



Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Rodney Marshall
282 Te Moana Road
WAIKANAЕ

No.	060120
Issue date	29/09/06
Application date	15/02/06

The Building

Street Address	282 Te Moana Road, Waikanae
Valuation No.	1493133400
Legal Description	LOT 47 DP 18250 CT 716/16
Intended Use	Residential
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Dwelling
Proposal	Replace 2 garage doors with aluminium sliding doors
Estimated Value	\$3,000

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Date:

- 3 OCT 2006



Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Marshall Helen Rosemary	No.	060749
282 Te Moana Road	Issue date	7/11/06
WAIKANAЕ	Application date	30/06/06

The Building

Street Address	282 Te Moana Road, Waikanae
Valuation No.	1493133400
Legal Description	LOT 47 DP 18250 CT 716/16
Intended Use	Residential
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential
Proposal	New Carport
Estimated Value	\$4,000

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Date:

- 8 NOV 2006



Building consent 060749

Section 51, Building Act 2004

The building

Street address of building: 282 Te Moana Road, Waikanae

Legal description of land where building is located: LOT 47 DP 18250 CT 716/16

Valuation number: 1493133400

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr & Mrs Marshall

Contact person:

Mailing address: 282 Te Moana Road, Waikanae

Street address/registered office:

Phone number: Landline: 902 2260

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:

Full Name: Versatile Buildings

Mailing Address: PO Box 54 060, Mana

Phones:: 027 5737835: 233 9528

Fax: 233 9827

Building work

The following building work is authorised by this building consent:

New Carport

Residential

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

There's a future here • Me huri whakamuri, ka titiro whakamua

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:



Signature



Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 28/07/06

28 July 2006

Mr & Mrs Marshall
282 Te Moana Road
Waikanae

Dear Sir/Madam

Approval of Building Consent: 060749

Description: New Carport
Location: 282 Te Moana Road, Waikanae
Legal Description: LOT 47 DP 18250 CT 716/16

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Versatile Buildings PO Box 54 060 Mana	No.	060749
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Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Carport
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$4,000
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250 CT 716/16
Valuation No.	1493133400

Builder: Versatile Buildings PO Box 54060, Mana : 233 9528

Designer: As per Builder

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundations
 2. Pre-slab
 3. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____

A hand-drawn site plan of a plot. The plot is an irregular polygon with a total width of 4.25 on the left and a total depth of 8.15 on the top. A building footprint is shown in the top right corner, with a width of 1.6 and a depth of 0.6. The building is labeled 'Solidity' and '0.6' and '1.6'. The plot is divided into several sections by dashed lines, with dimensions 1.65, 1.4, and 1.65. A 'BANK' is indicated on the right side of the plot. The plan includes various survey points and lines, with a scale of 1:1000 indicated at the bottom right.

282 - TEMOANAKO

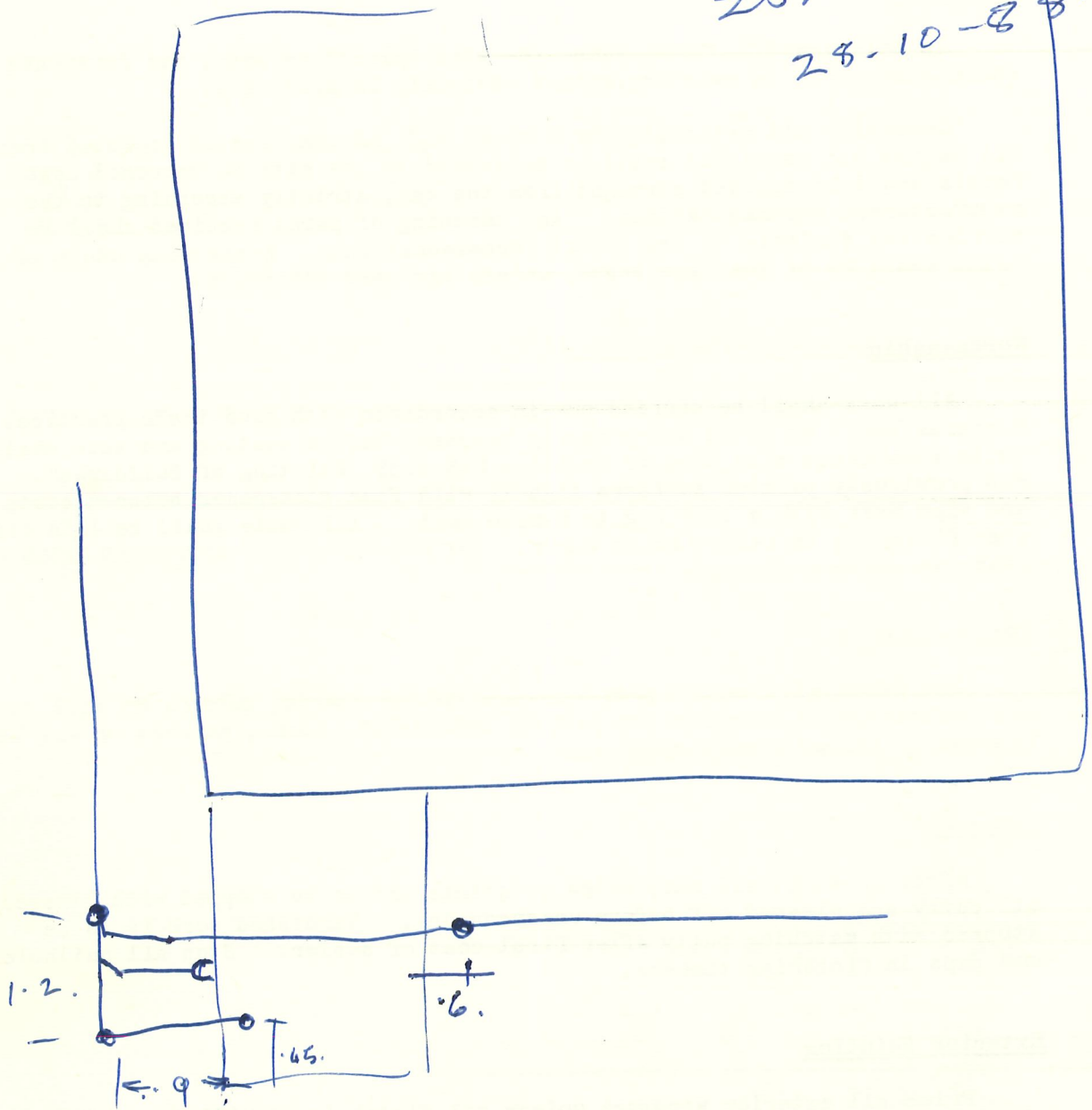
D.P. 18250

11.12.84

126-282



Moodie
282 Tension
24-10-88



✓



LEGEND

- Sewer Pump
- Sewer Manhole
- Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- Stormwater Outlet
- Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊗ Water Topy
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

Council services terminate at, or close to, the property boundary and include, loobies, water meters, manholes or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused, you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.

SERVICE NETWORK

NORTH

Map Drawn Date: 3/02/2006 By STA-COUNTER-2

Scale: A4 1:360

Date of Aerial Photography: Dec 2001 - Jan 2003

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.
NB: The property boundaries and address numbers shown are indicative only.



SCOPE OF INSPECTION SHEET

Date 17/10/06 SR or BCA 060749 Inspection No. 2
Time Documents on site YES / NO
Owner Name Marshall Project Description New Carport
Site Address 282 Te Moana Rd

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall ☒ Final

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)

Carport only.
Post cast in concrete
footing. No slab

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

- Require angle brackets
to be fixed from post
into foot as per spec

Revised detail
submitted 25/10/06
ok to issue c.c.c

Result: ☒ Pass ☐ Part pass ☒ Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be Re check brackets
(Guidance notes for inspection on the rear of this sheet)

Agreed, R.E. MARSHALL Sign Russell Brook Date 17/10/06
(Print Name)

Officer sign [Signature] Name Russell Brook Date 17/10/06

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

FINAL INSPECTION

Date 17/10/06 SR or BCA 060749 Inspection No. 2

Time Documents on site YES / NO

Owner Name Marshall Project Description New Carport

Site Address 282 Te Moana Rd

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
FINAL – Exterior											
Sub-floor ventilation	P	F	NA	Roof fixings	P	F	NA	Spouting + Down-pipes	P	F	NA
Deck Structure	P	F	NA	Flashings – Roof	P	F	NA	Penetrations – Flashings	P	F	NA
Barriers	P	F	NA	Gully Dishes	P	F	NA	Storm-water + site drainage	P	F	NA
Handrails	P	F	NA	Wastes to gully	P	F	NA	Fixings – Durability	P	F	NA
Steps/Stairs	P	F	NA	Terminal vents/AAV's	P	F	NA	Cladding painted/sealed	P	F	NA
Flashings – Windows/Doors	P	F	NA	Cladding Ground Clearance	P	F	NA		P	F	NA

FINAL – Interior

Service areas – floors/walls	P	F	NA	Food storage	P	F	NA	Hot water temp	P	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundrying	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	F	NA

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	NA	Intertenancy STC	P	F	NA
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All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	Y	N	
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Officer Sign: [Signature] Name: Russell Book Date: 17/10/06

SCOPE OF INSPECTION SHEET

Date 3/10/06 SR or BCA 060749 Inspection No. 1

Time 11:00 Documents on site YES / NO

Owner Name MARSHALL Project Description New C/PORT

Site Address 282 TE MOANA RD

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes FOUNDATION

Diagram (if necessary)

POLE MOVES DOWN INTO SOLED FOR CARPORT

OK TO CONTINUE

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, VERSATILE Sign [Signature] Date 3/10/06
(Print Name)

Officer sign [Signature] Name Date 3/10/06

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 3/10/06 SR or BCA 060749 Inspection No. 1

Time 11:00 Documents on site YES / NO

Owner Name MARSHALL Project Description NEW C/PORT

Site Address 282 TE MOANA RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor Company				Name of Engineer Company			

FOUNDATIONS ONLY

PILES

SUBFLOOR

Footings Depth <u>POLES</u>	<u>P</u>	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	<u>P</u>	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	<u>NA</u>	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	<u>P</u>	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	<u>NA</u>	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs			
Secondary flow path	P	F	NA	Vapour barrier (DPC)	P	F	NA	Wastes & drains-size/fall	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Test-Water / Air	P	F	NA
Concrete cover	P	F	NA	TPR line	P	F	NA	DPC penetrations taped	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Visual leak check	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Minimum floor level	P	F	NA

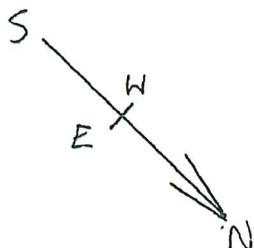
DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

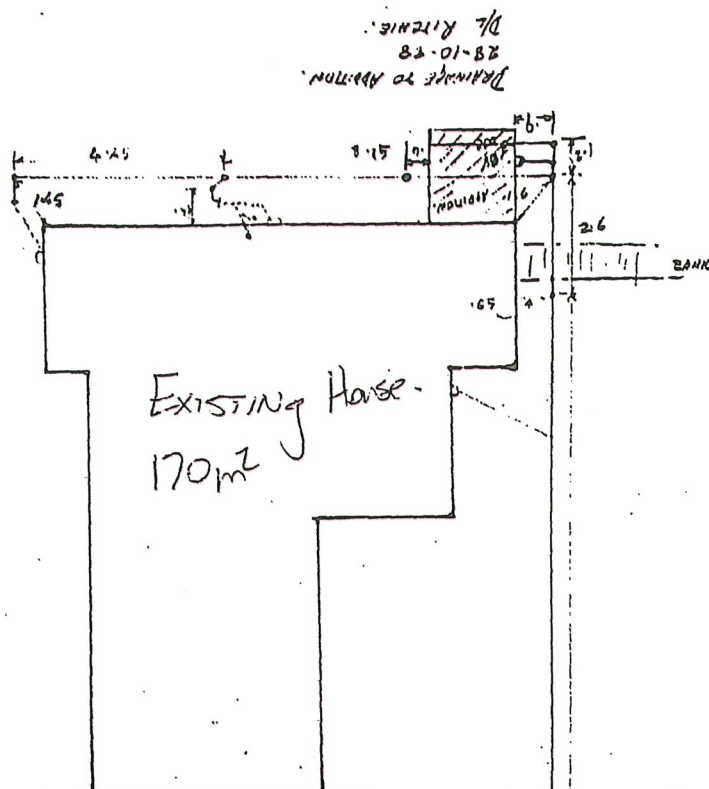
Officer Sign: [Signature] Name: _____ Date: 3/10/06

SITE PLAN:

282 TE MOANA ROAD.
WAIKANA E.



LAND = 1039 m²
Coverage = 20%



TAKE CARE services in the vicinity.

including the house water main

Approved subject to an endorsement being registered on the certificate of title in terms of Section 72 of the Building Act 2004 (Section 36(2) Building Act 1991).

NIMMO. ST

282 - ТЕМНАНАКО

Log 47

DP. 18250

D/L PHILLIPS

**APPROVED
BY PLANNING**
Naomi Dillon
Officer

18/07/2006

DRIVE -

7.7m

12m

Proposed
DP 65mm
To be run in
90mm PVC
To NEW S&P
Pit no closer
than 3m to
Karpot.

APPROVED
BY P & D
Simon Copp
Officer

7/7/2006

ICHES

MICROBOX

104

**APPROVED
BY BUILDING
Don Blaikie
Officer**

25/07/06

VERSATILE BUILDINGS

HIGH WIND ZONE

2" Nails to truss / rafter and external
wall top plates (light roof).
Standard framing to NZS 3604
stud tables.
Fixings in accordance with nailing
schedule.

Engineered by:

consulting engineers, civil - structural
F R Smith Consultants

Producer Statement Structural Details **CARPORTS** DOUBLE

CAUTION

Plans have been digitally
reproduced and may not
be to scale.

Notes

Copyright: These drawings must not be reproduced without express permission from Fred R. Smith Consultants and Versatile Buildings Ltd.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

Building Sizes: Single carports are 3.0mx5.5m. Double Carports are 5.9m x 5.5m.

SPECIFIC DESIGN

Index

Index	Cover Page
Page 1	Producer Statement: F. R. Smith Consultants- Design
Page 2	Producer Statement: Versatile Buildings/BHP - Durability
VB3100/3	Detail Index - Quick Reference Guide
VB3100/4	Specification
VB3100/5	Foundation & Footing
VB3100/6	Plan & Cross-Sections: Single & Double
VB3100/7	Details: Connections

CONVENTIONS:

'High Wind' refers to buildings up to and including V=45m/s in New Zealand

'Very High Wind' refers to buildings up to and including V=50m/s in New Zealand

Non endorsed pages of Engineers calculations and details have not been reproduced by Council. Refer to main set supplied for full details.

VB3100 SERIES

Apr 2001 Version 1.1

HIGH WIND ZONE

2 'Z' Nails to truss / rafter and external wall top plates (light roof).
Standard framing to NZS 3604 stud tables.
Fixings in accordance with nailing schedule.

SPECIFIC DESIGN



BHP New Zealand Steel



VERSATILE BUILDINGS NZ LTD

PRODUCER STATEMENT - DURABILITY

The building designs VB 3100 have been designed using the external metal cladding on the roof to assist in their structural stability.

