

19 January 2021

LAM, MR MARK
45 DUGGAN DRIVE
OWHATA
ROTORUA 3010

File Ref: P32229
Building Consent No: 80240

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 80240

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Manuela van Vuuren
Business Support Administrator
Planning & Development Solutions

Encl.



RRD0021LNS

Document Number: RDC-1094332

Date Registered: 22/1/2021

Issued: 19 JAN 2021

The Building

Property ID: P32229

Street Address: 16 OAKLAND PLACE, NGONGOTAHA

Valuation number: 07064 015 50

Legal Description: LOT 70 DP389915

Building Name: DWELLING

Current lawfully established use: DWELLING (DETACHED)

Description of Work: NEW DWELLING

Year First Constructed: 2020

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

The Owner

Name & Address of Owner: LAM, MR MARK
45 DUGGAN DRIVE

Contact Person: OWHATA
ROTORUA 3010

First point of contact for communications with the building consent authority:
GOURLAY HOMES LIMITED
272 TE NGAE ROAD
NGAPUNA
ROTORUA 3010
n.gourlay@xtra.co.nz

Building Work

Building Consent no: 80240

Issued by: Rotorua District Council (operating as Rotorua Lakes Council)

Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that the building work complies with the Building Consent.

Signed for and on behalf of Rotorua District Council (operating as Rotorua Lakes Council):

Name: Manuela van Vuuren **Position:** Business Support Administrator, Planning & Development Solutions

Signed: 

Date: 19 January 2021

20 January 2021

LAM, MR MARK
45 DUGGAN DRIVE
OWHATA
ROTORUA 3010

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

File Ref: P32229
Building Consents no: 80240

Dear Sir/Madam

80240 - 16 OAKLAND PLACE, NGONGOTAHA

We confirm that the sum of \$96.50 being refund for the unused portion of inspection fees will be deposited to your bank account within the next few weeks.

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Manuela van Vuuren
Business Support
Planning & Development Solutions

Code Compliance Certificate Assessment Checklist

Ref: CCC 01

Ver: 18

Issued: 18 February 2020

RDC-39977

Page 1 of 2

 BC No.: 80240

 Address: 16 Oakland A.

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	☒ P	F	N/A	checked ok.
2	All the required inspections have been completed	☒ P	F	N/A	
3	Check sheets are complete	☒ P	F	N/A	
4	Instruction sheets/ N/A complied with	☒ P	F	N/A	
5	BC conditions have been complied with	☒ P	F	N/A	
6	PIM requirements have been complied with	☐ P	F	☒ N/A	bc only.
7	All documents have BC number on them	☒ P	F	N/A	checked ok.
8	Energy work certificate has been provided (if required) (section 94(3))	☒ P	F	N/A	electrical.
9	Specified systems are capable of performing in accordance with performance standards (94(1b))	☐ P	F	☒ N/A	none in bc.
10	Is a compliance schedule required or requires amending? (Section 100(2))	☐ P	F	☒ N/A	
11	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2)) (No of)	☒ P	F	N/A	3 x Gas rec'd.
12	TA informed by LBP that building work not carried out in accordance with consent (89)	☐ P	F	☒ N/A	not rec'd.
13	Any minor variations/ as built have been issued and whether documentation associated with these has been properly completed.	☐ P	F	☒ N/A	none rec'd.
14	Photographs of elevations <i>1 other</i>	☒ P	F	N/A	on file.
15	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	☒ P	F	N/A	survey plan rec'd. all info.
16	Plumbing statements	☐ P	F	☒ N/A	all info.
17	Pile driving	☐ P	F	☒ N/A	none in bc.
18	Foundation observation	☒ P	F	N/A	all info.
19	Ground conditions including compaction	☒ P	F	N/A	Obtain B4 accepted.
20	Waterproofing	☒ P	F	N/A	all info.
21	Structural reviews	☐ P	F	☒ N/A	none rec'd ok.
22	Home heating (fires)	☐ P	F	☒ N/A	none in bc.
23	Glazing	☒ P	F	N/A	all info.
24	Drainage	☒ P	F	N/A	all info. As built rec'd.
25	Roofing SOC	☒ P	F	N/A	SOC accepted.
26	Smoke alarms and sprinklers	☒ P	F	N/A	all info.
27	Emergency warning systems	☐ P	F	☒ N/A	none in bc.
28	Fire doors	☐ P	F	☒ N/A	
29	Spread of flame	☐ P	F	☒ N/A	
30	Backflow	☐ P	F	☒ N/A	Based on file.
31	Lifts (electrical and installation) <i>Truss Plan</i>	☒ P	F	N/A	
32	Mechanical ventilation	☒ P	F	N/A	all info.
33	Exterior plaster systems	☐ P	F	☒ N/A	none in bc.
34	Producer Statements are correctly formatted?	☒ P	F	N/A	rec'd ok.
35	Statement of Compliance is correctly formatted?	☒ P	F	N/A	
36	Form 6 received, is it both accurate and complete	☒ P	F	N/A	

No	Item	P	F	N/A	Comments / Reasons for Decision
37	Warnings and bans	P	F	N/A	none identified
38	Advice of LBP	P	F	N/A	
39	Correspondence	P	F	N/A	as file.
40	Other Concrete	P	F	N/A	inv. accepted.
41	Other Damage	P	F	N/A	SOC accepted.
42	Crossing deposit can be released	P	F	N/A	no fees applied.
43	Damage deposit can be released	P	F	N/A	
44	Earthquake prone building register updated	P	F	N/A	
45	Swimming Pool registered updated	P	F	N/A	no fee.
46	Change of project description?	P	F	N/A	no change.

Additional Fees or Refund Applicable	\$96.50	Fees (circle)	Refund (circle)	NA
Reason for refund or additional fees (wording to applicant)	less time than est to confirm compliance, 0.5 hr.			

Site Development Form to be sent with CCC	YES	NO	Modification / Waiver applies (form 2 - B2) Owner-Builder	YES	NO
*New / *Amended Compliance Schedule/ *Statement to be sent with CCC (*strike out as necessary)	YES	NO	As Built Plans (update in Trim)	YES	NO

CCC review outcome (add RFI questions here)	P	F	Notes:

All information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contributions have been paid (Team Leader Building - Inspection/Processing, Senior Building Inspector, Quality & Technical Lead or Manager Building Services).

Name: E Wilkins Signature: [Signature]

Form 6 Received (20 day time clock starts)	Internal Reviewed Date	Date Suspended Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (clock stops)	Date Responded Information received from owner, or invoice is paid (clock re-starts)	Date CCC Approved or Refused to Issue (Circle one)
4/12/20.	18/1/21.			
Suspended (BC Conditions not met)	Int RFI Date	Ext RFI Date	Ext RFI Response	18/1/21.
4/12/20.	NA	NA	NA	
BC Complete	Int RFI Response	Invoice	Invoice Paid	
21/12/20.	NA	NA	NA	

Business Support Advisor to Complete (P= copies sent for filing with building consent documents) If not applicable circle NA

Copy of code compliance certificate	P	N/A	Copy of Site Development sent to owner	P	N/A
Copy of certificate cover letter	P	N/A	Copy of compliance schedule (amended or new)	P	N/A
All information collated and sent to records	P	N/A	Copy of compliance schedule statement	P	N/A
Bond refund	P	N/A	Copy of letter refusing to issue CCC	P	N/A
Modification/waiver/Land Feature issued	P	N/A	Project description changed on CCC	P	N/A

Name: M VanVuuren Signature: [Signature]

Date Issued by BSA

Date when Business Support Advisor issues CCC

Date:

15.02.21



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

rec'd 4/12/20.

THE BUILDING CONSENT

Building consent number: _____

Issued by [name of building consent authority that granted building consent]: Rotorua Lakes Council

BC ONLY
No 80240

THE OWNER

Name of owner (include preferred form of address, eg Mr, Miss, Dr, if an individual):

Mark Lam

Contact person (if the applicant is not an individual): _____

Mailing address: 45 Duggan Drive
Owhata, Rotorua, 3010

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website (if applicable): _____

The following evidence of ownership is attached to this application (copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building): _____

AGENT

(Only complete this section if the application is being made on behalf of the owner)

Name of agent: Courlay Homes Ltd

Contact person (if the agent is not an individual): Dean & Nanette Courlay

Mailing address: 272 Te Ngae Rd, Ngapuna, Rotorua, 3010

Street address/registered office: _____

Phone number: Landline: 073454062 Mobile: 0276233288 Nanette

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: n.gourlay@xtra.co.nz Website (if applicable): _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

Building Contractor

First point of contact for communications with the council/building consent authority [state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand]:

Gowlay Homes Ltd 0276233288, n.gowlay@extra.co.nz
272 Te Ngae Rd, Ngapuna, Rotorua 3010

APPLICATION

All building work to be carried out under the above building consent was completed on (insert date): 2/12/2020

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
Jason Massey	Carpentry	BP136199	Carpentry / Floor
Dean Gowlay	Site Carpentry	BP119545	Garage Floor
Trevor Mason	Metal tile	BP116261	Roof.

