

# FAR NORTH DISTRICT COUNCIL

Kaoo P.O. Box 69  
Phone (0887) 50297  
Leigh Street, KAHO.

Kaikohe PO Box 246  
Phone (0887) 80035  
Memorial Ave., KAIKOHE

Kawakawa PO Box 11  
Phone (0885) 40371  
State Highway 1, KAWAKAWA



Kerikeri PO Box 417  
Phone (0887) 77033  
5 Homestead Road, KERIKERI

Northern PO Box 94  
Phone (0889) 81400  
Rodan Road, KAITAIA

Rawene PO Box 3  
Phone (0887) 57829  
Parnell Street, RAWENE


VAL. REF. <u>30/620</u>	FILE N <sup>o</sup>
FOR OFFICE USE ONLY	

## APPLICATION FOR BUILDING PERMIT

To the Building Inspector

I hereby make application to erect / re-erect / extend / alter / repair the building (s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are :

OWNER	Name	<u>BRIAN STEPHEN SILVA.</u>	 *BCAPP*
	Postal Address	<u>S.H. 10 KAINGAROA.</u>	
			Phone <u>87246.</u>
BUILDER	Name	<u>PIONEER COTTAGES</u>	
	Postal Address	<u>B.O.I BUILDING CO LTD</u>	
		<u>PO BOX 173 KERIKERI</u>	Phone _____
		<u>PH(0887)78534</u>	
	PREVIOUS OWNER (if purchased within the last 12 months)	<u>EMILY &amp; HENRY SILVA.</u>	
		<u>Ph 60897</u>	
	NATURE OF PROPOSED BUILDING WORK	<u>NEW DWELLING.</u>	
	VALUATION N <sup>o</sup> . (from rate demand)	_____	
	LAND ZONING	_____	
	LEGAL DESCRIPTION (from rate demand or title deeds)	<u>LOT 3 D.P. 40612.</u>	
		<u>BLK XII RAUNGAUNU S.D.</u>	
	Road or Street	<u>S.H. 10</u>	Town or Locality <u>KAINGAROA.</u>
	AREA OF SITE _____ hectares		_____ Sq. M.
	NATURE OF SOIL (rock, clay, sand, loam etc.)	_____	



## GENERAL INFORMATION

The following **MUST** accompany this application :

1. **BUILDING PLANS and SPECIFICATIONS** (two full copies in ink or on print paper )  
including :
  - a. Ground plans of existing and proposed work showing position of all sanitary fittings and names and sizes of various rooms, to a scale of 1:50 or 1:100.
  - b. Where the building is on a sloping site the correct height for foundations walls must be shown ground to floor.
  - c. Front and side elevation, to a scale of 1:50 or 1:100
  - d. Cross section showing framing with bracing and particulars of proposed insulation ( in the case of residential buildings ) .
  - e. In the case of buildings requiring specific design, a report and calculations showing how the design complies with the bylaws. Plans to be signed by the designer and his/her qualifications stated.
  - f. Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respects with the District Planning Scheme and with the bylaws.
  - g. Where a building requires plumbing or drainage work a separate application form must be filled in and fee paid before a building permit can be issued.
  - h. Application for water connection where water supplies are available.
  - i. Application for sewer connection where a sewer reticulation scheme is available.
  
2. **SITE PLAN SHOWING** ( in ink or on print paper )
  - a. Position of existing buildings
  - b. Position of building proposed under this application
  - c. Position of garage and driveways whether required now or not ( including existing and proposed crossings ) .
  - d. Distances of each building from boundary lines. To avoid delay in processing your building permit, please note that ALL distances are required from boundaries. the size of the size of the property does not eliminate the need for provision of the required distances.
  - e. Boundary lines shown thus : ..... ..
  - f. Any Building Line Restrictions imposed on land.
  - g. Site Plan must be drawn accurately to scale.
  - h. Deviation from site plans is not permitted without previous approval of the Council.

**If a dispensation, waiver or other planning consent under the District Scheme is required this must be gained prior to the issue of the permit.**

**If this Building Permit application falls within the definition of a "development" pursuant to Section 293 of the Local Government Act 1974, Council requires written notification of the proposed development and may also require the separate submission of a plan of the development for consideration by the Council pursuant to Section 293 of the Act.**

A permit is required for any building.

#### **WHAT IS A BUILDING?**

A Building in addition to its ordinary and usual meaning, is considered to be any structure or part of structure, whether temporary or permanent, and includes structural alterations or renovations and re-siting but does not include :

- a. Any structure not exceeding 5 m<sup>2</sup> in area and 1.2m in height.
- b. A fence not exceeding 1.8 m in height.
- c. A retaining wall not exceeding 1.2 m.
- d. A water tank supported by the ground which does not exceed 23,000 litre capacity.

#### **VALUE OF WORK**

Any question as to the estimated value of work for the purpose of computing a permit fee may be determined in his discretion by the Engineer, and his determination shall be final.

#### **RESIDENTIAL BUILDINGS :**

There are minimum requirements for residential buildings which can be obtained from the building inspector.

#### **GENERAL :**

The builder should consult with the Building Inspector if in any doubt with building requirements.

The builder is responsible in ensuring that the boundaries of the property are clearly defined before any work is commenced.

No building work should be commenced until the Building permit is issued.

The builder must advise the Building Inspector when footings are complete, prior to pouring concrete.

The builder must also advise the Building Inspector on completion of framing and prior to lining.

**PLEASE NOTE THAT A MINIMUM OF 24 hrs NOTICE IS REQUIRED BEFORE THESE INSPECTIONS CAN BE CARRIED OUT.**

# FAR NORTH DISTRICT COUNCIL



Northern Service Centre  
Redan Road, PO Box 94, Kaitiaki  
Telephone (0889) 81-400 Fax: (0889) 81-404

Our Reference  
30 \ 620.  
If calling, please ask for

T. E. WEBB

3 August 1990

Pioneer Cottages,  
P.O.Box 173,  
KERIKERI.

Dear Sir, **RE: APPLICATION FOR BUILDING PERMIT**  
**B.S.SILVA. LOT 3 D.P. 40612**

Receipt is acknowledged of your application for a Building Permit to erect a dwelling on the above described property at Kaingaroa.

It is noted that there is an existing "bach" on the property and that there is a note on the site plan to the effect that this structure will be removed.

Unfortunately Council's District Scheme prohibits the erection of two dwellings on the one site in Rural area unless Planning Consent has been obtained. Due to the time factor that this would create I have spoken to the Area Planner who advises that if the **owner** of the property makes a statutory declaration before a J.P. that this building will be removed within three months of the occupancy of the new dwelling, the normal Town Planning procedure will be waived.

It would be appreciated if your could attend to this matter at your convenience.

Yours faithfully

T. E. WEBB  
BUILDING INSPECTOR

NOTIFIED. 21.8.90.

FEES.	BUDG.	400.00
P & D.		250.00
B.R.A.		64.15
		<hr/>
		714.15.

# FAR NORTH DISTRICT COUNCIL

S

30/620

### SERVICE CENTRES

Kaero P.O. Box 69  
Phone (0887) 5029  
Leigh Street, KAPO.

Kawakawa PO Box 11  
Phone (0885) 40371  
State Highway 1, KAWAKAWA

3 AUG 1990

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Redan Road, KAITAIA

## APPLICATION FOR PERMIT FOR SANITARY PLUMBING AND / OR DRAINAGE WORK

I the undersigned (print name) PIONEER COTTAGES p.p. BRIAN SILVA (OWNER)  
 Of (print address) B.O.I BUILDING CO LTD  
 PO BOX 173 KERIKERI  
 PH(0887)78934

hereby apply for a permit for work described herein, and as set out in the plans attached hereto, and state that I will ensure that the work be carried out in accordance and subject to the requirements and provisions of the Bylaws of the Far North District Council and the plumbing and drainage Regulations 1978, and any amendments thereto.

Legal Description of Property LOT 3 D.P. 40612.

Address of Property S.H. 10 KAINAROA.

Name and Address of Person whom work is to be carried out BRIAN SILVA,  
 S.H. 10 KAINAROA.

Name and Address of Owner — " —

Occupier — " —

Name and Address of Registered Drainlayer and Craftsman Plumber who will be doing the work

Registered Drainlayer J. Riggs Mangonui Plumbers Address \_\_\_\_\_ Lic.N<sup>o</sup> \_\_\_\_\_

Craftsman Plumber J. Riggs Mangonui Plumbers Address \_\_\_\_\_ Lic.N<sup>o</sup> \_\_\_\_\_

Type of Work with Description DWELLING.