To satisfy the requirements of Clause B2: "Durability" of the NZBC 1992 and to ensure the cladding material meets a 50-year durability life the following provisions must apply:

Range of Product and Use

- Specification: AS1397: 1994
- Coating Type: Zincalume & G2z
- Steel thickness range: 0.35mm - 0.95mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof Cladding on Class V Building category as per NZS4203: 1992 and AS11702:1989 Table 3.2.9
- Fasteners: Screws to be #10 x 16 Tek screws, Class 3 Zinc plated to comply with AS1111
Bolts to be M10 & M12- 4.6.3 Hex commercial zinc plated to comply with AS 1111
Screwbolts to be M10x75 Zinc plated complying with AS3566

Requirements, Limitations and Exclusions

- Applicable to buildings in Coastal Very Severe, Coastal Severe, Coastal Moderate and Inland Moderate environments as described in BHP New Zealand Steel Environment Categories March 2000.
- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings Fixing Guide
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Moderate Marine Environment**
Rain washing only required on exposed sections, sheltered or protected areas require washing every 3 months.
- **Severe and Very Severe Environment**
Rain-washing only required on exposed areas. Sheltered and protected areas require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

- **Extended Durability**
Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.
- **Evident Corrosion**
Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References

1. BHP New Zealand Steel
"Environmental Categories" March 2000
2. Totalspan Buildings Assembly Instructions
3. New Zealand Building Code 1992
4. Australian Building Code 1989

Brett Waterfield

for Totalspan Buildings Ltd
112 Waterloo Road
Christchurch

NEW ZEALAND
NEW ZEALAND

Gary Bonniface

for BHP New Zealand Steel
Private Bag 92121
Auckland

Dated: 2nd April 2001

detail Sheet 6
ROOF FRAME

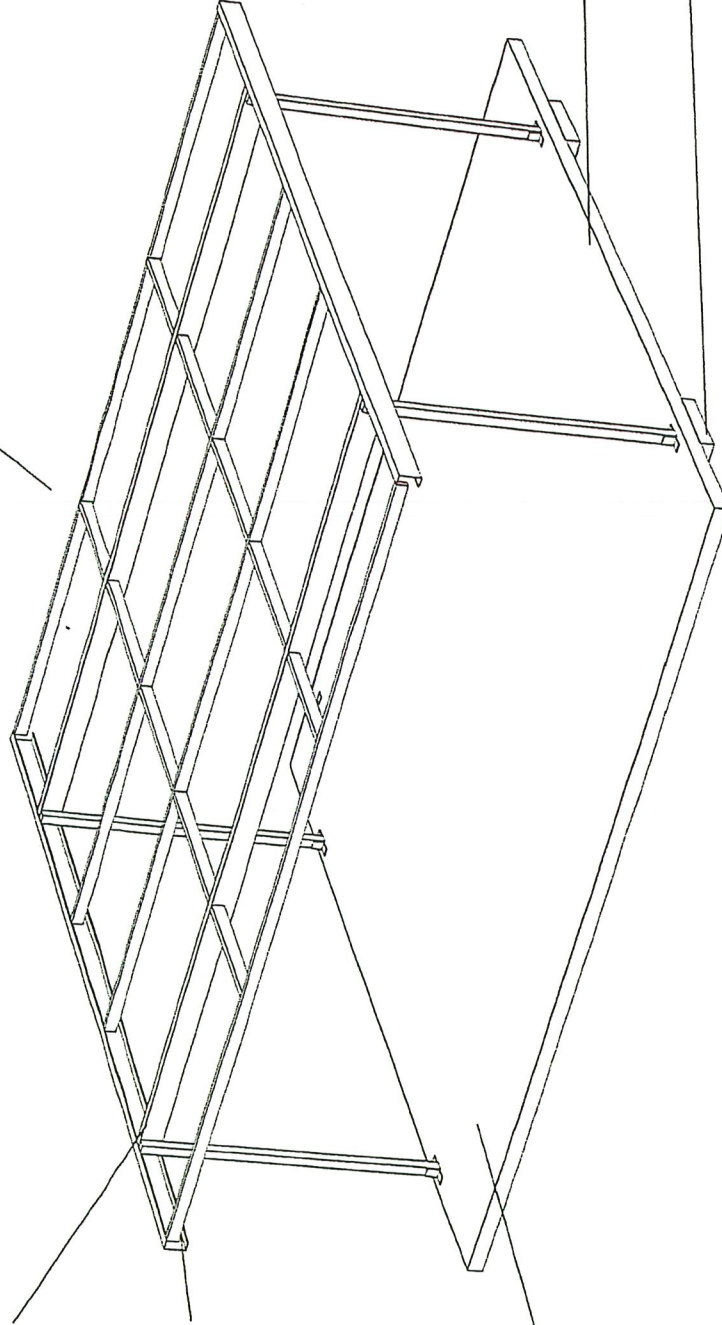
detail Sheet 7
POST FIXING

detail Sheet 7
PURLIN FIXING

Spec. Sheet 4
SOIL/SLAB DETAILS

detail Sheet 5
FOUNDATION

detail Sheet 5
PAD DETAILS



Soft ground conditions
Firm at approx 300---400mm.

REVISED JUNE 03

SHEET: 3 OF SHEET: 7

DESIGN: DRAWN: B.O'Connor
DRAWING: DATE: Apr '01
VB310013

DRAWING TITLE:
Detail Index

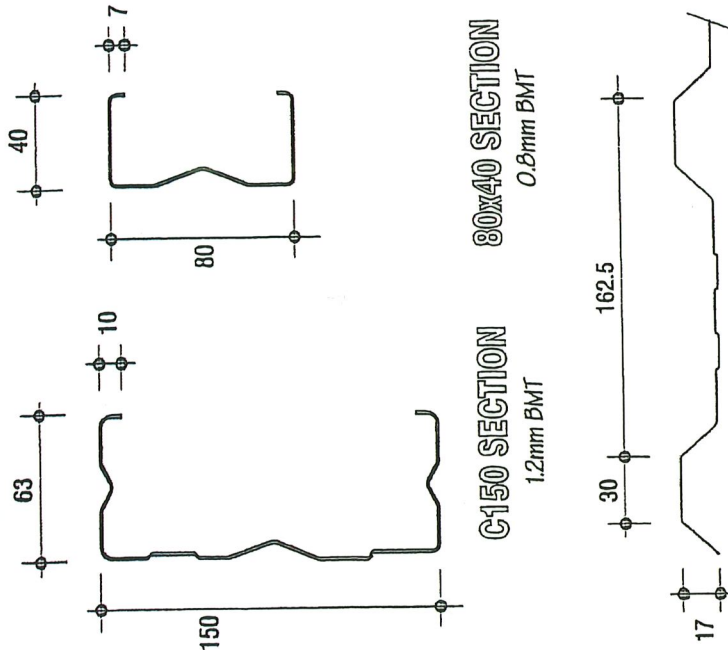
VERSATILE
CARPORT

VERSATILE BUILDINGS LTD
ENGINEERING DETAILS
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CONSULT TANTA DE VERBATIM P. 1111111111

P. D. Smith Consultants
CONSULTING ENGINEERS CIVIL/STRUCTURAL
SHELLY ROAD
TANTA 314 141

VERSATILE
BUILDINGS
MANUFACTURING
P.O. BOX 144
TANTA 314 141

SECTION PROPERTIES



SHEETING PROFILE 0.35mm BMT

DURABILITY NOTE:

All fasteners/fixings in sea spray zone shall be Type 304 Stainless steel, all other zones use Hot-Dip Galvanised, Refer 'Mitek group durability answers - Oct 02'

CARPORT SPECIFICATIONS

GENERAL

- 1- All work shall conform to the New Zealand Building Code.
- 2- Check diagonals to ensure building is square.

LOADINGS

- 1- Buildings are designed to NZS 4203 for NZS 3604 HIGH and VERY HIGH. Design Wind Speeds to limit state levels of 45 and 50 m/s, T.C.2; roof live load of 0.25 kPa, and Basic Roof Snow loads of 1.2kPa (600mm thick snow). Heavier snow loads will be specific design, as will buildings for sites above 1000m altitude.
- 2- The roofing is not designed for point loads of 1 Kn.

FOUNDATIONS

- 1- Support ground to have a safe bearing capacity of at least 75 kPa. In weaker ground or expansive clays, building loads to be taken to subsoil which has a bearing capacity of at least 75 kPa.

CONCRETE

- 1- Remove vegetation and loose material from the site of the building, backfill with compacted hardfill if required, and lay a blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 2- Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 17.5 MPa compression strength at 28 days.
- 3- The concrete floor slab shall be 100mm thick with a edge thickening and a D16 rod continuous around the perimeter of the slab or with pads under posts as per detail.
- 4- Fix SHS legs to roof frames to concrete with M10 galvanised screwbolts screwed into holes drilled in the slab.

STEELWORK

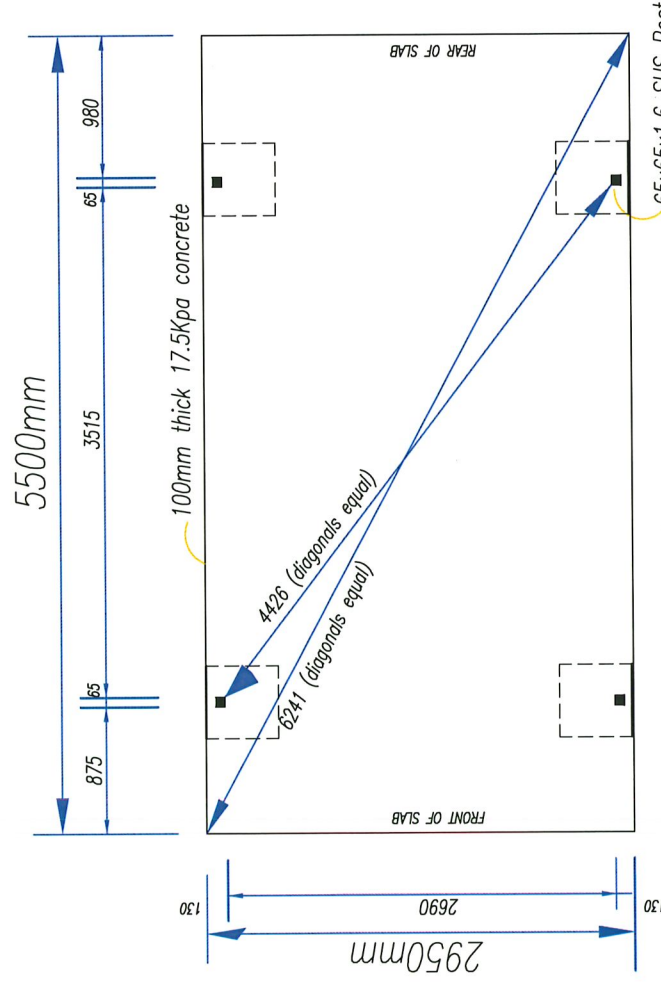
- 1- All structural framing members shall be G500 grade steel galvanised to Z150 (G550 for 80 x 40 boxed and single channels).
2. Purlins and girts shall be 80 x 40 x 0.8 BMT. lipped, crimped channel located at centres shown on the drawings.
- 3- Screws to be #10x.16 Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 6mm and to a 12mm minimum pitch.
- 4- Steelwork shall conform to:

NZS 4203 Loadings Code NZ/AS 4600 Cold Formed Steel Structures Code
NZ/AS 1397:1993, AS 1562:1962 Design and Installation of Metal Roofing
AS 11111112 Hex Commercial Bolts and Screws AS 3566 Self Drilling Screws for Building

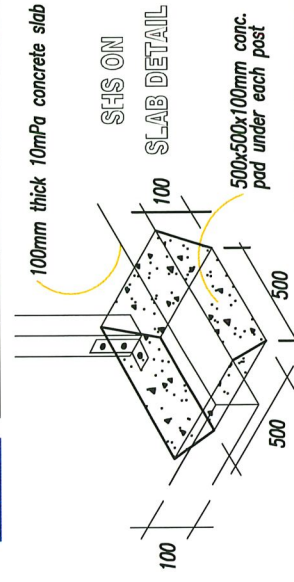
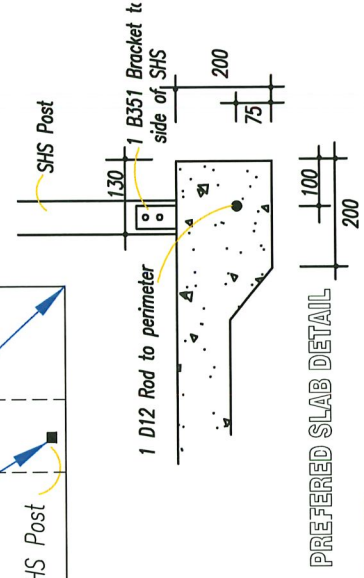
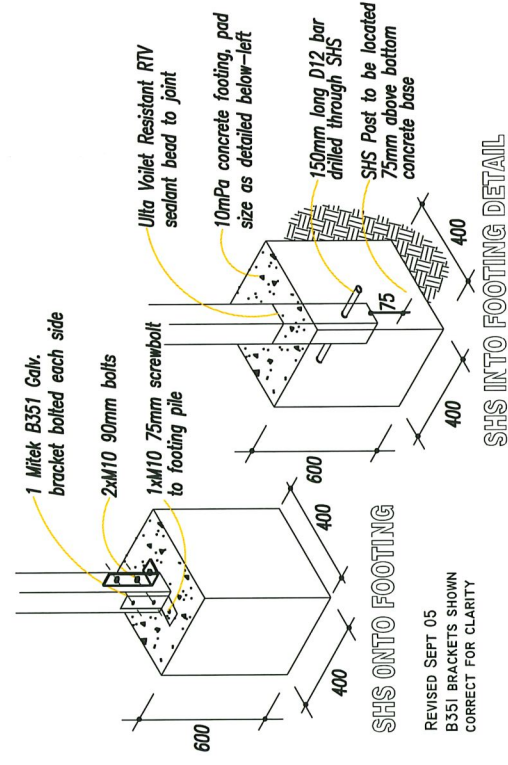
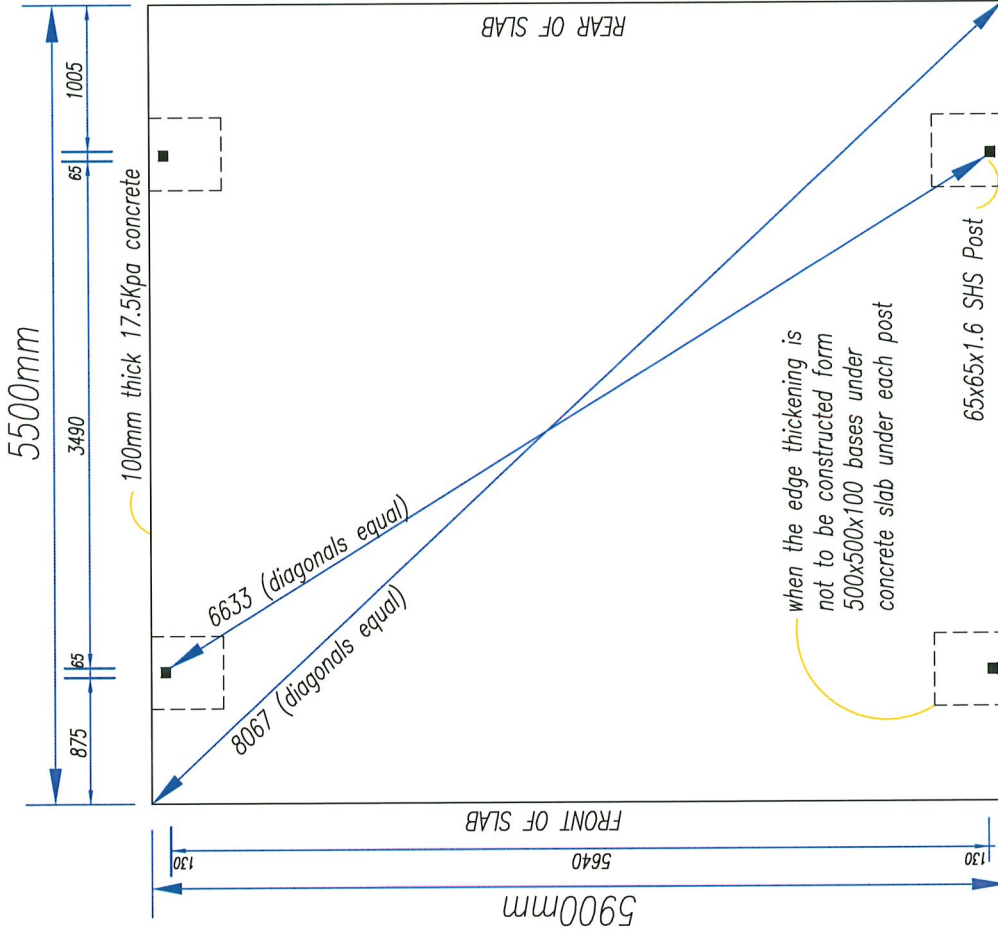
CLADDING

- 1- Roof sheeting shall be 0.35 B.M.T., G550 grade steel zincalumined to AZ150 and rolled to profile as detailed.
- 2- Roof sheets shall be fixed to purlins with a Tek screw at the edge of every pan and a Tek screw to every pan, all complete with neoprene washers.
- 3- Ridges, barge and all penetrations to be flashed with 0.35mm zincalumined steel.
- 4- Gutters to be sealed with silicone and fixed with Tek screws. Fit guttering to downpipes to discharge to an approved stormwater drainage system.