The personnel who carried out building work other than restricted building work are as follows:

[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

Neil Bird - Plumbing Corner Ltd - 9 Hillcrest Ave, Rot - 021811131
Garry Aallam - Aallam Drainage - 21 Wychwood Cres, Rot - 0274779540 (13892)
Bruce Smith - JB Electrical - Po Box 311, Rot 3040 - 0274740205

Note: continue on another page if necessary

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:

[list specified systems]

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: [state which address, and whether owner or agent]

n.gowlay@extra.co.nz - Agent Gowlay Homes Ltd
272 Te Ngae Rd, Ngapuna, Rotorua, 3010

Signature of owner/agent on behalf of and with the authority of the owner (delete one):

Name of person signing: Nanette Gowlay

Date: 2/12/2020

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

**Building Consent Authority
Inspection Summary Sheet**

Ref: IF 02
Ver: 6
Issued: 17 July 2014
Doc No: IT-639923
Page 1 of 2

BC ONLY

BUILDING CONSENT NO. **80240**

DATE ISSUED: **21/2/20**

DESCRIPTION OF WORK: *Construction of new dwelling*

SITE ADDRESS: *16 Oakland Place*

OWNER: *Mark Lam*

BUILDER: *GOURLAY HOMES*

PH:

PH:

Building Category: *R1*

CCC Decision Date: *21/2/22*

Inspections

Allowance Used \$ Adjustment

Number of on-site inspections allowed for:

11

Total inspection time allowance (hours):

7 1/2

7

-1.5 \$96.50

Inspection travel allowance – one way (min):

14

Total

Credit

Charge

\$96.50

P = PASS

F = FAIL

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
				<i>CRITICAL FLOOR HEIGHTS</i>	
<i>26/2/20</i>			<i>MW</i>	<i>Advice of LBP received</i>	
<i>17/3/20</i>	<i>8:00–8:30</i>	<i>30</i>	<i>Sam</i>	<i>Concrete Floor</i>	<i>P</i>
				<i>Instruction Sheet 27488</i>	
<i>17/5/20</i>	<i>2:15–2:45</i>	<i>30</i>	<i>Sam</i>	<i>Sub Floor</i>	
				<i>Instruction 27772</i>	<i>Fail</i>
<i>16/6/20</i>	<i>8:00–8:45</i>	<i>45</i>	<i>Sam</i>	<i>Pre-Wrap</i>	<i>Pass</i>
<i>17/7/20</i>	<i>8:00–8:30</i>	<i>30</i>	<i>Sam</i>	<i>Wrap Cavity</i>	<i>Pass</i>
<i>19/8/20</i>	<i>10:00–10:30</i>	<i>30</i>	<i>Sam</i>	<i>Pre line Build</i>	<i>Pass</i>
				<i>Pre line P&D</i>	<i>Pass</i>
<i>25/8/20</i>	<i>8:45–9:15</i>	<i>30</i>	<i>Sam</i>	<i>Postline</i>	<i>Pass</i>
<i>12/10/20</i>	<i>10:15–</i>	<i>20</i>	<i>Sam</i>	<i>Task 201</i>	<i>Pass</i>

Bc 80240

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
15/10/19	0740-810	30	Cat.	Sanitary/Stomachwater	Pass
4/12/2020	9.50-11.55	125	Izzy	Final	F
				Refer to ref 29112	
4/12/20	E Wilkins			Review of Izzy's wisp above checked for and assessed as compliant.	Pass
21/12/20	Ecl.	30		Final Recall. wist 29112 complete.	Pass

RESTRICTED BUILDING WORK RECORD

BC No:

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class (Circle one)	License No.	Current License (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
16/12/19	Dean Gowlay	FOU <u>CAR</u> BRI EXT ROO	119545	✓	26/2/20	27/2/2000	✓
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
19/2/20	Peter Robinson	No Bricks FOU <u>CAR</u> BRI EXT ROO	118457	✓	27/2/20		
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
27/2/20	Trevor Mason	FOU <u>CAR</u> BRI EXT ROO	116061	✓	27/2/20	27/2/2020	✓
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
4/12/2020	Jesse Massey	FOU <u>CAR</u> BRI EXT ROO	136199	✓		4/12/2020	✓
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004



THE BUILDING

Street address:	16 oakland place		
Suburb:	Ngongotaha		
Town/City:	Rotorua	Postcode:	

THE PROJECT

Building consent number:	80240
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THE OWNER(S)

Name(s):	Gourlay homes		
Mailing address:	16 oakland place		
Suburb:	Ngongotaha	PO Box/Private Bag:	
Town/City:	Rotorua	Postcode:	
Phone number:		Email address:	

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the work or supervised someone else.
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised

PRIMARY STRUCTURE CONT'S

Roof	☐		☐ Carried out ☐ Supervised
Columns and beams	☐		☐ Carried out ☐ Supervised
Bracing	☐		☐ Carried out ☐ Supervised
Other	☐		☐ Carried out ☐ Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system	☒	Installed gerd shake sath roof tiles as per spec's Double nailed all roof battens to trusses, left job with no penetrations through roof	☒ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity)	☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONT'D

Wall cladding or wall cladding system	☐	☐ Carried out ☐ Supervised
Waterproofing	☐	☐ Carried out ☐ Supervised
Other	☐	☐ Carried out ☐ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name:	TREVOR MASON	LBP number:	BP 116061
Class(es) licensed in:	metal tiles		
Plumbers, Gasfitters and Drainlayers registration number (if applicable):			
Mailing address (if different from below):			
Street address/Registered office: 8 Mahana place			
Suburb:	Springfield	Town/City:	Rotorua
PO Box/Private Bag:		Postcode:	3015
Phone number:		Mobile:	0274 313 903
After hours:	07 347 3410	Fax:	
Email address:	masonroofing@xtra.co.nz	Website:	

DECLARATION

I, TREVOR MASON carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 02/12/2020



ADVICE OF LICENSED BUILDING PRACTITIONER(S)

Section 87, Building Act 2004

Received
27 FEB 2020
Rotorua Lakes Council
Customs Service

1 THE BUILDING (project location)

Building name (if applicable): _____

Building street address: 16 Oakland Place, Ngongotaha, Rotorua

2. THE PROJECT

Building consent number: _____

NO **80240**

3. THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name): Mr Mark Lam

Address: 45 Duggan Drive, Owhata, Rotoma. 3010

Date: _____

Landline: _____

Mobile: 027 3689275

After Hours: _____

Fax: _____

E-mail: MarkLam1628@hotmail.com

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 291 of Act)	Licensing class (Tick box) ☒
Foundation (Garage) Carpenter	Name: <u>Dean Gaurley</u> Address: <u>272 Tenare Rd Rot</u> Email: <u>n.gaurley@xtra.co.nz</u> Telephone: <u>0274867436</u>	BP119545	Foundations ☒ Carpenter ☒ Bricklayer ☐ Plasterer ☐ Roofers ☐
Bricklayer	Name: <u>Paul Robillard</u> Address: <u>22C Dicken St, Rot</u> Email: _____ Telephone: <u>0274595518</u>	BP118451	Foundations ☐ Carpenter ☐ Bricklayer ☒ Plasterer ☐ Roofers ☐

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 291 of Act)	Licensing class (Tick box) ☒
Rofer Trevor Ma	Name: <u>Trevor Mason</u> Address: <u>8 Mahana Plc</u> Email: <u>Masonroofing@xtra.co.nz</u> Telephone: <u>0274313903</u>	BP116061	Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Rofer ☒
Carpentry Foundations	Name: <u>Jason Massey</u> Address: <u>109 Pandora Ave</u> Email: <u>mascobuildersltd@gmail.com</u> Telephone: <u>027 321 6523</u>	136199	Foundations ☐ Carpenter ☒ Bricklayer ☐ Plasterer ☐ Rofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Rofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Rofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Rofer ☐

SIGNATURE

Signature of owner/agent on behalf of and with the authority of the owner (delete one):

Name of person signing:

Nanette Courlay

Date:

N. Courlay
26.02.2020

COUNCIL USE ONLY

LBP(s) checked

Y

All OK

Y

N

Comments:



Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

THE BUILDING	
Street address of building:	16 Oakland Place Ngongotaha Rotorua

THE PROJECT	
Building consent number:	80240

THE OWNER	
Name:	Mark Lam
Address:	45 Duggan Drive Ohata, Rotorua.
Phone:	or Mobile:
Email:	Fax:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
Work that is restricted building work	Description	Carried out/ supervised
[Tick]	[If necessary, describe the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]
Primary structure		
Foundations and subfloor framing ☒	Garage foundation as per plans and specifications	☒ Carried out ☒ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised

Primary structure cont'd		
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised
External moisture management systems		
Damp proofing ☒	Garage floor as per plans & specifications	☒ Carried out ☒ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system for example, subfloor or cavity ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

Note: continue on another page if necessary.

