



Tasman District Council

189 Queen Street, Richmond 7020

building.support@tasman.govt.nz

03 543 8400

CA211351

Alpha ID: 211351

Application Type: Certificate of Acceptance

Site Address: 113 King Edward Street, Motueka

Project Description: Two new sanitary fixtures installed for a shower and a basin

Project Status: COA Issued

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Date Submitted: Thursday, 28 October 2021

Form 8**Application for certificate of acceptance***Section 97, Building Act 2004***The building**

Street address of building: 113 King Edward Street
 Tasman
 7120

Legal description of land where building is located: Pt Sec 3 Sec 177 Motueka DIST

Building name: Main Building

Location of building within site/block number: 113 King Edward Street
 Tasman
 7120

Number of levels: No information provided

Level/unit number: No information provided

Area: Total: Not provided, Change: Not provided

Current, lawfully established, use: Level 1: 2.0 Housing: 2.0.2 Detached Dwelling has 2 occupants

Year first constructed: 1977

The owner

Name of owner: Matt Galvin

Contact person: Matt

Mailing address: 113 King Edward Street
 Tasman
 7120

Street address/registered office: No information provided

Phone number: Landline: 006427768628 Mobile: N/A

Daytime: Landline: 006427768628 Mobile: N/A

After hours: Landline: 006427768628 Mobile: N/A

Facsimile number: No information provided

Email address: matthew.james@hotmail.com

Website: No information provided

The following evidence of ownership is attached to this application:

1. NL94_141_Title_Search_Copy.pdf (152.88K)

Agent

Name of agent: Keith Langham
 Mailing address: 11b Lemari Avenue
 Stoke
 Nelson
 7011
 Street address/registered office: 11b Lemari Avenue
 Stoke
 Nelson
 Phone number: Landline: 0273444265 Mobile: 0273444265
 Daytime: Landline: 0273444265 Mobile: 0273444265
 After hours: Landline: 0273444265 Mobile: 0273444265
 Facsimile number: No information provided
 Email address: asap.buildinginspections@outlook.com
 Website: No information provided
 Relationship to owner: Application made on owners behalf
 First point of contact for communications with the council/building consent authority:
 Full name: Matt Galvin
 Mailing address: 113 King Edward Street
 Tasman
 Motueka 7120
 Phone number(s): 006427768628
 Facsimile number(s): No information provided
 Email address(es): matthew.james@hotmail.com

Application

I request that you issue a certificate of acceptance for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

KEITH LANGHAM

Date: 28 Oct 2021

space for council use

Application Type: Certificate of Acceptance
 Reference Key: 65113174WC
 Name: Keith Langham
 Application Role: Agent

Building work

Description of the building work:

install two sanitary fixtures, shower and basin

Date building work carried out: Unknown

The personnel who carried out the building work are as follows:

Name	Hays Plumbing
Address	12 King Edward Street, Tasman, Motueka, 7120
Phone number	035287744
Registration number	23431
Licensed building practitioner number	N/A

Did the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: 50 years

List building consents previously issued for this project (if any): No information provided

Estimated value of the building work on which the building \$3,000

levy will be calculated (including goods and services tax):

The following plans and specifications are attached to this application:

1. lary_floor_plan.pdf (257.52K)

Reasons why a certificate of acceptance is required:

The owner, or the owners predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because:

the owners were not aware that consent was required and were not advised as such.

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. lary_floor_plan.pdf (257.52K)

Record of title

1. NL94_141_Title_Search_Copy.pdf (152.88K)

Restricted building work memorandums / Owner-builder declaration

1. CoA_21.pdf (319.83K)

Supporting documents

1. 113_King_Edward_Street_Galvin.pdf (118.47K)

Energy works certificate

1. Matt_Galvin_Electrical_Inspection.pdf (441.44K)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




 R.W. Muir
 Registrar-General
 of Land

Identifier **NL94/141**
Land Registration District **Nelson**
Date Issued 23 October 1945

Prior References

NL62/101

Estate	Fee Simple
Area	1012 square metres more or less
Legal Description	Part Section 3 Section 177 District of Motueka and Defined On Deposited Plan 2616

Registered Owners

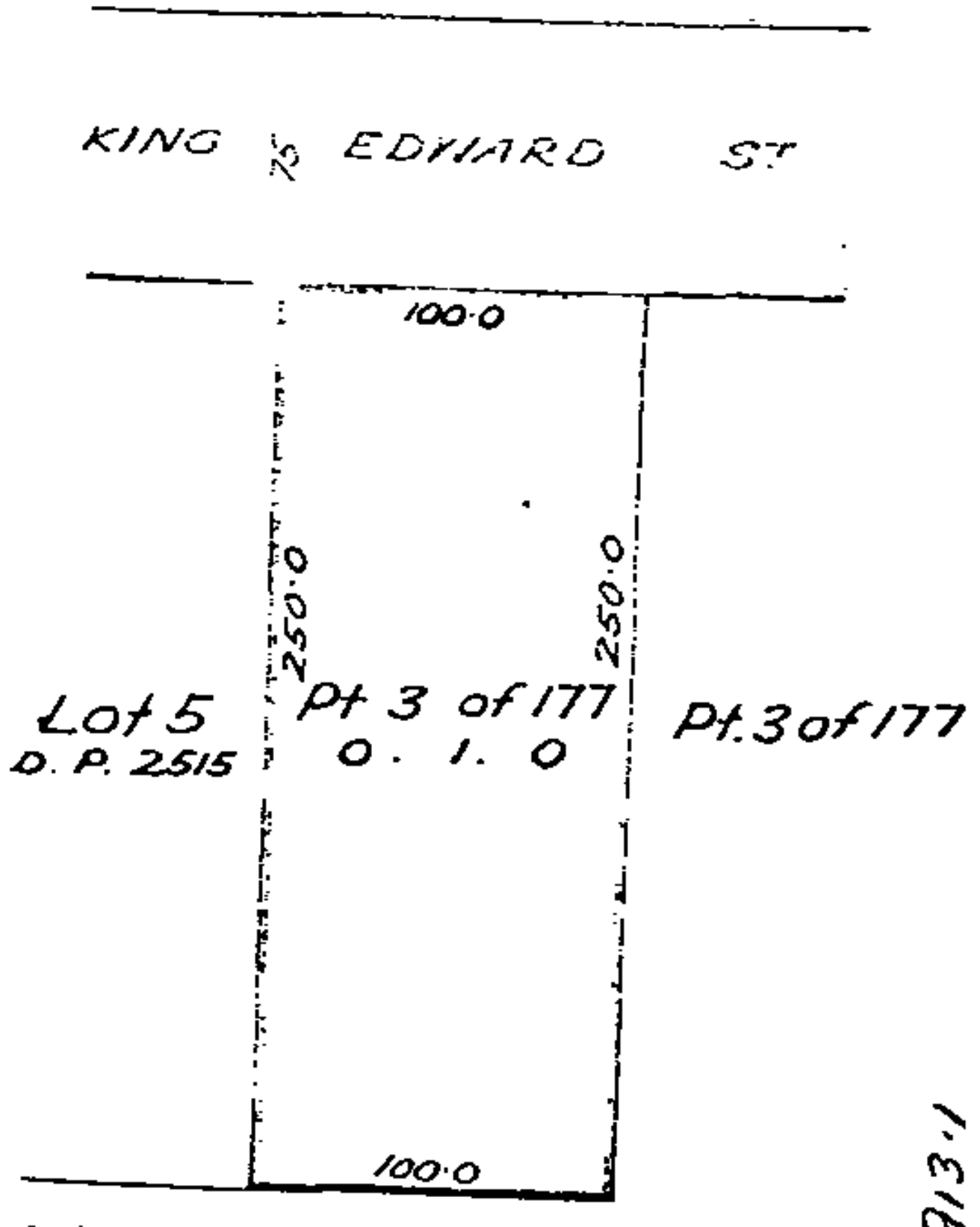
Patricia Elizabeth Tennet, John Francis Galvin and Horsley Christie Trustee Limited

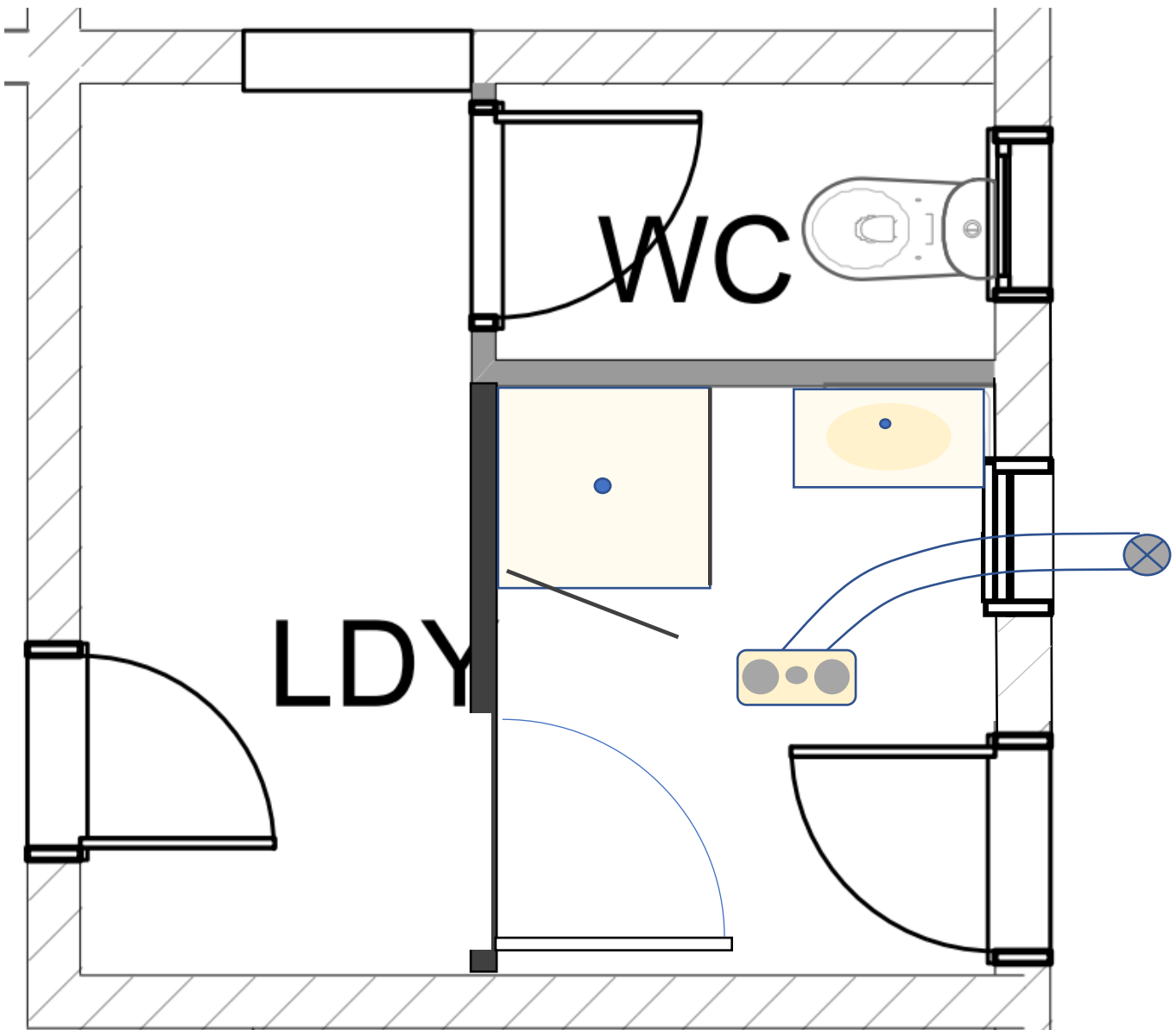
Interests

1034 Order in Council imposing Building Line Restriction - 12.3.1937 at 10.00 am

Identifier

NL94/141





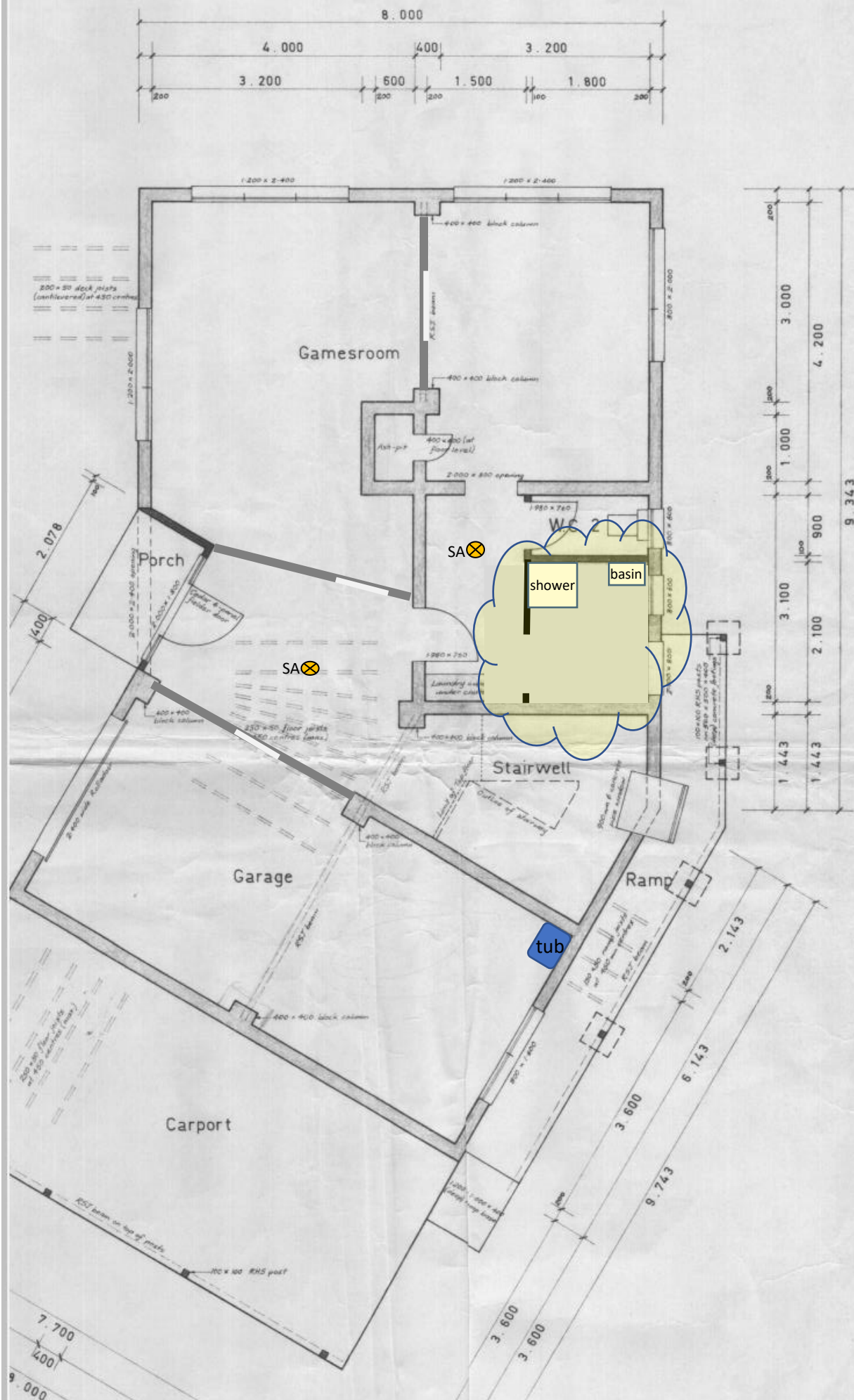
Certificate of acceptance application for installing additional sanitary fixtures to create a bathroom in what used to be a laundry. The laundry has been relocated to the rear of the garage. Two additional sanitary fixtures have been installed a shower and a vanity.

The relocation of the laundry tub was considered exempt work.

Schedule 1 of the Building Act 2004

35. Alteration to existing sanitary plumbing (excluding water heaters)

1. Alteration to existing sanitary plumbing in a building, provided that:
 - (a). the total number of sanitary fixtures in the building is not increased by the alteration; and
 - (b). the alteration does not modify or affect any specified system.





Electrical inspection - 113 King Edward Street 7120

All sub circuits are TPS (Tough plastic sheath) cabling - industry standard
No original circuitry present.

Resettable type overload protection in outside meter box fuse panel located under external ramp

RCD (Residual Current device) fitted to circuits / electrical fixtures present in damp areas, such as the bathroom(s), laundry. Also includes an outdoor socket supplying the gas califont.

Visual inspection pass for main earth system, switchboard, hot water system, oven, light switches and fixtures and power outlets.

Elite Electrical Services Ltd

Kane McLeod

A blue ink signature of Kane McLeod, written in a cursive style.

13.10.2021



12 King Edward Street - Motueka
 PO Box 165
 Ph: 03 528 7744 / Fax 03 528 8129
 Ph: 03 528 7744
operations@haysplumbing.co.nz

PRESSURE TEST CERTIFICATE

Piped Services at Pre-line

Issued by: **Hays Plumbing Services Ltd**

Registration Number: **23431**

Date: **31/10/2014**

In respect to the following

Piped services installed in accordance with G12.AS1 or NZ/AUS3500.1 and 3

Property Owner : **Matthew & Ruth Galvin**

Installed at: (Property Address): **113 King Edward Street, Motueka**

Building Consent Number: **n/a**

Signature of Client / Builder

Signature: Nick Mercer

		TICK
POLYBUTYLENE	30 MINUTE TEST , 1500KPA (220PSI)	✓
	12HR TEST , 700 KPA, (150 PSI)	
FUSIOTHERM	TEST 3 X 30 MINUTE AT 20 BAR SEPARATE FUSIO TEST REPORT ATTACHED	
COPPER	30 MINUTE TEST 1500 KPA	
REHAU RAUTITAN	30 MINUTE TEST 1500 KPA	

FOR COUNCIL USE ONLY

Register Check

☐

Date _____

Inspector Name : _____ Signature: _____



Keith and Bronwyn Langham
 11b Lemari Avenue,
 Nelson 7011
 0273444265
 0212472323

Unauthorised building work report for **Certificate of Acceptance application.**

3113-21

Address 113 King Edward Street
 94/141 Pt Sec 3 Sec 177 Motueka DIST
 1956041600

Report requested by; Matt Galvin, owner

Inspector Keith Langham, ASAP Building Inspections Ltd.