**Water Heating details: I PROPOSE TO INSTALL: (DELETE NOT APPLICABLE)**

- 1. A low pressure electric hot water cylinder
- 2. A mains pressure electric hot water cylinder
- 3. A gas hot water cylinder
- 4. A fireplace
- 5. A fireplace with wetback
- 6. other (state) \_\_\_\_\_

Nature of Buildings: (Indicate by writing YES / NO)

Industrial

Commercial

Private Dwelling  YES

Flats

Other (state which) \_\_\_\_\_

Sewer

Septic Tank  YES

The premises will be connecting to (Indicate by writing YES / NO)

Number of Swimming Pools \_\_\_\_\_

Number of Spa Pools \_\_\_\_\_

Description of Water Supply \_\_\_\_\_

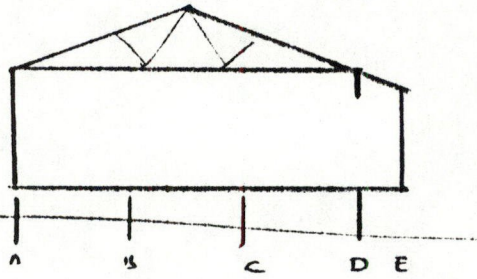
ESTIMATED VALUE OF :	Labour*	Total	Fee**
(a) Plumbing	\$ <u>3000 800</u>	\$ <u>3000</u>	\$ _____
(b) Drainage	\$ <u>3000 800</u>	\$ <u>3000</u>	\$ _____

\*The Permit Fee is calculated on the value of the Labour content only, of the work. Please note that where the labour content is NOT stated it will be calculated as 40% of the total cost of Plumbing Work and 60% of the total cost of Drainage Work. The decision of the Engineer shall be final as to the estimated cost.

NOTE: Plans and Drawings Scaled 1:100 Showing Fixtures and Pipes Must Accompany All Applications.

Signature of Applicant [Signature]  
 Dated this 1ST day of AUGUST 1990

Pioneer Cottages - Floor joist cantilever system.



Gerrigral Roof trusses (15° or 20°)

span from outer wall line A to line D of opposite outer wall/joisting where a beam supports the truss.

Where joists cantilever they support floor loads, outer wall E + only 1/2 of cantilever roof section, because main roof truss taken by beam + stud to jacked joisting line D.

Loadings Roof LL = 0.25 kpa

DL =  $\frac{0.35}{0.60}$  " light roof

Floor LL = 1.5 kpa

DL =  $\frac{0.5}{2.0}$  " timber floor

600mm Cantilever floor joist

$$S_{mf} = \frac{2 \times 0.6^2}{2} + 0.6 \times 0.35 \times 0.6 + 0.6 \times 2 \times 2$$

floor                      roof                      wall

$$= 0.36 + 0.13 + 0.72 = 1.21 \text{ kNm/m}$$

joists at 600 @  $= S_{mf} / \text{joist} = 1.21 \times 0.6 = 0.73 \text{ kNm}$

$$2 \text{ reqd} = \frac{31 \times 10^3}{1.55 \times 6} = 38 \text{ cm}^3 = \frac{bd^2}{6}$$

$$\text{if } b = 4.7 \text{ m } \therefore d = 7 \text{ m } < 15$$

equiv UDL

$$\frac{31 \times 2}{6} = 1.7 \text{ kN}$$

$$I_{reqd} = \frac{1.7}{8} = \frac{6^3 \times 350 \times 2 \times 10^5}{9000}$$

$$= 350 \text{ cm}^4 = \frac{4.7 d^3}{12} \text{ if } d = 9.6 \text{ cm } < 15$$

150x50 OK for 600 cantilever w 600%.

Far North Dist Council

P.O. Box 94

Kaitaia

Att: T. E. Webb

Kaingarooa

R.D.3.

Kaitaia

19/8/90

Re: Letter 30/620. dated 3/8/90

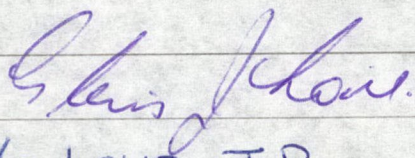
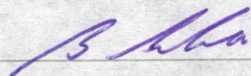
Building Permit Application for LOT 3 PP 40612

Dear Mr Webb,

Within 3 months of occupancy of my new house to be built at Kaingarooa, I will remove the existing "back" at the rear of the section.

Yours faithfully,

B.S. SILVA



G. LOVE J.P.

Lake Ohia R.D.3. Kaitaia

PIONEER COTTAGES NORTHLAND  
STATE HIGHWAY 10 WAIPAPA  
P.O.BOX 173 KERIKERI  
Ph (0887)78534

PIONEER COTTAGES NORTHLAND STANDARD SPECIFICATION

SPECIFICATION FOR;Mr Brian Silva SH 10 Kaingaroa.

- 1.PRELIMINARIES.
- 2.EXCAVATION.
- 3.CONCRETE WORK.
- 4.CARPENTRY.
- 5.JOINERY.
- 6.ROOFER.
- 7.PLUMBER.
- 8.DRAINLAYER.
- 9.ELECTRICAL.
- 10.PAINTER.
- 11.GLAZIER.

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SCHEDULE OF MATERIAL

EXCAVATION;By Purchaser.

FOUNDATION TYPE;As per plan.Pole foundation/NZS 3604.

FLOOR TYPE;Strandboard.

BASE SHEATHING;100x25 tan r/s baseboards to rear half of house only.

BACK DECK & STEPS;Tan pine as per plan.

FRONT DECK & STEPS;Tan pine as per plan(steps and handrails by purchaser).

HANDRAIL TYPE;By purchaser.

WINDOW TYPE;Vantage with colonial beads.

ALUMINIUM COLOUR;White.

ENTRANCE DOORS;Aluminium.

EXTERIOR SHEATHING;245mm wide smooth hardiplank.

EXTERIOR PAINT;By purchaser.

INTERIOR DECORATING;By purchaser.

WALLPAPER; P.C./Roll Nil.

ROOF TYPE;25 degree truss/galvanised Trimline longrun iron.

SPOUTING TYPE;Marley PVC.

DOWNPIPES;Marley PVC 65mm.

CARPORT;Nil.

GARAGE;Nil.

FOOTPATHS;Nil.

CLOTHESLINE;Nil.

LETTERBOX;Nil.

FENCING;Nil.

SEWER/DRAINAGE;By Purchaser.

DRIVEWAY;Nil.

POWER SUPPLY;By Purchaser.

WATER SUPPLY;By Purchaser.

WATER TANK;Nil.

PUMP;Nil.

INTERIOR WALL LININGS;9.5mm gibboard.

CEILING LININGS;9.5mm gibboard.

BATHROOM LININGS;9.5mm gibboard/hardiglaze around bath.

SHOWER TRAY;Nil.Shower over bath.

BATH;Alph shower/bath.

VANITY CABINET;600mm Customwood.

VANITY TOP;600mm St Michel acrylic.

TOILET CISTERN;Dux.

TOWEL RAIL;Jaeco chrome.

SHOWER CURTAIN RAIL;Nil.

SHOWER DOOR;Nil.

ROLL HOLDER;Jaeco chrome.

SOAP DISH, BATH;Nil.

SHOWER;Nil.

LAUNDRY CABINET;Customwood.

LAUNDRY TUB;Stainless steel.

SINK BENCH;1500mm stainless steel.

BENCH TOPS TYPE;Formica.

BENCH TOPS COLOUR;To be advised.

KITCHEN UNITS TYPE;Customwood as per plan.

KITCHEN UNIT DOORS;Customwood.

INTERIOR DOORS;Paint quality hardboard.

DOOR HARDWARE TYPE;Sylvan.

DOOR HARDWARE COLOUR;Clashed bronze.

INTERIOR FINISHING TRIMS, Cornice;Pine.  
Skirting;Pine.

SHAVING CABINET;Nil.

ELECTRIC RANGE;Shacklock 610wa.

HEATING STOVE;Nil.

WETBACK;Nil.

## PRELIMINARIES

### 1.1 GENERAL CONDITIONS OF CONTRACT.

Refer to the General Conditions of Contract which form part of this Contract.

### 1.2 SITE.

The Owner will be responsible for locating survey pegs and otherwise defining the site, and indicating clearly the positions of the building on site.

The Contractor will be responsible for setting out the building on site, and carrying out the work to the dimensions shown on the drawings to generally accepted practice in the trade application.

### 1.3 INSURANCES.

The Contractor is required to take out the following Insurances;

(a) Public Liability Insurance- for an amount of not less than \$100,000.00 and extended to indemnify the Owner against any liability he might have arising out of the performance of the works.

(b) Contractors All Risk Insurance- for the full value of the Contract.

### 1.4 BY LAWS.

The Contractor shall carry out the whole of the works in conformity with the By-Laws of the Local Authority and Statutory Regulations in force at the time of tendering. The Contractor shall obtain all permits, pay all fees locally demandable, give all notices and obtain all consents. Except for Conditional Use and other special Town and Country planning consents.

### 1.5 ATTEND ALL TRADES.

All sub-contractors shall be engaged and supervised by the Contractor, (refer C1.1.7) who shall attend upon all trades. Render reasonable assistance to and make good after all sub-contractors and tradesmen employed on the works. Except those employed by the Owner.

### 1.6 MATERIALS AND LABOUR.

1. The Contractor shall provide all materials and labour of every description necessary for the proper execution and completion of the whole of the works described in this

specification. All surplus material on site remains the property of the contractor at all times.

2. Workmanship shall be in accordance with the acceptable trade practice in locality in which the building is being erected.

3. Materials and fittings employed shall be those specified or indicated on the attached plans, and in the event of any conflict arising between the following specification and the plans, the materials and fitting indicated upon the plans shall be employed.

