Enhancing the quality of the environment

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WANGANUI DISTRICT COUNCIL
13 SEP 2004

ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

APPLICATION FOR P.I.M/Building Consent

APPROVED

04/1454
Consent No.

This application is for a: (tick the appropriate box)

- ☐ Project Information Memorandum – PIM (preliminary application for a Building Consent)
- ☐ Building Consent
- ☐ Alteration to Approved Plan

BC# 04/1454

(A) Owner

Full Name: Mrs G Elliot
Mailing Address: 3a Oakland Avenue
Phone: Fax:
Email:

(B) Designer

PALMER'S PLUMBING & HEATING
293 VICTORIA AVENUE
WANGANUI

Name:
Mailing Address:
Phone: Fax:
Email:

(C) Builders Name:
Mailing Address:
Phone: Fax:
Email:

(D) Craftsman Plumber:

(E) Registered Drainlayer:

CONTACT PERSON i.e. A B C D E (Circle one)

Code Compliance Certificate to be sent to?
Owner

FLOOR AREA OF PROJECT

New Residential Dwellings or
New Commercial Only m^2

LEGAL DESCRIPTION

WDC Property No.
Valuation Roll No.
Lot(s): DP:
Section: Block:
Survey District:

Signed by (on behalf of) the applicant Owner, builder, plumber, designer, agent

Signature:
Date: 6 / 9 / 04

Project

Description of PROJECT and USE: Install Wet Area Shower

Project Location

Street Address/Rural No: 3a Oakland Avenue

Durable Life or Project (i.e. 5, 15, 50+ years)

10 years

Value of Project Work *(include all labour & materials)*

$ 5000 — (Incl. GST)

Consent Fees to be paid by? Palmers Plumbing

FEES APPLICABLE (office use only)

Building Consent Application	$
Building Consent Issue	$
P.I.M	$
Non-notified Appl. Fee	$
Prepaid Crossing	$
Prepaid Sewer Connection	$
Prepaid Water Connection	$
Stormwater Connection	$
BIA Levy	$
Additional Charges	$
Total Fees (Incl. GST)	**$**

PTO ☞

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

Project Details

The project involves the following
(tick each applicable box, if any, and attach two (2) copies of any relevant information)

(1) ☐ Location in relation to legal boundaries and external dimensions of new, relocated or altered buildings
(2) ☐ New provisions to be made for vehicular access and on-site parking, ie. a new crossing
(3) ☐ Provisions to be made in building over or adjacent to any road or public place, ie. hoardings, signs
(4) ☐ New provisions to be made for disposing of stormwater and wastewater
(5) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
(6) ☐ New connections to public utilities, ie. new drainage or water connections
(7) ☐ Provisions to be made for any demolition work ie. The protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
(8) ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

☐ Plans and specifications
(22) ☐ Producer Statements (ie. truss design, design review) – specify: .....
(23) ☐ Other Documents – specify: .....

Inspections

(26) ☐ By Wanganui District Council
(27) ☐ Other – specify (ie.Design Engineer): .....

For office use only

Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	13-9-04	CJH					
Planning							
Fire Design							
Building						BL	17-9-04
Drainage							
Water							
Structural							
Plumbing/Drainage						BL	17-9-04
Roading							
Health							
Dangerous Goods							

Approved for issue of PIM/Building Consent

District Building Controller

Date: 17 SEP 2004

CHECKLIST FOR BUILDING CONSENT APPLICATIONS

The following details are required to be processed by Wanganui District Council departments involved with the control of the Building Act Regulations. Applicants are requested to use this checklist to ensure the required information is included before lodging their applications.

APPLICATION FORM

	1	One copy required
	2	All items relevant to your application to be completed on this form including accurate "VALUES" of the work to be undertaken.
	3	Ensure correct legal description (check with Planning Services).
	4	Name, address and phone number of owner and builder. Contact name, address and phone number of Principal Consultant (Person co-ordinating consent who is to be contacted regarding progress of consent)
	5	If a vehicle crossing is to be installed include the name of Council's 'Approved Crossing Installer'.

PLANS Note: If you do not have the appropriate skills to prepare drawings, please engage a professional

	6	Two copies of each
	7	Drawing paper to be of good quality. All plans to be drawn in ink, to common scale such as 1:50, 1:100, 1:200 (site plans only) with all dimensions given in metric terms.
	8	Provide access and facilities for disabled persons (normally required for all new buildings and alterations apart from residential) (refer NZS 4121 and Section 47A of New Zealand Building Act 1991.

SITE PLAN

	9	Provide "Certificate of Title", Date stamped by Land Transfer Officer. To be current within the months of application.
	10	The site plan must include proposed boundaries between units on multi-unit developments even if subdivision is not envisaged immediately (check with Planning Services)
	11	A full site plan to show proposed building project, including all existing buildings, to a scale of 1:200 (this plan is also to show eaves).
	12	All measurements from boundaries to the nearest parts of proposed and existing buildings.
	13	Neighbours consent, resource consent applications, if required (check with Planning Services)
	14	Show the layout of existing and proposed sanitary and stormwater drains and water mains and distance from the connection point to the side boundary.
	15	Show the invert levels of stormwater and sanitary sewers at head of drain legs and at connection point of private to public drains i.e. longitudinal drawing showing the above information and ground levels.
	16	Show size and location of water connection. (If a multi-unit development then show internal reticulation and individual stop valves).
	17	Show site levels (both existing and proposed). Also floor level of the building to the finished ground levels and crown of road.
	18	All carparking and/or loading provisions are to be drawn to scale on the site plan, including all existing and proposed vehicle crossings for the site. Any street trees, and also tobys, manholes, etc. to be shown in relation to vehicle crossings.

