rimu	
		or Douglas Fir	20" max.
Stud internal	4"x2" & 3"x2"	" " "	" "
Plates	4"x2" & 3"x2"	" " "	" "
Noggings	4"x2" & 3"x2"	" " "	3 rows
Rafters	4"x2"	" " "	36" max.
Ceiling joists	4"x2"	" " "	20" max.
Beams to openings	4"x3" up to 3'6" span		
	4"x3" up to 4'6" "		
	5"x4" up to 6'8" "		
	6"x4" up to 8'10" "		
	8"x4" up to 11'0" "		
Weatherboard	As per addenda	D.A.H.Rimu or approved treated timber	
Fascia Board	6"x1" or 8"x1"	" " " "	" "
Interior finishing work not specially mentioned to be D.A.O.B.Rimu or clean Pinus radiata. Exterior finishing work not specially mentioned to be D.A.H. Rimu or approved treated material.			

35. EXTERIOR TIMBER JOINERY: Timber joinery shall be as indicated on plans and to comply with State Advances Corporation.
36. ALUMINIUM WINDOWS: Where specified on addenda to be to type and sizes as indicated on plan and accompanying addenda.
37. ALUMINIUM SLIDING DOORS: Where shown are to be Economy type or an alternative as specified to sizes indicated on plan and accompanying addenda.

#### DOOR SCHEDULE

38. Interior (Main): 6'6" x 2'6" or 2'4" D.A.Rimu Flush three 3 $\frac{1}{2}$  butts.
- Kitchen Cupboard: Hardboard faced two 2 $\frac{1}{2}$ " butts
- Front: 6'6" x 2'10" 3 light obscure glass or raised mock panel three 4" galvanised butts.
- Back: 6'6" x 2'8" 3 light three 4" galvanised butts.
- Robe Doors: 6'6" x 2'0" D.A.Rimu flush three 3 $\frac{1}{2}$  butts.

#### GENERAL

39. HARDWARE: Hardware to be installed by the Contractor. Locks, butts, hinges and screws for doors and fittings for sashes. Door and window hardware chrome throughout. Fix plastic soap dish above bath skirting also to shower boxes. Fix chrome towel rail to bathroom. Fix toilet roll holder to W.C. wall.
40. STRINGERS: To be 4"x3" on edge. All joints to be scarfed with solid bearing.
41. FLOOR JOISTS: To be 18" centres, gauged to an even surface and nailed to stringers. All joints to be lapped over a solid bearing.
42. STUDS: To be 4"x2" and 3"x2" at 20" centres maximum double nailed to all plates with 3"x4" nails. Stud height as shown. Provide 4"x3" studs to openings over 4'6" and check trimmers into studs.

43. ROOF FRAMING: Frame up for roof to pitch as shown on the plans with 4"x2" rafters at 36" max. centres (unless otherwise specified) birdsmouth over exterior wall plates and secured to ridge board. Rafters over 7'0" span shall be supported by 4"x2" under purlins and struts cut down onto solid bearing walls. Provide to rafters over 10'0" span, collar ties of not less than 6"x1" fixed to every third pair of rafters or at 6'0" centres whichever is the lesser. Frame up for eaves out of 3"x1½" timber to the eaves width as shown. Cut in valley boards as required and trim out for any openings. Fix 3"x2" purlins for iron or 2"x1½" splay cut for pressed metal tile (unless otherwise specified) at 30" centres. Mitre joins in the fascia and barge board where required and fix to a level line. Fix 6"x1" frieze board where required. Fabricated trusses may be used as an alternative for above roof framing (refer addenda).
44. EAVES LINING: Line under eaves with 3/16" flat fibrolite with the outer edge held in the groove in the fascia board and finished with a timber moulding along the opposite edge.
45. GABLES: Line gables with fibrolite sheet fixed over an approved building paper (refer addenda).
46. FLOORING: T & G flooring to be well cramped and double nailed with all nails punched below floor surface. Clean off bye-wood to to an even surface with sanding machine.
47. PARTICLE BOARD FLOORING: Prelay T.W.P. Plycopyne flooring on the floor joists to the extremities of the plate area, fixed in accordance with the manufacturers recommendations. The material is not being used as a feature, but as a stable substitute for conventional T & G flooring, and the builder will take all reasonable precautions without adding cost against damage or blemish to the Plycopyne sheets.
48. CONCRETE FLOOR SLAB: Concrete floors, other than garage, carport and terraces shall be 4" thick and reinforced with one layer of 665 H.R.C. mesh. Provide No. 3 floor starters at 18" centres, hooked and placed in footings and lapped 12" with .005 polythene or similar damp proof membrane. Joints shall be lapped a minimum of 3" and sealed with 2" insul tape or similar pressure tape. Care is to be taken not to perforate the membrane and any damage shall be made good before placing concrete. The top of the floor slab shall be not less than 12" above the adjoining ground level. Concrete used shall have a minimum crushing strength of 2000 p.s.i. at 28 days and shall not be placed under adverse weather conditions. The floor shall be level screede while wet to a tolerance of ¼" in 10'0" and finished by means of a power flat or wooden float and finished by a steel float to a smooth even finish. The top shall be kept moist to enable the concrete to cure properly. Provide ¾" bolts or No. 3 steel dowells at max. 4'6" centres to hold down exterior wall plates. Before placing slab all vegetation shall be stripped off. A minimum of 6" of hardfill laid and compacted.
49. WEATHERBOARDS: Securely fixed with 3" or 2½" nails fixed true and to line with 1½" minimum lap primed before fixing, angles to be mitred and flashed to details and butt joints to be suitably grouped and 2" pilasters or sheet metal over same. Provide waterproff flashing between exterior chimneys and weatherboards. Do scribing etc., to make a watertight job also to window and door frames.

