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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.

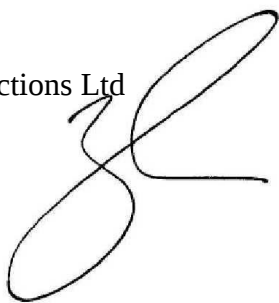
Limitations;

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

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a horizontal line and a small loop.

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.