FLOOR PLAN

	19	A floor plan of each floor level to a scale of 1:100. Plan to include complete floor layout and use of each section, including position of all plumbing and sanitary fittings, wastes and back-vents. For commercial developments levels to be given in terms of City Datum.

ELEVATIONS

	20	An elevation of 1:100, each external wall showing relevant heights from highest point of roof to finished ground level.
	21	Location of wall and roof bracing to be shown on elevations.

FOUNDATION PLANS

22 For timber floor, show location and type of all piles and sub-floor timber braces, or alternatively, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross section is required.

CROSS SECTION DETAILS

23 Sufficient cross sections through the building to show foundations details, floor system, wall construction and roof construction. Also required are type and location of wall claddings and roof covering.

24 Show construction details of terraces, steps, balustrades, retaining wall etc.

25 Details of thermal insulation to be shown (dimensions, type and value)

WALL BRACING CALCULATIONS

26 Submit wall bracing calculations and floor plan, detailing location and type of bracing elements.

27 NOTE: One room additions. Locate bracing requirements and their respective values on the elevations.

FIRE WALL AND FIRE RATING REQUIREMENTS

28 Indicate on drawings where a Design Detail is to be used.

29 All other fire walls require Engineer's calculations, Design certificate and drawings.

30 For commercial and larger projects, a philosophy detailing the fire safety design and means of egress is required. This design may be obtained from C1, C2, C3 or B4 of the Building Code acceptable solutions or be compiled by a certified fire engineer.

TWO OR MORE STOREYS

31 Isometric drawings of soil and waste systems to be included in application, showing positions of all sinks and water closets.

32 For additional storeys to existing dwelling, supply calculations to prove existing structure will carry additional load.

TWO OR MORE UNITS ON SITE

33 Domestic: Access to be formed to the satisfaction of the Wanganui District Council – be stated in plan and specifications.

34 Commercial and Manufacturing: Access and parking area to be formed to the satisfaction of the Wanganui District Council on plans and specifications.

SPECIFICATIONS

35 Provide written specifications adequately describing all building work. For minor alterations ensure adequate details are included on the drawings.

36 Specifications for ALL new buildings to stipulate that power and telephone cables will be underground.

SPECIFIC DESIGN

To enable our Structural Engineers to process these types of applications, please provide the following: information

37 Full engineering calculations and drawings. ALL plans and/or details of specifically designed structures to be checked and signed by the Design Engineer (change of use of a building will normally require a structural upgrade) Section 46, Building Act 1991.

38 Producer Statements, Design and Design Review (may be acceptable instead of Council checking of Engineering Design) check with Building Control Officers.

39 Name and address of Engineer

40 Written proof of Engineers supervision (where required).

WATER SUPPLY

41 Site plan to show either the position and size of the existing water supply or details of the new connection, supply etc.

STORM-WATER

42 All sealed areas to have storm-water run off piped from site, falls and levels of sump top and discharge point to be shown.

Wanganui District Council

Building a better community with the people of the Wanganui District

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

TOTAL INSPECTION TIME REPORT

Building Consent Number BC04/1454

Total Estimated Inspection Time	45
Total Actual Inspection Time	0
Inspection Time Difference **At BC Issue** Time to be charged. **At Completion** Positive amount = time to be credited Negative amount = time to be charged	45

Signed for and on behalf of the Wanganui District Council

40min

Department of
Building and Housing
Te Tari Kaupapa Whare

Licensing of Building Practitioners Get it right first time

What is happening?
The Government is introducing licensing for building practitioners, including designers, builders, carpenters and tradespeople.

When does licensing start?
Licensing will be introduced gradually over the next 5 years.

Key dates to remember are:

- 1 November 2007 – Voluntary licensing for designers and people who coordinate the building site (for example, builders) and carpenters.
- 30 November 2009 – Mandatory for major building work to be overseen by design and site building practitioners.
- 30 November 2011 – Trade (carpentry, roofing, brick and block laying, external plastering) and specialist licences (concrete construction, steel construction, building services) required for structure and envelope work.

What type of work will require a licensed building practitioner?
A licensed building practitioner will be required if you are doing major work on buildings that will be occupied by people that involves:

- building new buildings, for example, a new home.
- changing the use of buildings, for example, converting a house into flats.
- carrying out major alterations and extensions, for example, adding a new room.

Can I still do this type of work if I am not licensed?
Yes, but you will need to be supervised by a licensed building practitioner who will confirm the work has been completed to the required standard.

Using or being supervised by a licensed building practitioner helps current and future owners and users of buildings be sure the work has been done properly.

Want to know more?
For more information on licensing: visit www.dbh.govt.nz, or call free on 0800 60 60 50.

Curtain tracks and curtains

- Curtain tracks need to be fitted high enough to clear heads and also not look too low. The recommended height is 2000 - 2100mm from the floor.
- A continuous aluminium track with a radiused corner (or corners) is usually best. These are supplied with a rod to attach the outside corner to the ceiling.
- In some cases a straight chromed rod fixed with end flanges can be used.
- Where a window is included in the shower area, a 'U' or 'J' shaped track can be used so that the shower curtain covers the window.
- Curtains need to be longer than standard stock sizes so will need to be pre-ordered.
- If curtains touch the floor they will reduce splashing outside the shower area.
- Light weight nylon curtains either need to be weighted along the bottom hem or left slightly long (say 20mm) so that they will 'stick' to the floor when they get wet.
- Nylon curtains are easily laundered in a washing machine. Heavier plastic curtains need to be scrubbed clean.

Grab rails

- Always decide on the positioning of grab rails with the user present - 50mm or so either way can make all the difference to their usefulness to the user.
- Grab rail positioning shown in standard codes of practice are for facilities in public buildings. In a private home you are not fitting grab rails for the average person. You have a specific client with unique requirements.
- Determine the approximate positioning in consultation with the client and an occupational therapist before walls are lined, and provide generous fixing so that the accurate position can be finalised once all the work is finished.
- Good quality stainless steel grab rails are the safest and the longest lasting option (they are usually the most expensive).