ISSUED BY:		
Name: <u>Dean Gourlay</u>		
LBP number: <u>BP119545</u>		
Class(es) licensed in: <u>Carpentry & Site</u>		
Plumbers, Gasfitters and Drainlayers Registration Number [if applicable]: _____		
Mailing address: <u>272 Te Ngae Rd</u> <u>Ngapuna, Rotorua, 3010.</u>		
Street address or registered office: _____		
Phone No:	Landline: <u>07 3454062</u>	Mobile: <u>0274 867436</u>
	Daytime: _____	After hours: _____
	Fax: _____	
Email address: <u>n.gourlay@extra.co.nz</u>		Website: _____

DECLARATION	
I, <u>Dean Gourlay</u> (name of practitioner)	
carried out or supervised the restricted building work recorded on this form.	
Signature: <u>D Gourlay</u>	
Date: <u>2/12/2020</u>	

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 16 Oakland Place	
Suburb: Ngongotaha	
Town/City: Rotorua	Postcode: 3010

THE PROJECT
Building consent number: 80240

THE OWNER(S)	
Name(s): Mark Lam	
Mailing address: 45 Duggan Drive	
Suburb: Owhata	PO Box/Private Bag:
Town/City: Rotorua	Postcode: 3010
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☒		☒ Carried out ☐ Supervised
Walls ☒		☒ Carried out ☐ Supervised
Roof ☒	Installed pre-nailed truss frames	☒ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☒		☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☒	Erected sub floor and weatherboard cavity	☒ Carried out ☐ Supervised
Wall cladding or wall cladding system ☒		☒ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **Jason Massey**

LBP number: **BP136199**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: **106 Pandora Avenue**

Suburb: **Sunnybrook**

Town/City: **Rotorua**

PO Box/Private Bag

Postcode: **3015**

Phone number:

Mobile: **027 3216523**

After hours: **027 3216523**

Fax:

Email address: **mascobuildersltd@gmail.com**

Website:

DECLARATION

I **Jason Massey** carried out or supervised the restricted building work recorded on this form.

Signature:



Date:

2/12/2020

Owner

LAM, MR MARK
45 DUGGAN DRIVE
OWHATA
ROTORUA 3010

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

The Building

Property ID: P32229
Street Address: 16 OAKLAND PLACE, NGONGOTAHA
Valuation number: 07064 015 50
Legal Description: LOT 70 DP389915

First point of contact for communication with the building consent authority:
GOURLAY HOMES LIMITED
PO BOX 7206
TE NGAE
ROTORUA 3042
n.gourlay@xtra.co.nz

Building Work

The following building work is authorised by this consent:

Project is for: NEW DWELLING
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 50 years

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.

All building work associated with this building consent must comply with the NZ Building Code.

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY

Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

SITING, FOOTINGS, FOUNDATIONS

The property boundary must be identified prior to the siting inspection being undertaken, if no boundary markers/pegs are available then refer to the siting requirement within the "special endorsement section" of

this document (Fences and other buildings are not a satisfactory marker and reliance on the location of these structures is not guaranteed). If the building is not located as per the approved documents then a variation must be approved by Council prior to arranging this inspection.

The foundation and footings must be clear of debris and all reinforcing in place and supported, where DPM is placed this needs to have all joints taped and any penetrations sealed to the product.

SUB-FLOOR BRACING AND FIXING

The suspended timber sub-floor needs to be inspected prior to the base being enclosed (preferably before the floor is laid). The timber floor structure must be completed along and all pile, bearer and joists fixings must be completed in accordance with the approved documents.

CONCRETE FLOORS

DPM or gas membrane laid with all joints and penetrations sealed in accordance with the manufacturer's specifications. Reinforcing steel is to be of the nominated type, size, located and supported as per the consented documents.

PRE-WRAP

Building structure must be completed along with all wind uplift fixings to wall framing and roof structure completed.

(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed).

WRAP/CAVITY BATTENS

Building wrap must be installed as per the manufacturer's specifications with all penetrations sealed.

Where the nominated building wrap within the approved documents is to be substituted with a similar product a variation must be approved by Council.

Cavity battens are to be installed as per the approved documents.

All flashings must be completed such as back, internal/external corners, and kick-out flashings etc installed along with all window/door support bars in place.

BOND BEAM - Photos supplied - 1 horizontal bar as can be seen

Bond beam must be free of mortar and debris. Reinforcing steel must be in place and be of the size, type, and supported in accordance with the Building Consent documents.

PRE-LINE BUILDING

Exterior of the building must be weather tight before this inspection may be undertaken.

All framing must be completed including fixings where bracing is required. Moisture content must be within the parameters of the linings requirements; insulation is to be fitted and must be a minimum of the R values specified within the approved documents. Where any wet areas are to be constructed additional items such as internal metal corners must be installed at this time.

PRE-LINE PLUMBING

All water pipes and internal stacks to be under test, frost protection where water pipes are not contained within the thermal envelope and water hammer protection completed. Terminal and/or back vents and hot water source to be completed.

WET AREAS - TANKING

Tanking membrane has been completed to any wet areas or basements and a product has been applied by a licenced applicator, a statement of compliance is required.

POST-LINE

Bracing elements and/or fire linings/collars must be completed prior to any plastering completed. Wet areas must have the nominated linings installed in accordance with the approved documents.

FINAL

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

INSPECTIONS BY A THIRD PARTY

Authorisation under Section 90 of the Building Act 2004 has been given to an independent party to inspect building work on behalf of the Rotorua Lakes Council Building Consent Authority.

GEOTECHNICAL REPORT

The applicant shall comply with the recommendations of the Geotechnical Report and the owner shall retain the same Consultants, or other approved Geotechnical Engineer or engineering geologist to carry out the necessary inspections.

A producer statement or certificate and supporting documentation that includes but is not limited to date, scope, outcome of inspection and other relevant information is to be submitted to Council on completion of this work

IMPORTANT ENDORSEMENTS

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

CRITICAL FLOOR HEIGHT

Certification/confirmation is required from a licenced cadastral surveyor to demonstrate the finished floor and/or platform levels have met the nominated height within the Building Consent specifications

MEMBRANE/TANKING SYSTEMS

A statement from the installer (must be trained/licenced where the product manufacturers specify this) is required on completion of the installation confirming that any tanking, gas proof membrane or water proofing systems have been installed to manufacturer's specifications.

ROOF CERTIFICATION

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed.

ENERGY WORKS CERTIFICATES

Energy works certificate to be supplied for any gas or electrical installation with the Code Compliance Certificate application.

AS BUILT DRAINAGE PLAN

As- built drainage plan to be supplied by contractor on completion of work

SITING

The owner of the property is responsible for the correct siting of buildings or additions in accordance with the approved building consent through the use of one or a combination of the following;

- o Existing boundary pegs
- o Boundary reinstatement (monumentation) survey
- o A siting certificate from a Licensed Cadastral Surveyor
- o Boundary offset survey with accompanying certificate from a Licensed Cadastral Surveyor

PLUMBING AND DRAINAGE

Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

COMPLETION OF WORK

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owner's responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every Licensed Building Practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or
- Where a licensed building practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or
- Where the owner intends to carry out restricted building work.

The following restricted building work is included in this consented project and every Licensed Building Practitioner carrying out or supervising restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a Memorandum (Record of Building Work) - Form 6A.

Foundations (primary structure, external moisture management system)

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Rachel Kennedy

Position: Business Support Administrator, Planning & Development Solutions



Signed:

Date: 21 February 2020

Inspection Checklist: Concrete Floor

Ref: IC 04

Ver: 9

Issued: 8 Jan 2019

Doc No: IT-639936

Page 1 of 2

BC No: 80240	Contact on site (Name, licence no., RBW, company & position)	
Date: 17/3/20	Dean	
Inspector: Sam	Area of work inspected: Garage Slab	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 17/3/20	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		27489

F = Fail = Non-compliance with approved plans & documentation
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 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety					Comments (reasons for decisions)
#	H&S assessment undertaken for entering the site and/ or consideration to inspect building work	☒ P	☐ F	☐ N/A	Considered Safe.
Concrete Pre-floor B1, B2					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	☐ F	☐ NA	Docs onsite
2	Previous comments, BC/PIM conditions and endorsements	☒ P	☐ F	☐ NA	Read & Discussed.
3	Floor construction type (record type)	☒ P	☐ F	☐ NA	Raft
4	Specified datum height is achieved (record how verified)	☐ P	☒ F	☐ NA	Height to be Confirmed as endorsed CFH.
5	Shrinkage control & construction joints formed where necessary	☐ P	☐ F	☒ NA	Nil on BC
6	Floor height above finished ground level (discuss with contractor ability to meet min floor heights when project finished)	☐ P	☒ F	☐ NA	As per datum F
7	Hard fill compaction (binding layer protecting DPM)	☐ P	☒ F	☐ NA	PS4 & Site notes from Eng Rep
8	DPM type (note lap & penetration details)	☒ P	☐ F	☐ NA	Polythene
9	Slab thickenings / pads	☐ P	☐ F	☒ NA	Nil on BC
10	Reinforcing type	☒ P	☐ F	☐ NA	HD 10's on BC