Inspectors qualifications 49 years building industry experience, including 7 years as a council building inspector. NDCM, NZCB, NZCQS, IQPI Current role 15 years.

Date of inspection: 13 October 2021

Brief: the building work considered in this report is identified as moving the laundry tub and changing the original laundry to a bathroom with shower and basin. This application is for the installation of the shower and hand basin, the relocation of the laundry tub is considered exempt work.

The original house was built in 1977.

This report is the result of a visual inspection only no other work was inspected or considered in this report, and no destructive testing was undertaken.

General description of work;

The laundry tub was relocated to a garage space on the same floor level. The original laundry room was closed off and an acrylic shower and a vanity were installed, safety glass in the window and exterior door and an extract fan/light/heat unit installed in the ceiling.

The work that required building consent is the installation of 2 sanitary fixtures in this case the shower and vanity basin.



Detailed description of work;

The original plans for the lower floor of this house show the internal and external walls as concrete block with a laundry area with external access and a window, within the laundry room is a walled off toilet named WC 2.

The floor is vinyl and walls painted making them impervious to water.

Waste from the laundry tub goes to gully on the outside wall.

This gully now receives the waste from the shower and basin.

There is also a gully at the head of the drain and the relocated laundry discharges to this.

Hot water is supplied by a gas califont.



Basin waste through the wall, shower direct to gully. shower waste into side of gully

Shower;



The shower is a proprietary 2 sided acrylic unit with safety glass screen and door. Plumbing is within a new timber framed wall that separates the new bathroom. It has a mixer, flexile hose and shower rose.

A chase was cut through the concrete floor for the waste which goes to the gully trap outside.

We found no elevated moisture readings outside the shower at either corner or in the timber framed walls on two sides.

We believe this shower meets the performance requirements of the relevant clauses of the code.

Vanity;

The vanity has been installed where the laundry was previously located using the same plumbing. It has an acrylic top and is sealed to the painted walls.



Vanity sealed to both walls

1. Building elements which the consultant is satisfied, to the best of its knowledge and belief, and on reasonable grounds, deems to comply with the New Zealand Building Code

Building Code clause	Building element(s)
B1 - Structure	NA
B2 - Durability	Acrylic liners and basin.
D1 - Access routes	n/a
E1 - Surface water	n/a
E2 - External moisture	n/a
E3 - Internal moisture	impervious surfaces with no unsealed gaps.
F1 - Hazardous agents on site	n/a
F2 - Hazardous building materials	Safety glass to bathroom shower screen, window and door
F3 - Hazardous substances & processes	n/a
F4 - Safety from falling	n/a
F5 - Construction & demolition hazards	n/a
F6 - Visibility in escape routes	n/a
F7 - Warning systems	Shown on plan; existing and complying
F8 - Signs	n/a
G1 - Personal hygiene	n/a
G2 - Laundering	n/a

G3 - Food preparation & prevention of contamination	n/a
G4 - Ventilation	Extract unit in place
G5 - Interior environment	n/a
G6 - Airborne & Impact Sound	n/a
G7 - Natural light	n/a
G8 - Artificial light	n/a
G9 – Electricity	Electrical statement provided
G10 - Piped services	n/a
G11 - Gas as an energy source	n/a
G12 - Water supplies	Connected to existing, temp control by califont. Statement provided from plumber
G13 - Foul water	Connected to existing, falls on wastes work well.
G14 - Industrial liquid waste	n/a
G15 - Solid waste	n/a
H1 - Energy efficiency	Exterior wall of bathroom is concrete block

2. Building elements which are unable to be inspected

Building Code clause	Building element(s)
	Areas where compliance has been verified for B1 include
G12 - Water supplies	Some pipes are within the wall bur perform as they should
G13 - Foul water	The shower waste is under the floor but performs as it should

Exempt Building work (work which does not require a building consent or Certificate of Acceptance)

Areas of work covered under Schedule 1 exemptions and does not form part of this Certificate of Acceptance application.

- Relocation of the laundry tub to the garage.
- Building the wall to close off the new bathroom.



I consider the work to be safe and sanitary in terms of section 121 and 123 of the Building Act 2004.

I am satisfied that this work complies with the building code or requirements that were in force at the time of the construction and that this work would have been granted a building consent and code compliance certificate, had one been applied for.

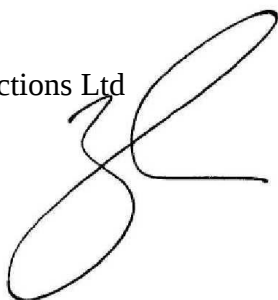
Limitations;

This property report is a visual one only of the building elements that could be seen easily and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore, we are unable to report that any such part of the structure is free from defects

This property report does not guarantee that the work complies with any Regulations or Acts.

This property report does not guarantee that the council will not require a building consent for any remedial work identified. Or that the council may or may not require additional reports from suitably qualified professionals, for example a structural engineer. These are additional to this report and will incur additional costs.

Keith Langham.
ASAP Building Inspections Ltd



Disclaimer;

- a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of the systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

01 November 2021

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION - VETTING

REFERENCE: CA211351

LOCATION: 113 King Edward Street, Motueka

PROJECT: Two new sanitary fixtures installed for a shower and a basin

We have received and vetted your application and require the following information in order to commence processing.

Application Form

The owner name listed on the application form does not match any of the names listed on the record of title. Please provide the contact name/s and contact details for current owner/s.

Deposit / Fee

Please arrange payment of the deposit fee to complete the lodgement process. The deposit for the application is \$1,000. Bank Details and payment reference number are shown at the bottom of the email.

Site Plans

Please provide a site plan with the following details:

- a) Location of all new and existing structures including swimming pools
- b) Legal and notional boundaries

Floor Plans

Floor plans do not provide sufficient information to enable a compliance decision. Please provide floor plans for the entire dwelling, including all levels and locations of smoke alarms

Plumbing & Drainage Detailing

Please provide an as-built drainage plan

Please respond to this request within 10 working days. We cannot formally accept your application for processing until all required information is received and your application may be refused.

If we have overlooked any of the information, please advise its location so that it can be re-checked. Should you have any queries, please contact us.

Yours sincerely

Deb Woodley

Debbie Woodley

Building Support Officer

On behalf of Tasman District Council

05 November 2021

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION - VETTING

REFERENCE: CA211351

LOCATION: 113 King Edward Street, Motueka

PROJECT: Two new sanitary fixtures installed for a shower and a basin

We have received and vetted your application and require the following information in order to commence processing.

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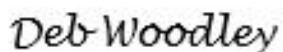
Application Form

The owner section of the application form must match the record of title therefore we cannot list Matt Galvin as an owner. However if the owner/s wish for Matt to act on their behalf, we can list him as a primary contact. We can also list Matt to pay the associated fee's. Please confirm the above and also confirm the owner names to be listed on this application form (if not all)

Please respond to this request within 10 working days. We cannot formally accept your application for processing until all required information is received and your application may be refused.

If we have overlooked any of the information, please advise its location so that it can be re-checked. Should you have any queries, please contact us.

Yours sincerely



Debbie Woodley

Building Support Officer

On behalf of Tasman District Council

CA211351 | 18 Nov 2022

Vetting Started Date: 01/11/2021 09:14 am

Vetting Completed Date: 20/12/2021 02:16 pm


tasman
district council

Te Kaunihera o

te tai o Aorere

VETTING CHECKLIST - AUDIT	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	N	DWy	01/11/2021 09:24 am	The owner name listed on the application form down not match any of the names listed on the record of title. Please provide the contact name/s and contact details for current owner/s.
	VRFI	DWy	01/11/2021 09:33 am	The owner name listed on the application form down not match any of the names listed on the record of title. Please provide the contact name/s and contact details for current owner/s.
	N	DWy	05/11/2021 02:38 pm	The owner section of the application form must match the record of title therefore we cannot list Matt Galvin as an owner. However if the owner/s wish for Matt to act on their behalf, we can list him as a primary contact. We can also list Matt to pay the associated fee's. Please confirm the above and also confirm the owner names to be listed on this application form (if not all)
	VRFI	DWy	05/11/2021 02:39 pm	The owner section of the application form must match the record of title therefore we cannot list Matt Galvin as an owner. However if the owner/s wish for Matt to act on their behalf, we can list him as a primary contact. We can also list Matt to pay the associated fee's. Please confirm the above and also confirm the owner names to be listed on this application form (if not all)
	Y	NSe	20/12/2021 02:10 pm	The application form is correctly completed.
Deposit / Fee: Has the appropriate deposit / fee been paid?	N	DWy	01/11/2021 09:24 am	Please arrange payment of the deposit fee to complete the lodgement process. The deposit for the application is \$1,000. Bank Details and payment reference number are shown at the bottom of the email.
	VRFI	DWy	01/11/2021 09:33 am	Please arrange payment of the deposit fee to complete the lodgement process. The deposit for the application is \$1,000. Bank Details and payment reference number are shown at the bottom of the email.
	Y	DWy	22/11/2021 11:07 am	Deposit fee of \$1000 has been received.
Evidence of Ownership / Owner's Permission: Has the applicant provided a current Record of Title or evidence of ownership that is in the owner's name; OR if the application has been submitted by an agent is owner's permission provided? If Title is not yet available a subdivision scheme plan is required. If the legal description for subdivision is not available please ensure that the parent title is recorded on the application.	Y	NSe	20/12/2021 02:16 pm	Current evidence of ownership and owner's permission is provided.
COA: Has the customer provided everything and therefore a meeting is not required? Select N/A if this application is not for a COA. Select X if a meeting is required to discuss the COA application.	Y	DWy	05/11/2021 02:38 pm	Sufficient information is provided
Ground Condition / Geotechnical Report: Has a ground condition report been provided? This should be provided by a Chartered Engineer or qualified Geotechnical Engineer if conditions other than "good ground" exist.	N/A	DWy	01/11/2021 09:26 am	This question does not apply to this project.
Resource Management Information: Does RMA information include a plan showing site and land information with details of proposed site coverage, floor areas for each level of each building, and with elevations depicting recession / daylight planes and height compliance? Select N/A if the application does not require RMA input.	N/A	DWy	01/11/2021 09:26 am	This question is not relevant to this project.
Site Plans: Do site plans provide sufficient information to enable a compliance decision?	N	DWy	01/11/2021 09:29 am	Please provide a site plan with the following details: a) Location of all new and existing structures including swimming pools b) Legal and notional boundaries
	VRFI	DWy	01/11/2021 09:33 am	Please provide a site plan with the following details: a) Location of all new and existing structures including swimming pools b) Legal and notional boundaries
	Y	DWy	05/11/2021 02:31 pm	The site plans provide sufficient information.

VETTING CHECKLIST - AUDIT	Y/N	User	Date	Notes
Floor Plans: Do floor plans provide the requisite information to enable a compliance decision? (ensure information includes the location of smoke detectors and electrical layout)	N	DWY	01/11/2021 09:30 am	Floor plans do not provide sufficient information to enable a compliance decision. Please provide floor plans for the entire dwelling, including all levels and locations of smoke alarms
	VRFI	DWY	01/11/2021 09:33 am	Floor plans do not provide sufficient information to enable a compliance decision. Please provide floor plans for the entire dwelling, including all levels and locations of smoke alarms
	Y	DWY	05/11/2021 02:38 pm	Plans show the layout and smoke detector locations for all levels.
Elevations: Is sufficient information provided to enable a compliance decision?	N/A	DWY	01/11/2021 09:30 am	This question does not apply to this application.
Bracing Detail: Is sufficient bracing information provided to enable a compliance decision?	N/A	DWY	01/11/2021 09:31 am	This question does not apply to this application.
Roof Frame Detail: Is sufficient information provided to enable a compliance decision?	N/A	DWY	01/11/2021 09:31 am	This question does not apply to this application.
Construction & Weathertightness Detailing: Is sufficient detail provided to enable a compliance decision?	N/A	DWY	01/11/2021 09:32 am	This question does not apply to this application.
	Y	DWY	01/11/2021 09:33 am	An unauthorized building report has been provided which details the work and construction
Waterproofing Details: Is there sufficient waterproofing information to enable a compliance decision?	N/A	DWY	01/11/2021 09:31 am	This question does not apply to this project.
Plumbing & Drainage Detailing: Is sufficient plumbing and drainage information provided to enable a compliance decision?	N	DWY	01/11/2021 09:31 am	Please provide an as-built drainage plan
	VRFI	DWY	01/11/2021 09:33 am	Please provide an as-built drainage plan
	Y	DWY	05/11/2021 02:39 pm	Sufficient information is provided to enable a compliance decision.
Specifications: Are specifications project specific and do they identify project location, scope of work for each trade, materials, finishes, workmanship; and the appropriate Standards that apply to this project?	Y	DWY	01/11/2021 09:31 am	Adequate information is provided.
Hazardous Substances: If storage and use of hazardous substances occurs in this building then are the hazards identified along with the location and quantities that are proposed to be stored?	N/A	DWY	01/11/2021 09:31 am	There is no declaration of hazardous substances associated with this project.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	DWY	01/11/2021 09:31 am	This question does not apply to this project.
Engineer Verification: Is Specific Engineer Design (SED) accompanied by sufficient information to enable a compliance decision?	N/A	DWY	01/11/2021 09:31 am	No SED or Calcs associated with this work.
Energy Efficiency: Does information provided demonstrate how H1 energy efficiency provisions will be satisfied?	N/A	DWY	01/11/2021 09:31 am	This question does not relate to this project.
Solid Fuel Appliance: Is adequate documentation provided?	N/A	DWY	01/11/2021 09:31 am	This question does not apply to this project.
Liquid Fuel Appliance: Is adequate documentation provided?	N/A	DWY	01/11/2021 09:32 am	This question does not apply to this project.
Solar Water Heating System: Is adequate, quality documentation provided to enable lodgement?	N/A	DWY	01/11/2021 09:32 am	This question does not apply to this project.
Swimming / Spa Pool: Does the information provided include construction details, fencing and gate latch details and details about the back-flow location and type?	N/A	DWY	01/11/2021 09:32 am	This question does not apply to this project.
Swimming Pool Register: The Applicant has identified that there is a Swimming Pool on this site. Please tick to confirm that the Swimming Pool is identified on the Council Swimming Pool Register.	N/A	DWY	05/11/2021 02:39 pm	The owner has identified that there is not a swimming pool on this site.



tasman
district council

Te Kaunihera o
te tai o Aorere

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT				
Y/N	User	Date	Notes	
Certificate of Acceptance				
COA - Complexity / Competence (Reg 10 & 18 of BCA Regs 2006): Has the correct building complexity been allocated to this project and is it within the scope of your assessed competence? Do not select X or N/A. If complexity is incorrect please rectify by selecting the correct checklist (under Manage Buildings). If processing of this project is to be undertaken under supervision then ensure that this is recorded here.	Y	SK	11/01/2022 03:58 pm	Complexity is correctly assigned. I have the appropriate level of competence
COA - Section 96 : Insofar as it can be ascertained; does the work that has been undertaken fit the criteria set out in Section 96 and provide grounds for application for issue of of Certificate of Acceptance?	Y	SK	13/01/2022 03:34 pm	Insofar as it can be ascertained; work fits the criteria set out in Section 96.
COA - Section 116B & 124: Unsafe/ Insanitary / Inadequate Means of Escape / Dangerous / Affected / Earthquake Prone: Insofar as it can be ascertained; in terms of sections 116B or 124, is the building safe, sanitary, and does it have adequate means of escape from fire? Do not select the cross - instead refuse COA and issue a Notice to Fix if the building or building work is not safe, not sanitary,has inadequate means of escape from fire, or is dangerous, affected, or is earthquake prone.	Y	SK	13/01/2022 03:35 pm	Insofar as it can be ascertained; the building is considered safe and sanitary, and has adequate means of escape from fire.
COA - B1: Structure: Insofar as it can be ascertained, does the building work comply with Performance Requirement B1.2 i.e. is sufficient evidence available to demonstrate that buildings, building elements, and sitework will withstand the combination of loads that they are likely to experience during construction or alteration and throughout their lives?				
COA - B1: Structure - Prompt List:	N/A	SK	13/01/2022 03:35 pm	This question does not apply to this application.
1. B1.3.1: Insofar as it can be ascertained, does evidence demonstrate that the buildings, building elements and site work have low probability of rupturing, becoming unstable, losing equilibrium, or collapsing during construction or alteration and throughout their lives?				
2.B1.3.2: Insofar as it can be ascertained, does evidence demonstrate that building elements and site work have a low probability of causing loss of amenity through undue deformation, vibratory response, degradation or other physical characteristics throughout their lives, or during construction, or alteration when the building is in use?				
3. B1.3.3: Insofar as it can be ascertained, does evidence demonstrate that account has been taken of all physical conditions likely to affect the stability of buildings, building elements and site work including those listed under this clause?				
4. B1.3.4: Insofar as it can be ascertained, does evidence demonstrate that due allowance has been made for: (a)the consequences of failure, (b) the intended use of the building, (c) the effects of uncertainties resulting from construction activities, or the sequence in which construction activities occur, (d) variation in the properties of materials and the characteristics of the site, and (e) accuracy limitations inherent in the methods used to predict the stability of buildings?				
5. B1.3.7: Insofar as it can be ascertained, does evidence demonstrate that account has been given to the effects of: (a) changes in ground water level, (b) water, weather and vegetation, and (c) ground loss and slumping?				
COA - B2: Durability: Insofar as it can be ascertained, does the building work comply with Performance Requirement B2.2 and is evidence provided to demonstrate that building materials,components and construction methods are sufficiently durable to ensure that the building,without reconstruction or major renovation, satisfies the other functional requirements of the Building Code throughout the life of the building?				
COA - B2: Durability - Prompt List:	Q	SK	13/01/2022 03:37 pm	

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
1. B2.3.1a): Insofar as it can be ascertained, will building elements (including floors, walls and fixings) that provide structural stability to the building, or elements that are difficult to access or replace, or where failure of those elements would go undetected during normal use or maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 50 years?	N/A	SK	13/01/2022 03:37 pm	This question does not apply to this project.
2. B2.3.1b): Insofar as it can be ascertained, will building elements (including the building envelope, exposed plumbing in the sub-floor space, and in-built chimneys and flues) that are moderately difficult to access or replace, or where failure of those elements would go undetected during normal use of the building, but would be easily detected during normal maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 15 years?	Q	SK	13/01/2022 03:37 pm	Clause B2.3.1b)
3. B2.3.1c): Insofar as it can be ascertained, will building elements (including services, linings, renewable protective coatings, and fixtures) that are easy to access and replace, and where failure of those elements would be easily detected during normal use of the building, continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 5 years?	Y	SK	13/01/2022 03:37 pm	Insofar as it can be ascertained, compliance with B2.3.1c) is satisfied - 5 year durability provisions are satisfied.
4. B2.3.2: Insofar as it can be ascertained, do individual building elements that are components of a building system and are difficult to access or replace have all the same durability OR are installed in a manner that permits replacement of elements of lesser durability without removing elements that have greater durability and are not specifically designed for removal and replacement?	N/A	SK	13/01/2022 03:37 pm	This question does not apply to this project.
COA - C1 - C6: Fire: Insofar as it can be ascertained; does the building work comply with Functional Requirements and Performance Criteria of NZBC Clauses C1 - C6 Protection from Fire?				
COA - C1 - C6: Fire - Prompt List:	<u>N/A</u>	<u>SK</u>	<u>13/01/2022 03:37 pm</u>	This question does not apply to this application.
1. C2.1: Are fixed appliances that are using controlled combustion and other fixed equipment designed, constructed and installed in the building in a way that reduces the likelihood of illness or injury due to fire occurring? Select N/A if there is not a fixed appliance or such like installed within the building. See Performance Criteria C2.2 and C2.3 in reference notes if C2.1 applies.				
2. C3.1: Is the building(s) designed and constructed so that there is low probability of injury or illness to persons not in close proximity to a fire source?				
3. C3.2: Is the building(s) designed and constructed so that there is low probability of external vertical fire spread to upper floors in the building? LOA Clause C3.2 does not apply to importance 1 level buildings.				
4. C3.3: Is the building(s) designed and constructed so that there is low probability of fire spread to other property vertically or horizontally across a relevant boundary?				
5. C4.1: Is the building(s) provided with a) effective means of giving warning of fire, and b) visibility in escape routes complying with Clause F6?				
6. C4.2: Is the building(s) provided with means of escape to ensure that there is a low probability of occupants of those buildings being unreasonably delayed or impeded from moving to a place of safety and that those occupants will not suffer injury or illness as a result?				
7. C5.1 & C5.2: Is the building(s) designed and constructed so that there is low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations etc., and is there a low probability of them suffering illness or injury during rescue / firefighting operations?				
8. C6.1: Are structural systems in the building(s) constructed to maintain structural stability during fire so there is a) a low probability of injury or illness to occupants, b) a low probability of injury or illness to fire service personnel during rescue and firefighting operations, and c) a low probability of direct or consequential damage to adjacent household units or other property?				