The Owner acknowledges that he has considered the specified materials and fittings (both per this specification and the plans) and accepts the same as appropriate for the purposes for which they are intended, and in so accepting he acts upon his own judgement and not in reliance upon the expertise of the Builder nor upon any representation whatsoever that the Builder may have made regarding any such material or fitting. In any case where the Builder shall have provided to the Owner any manufacturer's or suppliers guarantee as to the performance of any material, fitting, process or work carried out and so guaranteed but shall proceed only against such guarantor.

#### 1.7 SUPERVISION.

The Contractor shall provide a Contract Supervisor who shall visit the site from time to time while work is in actual progress.

#### 1.8 PROTECTION.

The Contractor shall take reasonable precautions to avoid damage to the Owner's property and to that of adjoining Owner's and to public footpaths and the like during the progress of the works. The Contractor shall protect the works from damage during progress.

Where a road or footpath crossing is required by the Local Authority and costs arising shall be the responsibility of the Owner and do not form part of this Contract.

#### 1.9 REMOVAL OF RUBBISH AND CLEARING UP.

The Contractor shall collect rubbish from the works, stack on the site for removal by the Owner.

The Contractor shall sweep all floors and leave the premises in a reasonable tidy condition.

#### 1.10 EXTRA WORK.

Work extra to the Contract shall not be undertaken until a Contractor's variation order has been issued and signed by the Owner, and the extra work has been quoted for by the Contractor and paid for by the Owner.

Failing such payment in advance by the Owner, work shall be charged to the Owner at current list price plus a markup of 20% on materials. Labour shall be charged at current Master Builders rates.

#### 1.11 PROVISIONAL SUM.

1. The term "Provisional Sum" shall mean and include any reference to "prime cost sum", "Provisional Sum", "allowance", or any other similar term. The work encompassed within the Provisional Sum shall be that work indicated in the appropriate item in the Provisional Sum Schedule attached, or forming part of the agreement.

2. Any extra to or saving from the Provisional Sum hereinafter provided for shall be to the account of the Owner and the Builder in the Penultimate progress claim and payment.

3. The final cost of any Provisional sum payable by the Owner shall be determined by adding to the invoiced cost to the Builder of the work, material and cartage referred to in the Provisional Sum items, an amount equivalent to 20% of such invoiced cost.

4. The Builder shall be deemed to have absolute authority from the Owner to proceed with any works contained within a Provisional Sum item and without any prior approval from

the Owner shall be entitled to recover the amount of the Provisional Sum item stated in the Provisional Sum Schedule plus any additional amount payable in terms of 3. hereof up to an additional cost of a further 50% of the stated cost of the Provisional Sum concerned.

5. Where any material or fittings selection is made available to the Owner in terms of any Provisional Sum item, the Owner shall specify in writing the material he requires (from the range of materials suitable and then readily available to the Builder) within seven (7) days of being required to do so by the Builder.

6. In the event of the Builder advising the Owner that the actual cost of any Provisional Sum item is likely to exceed the stated Provisional Sum by any amount in excess of 50% of the stated cost, the Owner shall either carry out that portion of the works indicated in the Provisional Sum item concerned at his own cost within fourteen (14) days of being so advised or confirm in writing to the Builder that the Builder may proceed with the work concerned and recover the cost of the Provisional Sum item notwithstanding sub-clause 4. hereof.

## EXCAVATION

### 2.1 EXCAVATION.

The Owner shall remove vegetation as required by the Builder. The Builder shall excavate for 300mm square footings and for piles 450mm deep.

### 2.2 GROUND CONDITIONS.

The Owner shall be responsible for the cost of any work additional to that provided by the specification and accompanying drawings, through encountering ground rendered inappropriate for construction due to factors beyond the Builder's control, or ground of doubtful bearing capacity and for landslides and fissures resulting from causes beyond the reasonable control of the Builder. For the purposes of this Contract ground conditions are taken to be solid ground

approved by the Local Authority.

### 2.3 DISPOSAL OF EXCAVATED MATERIAL.

Removal from site of surplus excavated material is the responsibility of the Owner.

### 2.4 HARDFILLING.

Hardfilling shall be suitable soft brown rock or scoria or material approved by Local Authority, clean, inert and suitably graded compacted.

### CONCRETE WORK (PILE FOUNDATIONS).

#### 3.1 CONCRETE:

Generally concrete shall be ordinary grade concrete attaining a compressive strength of 17.5 mpa at 28 days and may be either mixed on site or obtained from an approved off-site ready-mix batching plant and complying with NZSS1900 Ch.9 Non structural site concrete under pads shall be low grade concrete.

#### 3.2 FORMWORK

All formwork shall be so constructed, braced and supported so that the finished concrete shall be straight and even.

#### 3.3 PLACING OF CONCRETE.

Form 300 x 300 x 100 thick pile pads. Form concrete porch slabs or steps if indicated on drawings.

#### 3.4 PILE FOUNDATIONS

Piles shall be 125mmx125mm Tanapiles or precast piles set vertically at least 300 into solid ground on pile foundations. Piles shall be spaced at max. 1350 centres under sleeper plates.

## CONCRETE WORK (FLOOR SLAB).

### 3.1 CONCRETE

Shall be ordinary grade concrete attaining a compressive strength of 17.5 mpa at 28 days and may be mixed on site or obtained from an approved offsite ready mix batching plant.

Non structural concrete required to bring up to level under footings or slab shall be low grade concrete complying with NZSS1900 CH9.3A/19.

### 3.2 FORMWORK.

All formwork shall be so constructed, braced and supported that the finished concrete shall be straight and even.

### 3.3 HARDFILL AND DAMP PROOF COURSE.

Any hardfill 100 min. thick well compacted under slab, blinded off with fines to provide suitable surface for laying D.P.C.

Lay .125mm black polythene or moistop 737 underlay properly lapped with joints taped. Take care to prevent damage and repair tears with tape before pouring concrete.

### 3.4 CONCRETE SLAB AND FOOTINGS.

Refer to drawings for size and reinforcement to footings. Slab shall be shown as reinforced with mesh centrally placed lapped 200, set on stools to maintain cover.

### 3.5 SLAB FINISH

Screed off floor slabs level and float off to smooth hard finish free of waves, hollows and irregularities. Floor finish in service rooms to be suitable for sheet floorings, in other rooms suitable for carpet. Floor finish in garages and similar areas to be screeded off smooth and even.

### 3.6 BUILDING IN.

Provide for and build in all items and fixings necessary to provide for plumbing and service pipes.

## CARPENTRY

### 4.1 GRADING OF TIMBER.

All timber shall be graded in accordance with NZS3631(1971) and amendments. All timber quality, spacings and dimensions shall comply with NZSS3604 CH 6.1. Timber types and qualities specified herein may be varied at the discretion of the Contractor or timbers with similar properties.

### 4.2 FINISH OF TIMBERS.

Except for timbers required to be rough sawn, all external timbers shall be machine gauged. Internal finishing timbers shall be machine dressed and prepared to a smooth finish without knots or checks, but shall be equivalent to paint quality i.e not for stained or clear finish, unless otherwise specified.

### 4.3 TIMBER TREATMENT.

All framing timber shall be No 1 framing grade radiata pine, treated to commodity specification H1 (pressure or diffusion treated).

All timber subject to moderate decay hazard, including verandah timbers and railings shall be radiata pine treated to commodity specification H3.

All exterior joinery and finishing timbers shall be treated to commodity specification H3.

### 4.4. TIMBER SCHEDULE.

Bearers	150 x 100 or as plan
Joists	150 x 50 or as plan
Bearing wall framing	100 x 50 or as plan
Nonbearing wall framing	75 x 50 or as plan
Top and bottom plates for	

internal bearing wall.	100 x 50
Verandah Joists	100 x 50
Verandah posts	100 x 100
Verandah Beam	
up to 1800' span	100 x 100
up to 2400' span	150 x 100
Rafters	100 x 50 or as plan
Ridge board	150 x 25
Purlins	75 x 50
Fascia Board	150 x 40 nominal
Barge Board	150 x 25 nominal
Decking	100 x 40

Lintels over doors and windows:

up to 1500 span	100 x 100 or trifold lintel.
up to 2400 span	2/150 x 50 or trifold lintel.
up to 2700 span	2/200 x 50 or trifold lintel.

#### 4.5 FIXING.

Provide all nails, screws, clip bolts, glues and the like necessary to complete the work.

All screws used externally or where exposed to the weather shall be galvanised.

Only galvanised nails and brass or galvanised screws shall be used in Totara, Redwood or Cedar Timbers.

#### 4.6 DAMP PROOF COURSE.

Between all faces of timber in contact with concrete place a full width layer of malthoid or equivalent damp proof course.

#### 4.7 FRAMING

Frame up for subfloor, floor, walls and roof.

Wire jack studs and bearers to piles. Brace as necessary. Lay floor joists gauged level over bearers and cut solid blocking as shown. Wall framing shall be fixed true to line, plumb and square. Brace wall roof and partition framing in accordance with NZSS 3604 CH.6. Cut in dwangs to suit

linings as indicated on the plan.

Refer to details for eaves and verandah framing.

#### 4.8 FLOORING.

Lay 20mm flooring quality high density particle board or strandboard flooring in large sheets to detailed set-out and fixed to manufacturers recommendations.

At completion floors shall be cleaned off with one coarse cut with sanding machine.