5500mm



DOUBLE CARPORT SLAB PLAN 1:50



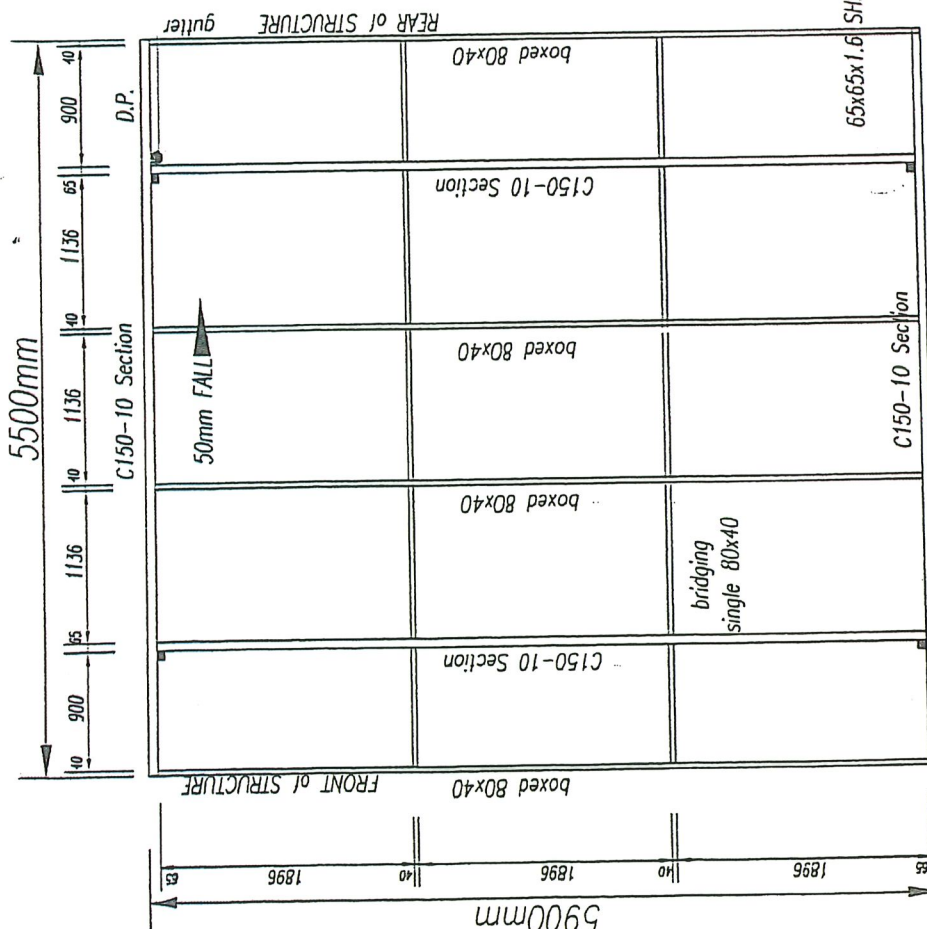
F R Smith Consultants
CONSULTING ENGINEERS CIVIL/STRUCTURAL
10AL, BARNHURST RD
CHRISTCHURCH
PH: 03 344 1521

**VERSATILE
CARPORTS**

DESIGN:	DRAWN:
F.R. Smith	B.O'Connor
DRAWING:	DATE:
VB3100/5 Apr '01	

SHEET: 5 OF SHEET: 7

5900mm



**0.35 UMI 7 Rib Roofing
fixed with 10x15 Tek with
neo washer to every pan
Rollformed Barge**

Rollformed Barque

SHS pasinodlog 9.1x59x59

100mm 17.5 mPa unreinforced concrete slab to solid bearing

ROOF FRAME
DOUBLE 1:50

**FRONT ELEVATION
DOUBLE 1:100**

**APPROVED
BY PLANNING**
Naomi Dillon
Officer

18/07/2006

VERSATILE BUILDINGS
 111 WATERLOO ROAD
 NEW YORK, NY 10013
 TEL (212) 397-1111
 FAX (212) 397-1111

F R Smith Consultants
CONSULTING ENGINEERS CIVIL/STRUCTURAL

Dr. Benjamin N. Christensen
M.D. 02 346 1521

**VERSATILE BUILDINGS LTD
ENGINEERING DETAILS**

WITHOUT EXPRESS PERMISSION OF F.R. SMITH CONSULTANTS OR VERBATILE BUILDING LTD.

VERSATILE CARPORTS

DRAWING TITLE:
**Elevations &
Cross Sections**

DESIGN:	DRAWN:
F.R. Smith	B.O'Connor
DRAWING:	DATE:
VB3100/6	Apr '01

DESIGN:	DRAWN:
F.R. Smith	B.O'Connor
DRAWING:	DATE:
VB3100/6	Apr '01

SHEET: 6

OF SHEET: **7**

REVISED JUNE 03

SPECIFIC DESIGN

C150-12 Side Rafter

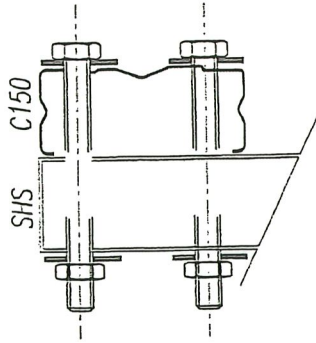
4x tek screws per end

1.0mm support bracket

Single 80x40 for single carport

Boxed (double) 80x40 section for double carport

150mm M12 Bolt
50x50x3mm washer



FRONT OF CARPORT

6 10x15 Tek screws into SHS for double
4 10x15 Tek screws into SHS for single

65x65x1.6mm Galvanised SHS

1 Mitek B351 galvanised bracket
bolted each side

2x M10 90mm balls

1x M10 75mm Screwbolt
fastened to slab

C150 on double carport
80x40 Section on single carport

VERSATILE BUILDINGS LTD
P. R. Smith Consultants
CONSULTING ENGINEERS CIVIL/STRUCTURAL
5th Floor, 110 Waterloo Road, Dublin 6
TEL: 01 454 1234 FAX: 01 454 1235

VERSATILE BUILDINGS LTD
ENGINEERING DETAILS
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WITHOUT EXPRESS PERMISSION OF F. R. SMITH
CONSULTANTS OR VERSATILE BUILDINGS LTD.

VERSATILE
C RPORTS

DRAWING TITLE:
Connection Details
Double

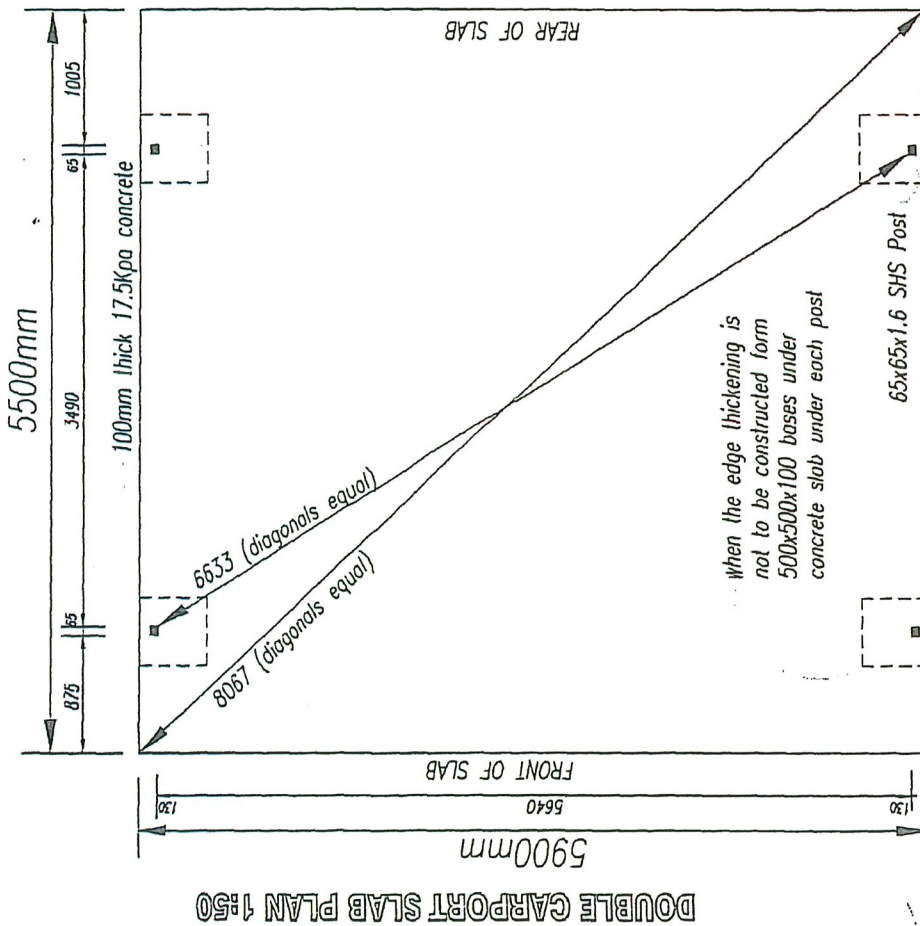
DESIGN: DRAWN: B.O'Connor
DRAWING: DATE: Apr '01
VB310017

SHEET: 7

OF SHEET: 7

REVISED JUNE 03

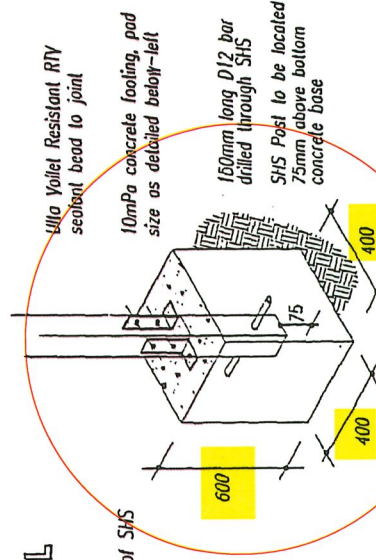
SPECIFIC DESIGN



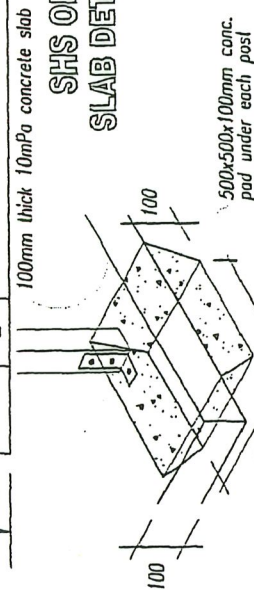
Soft ground conditions approx 300----- 400 mm.

PREFERRED SLAB DETAIL

SHS Post
1 B351 Bracket to side of SHS
1 D12 Rod to perimeter



SHS ON SLAB DETAIL



SHS INTO FOOTING DETAIL
REVISED JUNE 03

SHEET: 5 OF SHEET: 7

DESIGN: F.R. Smith
DRAWING: B.O'Connor
DATE: 18/01/05

DRAWING TITLE: Foundation

VERSATILE CARPORTS

VERSATILE BUILDINGS LTD
ENGINEERING DETAILS

VERSATILE BUILDINGS LTD
CONSULTING ENGINEERS CONSULTANTS
CONSULTANTS OR VERSATILE BUILDINGS LTD.

Building Consent Checklist

BC 060749

Wind zone; high / very high / specific design / refer glazing stamp

Corrosion zone; sea spray / zone 1

Contaminated site: ☐ Yes ☐ No ☐ NA

Known hazards: sections 71-74

Certificate of title required? Refer to planning ☒ Yes ☐ No ☐ NA

Fill on site / ground conditions Soft

Refer to inspection comment ☒ Yes ☐ No ☐ NA

Building over 2 or more allotments s75 -77

Refer to PIM ☐ Yes ☒ No ☐ NA

Risk assessment: attached

E2/AS1 risk matrix category verified ☐ Yes ☒ No ☐ NA

Bracing calculations: specific Design

☒ Yes ☐ No ☐ NA

BC sent to NZFS

Comment received and considered ☐ Yes ☒ No ☐ NA

Alternative solutions: critical issues

☒ Yes ☐ No

Alterations with change of use:

☐ Yes ☒ No

Alteration - S112 (2) discretion to avoid upgrade triggers:

☐ Yes ☒ No

Waiver or modification:

☐ Yes ☒ No

Areas requiring especial attention with this application;
(areas of potential risk for the building)

Assessment

Code clauses assessed as compliant; B1 non specific design, B1 specific design, B2, C1, C2, C3, C4, D1, D2, E1, E2 roof, E2, E3, F1, F2, F3, F4, F5, F6, F7, F8, G1 accessible facilities, G1, G2, G3, G4 natural, G4 mechanical, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, H1 where applicable.

Building

Assessed By MRB

Signature:

Date: 25.07.06

Plumbing

Assessed By: Simon Copp

Signature: [Signature]

Date: 7/7/06

CHECKSHEET (Effective from 31 March 2005)

Single Residential Dwelling and Accessory Building

Use for single stand-alone dwellings, dwelling additions and/or alterations, repiles, garages, decks, gazebos, sheds, retaining walls, etc

For use with applications for building consent

Address

282 TE-MOANA ROAD.

This checklist shows you the information that has to be supplied with your building consent application. Please attach 2 copies of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick each relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

Customer
use...

1. GENERAL

COMPLETE FOR ALL APPLICATIONS



a Building Consent Application Form (1 copy)

Completed and signed by the owner or by an agent on behalf of the owner.



b Proof of ownership (1 copy)

One recent copy of current certificate/s of title (i.e. not older than 3 months) or one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease



c Locality plan (1:500) showing:

Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number



d Inspections and monitoring

Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion.



e Application fee

Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.



2. DEMOLITION / REMOVAL

COMPLETE FOR ALL PROJECTS INVOLVING DEMOLITION OF SIGNIFICANT PARTS OF BUILDINGS OR THE DEMOLITION OR REMOVAL OF WHOLE BUILDINGS.

Note: Where the project is only for the complete removal or demolition of a building you are not required to complete any further sections

- ☐ a **Means of barricading the site**
Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area
- ☐ b **Proposed tipping location for demolition materials (address/landfill)**
- ☐ c **Hazardous building materials**
Provide safety plan detailing the safe handling and disposal of hazardous materials
- ☐ d **Site management plan covering**
management to control silt run off, noise and dust
- ☐ e **Proposed destination for relocated building:**
- ☐ f **Access to and from the site including (use of kerb and crossings)**
- ☐ g **Specify termination of existing services**
 - Water
 - Sewer
 - Stormwater
- ☐ h **Details about the building such as:**
Number of storeys, type of materials the building is constructed of (note: Photographs of the building would be useful)

Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:

Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

Note: Transportation of relocated building -

You will be required to contact and provide details to Council's Transportation and Traffic Department

3. FOUNDATIONS / FLOOR

COMPLETE FOR ALL NEW BUILDINGS, FOR EXISTING BUILDINGS WHERE THE FOOTPRINT OF THE BUILDING WILL CHANGE OR WHERE AN ADDITIONAL STOREY IS BEING ADDED

- ☒ a **Site Plan (1:100) showing**
Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building and distances to boundaries. Include on the site plan the designated wind zone of the site (e.g. specific design, very high, high, medium or low)
- ☒ b **Foundation plan (1:100/1:50) showing:**
 - dimensions of all new foundations
 - sub-floor, including bracing
 - footing details
 - if a concrete slab, show basic details including reinforcing and contractions joints
 - piles and footings
 - if the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc
 - indicate ventilation to sub floor spaces
- ☐ c **Subfloor bracing**
Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations
Subfloor bracing plan and calculations are required where an additional storey is to be added.
- ☒ d **Foundation details**
Details including reinforcing and connections

6. EXTERNAL

COMPLETE FOR NEW BUILDINGS OR EXISTING BUILDINGS WITH ALTERATIONS TO THE EXTERNAL SHELL

- ☒ a Elevations (1:100/1:50) showing:
Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)
- ☐ b Risk assessment
(Risk matrix in E2/AS1 may be used)
Consider exposure, design and detailing to support appropriate selection of cladding
- ☒ c Cladding details (1:50/1:20/1:10)
Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/ wall, junction of different types of cladding, backflashing details for cavity systems
- ☐ d Product certification
Supply copies of product certificates relied on as compliance documents
- ☐ e Alternative solutions

If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the building code provide supporting current information including independent test results (full signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion, and statement of independence) etc to demonstrate compliance

7. SERVICES

COMPLETE FOR ALL PROJECTS WITH NEW INSTALLATION OR ALTERATION OF PLUMBING OR DRAINAGE SERVICES

- ☒ a Plumbing and Drainage plan (1:100) showing:
Note: If you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required
- fixtures and fittings, hotwater system(s)
 - if the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls
 - drainage layout with inspection bends and junctions indicated for both sewer and stormwater
 - any other drainage on site including council mains and retaining wall field drains
 - ventilation of sanitary rooms
 - calculations for sizing of downpipes

8. CHANGE OF USE

COMPLETE FOR ALL EXISTING BUILDINGS WHERE THE PROPOSAL INVOLVES FORMING A HOUSEHOLD UNIT WHERE ONE DID NOT EXIST BEFORE

Example: the conversion of a garage or shed into a residential unit

- ☐ a Assessment of the building for compliance with the building code
Section 115(a) of the Building Act 2004 requires that the work comply fully with all clauses of the building code.
- ☐ b Reasonably practicable
The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.