Floor drains

- It is important to use a floor drain which will allow the floor vinyl to be turned down into the neck of the drain and held firmly in place by a vinyl holding ring.
- With all other designs there is a high risk of the vinyl around the drain lifting, allowing water to get under the vinyl and causing the floor to fail.

SUITABLE DRAINS - TWO EXAMPLES

'Purus' Bastu Mini Drain

This is a floor drain especially designed for use with vinyl flooring. The vinyl is turned down into a recessed area in the neck of the drain and held in place by an expanding ring.

This is only a drain so it must be trapped. The trap can be fitted below the floor or outside the exterior wall of the house providing the trap is no more than 600mm from the drain (e.g. with concrete slab floors or suspended floors with no access underneath).

'Esi-Clean' Waste Trap

This is a floor drain and trap combined. A 'vinyl ring' is available from the manufacturers.

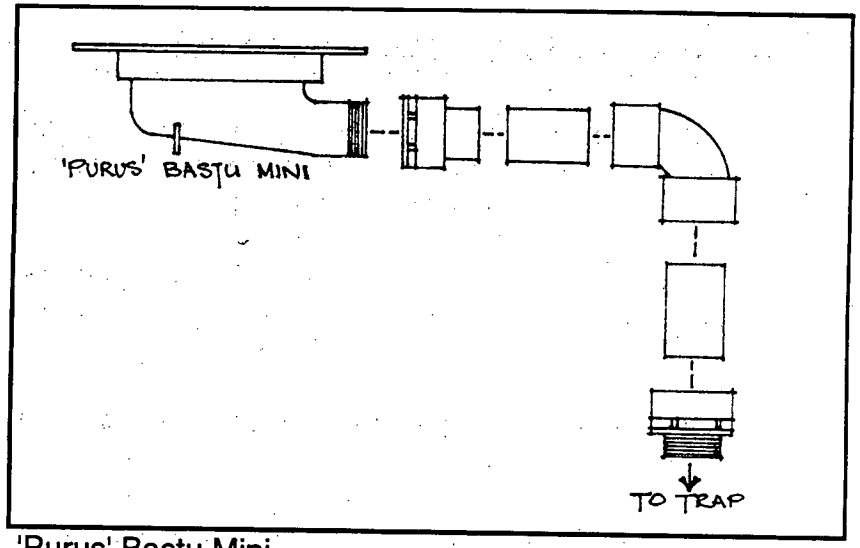
The standard design has a bottom outlet.

A side outlet model is also available.

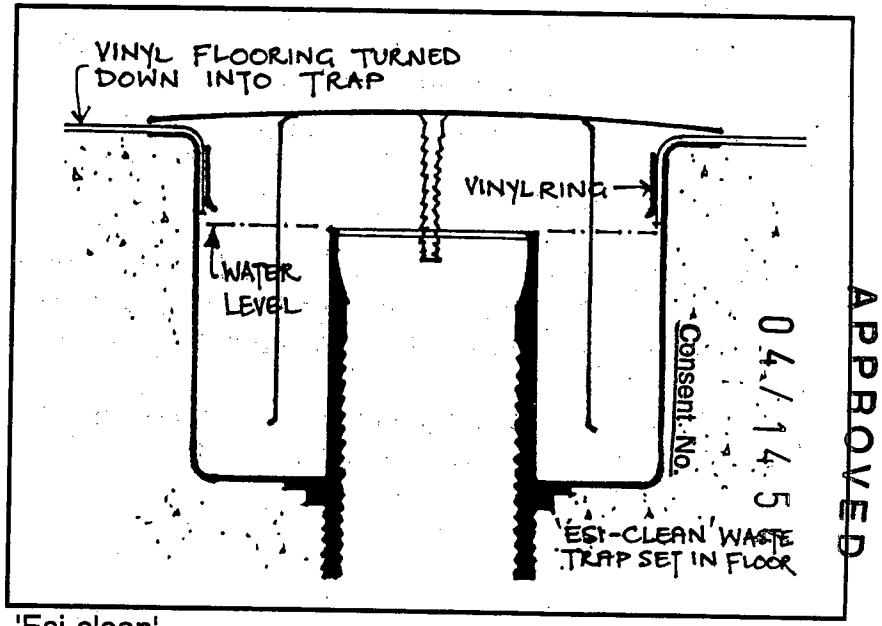
These waste traps are suitable for all situations with either wooden or concrete floors.

It is often more convenient to use a waste trap for a concrete floor, an upper floor situation or where access under a house is restricted.

[Refer to the advertising supplement.]



'Purus' Bastu Mini



'Esi-clean'

Fixing the wall cladding

Caution:

Test out the shower **before** the linings go on, remembering to hold the rose at the maximum height required (with low pressure systems the higher the rose, the lower the pressure).

1. Pack out the walls to give a drip space in the shower area (minimum 8mm). Nail the bottom packer through the vinyl with galvanised nails. Figures 7 and 11.

   NOTE: The drip space is very important. If wall linings are placed in contact with the vinyl, capillary action will allow water to track up between these two surfaces and cause the wall linings to rot or delaminate very quickly.

2. Before lining the wall, provide adequate fixing for grab rails and curtain tracks (sheet materials e.g. offcuts from the 17mm floor ply are useful).
   Also adjust packing to eliminate irregularities in the walls wherever possible to provide a plane surface for fixing linings.