#### 4.8 EXTERIOR SHEATHING.

Sheath all exterior walls from bearers up with 245mm plain 'Hardiplanks' fixed over lightweight black building paper well lapped and stapled to framing.

Fix hardiplanks level, lapped 40mm. Use P.V.C. soakers at joints and galvanised corner soakers at external corners.

#### 4.10 BASE SHEATHING

Sheath base below bearer level with 100x25 tan r/s baseboards to rear half of house only.

#### 4.11 SOFFITS.

Fix 4.5mm hardiflex verandah and eaves soffits in large size sheets. Join with P.V.C. joining strips.

#### 4.12 INSULATION

Unifoil 422 Breather Type Sisalation for under-floor R1.6 fibreglass batts to exterior walls and R2.2 batts to ceilings as shown on plan or such other product that meets Government thermal requirements.

#### 4.13 INTERNAL LININGS.

Line all walls with 9.5mm gibraltar board fixed with galvanised clouts, with nail heads and joints stopped. Line

inside wardrobes and other cupboards. Joints to walls will be taped.

Line ceilings with gibraltar board with joints stopped flush. Stop all nail holes. Joints to be taped.

Use largest practicable sheet sizes.

#### 4.14 INTERNAL TRIM

Skirtings shall be TRADA bevel moulding No.20 architraves, TRADA bevel moulding No.19 and cornice TRADA moulding No.8 customwood mouldings or finger jointed Radiata Pine. Neatly mitre and scribe at junction as necessary.

#### 4.15 SHELVING

Refer to detail sheet and fix dressing grade Radiata Pine or Composite Board shelving where indicated. Fit 3 slatted shelves to H.W. cupboard. Support shelves on neatly fitted bearers. Pantry has 4 shelves.

#### 4.16 BATH

Provide bath supports and build in front of bath. Line with Hardiglaze.

#### 4.17 SHOWER.

Fit Feltonmix shower mixer over bath.

#### 5.0 WINDOWS (ALUMINIUM.)

Windows shall be Vantage White Powder Coat aluminium awning windows with colonial bead to standard metric sizes shown in accordance with plan, supplied glazed with hardware fitted.

Windows shall be installed according to manufacturers

recommendations complete with head flashings and scribes or butyl foam sealer.

Finger jointed Radiata Pine or Customwood reveals shall be fitted to all doors and windows, grooved to take gibboard lining.

#### 5.1 DOOR FRAMES.

Exterior door frame shall be Vantage White Powder Coat aluminium.

#### 5.2 DOORS.

Exterior doors shall be as above glazed with clear glass. Interior doors shall be standard hardboard or bison board hollow core doors nominal 38mm thick, the following sizes where indicated.

1980 x 760  
1980 x 710  
1980 x 660  
1980 x 610  
1980 x 460

Interior door jambs shall be ex .25mm finger jointed Radiata Pine with planted stops, grooved to take gibboard linings. Provide hinged under floor access door complete with padbolt.

#### 5.3 INTERIOR JOINERY FITTINGS

Fittings shall be constructed from Customwood. Cupboard doors shall be Customwood hung on steel butts. Drawers shall be constructed with customwood.

Doors and drawers shall be overlay type, Customwood.

#### 5.4 TOPS.

Sinkbench shall be 1500mm stainless steel. Flat pressings shall be Formica with 35mm clashed edges where seen.

#### 5.5 STAIRS.

Stairs shall be standard Trueline - Particle Board paint

quality with handrail one side - no balustrades.

#### 5.6 DOOR HARDWARE.

Door hardware shall be Sylvan type.

#### ROOFER.

##### 6.1 MATERIAL

Shall be 0.45mm long run galvanized Trimline iron sheeting fixed with 75mm roofing nails.

Underlay shall be saturated building paper laid over galvanized netting.

##### 6.2 WORKMANSHIP

Purlins shall be spaced max 900 centres. Underlay shall be well lapped and laid over netting stapled, taut. Side laps shall not be less than 1 & 1/2 (One and a half) corrugations. Fix at every purlin.

Provide lead edged ridge capping, flash and overflash plumbing pipes penetrating roof. Finish verges with flashings or rolled edge sheet.

#### 7. PLUMBING

##### 7.1 GENERALLY.

Materials and workmanship shall comply with the requirements of the Drainage and Plumbing Regulations 1959 and amendments and in accordance with the Department of Health and Local Body requirements.

##### 7.2 MATERIALS.

Copper tubing shall be first quality drawn tube, complying with NZSS 1755. UPVC pipes shall conform to NZS 1338 and be installed according to the "Code of Practice for the installation of unplasticised P.V.C. pipe".

### 7.3 WORKMANSHIP.

Pipes are to be set out in straight runs with easy bends, and support to prevent sagging. Where possible, pipes shall be out of sight.

### 7.4 FLASHINGS.

Flashings and soakers shall accurately fit the work and be machine bent and cut, back and front edges are to be folded in 12mm. Flashings shall be in as long lengths as possible and joints shall be as follows;  
Galvanised Iron - soft soldered or with standing seam.

### 7.5 PIPE FLASHINGS.

Flash all vent pipes with 1.8kg lead.

### 7.6 SPOUTING AND DOWNPIPE.

Spouting and Downpipes shall be Marley PVC Rainwater System. Two 65mm diameter downpipes shall be provided, to floor level only. No spouting to Dormer Windows.

### 7.7 COLD WATER SUPPLY.

Connect cold water supply from a point provided by the Local Authority in minimum 15mm alkathene laid in a trench.

NZS 7601 and 7602

Provide one branch for an external hose tap. Cold water services within the building shall be in 15mm UPVC.

If a shower is provided take cold supply from high pressure side of p.r.v.

### 7.8 HOT WATER SUPPLY.

Provide and install a 135 litre hot water cylinder complete with lagging and casing to comply with NZS 4602.

Fit thermostat and element supplied by Electrical

Contractor.

Provide a copper sludge pipe with stop-cock below the hot water cylinder and copper vent.

Hot water services within the building shall be in 15 mm UPVC.

#### 7.9 TAPS. (HMC Tradepack)

Shower Mixer: Feltonmix.

Bath: 15mm Chromium plated bib taps.

Basin: 15mm Chromium plated pillar taps.

Sink: 15mmx75mm extended Chromium plated bib taps.

Laundry: 15mm Chromium plated bib taps.

W.C. Cistern: 15mm Chromium plated stop valve.

Hose: 15mm Brass cock with hose connection.

#### 7.10 SANITARY FITTINGS.

Vanity Formica topped vanity where shown on plan, white Plix or Clearlite Basin.

Bath shall be Alpha Shower/bath White, complete with plug and waste.

WC shall be white glazed earthenware first quality pedestal type fitted with a plastic seat and cover and including a Dux centre flush/dual flush plastic flushing cistern (white).

Laundry tub shall be provided by Joiner as part of the Laundry cabinet. Tub shall be Burns and Ferrall L.F.1 or similar.

Shower base if required shall be stainless steel on polystyrene pad.

#### 7.11 SOIL,WASTE AND VENT PIPES.

Soil and waste pipes shall be in P.V.C. NZS 7642 adequately supported and generally shall run to gulley traps by Drainlayer. Backventing other than shown on plans shall be deemed an extra cost.

#### 7.12 COMPLETION.

Clean up and remove trade debris on completion.

### 8 DRAINAGE.

#### 8.1 GENERAL.

Supply all materials and labour necessary for all drainage work which shall be strictly in accordance with the Local Authority By-Laws and Drainage and Plumbing Regulation of 1959. Check levels of the drainage system and ascertain depths of drains with the Contractor before work commences.

#### 8.2 MATERIALS.

All pipes and fittings shall be first quality ceramic pipes to NZS 1823 with socketted rubber ring joints, or P.V.C drainpipes NZS 7649 if approved by Local Authority.

#### 8.3 INSPECTION FITTINGS.

All inspection fittings shall be sealed and occur at each branch, every change of direction and at not more than 12 metres apart.

#### 8.4 GULLEY TRAPS.

Shall be in accordance with the local authority by-laws.

#### 8.5 SEPTIC TANK. (WHERE REQUIRED)

Provide and install standard septic tank to Local Authority

approval.

#### 8.6 TESTING AND BACKFILLING

Before backfilling the drains shall be inspected and tested by Local Authority Inspector and any defects rectified.

Backfill and leave neat and tidy on completion.

#### ELECTRICAL WORK

##### 9.1 GENERAL

All work shall be carried out by a Registered Electricians and to the requirements of the Electrical Wiring Regulations 1961, their amendments and interpretations and in compliance with the ordinances of any other relevant or Government Authority.

##### 9.2 MATERIALS.

All materials shall be of best quality and of approved manufacture.

##### 9.3 SUPPLY METER AND SWITCHBOARD

Supply to point of entry shall be by the Electric Power Board and shall be the responsibility and cost of the Owner. Service main between the switchboard and the meter cabinet and the point of entry shall be 16mm 2 phase + neutral.

Provide and install internal fuse type switchboard in laundry and external meter box adjacent to back door.

##### 9.4 LIGHT SWITCHES.

All light switches shall be flush type complying with NZSS 931 and mounted generally 1350mm above floor level.

##### LIGHTING OUTLETS.

All internal light fittings shall generally consist of ivory plastic batten holders with ivory conical plastic shades other than for exterior lights which shall be screw ball type. The number of lights provided in this Contract shall be 12 .