Addenda to Application

Application

Versatile Buildings PO Box 54 060 Mana	No.	060749
--	-----	--------

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Carport
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$4,000
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250 CT 716/16
Valuation No.	1493133400

Builder: Versatile Buildings PO Box 54060, Mana : 233 9528

Designer: As per Builder

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundations
 2. Pre-slab
 3. Final Inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

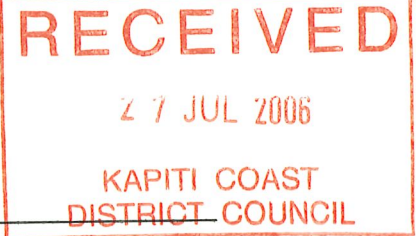
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

R.E.Marshall



282 Te Moana Road Waikanae 6010. Phone 04 902 2260 e mail hrmarshall@paradise.net.nz

Kapiti Coast District Council,
175 Rimu Road,
Paraparaumu.

SCAN ONLY

Attention Mr Fitzpatrick.

Dear Sir,

Building consent 060749 Car port Te Moana Road.

Futher to your letter of 20 July and our subsequent telephone discussion.

We confirm that we do not believe that the proposed car port is likely to suffer damage from other than the most disastrous engulfment of the Waikane area by Tsunami or similar event.

The proposed carport is of wholly steel construction and the recent check by one of your Officers confirmed that there is solid metal bearing less than one metre below the existing ground level.

I have checked with Versatile Garages, and they confirm that the building as constructed should be stable under all reasonably foreseeable conditions.

In light of this we would ask you to waive your requirement to enter an endorsement on the title.

Thank you for raising the matter.

Yours faithfully,

R.E. Marshall

H.R. Marshall

Building Consent Checklist

BC 060.749

Wind zone; high / very high / specific design / refer glazing stamp

Corrosion zone; sea spray / zone 1

Contaminated site: ☐ Yes ☐ No ☐ NA

Known hazards: sections 71-74

Certificate of title required? Refer to planning ☒ Yes ☐ No ☐ NA

Fill on site / ground conditions Soft

Refer to inspection comment ☒ Yes ☐ No ☐ NA

Building over 2 or more allotments s75 -77

Refer to PIM ☐ Yes ☒ No ☐ NA

Risk assessment: attached

E2/AS1 risk matrix category verified ☐ Yes ☒ No ☐ NA

Bracing calculations: specific Design

☒ Yes ☐ No ☐ NA

BC sent to NZFS

Comment received and considered ☐ Yes ☒ No ☐ NA

Alternative solutions: critical issues

☒ Yes ☐ No

Alterations with change of use:

☐ Yes ☒ No

Alteration - S112 (2) discretion to avoid upgrade triggers:

☐ Yes ☒ No

Waiver or modification:

☐ Yes ☒ No

Areas requiring especial attention with this application;
(areas of potential risk for the building)

Assessment

Code clauses assessed as compliant; B1 non specific design, B1 specific design, B2, C1, C2, C3, C4, D1, D2, E1, E2 roof, E2, E3, F1, F2, F3, F4, F5, F6, F7, F8, G1 accessible facilities, G1, G2, G3, G4 natural, G4 mechanical, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, H1 where applicable.

Building

Assessed By MRB

Signature:

Date: 25.07.06

Plumbing

Assessed By: Simon Copp

Signature: [Signature]

Date: 7/7/06

Worksheet

Your notes	Prompts
Wind zone; <u>high</u> / very high / specific design / refer also glazing stamp Corrosion zone; sea spray / zone 1 Ponding / flooding <i>✓ Refer Project Information</i> Soil conditions <i>✓ soft 300-400</i> <i>Take care of services close to posts.</i>	BUILDERS Category 1 - Ground conditions - Structure NZS 3604 or engineer - Balustrades B1/AS2 or engineer - Cut stability, retaining walls - Work close to boundaries - Durability, timber treatments - Fire report; 4 storey, 1m to boundary - Smoke detectors - Access; stairs, handrails, slip resist - Siteworks around buildings - Cladding selection appropriate - Flashings - Waterproof retaining walls - Floor heights and crawl space - Wet area, waterproofing, surfaces - Safety from falling - Pool fencing - Glazing for impact - Natural light and awareness - Natural ventilation - Thermal insulation BUILDERS Categories 2 & 3 - Fire report, purpose groups, escape height, path lengths, egress width - F ratings, surface finishes - Fire systems required, AS or alternative - Accessible route from carpark/street - Lifts - Accessible facilities, - Hazardous substances/processing - Site safety, hoardings, gantries - Assistive hearing systems - Signage - Sound control - Energy efficiency (lighting) - Specified systems/compliance schedule PLUMBERS Category 1 - Flood zone, secondary flow path - Stormwater disposal <i>✓</i> - Subsoil drainage (retaining walls) - Durability, material compatibility - Flashing cover (roof and pipes) - Internal gutter sizing - Downpipe sizing, spreaders - Foulwater disposal, overflow relief - On site disposal systems - Potable water supply - HWC venting, restraint, thermal - Water temperature at sanitary fixtures - Gas appliance venting, thermal PLUMBERS Category 2 & 3 - Stack drainage, venting - Toilet numbers include accessible - Mechanical ventilation/fume cupb'ds - Penetrations through fire rated and acoustic rated walls/ceilings - Trade waste, grease trap

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)	✓	PP J. Lee 26.7.06 * as per Mark Fitzpatrick's instructions *	[Signature]
Plumbing and Drainage	✓		[Signature] 7/7/06
Building	✓		MLB 25.07.06
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
LEVEL BUILDING SITE VEHICLE CROSSING EXISTING BERM ONLY HARDFILL CROSSING		SOFT GROUND FIRM AT APPROX 300 TO 400mm APPEARS SATISFACTORY	[Signature] 6/7/06
NOTES:			



Building Consent No...060749

Building Project...New Carport

282 Te Moana Rd, Waik

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS									
1	✓	Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604	
3		Sub-Floor inspection, suspended floor	2	✓	Engineer design specific components	22		Deck and stair balustrades with greater drop than 1 m	
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	✓	foundations to solid bearing of 200mm	23		Installation of solid fuel appliance (wood burner) comply and secured	
2	✓	Pre-Slab inspection, concrete floor	4		NZS3604 as accept. solution in terms of NZ Bld Code	23A		Second hand wood burner - certified	
16		Pre-Block-Fill inspection	5	✓	Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit	
23		Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A	✓	Section F7 requires fitting of smoke detectors	
24		Post-Wrap inspection	7		Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25		Contractor to leave site clean and clear	
25		Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped	
18		Substrate inspection – solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27		Provide from contractor roof warranty	
19		Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28		Contractor warranty covering roof, fascia and gutter system	
8	*	<u>Prelining inspection of plumbing</u>	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty	
4		Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974	
5		Post-lining inspection, linings, fixed as per brace design	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel	
10	*	<u>Water test on sewer drains</u>	12		Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes	
15	✓	<u>Completion inspection</u>	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions	
			14		Copper water pipes not permitted	38		Window sashes on upper levels less than 760mm above floor to have stays fixed	
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828	
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987	
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool	
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised	
72	N/A	NO RISK	19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty	
80			20		Tempering valve to be installed on HW cylinder	44		Exterior cladding system to be completed and inspected prior to internal lining.	

NON STANDARD ADDENDA

FOR OFFICE USE ONLY

FEEES		APPLICATION FEE	\$.....
Building Fee	\$ 368.00		\$ 444.50
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		174118
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....		27763
Structural Checking	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$.....		
Development Levy	\$.....	FEEES PAID BY:	
DBH Levy	\$.....		Marshall
Compliance Schedule	\$.....		
Digital Storage Fee	\$ 31.50	BUILDING CONSENT	DATE ISSUED
Certificate of Title Charge	\$ 45.00	NUMBER	
Photocopying	\$.....		060749
SUBTOTAL	\$ 444.50	AUTHORISATION FOR REFUND OF DEPOSIT	
Less Fee Paid	\$.....	Deposit held =	\$.....
TOTAL	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
GST INCLUDED	\$.....	Total Balance to be Refunded	
	OWES \$76.50	Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

30-06-06 16:42 Receipt no.174118

COPY *COPY* *COPY*
DR BC060749 368.00-
VERSATILE BUILDINGS
Versatile Buildings::PO Box 54 060:Mana
CQ N
H R MARSHALL NUMBER 368.00



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

- 1. Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
- 2. Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
- 3. Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
- 4. Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
- 5. Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
- 6. * Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
- 7. * Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
- 8. * Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
- 9. Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
- 10. Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
- 11. Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
- 12. Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
- 13. Post-line Inspection:** When all interior linings have been installed.
- 14. Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
- 15. Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 060749
Applicant Name : Name Mr & Mrs Marshall
Project : New Carport
Location : 282 Te Moana Road, Waikanae
Legal Description : LOT 47 DP 18250 CT 71

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 7.30am and 5.30pm Monday- Friday inclusive. Close off for booking inspections is 4.30pm on the day prior to the requested inspection.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	No Yes	[Signature]	3/10/06
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	No		
Pre-block-fill	No		
Pre-wrap	No		
Post wrap	No		
Post-clad	No		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	No		
Post-lining	No		
Waste Water Drain	No		
Final Inspection	Yes	[Signature]	6/11/06

BUILDING CONSENT NOTES

ADDRESS: 282 Te Moana Road, Haikarae.

LEGAL DESCRIPTION: Lot 47 DP 18250

Zone: Residential

NOTES * CT supplied

* District Plan Features ~ Nil on site

* easements ~ Nil on site

* Resource consents ~ Nil on site

* S. 221s / S. 36s ~ Nil on site

* Flood hazards ~ entire site subject to ponding.

North-western boundary subject to
overflow path.

* Draft flood building levels ~ Refer to Greater Wellington
Council for flood building levels.

* Hazards/licences/conceptual CHB ~ Nil on site

* GNS fault trace ~ Nil on site

* Airport zones ~ Nil on site

* services ~ water toby on north western boundary.

* District Plan Districtwide/Urban ~ Nil on site

* ecological sites/cultural sites/iri springs ~ Nil on site.

Neighbours Written Approval:

* ~~h~~ coverage - ok

* yards - ok

No RISK.

∴ N/A.

Consulted Parties:

"Section 72 of Building Act 2004
to be registered on Certificate
of title. \$95.00 fee applies.

Approved/Approved with Conditions

Name: [Signature] Date: 6/7/06



Project Information Memorandum No. 060749P

Building Project: New Carport

282, Te Moana Road,

Haikarae.

MR + MRS MARSHALL

FOR OFFICE USE ONLY

FEES	PIM Fee	\$.....
\$.....	RECEIPT NO.	DATE
\$.....	INVOICE NO	DATE
\$.....	RECEIPT NO	DATE
SUBTOTAL		
Less Deposit Paid		
TOTAL		
GST INCLUDED		



Project Information Memorandum

Section 34, Building Act 2004

Application

Versatile Buildings	No.	060749P
PO Box 54 060	Issue date	28/07/06
Mana	Application date	30/06/06

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages New Carport
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$4,000
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250 CT 716/16
Valuation No.	1493133400

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- ☐ Information identifying special features of the land concerned
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Devan

Date:

28/7/06.

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC 060749P

Application Details

Applicant Name :	Name Mr & Mrs Marshall
Contact Address :	282 Te Moana Road Waikanae
Location :	282 Te Moana Road, Waikanae
Legal Description :	LOT 47 DP 18250 CT 71
Proposal :	New Carport PIM APPLICATION ONLY

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	None listed
Easements :	None listed
Site subject to inundation :	Ponding on site
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	Refer to Greater Wellington Regional Council
Floor level (100 year event) :	Refer to Greater Wellington Regional Council
Yard and height requirements :	Comply
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

Approved subject to an endorsement being registered on the certificate of title

in terms of Section 72 of the Building Act 2004 (Section 36(2) Building Act 1991).

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Ponding on site
Presence of hazardous contaminants :	Not known to be

Other features

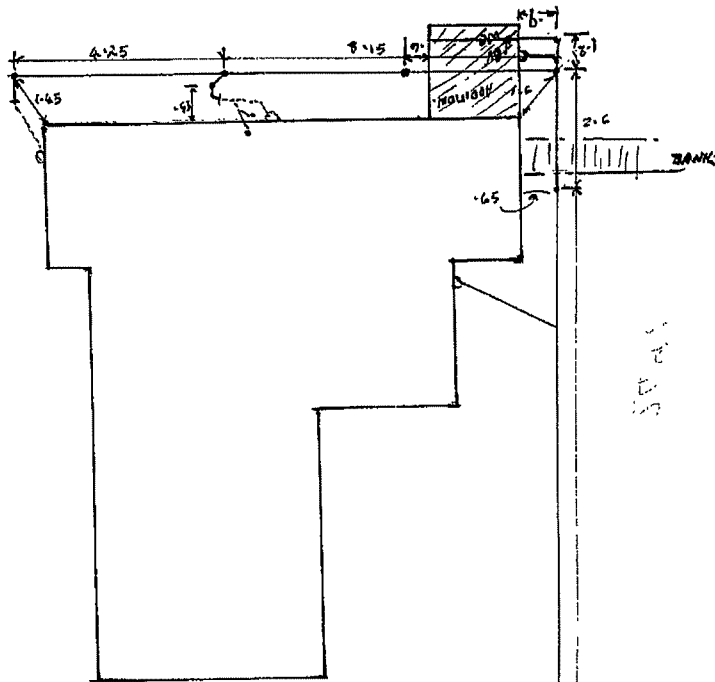
Approved subject to an endorsement being registered on the certificate of title in terms of Section 72 of the Building Act 2004 (Section 36(2) Building Act 1991).

flood building levels refer to Greater Wellington Regional Council.

Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	shown
Location and size of water toby :	15mm shown
Location of public drains (if any) :	N/A
Location of easments (if any) :	see planners comments
Stormwater disposal to :	Soak pits

Plumbing and drainage notes



Nimmo.

282 - TENORANO

Lot 47

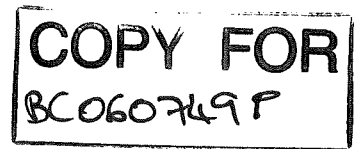
DP 18250

D/L PHILLIPS

11-12-84

TEMONA.

126-282



20 July 2006

BC060749P

Mr & Mrs Marshall
282 Te Moana Road
WAIKANAE

Dear Sir/Madam

**REGISTRATION OF CERTIFICATE ON PROPERTY TITLE:
Lot 47 DP 18250 at 282 Te Moana Road, Waikanae.**

I refer to your building consent number **060749** received by Council for processing.

The proposed building work you wish to carry out on the property requires Council to enter an endorsement on the Certificate of Title to the effect that the building consent will be approved subject to Section 72 of the Building Act 2004.

The purpose of this endorsement is to protect Council from any civil liability claims relating to damage to the subject building from potential hazards that Council considers could have an effect on your property.

In this case, Council believes that the new garage you are about to construct could be affected by flooding.

Council will incur a cost in registering this endorsement that we intend to recover from you. The fee will be \$95.00 and will be separately itemised on your invoice at the end of the processing of the building consent.

If you have any questions about the endorsement, please contact me on telephone 04-904-5863.

Yours faithfully

Naomi Dillon
RESOURCE CONSENTS OFFICER

CC: Heath Morris
Versatile Buildings
PO Box 54 060
Mana

The Earthquake Commission outlines the position in respect of claims for damage from natural disasters where the title contains an entry under Section 74 of the Building Act 2004.

The existence of an entry under Section 74 of Building Act 2004 may limit statutory natural disaster insurance, refer Clause 3(d) of Third Schedule for the Earthquake Commission Act.

Conditional Building Consent Issues

Do you have a building consent issued subject to Section 74 of the Building Act 2004, Section 36(2) of the Building Act 1991 or Section 641(A) of the Local Government Act 1974?

If you do, there will be an entry on your Certificate of Title which indicates that the land within that Certificate of Title is likely to be subject to specified natural hazard/s.

Your local Council will have required this entry to be placed on the Certificate of Title as a condition of consent for building work on your property. If you have any queries about the conditional consent and the entry on your title, you will need to talk to the Council in question. The Earthquake Commission does not have any authority in relation to that entry or the consent conditions.

Implications for the Earthquake Commission's cover

The Earthquake Commission Act 1993 (Schedule 3, clause 3(d)) gives the Earthquake Commission a discretion to decline, or meet part only of, a claim where the Certificate of Title for the affected property contains such an entry. Whether the Earthquake Commission will actually decline part or all of a claim on this ground depends in part on the nature of the hazard and the natural disaster that may occur.

If you have any queries about your cover under the Earthquake Commission Act, please call our free phone number (for both land-line and mobile phones) on 0800 652 333. It will help us answer your query if you find out from the Council the nature of the hazard and the reason the entry has been put on your title *before* you call the Commission.

In some instances, private insurers provide cover for natural disaster damage beyond the cover provided by the Earthquake Commission. An entry on your Certificate of Title subject to Section 74 of the Building Act 2004, Section 36(2) of the Building Act 1991 or Section 641(A) of the Local Government Act 1974 may also affect that insurance. We suggest that you contact your private insurer to find out whether this entry will affect your insurance with them.