3. Fit prefinished wallboard linings according to manufacturer's instructions.

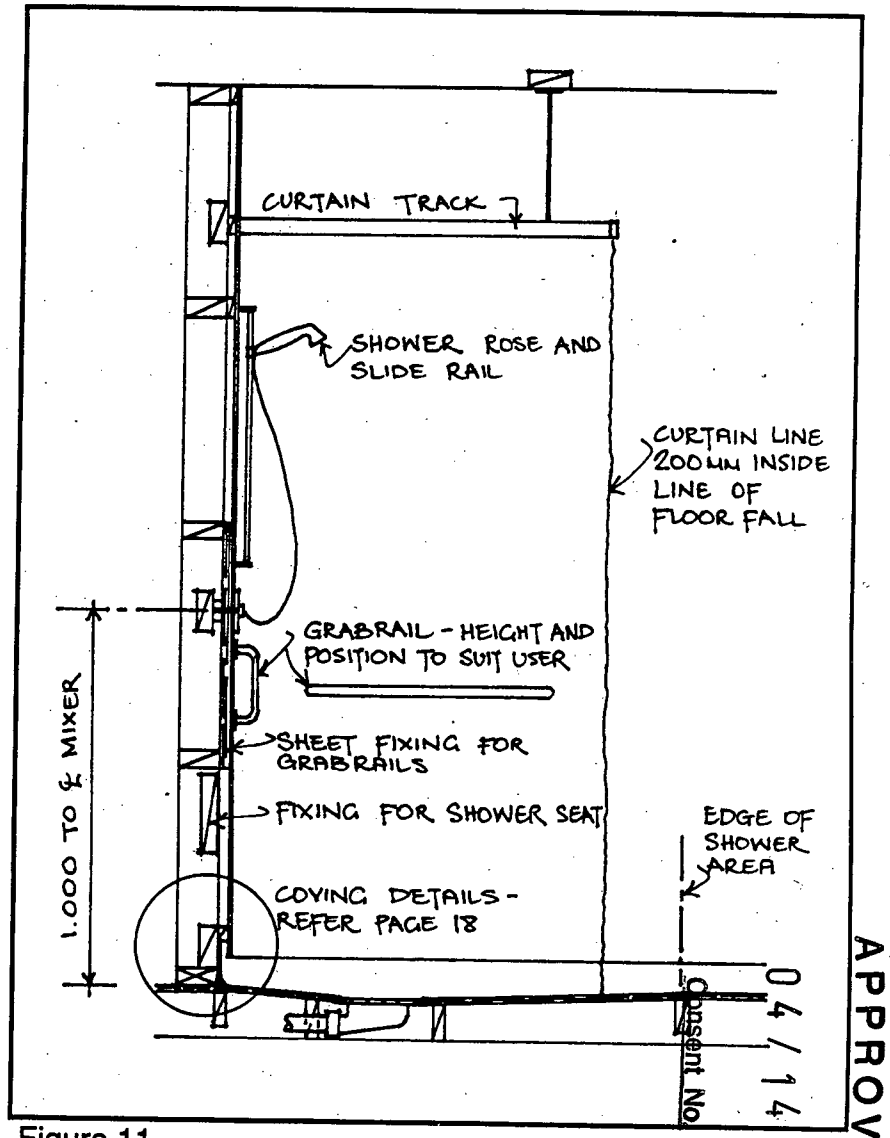


Figure 11

FITTING THE VINYL AROUND THE DRAIN

- Use of contact adhesive is strongly recommended for the coved upstands and around the drain (approx. 500mm diameter circle of contact adhesive).

- After laying cut a hole over the drain, leaving 30mm waste around the circumference.
  Pre-heat for flexibility. Figure 9.

- If installing a 'Purus' drain, adjust the clamping ring to obtain a tight press fit.

- Trim excess material, then fit the clamping ring ensuring it is correctly seated in the neck of the drain.

- Install grille.

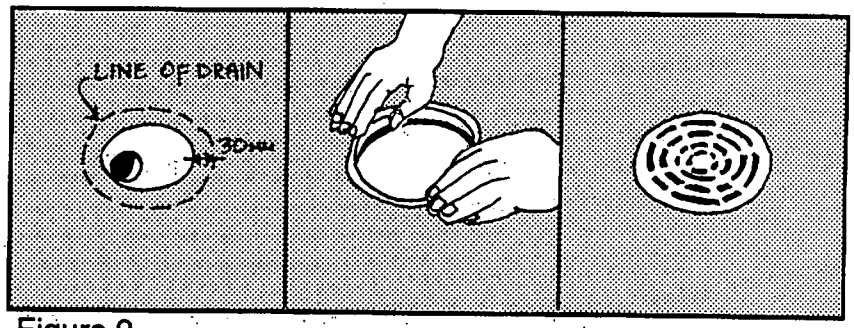


Figure 9

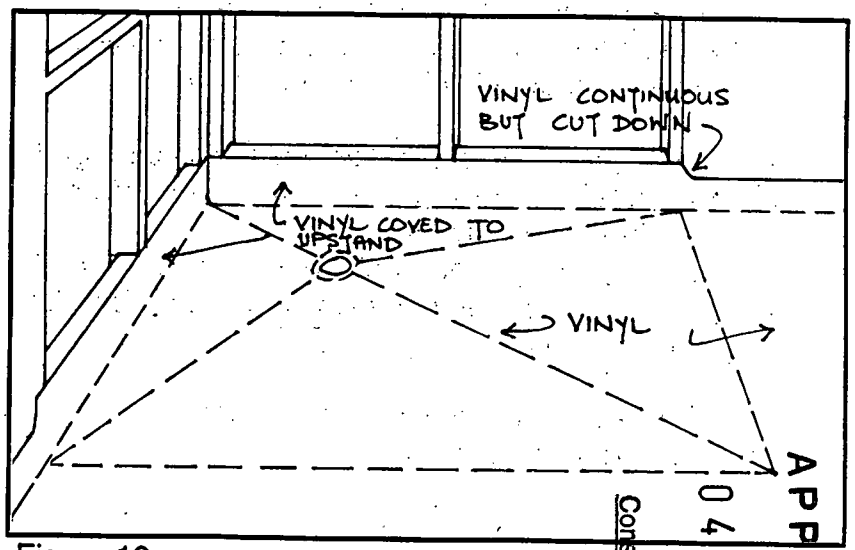


Figure 10

Choosing and laying the vinyl

- Several different vinyls are available which have been designed as safety flooring in commercial situations - these are the best vinyls to use for wet area showers.