#### 9.6 SOCKET OUTLETS.

Sockets shall be 10 amp flush mounted type. The number of sockets provided in this Contract shall be 10 .

#### 9.7 ELECTRIC RANGE.

Allow the Provisional Sum listed in Provisional Sum Schedule for the supply only selected electric range. Connection and isolating switch shall be provided by the Electrician.

#### 9.8 WATER HEATING.

Provide approved type and make of water heating element and thermostat for fitting into cylinder by Plumber. Connect 2000w element and thermostat to adjacent outlet.

#### 9.9 COMPLETION.

Clean up and remove trade debris.

### 10 PAINTING.

#### GENERAL.

For the purpose of accurate quotations, the following has been allowed for;

1. Interior colour choice is 6 per house.
2. Maximum colours 3 per room.

3. Scotia colour to be the same as the wall and ceiling.
4. Architraves to be painted.
5. Service rooms, paint finish. Vinyl wallpapers in these would have an extra charge added for hanging.
6. Interior of pantry is not painted unless specified.
7. Wardrobes are painted.
8. Linen and hot water cupboards are not painted inside.

#### 10.1 MATERIALS.

All materials shall be delivered onto the site in unbroken packages, bearing brand and maker's name.

All undercoats shall be the same brand as the finishing coat.

#### 10.2 WORKMANSHIP.

The work shall be executed by competent tradesmen and shall be carried out in accordance with the NZ Standard Code of Painting practice. No exterior work shall be done in wet or very damp weather and no painting shall be done in a dusty atmosphere. Before applying each coat, rub down rough places and other imperfections with glass paper to obtain a good surface.

#### 10.3 PAINTING EXTERNAL WOODWORK.

Prime all exterior timbers including all meeting surfaces both faces of laps and ends of weatherboards, exposed side of battens, all exterior sides of exterior doors and window frames and sashes, woodwork of eaves and all timber that comes into contact with concrete, brickwork and so on with primer complying with NZSS 1056 type L.R.

The priming shall be brushed thoroughly into the woodwork

to completely cover the entire surface.  
After priming has set, stop all holes and defects with best  
linseed oil putty and rub down as required  
Apply an approved undercoating.

To all external exposed woodwork apply a final coat of  
gloss paint of approved brand. Decking and steps are not  
painted or stained.

#### 10.4 PAINTING OF EXTERNAL AND INTERNAL CONCRETE AND PLASTER.

Paint asbestos cement weatherboards with two coats of exterior  
acrylic paint of approved type both coats to  
be full gloss.

- a) Concrete block foundation wall.
- b) Asbestos cement weatherboards.
- c) All asbestos-cement sheathing and soffit linings.

#### 10.5 EXTERNAL METALWORK.

Paint external metalwork as follows;

Metal spouting, downpipes and vents.

Galvanised Iron- prime with calcium plumbate primer,  
followed by undercoat and finishing coat as for  
external woodwork.

Copper: Undercoat and finishing coat as for exterior  
woodwork.

Metal flashings and soakers;

Galvanised iron soakers: Soakers to weatherboard walls  
shall be primed on all faces with calcium plumbate  
primer prior to fixing.

All other exposed metalwork;

Prime with zinc chromate primer followed by undercoat  
and finish as for exterior woodwork.

The roof is not painted.

#### 10.6 PAINTING OF INTERIOR SURFACES.

All woodwork and exposed metal surfaces not otherwise finished shall be primed, undercoated and all surfaces finished with alkyd semi-gloss enamel paint.

All walls and ceilings to Kitchen, Dining, laundry, bath and W.C. and to back of cupboards, doors shall be similarly treated.

Kitchen fittings shall be primed, undercoated and semi-gloss enamel finish.

Remaining ceilings shall be sealed and painted with two coats of alkyd flat finish.

Faces of flush doors facing painted wall areas shall be primed, undercoated and finished with one coat of semi-gloss enamel finish.

Only cupboards painted inside are wardrobes.

#### 10.7 PAPERHANGING.

Walls to lounge, passage and bedrooms shall be papered. All walls to be papered shall be sealed with an approved size. All wallpapers shall be trimmed, cut straight and true butt jointed and hung plumb and true with patterns matching. Paste shall be an approved brand or prepared paste with a fungicide incorporated by manufacturer.

Refer to Provisional Sum Schedule for wallpaper allowance.

#### 10.8 COMPLETION.

Clean up and remove trade debris.

#### 11. GLAZING.

All glass shall be approved manufacture, free from all defects and unless otherwise specified shall be 3mm sheet.

11.1 WORKMANSHIP.

Glaze all doors and windows prepared for glass. Cut glass to fit rebates with due allowance for expansion and secure with metal sprigs. Prime rebates, bed glass, sprig and face putty, putty shall be best linseed putty.

11.2 GLASS.

Shall be as follows;

3mm for length plus width not over 1750mm.

3.3mm for length plus 1750mm to 2000mm.

Obscure glass for windows of bathroom and W.C shall be stippolite.

IMAGE

S H E E T A

(CIRCLE whichever is applicable)

NAME:

ADDRESS:

STOREY: Single or Uppermost  
Lower of two or middle of three  
Lower of three

ROOF TYPE: Light/Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = B.U.'s/m  
32 across 38 along

EARTHQUAKE ZONE: A / B / C

E = 2 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 12.5 m

ROOF OR BUILDING WIDTH

BW = 7.8 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 82.5 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 2 x 82.5 = 165 B.U.'s

WIND: B.U.'s ALONG

W x BW = 38 x 7.8 = 296 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 32 x 12.5 = 400 B.U.'s

SKETCH PLAN (external and internal walls):

TOTAL B.U.'s  
REQUIRED

IMAGE

WALL LINE

WALL BRACING ELEMENTS PROVIDED

ALONG

Label	Minimum B.U.'s Required	Label No	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided	
A	125	1	1	42	1.8	75	
		2	1	42	1.8	75	
		Sub-Total					150
B	70	3	1	42	1.8	75	
		Sub-Total					75
		C	125	4	1	42	1.8
5	1			42	1.8	75	
Sub-Total					150		
D							
		Sub-Total					

296

320

TOTAL

375

ACROSS

L	66	6	1	42	2.4	101	
		Sub-Total					101
		M	70	7	1	42	2.4
Sub-Total					101		
N	70			8	1	42	2.4
		Sub-Total					101
		O	66	9	1	42	2.4
Sub-Total					101		
P							
		Sub-Total					

400

272

TOTAL

406

PIONEER COTTAGES NORTHLAND  
STATE HIGHWAY 10 WAIPAPA  
P.O.BOX 173 KERIKERI  
Ph (0887)78534

PIONEER COTTAGES NORTHLAND STANDARD SPECIFICATION

SPECIFICATION FOR; Mr Brian Silva SH 10 Kaingaroa.

1. PRELIMINARIES.

2. EXCAVATION.

3. CONCRETE WORK.

4. CARPENTRY.

5. JOINERY.

6. ROOFER.

7. PLUMBER.

8. DRAINLAYER.

9. ELECTRICAL.

10. PAINTER.

11. GLAZIER.

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SCHEDULE OF MATERIAL

EXCAVATION;By Purchaser.

FOUNDATION TYPE;As per plan.Pole foundation/NZS 3604.

FLOOR TYPE;Strandboard.

BASE SHEATHING;100x25 tan r/s baseboards to rear half of house only.

BACK DECK & STEPS;Tan pine as per plan.

FRONT DECK & STEPS;Tan pine as per plan(steps and handrails by purchaser).

HANDRAIL TYPE;By purchaser.

WINDOW TYPE;Vantage with colonial beads.

ALUMINIUM COLOUR;White.

ENTRANCE DOORS;Aluminium.

EXTERIOR SHEATHING;245mm wide smooth hardiplank.

EXTERIOR PAINT;By purchaser.

INTERIOR DECORATING;By purchaser.

WALLPAPER; P.C./Roll Nil.

ROOF TYPE;25 degree truss/galvanised Trimline longrun iron.

SPOUTING TYPE;Marley PVC.

DOWNPIPES;Marley PVC 65mm.

CARPORT;Nil.

GARAGE;Nil.

FOOTPATHS;Nil.

CLOTHESLINE;Nil.

LETTERBOX;Nil.

FENCING;Nil.

SEWER/DRAINAGE;By Purchaser.

DRIVEWAY;Nil.

POWER SUPPLY;By Purchaser.

WATER SUPPLY;By Purchaser.

WATER TANK;Nil.

PUMP;Nil.

INTERIOR WALL LININGS;9.5mm gibboard.

CEILING LININGS;9.5mm gibboard.

BATHROOM LININGS;9.5mm gibboard/hardiglaze around bath.

SHOWER TRAY;Nil.Shower over bath.

BATH;Alph shower/bath.

VANITY CABINET;600mm Customwood.

VANITY TOP;600mm St Michel acrylic.

TOILET CISTERN;Dux.

TOWEL RAIL;Jaeco chrome.

SHOWER CURTAIN RAIL;Nil.

SHOWER DOOR;Nil.

ROLL HOLDER;Jaeco chrome.

SOAP DISH, BATH;Nil.

SHOWER;Nil.

LAUNDRY CABINET;Customwood.