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT		Y/N	User	Date	Notes
COA - C1 - C6: Fire - Prompt List:		Y	SK	13/01/2022 03:39 pm	
1. C2.1: Are fixed appliances that are using controlled combustion and other fixed equipment designed, constructed and installed in the building in a way that reduces the likelihood of illness or injury due to fire occurring? Select N/A if there is not a fixed appliance or such like installed within the building. See Performance Criteria C2.2 and C2.3 in reference notes if C2.1 applies.		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
2. C3.1: Is the building(s) designed and constructed so that there is low probability of injury or illness to persons not in close proximity to a fire source?		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
3. C3.2: Is the building(s) designed and constructed so that there is low probability of external vertical fire spread to upper floors in the building? LOA Clause C3.2 does not apply to importance 1 level buildings.		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
4. C3.3: Is the building(s) designed and constructed so that there is low probability of fire spread to other property vertically or horizontally across a relevant boundary?		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
5. C4.1: Is the building(s) provided with a) effective means of giving warning of fire, and b) visibility in escape routes complying with Clause F6?		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
6. C4.2: Is the building(s) provided with means of escape to ensure that there is a low probability of occupants of those buildings being unreasonably delayed or impeded from moving to a place of safety and that those occupants will not suffer injury or illness as a result?		Y	SK	13/01/2022 03:39 pm	Compliance with C4.2 is satisfied. The building(s) is provided with means of escape to ensure that there is a low probability of occupants of those buildings being unreasonably delayed or impeded from moving to a place of safety and that those occupants will not suffer injury or illness as a result.
7. C5.1 & C5.2: Is the building(s) designed and constructed so that there is low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations etc., and is there a low probability of them suffering illness or injury during rescue / firefighting operations?		Y	SK	13/01/2022 03:39 pm	Compliance with C5.1 & C5.2 is satisfied. The building(s) is designed and constructed so that there is low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations etc., and is there a low probability of them suffering illness or injury during rescue / firefighting operations.
8. C6.1: Are structural systems in the building(s) constructed to maintain structural stability during fire so there is a) a low probability of injury or illness to occupants, b) a low probability of injury or illness to fire service personnel during rescue and firefighting operations, and c) a low probability of direct or consequential damage to adjacent household units or other property?		N/A	SK	13/01/2022 03:39 pm	This question does not apply to this Project.
COA - D1: Access Routes: Insofar as it can be ascertained; does the building work comply with Functional Requirements D1.2.1 & D1.2.2? Check limit on applications (LoA) for each question.					
COA - D1: Access Routes - Prompt List:			SK	13/01/2022 03:41 pm	
1. D1.3.1: Insofar as it can be ascertained; do the access routes enable people to: (a) Safely and easily approach the main entrance of buildings from the apron or construction edge of a building, (b) Enter buildings, (c) Move into spaces within buildings by such means as corridors, doors, stairs, ramps and lifts, (d) Manoeuvre and park cars, (e) Manoeuvre and park delivery vehicles required to use the loading space?		Y	SK	13/01/2022 03:41 pm	Building work demonstrates compliance with Performance provision D1.3.1 (a - e).
2. D1.3.2: Insofar as it can be ascertained; does at least one access route have features to enable people with disabilities to: (a) Approach the building/s from the street boundary or, where required to be provided, the building car park, (b) Have access to the internal space served by the principal access, (c) Have access to and within those spaces where they may be expected to work or visit, or which contain facilities for personal hygiene as required by Clause G1 "Personal Hygiene?" LoA: Does not apply to Housing, Outbuildings, Back Country Huts, Ancillary Buildings and Industrial buildings where no more than 10 people are employed.		N/A	SK	13/01/2022 03:41 pm	This question does not apply to this Project due to limits on application.

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT		Y/N	User	Date	Notes
3. D1.3.3: Insofar as it can be ascertained; access routes: (a) have adequate activity space,(b) are free from dangerous obstructions and from any projections likely to cause an obstruction, (c) are provided with a safe cross fall, and safe slope in the direction of travel, (d) are provided with adequate slip-resistant walking surfaces under all conditions of normal use, (e) are provided with stairs to allow access to upper floors irrespective of whether an escalator or lift has been provided, (f) are provided with stair treads, and ladder treads or rungs which: (i) provide adequate footing, and (ii) have uniform rise within each flight and for consecutive flights, (g) Have stair treads with a leading edge that can be easily seen, (h) Have stair treads which prevent children from falling through or becoming held fast between treads, where open risers are used,LoA:Clause (h) does not apply to Outbuildings, Ancillary Buildings and Industrial buildings.(i)Do not contain isolated steps,LoA: Clause (i) does not apply to Detached Dwellings or within House-hold units of Multi-unit Dwellings, or Outbuildings or Outbuildings or Ancillary buildings.(j) have smooth, reachable, and graspable handrails to provide support and to assist with movement along a stair or ladder, LoA: Clause (j) does not apply to isolated steps.(k) have handrails of adequate strength and rigidity as required by Clause B1 "Structure," (l) have landings of appropriate dimensions and at appropriate intervals along a stair or ramp to prevent undue fatigue, (m) Have landings of appropriate dimensions where a door opens from or onto a stair, ramp or ladder so that the door does not create a hazard, and (n) have any automatically controlled doors constructed to avoid the risk of people becoming caught or being struck by moving parts?		N/A	SK	13/01/2022 03:41 pm	This question does not apply to this Project.
4. D1.3.4: Insofar as it can be ascertained; is the accessible route: (a) easy to find, as required by Clause F8 "Signs", (b) provided with adequate activity space to enable a person in a wheelchair to negotiate the route while permitting an ambulant person to pass,(c) provided with a lift complying with Clause D2 "Mechanical Installations for Access" to upper floors where: (i) buildings are four or more storeys high, (ii) buildings are three storeys high and have a total design occupancy of 50 or more persons on the two upper floors, (iii) buildings are two storeys high and have a total design occupancy of 40 or more persons on the upper floor, or, (iv) an upper floor, irrespective of design occupancy, is to be used for the purposes of public reception areas of banks, central, regional and local government offices and facilities, hospitals, medical and dental surgeries, and medical, paramedical and primary health care centers, (d) free from thresholds or up-stands that form a barrier to an unaided wheelchair user, (e) provided with means to prevent the wheel of a wheelchair dropping over the side of the accessible route, (f) provided with doors and related hardware which are easily used, (g) Free from spiral stairs, or stairs having open risers, (h) provided with stair treads with leading edges which are rounded, (i) provided with handrails on both sides of the accessible route when the slope of the route exceeds 1 in 20; and with handrails that are continuous along both sides of the stair, ramp and landing except where interrupted by a doorway?					
5. D1.3.5: Insofar as it can be ascertained; do vehicle spaces and circulation routes have: (a) dimensions appropriate to the intended use, (b) appropriate cross-fall, and slope in the direction of travel, (c) adequate queuing and circulation space, and, (d) adequate sight distances?					
6. D1.3.6: Insofar as it can be ascertained; are vehicle spaces for use by people with disabilities, in addition to the requirements of Clause D1.3.5: (a) provided in sufficient numbers, (b) located to avoid conflict between vehicles and people using or moving to and from the space and, (c) easy to find as required by Clause F8 "Signs"?					
COA - D1: Access Routes - Prompt List:		<u>Y</u>	SK	13/01/2022 03:46 pm	
1. D1.3.1: Insofar as it can be ascertained; do the access routes enable people to: (a) Safely and easily approach the main entrance of buildings from the apron or construction edge of a building,(b) Enter buildings, (c) Move into spaces within buildings by such means as corridors, doors, stairs, ramps and lifts, (d) Manoeuvre and park cars, (e) Manoeuvre and park delivery vehicles required to use the loading space?		Y	SK	13/01/2022 03:46 pm	Building work demonstrates compliance with Performance provision D1.3.1 (a - e).

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
2. D1.3.2: Insofar as it can be ascertained; does at least one access route have features to enable people with disabilities to: (a) Approach the building/s from the street boundary or, where required to be provided, the building car park,(b) Have access to the internal space served by the principal access, (c) Have access to and within those spaces where they may be expected to work or visit, or which contain facilities for personal hygiene as required by Clause G1 "Personal Hygiene?" LoA: Does not apply to Housing, Outbuildings, Back Country Huts, Ancillary Buildings and Industrial buildings where no more than 10 people are employed.	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project due to limits on application.
3. D1.3.3: Insofar as it can be ascertained; access routes: (a) have adequate activity space,(b) are free from dangerous obstructions and from any projections likely to cause an obstruction, (c) are provided with a safe cross fall, and safe slope in the direction of travel, (d) are provided with adequate slip-resistant walking surfaces under all conditions of normal use, (e) are provided with stairs to allow access to upper floors irrespective of whether an escalator or lift has been provided, (f) are provided with stair treads, and ladder treads or rungs which: (i) provide adequate footing, and (ii) have uniform rise within each flight and for consecutive flights, (g) Have stair treads with a leading edge that can be easily seen, (h) Have stair treads which prevent children from falling through or becoming held fast between treads, where open risers are used,LoA:Clause (h) does not apply to Outbuildings, Ancillary Buildings and Industrial buildings.(i)Do not contain isolated steps,LoA: Clause (i) does not apply to Detached Dwellings or within House-hold units of Multi-unit Dwellings, or Outbuildings or Outbuildings or Ancillary buildings.(j) have smooth, reachable, and graspable handrails to provide support and to assist with movement along a stair or ladder, LoA: Clause (j) does not apply to isolated steps.(k) have handrails of adequate strength and rigidity as required by Clause B1 "Structure," (l) have landings of appropriate dimensions and at appropriate intervals along a stair or ramp to prevent undue fatigue, (m) Have landings of appropriate dimensions where a door opens from or onto a stair, ramp or ladder so that the door does not create a hazard, and (n) have any automatically controlled doors constructed to avoid the risk of people becoming caught or being struck by moving parts?	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project.
4. D1.3.4: Insofar as it can be ascertained; is the accessible route: (a) easy to find, as required by Clause F8 "Signs", (b) provided with adequate activity space to enable a person in a wheelchair to negotiate the route while permitting an ambulant person to pass,(c) provided with a lift complying with Clause D2 "Mechanical Installations for Access" to upper floors where: (i) buildings are four or more storeys high, (ii) buildings are three storeys high and have a total design occupancy of 50 or more persons on the two upper floors, (iii) buildings are two storeys high and have a total design occupancy of 40 or more persons on the upper floor, or, (iv) an upper floor, irrespective of design occupancy, is to be used for the purposes of public reception areas of banks, central, regional and local government offices and facilities, hospitals, medical and dental surgeries, and medical, paramedical and primary health care centers, (d) free from thresholds or up-stands that form a barrier to an unaided wheelchair user, (e) provided with means to prevent the wheel of a wheelchair dropping over the side of the accessible route, (f) provided with doors and related hardware which are easily used, (g) Free from spiral stairs, or stairs having open risers, (h) provided with stair treads with leading edges which are rounded, (i) provided with handrails on both sides of the accessible route when the slope of the route exceeds 1 in 20; and with handrails that are continuous along both sides of the stair, ramp and landing except where interrupted by a doorway?	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project.
5. D1.3.5: Insofar as it can be ascertained; do vehicle spaces and circulation routes have: (a) dimensions appropriate to the intended use, (b) appropriate cross-fall, and slope in the direction of travel, (c) adequate queuing and circulation space, and, (d) adequate sight distances?	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project.
6. D1.3.6: Insofar as it can be ascertained; are vehicle spaces for use by people with disabilities, in addition to the requirements of Clause D1.3.5: (a) provided in sufficient numbers, (b) located to avoid conflict between vehicles and people using or moving to and from the space and, (c) easy to find as required by Clause F8 "Signs"?	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project.

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
COA - E1: Surface Water: Insofar as it can be ascertained; does the building work comply with Functional Requirement E1.2? i.e. Are the buildings and site work constructed in a way that protects people and other property from the adverse effects of surface water?				
COA - E1: Surface Water - Prompt List:	N/A	SK	13/01/2022 03:42 pm	This question does not apply to this application.
1. E1.3.1: Insofar as it can be ascertained; will surface water, resulting from an event having a 10% probability of occurring annually and which is collected or concentrated by buildings or sitework, be disposed of in a way that avoids the likelihood of damage or nuisance to other property? See Reference Notes.				
2. E1.3.2: Insofar as it can be ascertained; will surface water, resulting from an event having a 2% probability of occurring annually, not enter buildings? LoA - only applies to Housing, Comunal Residential and Communal Non-Residential buildings. See Reference Notes.				
3. E1.3.3: Insofar as it can be ascertained; are the drainage systems for the disposal of surface water constructed to: (a) convey surface water to an appropriate outfall using gravity flow where possible, (b) avoid the likelihood of blockages, (c) avoid the likelihood of leakage, penetration by roots, or the entry of ground water where pipes or lined channels are used, (d) provide reasonable access for maintenance and clearing blockages, (e) avoid the likelihood of damage to any outfall, in a manner acceptable to the network utility operator, and(f) avoid the likelihood of damage from superimposed loads or normal ground movements? See Reference Notes.				
Supplementary Processing Notes:		SK	13/01/2022 03:42 pm	Addition of super tub only.
COA - E2: External Moisture: Insofar as it can be ascertained; does the building work comply with Functional Requirement E2.2 i.e. are the buildings and sitework constructed to provide adequate resistance to penetration and accumulation of moisture from the outside?				
COA - E2: External Moisture - Prompt List:	N/A	SK	13/01/2022 03:43 pm	
1. E2.3.1: Insofar as it can be ascertained; do roofs shed precipitated moisture?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
2. E2.3.2: Insofar as it can be ascertained; do roofs and exterior walls prevent the penetration of water that could cause undue dampness, damage to building elements, or both?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
3. E2.3.3: Insofar as it can be ascertained; do walls, floors, and structural elements in contact with, or in close proximity to, the ground will not absorb or transmit moisture in quantities that could cause undue dampness, damage to building elements, or both?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
4. E2.3.4: Insofar as it can be ascertained; are building elements that are susceptible to damage protected from the adverse effects of moisture entering the space below suspended floors?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
5. E2.3.5: Insofar as it can be ascertained; are concealed spaces and cavities in buildings constructed in a way that prevents external moisture being accumulated or transferred and causing condensation, fungal growth, or the degradation of building elements?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
6. E2.3.6: Insofar as it can be ascertained; is excess moisture that is present at the completion of construction capable of being dissipated without permanent damage to building elements?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
7. E2.3.7: Insofar as it can be ascertained; are building elements constructed in a way that makes due allowance for the following: (a) the consequences of failure, (b) the effects of uncertainties resulting from construction or from the sequence in which different aspects of construction occur, (c) variation in the properties of materials and in the characteristics of the site?	N/A	SK	13/01/2022 03:43 pm	This question does not apply to this Project.
COA - E3: Internal Moisture: Insofar as it can be ascertained; does the building work comply with Functional Requirement E3.2 i.e. the building/s are constructed to avoid the likelihood of (a) fungal growth or the accumulation of contaminants on linings and other building elements; and (b) freewater overflow penetrating to an adjoining house hold unit; and (c) Damage to building elements being caused by the presence of moisture?				
COA - E3: Internal Moisture - Prompt List:	Y	SK	13/01/2022 03:44 pm	