11	Slab thickness	P	F	NA	Nil on BC
12	Reinforcing support	P	F	NA	As per SED
13	Reinforcing side, top and bottom cover	P	F	NA	50, 75, and 30 for top
14	If SED, has Engineer inspected design? (Confirm that engineer has inspected design if conditioned. no inspection - no pour).	P	F	NA	Site instruction Sheet.
15	600mm max hard fill compaction only NZS3604 Engineer PS4 for deeper back fill	P	F	NA	Nil on BC
16	Steel laps	P	F	NA	800 laps #10
17	Perimeter rod position (under starters)	P	F	NA	Nil for inspection
18	Mesh is cut (for expansion joints if required)	P	F	NA	None on BC
19	Bottom plate connectors spacing and position in relation to slab edge.	P	F	NA	Bolts to be checked later.
20	Steel radius bends correct	P	F	NA	Bends Correct
21	Cladding rebates been constructed correctly?(50mm min)	P	F	NA	Nil on BC
22	Concrete strength specified within building consent?	P	F	NA	As per BC
23	Receipt from the concrete mix supplier is required for SED floor systems e.g. Ribraft.	P	F	NA	Instruction Sheet.
24	Floor thickness is maintained under showers	P	F	NA	None in this area
25	Underfloor heating systems are installed to manufacturer's specifications and clearances	P	F	NA	Nil on BC
26	Thermal break required to isolate areas of underfloor heating	P	F	NA	Nil on BC
27	Thermal resistance completed as per consent	P	F	NA	Pods as per SED Layout.
Membrane E2, F1			Comments (reasons for decisions)		
28	Approved membrane installed (record brand)	P	F	NA	Nil on BC
29	Substrate appropriate to system	P	F	NA	✓
30	Certification received (SOC)	P	F	NA	

Inspection Checklist: Subfloor Framing, Bracing & Fixings

Ref: IC 03

Ver: 7

Issued: 16 August 2019

Doc No: IT-639956

Page 1 of 2

BC No: 80240	Contact on site (Name, licence no. – RBW, company & position) Jason	
Date: 15/5/20		
Inspector: Sam	Area of work inspected: Sub Floor	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
mist slab complete 16/6/20.		
If Inspection Result = PASS then date and sign here	Date 7/12/20	Signature ES
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		27772

F = Fail = Non-compliance with approved plans & documentation
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N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	(P)	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Sub Floor Bracing				Comments (reasons for decisions)
Approved Consent documents on site	(P)	F	N/A	Docs onsite
Previous comments/ instructions, PIM/ BC conditions or endorsements	(P)	F	N/A	Read and discussed
Pile Fixings				Comments (reasons for decisions)
Do pile/bearer connections comply with the approved plans & specification? <i>Check ordinary, cantilever, braced & anchor pile connections.</i>	(P)	F	N/A	Connection for anchor ordinary and braced correct
Braced piles correctly positioned (M12 bolt ss / galv- 200min above base 300max /45-60 degrees)	(P)	F	N/A	Stainless bolt @ 200mm above ground 50° generally
Is the durability of subfloor fixings correct	(P)	F	N/A	Stainless Steel.
Bearers				Comments (reasons for decisions)
Bearer size, grade, treatment & spacing	P	(F)	N/A	ULB bears not installed See instruction sheet.
Bearers are appropriately supported and joined?	(P)	F	N/A	No Joins over braced / Anchor pile.

Is DPM provided between pile & bearer <300mm above ground level?	P	F	N/A	Not needed.
Stringers			Comments (reasons for decisions)	
Do stringer size, grade, treatment & fixing comply with the approved plans & specification?	P	F	N/A	None
Joists			Comments (reasons for decisions)	
Joist grade, treatment, size, span	P	F	N/A	SG8 H1.2 140 x 45
Bearer to joist connection (bracing and ordinary)	P	F	N/A	Anchor pile kits fitted
Mid span blocking (>2.5m)	P	F	N/A	Blocking installed to plan.
Is lateral support, blocking & mid span-blocking correct?	P	F	N/A	Lateral blocking installed
Are joist joints correct? (lapped or butted and spliced) Special consideration of joints where relocatable building stitched back together	P	F	N/A	Spliced Sanks
Load paths through to foundations?	P	F	N/A	Point loads identified members installed.
Do joist penetrations / notches comply? <i>Refer NZS3604, section 7.1.7.3.</i>	P	F	N/A	None at this inspection
Has support been provided to non-load bearing walls (without bracing elements)? <i>Refer NZS3604, Fig 7.5.</i>	P	F	N/A	Correct Joist and blocking @ r200
Are load bearing walls at right angle to joist within 200mm of bearer support? <i>Fig 7.3</i>	P	F	N/A	Within 200mm
Are double joists provided under load bearing walls? <i>Fig 7.3</i>	P	F	N/A	All load bearing walls supported with 140x45
Nogging under brace walls 600 crs <i>Refer NZS3604, 7.1.3.5.</i>	P	F	N/A	Good nogging
Do cantilever joist grade, sizes & spans comply with the approved plans & specification?	P	F	N/A	Cantilever Joist not installed
Flooring & Sub Floor Space				
Type of flooring? Suitable for distance from underside of flooring to FGL	P	F	N/A	+ 600mm
Discuss with site contact the subfloor insulation type to be used and fixing methodology.	P	F	N/A	Expol discussed.
Is 450 mm crawl space provided to subfloor cavity?	P	F	N/A	450+ achieved.
Polythene to ground? <i>Refer 6.14.3 3604</i>	P	F	N/A	Not needed.
Ponding risk	P	F	N/A	No Sloped.

	Inspection Checklist: Pre-Wrap	Ref: IC 05
		Ver: 8
		Issued: 7 January 2020
		Doc No: IT-639951
		Page 1 of 4

BC No: <u>80240</u>	Contact on site (Name, licence no. – RBW, company & position)	
Date: <u>16/6/20</u>		
Inspector: <u>Sam</u>	Area of work inspected: <u>Pre-Wrap</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date <u>16/6/20</u>	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		<u>27711</u>

F = Fail = Non-compliance with approved plans & documentation
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N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	<u>(P)</u>	<u>F</u>	<u>N/A</u>	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Pre Wrap				Comments (reasons for decisions)
Approved Consent documents on site	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>Documents onsite.</u>
Previous comments/ instructions – PIM/BC conditions or endorsements	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>Read</u>
LBP notification received for Carpentry, External Bracing and Roofing if completed?	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>Received</u>
Wind Zone B1				Comments (reasons for decisions)
Wind zone	<u>P</u>	<u>F</u>	<u>N/A</u>	Low Med <u>High</u> V High U High Circle as appropriate
Wall Framing B1,B2				Comments (reasons for decisions)
Stud size, grade, treatment and height • Stud sized in accordance with the wall height and wind zone.	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>90x45 S4S H1.2 600d</u>
Is the framing setout as per consent? • 480 c nogs ship/lap • Studs at 400c for non rigid backing plaster system	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>Good Nogs</u>
Have the point loads been addressed	<u>(P)</u>	<u>F</u>	<u>N/A</u>	<u>Point loads Correct.</u>

Is SED frame in accordance with engineer design? ▪ If engineer is retained to verify design then obtain PS4.	P	F	N/A	Nr SED
Have Nogs been installed behind apron flashing upstand to roof, deck, etc.?	P	F	N/A	None
Structure supporting brick veneer shelf angles	P	F	N/A	None
Wall Framing continued B1,B2			Comments (reasons for decisions)	
Bottom plate fixings including straps etc. for bracing of exterior walls	P	F	N/A	NZS3604 RAB Mitek SED Pryda Circle as appropriate
Is DPC fitted under bottom plate?	P	F	N/A	None Reg
Top plate to stud fixings	P	F	N/A	NZS3604 RAB Mitek SED Pryda Circle as appropriate Blue Screw / Stud Lok
Sheet bracing type, treatment, thickness & fixings	P	F	N/A	Internal
Framing treatment is correct for location / situation	P	F	N/A	Exposed Enclosed H1-Z
Lintels And Sills B1,B2			Comments (reasons for decisions)	
Lintel/ sill, grade and treatment	P	F	N/A	SG8 J Frame LVL Steel SC8 - Design IT also ok. Circle as appropriate
Lintel sizes in accordance with consent?	P	F	N/A	As per Bc
Are lintel fixings for uplift correctly fitted for wind zone?	P	F	N/A	NZS3604 RAB Mitek SED Pryda As per Cross referenced A4 Literature. Circle as appropriate
Sill thickness correct (45mm ≤ 2.4m, 90mm ≤ 3.0m, 135mm ≤ 3.599 > 3.6m = SED)	P	F	N/A	As per plan.
Correct lintel sizing for load points ▪ check load points are in same position as design or new Truss plan	P	F	N/A	As per the provided as-built truss plan
Mid Floor Structure B1,B2			Comments (reasons for decisions)	
Floor joist sizes, treatment and grade in accordance with consent (record findings)	P	F	N/A	N/A on Bc
Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	
Holes and notches in framing and joists	P	F	N/A	
Nogs between floor joists supporting load bearing and brace wall ▪ NZS3604 1200 crs max ▪ GIB Brace 600 crs & 150 each end of brace element	P	F	N/A	