LAUNDRY TUB;Stainless steel.

SINK BENCH;1500mm stainless steel.

BENCH TOPS TYPE;Formica.

BENCH TOPS COLOUR;To be advised.

KITCHEN UNITS TYPE;Customwood as per plan.

KITCHEN UNIT DOORS;Customwood.

INTERIOR DOORS;Paint quality hardboard.

DOOR HARDWARE TYPE;Sylvan.

DOOR HARDWARE COLOUR;Clashed bronze.

INTERIOR FINISHING TRIMS, Cornice;Pine.  
Skirting;Pine.

SHAVING CABINET;Nil.

ELECTRIC RANGE;Shacklock 610wa.

HEATING STOVE;Nil.

WETBACK;Nil.

## PRELIMINARIES

### 1.1 GENERAL CONDITIONS OF CONTRACT.

Refer to the General Conditions of Contract which form part of this Contract.

### 1.2 SITE.

The Owner will be responsible for locating survey pegs and otherwise defining the site, and indicating clearly the positions of the building on site.

The Contractor will be responsible for setting out the building on site, and carrying out the work to the dimensions shown on the drawings to generally accepted practice in the trade application.

### 1.3 INSURANCES.

The Contractor is required to take out the following Insurances;

(a) Public Liability Insurance- for an amount of not less than \$100,000.00 and extended to indemnify the Owner against any liability he might have arising out of the performance of the works.

(b) Contractors All Risk Insurance- for the full value of the Contract.

### 1.4 BY LAWS.

The Contractor shall carry out the whole of the works in conformity with the By-Laws of the Local Authority and Statutory Regulations in force at the time of tendering. The Contractor shall obtain all permits, pay all fees locally demandable, give all notices and obtain all consents. Except for Conditional Use and other special Town and Country planning consents.

### 1.5 ATTEND ALL TRADES.

All sub-contractors shall be engaged and supervised by the Contractor, (refer C1.1.7) who shall attend upon all trades. Render reasonable assistance to and make good after all sub-contractors and tradesmen employed on the works. Except those employed by the Owner.

### 1.6 MATERIALS AND LABOUR.

1. The Contractor shall provide all materials and labour of every description necessary for the proper execution and completion of the whole of the works described in this

specification. All surplus material on site remains the property of the contractor at all times.

2. Workmanship shall be in accordance with the acceptable trade practice in locality in which the building is being erected.

3. Materials and fittings employed shall be those specified or indicated on the attached plans, and in the event of any conflict arising between the following specification and the plans, the materials and fitting indicated upon the plans shall be employed.

The Owner acknowledges that he has considered the specified materials and fittings (both per this specification and the plans) and accepts the same as appropriate for the purposes for which they are intended, and in so accepting he acts upon his own judgement and not in reliance upon the expertise of the Builder nor upon any representation whatsoever that the Builder may have made regarding any such material or fitting. In any case where the Builder shall have provided to the Owner any manufacturer's or suppliers guarantee as to the performance of any material, fitting, process or work carried out and so guaranteed but shall proceed only against such guarantor.

#### 1.7 SUPERVISION.

The Contractor shall provide a Contract Supervisor who shall visit the site from time to time while work is in actual progress.

#### 1.8 PROTECTION.

The Contractor shall take reasonable precautions to avoid damage to the Owner's property and to that of adjoining Owner's and to public footpaths and the like during the progress of the works. The Contractor shall protect the works from damage during progress.

Where a road or footpath crossing is required by the Local Authority and costs arising shall be the responsibility of the Owner and do not form part of this Contract.

#### 1.9 REMOVAL OF RUBBISH AND CLEARING UP.

The Contractor shall collect rubbish from the works, stack on the site for removal by the Owner.

The Contractor shall sweep all floors and leave the premises in a reasonable tidy condition.

#### 1.10 EXTRA WORK.

Work extra to the Contract shall not be undertaken until a Contractor's variation order has been issued and signed by the Owner, and the extra work has been quoted for by the Contractor and paid for by the Owner.

Failing such payment in advance by the Owner, work shall be charged to the Owner at current list price plus a markup of 20% on materials. Labour shall be charged at current Master Builders rates.

#### 1.11 PROVISIONAL SUM.

1. The term "Provisional Sum" shall mean and include any reference to "prime cost sum", "Provisional Sum", "allowance", or any other similar term. The work encompassed within the Provisional Sum shall be that work indicated in the appropriate item in the Provisional Sum Schedule attached, or forming part of the agreement.

2. Any extra to or saving from the Provisional Sum hereinafter provided for shall be to the account of the Owner and the Builder in the Penultimate progress claim and payment.

3. The final cost of any Provisional sum payable by the Owner shall be determined by adding to the invoiced cost to the Builder of the work, material and cartage referred to in the Provisional Sum items, an amount equivalent to 20% of such invoiced cost.

4. The Builder shall be deemed to have absolute authority from the Owner to proceed with any works contained within a Provisional Sum item and without any prior approval from

the Owner shall be entitled to recover the amount of the Provisional Sum item stated in the Provisional Sum Schedule plus any additional amount payable in terms of 3.hereof up to an additional cost of a further 50% of the stated cost of the Provisional Sum concerned.

5. Where any material or fittings selection is made available to the Owner in terms of any Provisional Sum item, the Owner shall specify in writing the material he requires (from the range of materials suitable and then readily available to the Builder) within seven (7) days of being required to do so by the Builder.

6. In the event of the Builder advising the Owner that the actual cost of any Provisional Sum item is likely to exceed the stated Provisional Sum by any amount in excess of 50% of the stated cost, the Owner shall either carry out that portion of the works indicated in the Provisional Sum item concerned at his own cost within fourteen (14) days of being so advised or confirm in writing to the Builder that the Builder may proceed with the work concerned and recover the cost of the Provisional Sum item notwithstanding sub-clause 4.hereof.

## EXCAVATION

### 2.1 EXCAVATION.

The Owner shall remove vegetation as required by the Builder. The Builder shall excavate for 300mm square footings and for piles 450mm deep.

### 2.2 GROUND CONDITIONS.

The Owner shall be responsible for the cost of any work additional to that provided by the specification and accompanying drawings, through encountering ground rendered inappropriate for construction due to factors beyond the Builder's control, or ground of doubtful bearing capacity and for landslides and fissures resulting from causes beyond the reasonable control of the Builder. For the purposes of this Contract ground conditions are taken to be solid ground

approved by the Local Authority.

### 2.3 DISPOSAL OF EXCAVATED MATERIAL.

Removal from site of surplus excavated material is the responsibility of the Owner.

### 2.4 HARDFILLING.

Hardfilling shall be suitable soft brown rock or scoria or material approved by Local Authority, clean, inert and suitably graded compacted.

### CONCRETE WORK (PILE FOUNDATIONS).

#### 3.1 CONCRETE:

Generally concrete shall be ordinary grade concrete attaining a compressive strength of 17.5 mpa at 28 days and may be either mixed on site or obtained from an approved off-site ready-mix batching plant and complying with NZSS1900 Ch.9 Non structural site concrete under pads shall be low grade concrete.

#### 3.2 FORMWORK

All formwork shall be so constructed, braced and supported so that the finished concrete shall be straight and even.

#### 3.3 PLACING OF CONCRETE.

Form 300 x 300 x 100 thick pile pads. Form concrete porch slabs or steps if indicated on drawings.

#### 3.4 PILE FOUNDATIONS

Piles shall be 125mmx125mm Tanapiles or precast piles set vertically at least 300 into solid ground on pile foundations. Piles shall be spaced at max. 1350 centres under sleeper plates.

## CONCRETE WORK (FLOOR SLAB).

### 3.1 CONCRETE

Shall be ordinary grade concrete attaining a compressive strength of 17.5 mpa at 28 days and may be mixed on site or obtained from an approved offsite ready mix batching plant.

Non structural concrete required to bring up to level under footings or slab shall be low grade concrete complying with NZSS1900 CH9.3A/19.

### 3.2 FORMWORK.

All formwork shall be so constructed, braced and supported that the finished concrete shall be straight and even.

### 3.3 HARDFILL AND DAMP PROOF COURSE.

Any hardfill 100 min. thick well compacted under slab, blinded off with fines to provide suitable surface for laying D.P.C.

Lay .125mm black polythene or moistop 737 underlay properly lapped with joints taped. Take care to prevent damage and repair tears with tape before pouring concrete.

### 3.4 CONCRETE SLAB AND FOOTINGS.

Refer to drawings for size and reinforcement to footings. Slab shall be shown as reinforced with mesh centrally placed lapped 200, set on stools to maintain cover.

### 3.5 SLAB FINISH

Screed off floor slabs level and float off to smooth hard finish free of waves, hollows and irregularities. Floor finish in service rooms to be suitable for sheet floorings, in other rooms suitable for carpet. Floor finish in garages and similar areas to be screeded off smooth and even.

### 3.6 BUILDING IN.

Provide for and build in all items and fixings necessary to provide for plumbing and service pipes.

## CARPENTRY

### 4.1 GRADING OF TIMBER.

All timber shall be graded in accordance with NZS3631(1971) and amendments. All timber quality, spacings and dimensions shall comply with NZSS3604 CH 6.1. Timber types and qualities specified herein may be varied at the discretion of the Contractor or timbers with similar properties.

