

23/01/2020
RDC-984947

GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042

Dear Sir or Madam:

Request for Further Information on PIM / BC Application.

Building Consent Number: 80240 P32229

Project Location: 16 OAKLAND PLACE, NGONGOTAHA

Project Description: NEW DWELLING

You may or may not be aware that the Building Act 2004 requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the Building Consent application.

As Code Compliance Certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details / amendments to ensure compliance is properly demonstrated and enable Building Consent to be issued:

1. Please confirm the geotech requirements for the suspended timber floor.
2. Please provide evidence of the geotechnical check of the foundations as recommended in the O'Brien Geotech report.
3. Please confirm the likely settlement of the adopted foundation solution.
4. The proposed cantilevered bearer joist combination on sheet 7 is outside NZS 3604 and therefore requires engineering certification.
5. Please provide pile to bearer/joist/brace connections.
6. Design calculations required for garage door lintel.
7. Gable wall to soffit detail required (refer to BRANZ supplement – October 2017 for one idea).
8. Please demonstrate extract systems meet the minimum requirement of the Building Code.

Two copies of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents.

Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

Further information can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the writer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.

We appreciate that requests for those items may be frustrating but unless compliance can be clearly demonstrated Building Consent cannot be issued. We have suspended Building Consent processing until the above information is provided. Please be assured of our earliest attention to completion of processing and issuing of building consent on receipt of this information.

Yours sincerely

Darrell Holder
Manager Building Services