- It is preferable to use the anti-slip vinyl over the whole bathroom floor - this vinyl is less slippery than most tiles and stainless steel.

- The vinyl must be a pure anti-slip vinyl at least 2mm thick and 2000mm or 1830mm wide so that no join is necessary in the shower area.
  [Refer to the advertising supplement.]

- In most situations the bathroom is small with the whole floor clad with vinyl. Often at least part of the floor will be wet so it is important that the floor has good slip resistance for people wearing footwear in the bathroom.

- Some manufacturers produce a textured vinyl especially for barefoot use (such as in showers). While offering slightly better slip resistance for barefoot use, these vinyls may be less slip resistant to footwear use and will certainly be more difficult to keep clean.
  My opinion is that this is not the best material to use if the whole bathroom floor is being clad.

Caution:

Even though anti-slip vinyls are used it is still possible to slip on quantities of soap or shampoo or to aquaplane on a thin film of water. Some ambulatory disabled people who are uncertain of their footing may find it necessary to use a rubber mat in the shower area.

LAYING THE VINYL

- The vinyl must be laid **before** the walls are lined and be continuous under the toilet pan.

- Laying these vinyls is difficult so the work should be done by an experienced vinyl layer.

- Prepare the surface of the floor carefully - fill cracks and screwheads and lightly sand any unevenness.

- Cove vinyl up all walls. (See Figures 7, 8 and 10.)
  A 19mm radius cove will usually be suitable. However in some situations 'pencil coving' may be better (e.g. in a shower box area).

- Avoid external mitres where possible by flat laying one vertical surface.

- Use contact adhesive for the coved upstands and around the drain.

- Do not have joins in the vinyl within the shower area.

- Chemically weld or heat weld all joins.

- The internal corners especially in the shower area should be carefully formed and chemically welded.