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
1. E3.3.1: Insofar as it can be ascertained; is an adequate combination of thermal resistance, ventilation and space temperature provided to all habitable spaces, bathrooms, laundry & other spaces where moisture is generated or may accumulate? LoA: does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.1 is achieved.
2. E3.3.2: Insofar as it can be ascertained; is free water from accidental overflow from sanitary fixtures or sanitary appliances able to be disposed of in a way that avoids loss of amenity or damage to household units or other property?	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.2 is achieved.
3. E3.3.3: Insofar as it can be ascertained; are floor surfaces of spaces containing sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.3 is achieved.
4. E3.3.4: Insofar as it can be ascertained; are wall surfaces adjacent to sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.4 is achieved.
5. E3.3.5: Insofar as it can be ascertained; are surfaces of building elements that are likely to be splashed or become contaminated in the course of the intended use of the building, impervious and easily cleaned?	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.5 is achieved.
6. E3.3.6: Insofar as it can be ascertained; are surfaces of building elements that are likely to be splashed constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces? Please give careful consideration to tile showers and membranes (see reference notes).	Y	SK	13/01/2022 03:44 pm	Insofar as it can be ascertained; compliance with provisions of E3.3.6 is achieved.
COA - F1: Hazardous Agents On Site: Insofar as it can be ascertained; does the building work comply with Functional Requirement F1.2 i.e. is the building is constructed to avoid likelihood of people WITHIN being adversely affected by hazardous agents or contaminants on the site?				
COA - F1: Hazardous Agents On Site - Prompt List:	N/A	SK	13/01/2022 03:44 pm	This question does not apply to this application.
1. F1.3.1: Insofar as it can be ascertained; has the site been assessed to determine the presence & potential threat of any hazardous agents or contaminants?				
2. F1.3.2: Insofar as it can be ascertained; if hazardous agents or contaminants are present on site; then has the likely effects of these on people been determined taking account of: a) the intended use of building? b) the nature, potency or toxicity of hazardous agents or contaminants, c) the protection afforded by the building envelope & building systems?				
COA - F2: Hazardous Building Materials: Insofar as it can be ascertained, does the building work comply with Functional Requirement F2.2? i.e. Have building materials which are potentially hazardous been used in ways that avoid undue risk to people?				
COA - F2: Hazardous Building Materials - Prompt List:	Y	SK	13/01/2022 03:45 pm	
1. F2.3.1: Is evidence available to confirm that quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of the building/s, not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.
2. F2.3.2: Is evidence available to confirm that transparent panels that are capable of being mistaken for an unimpeded path of travel, have been marked to make them visible? LoA - This provision does not apply to Housing.	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.
3. F2.3.3: Is evidence available to confirm that glass or other brittle materials with which people are likely to come into contact, will; (a) if broken on impact, break in a way that is unlikely to cause injury, or (b) resist a reasonably foreseeable impact without breaking, or (c) be protected from impact?	Y	SK	13/01/2022 03:45 pm	Insofar as it can be ascertained, glazing with glass and brittle materials complies with F2.3.3.
4. Asbestos: Is evidence available to confirm that if asbestos material is present on site, then is it installed and finished in a way that ensures that undue risk to people is mitigated?	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
COA - F3: Hazardous Substances and Processes: Insofar as it can be ascertained; has compliance with Functional Requirement F3.2 been satisfied? i.e. If hazardous substances are stored and hazardous substances undertaken within the building; then is it constructed to provide adequate protection to people and other property? Select N/A if formal confirmation verifies that: a) the building is not used for the storage of hazardous substances, or b) if hazardous processes do not occur in the building.				
COA - F3: Hazardous Substances and Processes - Prompt List:		SK	13/01/2022 03:45 pm	
1. Verification: If formal verification provided confirming that the building is not used for storage of hazardous substances, or used for undertaking hazardous processes?				
2. F3.3: Insofar as it can be ascertained; are the spaces where hazardous substances are stored, handled or used; or where hazardous processes are undertaken; located and constructed to protect people and property under both normal and reasonably foreseeable abnormal conditions, and provided with: (a) means of restricting unauthorized access, (b) means of preventing hazardous substances or other material unacceptable to the network operator entering the sewer or public drains, (c) means of allowing harmless release of pressure where there is significant risk of explosion, (d) protection of ignition sources where flammable or explosive goods are stored, (e) means of rendering harmless by ventilation, containment, dilution, or chemical or biological action, any radioactive, toxic or flammable vapors, gases or materials which may escape from pipes, vessels or other containers, (f) impervious, easily cleaned surface finishes on building elements likely to be splashed or become contaminated in the course of the intended use of the building, and (g) signs as required by Clause F8 "Signs"?	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.
COA - F3: Hazardous Substances and Processes - Prompt List:	N/A	SK	13/01/2022 03:45 pm	
1. Verification: If formal verification provided confirming that the building is not used for storage of hazardous substances, or used for undertaking hazardous processes?	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.
2. F3.3: Insofar as it can be ascertained; are the spaces where hazardous substances are stored, handled or used; or where hazardous processes are undertaken; located and constructed to protect people and property under both normal and reasonably foreseeable abnormal conditions, and provided with: (a) means of restricting unauthorized access, (b) means of preventing hazardous substances or other material unacceptable to the network operator entering the sewer or public drains, (c) means of allowing harmless release of pressure where there is significant risk of explosion, (d) protection of ignition sources where flammable or explosive goods are stored, (e) means of rendering harmless by ventilation, containment, dilution, or chemical or biological action, any radioactive, toxic or flammable vapors, gases or materials which may escape from pipes, vessels or other containers, (f) impervious, easily cleaned surface finishes on building elements likely to be splashed or become contaminated in the course of the intended use of the building, and (g) signs as required by Clause F8 "Signs"?	N/A	SK	13/01/2022 03:45 pm	This question does not apply to this Project.
COA - F4: Safety from Falling: Insofar as it can be ascertained; does the building work comply with Functional Requirement F4.2. i.e. the building is constructed to reduce the likelihood of accidental fall.				
COA - F4: Safety from Falling - Prompt List:	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this application.
1. F4.3.1: Does the proposal demonstrate that a barrier is provided where: (a) People could fall 1 metre or more from an opening in the external envelope, or floor of a building, or (b) From a sudden change of level within or associated with a building? LoA - does not apply where the barrier is incompatible with intended use, or to temporary barriers on construction sites where the fall is less than 3 m, or to buildings providing pedestrian access in remote locations where the route served presents similar natural hazards.				
2. F4.3.2: Does the proposal demonstrate that roofs with permanent roof access have barriers?				

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3. F4.3.4: Does the proposal demonstrate that barriers will: (a) Be continuous and extend for the full extent of the hazard, (b) Be of appropriate height, (c) Be constructed with adequate rigidity - (satisfies B1 & B2), (d) Be of adequate strength to withstand the foreseeable impact of people and, where appropriate, the static pressure of people pressing against them, (e) Be constructed to prevent people from falling through them - (ref. F4/AS1 1. 2), (g) Restrict the passage of children under 6 years of age when provided to guard a change of level in areas likely to be frequented by them, and (h) Be constructed so that they are not readily able to be used as seats?LoA - does not apply to housing.				
COA - F5: Construction and Demolition Hazards: Insofar as it can be ascertained; does the building work comply with Functional Requirement F5. 2 and demonstrate on reasonable grounds that construction and demolition work on buildings has been performed in a manner that avoid the likelihood of objects falling on people on or off the site; Objects falling on property off the site; Other hazards arising on the site affecting people off the site and other property; and unauthorized entry of children to hazards on the site.	N/A	SK	13/01/2022 03:46 pm	This question does not apply to this Project as the project work is completed.
COA - F7: Warning Systems: Insofar as it can be ascertained does the building work comply with Functional Requirement F7.2 i.e. the building is provided with appropriate means of warning people to escape to a safe place in an emergency?				
COA - F7: Warning Systems - Prompt List:	<u>N/A</u>	<u>SK</u>	<u>13/01/2022 03:47 pm</u>	This question does not apply to this application.
1. F7.3.1: Will the means of warning alert people to the emergency in adequate time for them to reach a safe place?				
2. F7.3.2: Is an appropriate means of detection and warning for fire provided within each household unit?				
3. F7.3.3: Are appropriate means of warning for fire and other emergencies provided in buildings as necessary to satisfy the other performance requirements of this code?				
COA - F9: Restricting Access to Residential Pools: Insofar as it can be ascertained; Does the proposal comply with Functional Requirement F9.2 and demonstrate on reasonable grounds that residential pools with a maximum depth of 400mm or more that are filled or partly filled with water must have a means of restricting access that prevents unsupervised access by a child under 5 years old?				
COA - F9: Restricting Access to Residential Pools - Prompt List:	<u>N/A</u>	<u>SK</u>	<u>13/01/2022 03:47 pm</u>	This question does not apply to this application.
1. F9.3.1: Is the residential pool provided with physical barriers that restrict access to the pool or the immediate pool area by unsupervised young children (i.e. under 5 years of age - 4 and under)? LoA - In the case of a small heated pool, the means of restricting access referred to in Performance F9.3.1 need only restrict access to the pool when the pool is not in use.				
2. F9.3.2: Do the barriers either surround the pool (and may enclose the whole or part of the immediate pool area); or in the case of a small heated pool, cover the pool itself? LoA - Performance F9.3.2(b) applies only to those small heated pools where the top surface of every wall of the pool is at all points not less than 760 mm above the adjacent floor or ground and the walls of the pool inhibit climbing.				
3. F9.3.3: Is the barrier surrounding the pool free of permanent objects or projections on the outside that could assist children in negotiating the barrier?				
4. F9.3.3 a) - c): Do gates open away from the pool; and are they not able to be readily opened by children; and will they automatically return to the closed position after use?				
5. F9.3.4 a): Where a building forms all or part of an immediate pool area barrier, then are doors between the building and the immediate pool area not able to be readily opened by children, and either (i) emit an audible warning when the door is open; or (ii) close automatically after use?				

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6. F9.3.4 b): Where a building forms all or part of an immediate pool area barrier, then are windows opening from a building into the immediate pool area constructed or positioned to restrict the passage of children?				
7. F9.3.5: Where a cover is provided as a barrier to a small heated pool, does it (a) restrict the entry of children when closed; and (b) is it able to withstand a reasonably foreseeable load; and (c) is it able to be readily returned to the closed position; and (d) does it have signage indicating its child safety feature?				
COA - G1: Personal Hygiene: Insofar as it can be ascertained has compliance with Functional Requirement G1.2 been satisfied? i.e. the building/s are provided with appropriate spaces and facilities for personal hygiene.				
COA - G1: Personal Hygiene - Prompt List:	N/A	SK	13/01/2022 03:47 pm	This question does not apply to this application.
1. G1.3.1 - (Number) - Are sanitary fixtures provided in sufficient number and are these appropriate for the people who are intended to use them?				
2. G1.3.2 - (Sanitary Fixtures) - Are sanitary fixtures located, constructed and installed to: (a) Facilitate sanitation, (b) Avoid risk of food contamination, (c) Avoid harboring dirt or germs, (d) Provide appropriate privacy, (e) Avoid affecting occupants of adjacent spaces from unpleasant odors, accumulation of offensive matter, or other source of annoyance, (f) Allow effective cleaning, (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and (h) Provide a healthy safe disposal system when non-water-borne disposal is used?				
3. G1.3.3 - Are the facilities for personal hygiene provided in convenient locations?				
4. G1.3.4 - (Accessibility) - Are personal hygiene facilities provided for people with disabilities accessible? LoA - Applies to Commercial buildings; Industrial buildings where more than 10 people are employed.				
COA - G2: Laundering: Insofar as it can be ascertained has compliance with G2.2 been satisfied - i.e. is the building provided with adequate space and facilities for laundering?				
COA - G2: Laundering - Prompt List:	Y	SK	13/01/2022 03:47 pm	
1. G2.3.1: (Capacity) - Do the facilities have the capacity for the intended use and consist of fixtures or space and services for appliances?	Y	SK	13/01/2022 03:47 pm	Compliance with G2.3.1 has been satisfied - the facilities have the capacity for the intended use and consist of fixtures or space and services for appliances.
2. G2.3.2: (Space) - Is the space for laundering adequate in size to provide for the installation and use of fixtures or appliances?	Y	SK	13/01/2022 03:47 pm	Compliance with G2.3.2 has been satisfied - the space for laundering is adequate in size to provide for the installation and use of fixtures or appliances.
COA - G3: Food Preparation and Prevention of Contamination: Has compliance with Functional Requirements G3.2.1, G3.2.2 & G3.2.3 been satisfied?				
COA - G3: Food Preparation and Prevention of Contamination - Prompt List:	N/A	SK	13/01/2022 03:48 pm	This question does not apply to this application.
1. G3.2.1: Is the building provided with spaces & facilities for hygienic storage, preparation & cooking of food that are adequate for the intended use of the building? LoA - only applies to housing, work camps, old people's homes and early childhood centers and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food.				
2. G3.2.2: Where the building is used for storage manufacture or processing of food, including animal products, then is it constructed in a manner that safeguards contents from contamination?				
3. G3.2.3: Where the building is used for the medical treatment of humans or animals, or the reception of dead bodies, then is it constructed to avoid the spread of contamination from the building contents?				

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4. G3.3.1: Are food preparation facilities hygienic & include: (a) Space for a refrigerator, or perishable food storage area capable of being cooled & protected from vermin or insects, LoA - only applies to housing, work camps, old people's homes and early childhood centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (b) Means for food rinsing, utensil washing & waste water disposal, LoA - only applies to housing, work camps, old people's homes and early childhood centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (c) Means for cooking food, and LoA - only applies to Housing, work camps, old peoples homes, early childhood centres. (d) Space and a surface for food preparation? LoA - only applies to Housing, work camps, old peoples homes, early childhood centres.				
5. G3.3.2: Do spaces used for food preparation and utensil washing have: (a) Interior linings and work surfaces that are impervious and easily cleaned, (b) All building elements constructed with materials which are free from hazardous substances which could cause contamination to the building contents, and LoA - only applies to housing, work camps, old people's homes and early childhood centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food. (c) Exposed building elements located & shaped to avoid accumulation of dirt? LoA - only applies to housing.				
6. G3.3.3: Is an adequate energy supply provided and is it appropriately located for use by cooking and refrigeration appliances?				
7. G3.3.4: Are spaces & facilities conveniently located?				
8. G3.3.5: (Accessibility) - Are accessible facilities provided for people with disabilities? LoA - only applies to camping grounds and accessible accommodation units in Communal Residential buildings.				
9. G3.3.6 - Are spaces protected from the likelihood of contamination or vermin entering areas used for storage, processing or preparation of food, and do these have means of preventing contamination spreading from these areas to other spaces? LoA - only applies to Commercial and Industrial buildings whose intended use includes handling of perishable foods, medical treatment of humans or animals, slaughter of animals or reception of dead bodies.				
COA - G4: Ventilation: Does the building work comply with Functional Requirement G4.2? i.e. are spaces within buildings provided with adequate ventilation consistent with their maximum occupancy, and intended use?				
COA - G4: Ventilation - Prompt List:	Y	SK	13/01/2022 03:49 pm	
1. G4.3.1: (Air Changes) - Do spaces within the building have a means of ventilation with outdoor air that will provide an adequate number of air changes to maintain air purity?	Y	SK	13/01/2022 03:49 pm	Compliance with G4.3.1 is satisfied.
2. G4.3.2: (Mechanical) - Are the mechanical air-handling systems constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them?	N/A	SK	13/01/2022 03:49 pm	This question does not apply to this Project.
3. G4.3.3: (Extract) - Does the building have a means of collecting or otherwise removing the following products from the spaces in which they are generated: (a) Cooking fumes and odors, (b) Moisture from laundering, utensil washing, bathing and showering, (c) Odors from sanitary and waste storage spaces, (d) Gaseous by-products and excessive moisture from commercial or industrial processes, (e) Poisonous fumes and gases, (f) Flammable fumes and gases, (g) Airborne particles, (h) Bacteria, viruses or other pathogens, or (i) Products of combustion?	Y	SK	13/01/2022 03:49 pm	Compliance with G4.3.3 is satisfied. Floor plan of new bathroom shows a extractor fan
4. G4.3.4: (Dispersal) - Is contaminated air disposed of in a way which avoids creating a nuisance or hazard to people and other property?	Y	SK	13/01/2022 03:49 pm	Compliance with G4.3.4 is satisfied.
5. G4.3.5: (Combustion) - Does the quantities of air supplied for ventilation meet the additional demands of any fixed combustion appliances?	N/A	SK	13/01/2022 03:49 pm	This question does not apply to this Project.
COA - G4: Windows: Does the proposal demonstrate compliance with the solution nominated, and with NZBC Clauses B1, B2, E2, F2, F4 & G4?				
COA - G4: Windows - Prompt List:	Y	SK	13/01/2022 03:50 pm	
1. B1: Does the proposal confirm that the window design is appropriate for site specific structural design actions - (dead load, live load, wind, snow, earthquake, rain, etc.)?	Y	SK	13/01/2022 03:50 pm	The window design satisfies B1 requirements for the site.