Solid blocking of floor joist. - Exceeding 2.5 m with a depth of 4 times the thickness of the joist. - End blocking of joists not exceeding 1.8 metres c/s	P	F	N/A	Not used Floor
Posts And Beams B1,B2			Comments (reasons for decisions)	
Beam size, span, grade and treatment	P	F	N/A	N=1
Beam connections to supporting members (type of fixings)	P	F	N/A	NZS3604 RAB Mitek SED Pryda Circle as appropriate
Are beams properly supported? • Have load paths been considered?	P	F	N/A	
Do post / footing connections comply? • Check durability of connections	P	F	N/A	
Truss Roof B1,B2			Comments (reasons for decisions)	
As built truss plan supplied	(P)	F	N/A	Provided
As built compared to that used in design process	(P)	F	N/A	Changed as built provided.
Treatment of trusses	(P)	F	N/A	H1.2 H3.2 LVL Steel Circle as appropriate
Layout and fixings as per Truss design	(P)	F	N/A	Fixings as identified
Purlins & Battens & Outriggers B1,B2			Comments (reasons for decisions)	
Purlin / batten / outrigger spacing, size, span, grade, & treatment?	P	F	N/A	H1.2 H3.2 LVL Steel Circle as appropriate
End span purlins correct (Top and Bottom)				Tiled Roof sec requested
Purlin / batten / outrigger fixings correct for wind zone	P	F	N/A	
Valley Boards B1,B2			Comments (reasons for decisions)	
Valley board size & treatment (Must be min. 25mm thick and wide enough to support valley gutter.	P	F	N/A	
Roof Bracing B1,B2			Comments (reasons for decisions)	
Does roof bracing comply with approved documentation? • Plane • Space • Dragon ties • Ceiling plane for heavy hips (Check connections and location of bracing components)	P	F	N/A	Less than 50m ²

Framed Roof			No framed roof elements therefore no need to complete this section (✓) box alongside	
Rafters B1,B2			Comments (reasons for decisions)	
Do rafter spacing, size, spans, grade, treatment, & connections comply with approved documentation?	P	F	N/A	Nelson BC
Ridge Beams B1,B2			Comments (reasons for decisions)	
Do ridge beam, spans, supports & fixings comply with consent documentation? (Give careful attention to spans, support, load paths, connection details).	P	F	N/A	
Collar Ties & Cleats B1,B2			Comments (reasons for decisions)	
Do collar tie & cleats and fixings comply with approved consent?	P	F	N/A	
Ceiling Joists B1,B2			Comments (reasons for decisions)	
Do ceiling joists seat by 35mm min or joist hanger fixings completed	P	F	N/A	
Do ceiling joist spacing, size, span, grade, & treatment comply with the plans and specifications?	P	F	N/A	
Ceiling Runner/ Strong Back B1,B2			Comments (reasons for decisions)	
Does ceiling runner (strong back) spacing, span, size, grade, & treatment comply with documentation?	P	F	N/A	
Do strong backs have a minimum landing of 65 mm on top of a packer supported on the top plate & are restrained at each end from twisting?	P	F	N/A	
If the end of the strong back is chamfered ensure that depth of the strong back is not less than 50% at point of support.	P	F	N/A	
Under Purlin B1,B2			Comments (reasons for decisions)	
Are the under purlin struts correctly supported?	P	F	N/A	
Does cantilever of under purlin comply?	P	F	N/A	
Do under purlin size, span, fixing, grade, and treatment comply with documentation?	P	F	N/A	
Strutting Beams B1,B2			Comments (reasons for decisions)	
Are strutting beams clear of ceiling joists by > 25 mm or as engineer designed?	P	F	N/A	
Do strutting beam dimensions, spans, fixings, and support comply with consent documentation?	P	F	N/A	✓

	Inspection Checklist: Wrap Cavity Battens	Ref: IC 06
		Ver: 8
		Issued: 8 January 2020
		Doc No: IT-639960
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BC No: 80240	Contact on site (Name, licence no. – RBW, company & position)	
Date: 7/7/20		
Inspector: Sam	Area of work inspected: Wrap Cavity	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 7/7/20	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Roof Cladding B3, E2				Comments (reasons for decisions)
Is roof cladding / flashings complete? Fixings and flashing correct for nominated wind zone?	P	F	N/A	Completed - Raining during inspection - No leaks - Weather tight.
Wrap Inspection E2,B2				Comments (reasons for decisions)
Approved Consent documents on site	P	F	N/A	Docs onsite.
Previous comments/ instructions – PIM/BC conditions or endorsements	P	F	N/A	Reach.
Building wrap type and Installation • Appropriate for types of cladding unlined gable ends etc, type of fixing. Wrap tight to framing	P	F	N/A	Water gate +
Wrap condition (free of punctures and sealed around penetrations)	P	F	N/A	Free on punctures
Building wrap is restrained at 300mm centres if studs at more than 450C for cavities (E2 AS 1)	P	F	N/A	Restrained Damband 300d
Have building wrap laps been taped when interior linings not fitted?	P	F	N/A	Not req

Protection details for window & door openings <i>Sill trays, wrap returned around stud, type of flashing tape, head flashings and stop ends</i>	(P)	F	N/A	Wrap returned to inside Frames Sill tapes fitted
Window and door support bars Stainless Fixing – WANZ WIS •	(P)	F	N/A	Direct Fix Cavity system 150mm ends 300mm centres SS 10g x 50 screws 6mm masonry anchors Circle as appropriate WANZ Sill Supports fitted
Internal & external corner junctions (back flashings etc) As per consent	(P)	F	N/A	External to have box Corner Internals have dyna flash
Back and junction flashing details (change in claddings) As per consent	P	F	(N/A)	Single Cladding - No changes.
Saddle flashings correctly installed	P	F	(N/A)	None
Flashings to beam to wall junction	P	F	(N/A)	None
Shelf angles for brick veneer • Sized and fixed as per consent • Flashed to wall – slope end flashing?	P	F	(N/A)	None
Apron flashings have appropriate kick out • discuss with contractor if not fitted	P	F	(N/A)	None
Direct Fix Cladding therefore no need to complete this section				v) box alongside
Cavity Battens E2,B1,B2		Comments (reasons for decisions)		
Batten treatment and type	(P)	F	N/A	CLD H3.2 Polythene Castellated Plain Bevel Circle as appropriate
Batten width and thickness (double battens behind joins in sheets etc)	(P)	F	N/A	40mm x 18mm 70mm x 19mm Circle as appropriate
Batten spacing	(P)	F	N/A	Horizontal 300mm Vertical 400mm 600mm Circle as appropriate Stud layout.
Battens fixings (Battens fixed at 300c where claddings fixed to battens)	(P)	F	N/A	Fixed 75mm ALG Gun nails 300c
Batten Nogs fall and length	P	F	(N/A)	None
Double studs & battens provided behind sheet joints for 'Expressed joints' &/or 'Sealant joints'	P	F	(N/A)	None
Drainage paths unimpeded (moisture in cavity draining down back of cladding is directed to the exterior at 1 st available instance and is not impeded by other building elements)	(P)	F	N/A	All paths unrestricted and open
Cavity closer (type fitted)	P	F	N/A	Timber PVC Metal Alloy S mould
Mulseal to concrete at base of brick cavity	P	F	(N/A)	N.I. on BC.

	Inspection Checklist: Preline Building	Ref: IC 10
		Ver: 8
		Issued: 7 January 2020
		Doc No: IT-639950
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BC No: 80240	Contact on site (Name, licence no. – RBW, company & position)	
Date: 19/8/20	Nigel	
Inspector: Sam	Area of work inspected: Pre Line Build	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 19/8/20	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Health and Safety			Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	☒ P	F	N/A Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Pre Line Building			Comments (reasons for decisions)
Approved Consent documents on site	☒ P	F	N/A Docs onsite
Previous comments/ instructions – PIM/BC conditions and endorsements	☒ P	F	N/A Read
Exterior E2,B2			Comments (reasons for decisions)
Exterior envelope is complete or RAB	☒ P	F	N/A Completed
Fixing and detailing of roofing elements • as seen from ground	☒ P	F	N/A Completed
Fixing and detailing of wall cladding elements	☒ P	F	N/A Fixed Correctly
Are all cladding / roofing penetrations detailed as per consent?	☒ P	F	N/A Detailed per BC
Wall Framing B1,B2			Comments (reasons for decisions)
Framing grade, spacing and treatment	☒ P	F	N/A 90x45 wood & H1.2 SCS
Bottom plate fixings for braced and non-braced walls are correct	☒ P	F	N/A Bills garage 3604 nails House.
Moisture content?	☒ P	F	N/A Below 18%
Framing for ceiling diaphragms • Double top plate or top plate packer-ex 40mm	P	F	☒ N/A None
Air seal to window / door jambs confirm PDF rod installed	☒ P	F	N/A Fram & PDF Rod
Holes and notches in framing and joists	P	F	☒ N/A None Frames Compromised.
Ceiling Framing & Battens B1,B2			Comments (reasons for decisions)
Size, type, span and centres	☒ P	F	N/A 70 x 35 H1.2 450 &
Moisture content	☒ P	F	N/A Below 18%
Openings in diaphragm ceilings compliant	P	F	☒ N/A None.