Vinyl coving details

SHOWER WALLS

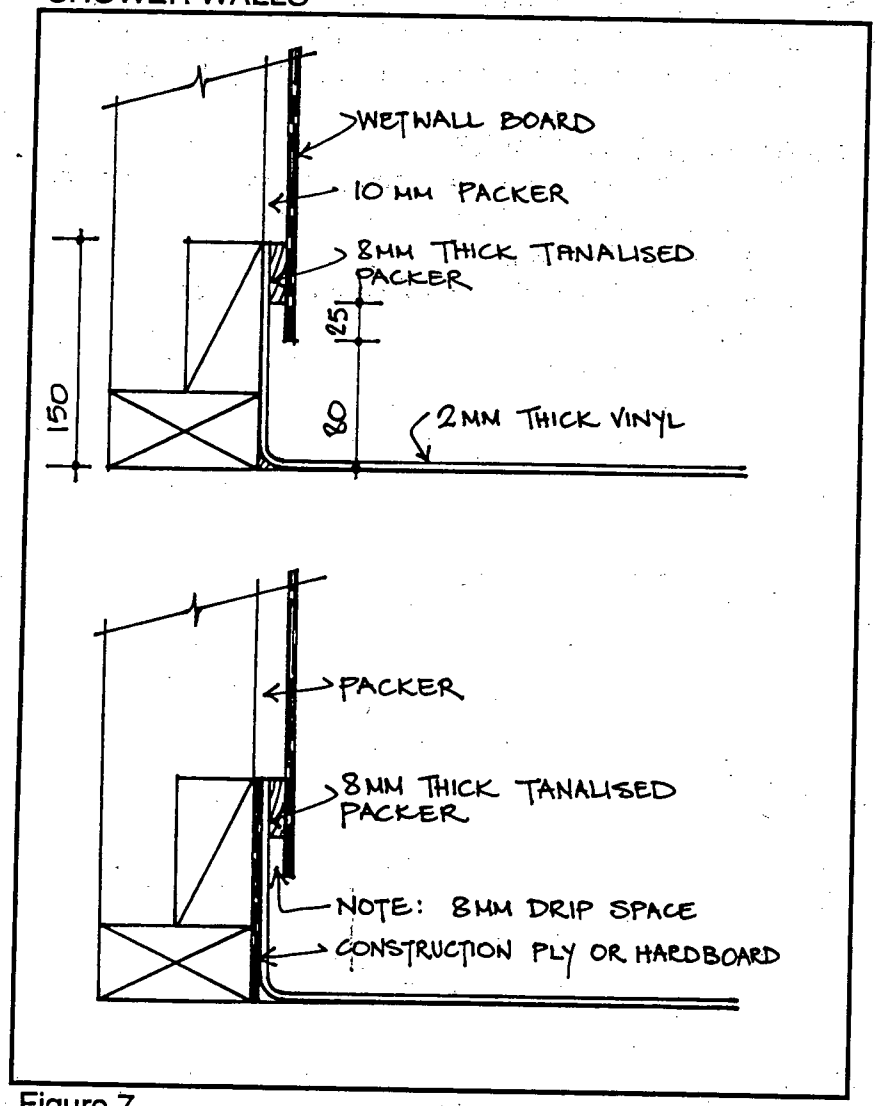


Figure 7

BATHROOM WALLS

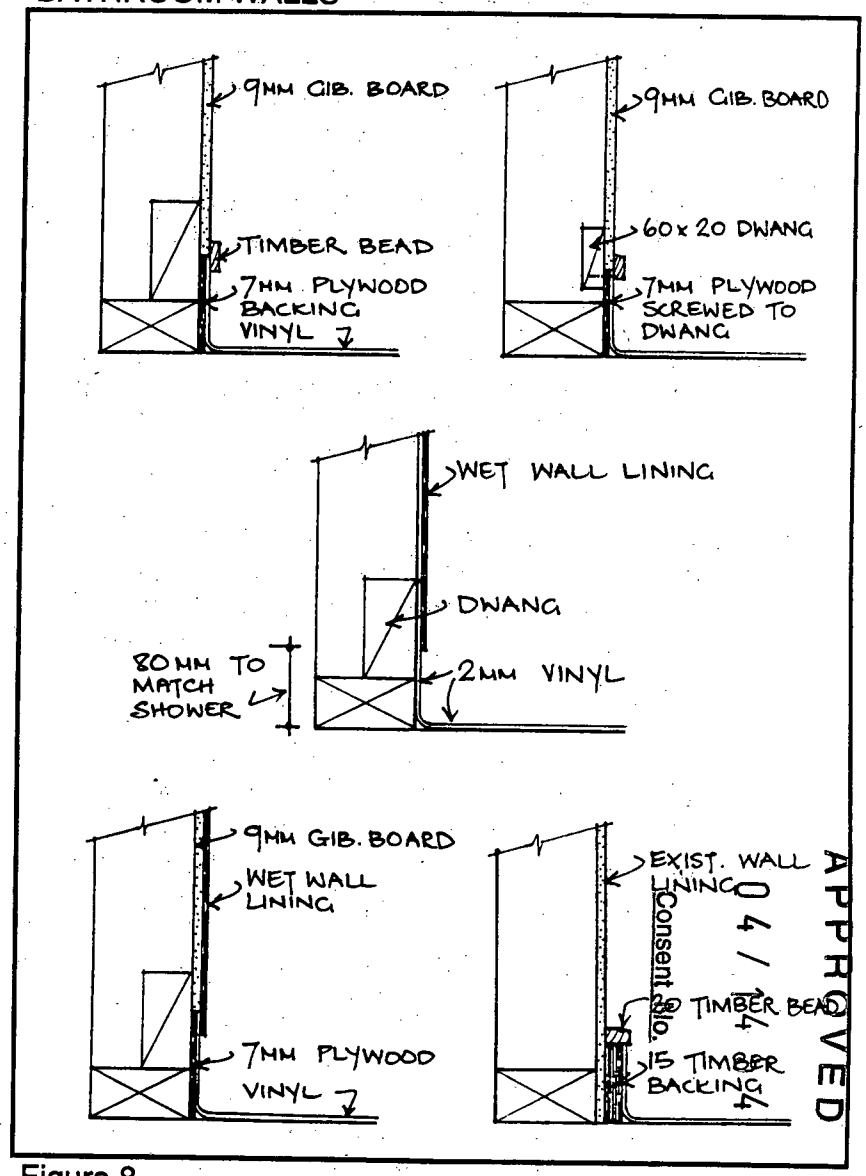


Figure 8

12. Cut along the diagonals on the underside of the ply with a skill saw. Set the depth of the cut so that two laminations remain intact.

13. Screw the ply down thoroughly, and also all cut edges and ends of the original flooring using 1¾" Screwfast screws throughout. Position screws at 100mm centres along edges, 150mm centres on floor joists and 150mm centres each side of the diagonals (a total of about 150 screws). Figures 5 and 6.

14. Fix 4.75mm standard hardboard to the remainder of the floor area using staples or galvanised nails at 100mm centres. Figures 5 and 6.
    Use of oil tempered hardboard is not advisable because it may react with the vinyl adhesive.

15. Prepare the bottom of the walls to allow the vinyl to be coved up 150mm on shower area walls and 75 - 100mm on other walls.
    See Figures 7 and 8 for details of recommended methods.