### 4.2 FINISH OF TIMBERS.

Except for timbers required to be rough sawn, all external timbers shall be machine gauged. Internal finishing timbers shall be machine dressed and prepared to a smooth finish without knots or checks, but shall be equivalent to paint quality i.e not for stained or clear finish, unless otherwise specified.

### 4.3 TIMBER TREATMENT.

All framing timber shall be No 1 framing grade radiata pine, treated to commodity specification H1 (pressure or diffusion treated).

All timber subject to moderate decay hazard, including verandah timbers and railings shall be radiata pine treated to commodity specification H3.

All exterior joinery and finishing timbers shall be treated to commodity specification H3.

### 4.4. TIMBER SCHEDULE.

Bearers	150 x 100 or as plan
Joists	150 x 50 or as plan
Bearing wall framing	100 x 50 or as plan
Nonbearing wall framing	75 x 50 or as plan
Top and bottom plates for	

internal bearing wall.	100 x 50
Verandah Joists	100 x 50
Verandah posts	100 x 100
Verandah Beam	
up to 1800' span	100 x 100
up to 2400' span	150 x 100
Rafters	100 x 50 or as plan
Ridge board	150 x 25
Purlins	75 x 50
Fascia Board	150 x 40 nominal
Barge Board	150 x 25 nominal
Decking	100 x 40

Lintels over doors and windows:

up to 1500 span	100 x 100 or trifold lintel.
up to 2400 span	2/150 x 50 or trifold lintel.
up to 2700 span	2/200 x 50 or trifold lintel.

4.5 FIXING.

Provide all nails, screws, clip bolts, glues and the like necessary to complete the work.

All screws used externally or where exposed to the weather shall be galvanised.

Only galvanised nails and brass or galvanised screws shall be used in Totara, Redwood or Cedar Timbers.

4.6 DAMP PROOF COURSE.

Between all faces of timber in contact with concrete place a full width layer of malthoid or equivalent damp proof course.

4.7 FRAMING

Frame up for subfloor, floor, walls and roof.

Wire jack studs and bearers to piles. Brace as necessary. Lay floor joists gauged level over bearers and cut solid blocking as shown. Wall framing shall be fixed true to line, plumb and square. Brace wall roof and partition framing in accordance with NZSS 3604 CH.6. Cut in dwangs to suit

linings as indicated on the plan.

Refer to details for eaves and verandah framing.

#### 4.8 FLOORING.

Lay 20mm flooring quality high density particle board or strandboard flooring in large sheets to detailed set-out and fixed to manufacturers recommendations.

At completion floors shall be cleaned off with one coarse cut with sanding machine.

#### 4.8 EXTERIOR SHEATHING.

Sheath all exterior walls from bearers up with 245mm plain 'Hardiplanks' fixed over lightweight black building paper well lapped and stapled to framing.

Fix hardiplanks level, lapped 40mm. Use P.V.C. soakers at joints and galvanised corner soakers at external corners.

#### 4.10 BASE SHEATHING

Sheath base below bearer level with 100x25 tan r/s baseboards to rear half of house only.

#### 4.11 SOFFITS.

Fix 4.5mm hardiflex verandah and eaves soffits in large size sheets. Join with P.V.C. joining strips.

#### 4.12 INSULATION

Unifoil 422 Breather Type Sisalation for under-floor R1.6 fibreglass batts to exterior walls and R2.2 batts to ceilings as shown on plan or such other product that meets Government thermal requirements.

#### 4.13 INTERNAL LININGS.

Line all walls with 9.5mm gibraltar board fixed with galvanised clouts, with nail heads and joints stopped. Line

inside wardrobes and other cupboards. Joints to walls will be taped.

Line ceilings with gibraltar board with joints stopped flush. Stop all nail holes. Joints to be taped.

Use largest practicable sheet sizes.

#### 4.14 INTERNAL TRIM

Skirtings shall be TRADA bevel moulding No.20 architraves, TRADA bevel moulding No.19 and cornice TRADA moulding No.8 customwood mouldings or finger jointed Radiata Pine. Neatly mitre and scribe at junction as necessary.

#### 4.15 SHELVING

Refer to detail sheet and fix dressing grade Radiata Pine or Composite Board shelving where indicated. Fit 3 slatted shelves to H.W. cupboard. Support shelves on neatly fitted bearers. Pantry has 4 shelves.

#### 4.16 BATH

Provide bath supports and build in front of bath. Line with Hardiglaze.

#### 4.17 SHOWER.

Fit Feltonmix shower mixer over bath.

#### 5.0 WINDOWS (ALUMINIUM.)

Windows shall be Vantage White Powder Coat aluminium awning windows with colonial bead to standard metric sizes shown in accordance with plan, supplied glazed with hardware fitted.

Windows shall be installed according to manufacturers

recommendations complete with head flashings and scribes or butyl foam sealer.

Finger jointed Radiata Pine or Customwood reveals shall be fitted to all doors and windows, grooved to take gibboard lining.

#### 5.1 DOOR FRAMES.

Exterior door frame shall be Vantage White Powder Coat aluminium.

#### 5.2 DOORS.

Exterior doors shall be as above glazed with clear glass. Interior doors shall be standard hardboard or bison board hollow core doors nominal 38mm thick, the following sizes where indicated.

1980 x 760

1980 x 710

1980 x 660

1980 x 610

1980 x 460

Interior door jambs shall be ex .25mm finger jointed Radiata Pine with planted stops, grooved to take gibboard linings. Provide hinged under floor access door complete with padbolt.

#### 5.3 INTERIOR JOINERY FITTINGS

Fittings shall be constructed from Customwood. Cupboard doors shall be Customwood hung on steel butts. Drawers shall be constructed with customwood.

Doors and drawers shall be overlay type, Customwood.

#### 5.4 TOPS.

Sinkbench shall be 1500mm stainless steel. Flat pressings shall be Formica with 35mm clashed edges where seen.

#### 5.5 STAIRS.

Stairs shall be standard Trueline - Particle Board paint

quality with handrail one side - no balustrades.

#### 5.6 DOOR HARDWARE.

Door hardware shall be Sylvan type.

#### ROOFER.

##### 6.1 MATERIAL

Shall be 0.45mm long run galvanized Trimline iron sheeting fixed with 75mm roofing nails.

Underlay shall be saturated building paper laid over galvanized netting.

##### 6.2 WORKMANSHIP

Purlins shall be spaced max 900 centres. Underlay shall be well lapped and laid over netting stapled, taut. Side laps shall not be less than 1 & 1/2 (One and a half) corrugations. Fix at every purlin.

Provide lead edged ridge capping, flash and overflash plumbing pipes penetrating roof. Finish verges with flashings or rolled edge sheet.

#### 7. PLUMBING

##### 7.1 GENERALLY.

Materials and workmanship shall comply with the requirements of the Drainage and Plumbing Regulations 1959 and amendments and in accordance with the Department of Health and Local Body requirements.

##### 7.2 MATERIALS.

Copper tubing shall be first quality drawn tube, complying with NZSS 1755. UPVC pipes shall conform to NZS 1338 and be installed according to the "Code of Practice for the installation of unplasticised P.V.C. pipe".

### 7.3 WORKMANSHIP.

Pipes are to be set out in straight runs with easy bends, and support to prevent sagging. Where possible, pipes shall be out of sight.

### 7.4 FLASHINGS.

Flashings and soakers shall accurately fit the work and be machine bent and cut, back and front edges are to be folded in 12mm. Flashings shall be in as long lengths as possible and joints shall be as follows;  
Galvanised Iron - soft soldered or with standing seam.

### 7.5 PIPE FLASHINGS.

Flash all vent pipes with 1.8kg lead.

### 7.6 SPOUTING AND DOWNPIPE.

Spouting and Downpipes shall be Marley PVC Rainwater System. Two 65mm diameter downpipes shall be provided, to floor level only. No spouting to Dormer Windows.

### 7.7 COLD WATER SUPPLY.

Connect cold water supply from a point provided by the Local Authority in minimum 15mm alkathene laid in a trench.  
NZS 7601 and 7602

Provide one branch for an external hose tap. Cold water services within the building shall be in 15mm UPVC.

If a shower is provided take cold supply from high pressure side of p.r.v.

### 7.8 HOT WATER SUPPLY.

Provide and install a 135 litre hot water cylinder complete with lagging and casing to comply with NZS 4602.

Fit thermostat and element supplied by Electrical

Contractor.

Provide a copper sludge pipe with stop-cock below the hot water cylinder and copper vent.

Hot water services within the building shall be in 15 mm UPVC.

#### 7.9 TAPS. (HMC Tradepack)

Shower Mixer: Feltonmix.

Bath: 15mm Chromium plated bib taps.

Basin: 15mm Chromium plated pillar taps.

Sink: 15mmx75mm extended Chromium plated bib taps.

Laundry: 15mm Chromium plated bib taps.

W.C. Cistern: 15mm Chromium plated stop valve.

Hose: 15mm Brass cock with hose connection.

#### 7.10 SANITARY FITTINGS.

Vanity Formica topped vanity where shown on plan, white Plix or Clearlite Basin.

Bath shall be Alpha Shower/bath White, complete with plug and waste.