Wet Area Walls and Floors E3,B2				Comments (reasons for decisions)
Confirm product to be used to water proof to walls and floors.	P	F	N/A	None
Insulation H1,B2				Comments (reasons for decisions)
Glazing (single or double glazed, check consent)	P	F	N/A	Double
Roof & wall insulation R values	P	F	N/A	As Consented
Multi-Unit Dwellings (STC Rating) G6,B1,B2				Comments (reasons for decisions)
Construction method / insulation of STC rated walls and ceiling is completed	P	F	N/A	Not Multi
Fire Rating C,B1,B2				Comments (reasons for decisions)
Fire wall framing correctly set out for type of system and fixed to other elements to provide stability - All sheet joints supported - Fire rated ceilings are supported by fire rated walls - Bottom plates fixed in accordance with manufacturers specifications to provide stability in accordance with design. - Eave cavity closed off as per Fire Design	P	F	N/A	None on BC
Penetrations in fire walls prepared correctly - Shower mixer - Meter boards and flush boxes - Pipes (Heat pumps/ and air conditioning ducting, plumbing pipework and fittings (urinals in wall cisterns etc)	P	F	N/A	
Steel studs 'friction fitted' where specified	P	F	N/A	
Expansion gap to steel studs where specified	P	F	N/A	
Nog and solid blocking placement correct	P	F	N/A	
Joints on opposite sides of the wall will be staggered (steel frames only)	P	F	N/A	
DAP D1,G1,NZS 4121				Comments (reasons for decisions)
Are DAP facilities being installed?	P	F	N/A	Nil on BC
Does the accessible route comply (1200mm)?	P	F	N/A	
Are thresholds at correct height?	P	F	N/A	
Are door openings correct - Hung open outwards - Cavity sliders require an 860 leaf generally)	P	F	N/A	
Have nogs been installed for grab rails?	P	F	N/A	
Tiles over Aqualine E3,B2				
Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	None
Confirm weight of tiles suitable for substrate	P	F	N/A	
13mm min for steel frame	P	F	N/A	
All sheet joints over framing	P	F	N/A	

	Inspection Checklist: Preline P&D	Ref: IC 11
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		Issued: 10 January 2020
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BC No: 80240	Contact on site (Name, licence no. – RBW, company & position)
Date: 19/8/20	Nigel
Inspector: Sam	Area of work inspected: Pre Line P&D
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	
If Inspection Result = PASS then date and sign here	Date 19/8/20 Signature Sam
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)	

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Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	☒ P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Drainage				Comments (reasons for decisions)
Approved Consent documents on site	☒ P	F	N/A	Onsite
Previous comments/ instructions – PIM/BC conditions and endorsements	☒ P	F	N/A	Read
Confirm plumbers details are correct (current license)	P	F	N/A	Name RZ License No 16774
System				Comments (reasons for decisions)
G 13 or AS 3500 (record which one)	☒ P	F	N/A	G13/AS3

Water Supply G12,B2				Comments (reasons for decisions)
Pipe material/ system	(P)	F	N/A	Polybut
Pressure test	(P)	F	N/A	1500 kpa on gauge
Water hammer protection	(P)	F	N/A	Silicone
Isolation valve/ filter to water supply	(P)	F	N/A	Fitted
Pipes are supported/ clipped into position	(P)	F	N/A	600 &
Back flow prevention	P	F	(N/A)	Not on BC
Copper HWC drain	P	F	(N/A)	None To be installed latter
Frost protection including overflow (where pipes are outside the thermal envelope)	(P)	F	(N/A)	Pipes lagged.
Safe tray installed under HWC with drain to approved outlet	P	F	(N/A)	Not on BC To be installed latter
Fire hose reel feeds in copper only	P	F	(N/A)	}
Water storage filtration system	P	F	(N/A)	
Wastes/ Stacks/ Vents G13,B2				Comments (reasons for decisions)
Correct waste sizes and gradients	(P)	F	N/A	40mm Waste Through to Sub Floor
Connections to stacks not in restricted zones	P	F	(N/A)	No Stacks
Soffits of wastes/ roll over stacks are level	P	F	(N/A)	None
Additional venting requirements addressed	P	F	(N/A)	None x2 50mm Vents -
Position and accessibility of AAV's	(P)	F	N/A	AAV to Kitchen Waste
Support of horizontal wastes, fixture discharge pipes	P	F	(N/A)	None all Vertical Through Floor
Terminal vent size	(P)	F	N/A	50mm x2
Terminal vent to open air	(P)	F	N/A	Through Roof
Stacks under test	P	F	(N/A)	No Stacks
Primer used on all stack and waste pipe joints	(P)	F	N/A	Viewed
Accidental Overflow G13,B2				Comments (reasons for decisions)
Protection provided for multi-unit buildings	P	F	(N/A)	No multi
Structural Considerations B1,B2				Comments (reasons for decisions)
Floor joists/ framing not compromised by checks or notches to accommodate pipes	P	F	(N/A)	None Compromised
Documentation				Comments (reasons for decisions)
Certificates for pressure test received.	P	F	(N/A)	Viewed gauge.

	Inspection Checklist: Postline	Ref: IC 13
		Ver: 8
		Issued: 10 January 2020
		Doc No: IT-639948
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BC No: 80240	Contact on site (Name, licence no. – RBW, company & position)	
Date: 25/8/20	Susan	
Inspector: Sam	Area of work inspected: Post line	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date: 25/8/20	Signature: 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Post Line				Comments (reasons for decisions)
Approved Consent documents on site	P	F	N/A	Doc's on site.
Previous comments/ instructions – PIM/BC conditions and endorsements	P	F	N/A	Read
Post Line/ Bracing B1,B2				Comments (reasons for decisions)
Bracing system used (record)	P	F	N/A	Cib System
Board type and thickness (relevant to use and framing centres)	P	F	N/A	Braceline/Aqua 2 Standard
Fixing of wall bracing elements (spacing's, fastener type, length and gauge)	P	F	N/A	50 50 50 75 75 150's ---
Fixing of ceiling bracing elements (spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	None - Curd lines less than 6m.
Brace sheet widths comply (wall and ceiling)	P	F	N/A	Widths Comply
Bracing elements in correct locations & (clear of baths & showers etc.)	P	F	N/A	Located per plan detailed.

Post Line/ Fire Rating B1,B2,C1-6				Comments (reasons for decisions)
Board type and thickness (relevant to use and framing centres)	P	F	N/A	Nilon Bc
Fixing of wall elements (spacing's, fastener type, length and gauge)	P	F	N/A	
Fixing of ceiling elements (spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	
All Sheet edges all fixed to framing	P	F	N/A	
Post Line/ Fire Rating Cont B1,B2,C1-6				Comments (reasons for decisions)
Joints on opposite sides of the wall are staggered (steel frames only)	P	F	N/A	
Sheets fixed hard to floor where specified	P	F	N/A	
Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
Longitudinal joints correctly back-blocked (single layer systems only)	P	F	N/A	
Penetrations comply with details in consent (Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)	P	F	N/A	
Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
Fire rated flush boxes fitted	P	F	N/A	
Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ STC Rated Walls B1,B2,G6				Comments (reasons for decisions)
STC system used	P	F	N/A	✓
Board type and thickness (relevant to use and framing centres)	P	F	N/A	
Fixing of wall elements (spacing's, fastener type, length and gauge)	P	F	N/A	
Fixing of ceiling elements (spacing's, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	
No penetrations to STC rated wall without specific design	P	F	N/A	
Post Line/ Tiled Walls B1,B2				Comments (reasons for decisions)
Gib screw fixed at 100mm centers at all studs	Ⓟ	F	N/A	100mm d to 1.900 high
32x32mm metal angles fixed to corners	Ⓟ	F	N/A	Installed.
Other substrates fixed to manufacturers specifications (record details)	P	F	Ⓟ	None