Building Act 2004

72. Building consent for building on land subject to natural hazards must be granted in certain cases-

Despite section 71, a building consent authority must grant a building consent, if the building consent authority considers that:

- (a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and
- (b) the land is subject or is likely to be subject to one or more natural hazards; and



6 July 2006

BC060749P

Ms. H. Marshall,
282 Te Moana Road,
WAIKANAE

RE: NEW CARPORT AT 282 TE MOANA ROAD, WAIKANAE

Dear Ms. Marshall,

Thank you for your building consent application received by Council June 30 2006, for the above property.

The Kapiti Coast District Plan requires under section D.1.2.1 'Height in Relation to Boundary', that all buildings must fit within the height envelope which is made up of 'recession planes' which incline inwards and upwards from all the property's boundaries. Each recession plane commences at a point 2.1metres above the property boundary and inclines inwards at an angle of 45 degrees.

On the plans submitted to Council for BC060749P, there are no height measurements nor is there an access plane which could be interpreted to be the height in relation to boundary line.

Please send a plan into Council showing both the height of the proposed car port and the height in relation to boundary recession plane drawn in, along with relevant scales for each drawing.

Yours faithfully,

Naomi Dillon
Resource Consents Planner
Enc.

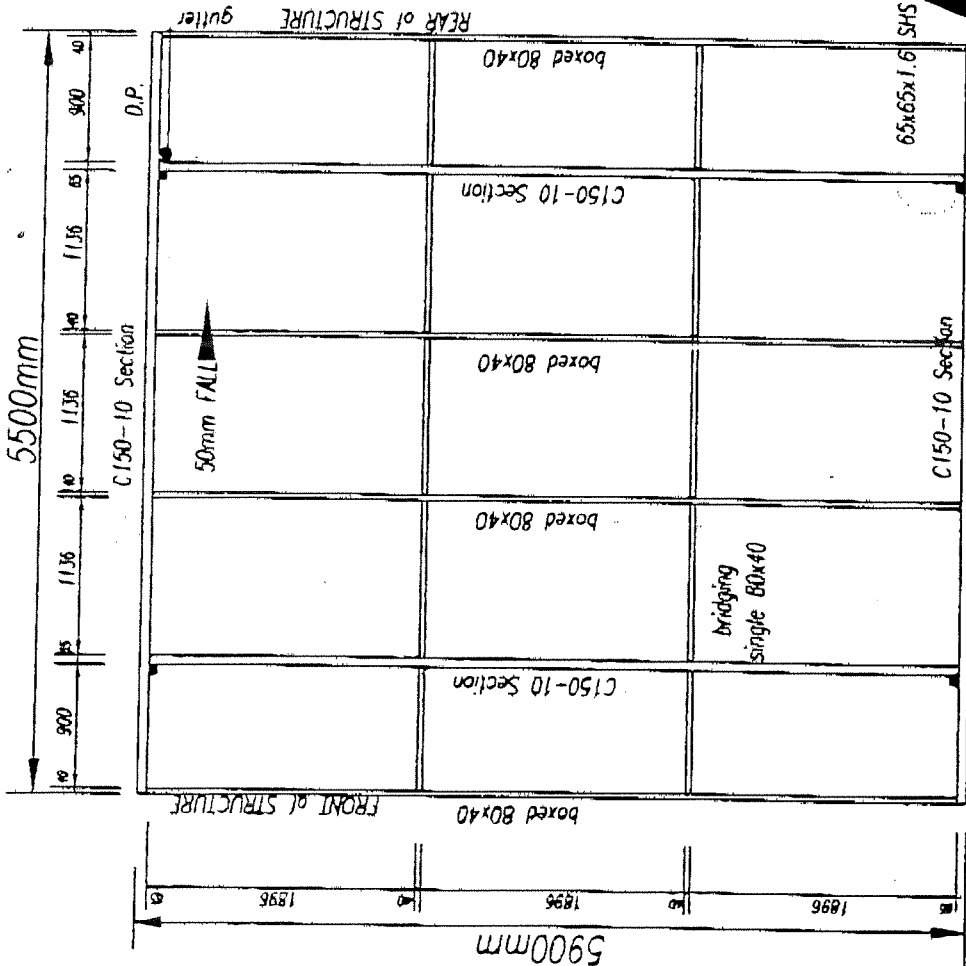
ATTN:

NAOMI DILLON

RE: BC 060749 P.

FROM: HEATH MORRIS

VERSATILE BUILDINGS
PO BOX 54060
MANA



ROOF FRAMING
DOUBLE 1:50

FRONT ELEVATION
DOUBLE 1:100

REVISED JUNE 03

SHEET 6 OF SHEET 7

DESIGN: F.R. Smith
DRAWING: B.O'Connor
DATE: Apr '01

DRAWING TITLE: Elevations & Cross Sections

VERSATILE CARPORTS

VERSATILE BUILDINGS LTD
ENGINEERING DETAILS
CONSULTANTS OF VERSATILE BUILDINGS LTD

11 South Coast
Versatile Buildings Ltd
Versatile Buildings Ltd
Versatile Buildings Ltd
Versatile Buildings Ltd

VERSATILE BUILDINGS LTD
ENGINEERING DETAILS
CONSULTANTS OF VERSATILE BUILDINGS LTD

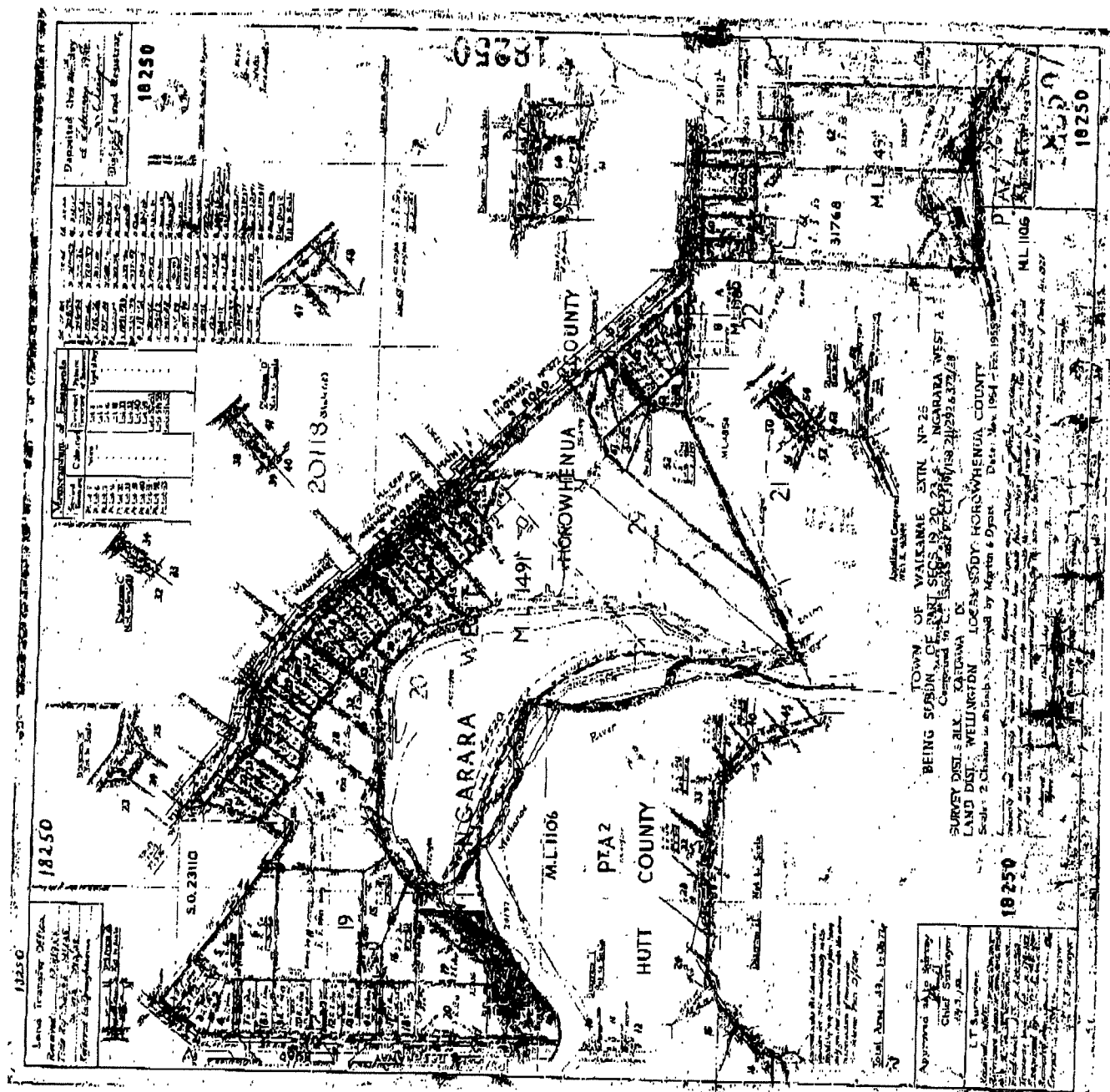
**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952****Search Copy**R.W. Muir
Registrar-General
of Land

Identifier WN716/16
Land Registration District Wellington
Date Issued 20 September 1956

Prior References
WN708/73

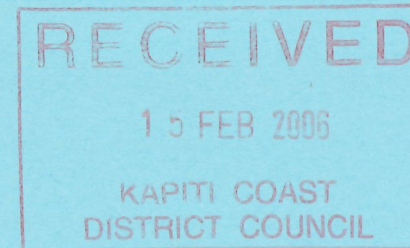
Estate	Fee Simple
Area	1039 square metres more or less
Legal Description	Lot 47 Deposited Plan 18250
Proprietors	
Helen Rosemary Marshall	

Interests
K36096 Notice Imposing Building Line of Hoardings Restriction



FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)		*Refer to Pim enclosed*	PP. J. Lee 6.7.06
Plumbing and Drainage			
Building	✓		28-2-06 H.
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
NOTES:			



Building Consent No...060120

Building Project...Replace garage doors with
Sliding doors.

282 Te Moana Rd, Waikanae

No PIM required

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS						
1		Foundation inspection	32	Lapse and cancellation after 12mths of consent	21	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2	Engineer design specific components	22	Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	foundations to solid bearing of 200mm	23	Installation of solid fuel appliance (wood burner) comply and secured
2		Pre-Slab inspection, concrete floor	4	NZS3604 as accept. solution in terms of NZ Bld Code	23A	Second hand wood burner - certified
16		Pre-Block-Fill inspection	5	Not approved as Habitable BUILDING	24	Chimney to be cleaned prior to fitting of new unit
23		Pre-Wrap inspection	6	Not approved as Habitable ROOM	24A	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	Contractor to leave site clean and clear
25		Post-Clad inspection	8	As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26	Sewer and water services to be disconnected and capped
18		Substrate inspection – solid plaster	8A	As in Very High Wind Zone, extra fixings for roof	27	Provide from contractor roof warranty
19		Brick Veneer inspection	8B	All glazing, constr. system to comply with V H Wind and CCZ	28	Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	Note and comply with all endorsements on approved plans	29	Provide from contractor texture coating warranty
4		Prelining inspection, moisture test, check bracing	10	Names and Reg'n of plumber and drain layer req'd	30	To comply with food hygiene regulations 1974
5		Post-lining inspection, linings, fixed as per brace design	11	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31	As in CCZ, all fixings need to be stainless steel
10	*	<u>Water test on sewer drains</u>	12	Hot & Cold water pipes tested to 1500kPa	33	Approval only given for relocation purposes
15	* ✓	<u>Completion inspection</u>	13	Roof storm water to be connected to existing	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14	Copper water pipes not permitted	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15	Owner/builder to ensure prop foundation height will allow satisfactory connection	39	Construction of playground to comply with NZS 5828
			16	Drainlayer to discuss septic tank, etc	40	Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17	Owner's responsibility to arrange septic tank design	41	Owner's legal responsibility to provide locking lid for spa pool
37			18	Roof stormwater to be disposed inside property boundary	42	Intended appraised/approved Polystyrene Texture Coating system to be advised
72	✓		19	Roof stormwater to be piped to kerb	43	Textured systems should be applied by licensed, trained applicators - supply warranty
80			20	Tempering valve to be installed on HW cylinder	44	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

R:\consents and compliance\Building Control\BUILDING\msword\datainp

FOR OFFICE USE ONLY

FEES		APPLICATION FEE	\$.....
Building Fee	\$.....		
Sewer Connection	\$.....		
Water Connection	\$.....		
Vehicle Crossing	\$.....		
Damage Deposit	\$.....		
Structural Checking	\$.....		
Building Research Levy	\$.....		
Development Levy	\$.....		
DBH Levy	\$.....		
Compliance Schedule	\$.....		
Digital Storage Fee	\$.....		
Certificate of Title Charge	\$.....		
Photocopying	\$.....		
SUBTOTAL	\$.....		
Less Fee Paid	\$.....		
TOTAL	\$.....		
GST INCLUDED	\$.....		
		RECEIPT NO	DATE.....
		INVOICE NO	DATE.....
		RECEIPT NO	DATE.....
		FEES PAID BY:	
		BUILDING CONSENT NUMBER	DATE ISSUED
		AUTHORISATION FOR REFUND OF DEPOSIT	
		Deposit held =	\$.....
		Cost to Repair Damage Caused During Construction =	\$.....
		Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

15-02-06 14:07 Receipt no.154186

COPY *COPY* *COPY*

DR BC060120

EXTREME WINDOWS, DOOR

Extreme Windows, Doors & Panel Ltd::PO B

CQ A

Extreme Windows, Door

180.00



Building consent 060120

Section 51, Building Act 2004

The building

Street address of building: 282 Te Moana Road, Waikanae

Legal description of land where building is located: LOT 47 DP 18250 CT 716/16

Valuation number: 1493133400

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: H Marshall

Contact person:

Mailing address: 225 Matai Rd, Raumati

Street address/registered office:

Phone number: Landline: 902 2260

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:

Full Name: Extreme Windows, Doors & Panel Ltd

Mailing Address: PO Box 38, Paraparaumu

Phones:: 021 1648414: 298 3736

Fax: 298 3812

Building work

The following building work is authorised by this building consent:

Replace 2 garage doors with aluminium sliding doors

Residential

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the following conditions:

1. This consent is issued subject to Registration of Section 72 of the Building Act 2004.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:



Signature



Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 1/03/06

1 March 2006

H Marshall
225 Matai Rd
Raumati

Dear Sir/Madam

Approval of Building Consent: 060120

Description: Replace 2 garage doors with aluminium sliding doors
Location: 282 Te Moana Road, Waikanae
Legal Description: LOT 47 DP 18250 CT 716/16

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Extreme Windows, Doors & Panel Ltd PO Box 38 Paraparaumu	No.	060120
--	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Replace 2 garage doors with aluminium sliding doors
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$3,000
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250 CT 716/16
Valuation No.	1493133400

Builder: Martin Honey 54 Glen Rd, Raumati : 298 3736

Designer: Extreme Windows Doors & Panels PO Box 38, Paraparaumu :
298 3736

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Post-wrap Inspection
 2. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