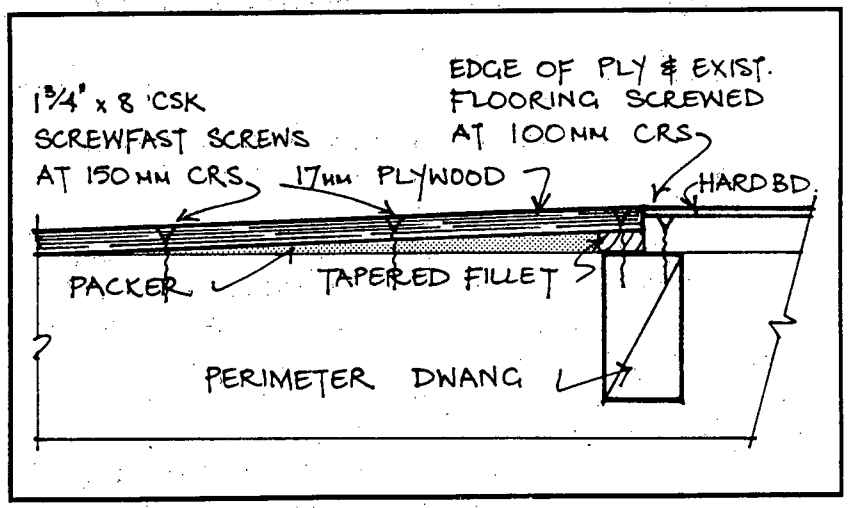


Figure 5

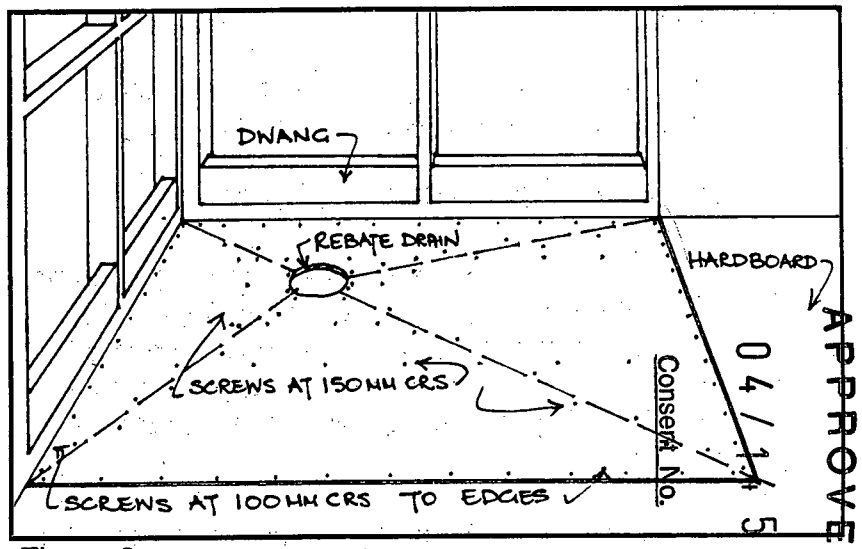


Figure 6

5. Insert a tapered fillet of suitable thickness around the perimeter to allow 17mm for the construction ply. Figures 3 and 5.

6. Set out the position and level of the drain (use a temporary dwang). A fall of 20 - 25mm measured from the perimeter to the centre of the drain is sufficient. (Figures 3 and 4.) If the existing house floor is not level it may be necessary to increase the fall slightly to compensate.

7. Establish diagonal lines running from the centre of the drain out to the corners of the shower area. Dwang these diagonals (100 x 50mm on flat) and trim joists as necessary to produce four triangular sloping planes converging at the centre of the drain (use an electric planer). Figures 3, 4 and 6.

8. Provide extra dwangs to support the ply around the drain where necessary. Figure 4.

9. Use tapered packers to pack any parts of the original joists which are too low. Figures 3, 4 and 5.

10. Cut the construction ply to size. Mark the centre of the drain and the diagonals on both sides of the ply.

11. Cut the appropriate sized hole for the drain and rebate as necessary so that the top of the drain flange will be flush with the surface of the ply. Figure 6.