Inspection Checklist: Wet Areas/Tanking/Basements

Ref: IC 12

Ver: 9

Issued: 1 October 2020

Doc No: IT-639959

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BC No: <u>80240</u>	Contact on site (Name, licence no. – RBW, company & position) <u>Lucas Tait</u>	
Date: <u>12-10-20</u>		
Inspector: <u>BT</u>	Area of work inspected: <u>Drainage</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable.) <u>Edwite / Bathroom</u>		
If Inspection Result = PASS then date and sign here Date: <u>12-10-20</u> Signature: <u>[Signature]</u>		
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/or consideration to inspect building work	<u>P</u>	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site	<u>P</u>	F	N/A	<u>on site</u>
Previous comments/ instructions – PIM/BC conditions and endorsements	<u>P</u>	F	N/A	<u>Read</u>
Wet areas / Basements E2,E3,B2				Comments (reasons for decisions)
Wet area timber flooring type and treatment (In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)	<u>P</u>	F	N/A	<u>Concrete Floor.</u> <u>Asbestos tiles</u>
Condition of membrane substrate (sound and appropriate i.e. ply, sand binding, blockwork)	<u>P</u>	F	N/A	<u>Correct</u>
Product type (record) and application matches BC (which coat was observed ie final, 2 nd etc)	<u>P</u>	F	N/A	<u>Hypocrite</u>
Joints and corner details in membrane (Jointing of impervious surfaces as specified i.e. PVC jointer, flexible sealant and reinforcing etc).	<u>P</u>	F	N/A	<u>Taped & sealed @ joints</u>
Provision to contain accidental overflow (multi unit situations)	<u>P</u>	F	N/A	<u>Shower waste.</u>
Statement of Compliance Requested	<u>P</u>	F	N/A	<u>Required</u>
Sealing of penetrations	<u>P</u>	F	N/A	<u>none</u>
Confirm the membrane protection prior to backfilling.	<u>P</u>	F	N/A	<u>none</u>

Inspection Checklist: Sanitary & Storm Water Drainage

IC 14

10

ued: 1 October 2020

No: IT-639953

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BC No: <i>80240</i>	Contact on site (Name, licence no. – RBW, company & position)	
Date: <i>15-10-2020</i>	<i>Carry Adlam - Adlam Drainage</i>	
Inspector: <i>Carl Adams</i>	Area of work inspected: <i>New Disposal Unit & SS</i>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result =	then	Date <i>15-10-2020</i>
date and sign below		Signature <i>Carl Adams</i>
If Inspection Result =	then complete instruction sheet (record number here and on summary card)	

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Health and Safety				Comments (reasons for decisions)
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	☒ P	F	N/A	Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard <u>Overhead Workers/Cranes</u> Debris <u>Lack of visibility</u> <u>Machinery</u> <u>Asbestos</u> Circle as appropriate
Building Consent				Comments (reasons for decisions)
Approved Consent documents on site	☒ P	F	N/A	<i>Onsite for inspection</i>
Previous comments/ instructions – PIM/BC conditions and endorsements	☒ P	F	N/A	<i>Read and discussed onsite</i>
Confirm drainlayers details are correct (current licence)	☒ P	F	N/A	Name <i>Carry Adlam</i> License No <i>13892</i>
System				Comments (reasons for decisions)
G 13 or AS 3500 (record which one)	☒ P	F	N/A	<i>G13 AS5 / AS3500:3</i>
Sanitary Sewer G13,B2				Comments (reasons for decisions)
Correct lateral is being connected to?	☒ P	F	N/A	<u>Council Invert</u> Onsite conventional effluent disposal Advanced Onsite Effluent system SED Circle as appropriate
Pipe size and gradient	☒ P	F	N/A	<i>1000 i:60 Gradient Achieved</i>
Primer and glue on all joints	☒ P	F	N/A	<i>Red primer sighted on pipes</i>
Bedding material	☒ P	F	N/A	<i>Compacted gravel with 100mm e:1.5</i>
Correct fittings, junctions and bends	☒ P	F	N/A	<i>Compliant junctions fitted & inspected</i>
Terminal Vent location / size	☒ P	F	N/A	<i>50mm TV fitted with vacuum & EPP</i>
Back vent location / size	☒ P	F	N/A	<i>50mm Back vent with vacuum & EPP</i>
Drain is to sufficient depth	☒ P	F	N/A	<i>335mm - 1000mm deep & concealed</i>
Drains are on test and holding	☒ P	F	N/A	<u>Water</u> <u>Air</u> Circle as appropriate
The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	☒ P	F	N/A	<i>300mm below FFL and 150 above FFL & inspection</i>
On Site Effluent Disposal G13,B2				Comments (reasons for decisions)
What soil type is the effluent drain laid in?(check against design)	P	F	☒ N/A	<i>None on approval BL</i>
Size of septic tank	P	F	☒ N/A	

Effluent trench length or drip line length (NZS 1547-max length of 20m for conventional –may be exceeded providing it is laid horizontal)	P	F	N/A	
Trench construction (combined, separate, type of metal, infiltration cloth etc)	P	F	N/A	
Is a filter installed?	P	F	N/A	
Has a distribution box been installed / required?	P	F	N/A	
Grease Traps G13,B2				Comments (reasons for decisions)
Inspection by Pollution Control completed	P	F	N/A	
Size of tank as per consent	P	F	N/A	
Venting installed as per consent	P	F	N/A	
Test chamber correct	P	F	N/A	
No water traps fitted upstream of grease trap	P	F	N/A	
Stormwater G13,B2				Comments (reasons for decisions)
Pipe size and gradient	P	F	N/A	100 @ 1:60 Achieved to late-st.
Pipe is glued and primer used	P	F	N/A	Red primer. Sighted on pipes
Bedding material	P	F	N/A	Compacted concrete base/lean in 100mm – below pipe
Correct fittings / bends are used	P	F	N/A	Compliant junctions fitted & inspected
Soak holes are used, diameter and depth	P	F	N/A	None or approved BC.
Correct lateral is being connected too	P	F	N/A	Council Invert Onsite disposal Drainage field Circle as appropriate Water Tank Soak holes SED
Other means of disposal accepted	P	F	N/A	None required in BC.
Consideration for drainage from hardstand areas (discuss formation of cess pit)	P	F	N/A	Type 1 Sur-p fitted in driveway.
Documentation				Comments (reasons for decisions)
As laid drainage plans received?	P	F	N/A	As laid drainage received
Commissioning statement for advanced systems	P	F	N/A	
Form 6 received (for stand alone consents)	P	F	N/A	

BC No: 80240	Contact on site (Name, licence no. – RBW, company & position) Nannett Gouley	
Date: 4/12/2020		
Inspector: I29	Area of work inspected: Dudley - All	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Built's to be provided, if applicable)		
FFL retained off Surveys water on Face		
287.150 Datum off face - confirmed on floor - same		
Left sk 35.35m		
Left 2h 10.6m		
If Inspection Result = PASS then date and sign	Date 21/12/20.	Signature [Signature]
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		29/12

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Health and Safety	Comments (reasons for decisions)		
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	(P)	F	N/A
No Hazard exists Hazard Board read and obtained the appropriate PPE Tripping/Falling Hazard Overhead Workers/Cranes Debris Lack of visibility Machinery Asbestos Circle as appropriate			
Building Consent Documentation	Comments (reasons for decisions)		
Form 6	(P)	F	Provided
Form 6As (record quantity)	(P)	F	(w, roof, foundation
Approved Building Consent documents on site	(P)	F	on site
Check previous comments	(P)	F	read
Inspections as scheduled	P	(F)	Siting? at FFL
Conditions of BC.	(P)	F	Met
Building work completed to consent documents	(P)	F	completed
Check conditions of PIM	P	F	N/A No Pim
Application to amend BC received	P	F	N/A No amendment
Sec 269 – Substitutions may involve certified building methods or products	P	F	N/A None
Site development fact sheet given	Yes	(No)	

Kitchen				Comments (reasons for decisions)
Food preparation and sink provision	(P)	F	N/A	Provided as per BSC
Impervious, easily cleaned wall finishes	(P)	F	N/A	Ceramic tops with tiles splash back
Bench top junction with wall linings (sealed)	(P)	F	N/A	tiles to bench - sealed
Hot & cold supply provided to sink	(P)	F	N/A	Provided
Trap & waste fitted to sink	(P)	F	N/A	fitted
Energy supply provided for cooking	(P)	F	N/A	oven & hob
Space & power been provided for refrigerator or ventilation for food safe	(P)	F	N/A	Provided
Laundry				Comments (reasons for decisions)
Laundry facilities (washing machine space, tub etc)	(P)	F	N/A	Provided
Tub (fixing and water trap)	(P)	F	N/A	Super tub - fixed to wall trapped
Water supply (cold min)	(P)	F	N/A	Cold + Hot
Impervious finish (walls and floor)	(P)	F	N/A	tiles to floor - paint to walls
Wet areas / WCs				Comments (reasons for decisions)
Impervious finish (walls and floor) (Statement from water proof membrane installer)	(P)	F	N/A	tiles to floor + walls - paint finish
Joints in impervious surface finishes (including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls)	(P)	F	N/A	Sealed to wall and floor
Safety glazing for shower screens, doors & windows Clearly identified	(P)	F	N/A	Safety glazing provided
Shower cubicle watertight?	(P)	F	N/A	tested - water tight
Ventilation				Comments (reasons for decisions)
Natural ventilation to occupied space	(P)	F	N/A	Windows utilise all spaces
Mechanical (ducted to exterior)	(P)	F	N/A	Ducted to exterior
Insulation				Comments (reasons for decisions)
Ceiling insulation installed correctly & clear of down lights	(P)	F	N/A	in place and fitted correctly
Subfloor insulation protection (Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).	(P)	F	N/A	exposed fitted
Glazing				Comments (reasons for decisions)
Glazing to full height windows, doors, landings etc (appropriate markings)	(P)	F	N/A	Safety glazing to windows
P & D				Comments (reasons for decisions)
Seismic restraints to the water storage cylinder	(P)	F	N/A	seismically restrained
Terminal vents terminate outside the building clear of openings (Ensure all branch drain 10m or > are vented)	(P)	F	N/A	fixed - clear of opening