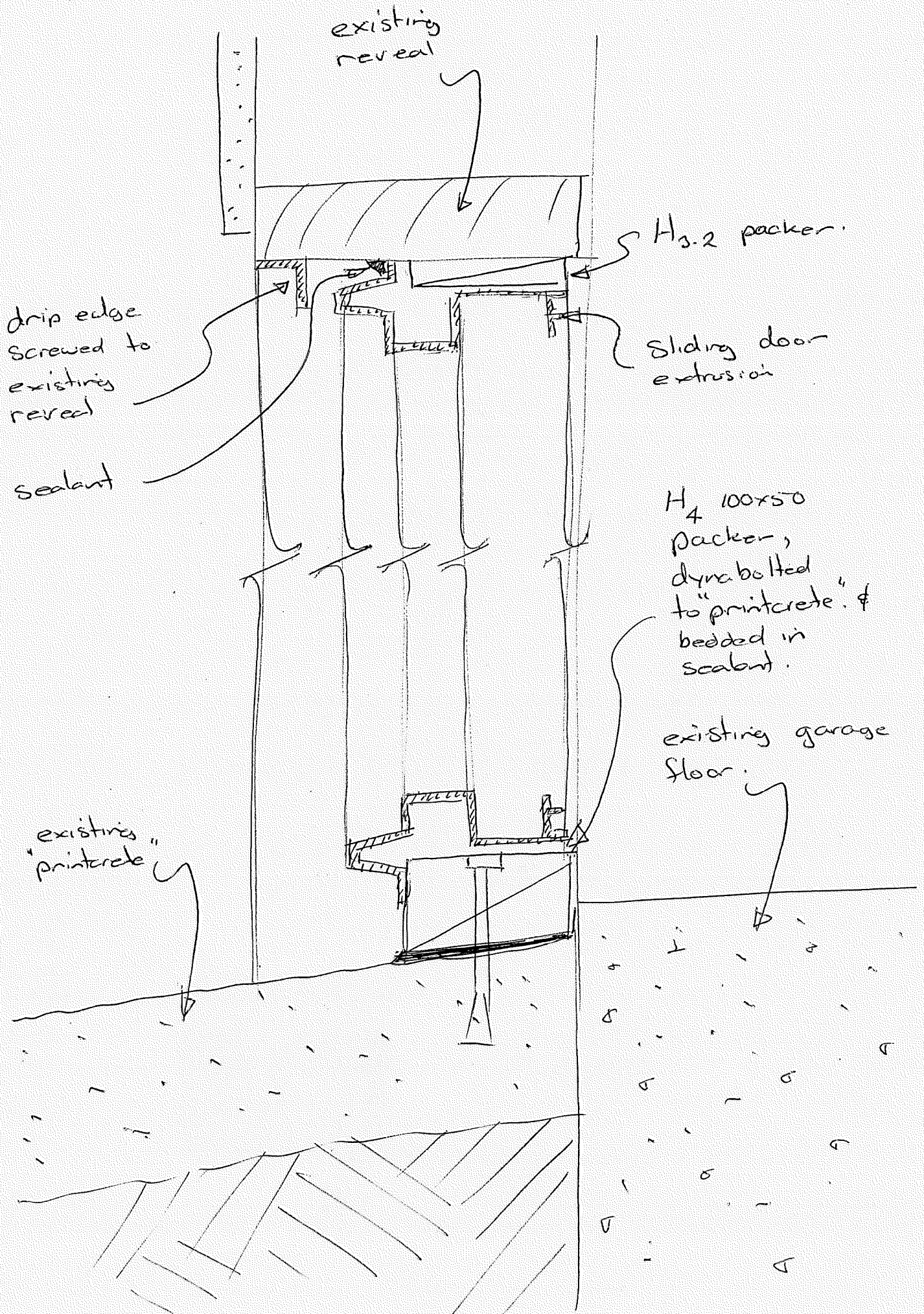
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
3. Note and comply with endorsements on approved plans.
4. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

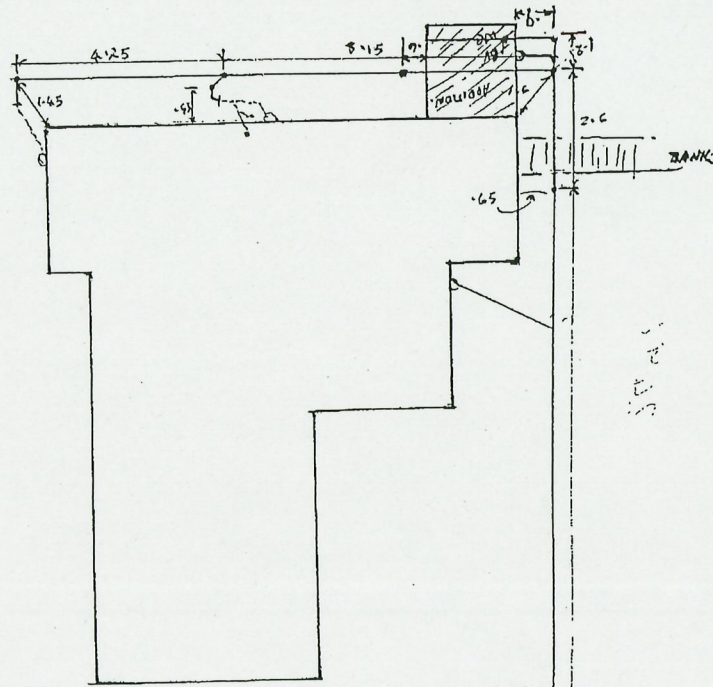
Date: _____

X - Section thru' proposed workshop doors
(not to scale)



Site plan - not to scale.

Drainage to Abaddon.
28-10-88
Dk RITHIE.



Nimm.

282 TEMOANAKO

Lot 47

DP 18250

D/L PHILLIPS

11-12-84

drive way

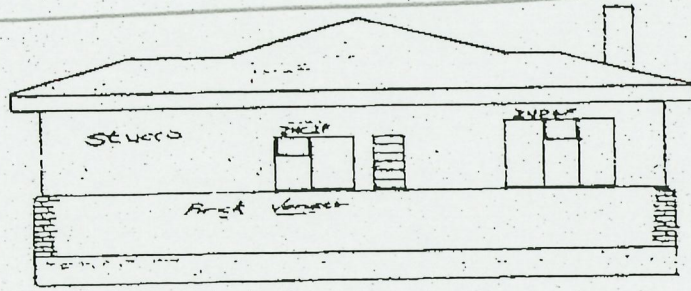
grassed
area

TEMOANA.

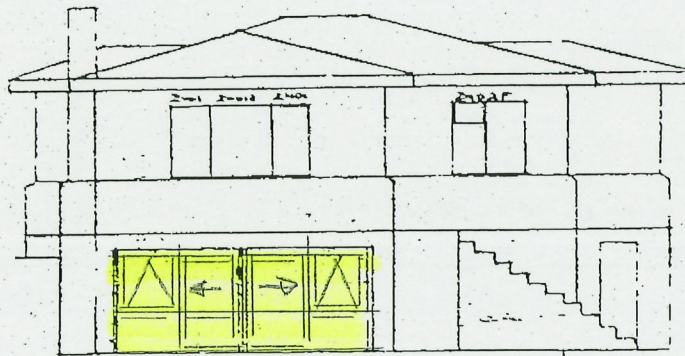
126-282

stormwater drains naturally
from driveway to grassed area.

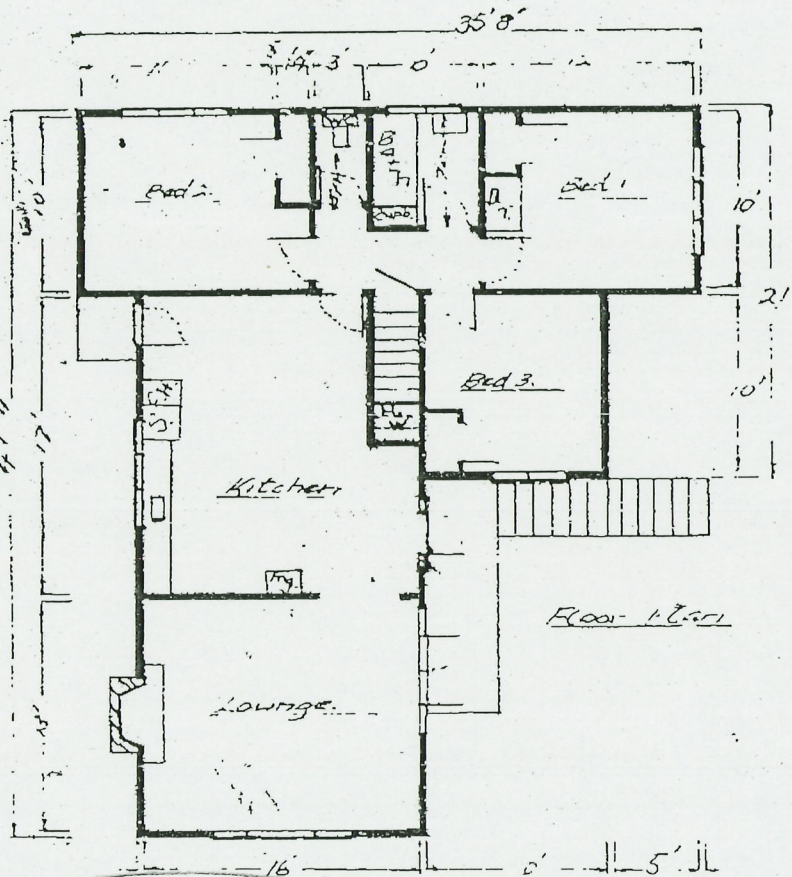
Elevation - not to scale.



South

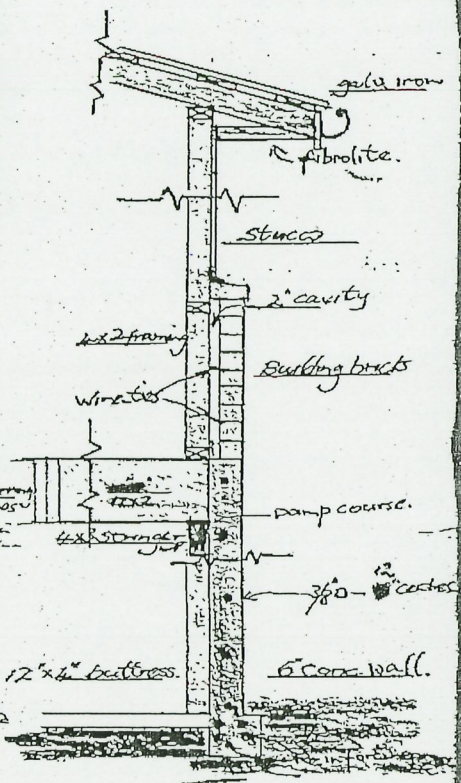
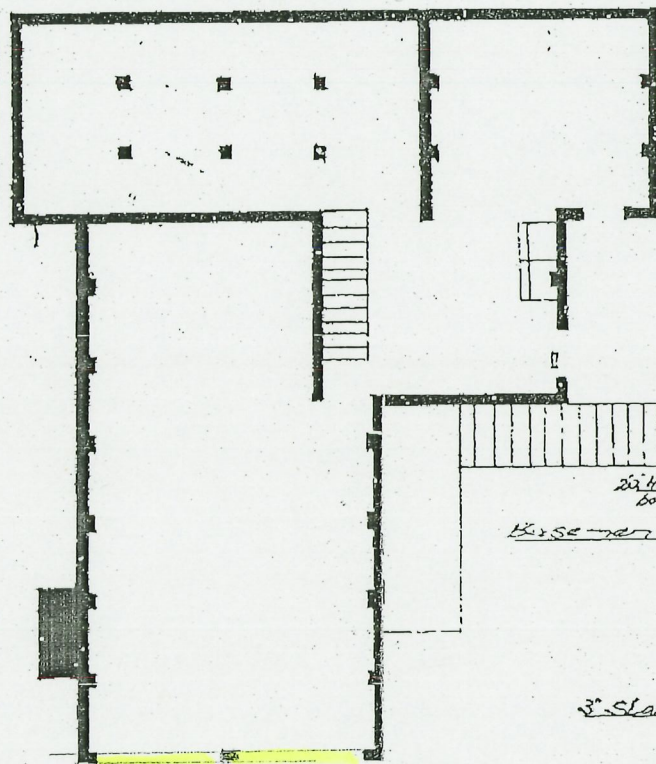
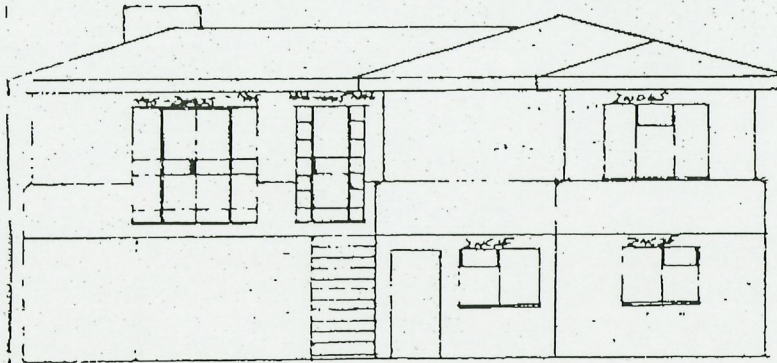
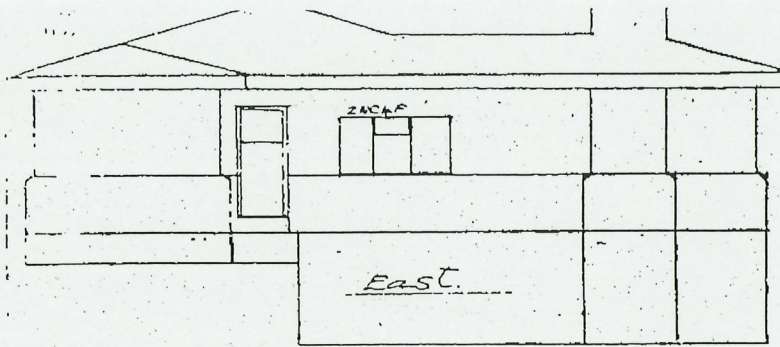


North



Proposed sliding doors.

Proposed Residence
for
MR & MRS J. J. FAIRLEY



Proposed Residence - Scale 1/8\"/>

for
MR & MRS H. J. FAIRLEY - Walkerville

126-282

Proposed sliding
doors.

Plan - not to scale.

DATE QUOTED :24/01/06

QUOTE No: 4027

PAGE: 1

DATE MODIFIED:24/01/06

CLIENT CODE :ROB

Extreme Windows Ltd

PO Box 38

188 Kapiti Road

PARAPARAUMU

Phone No:04 298 3736

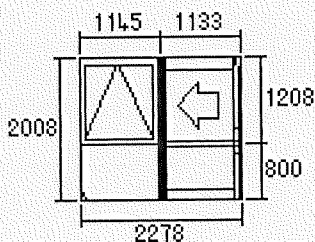
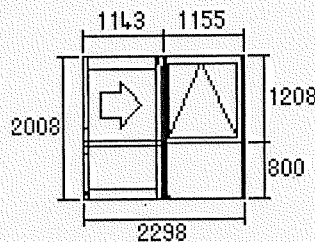
Fax No:04 298 3812

Sales Contact:ROB

282 TE MOANA RD

WAIKANAE

HELEN & RODNEY MARSHALL

ITEM	DESCRIPTION	QTY
1	D1	1
	 Diagram of sliding door D1 showing dimensions: 1145, 1133, 1208, 800, 2278. COLOUR:WANZ ARCTIC WHITE NZS 4223 REQMNT FRAME:Sliding Door FLASHING:No Flashing , GLASS:05CLFL LINER:NONE *19 LINER WIDTH: 0 TRIM : 1980 x 2250 GROOVED/NON GROOVED	
2	D2	1
	 Diagram of sliding door D2 showing dimensions: 1143, 1155, 1208, 800, 2298. COLOUR:WANZ ARCTIC WHITE NZS 4223 REQMNT FRAME:Sliding Door FLASHING:No Flashing GLASS:05CLFL LINER:NONE *19 LINER WIDTH: 0 TRIM : 1980 x 2270 GROOVED/NON GROOVED	
3		1
4	25 X 25 ANGLE	7

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier WN716/16
Land Registration District Wellington
Date Issued 20 September 1956

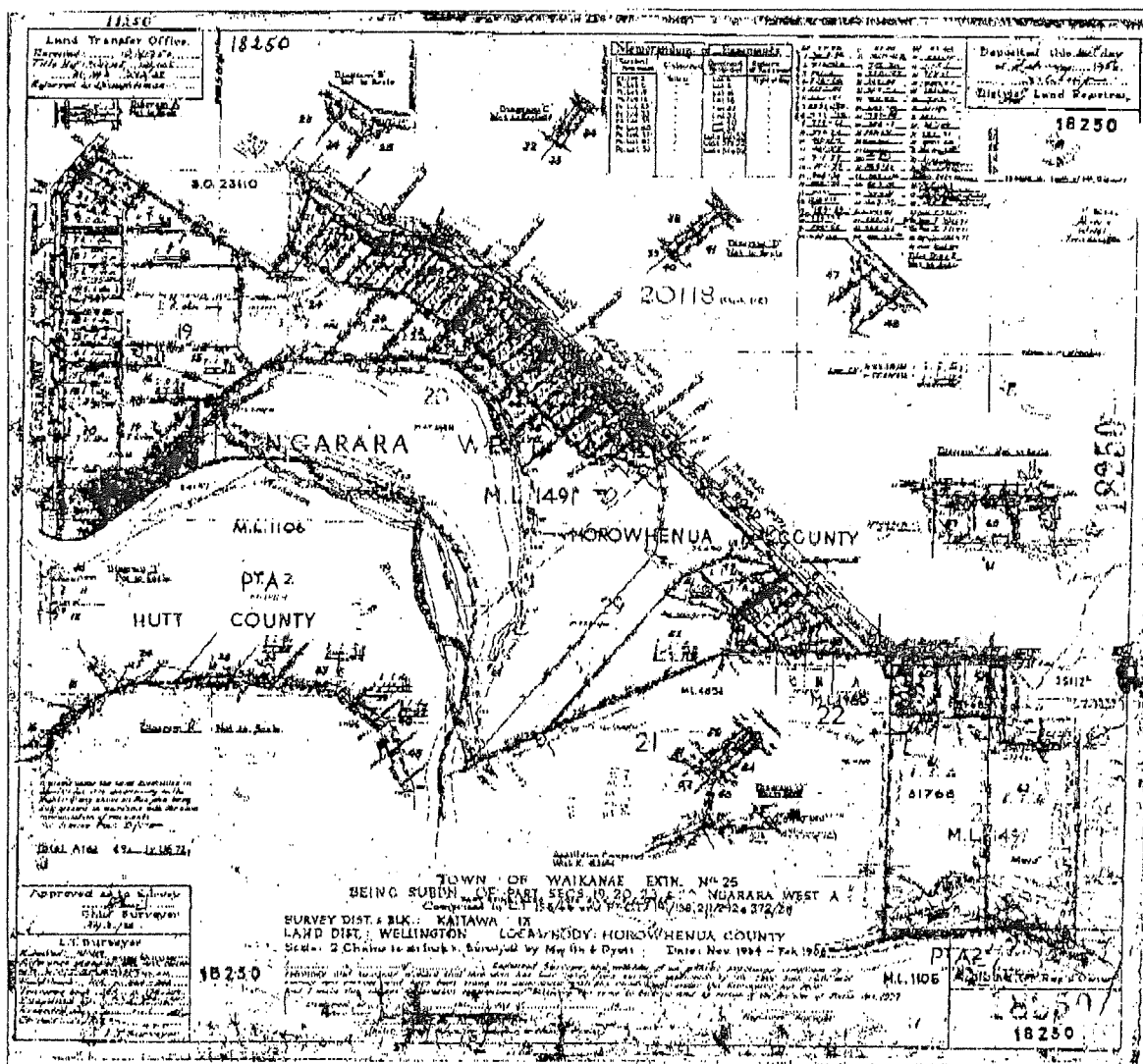
Prior References
WN708/73

Estate Fee Simple
Area 1039 square metres more or less
Legal Description Lot 47 Deposited Plan 18250
Proprietors
Helen Rosemary Marshall