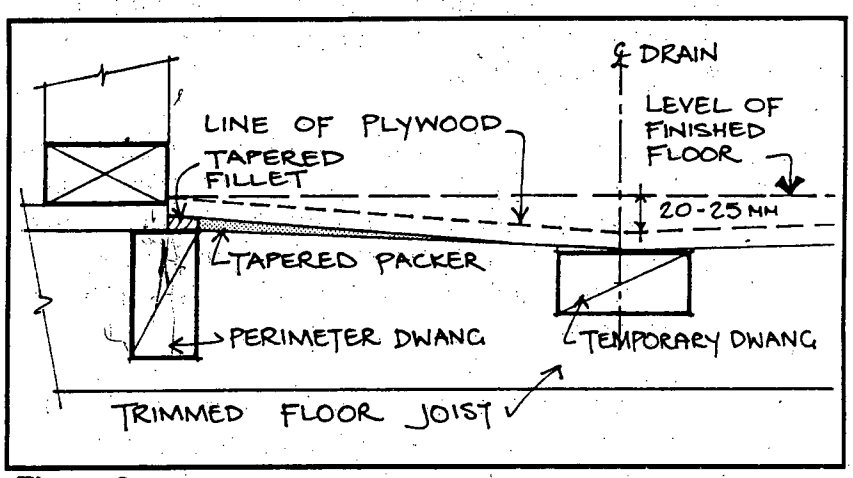


Figure 3

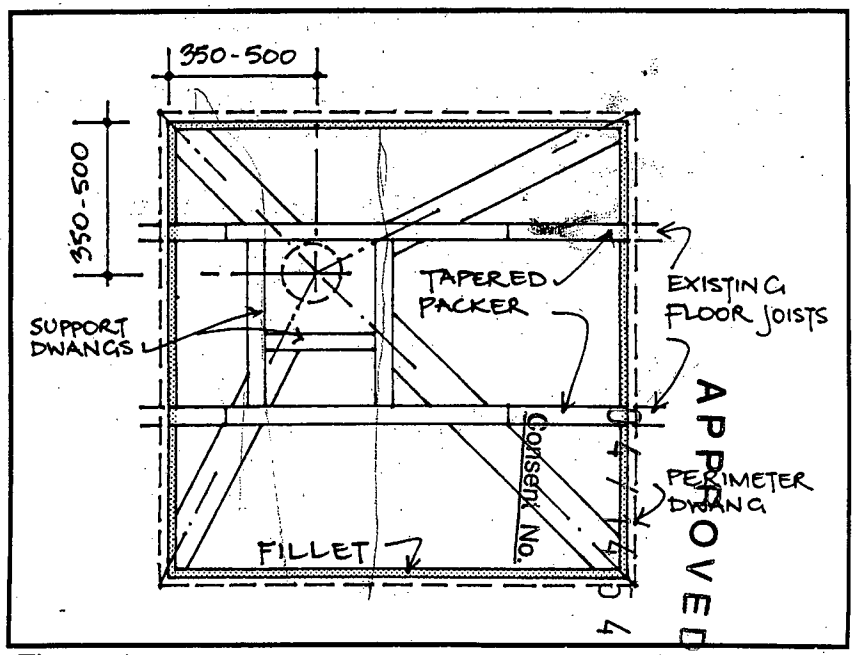
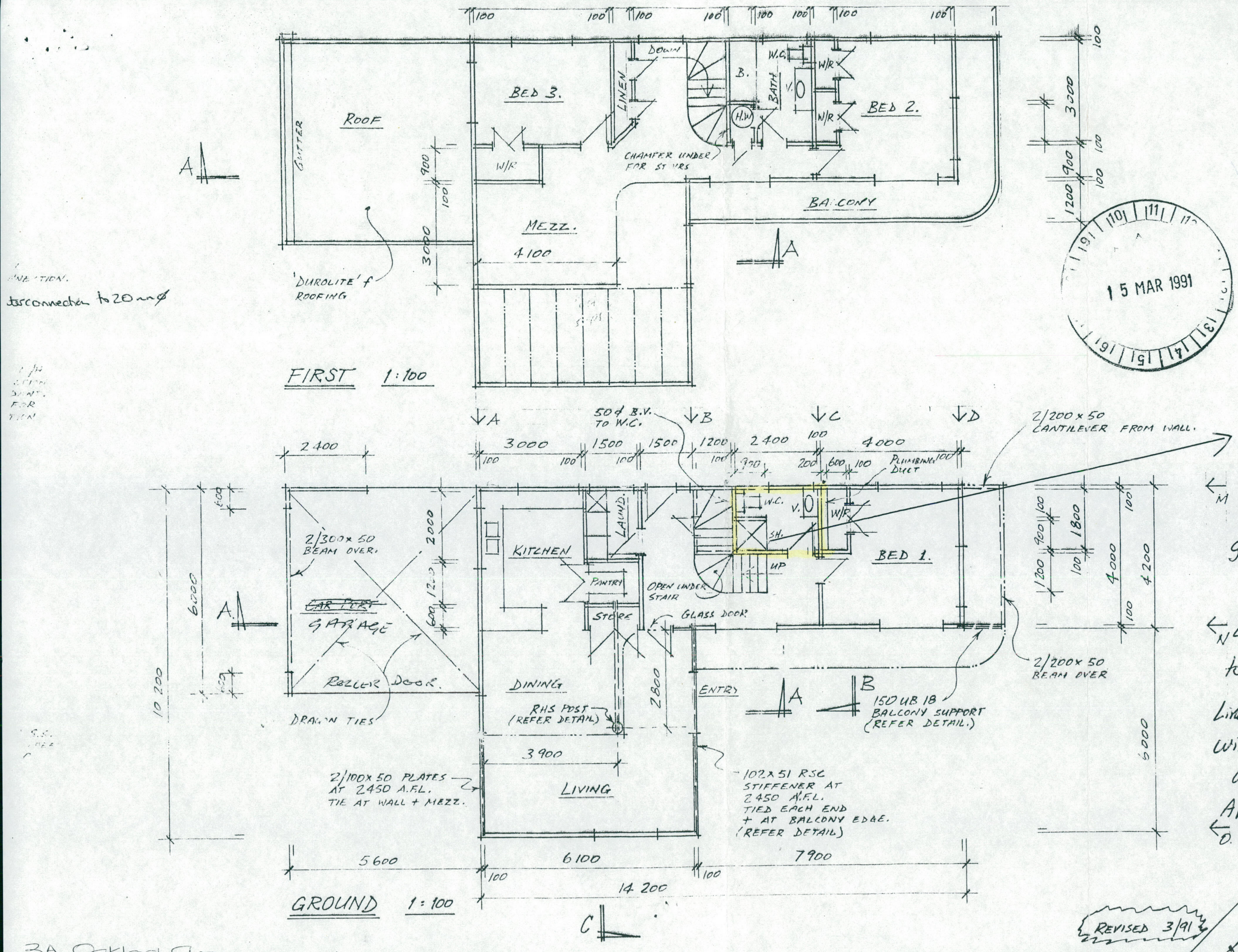


Figure 4



APPROVED
04/1454
Consent No.

8-9-04

Scope of Works

Remove shower cubicle

Scabble concrete floor to new falls

Lay nonslip Vinyl to whole of room

Line walls of Shower with Hardie glaze wet wall Linings

Alter door from swing to Slide door

3A Oakland Ave.

KLAND AVE., St. JOHNS HILL, WANGANUI. Nov. 1990 G. J. Wrightson

Wet Area Shower

Address	3A Oakland Ave

Consent No	Date	Inspector	Compliance
BC4/14454	12/4/04	GRE	

Final			Comment
Gulley dishes	☑ OK	☐ N/A	
Wastes to gullys	☑ OK	☐ N/A	
Drain vents	☑ OK	☐ N/A	
Pipe support	☑ OK	☐ N/A	
Hot water temp control	☑ OK	☐ N/A	54 °C
Trap seals and AAVs	☑ OK	☐ N/A	
WCs	☑ OK	☐ N/A	
Floor sealing	☑ OK	☐ N/A	
Wetwall	☑ OK	☐ N/A	
Wetwall floor junction	☑ OK	☐ N/A	
Safety Glass	☑ OK	☐ N/A	
	☐ OK	☐ N/A	
Smoke Alarm	☑ OK	☐ N/A	

Comments
All OK water temp 54°C, new safety glass in windows, existing operative smoke alarms.

ENTERED 99

Issue CCC

Wanganui District Council

Building a better community with the people of the Wanganui District

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

CODE COMPLIANCE CERTIFICATE NUMBER BC04/1454

Section 43(3), Building Act 1991

Mrs GJ Elliot
C/- 3A Oakland Avenue
WANGANUI

Building Consent No: BC04/1454

Issue Date: 17/11/2004

Project Location	***Assessment Number/Legal Description***
3 A Oakland Ave WANGANUI 5001	LOT 1 DP 68704 0.0477 Ha
Type of Work	***Description of Work***
SingDetRes	Install a wet area shower
Intended Life	***Estimated Value***
50 years	$5000.00

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:

A J Jamieson
Team Leader Building Services
Environmental Services Business Unit

Date: 17 November, 2004