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2. E2: Does flashing detail demonstrate compliance with provisions of E2?	N/A	SK	13/01/2022 03:50 pm	This question does not apply to this Project.
3. F4: Does design demonstrate that people are protected from injury caused by falling and that glazing thickness & size is adequate to resist damage from impact?	N/A	SK	13/01/2022 03:50 pm	This question does not apply to this Project.
COA - G7: Natural Light: Does the building work comply with Functional Requirement G7.2? i.e. Do habitable spaces provide adequate openings for natural light and for a visual awareness of the outside environment? LoA - only applies to Old People's Homes, Early Childcare Centres & Housing.				
COA - G7: Natural Light - Prompt List:	N/A	SK	13/01/2022 03:51 pm	
1. G7.3.1: Is natural light with an illuminance of no less than 30 lux at floor level available for 75% of the standard year?	N/A	SK	13/01/2022 03:51 pm	This question does not apply to this Project.
2. G7.3.2: Are openings transparent and in suitable locations to provide awareness of the outside environment?	N/A	SK	13/01/2022 03:51 pm	This question does not apply to this Project.
COA - G8: Artificial Light: Does the building work comply with Functional Requirement G8.2? i.e. Are spaces within buildings used by people provided with adequate artificial lighting (min. 20 lux at floor level) which when activated in the absence of sufficient natural light, and enable safe movement? (Check location of lights and switches at top and bottom of stairs, exit ways and common spaces). LoA - Refer to G8 in reference notes and check limitations carefully				
COA - G8: Artificial Light - Prompt List:	Y	SK	13/01/2022 03:51 pm	
Does the building work comply with Functional Requirement G8.2? i.e. Are spaces within buildings used by people provided with adequate artificial lighting (min. 20 lux at floor level) which when activated in the absence of sufficient natural light, and enable safe movement?	Y	SK	13/01/2022 03:51 pm	Compliance with G8.2 is satisfied.
COA - G9: Electricity: Does the building work comply with Functional Requirement G9.2? i.e. Are electrical installations safe for their intended use; and has an energy works certificate been provided?				
COA - G9: Electricity - Prompt List:	Y	SK	13/01/2022 03:52 pm	
1. G9.3.1: Does the building's electrical installation incorporate systems to: (a) Protect people from contact with parts of the installation which are live during normal operation, and prevent parts of the installation or other building elements becoming live during fault conditions, (b) Permit the safe isolation of the installation and of electrical fittings and appliances, (c) Safeguard people from excessive temperatures resulting from either normal operation of electrical equipment, or from currents which could exceed the installation rating, (d) Safeguard people from injury which may result from electromechanical stress in electrical components caused by currents in excess of the installation rating, (e) Protect building elements from risk of ignition, impairment of their physical or mechanical properties, or function, due to temperature increases resulting from heat transfer or electric arc, (f) Operate safely in its intended environment, and (g) Safeguard against ignition of the surrounding atmosphere where it is potentially flammable or explosive?	Y	SK	13/01/2022 03:52 pm	Compliance with G9.3.1 is satisfied.
2. G9.3.2: Does the building's electrical installation: (a) Maintain the supply for a time appropriate to that service, and (b) Is it capable of being isolated from the supply system, independently of the remainder of the installation?	Y	SK	13/01/2022 03:52 pm	Compliance with G9.3.2 is satisfied.
3. G9.3.3: Does the electrical installation contain safeguards which protect the safety features of the external supply?	Y	SK	13/01/2022 03:52 pm	Compliance with G9.3.3 is satisfied.
4. G9.3.4: Where buildings are intended for use by people with disabilities, then are the light switches and plug socket outlets accessible and usable? LoA - this does not apply to Housing, Outbuildings, Ancillary Buildings, and to Industrial Buildings where no more than 10 people are employed.	N/A	SK	13/01/2022 03:52 pm	This question does not apply to this Project.
COA - G10: Piped Services: Insofar as it can be ascertained, does the building work comply with Functional Requirement G10.2? i.e. Where buildings are provided with potentially hazardous services, containing hot, cold, flammable, corrosive or toxic fluids, then the installations are constructed to provide adequate safety for people?				
COA - G10: Piped Services - Prompt List:	N/A	SK	13/01/2022 03:53 pm	

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1. G10.3.1: (Pipe Systems) - Are the piping systems constructed to avoid the likelihood of: (a) Significant leakage or damage during normal or reasonably foreseeable abnormal conditions, (b) Detrimental contamination of the contents by other substances, (c) Adverse interaction between services, or between piping and electrical systems, and (d) People having contact with pipes which could cause them harm?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
2. G10.3.2: (Moisture) - Is provision made for the ready removal of moisture or condensate in gas pipes?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
3. G10.3.3: (Pipe Protection) - Are pipes protected against corrosion in the environment of their use?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
4. G10.3.4: (Pipe Marking) - Are piping systems properly identified?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
3.5 - (Ventilation) - Are enclosed spaces constructed to avoid the likelihood of accumulating vented or leaking gas?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
6. G10.3.6: (Isolation Devices) - Do the piped systems have isolation devices which permit the installation or individual items of apparatus to be isolated from the supply system, for maintenance, testing, fault detection and repair?	N/A	SK	13/01/2022 03:53 pm	This question does not apply to this Project.
COA - G11: Gas as an Energy Supply: Insofar as it can be ascertained does the building work comply with G11.2? i.e. Is the supply system safe and adequate for its intended use?				
COA - G11: Gas as an Energy Supply - Prompt List:	N/A	SK	13/01/2022 03:59 pm	
1. G11.3.1: (Safe Pressure) - Are the supply systems constructed to maintain a safe pressure range appropriate to the appliances and the type of gas used?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
2. G11.3.2: (Auto Cut-off) - Is the gas supply to all appliances in a single ventilated space fitted with an automatic cut-off activated by failure of any continuous forced ventilation system used for combustion, ventilation or safe operation of a fixed gas appliance?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
3. G11.3.3: (Flues) - Is the flue installed so that the fixed gas appliance will have no adverse interaction with any other flued appliance?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
4. G11.3.4: (Isolation Device) - Do the supply systems have isolation devices which permit the whole installation, or individual items of apparatus, to be isolated from the supply for maintenance testing, fault detection or repair?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
5. G11.3.5: (Adverse Effects) - Where gas is supplied from an external source, is the supply system constructed to avoid the likelihood of: (a) Contamination of the external supply from other gas sources within the building, (b) Adverse effects on the pressure of the external supply, and (c) The external supply pipe acting as an earthing conductor?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
6. G11.3.6: (NUO Requirements) - Does the proposal demonstrate that the location and installation of meters and service risers shall meet the requirements of the network utility operator?	N/A	SK	13/01/2022 03:59 pm	This question does not apply to this Project.
Supplementary Processing Notes:		SK	13/01/2022 03:59 pm	existing gas Cali font as per building report page 2
COA - G12: Water Supplies: Insofar as it can be ascertained does building work comply with Functional Requirement G12.2? i.e. Do the water outlets, sanitary fixtures or sanitary appliances in the building have safe and adequate water supplies?				
COA - G12: Water Supplies - Prompt List:		SK	13/01/2022 04:00 pm	
1. G12.3.1: (Potable Water) - Is the water that is intended for human consumption, food preparation, utensil washing or oral hygiene potable? Disable potable water testing requirements in inspection lists if water is from a NUO (network utility operator).	Y	SK	13/01/2022 04:00 pm	Compliance with G12.3.1 is satisfied. Water supply is potable and fit for consumption.
2. G12.3.2: (Potable Water Protection) - Is the potable water supply system: (a) Protected from contamination, (b) Installed in a manner which avoids the likelihood of contamination within the system and the water main, and (c) Installed using components that will not contaminate the water?	Y	SK	13/01/2022 04:00 pm	Provisions of G12.3.2 are satisfied - potable water is protected.
3. G12.3.3: (Non-Potable Water) - Is the non-potable water supply system that is used for personal hygiene installed in a manner that avoids the likelihood of illness or injury being caused by the system?	N/A	SK	13/01/2022 04:00 pm	This question does not apply to this Project.
4. G12.3.4: (Non-Potable Pipework) - Are water pipes and outlets that are provided with non-potable water clearly identified?	N/A	SK	13/01/2022 04:00 pm	This question does not apply to this Project.

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5. G12.3.5: (Hot Water) - Is hot water provided to the sanitary fixtures and sanitary appliances that are intended to be used for: utensil washing; and personal washing, showering or bathing? LoA - only applies to housing, retirement homes, early childhood centres.	Y	SK	13/01/2022 04:00 pm	Compliance with G12.3.5 is satisfied - hot water supply provided to sanitary fixtures and appliances.
6. G12.3.6: (Temperature Control) - Is the hot water that is provided to sanitary fixtures and sanitary appliances or used for personal hygiene delivered at a temperature that avoids the likelihood of scalding?	Y	SK	13/01/2022 04:00 pm	Compliance with G12.3.6 is satisfied - temperature control is provided to the hot water supply.
7. G12.3.7: (Water Supply System) - Are the water supply systems installed in a manner that: (a) Pipes water to sanitary fixtures and sanitary appliances at flow rates adequate for the correct functioning of those fixtures and appliances under normal conditions, (b) Avoids the likelihood of leakage, (c) Allows reasonable access to components likely to need maintenance, and (d) Allows the system and any back-flow prevention devices to be isolated for testing and maintenance?	Y	SK	13/01/2022 04:00 pm	Compliance with G12.3.7 is satisfied
8. G12.3.8: (Pressure Relief) - Are vessels used for producing or storing hot water provided with safety devices that: (a) Relieve excessive pressure during both normal and abnormal conditions, and (b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture?				
9. G12.3.9: (Legionella) - Is the hot water system capable of being controlled to prevent the growth of legionella bacteria?				
10. G12.3.10: (Accessibility) - Are water supply taps accessible and usable for people with disabilities? LoA - only applies to buildings identified under section 47 A of the Act.				
COA - G12: Water Supplies - Prompt List:	Y	SK	13/01/2022 04:01 pm	
1. G12.3.1: (Potable Water) - Is the water that is intended for human consumption, food preparation, utensil washing or oral hygiene potable? Disable potable water testing requirements in inspection lists if water is from a NUO (network utility operator).	Y	SK	13/01/2022 04:01 pm	Compliance with G12.3.1 is satisfied. Water supply is potable and fit for consumption.
2. G12.3.2: (Potable Water Protection) - Is the potable water supply system: (a) Protected from contamination, (b) Installed in a manner which avoids the likelihood of contamination within the system and the water main, and (c) Installed using components that will not contaminate the water?	Y	SK	13/01/2022 04:01 pm	Provisions of G12.3.2 are satisfied - potable water is protected.
3. G12.3.3: (Non-Potable Water) - Is the non-potable water supply system that is used for personal hygiene installed in a manner that avoids the likelihood of illness or injury being caused by the system?	N/A	SK	13/01/2022 04:01 pm	This question does not apply to this Project.
4. G12.3.4: (Non-Potable Pipework) - Are water pipes and outlets that are provided with non-potable water clearly identified?	N/A	SK	13/01/2022 04:01 pm	This question does not apply to this Project.
5. G12.3.5: (Hot Water) - Is hot water provided to the sanitary fixtures and sanitary appliances that are intended to be used for: utensil washing; and personal washing, showering or bathing? LoA - only applies to housing, retirement homes, early childhood centres.	Y	SK	13/01/2022 04:01 pm	Compliance with G12.3.5 is satisfied - hot water supply provided to sanitary fixtures and appliances.
6. G12.3.6: (Temperature Control) - Is the hot water that is provided to sanitary fixtures and sanitary appliances or used for personal hygiene delivered at a temperature that avoids the likelihood of scalding?	Y	SK	13/01/2022 04:01 pm	Compliance with G12.3.6 is satisfied - temperature control is provided to the hot water supply.
7. G12.3.7: (Water Supply System) - Are the water supply systems installed in a manner that: (a) Pipes water to sanitary fixtures and sanitary appliances at flow rates adequate for the correct functioning of those fixtures and appliances under normal conditions, (b) Avoids the likelihood of leakage, (c) Allows reasonable access to components likely to need maintenance, and (d) Allows the system and any back-flow prevention devices to be isolated for testing and maintenance?	Y	SK	13/01/2022 04:01 pm	Compliance with G12.3.7 is satisfied
8. G12.3.8: (Pressure Relief) - Are vessels used for producing or storing hot water provided with safety devices that: (a) Relieve excessive pressure during both normal and abnormal conditions, and (b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture?	N/A	SK	13/01/2022 04:01 pm	This question does not apply to this Project.
9. G12.3.9: (Legionella) - Is the hot water system capable of being controlled to prevent the growth of legionella bacteria?	N/A	SK	13/01/2022 04:01 pm	This question does not apply to this Project.
10. G12.3.10: (Accessibility) - Are water supply taps accessible and usable for people with disabilities? LoA - only applies to buildings identified under section 47 A of the Act.	N/A	SK	13/01/2022 04:01 pm	This question does not apply to this Project.

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
COA - G13: Foul Water: Insofar as it can be ascertained; does the building work comply with Functional Requirement G13.2? i.e. Are the buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed, provided with: (a) an adequate plumbing and draining system to carry foul water to appropriate outfalls, and (b) if no sewer is available, an adequate system for the storage, treatment, and disposal of foul water?				
COA - G13: Foul Water - Prompt List:	Y	SK	13/01/2022 04:02 pm	
1. G13.3.1: (Sanitary Plumbing System) - Is the system constructed to: (a) Convey foul water from buildings to a drainage system, (b) Avoid the likelihood of blockage and leakage, (c) Avoid the likelihood of foul air and gases entering buildings, and (d) provide reasonable access for maintenance and clearing blockages?	Y	SK	13/01/2022 04:02 pm	Compliance with G13.3.1 is satisfied - the sanitary plumbing system is correctly constructed.
2. G13.3.2: (Foul Water Drainage System) - Is the system constructed to: (a) Convey foul water to an appropriate outfall, (b) Avoid the likelihood of blockage, (c) Avoid the likelihood of penetration of roots or the entry of ground water, (d) Enable reasonable access for maintenance and clearing blockages, (e) Ventilate and avoid the likelihood of foul air and gases accumulating in the drainage system and sewer, and (f) Avoid the likelihood of damage from superimposed loads or normal ground movement?	Y	SK	13/01/2022 04:02 pm	Compliance with G13.3.2 is satisfied - the foul water drainage system is correctly constructed.
3. G13.3.3: (Sewer Connection Available) - Is the connection made in a manner that avoids damage to the sewer and to the approval of the network utility operator?	Y	SK	13/01/2022 04:02 pm	Compliance with G13.3.3 is satisfied - sewer connection can occur without damage.
4. G13.3.4: (Sewer Connection Unavailable) - Are the facilities for the storage, treatment, and disposal of foul water constructed: (a) With adequate capacity for the volume of foul water and the frequency of disposal, (b) With adequate vehicle access for collection if required, (c) To avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 Water Supplies, (d) To avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991, (e) From materials that are impervious both to the foul water for which disposal is required, and to water, (f) To avoid the likelihood of blockage and leakage, (g) To avoid the likelihood of foul air and gases accumulating within or entering into buildings, (h) To avoid the likelihood of unauthorized access by people, (i) To permit easy cleaning and maintenance, (j) To avoid the likelihood of damage from superimposed loads or normal ground movement, and (k) where buried underground, to resist hydro static uplift pressures?	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
COA - H1: Energy Source: Is the energy for this building sourced from a network operator or a depletable energy resource? If yes, select the tick and proceed to Functional Requirement below. If NO then select N/A and apply N/A to Functional Requirement question below.	N/A	SK	13/01/2022 04:02 pm	The energy for this building is not sourced from a network operator or a depletable energy resource - therefore this question does not apply to this project.
COA - H1: Energy Efficiency: Does the building work comply with Functional Requirement H1.2? i.e. is the building constructed to achieve an adequate degree of energy efficiency when that energy is used for: (a) Modifying temperature, modifying humidity, providing ventilation, or doing all or any of these things; OR (b) Providing hot water to sanitary fixtures or sanitary appliances, or both; OR (c) Providing artificial lighting?				
COA - H1: Energy Efficiency - Prompt List:	N/A	SK	13/01/2022 04:02 pm	
1. H1.3.1: (Thermal Resistance) - Where the building envelope enclosing spaces where the temperature or humidity (or both) are modified, then is it constructed to provide adequate thermal resistance; and limit uncontrollable airflow? LoA - does not apply to assembly service, industrial, outbuildings or ancillary buildings.	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
2. H1.3.2: (BPI) - Is the building constructed to ensure that the building performance index (BPI) does not exceed 1.55? LoA - applies to Housing only.	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
3. H1.3.3: - (Parameters) - Has account been taken of physical conditions likely to affect energy performance, including: (a) The thermal mass of building elements; AND (b) The building orientation and shape; AND (c) The air tightness of the building envelope; AND (d) The heat gains from services, processes and occupants; AND (e) The local climate; AND (f) Heat gains from solar radiation?	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.

MAIN BUILDING - R1 COMPLEXITY: DWELLING - Processing - AUDIT	Y/N	User	Date	Notes
4. H1.3.4: (Hot Water) - Do systems for the heating, storage, or distribution of hot water to and from sanitary fixtures or sanitary appliances; having regard to the energy source used: (a) Limit the energy lost in the heating process; AND (b) Are they constructed to limit heat losses from storage vessels and from distribution systems; AND (c) Are they constructed to facilitate the efficient use of hot water? LoA - (b) does not apply to individual storage vessels with greater than 700 litre capacity, (c) only applies to housing.	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
5. H1.3.5: (G8) - Are artificial lighting fixtures: (a) Located and sized to limit energy use, consistent with the intended use of space; AND (b) Fitted with a means to enable light intensities to be reduced, consistent with reduced activity in the space? LoA - only applies to commercial and communal non-residential with floor area greater than 300 m2 and does not apply to lighting provided solely to meet requirements of F6.	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
6. H1.3.6: (HVAC) - Are HVAC systems located, constructed, and installed to: (a) Limit energy use, consistent with the intended use of space; AND (b) Enable them to be maintained to ensure their use of energy remains limited, consistent with the intended use of space? LoA - commercial buildings only.	N/A	SK	13/01/2022 04:02 pm	This question does not apply to this Project.
COA - Miscellaneous:	N/A	SK	13/01/2022 04:03 pm	Not required

Processing Time Clock Start Date: 20/12/2021 02:10 pm

Decision To Grant: CA211351 by Shane Kelly @ 14/01/2022 08:37 am

Documentation demonstrates compliance with the Building Code and Building Act 2004. Requests for further information have been addressed and reasons for these have been recorded in each instance. Certificate of Acceptance can be granted and issued on payment of the appropriate fees and levies.

Form 9

Certificate of Acceptance - CA211351

Section 99, Building Act 2004

The building

Street address of building: 113 King Edward Street, Motueka
 Legal description of land where building is located: Pt Sec 3 Sec 177 Motueka DIST
 Building name:
 Location of building within site/block number: 113 King Edward Street, Motueka
 Level/unit number: 0

The owner

Name of owner: Patricia Tennet, John Galvin and Horsley Christie
 Trustee Limited
 Contact person: Matt Galvin
 Mailing address: 113 King Edward Street
 Motueka 7120
 Street address/registered office:
 Phone number: Landline: Mobile: 027768628
 Facsimile number: No information provided
 Email address: matthew.james@hotmail.com
 Website: No information provided
 First point of contact for communications with the
 council/building consent authority: Keith Langham (A.S.A.P Building Inspections
 Limited); Mailing Address: 11b Lemari Avenue
 Stoke
 Nelson 7011; Mobile: 0273444265; Email:
 asap.buildinginspections@outlook.com

Acceptance of compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Building Work Description:

Two new sanitary fixtures installed for a shower and a basin and Lundrey tub installed in garage.
 One or more code clauses relevant to the building work have been excluded

Qualifications to Certificate:

Compliance with the following has not been determined:

1. Clause B2.3.1b)

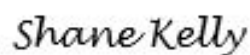
If non-compliance with building code provisions is deemed to affect safety of building users, a Notice to Fix will likely be issued requiring the Owner to obtain building consent and undertake the work necessary to ensure safety of building users.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Attachments

Copies of the following documents are attached to this certificate of acceptance:

- There are no additional attachments for this certificate of acceptance.