50. CEILINGS: Finish all ceilings except wardrobes and cupboards with fibrous plaster sheets, stopped and wadded joints or pinex products fixed to manufacturers specifications (refer-addenda).
51. WALL LININGS: All walls to be lined with  $\frac{3}{8}$ " flush jointed gibraltar board sheets. All sheets to be nailed with  $1\frac{1}{4}$ " galvanised flat head nails as per manufacturers recommendations. All stopping to be done with good quality plaster of paris by skilled tradesmen. All concrete block party walls to multi-unit flats to be finished with struck joints.
52. ROBES: To be lined and to have a shelf and a coat rail.
53. SINK TOP: To be formica 'Floline' or stainless steel with upstand and single stainless steel sink. Form cupboards as on plans under, with one full width, full length shelf and door with toe space at floor.
54. HOT WATER CUPBOARD: Provide hot water to cupboard where shown. Cupboard to have slatted shelving above the cylinder and provide doors as required. Element to be boxed to the Power Board's approval.
55. KITCHEN CUPBOARDS: Construct kitchen cupboards and dresser as indicated, and position as on plans. Provide cupboards and drawers to unit. Provide shelving spaced to suit, and cupboard doors. Fix formica dresser tops.
56. COVER BOARDS: To gable roofs to be galvanised iron moulded, properly fixed.
57. FINISH: Finish off inside and window openings with architraves. Skirting to all walls to be fixed in a tradesmanlike manner to floor.
58. BATHROOM: Frame up bath with a toe space and line front with wallboard. Bath to be a standard white of approved type. Provide a wooden recessed or a plastic shaving cabinet.
59. ACCESS DOOR: All of access doors to ceiling and to under house.
60. BASE WALLS: Base except to brick veneer to be covered with  $\frac{1}{4}$ " flat fibrolite splashed and cement washed. Fix spaces between base with 3"x2" treated pinus to take the fibrolite and trimmed with approved moulding.
61. CLOTHES DRIER: Provide and erect a steel 'T' bar or Rotary clothes drier (refer addenda).

#### R O O F E R

62. CORRUGATED IRON: The roof shall be long run 26 gauge corrugated iron at a pitch as per plan. Provide a minimum of 9" end lap and  $1\frac{1}{2}$  corrugations side lap. All laps shall be primed before fixing. Ridges shall be covered by 26 gauge galvanised iron lead edge ridging with the lead dressed down neatly to follow the contours of the corrugations. Lay building paper and netting under.
63. MONIER TILES: The roof shall be Monier tiles laid at a pitch as per plan by approved fixers. The tiles shall be laid over 2"x2" battens with gang nail trusses at 36" centres or 2x1 battens with a pitched roof or rafters at 18" centres.
64. METAL TILES: The roof shall be Decramastic or Harvey tile of approved colour laid at a pitch as per plan. The roof shall be laid by approved fixers with netting and building paper under. Barges shall be finished by a timber facing scribed neatly to the underside of the tiles.