Waste pipe penetrations sealed in gullies	P	F	N/A	Grave the wrong way
Downpipes fixings and spreaders	P	F	N/A	DP to to fixed on front of wall
HWC vent protected against frost	P	F	N/A	Valve vented to outside
ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	P	F	N/A	ORG 150mm lower than lowest fixture
HWC drain to the exterior	P	F	N/A	Drain to trap outside
Hot water supply (type of system eg infinity, low or mains pressure)	P	F	N/A	Mains HWC
Valves to HWC (list valves fitted cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve, tundish trap/air-break installed in a visible location)	P	F	N/A	installed
Safe tray installed under HWC	P	F	N/A	installed
Correct head for HWC	P	F	N/A	valve vented
AAV's accessible	P	F	N/A	accessible under sink
Water temperature	P	F	N/A	55°
Stairs / Landings / Handrails / Window Openings				Comments (reasons for decisions)
Handrails to internal and or external stairs	P	F	N/A	Not fitted
Lighting (switches at the top & bottom of stairway).	P	F	N/A	main entry in soffit
Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	P	F	N/A	lower treads smooth side up
Treads and riser dimensions/ threshold heights	P	F	N/A	290 treads 150 risers
Barriers (Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)	P	F	N/A	No falls > 1m
Restriction stays (to opening widow < 760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).	P	F	N/A	fitted
Smoke Alarms				Comments (reasons for decisions)
Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A	Fitted within 3m of sleeping areas tested - OPI
Exterior				Comments (reasons for decisions)
Exterior envelope status and type (complete and weatherproof)	P	F	N/A	Complete Sealing in internal corners
Elevations compared to consented documents?	P	F	N/A	as per BC
Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	P	F	N/A	Flashings in place
Parapet flashings correctly installed	P	F	N/A	Nil on BC
Wall cladding fixings/soakers/scribers status	P	F	N/A	Back corners with scribers
Brickwork weep holes/ventilation (how is it achieved) Top and bottom	P	F	N/A	Nil on BC
Ground/paving heights (record dimensions)	P	F	N/A	150mm below Garage

Decks/barrier heights / threshold dimensions: (complete separate deck checklist for remainder of deck)	P	F	N/A	None as BC
Sub floor access/insulation/ ventilation type	P	F	N/A	Base boards 20mm Gps
Roof cladding type /flashing status/ roof penetration flashings types	P	F	N/A	
Landscaping status (completed or not)	P	F	N/A	FGL complete
Stormwater disposal from hardstand areas? (confirm formation of cess pit)	P	F	N/A	Driveway pump installed as per DC
On Site Effluent Disposal Systems			Comments (reasons for decisions)	
System type matches BC	P	F	N/A	Council re-evaluates
Statement (construction review) supplied from the installer or designer?	P	F	N/A	
If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit			Comments (reasons for decisions)	
Footpath and/or kerb condition	P	F	N/A	good condition
Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	OK to refund
Crossing Deposit			Comments (reasons for decisions)	
Is crossing formed in accordance with RDC requirements?	P	F	N/A	crossing formed
Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	P	F	N/A	OK to refund
Overhead Power Lines			Comments (reasons for decisions)	
Overhead power lines have correct clearance to building elements	P	F	N/A	None
PHOTOGRAPHS (compulsory)			Comments (reasons for decisions)	
Photographs taken of all exterior elevations?	P	F	N/A	taken
Producer Statements/Statement of Compliance/ Certificates			Comments (reasons for decisions)	
Energy Certificate for Electrical work	P	F	N/A	provided
Energy Certificate for Gas work	P	F	N/A	nil
Exterior Plaster System	P	F	N/A	nil
Plumbing (pressure tests)	P	F	N/A	
As built drainage plan	P	F	N/A	provided
Membranes	P	F	N/A	Not provided
Roofing	P	F	N/A	provided
As built supplied	P	F	N/A	None provided
Producer statements	P	F	N/A	None provided nil
Survey certificates	P	F	N/A	None provided
Other	P	F	N/A	Nil
NOTICES			Comments (reasons for decisions)	
NTF and Instruction Sheets complied with?	P	F	N/A	29/12 to complete
SPECIFIED SYSTEMS			No specified systems (✓) No need to complete this section	
SPECIFIED SYSTEMS are capable of performing to the performance standards set out in the building consent?			Comments (reasons for decisions)	
Cable cars				
Construction SOC <i>Installation Std as per BC Conditions?</i>	P	F	N/A	

NO: 27772

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 16 Oakland Place

Building Consent No: 802410

Attention: Owner: C/O Susan

Inspection Type: Sub Floor

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

☒ Provided a minor variation and display how
the cantilever joist. Comply or Sub out for
LVL as noted on the approved RC.

Completed

*Joists change for LVL as per plan
16/6/20 Samtt*

Date instructions complied with: Next inspection

Signed: [Signature] (Print name) Sam

Date: 15/4/20

NO: 27488

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**

Site Address: 76 Oakland Place

Building Consent No: 80240

Attention: Owner G/O Dean

Inspection Type: Concrete Floor

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

- ✓ 1. Critical Floor height - Confirmation is required from a licenced Cadastral Surveyor. completed 4/12/2020 IR
- ✓ 2. Confirmation of ground bearing required from the Engineer via email before pour. Received 20/05/2020
- ✓ 3. Site inspection notes and PS4 to be provided from the Engineer. Received 20/05/2020 4/12/2020 - IR
- ✓ 4. Receipt from the Concrete Mix Supplier. Instruction completed

Inspector completed 4/12/2020 - IR

Date instructions complied with: Next inspection

Signed: [Signature]

(Print name) Sam

Date: 17/3/20

NO: 27711

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o nga Roto o Rotorua

Site Address: 16 Oakland
Building Consent No: 80740
Attention: Owner
Inspection Type: Pre-Wrap

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

- ✓ 1. Complete instruction 27458
- ✓ 2. Statement of Compliance from the roof for battens fixing and installation.

Inspection completed 4/12/2020 - IR

Date Instructions complied with: Next inspection

Signed: [Signature]

(Print name) Sara H

Date: 16/6/20

INSTRUCTION BOOK BUILDING SERVICES

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Site Address: 16 Outlands placeBuilding Consent No: 80240Attention: Dune C/O NeanekeInspection Type: Final

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Instructions:

- Front NW c/w 11.195 as per BC on angle.
- ✓ 1) Confirm siting West boundary 4'00m. makes East side OK.
 - ✓ 2) Waste pipe partitions to gulys to be sealed sealed 21/12/20.
 - ✓ 3) Gullys to have covers the right way round checked 21/12/20.
 - ✓ 4) 2 x DP's to be fixed to guttering secured 21/12/20.
 - ✓ 5) Handrails to steps to be completed 2x completed, 21/12/20
 - ✓ 6) Grip board up for main entry steps checked OK 21/12/20
 - ✓ 7) Internal corner joints on cladding to be sealed again where cracking has occurred rescaled OK 21/12/20.
 - ✓ 8) Shower wants to be laid off floor to prevent back flow - mention air gap floor has reduced height.
 - ✓ 9) Recall required

not complete

ES. 21/12/20.

Date Instructions complied with: next - recall inspectionSigned: 1 Red(Print name) 15100 ReidDate: 4/12/2020

- ✓ 1. No pile foundation info. By eng. Photo & notes on file.
2. No LSP black layer an issue? no?
- ✓ 3. Geotech B4 for house + garage OK.
4. No siting. req'd.

Notes after Tracy's final intef.
EJ 7/12/20.

Sam Hayward

From: n.gourlay@xtra.co.nz
Sent: Thursday, 19 March 2020 9:28 AM
To: Sam Hayward
Subject: Gourlay - Consent 80240 16 Oakland Place, Rotorua.
Attachments: PS4 for Foundation Soils - 16 Oakland Place, Ngongotaha.pdf

Good morning Sam

Please find attached PS4 for 16 Oakland from Michael O'Brien for your records. We have booked a pre pour pile inspection with you for Monday 23 March 2020 at 10.30am – Does this still need to be done now that Michael has checked this and as per his observations from his report copied below.

Date: 18 March 2020

Observations:

Foundation holes for suspended timber floor area were inspected and passed. Foundations should be concreted as a soon as possible. A re-inspection will be necessary if heavy rain occurs before concreting.

For O'Brien Geotech Ltd,

Michael O'Brien

If you could please advise at your earliest convenience by emailing back or calling Dean on 0274867436, would be most appreciated.

Regards

Nanette Gourlay



Dean & Nanette Gourlay | 272 Te Ngae Rd, Rotorua | Phone: 073454062 | Dean: 0274867436 |
Nanette: 0276233288 | Email: n.gourlay@xtra.co.nz

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