Shane Kelly

Building Officer - Compliance

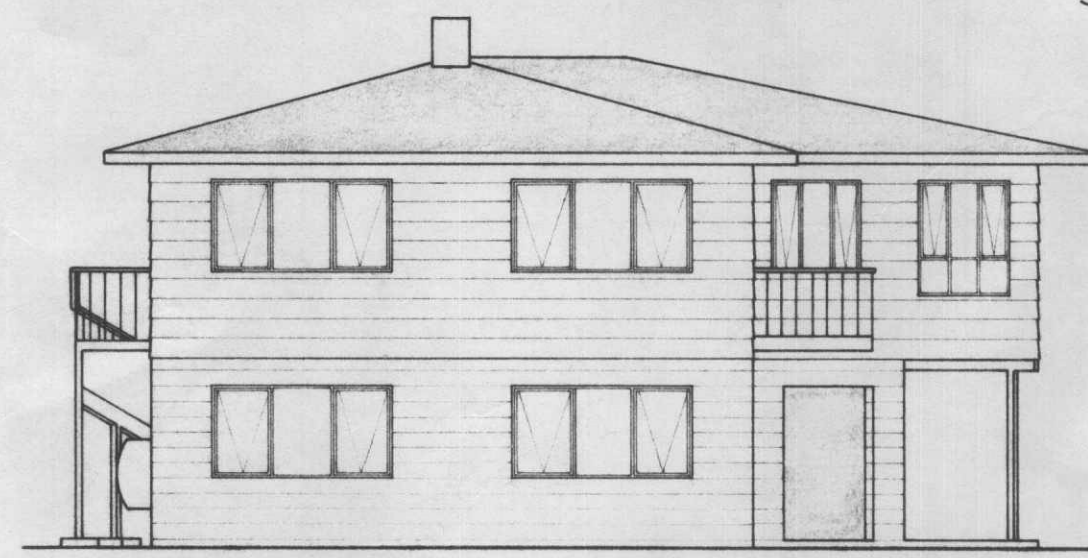
On behalf of: Tasman District Council

14 January 2022

East



North

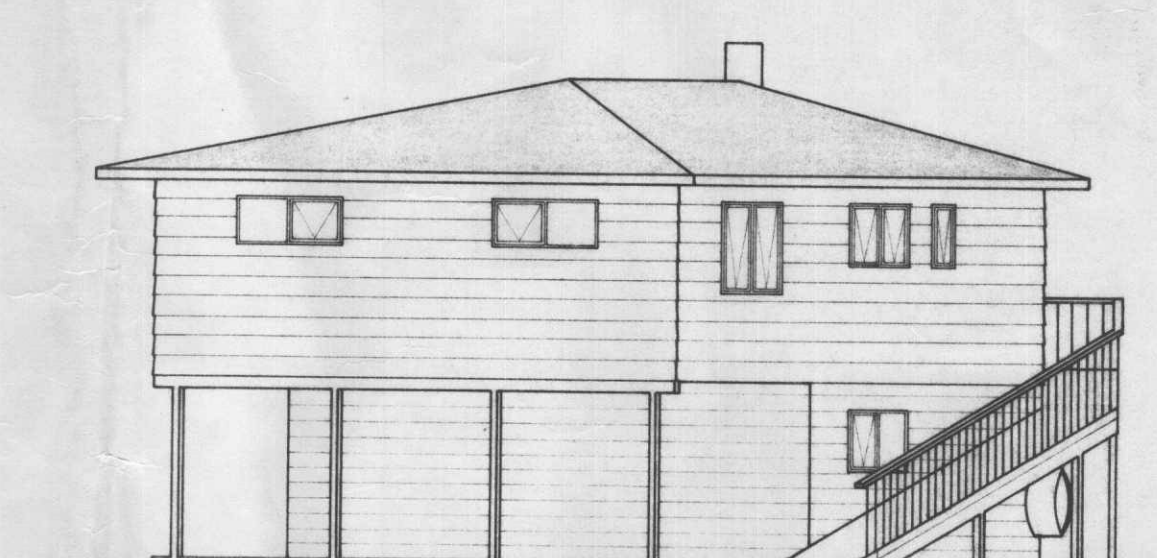


SCALE — 1 : 100

West

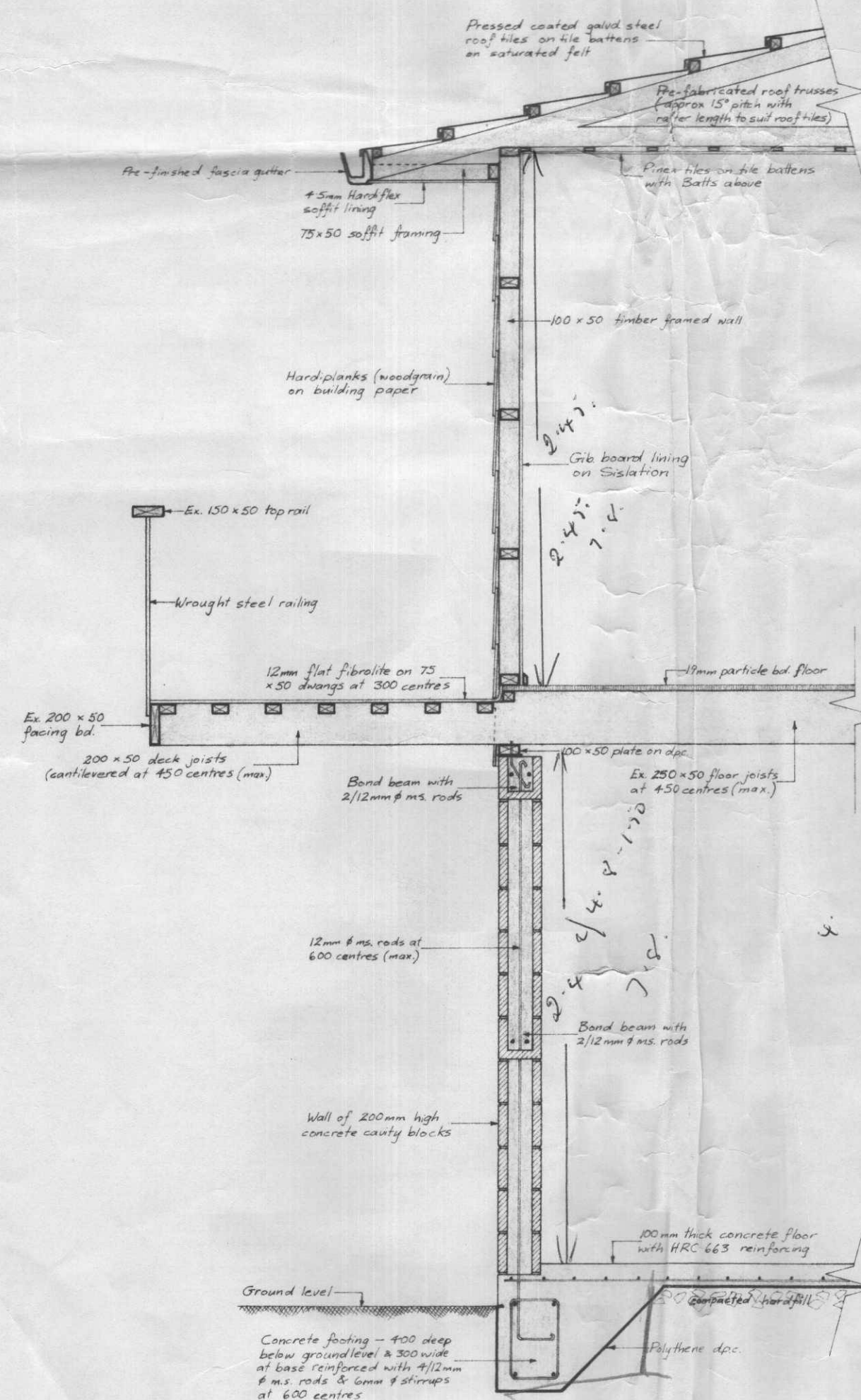


South



Cross-section through balcony

SCALE — 1 : 25



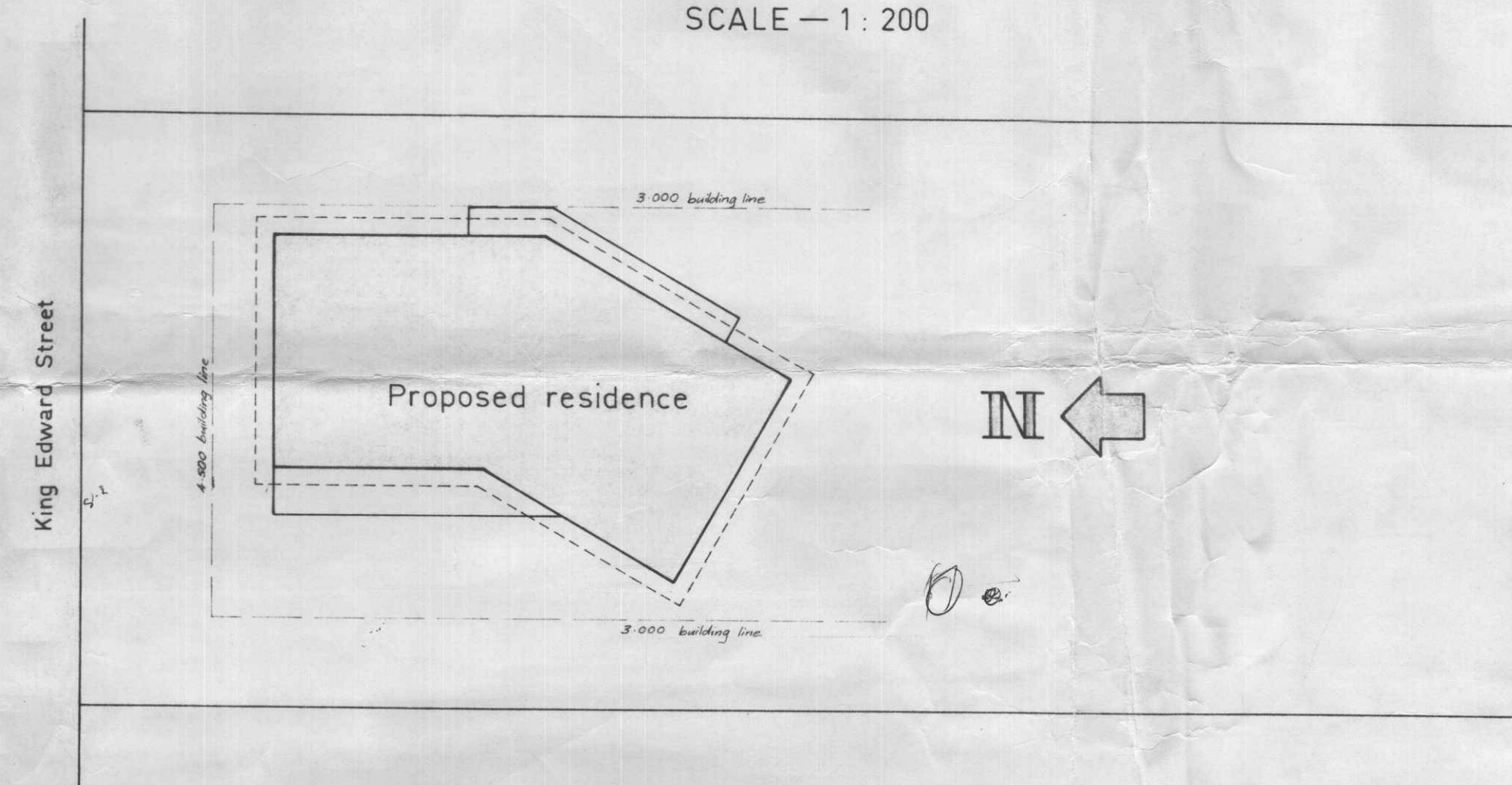
Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED CERTIFICATE OF
ACCEPTANCE
DOCUMENTATION

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Site Plan

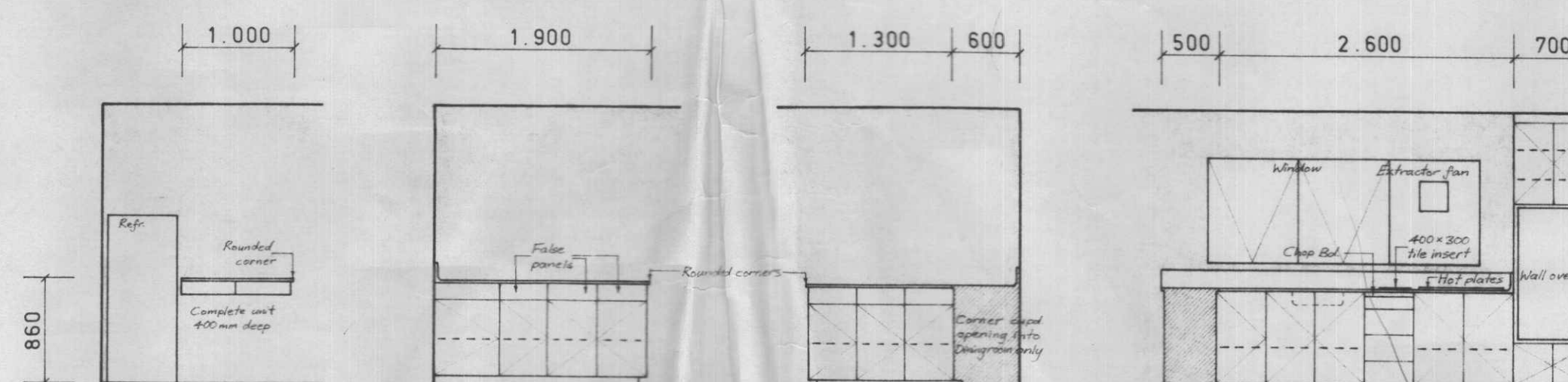
SCALE — 1 : 200



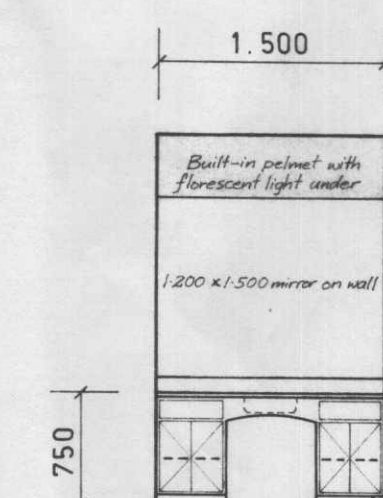
Joinery detail

SCALE — 1 : 50

KITCHEN JOINERY



VANITY UNIT



— All cupboards & drawers top-filled with Relux PVC handle moulding. Cante hanging on concealed hinges with catches supplied by owner.
— All bench tops Formica (or similar) with 150mm high upstands. Balanced sink & against wall-top. Dies for bench insert supplied by owner.
— All visible surfaces of joinery finished for painting.

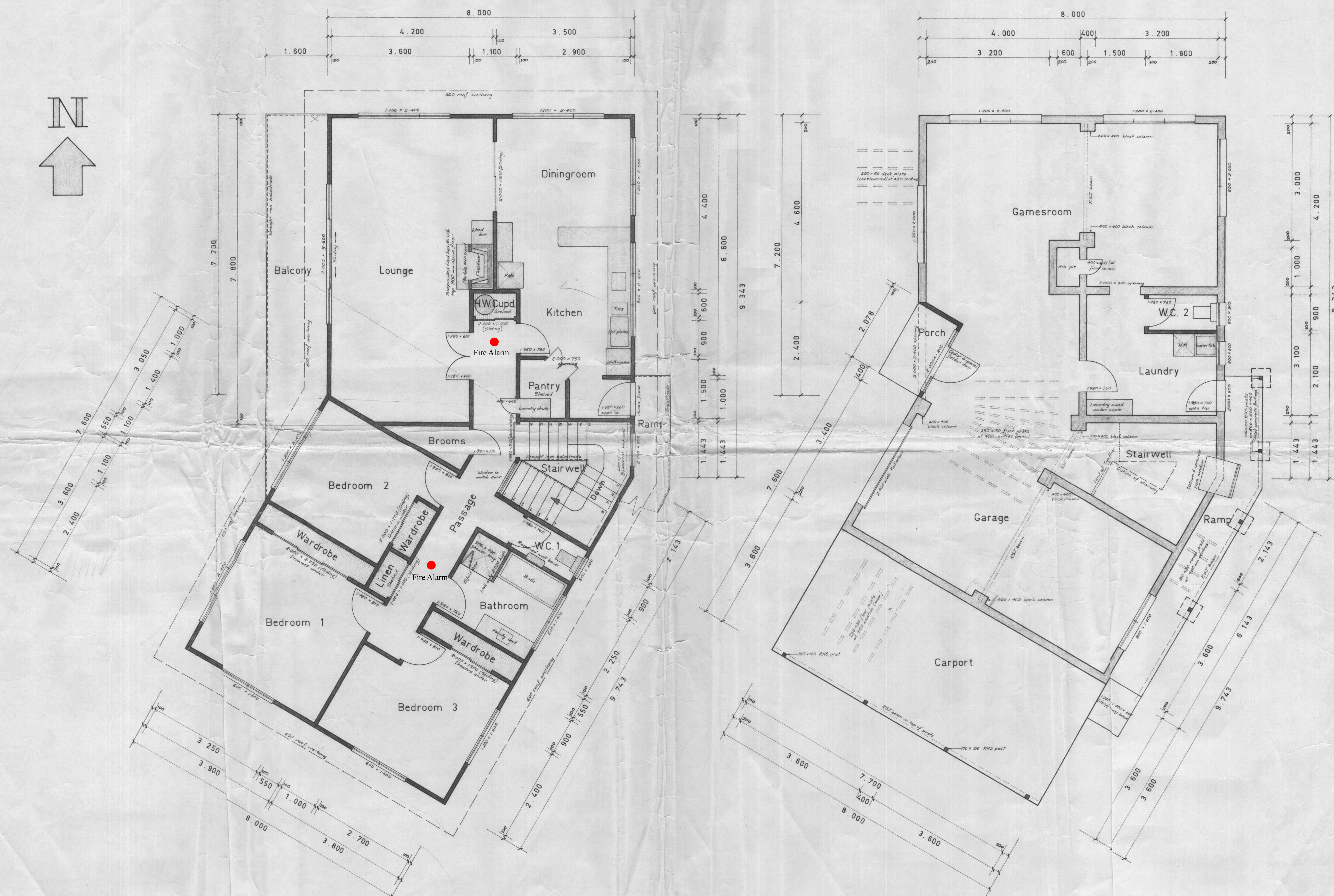
— Vanity unit 500mm deep (overall).
— Cupboards & drawers flash-filled with handles & catches supplied by owner.
— Vanity top Akranite (or similar) with plastic basin.
— All other visible surfaces finished for painting.