P L U M B E R

65. FLASHING: Flash all openings through roof with 4lb. sheet lead or 24 g. galvanised iron. Make the building water-tight. Provide and fix trays to all frame sills as necessary.
66. SPOUTING AND DOWNPIPE: To be 24 g. galvanised spouting 5" quarter round supported on brackets and given evenly graded falls to downpipe outlets. Downpiping to be 2 $\frac{1}{2}$ ".
67. COLD WATER: Lay from supply through  $\frac{1}{2}$ " P.V.C. piping to house, and  $\frac{1}{2}$ " copper tubes to hot water system, and either  $\frac{1}{2}$ " copper or P.V.C. to cold system fitted with all necessary bands, tees, elbows etc., to bath, basin, sink, tubs, washer, W.C. and hose taps. Connect to pressure reducing valve and to hot water cylinder with copper pipe.
68. HOT WATER: Provide and fix an approved 30 gallon electric hot water cylinder with 1200 watt element and thermostat control, and all necessary connections to make same in working order. Hot water piping to be lagged. Provide approved pressure reducing valve to services.
69. BATHROOM: Provide first quality basin and a white standard enamel or P.V.C. bath.
70. SHOWER: Where shower is shown on plans provide a stainless steel shower tray with upstands and pipe with copper piping or P.V.C. to chrome taps and shower rose and provide waste. Shower to be lined with approved linings.
71. WASTES: Bath, sink, shower and basin to have P.V.C. traps and P.V.C. wastes. All wastes to discharge over gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered Plumber, to the approval of the Sanitary Inspector.
72. TAPS: All taps and extensions to be chromium plated streamlined bib and pillar cocks marked 'HOT' and 'COLD' respectively. Hose taps to be brass with hose connections.
73. W.C.: To be provided complete with white earthenware pan, plastic seat, buffers, low set flush cistern, P.V.C. finish pipes, P.V.C. or cast soil pipe and vent.
74. TUB: To be single tub or as shown on plans, securely fixed.

P A I N T E R   A N D   P A P E R H A N G E R

75. EXTERIOR WOODWORK: All exterior woodwork to receive one coat of first quality priming. Putty all nail holes and finish with two coats of approved brand ready mixed paint in selected colours.
76. SPOUTING ETC: To be painted in two coat work.
77. ENAMEL: Walls, ceilings, woodwork in kitchen, laundry, W.C. and bathrooms to have .. priming coat on woodwork and a sealing coat on wallboard and plaster and then given one coat of flat, and one coat of enamel in selected shades. All interior window frames and window trim to be painted white.
78. CEILINGS: All ceilings in other rooms to be given two coats of flat approved plastic paint.
79. WALLPAPER: All walls not enamelled or painted other than cupboards or wardrobes to be papered. Papers to be hung plumb and joints butted. Refer addenda P.C. sum.
80. CUPBOARDS: The interior of all wardrobes, linen, hot water and other cupboards to be unpainted.

81. INTERIOR FINISHING: All interior finishing timbers not enamelled or painted other than wardrobes or cupboards etc. to have one coat of approved sealer. Stop all nail holes with matching putty and apply two coats of varnish.
82. CLEANING: All glass fittings etc., to be left clean and free from paint marks on completion.
83. G L A Z I E R  
All glass to be first quality and of sufficient weight for the sizes where glazed. All glazing to be done by an approved firm, and good quality putty to be used.
84. WARRANTY: E L E C T R I C A L   E N G I N E E R  
Work to be carried out to regulations of Power Board and Underwriter's Association.  
  
Materials branded British Manufacturer or B.E.S.A. Standard Specifications. Installation to be tested and certified on completion and application for meters lodged.
85. CABLES: Cables of ample capacity to allow safe margins in carrying maximum loads.
86. SWITCHBOARDS: Polished non-conductive asbestos composition fixed to wall. Size to be ample to accommodate requisite meters main and circuit switches and fuses etc.
87. SWITCHES: Lighting and power switches 5 and 10 amp respectively, positions to be selected.
88. LIGHTS: Provide ceiling lights complete with lamps and shades. Provide 100 watt lamps in living and dining rooms and 60 watt in all other points. Refer to addenda for number off.
89. POWER POINTS: Provide power points at positions shown on plans 4'6" above floor in kitchen and 12" above floor elsewhere. Refer to addenda to number off.
90. HOT WATER POINT: Thermostat and 1200 watt element supplied by Plumber to be installed complete.
91. ELECTRIC RANGE: Provide a range of approved manufacture, complete with a flush wall switch. Refer to addenda for the P.C. sum.
92. GENERAL: D R A I N L A Y E R  
Excavate for and lay the necessary drains and after the work has been inspected carefully fill in trenches and generally do a thorough job and leave in good working order. All pipes to be 4" first quality earthenware with every joint of an approved flexible type. Allow a total length, including fittings of 120 feet.
93. SEWER: Lay the drains from gully traps and W.C. to Local Authority's sewer.
94. SEPTIC TANK: Lay the drains from gully traps and W.C. to a 500 gallon septic tank. Allow to complete the sanitary system with 100'0" of effluent trench.
95. STORMWATER: Drain to soakholes 10'0" from dwelling. 5'0" from boundary for the disposal of the stormwater unless otherwise specified on addenda.

S O L I D P L A S T E R E R

96. GENERAL: Work under this section shall include plastering porches, steps and terrace tops where applicable.
97. MATERIALS: Sand shall be river, hard, sharp and free from salting, vegetables or mineral matter.
98. PLASTERING: Surfaces to be plastered shall be well roughened to ensure a good key for the rendering coat. Apply a  $\frac{1}{2}$ " coat of plaster and finish with a wood float to a straight and even surface. Form coving to all interior corners.