WC shall be white glazed earthenware first quality pedestal type fitted with a plastic seat and cover and including a Dux centre flush/dual flush plastic flushing cistern (white).

Laundry tub shall be provided by Joiner as part of the Laundry cabinet. Tub shall be Burns and Ferrall L.F.1 or similar.

Shower base if required shall be stainless steel on polystyrene pad.

#### 7.11 SOIL, WASTE AND VENT PIPES.

Soil and waste pipes shall be in P.V.C. NZS 7642 adequately supported and generally shall run to gulley traps by Drainlayer. Backventing other than shown on plans shall be deemed an extra cost.

#### 7.12 COMPLETION.

Clean up and remove trade debris on completion.

### 8 DRAINAGE.

#### 8.1 GENERAL.

Supply all materials and labour necessary for all drainage work which shall be strictly in accordance with the Local Authority By-Laws and Drainage and Plumbing Regulation of 1959. Check levels of the drainage system and ascertain depths of drains with the Contractor before work commences.

#### 8.2 MATERIALS.

All pipes and fittings shall be first quality ceramic pipes to NZS 1823 with socketted rubber ring joints, or P.V.C drainpipes NZS 7649 if approved by Local Authority.

#### 8.3 INSPECTION FITTINGS.

All inspection fittings shall be sealed and occur at each branch, every change of direction and at not more than 12 metres apart.

#### 8.4 GULLEY TRAPS.

Shall be in accordance with the local authority by-laws.

#### 8.5 SEPTIC TANK. (WHERE REQUIRED)

Provide and install standard septic tank to Local Authority

approval.

#### 8.6 TESTING AND BACKFILLING

Before backfilling the drains shall be inspected and tested by Local Authority Inspector and any defects rectified.

Backfill and leave neat and tidy on completion.

### ELECTRICAL WORK

#### 9.1 GENERAL

All work shall be carried out by a Registered Electricians and to the requirements of the Electrical Wiring Regulations 1961, their amendments and interpretations and in compliance with the ordinances of any other relevant or Government Authority.

#### 9.2 MATERIALS.

All materials shall be of best quality and of approved manufacture.

#### 9.3 SUPPLY METER AND SWITCHBOARD

Supply to point of entry shall be by the Electric Power Board and shall be the responsibility and cost of the Owner. Service main between the switchboard and the meter cabinet and the point of entry shall be 16mm 2 phase + neutral.

Provide and install internal fuse type switchboard in laundry and external meter box adjacent to back door.

#### 9.4 LIGHT SWITCHES.

All light switches shall be flush type complying with NZSS 931 and mounted generally 1350mm above floor level.

#### LIGHTING OUTLETS.

All internal light fittings shall generally consist of ivory plastic batten holders with ivory conical plastic shades other than for exterior lights which shall be screw ball type. The number of lights provided in this Contract shall be 12 .

#### 9.6 SOCKET OUTLETS.

Sockets shall be 10 amp flush mounted type. The number of sockets provided in this Contract shall be 10 .

#### 9.7 ELECTRIC RANGE.

Allow the Provisional Sum listed in Provisional Sum Schedule for the supply only selected electric range. Connection and isolating switch shall be provided by the Electrician.

#### 9.8 WATER HEATING.

Provide approved type and make of water heating element and thermostat for fitting into cylinder by Plumber. Connect 2000w element and thermostat to adjacent outlet.

#### 9.9 COMPLETION.

Clean up and remove trade debris.

### 10 PAINTING.

#### GENERAL.

For the purpose of accurate quotations, the following has been allowed for;

1. Interior colour choice is 6 per house.
2. Maximum colours 3 per room.

3. Scotia colour to be the same as the wall and ceiling.
4. Architraves to be painted.
5. Service rooms, paint finish. Vinyl wallpapers in these would have an extra charge added for hanging.
6. Interior of pantry is not painted unless specified.
7. Wardrobes are painted.
8. Linen and hot water cupboards are not painted inside.

#### 10.1 MATERIALS.

All materials shall be delivered onto the site in unbroken packages, bearing brand and maker's name.

All undercoats shall be the same brand as the finishing coat.

#### 10.2 WORKMANSHIP.

The work shall be executed by competent tradesmen and shall be carried out in accordance with the NZ Standard Code of Painting practice. No exterior work shall be done in wet or very damp weather and no painting shall be done in a dusty atmosphere. Before applying each coat, rub down rough places and other imperfections with glass paper to obtain a good surface.

#### 10.3 PAINTING EXTERNAL WOODWORK.

Prime all exterior timbers including all meeting surfaces both faces of laps and ends of weatherboards, exposed side of battens, all exterior sides of exterior doors and window frames and sashes, woodwork of eaves and all timber that comes into contact with concrete, brickwork and so on with primer complying with NZSS 1056 type L.R.

The priming shall be brushed thoroughly into the woodwork

to completely cover the entire surface.  
After priming has set, stop all holes and defects with best  
linseed oil putty and rub down as required  
Apply an approved undercoating.

To all external exposed woodwork apply a final coat of  
gloss paint of approved brand. Decking and steps are not  
painted or stained.

#### 10.4 PAINTING OF EXTERNAL AND INTERNAL CONCRETE AND PLASTER.

Paint asbestos cement weatherboards with two coats of exterior  
acrylic paint of approved type both coats to  
be full gloss.

- a) Concrete block foundation wall.
- b) Asbestos cement weatherboards.
- c) All asbestos-cement sheathing and soffit linings.

#### 10.5 EXTERNAL METALWORK.

Paint external metalwork as follows;

Metal spouting, downpipes and vents.

Galvanised Iron- prime with calcium plumbate primer,  
followed by undercoat and finishing coat as for  
external woodwork.

Copper: Undercoat and finishing coat as for exterior  
woodwork.

Metal flashings and soakers;  
Galvanised iron soakers: Soakers to weatherboard walls  
shall be primed on all faces with calcium plumbate  
primer prior to fixing.

All other exposed metalwork;  
Prime with zinc chromate primer followed by undercoat  
and finish as for exterior woodwork.

The roof is not painted.

#### 10.6 PAINTING OF INTERIOR SURFACES.

All woodwork and exposed metal surfaces not otherwise finished shall be primed, undercoated and all surfaces finished with alkyd semi-gloss enamel paint.

All walls and ceilings to Kitchen, Dining, laundry, bath and W.C. and to back of cupboards, doors shall be similarly treated.

Kitchen fittings shall be primed, undercoated and semi-gloss enamel finish.

Remaining ceilings shall be sealed and painted with two coats of alkyd flat finish.

Faces of flush doors facing painted wall areas shall be primed, undercoated and finished with one coat of semi-gloss enamel finish.

Only cupboards painted inside are wardrobes.

#### 10.7 PAPERHANGING.

Walls to lounge, passage and bedrooms shall be papered. All walls to be papered shall be sealed with an approved size. All wallpapers shall be trimmed, cut straight and true butt jointed and hung plumb and true with patterns matching. Paste shall be an approved brand or prepared paste with a fungicide incorporated by manufacturer.

Refer to Provisional Sum Schedule for wallpaper allowance.

#### 10.8 COMPLETION.

Clean up and remove trade debris.

#### 11. GLAZING.

All glass shall be approved manufacture, free from all defects and unless otherwise specified shall be 3mm sheet.

#### 11.1 WORKMANSHIP.

Glaze all doors and windows prepared for glass. Cut glass to fit rebates with due allowance for expansion and secure with metal sprigs. Prime rebates, bed glass, sprig and face putty, putty shall be best linseed putty.

#### 11.2 GLASS.

Shall be as follows;

3mm for length plus width not over 1750mm.

3.3mm for length plus 1750mm to 2000mm.

Obscure glass for windows of bathroom and W.C shall be stippolite.

(CIRCLE whichever is applicable)

NAME:

ADDRESS:

STOREY: Single or Uppermost  
Lower of two or middle of three  
Lower of three

ROOF TYPE: Light/Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 32 across B.U.'s/m  
38 along

EARTHQUAKE ZONE: A / B / C

E = 2 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 12.5 m

ROOF OR BUILDING WIDTH

BW = 7.8 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 82.5 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 2 x 82.5 = 165 B.U.'s

WIND: B.U.'s ALONG

W x BW = 38 x 7.8 = 296 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 32 x 12.5 = 400 B.U.'s

SKETCH PLAN (external and internal walls):

TOTAL B.U.'s REQUIRD	WALL LINE		WALL BRACING ELEMENTS PROVIDED							
	Label	Minimum B.U.'s Required	Label No	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided			
ALONG	A	125	1	1	42	1.8	75			
			2	1	42	1.8	75			
			Sub-Total						150	
	B	70	3	1	42	1.8	75			
			Sub-Total						75	
			C	125	4	1	42	1.8	75	
	5	1			42	1.8	75			
	Sub-Total						150			
	D		Sub-Total							
			Sub-Total							
			Sub-Total							
	296		320	TOTAL				375		
	ACROSS	L	66	6	1	42	2.4	101		
				Sub-Total						101
				M	70	7	1	42	2.4	101
Sub-Total							101			
N		70	8			1	42	2.4	101	
			Sub-Total						101	
			O	66	9	1	42	2.4	101	
Sub-Total						101				
P					Sub-Total					
			Sub-Total							
			Sub-Total							
400			272	TOTAL				404		