Proposed new residence for Mr & Mrs R M Pegg at King Edward Street, Motueka

Contractor shall verify
all measurements on site
February 1977

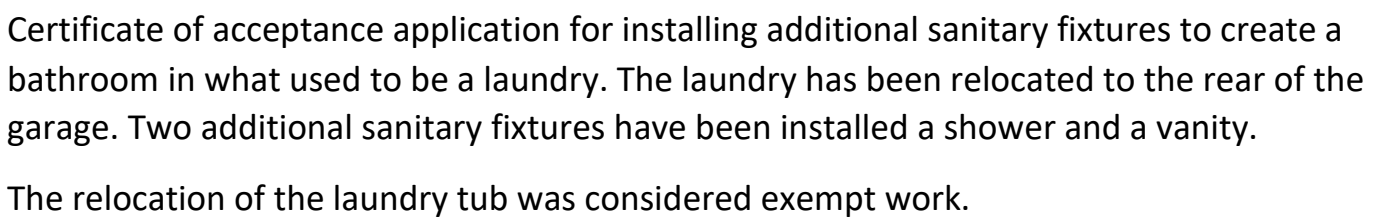
Basement

SCALE — 1 : 50



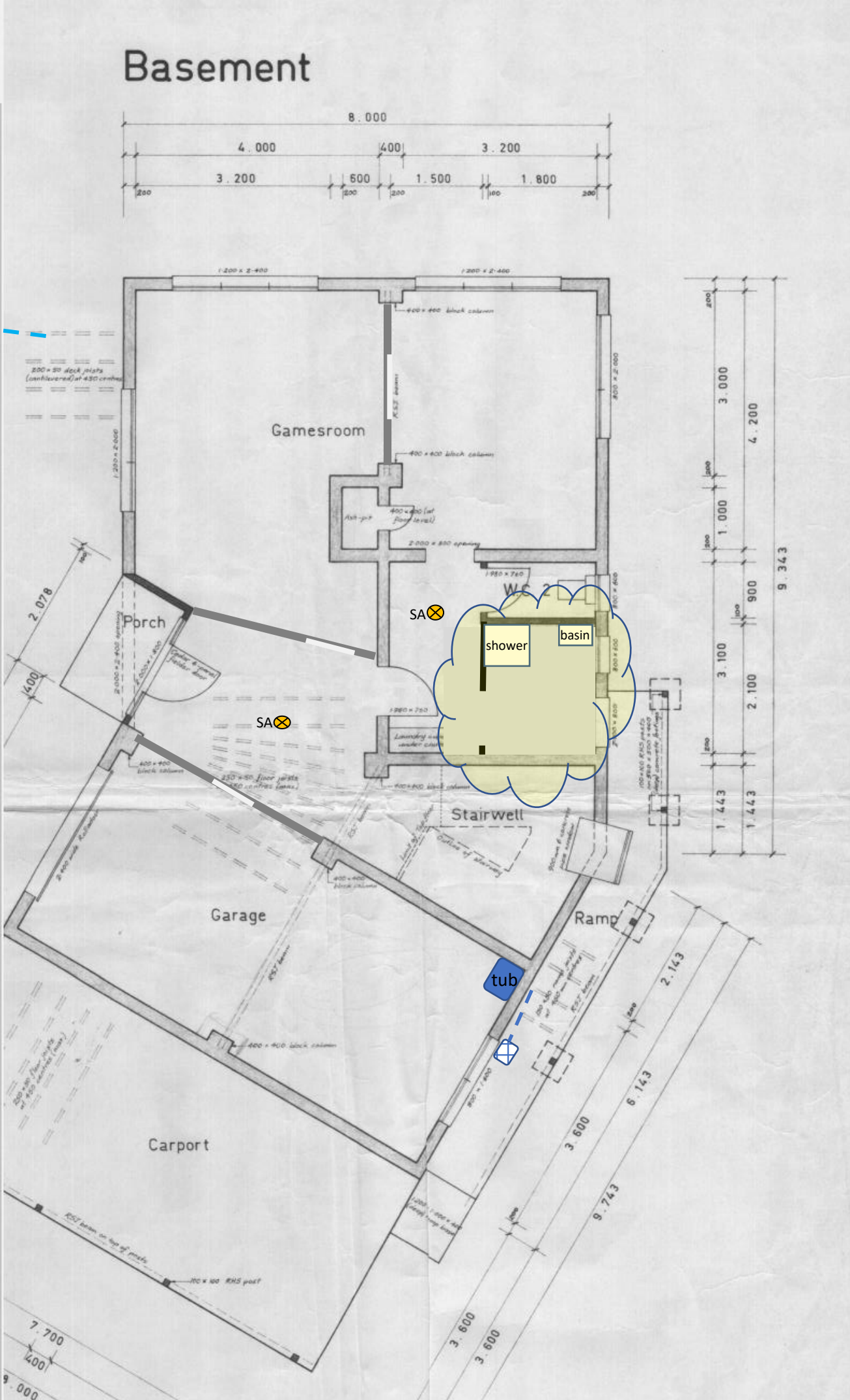
Proposed new residence for Mr & Mrs R M Pegg at King Edward Street, Motueka

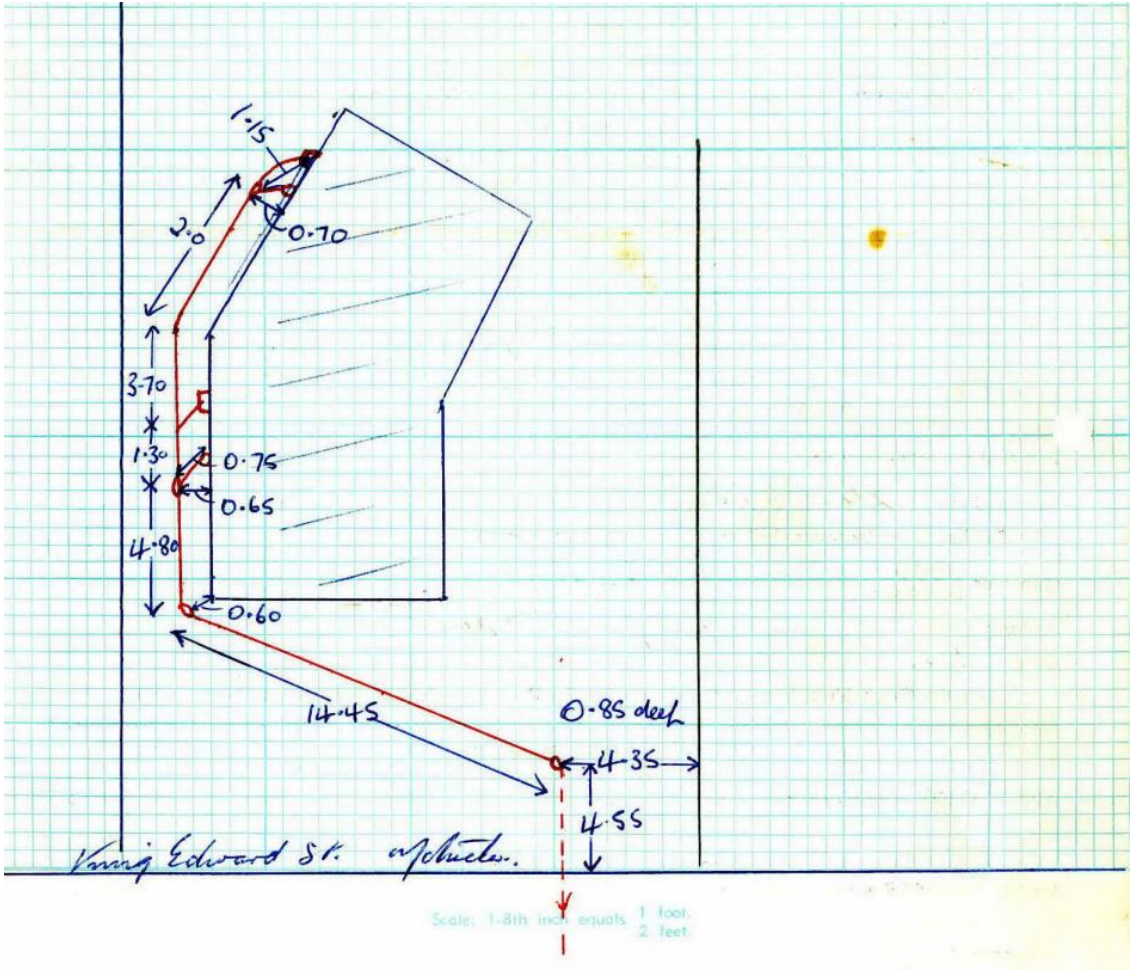
Contractor shall verify
all measurements on site
February 1977



35. Alteration to existing sanitary plumbing (excluding water heaters)

1. Alteration to existing sanitary plumbing in a building, provided that:
 - (a). the total number of sanitary fixtures in the building is not increased by the alteration; and
 - (b). the alteration does not modify or affect any specified system.







12 King Edward Street - Motueka
PO Box 165
Ph: 03 528 7744 / Fax 03 528 8129
Ph: 03 528 7744
operations@haysplumbing.co.nz

PRESSURE TEST CERTIFICATE

Piped Services at Pre-line

Issued by: **Hays Plumbing Services Ltd**

Registration Number: **23431**

Date: **31/10/2014**

In respect to the following

Piped services installed in accordance with G12.AS1 or NZ/AUS3500.1 and 3

Property Owner : **Matthew & Ruth Galvin**

Installed at: (Property Address): **113 King Edward Street, Motueka**

Building Consent Number: **n/a**

Signature of Client / Builder

Signature: **Nick Mercer**

		TICK
POLYBUTYLENE	30 MINUTE TEST , 1500KPA (220PSI)	✓
	12HR TEST , 700 KPA, (150 PSI)	
FUSIOTHERM	TEST 3 X 30 MINUTE AT 20 BAR SEPARATE FUSIO TEST REPORT ATTACHED	
COPPER	30 MINUTE TEST 1500 KPA	
REHAU RAUTITAN	30 MINUTE TEST 1500 KPA	

FOR COUNCIL USE ONLY

Register Check

☐

Date _____

Inspector Name : _____ Signature: _____



Electrical inspection - 113 King Edward Street 7120

All sub circuits are TPS (Tough plastic sheath) cabling - industry standard
No original circuitry present.

Resettable type overload protection in outside meter box fuse panel located under external ramp

RCD (Residual Current device) fitted to circuits / electrical fixtures present in damp areas, such as the bathroom(s), laundry. Also includes an outdoor socket supplying the gas califont.

Visual inspection pass for main earth system, switchboard, hot water system, oven, light switches and fixtures and power outlets.

Elite Electrical Services Ltd

Kane McLeod

A handwritten signature in blue ink, appearing to be "Kane McLeod", written over a horizontal line.

13.10.2021



Keith and Bronwyn Langham
11b Lemari Avenue,
Nelson 7011
0273444265
0212472323

Unauthorised building work report for
Certificate of Acceptance application.

3113-21

Address 113 King Edward Street
94/141 Pt Sec 3 Sec 177 Motueka DIST
1956041600

Report requested by; Matt Galvin, owner

Inspector Keith Langham, ASAP Building Inspections Ltd.

Inspectors qualifications 49 years building industry experience, including 7 years as a council building inspector. NDCM, NZCB, NZCQS, IQPI Current role 15 years.

Date of inspection: 13 October 2021

Brief: the building work considered in this report is identified as moving the laundry tub and changing the original laundry to a bathroom with shower and basin. This application is for the installation of the shower and hand basin, the relocation of the laundry tub is considered exempt work.

The original house was built in 1977.

This report is the result of a visual inspection only no other work was inspected or considered in this report, and no destructive testing was undertaken.

General description of work;

The laundry tub was relocated to a garage space on the same floor level. The original laundry room was closed off and an acrylic shower and a vanity were installed, safety glass in the window and exterior door and an extract fan/light/heat unit installed in the ceiling.

The work that required building consent is the installation of 2 sanitary fixtures in this case the shower and vanity basin.



Detailed description of work;

The original plans for the lower floor of this house show the internal and external walls as concrete block with a laundry area with external access and a window, within the laundry room is a walled off toilet named WC 2.

The floor is vinyl and walls painted making them impervious to water.

Waste from the laundry tub goes to gully on the outside wall.

This gully now receives the waste from the shower and basin.

There is also a gully at the head of the drain and the relocated laundry discharges to this.

Hot water is supplied by a gas califont.



Basin waste through the wall, shower direct to gully. shower waste into side of gully

Shower;

The shower is a proprietary 2 sided acrylic unit with safety glass screen and door. Plumbing is within a new timber framed wall that separates the new bathroom. It has a mixer, flexile hose and shower rose.

A chase was cut through the concrete floor for the waste which goes to the gully trap outside.

We found no elevated moisture readings outside the shower at either corner or in the timber framed walls on two sides.

We believe this shower meets the performance requirements of the relevant clauses of the code.

Vanity;

The vanity has been installed where the laundry was previously located using the same plumbing. It has an acrylic top and is sealed to the painted walls.



Vanity sealed to both walls

1. Building elements which the consultant is satisfied, to the best of its knowledge and belief, and on reasonable grounds, deems to comply with the New Zealand Building Code

Building Code clause	Building element(s)
B1 - Structure	NA
B2 - Durability	Acrylic liners and basin.
D1 - Access routes	n/a
E1 - Surface water	n/a
E2 - External moisture	n/a
E3 - Internal moisture	impervious surfaces with no unsealed gaps.
F1 - Hazardous agents on site	n/a
F2 - Hazardous building materials	Safety glass to bathroom shower screen, window and door
F3 - Hazardous substances & processes	n/a
F4 - Safety from falling	n/a
F5 - Construction & demolition hazards	n/a
F6 - Visibility in escape routes	n/a
F7 - Warning systems	Shown on plan; existing and complying
F8 - Signs	n/a
G1 - Personal hygiene	n/a
G2 - Laundering	n/a

G3 - Food preparation & prevention of contamination	n/a
G4 - Ventilation	Extract unit in place
G5 - Interior environment	n/a
G6 - Airborne & Impact Sound	n/a
G7 - Natural light	n/a
G8 - Artificial light	n/a
G9 – Electricity	Electrical statement provided
G10 - Piped services	n/a
G11 - Gas as an energy source	n/a
G12 - Water supplies	Connected to existing, temp control by califont. Statement provided from plumber
G13 - Foul water	Connected to existing, falls on wastes work well.
G14 - Industrial liquid waste	n/a
G15 - Solid waste	n/a
H1 - Energy efficiency	Exterior wall of bathroom is concrete block

2. Building elements which are unable to be inspected

Building Code clause	Building element(s)
	Areas where compliance has been verified for B1 include
G12 - Water supplies	Some pipes are within the wall bur perform as they should
G13 - Foul water	The shower waste is under the floor but performs as it should

Exempt Building work (work which does not require a building consent or Certificate of Acceptance)

Areas of work covered under Schedule 1 exemptions and does not form part of this Certificate of Acceptance application.

- Relocation of the laundry tub to the garage.
- Building the wall to close off the new bathroom.



I consider the work to be safe and sanitary in terms of section 121 and 123 of the Building Act 2004.

I am satisfied that this work complies with the building code or requirements that were in force at the time of the construction and that this work would have been granted a building consent and code compliance certificate, had one been applied for.

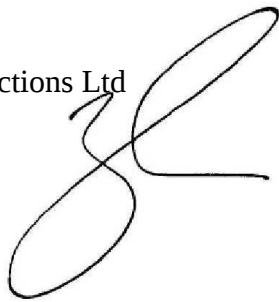
Limitations;

This property report is a visual one only of the building elements that could be seen easily and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore, we are unable to report that any such part of the structure is free from defects

This property report does not guarantee that the work complies with any Regulations or Acts.

This property report does not guarantee that the council will not require a building consent for any remedial work identified. Or that the council may or may not require additional reports from suitably qualified professionals, for example a structural engineer. These are additional to this report and will incur additional costs.

Keith Langham.
ASAP Building Inspections Ltd



Disclaimer;

- a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of the systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.



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 PO Box 165
 Ph: 03 528 7744 / Fax 03 528 8129
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PRESSURE TEST CERTIFICATE

Piped Services at Pre-line

Issued by: **Hays Plumbing Services Ltd**

Registration Number: **23431**

Date: **31/10/2014**

In respect to the following

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Property Owner : **Matthew & Ruth Galvin**

Installed at: (Property Address): **113 King Edward Street, Motueka**

Building Consent Number: **n/a**

Signature of Client / Builder

Signature: Nick Mercer

		TICK
POLYBUTYLENE	30 MINUTE TEST , 1500KPA (220PSI)	✓
	12HR TEST , 700 KPA, (150 PSI)	
FUSIOTHERM	TEST 3 X 30 MINUTE AT 20 BAR SEPARATE FUSIO TEST REPORT ATTACHED	
COPPER	30 MINUTE TEST 1500 KPA	
REHAU RAUTITAN	30 MINUTE TEST 1500 KPA	

FOR COUNCIL USE ONLY

Register Check

☐

Date _____

Inspector Name : _____ Signature: _____



Electrical inspection - 113 King Edward Street 7120

All sub circuits are TPS (Tough plastic sheath) cabling - industry standard
No original circuitry present.

Resettable type overload protection in outside meter box fuse panel located under external ramp

RCD (Residual Current device) fitted to circuits / electrical fixtures present in damp areas, such as the bathroom(s), laundry. Also includes an outdoor socket supplying the gas califont.

Visual inspection pass for main earth system, switchboard, hot water system, oven, light switches and fixtures and power outlets.

Elite Electrical Services Ltd

Kane McLeod

A blue ink signature of Kane McLeod, written in a cursive style.

13.10.2021



Keith and Bronwyn Langham
11b Lemari Avenue,
Nelson 7011
0273444265
0212472323

Unauthorised building work report for
Certificate of Acceptance application.

3113-21

Address 113 King Edward Street
94/141 Pt Sec 3 Sec 177 Motueka DIST
1956041600

Report requested by; Matt Galvin, owner

Inspector Keith Langham, ASAP Building Inspections Ltd.