Interests
K36096 Notice imposing Building Line of Hoardings Restriction

Identifier

WN716/16









SITE INSPECTIONS - BC

Application Details

Applicant Name :	Name H Marshall
Contact Address :	225 Matai Rd Raumati
Location :	282 Te Moana Road, Waikanae
Legal Description :	LOT 47 DP 18250 CT 71
Proposal :	Replace 2 garage doors with aluminium sli

Landline

Post-Wrap Inspection

Direct Fixed Claddings (all types)

Element to Check	Hot tips	Comments	Pass	Fail
<i>Envelope</i>				
Timber moisture	Min 20% or as required by manufacturer		☐	☐
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		☐	☐
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		☐	☐
Head Flashings <i>If installed at time of inspection</i>	Compatibility checked. Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		☐	☐
Sill flashings	Stop ends required. Flashing must extend under joinery to cover possibility of mitre's failing. Sill framing timber to be chamfered to accommodate sill flashing		☐	☐
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		☐	☐
Capillary clearance	Wall framing to overhang by a minimum of 6mm.		☐	☐
Ground clearances	Fig 65. table 18		☐	☐

Post-Wrap Inspection
Claddings Utilising Cavities (except stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		☐	☐
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		☐	☐
<i>Flashings</i>				
Head flashings	Must be installed prior to cladding. Compatibility checked. Stop ends required Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		☐	☐
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		☐	☐
Flashing of penetrations	Ensure penetrations such as air extract systems are flashed. Ensure penetrations fall to outside to prevent water tracking to rear of cavity. Confirm flashing materials comply with B2 for durability		☐	☐
Internal corners	Applies to weatherboards with or without a cavity, plywood without cavity, horizontal profiled metal, fibre cement with or without a cavity		☐	☐

Battens	H3 treatment Fixed securely No horizontal battens except at soffit level Cavity spacers (if reqd 100mm long, 50mm min gap, 5° slope. Additional support between battens		☐	☐
Element to Check	Hot Tips	Comments	Pass	Fail
Deck membranes	Deck membranes carried up behind cladding 150mm from deck Fig 62 E2/AS1		☐	☐
Cavity closures	In place with drainage provided		☐	☐
Ground clearances	Fig 65. table 18		☐	☐

Post-Wrap Inspection Solid Plaster (Stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		☐	☐
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		☐	☐
<i>Battens</i>				
H3 treatment	NZS 3602 H3.1		☐	☐
20mm minimum cavity spacing	Provide support for solid backing sheets. Cavity spacers to have correct fall, 50mm gap and 100mm in length		☐	☐
Spacing	Additional support required if battens exceed		☐	☐

	450mm spacing. (to prevent insulation pushing out into cavity)			
<i>Flashings to penetrations</i>				
	Confirm flashing details for elements that bridge cavity. E.g. air extraction systems		☐	☐
<i>Back flashings</i>				
	Back flashings to internal corners		☐	☐

FINAL INSPECTION

Building Exterior

CHECK PLANS

Subfloor - ventilation	☐	Flashings - roof penet	☐	Gulley dishes	☐
Decks - structure	☐	hips	☐	Wastes to gullys	☐
Balustrades - design	☐	valleys	☐	Terminals vents	☐
height	☐	gables	☐	Spouting - Downpipes	☐
Steps/Stairs - design	☐	flues	☐	Landscaping & ground levels	☐
handrail	☐	Cladding (ground clearance)	☐	Texture Coating Warranty	☐
Flashings - windows	☐	Roofing & Fixings	☐		
		(roofing warranty)			

Building Interior

CHECK FITTINGS

Service area floors & walls	☐	Food storage	☐	Water temperature	☐
Stair design	☐	Nat. ventilation	☐	Solid fuel heater	☐
Handrails	☐	Mech. Ventilation	☐	Supply tank	☐
Barriers	☐	Insulation	☐	Trap seals & AA Valves	☐
Lightings	☐	Hot water cylinder flues	☐	Cistern flushing	☐
Laundering	☐	Hot water cylinder valves	☐	WC pan connection	☐
Cooking facilities	☐	Hot water cylinder rest	☐	Septic Tank	☐
		Tempering valve	☐	(engineers inspc report)	
				Windows - labels	☐
				Safety glass	☐

Footpath crossing installed Yes/No Berm damaged Yes/No
 Refund crossing deposit Yes/No Engineering site reports required Yes/No
 Stormwater & site drainage Yes/No Engineering site reports received Yes/No
 appear satisfactory

Has a Site Instruction been issued? Yes/No NTR Instruction No.

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection

Comments:

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

7 July 2006

H Marshall
282 Te Moana Road
WAIKANAE

Dear Sir/Madam

BUILDING CONSENT 060120 – 282 TE MOANA ROAD, WAIKANAE

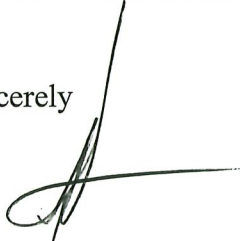
The following item requires completion or change to comply with the above building consent documents:

- 30/7/06 ✓
1. No post wrap in section was carried out and was required as part of the building consent.
 2. There are no manufacturers labels on the new aluminium slides and we will require a letter from the manufacturer to confirm they have been built to suit the conditions.
 3. New sliders are sitting on unprotected timber and the timber on the sides is also unprotected and will require flashing and sealing in an approved manner.
 - * 4. The header flashing have large gaps and don't meet the requirements of the NZBC.
 5. There is no paper or protective tape been used over the framing, as is required.

Not requested on plans.

When the above work is complete, please arrange for re-inspection.

Yours sincerely



Leon Smith
BUILDING CONTROL OFFICER

Spoken with Both Leigh Syge & Ken Smith. About the

042983812

attn. Tina**Extreme Windows, Doors & Panels Ltd**

188 Kapiti Rd ~ P.O Box 38 Paraparaumu ~ tel 04 2983736 ~ fax 04 2983812

17 July 2006

Leon Smith
Building Control Officer
Kapiti Coast District Council
Private Bag 601
Paraparaumu.

Dear Leon

Re: the attached letter.

1. No post wrap inspection was carried out because there is no wrap and no cladding. The doors were installed between existing door jambs.
2. I confirm that the 2 doors were built to 'High Wind Zone' requirements. ✓
3. The new sliders are sitting on treated timber bedded in sealant, as per the drawings submitted in the building consent and shown to Ken Smith prior to building consent application.
4. There is no head flashing. The drawing shows a drip edge under the existing jamb (also shown to Ken Smith).
5. What framing do you mean?

Yours sincerely



ROB KING

With Compliments

Please note - Ken Smith has
seen this drawing & is happy
with the sealant under sill. Packer,
but wants to know more about any flooding
history. The owner has since visited the site in
heavy rain & noticed that the drive way
drains to lower areas naturally (See drawing)



Leaders By Design



COUNCIL COPY



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

COUNCIL COPY

Building Consent Number :

Applicant Name : Name H Marshall

Project : Replace 2 garage doors with aluminium sli

Location : 282 Te Moana Road, Waikanae

Legal Description : LOT 47 DP 18250 CT 71

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 7.30am and 5.30pm Monday- Friday inclusive. Close off for booking inspections is 4.30pm on the day prior to the requested inspection.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	No		
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	No		
Pre-block-fill	No		
Pre-wrap	No		
Post wrap	Yes		
Post-clad	No		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	No		
Post-lining	No		
Waste Water Drain	No		
Final Inspection	Yes		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1		Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2		Engineer design specific components	22		Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3		foundations to solid bearing of 200mm	23		Installation of solid fuel appliance (wood burner) comply and secured
2		Pre-Slab inspection, concrete floor	4		NZS3604 as accept. solution in terms of NZ Bld Code	23A		Second hand wood burner - certified
16		Pre-Block-Fill inspection	5		Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit
23		Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A		Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	✓	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25		Contractor to leave site clean and clear
25		Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped
18		Substrate inspection – solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27		Provide from contractor roof warranty
19		Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28		Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty
4		Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974
5		Post-lining inspection, linings, fixed as per brace design	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel
10	*	<u>Water test on sewer drains</u>	12		Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes
15	✓	<u>Completion inspection</u>	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14		Copper water pipes not permitted	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised
72	✓		19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty
80			20		Tempering valve to be installed on HW cylinder	44		Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

R:\consents and compliance\Building Control\BUILDING\msword\datainp

FOR OFFICE USE ONLY

FEEs		APPLICATION FEE \$.....	
Building Fee	\$ 103.50	RECEIPT NO	DATE.....
Sewer Connection	\$.....	INVOICE NO	DATE.....
Water Connection	\$.....	20428.	15/2/06
Vehicle Crossing	\$.....	RECEIPT NO	DATE.....
Damage Deposit	\$.....	154186	15/2/06
Structural Checking	\$.....	FEES PAID BY:	
Building Research Levy	\$.....		
Development Levy	\$.....		
DBH Levy	\$.....		
Compliance Schedule	\$.....		
Digital Storage Fee	\$ 31.50	BUILDING CONSENT DATE ISSUED	
C.C.C. Certificate of Title Charge	\$ 45.00	NUMBER	
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$ 180.00	Deposit held = \$.....	
Less Fee Paid	\$ 180.00	Cost to Repair Damage Caused During Construction = \$.....	
TOTAL	\$.....	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number: _____	
	<i>Paid</i>	Authorised: _____ DATE: _____	

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

15-02-06 14:07 Receipt no.154186

COPY *COPY* *COPY*

DR BC060120
EXTREME WINDOWS,DOOR 180.00-
Extreme Windows,Doors & Panel Ltd::PO B
CQ A
Extreme Windows,Door 180.00

FINAL INSPECTION

Date 21.06.06 SR or BCA B.C. 060120 Inspection No. 3

Time 9:15am Documents on site YES / NO

Owner Name H. Marshall Project Description Replace garage door with Aluminium Sliders.

Site Address 282 Temora Rd Waikanae

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
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FINAL – Exterior

Sub-floor ventilation	P	F	<u>NA</u>	Roof fixings	P	F	<u>NA</u>	Spouting + Down-pipes	P	F	<u>NA</u>
Deck Structure	P	F	<u>NA</u>	Flashings – Roof	P	F	<u>NA</u>	Penetrations – Flashings	P	F	<u>NA</u>
Barriers	P	F	<u>NA</u>	Gully Dishes	P	F	<u>NA</u>	Storm-water + site drainage	P	F	<u>NA</u>
Handrails	P	F	<u>NA</u>	Wastes to gully	P	F	<u>NA</u>	Fixings – Durability	P	F	<u>NA</u>
Steps/Stairs	P	F	<u>NA</u>	Terminal vents/AAV's	P	F	<u>NA</u>	Cladding painted/sealed	P	<u>F</u>	<u>NA</u>
Flashings – Windows/Doors	P	<u>F</u>	NA	Cladding Ground Clearance	<u>Y</u>	P	F	NA	P	F	NA

FINAL – Interior

Service areas – floors/walls	P	F	<u>NA</u>	Food storage	P	F	<u>NA</u>	Hot water temp	P	F	<u>NA</u>
Stair design	P	F	<u>NA</u>	Ventilation	P	F	<u>NA</u>	Solid fuel heater	P	F	<u>NA</u>
Handrails	P	F	<u>NA</u>	Insulation + clearance	P	F	<u>NA</u>	Water supply tank	P	F	<u>NA</u>
Balustrades	P	F	<u>NA</u>	HWC flues	P	F	<u>NA</u>	Trap seals + AAV's	P	F	<u>NA</u>
Lightings	P	F	<u>NA</u>	HWC valves	P	F	<u>NA</u>	Cistern flushing	P	F	<u>NA</u>
Laundering	P	F	<u>NA</u>	HWC restraint	P	F	<u>NA</u>	WC pan connection	P	F	<u>NA</u>
Cooking facilities	P	F	<u>NA</u>	Tempering valve	P	F	<u>NA</u>	Septic tank	P	F	<u>NA</u>
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	<u>F</u>	NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	NA	Intertency STC	P	F	NA
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All Inspections

Road Crossing Complete	P	F	<u>NA</u>	Energy Certificates supplied	P	F	NA	Final Check Complete	<u>Y</u>	<u>N</u>	
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Officer Sign: [Signature] Name: Kevin Smith Date: 21 / 6 / 06

SCOPE OF INSPECTION SHEET

Date 20060620 SR or BCA B.C.060120 Inspection No. 31

Time 9.15am Documents on site YES / NO

Owner Name H. Marshall Project Description Replace garage door with Aluminium Sliders.

Site Address 282 Temora Rd Waikanae

Building Plumbing Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes ① No Post Wap inspection carried out as was required Diagram (if necessary)

② No Manufactures Labels to New Aluminium Sliders

③ New Sliders sitting on unprotected timber & Timber on sides (FAMBS)

④ Header Flashings see photos large gaps not sealed as per drawings

⑤ No paper or protective sill tape used

Photo's Taken - Nos. 5 saved / scanned? Y / N

Site instruction issued

.....

.....

.....

.....