Inspectors qualifications 49 years building industry experience, including 7 years as a council building inspector. NDCM, NZCB, NZCQS, IQPI Current role 15 years.

Date of inspection: 13 October 2021

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Basin waste through the wall, shower direct to gully. shower waste into side of gully

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We believe this shower meets the performance requirements of the relevant clauses of the code.

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The vanity has been installed where the laundry was previously located using the same plumbing. It has an acrylic top and is sealed to the painted walls.



Vanity sealed to both walls

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Building Code clause	Building element(s)
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B2 - Durability	Acrylic liners and basin.
D1 - Access routes	n/a
E1 - Surface water	n/a
E2 - External moisture	n/a
E3 - Internal moisture	impervious surfaces with no unsealed gaps.
F1 - Hazardous agents on site	n/a
F2 - Hazardous building materials	Safety glass to bathroom shower screen, window and door
F3 - Hazardous substances & processes	n/a
F4 - Safety from falling	n/a
F5 - Construction & demolition hazards	n/a
F6 - Visibility in escape routes	n/a
F7 - Warning systems	Shown on plan; existing and complying
F8 - Signs	n/a
G1 - Personal hygiene	n/a
G2 - Laundering	n/a

G3 - Food preparation & prevention of contamination	n/a
G4 - Ventilation	Extract unit in place
G5 - Interior environment	n/a
G6 - Airborne & Impact Sound	n/a
G7 - Natural light	n/a
G8 - Artificial light	n/a
G9 – Electricity	Electrical statement provided
G10 - Piped services	n/a
G11 - Gas as an energy source	n/a
G12 - Water supplies	Connected to existing, temp control by califont. Statement provided from plumber
G13 - Foul water	Connected to existing, falls on wastes work well.
G14 - Industrial liquid waste	n/a
G15 - Solid waste	n/a
H1 - Energy efficiency	Exterior wall of bathroom is concrete block

2. Building elements which are unable to be inspected

Building Code clause	Building element(s)
	Areas where compliance has been verified for B1 include
G12 - Water supplies	Some pipes are within the wall bur perform as they should
G13 - Foul water	The shower waste is under the floor but performs as it should

Exempt Building work (work which does not require a building consent or Certificate of Acceptance)

Areas of work covered under Schedule 1 exemptions and does not form part of this Certificate of Acceptance application.

- Relocation of the laundry tub to the garage.
- Building the wall to close off the new bathroom.



I consider the work to be safe and sanitary in terms of section 121 and 123 of the Building Act 2004.

I am satisfied that this work complies with the building code or requirements that were in force at the time of the construction and that this work would have been granted a building consent and code compliance certificate, had one been applied for.

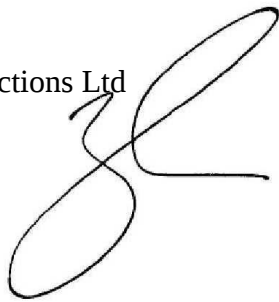
Limitations;

This property report is a visual one only of the building elements that could be seen easily and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore, we are unable to report that any such part of the structure is free from defects

This property report does not guarantee that the work complies with any Regulations or Acts.

This property report does not guarantee that the council will not require a building consent for any remedial work identified. Or that the council may or may not require additional reports from suitably qualified professionals, for example a structural engineer. These are additional to this report and will incur additional costs.

Keith Langham.
ASAP Building Inspections Ltd



Disclaimer;

- a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of the systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

Main Building

Miscellaneous documents

Accepted Documents:

- Matt_Galvin_Electrical_Inspection.pdf (441.44kB)

Accepted Date: 1 Nov 2021 9:14:45 - Monday

Accepted By: Debbie Woodley

Minor variations

- {no file(s) uploaded}



Email #45367: BC211351

Project ID: 211351
Date Received: 2021-11-03 20:55:07
Sender: asap.buildinginspections@outlook.com
Checked By: Nikii Steele
Accepted By: Debbie Woodley
Subject:

Information Received Via Email: RE: CA211351.1 RFI- 113 King Edward Street, Motueka

Message:

Please find information attached.

I have asked for clarification on a couple of points but supplied the info anyway.

Keith Langham

ASAP Building Inspections Ltd

0273444265

ATTACHMENTS:

- lower floor plan.pdf
- Location of fire alarm.pdf
- owners acceptance.pdf
- RFI Response cover note.pdf



Email #45979: BC211351

Project ID: 211351
Date Received: 2021-11-19 18:00:03
Sender: asap.buildinginspections@outlook.com
Checked By: Nikii Steele
Accepted By: Nikii Steele
Subject:

Information Received Via Email: RE: CA211351: 113 King Edward Street, Motueka

Message:

Working on it at the moment.

Keith

From: Tasman District Council <211351@tasman.abcs.co.nz>

Sent: Tuesday, 16 November 2021 11:45 am

To: matthew.james@hotmail.com

Cc: asap.buildinginspections@outlook.com

Subject: CA211351: 113 King Edward Street, Motueka

Good morning,

This is a reminder that we require a response for the VRFI for this application. Please reply as soon as possible

Kind regards,

Nikii

Nikii Steele

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz<mailto:building.support@tasman.govt.nz> | W:

<http://www.tasman.govt.nz>

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Designated Recipient(s): matthew.james@hotmail.com<mailto:matthew.james@hotmail.com>,

asap.buildinginspections@outlook.com<mailto:asap.buildinginspections@outlook.com>

Sent From: AlphaOne Building Consent System

Sent Date: 16 November 2021 11:45:17 am - Tuesday



Email #45980: BC211351

Project ID: 211351
Date Received: 2021-11-19 18:05:12
Sender: asap.buildinginspections@outlook.com
Checked By: Shane Kelly
Accepted By: Debbie Woodley
Subject:

Information Received Via Email: RE: CA211351: 113 King Edward Street, Motueka

Message:

Please note payment was made on 1/11/21 thus;

Keith,

As the owner of 113 King Edward St, Matthew Galvin has asked me to confirm the following information :-

"As the owners of 113 King Edward St, being John Francis Galvin the Patricia Elizabeth Tennet of Colorata Trust, I hereby authorise Keith Langham from ASAP Building Inspection Ltd to compile the Certificate of Acceptance for work on the property".

Please contact me if you require additional information.

I can also confirm that a \$1,000 deposit for the COA has been paid to the Tasman District Council.

From: Tasman District Council <211351@tasman.abcs.co.nz>

Sent: Tuesday, 16 November 2021 11:45 am

To: matthew.james@hotmail.com

Cc: asap.buildinginspections@outlook.com

Subject: CA211351: 113 King Edward Street, Motueka

Good morning,

This is a reminder that we require a response for the VRFI for this application. Please reply as soon as possible

Kind regards,

Nikii

Nikii Steele

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz<<mailto:building.support@tasman.govt.nz>> | W:
<http://www.tasman.govt.nz>

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Designated Recipient(s): matthew.james@hotmail.com<<mailto:matthew.james@hotmail.com>>,
asap.buildinginspections@outlook.com<<mailto:asap.buildinginspections@outlook.com>>

Sent From: AlphaOne Building Consent System

Sent Date: 16 November 2021 11:45:17 am - Tuesday

**Email #178294: BC211351**

Project ID: 211351
Date Sent: 2021-11-01 09:34:55
Recipient: asap.buildinginspections@outlook.com
Sender: Debbie Woodley
Subject:

CA211351.1 Request For Further Information - Vetting - 113 King Edward Street, Motueka

Message:

Dear Sir/Madam,

Thank you for your Certificate of Acceptance application. We have reviewed it for completeness and we need some more information before we can formally accept your application for processing. Please find attached the Vetting Request for Further Information (VRFI).

Please respond by replying to this email, which will link your response to your application ensuring it receives prompt attention.

Ensure all items are addressed in a single response, and that this includes:

- 1 A covering note outlining the response to each item
- 2 Files that are in PDF format and to scale
- 3 Only provide information specifically relating to this project

Your application for a building consent requires a deposit of \$1,000. Refer to our fees and charges <https://www.tasman.govt.nz/my-council/fees-and-charges/#e28>.

The deposit should be paid directly to the following bank account:

Name: Tasman District Council

Bank: ASB Bank, Richmond

Account: 12-3193-0002048-03 (or -003 if your bank requires a three digit suffix)

Reference: Please use your consent number listed above "CA211351".

Alternatively, you can make the payment at any Tasman District Council Service Centre.

Regards

Debbie Woodley

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #179112: BC211351

Project ID: 211351
Date Sent: 2021-11-03 20:55:08
Recipient: asap.buildinginspections@outlook.com
Sender: AlphaOne System
Subject:

RE: RE: CA211351.1 RFI- 113 King Edward Street, Motueka

Message:

Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:

- lower floor plan.pdf (259.14kB)
- Location of fire alarm.pdf (2.83MB)
- owners acceptance.pdf (75.93kB)
- RFI Response cover note.pdf (177.08kB)

For further information or enquiries please email 211351@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
<http://www.tasman.govt.nz>



Email #179131: BC211351

Project ID: 211351
Date Sent: 2021-11-04 07:54:20
Recipient: debbie.woodley@tasman.govt.nz
Sender: Nikii Steele
Subject: CA211351: A new email has been allocated to you
Message:

Hello Debbie Woodley,

A new email for CA211351 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/211351/communication/?optilbox>

— AlphaOne System



Email #179520: BC211351

Project ID: 211351
Date Sent: 2021-11-05 14:44:57
Recipient: asap.buildinginspections@outlook.com
Sender: Debbie Woodley
Subject:

CA211351.2 Request For Further Information - Vetting - 113 King Edward Street, Motueka

Message:

Hi Keith, thank you for your response.

We ask for a full site plan to confirm the address and where the building work has occurred.

We have reviewed your response and need some more information before we can formally accept your application for processing. Please find attached the Vetting Request for Further Information (VRFI).

Please respond by replying to this email, which will link your response to your application ensuring it receives prompt attention.

Ensure all items are addressed in a single response, and that this includes:

- 1 A covering note outlining the response to each item
- 2 Files that are in PDF format and to scale
- 3 Only provide information specifically relating to this project

The deposit has not yet been received. Your application for a building consent requires a deposit of \$1,000. Refer to our fees and charges <https://www.tasman.govt.nz/my-council/fees-and-charges/#e28>.

The deposit should be paid directly to the following bank account:

Name: Tasman District Council

Bank: ASB Bank, Richmond

Account: 12-3193-0002048-03 (or -003 if your bank requires a three digit suffix)

Reference: Please use your consent number listed above "CA211351".

Alternatively, you can make the payment at any Tasman District Council Service Centre.

Regards

Debbie Woodley

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #181120: BC211351

Project ID: 211351
Date Sent: 2021-11-16 11:45:19
Recipient: matthew.james@hotmail.com
Sender: Nikii Steele
Subject: CA211351: 113 King Edward Street, Motueka

Message:

Good morning,

This is a reminder that we require a response for the VRFI for this application. Please reply as soon as possible

Kind regards,

Nikii

Nikii Steele

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #182112: BC211351

Project ID: 211351
Date Sent: 2021-11-19 18:00:06
Recipient: asap.buildinginspections@outlook.com
Sender: AlphaOne System
Subject: RE: RE: CA211351: 113 King Edward Street, Motueka
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

For further information or enquiries please email 211351@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
<http://www.tasman.govt.nz>



Email #182113: BC211351

Project ID: 211351
Date Sent: 2021-11-19 18:05:13
Recipient: asap.buildinginspections@outlook.com
Sender: AlphaOne System
Subject: RE: RE: CA211351: 113 King Edward Street, Motueka
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

For further information or enquiries please email 211351@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
<http://www.tasman.govt.nz>



Email #182152: BC211351

Project ID: 211351
Date Sent: 2021-11-22 07:48:39
Recipient: debbie.woodley@tasman.govt.nz
Sender: Nikii Steele
Subject: CA211351: A new email has been allocated to you
Message:

Hello Debbie Woodley,

A new email for CA211351 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/211351/communication/?optilbox>

— AlphaOne System



Email #182219: BC211351

Project ID: 211351
Date Sent: 2021-11-22 11:25:14
Recipient: asap.buildinginspections@outlook.com
Sender: Debbie Woodley
Subject: CA211351: 113 King Edward Street, Motueka
Message:

Hi Keith, thank you for your response.

I have now added you as the agent for this application. You will be the first point of contact for all future communications.

In regards to the below email authority, it is unclear who is giving the authority in that email trail (John, Patricia or directors of the company?). Please confirm who gave that authority.

This is not a big issue but they stated ownership in their email to be John Francis Galvin the Patricia Elizabeth Tennet of Colorata Trust however on the record of title it is Patricia Elizabeth Tennet, John Francis Galvin and Horsley Christie Trustee Limited and is therefore how the ownership will be listed on the Certificate.

As per the previous VRFI letter I sent you, Matt Galvin is not a listed owner or Director of Horsley Christie Trustee Limited. But Matt's contact information was provided in place of the owners. Please confirm if Matt is acting on behalf of owners? This will mean we will email him the invoice once the decision has been made to approve the Certificate of Acceptance. The invoice will still be made out to the owners as above, unless otherwise stated to be invoiced to Matt.

I can confirm the deposit of \$1,000 was received. Thank you.

Kind regards

Debbie Woodley

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>

=====

Please note payment was made on 1/11/21 thus;

Keith,

As the owner of 113 King Edward St, Matthew Galvin has asked me to confirm the following information :-

"As the owners of 113 King Edward St, being John Francis Galvin the Patricia Elizabeth Tennet of Colorata Trust, I hereby authorise Keith Langham from ASAP Building Inspection Ltd to compile the Certificate of Acceptance for work on the property".

Please contact me if you require additional information.

I can also confirm that a \$1,000 deposit for the COA has been paid to the Tasman District Council.

From: Tasman District Council

Sent: Tuesday, 16 November 2021 11:45 am

To: matthew.james@hotmail.com

Cc: asap.buildinginspections@outlook.com

Subject: CA211351: 113 King Edward Street, Motueka

Good morning,

This is a reminder that we require a response for the VRFI for this application. Please reply as soon as possible

Kind regards,

Nikii

Nikii Steele

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>

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Designated Recipient(s): matthew.james@hotmail.com, asap.buildinginspections@outlook.com

Sent From: AlphaOne Building Consent System

Sent Date: 16 November 2021 11:45:17 am - Tuesday



Email #187803: BC211351

Project ID: 211351
Date Sent: 2021-12-20 14:18:10
Recipient: keren.barcas@tasman.govt.nz
Sender: Nikii Steele
Subject: CA211351: 113 King Edward Street, Motueka

Message:

Hey Keren,

Please find attached a COA for exemption

Kind regards,

Nikii

Nikii Steele

Building Support Officer

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #187848: BC211351

Project ID: 211351
Date Sent: 2021-12-20 15:22:20
Recipient: pim@tasman.govt.nz
Sender: Keren Barcas
Subject: CA211351: A new job for you
Message:

Hello Julie Panes,

CA211351 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/211351>

— AlphaOne System



Email #187849: BC211351

Project ID: 211351
Date Sent: 2021-12-20 15:22:21
Recipient: pim@tasman.govt.nz
Sender: Keren Barcas
Subject: CA211351: A new job for you
Message:

Hello PIM processing team,

CA211351 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/211351>

— AlphaOne System



Email #187908: BC211351

Project ID: 211351
Date Sent: 2021-12-21 00:45:04
Recipient: matthew.james@hotmail.com
Sender: AlphaOne System
Subject: Application Accepted
Message:

Dear Sir/Madam,

Your application for Certificate of Acceptance with reference code CA211351 (113 King Edward Street, Motueka) has passed vetting and has been accepted by Tasman District Council for processing.

If you entered an electronic application you can track its progress on the customer portal

<https://consents-topofthesouth.abcs.co.nz/>. You may need to register with AlphaOne and can do so by using the following link and signing up:

<https://consents-topofthesouth.abcs.co.nz>

Please respond to this email requesting access for your application once you have registered.

Your applications may attract development contributions. If you are unsure about this, please contact dc.admin@tasman.govt.nz

Regards,

Tasman District Council



Email #188034: BC211351

Project ID: 211351
Date Sent: 2021-12-21 11:45:52
Recipient: shane.kelly@tasman.govt.nz
Sender: Helen Lawton
Subject: CA211351: A new job for you
Message:

Hello Shane Kelly,

CA211351 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/211351>

— AlphaOne System



Email #189760: BC211351

Project ID: 211351
Date Sent: 2022-01-14 08:57:28
Recipient: asap.buildinginspections@outlook.com
Sender: Nikii Steele
Subject:

CA211351 Form 9: Certificate of Acceptance and Invoice - 113 King Edward Street, Motueka

Message:

Dear Sir/Madam

CERTIFICATE OF ACCEPTANCE CA211351, 113 King Edward Street, Motueka

Please find enclosed the Territorial Authority's Certificate of Acceptance (CoA) and invoice relating to the above property.

A CoA is not equivalent to a Code Compliance Certificate, it does however provide a limited assurance that Council has reviewed the documents submitted regarding the completed building work. The building work we could verify as complying with the building code is listed as 'included' on the certificate of acceptance. The building work we could not verify as complying with the building code is listed on the certificate of acceptance as 'excluded'.

Should you need to make a future enquiry regarding this application, please quote the CoA number.

Regards,

Tasman District Council

Blog ID: 260869

Author: Debbie Woodley

Created: 2021-11-01 09:22:22

Notes: woodld has updated the complexity for this consent from "Unknown" to "R1 Complexity: Dwelling"

Blog ID: 263064

Author: Nikii Steele

Created: 2021-11-16 11:45:33

Notes: VRFI follow up sent

Blog ID: 269910

Author: Shane Kelly

Created: 2022-01-14 08:37:13

Notes: Shane Kelly added 'COA Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 269926

Author: Nikii Steele

Created: 2022-01-14 08:53:30

Notes: Nikii Steele removed 'COA Issue Awaiting Invoice' block for the following reason: Invoiced - 136364

Blog ID: 270052

Author: System

Created: 2022-01-17 02:02:09

Notes: API added 'Project at End Other' block for the following reason: System set this project as

read-only as the project is at end.

Blog ID: 341382

Author: System

Created: 2022-11-18 18:35:05

Notes: API removed 'Project at End Other' block for the following reason: Unarchived to recompile project documents (2022-11-18 18:35:05).