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☒ Other ☐ No One on site ☐

Your next inspection will be Re inspection Final

Agreed, Helen Marshall Sign H. Marshall Date 21/06/06

Officer sign Leon Smith Name Leon Smith Date 21/6/06

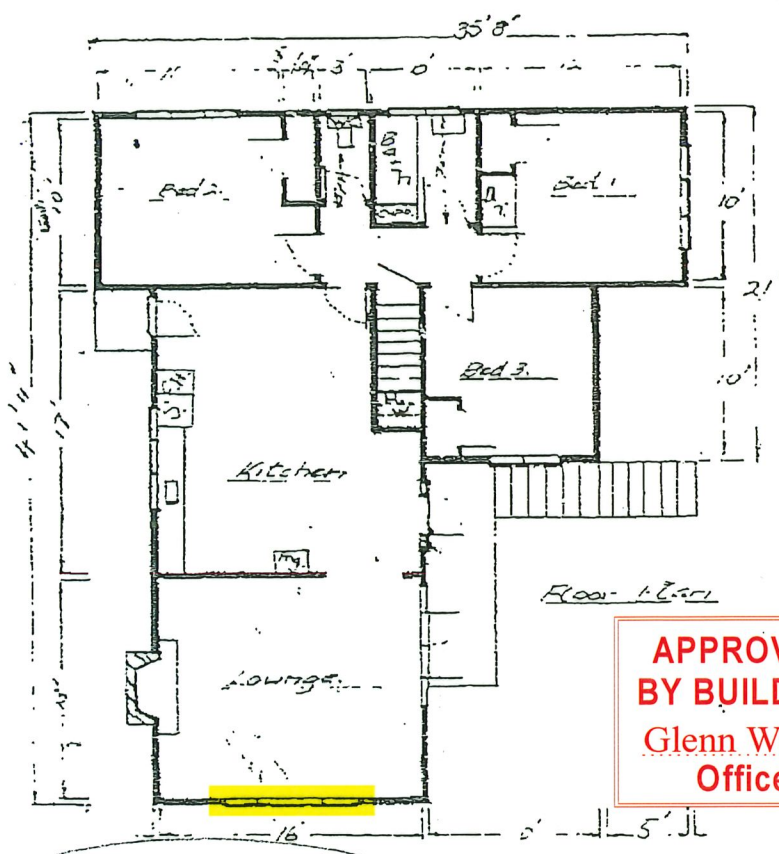
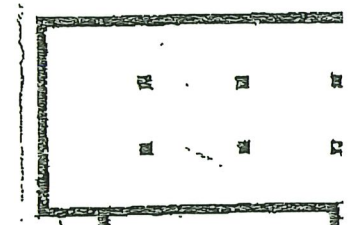
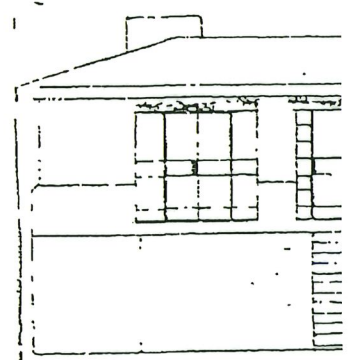
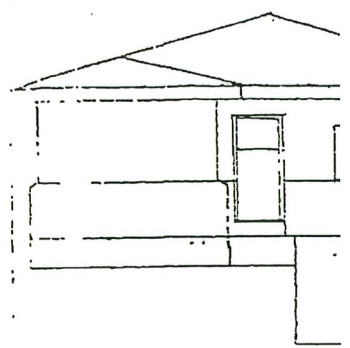
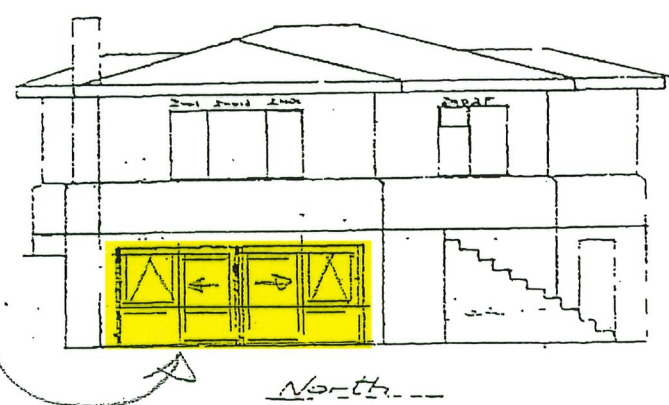
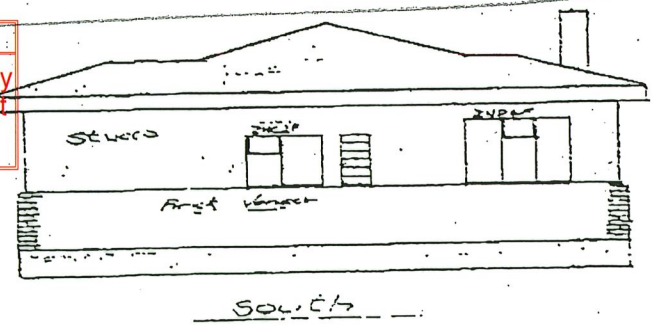
Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

Elevation - not to scale.

HIGH WIND ZONE

CAUTION
Plans have been digitally reproduced and may not be to scale.



All references to standards and codes etc shall be taken as reference to latest version including amendments.

**APPROVED
BY BUILDING
Glenn Walker
Officer**

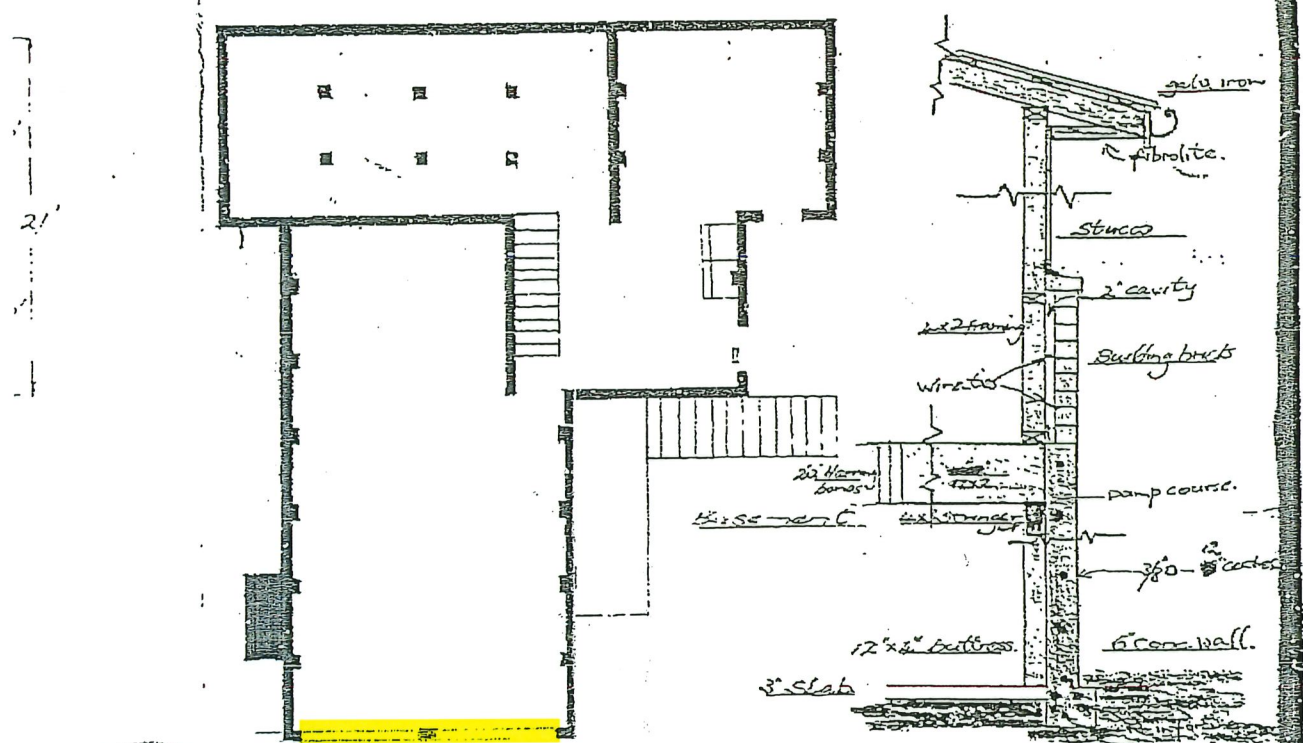
Proposed sliding doors.

NOTE: Endorsements on any page apply equally to the entire project. KCDC endorsements shall take precedence over drawing notations.

Proposed Residence
Mr & Mrs J. FAIRLEY

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

PONDING ZONE



Proposed Residence Scale: 1/8" = 1'

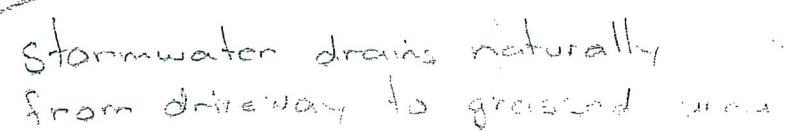
Mr & Mrs J. I. FAIRLEY, Waitanoe

126-282

Proposed sliding doors.

plan - not to scale.

28/02/2006
Site plan - not to scale

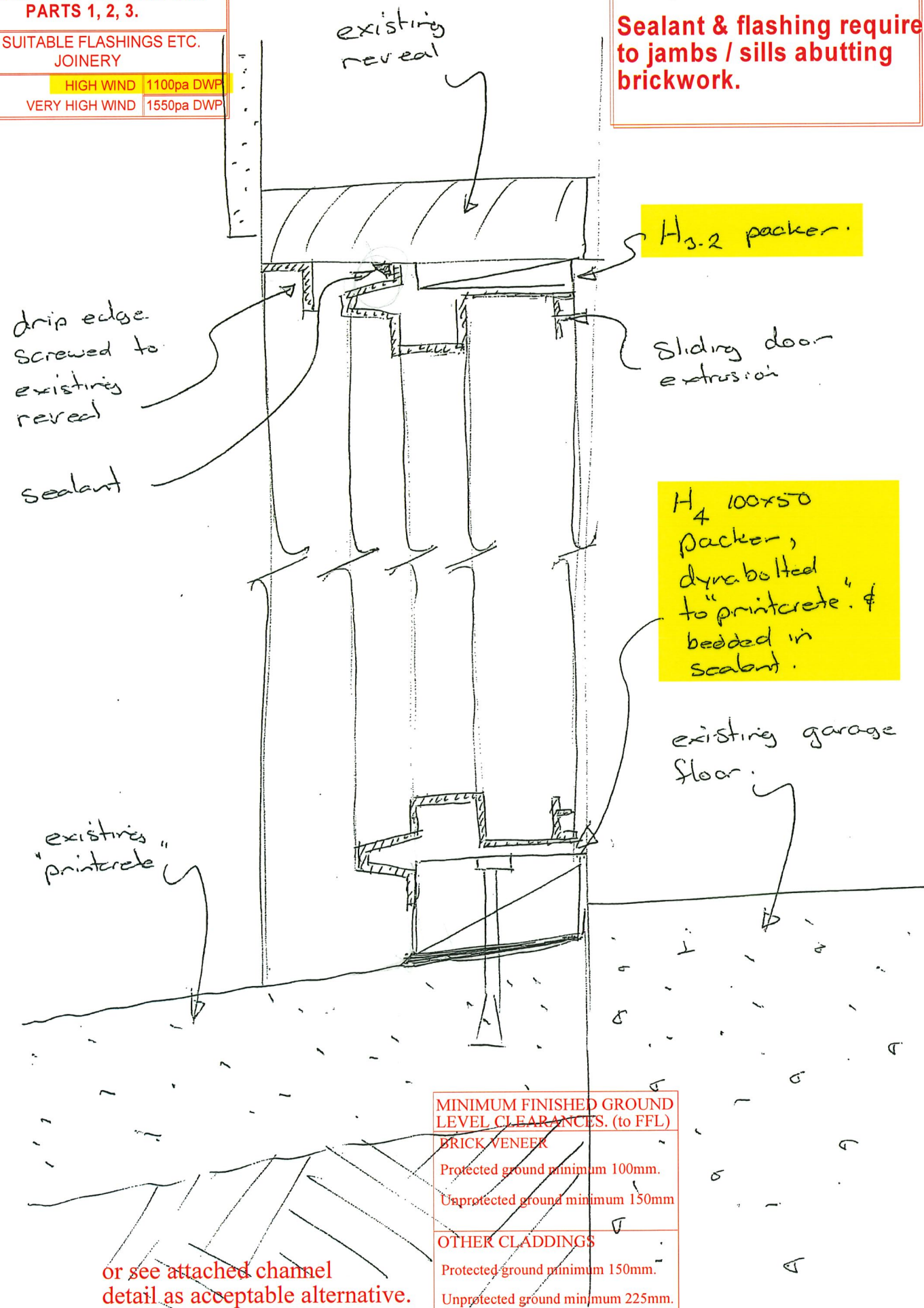


TEMORANA.

X - Section thru proposed workshop doors
(not to scale)

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC. JOINERY	
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

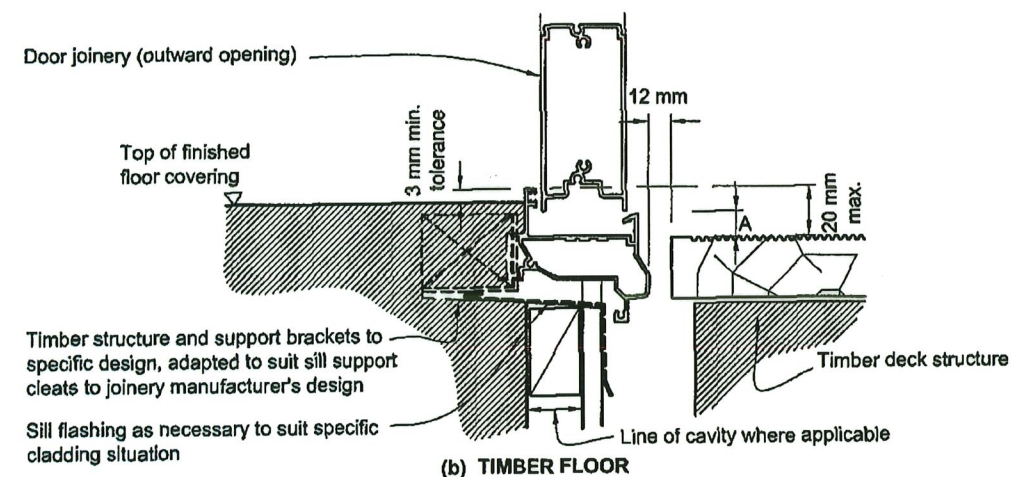
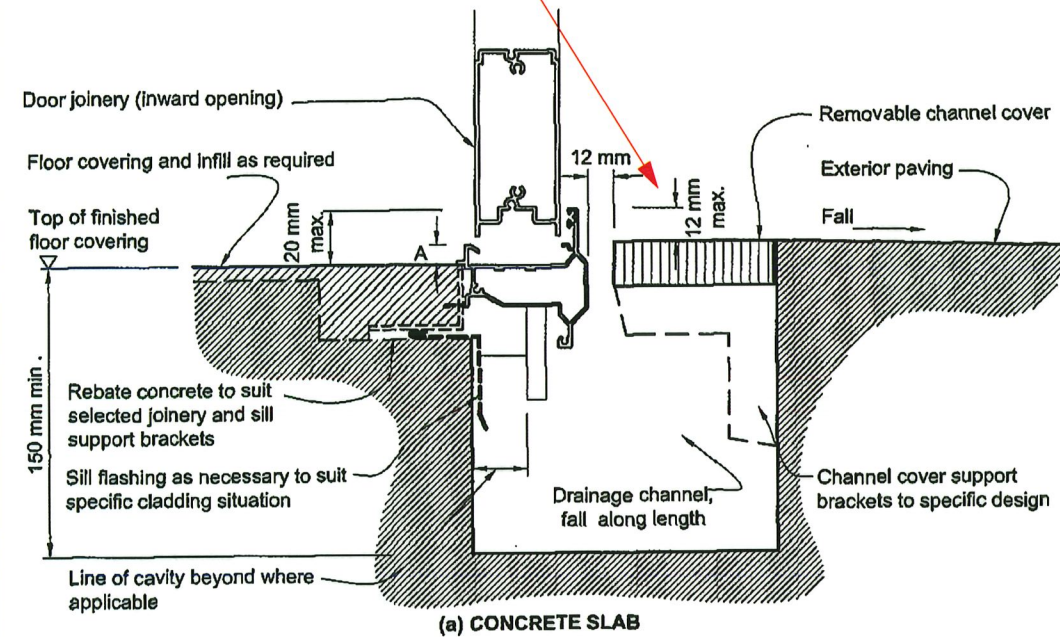
Sealant & flashing required
to jambs / sills abutting
brickwork.



Recommend this detail for door

Figure 17B: Level thresholds for ground level
Paragraphs 7.3, 7.3.2, 7.3.2.1 and 7.3.2.2

NOTE: (1) Detail (a) is suitable for use with concrete floor slabs – refer Paragraph 7.3.2.1 for requirements.
(2) Detail (b) is suitable for use with timber floors. It may also be adapted for timber decks on upper storeys as per Paragraph 7.1.1 b), or for enclosed decks, with removable panels or decking as shown in Figure 17A.
(3) Both details may be adapted for inward or outward opening doors.
(4) Sill brackets to support joinery must be specifically designed to suit the particular joinery, the floor structure and the particular conditions of the site.
(5) Exposure to wind-driven rain must be taken into account when using these details, and shelter to doors and joinery provided where local conditions warrant.



NOTE: 'A' to be the minimum dimension to maintain clearance from the bottom of the door to finished floor or deck, to manufacturer's requirements, and to keep sill upstand height to less than 20 mm

Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word “dangers”, the words “(other than a warning system for fire that is entirely within a household unit and serves only that unit)”.

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words “in an emergency”.

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

28/02/2006

Smoke alarms shall be located on the escape routes on all levels within the *household unit*.
On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacture's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alternations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003.
Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

Addenda to Application

Application

Extreme Windows,Doors & Panel Ltd PO Box 38 Paraparaumu	No.	060120
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Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Replace 2 garage doors with aluminium sliding doors
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$3,000
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250 CT 716/16
Valuation No.	1493133400

Builder: Martin Honey 54 Glen Rd, Raumati : 298 3736
Designer: Extreme Windows Doors & Panels PO Box 38, Paraparaumu :
298 3736

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 - 1. Post-wrap Inspection
 - 2. Completion inspection
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
3. Note and comply with endorsements on approved plans.
4. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON

Date: