**BUILDING CONSENT APPLICATION**

BC 011096

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Email: admin@sdc.govt.nz.

THIS IS NOT A RESOURCE CONSENT APPLICATION

APPLICANTOwners Name: A.R. & S.R. ANDREW & SIMYA CROSSApplicant Name: B.R. SHARP
(agent/contact)Mailing address: 136 HALSWELL JUNCTION RD
(for correspondence)CHRISTCHURCH 3Phone:(daytime) 3228784 Fax: 3228784Mobile number: 025 2003354.

Email: _____

* Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or leasehold estate or interest in the land, or to take a lease in the land, while the agreement remains in force.

SITE LOCATION DETAILS

(refer to your Rates Demand for details)

Street /Road 13 CAMBERG ROAD COURT
ROSESTON.

Rapid Number _____

Valuation Roll Number 2405432100Legal description 240543210LOT 165 D.P. 82719 BLK III LEESTON

S.D

This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.

This application is for:

- ☐ Building consent (including Project Information Memorandum)
- ☐ Project Information Memorandum only (PIM)
- ☒ Building consent for PIM N°: 011096

TYPE OF BUILDING

Type of building work: (eg dwelling, commercial, farm shed, change of use)

DWELLING WITH ATTACHED GARAGE

Intended use: (eg domestic use, shop, implement shed, garage to bedroom)

DOMESTIC.

Life expectancy of building:

Indefinite but not less than 50 years ☒Or Specified as _____ years ☐Is this project being staged? Yes ☐ No ☒

If yes please give us details on the second page of this application in the "notes by applicant" section.

Estimated Value (incl. GST) \$ 180,200**FLOOR AREAS**

Floor areas are for new work only:-

Ground floor: 239 m².

First floor: _____

Site coverage will be assessed by planning staff.

office use only

CONFIDENTIALITY & SIGNED BYWe require our plans and/or specifications to remain confidential to protect copyright ☒

Note: if acting "for and on behalf", please read the following declaration before signing:-
"I hereby declare that I am authorised to act as Agent of the Applicant".

Signed by or for and on behalf of the Applicant

Owner ☒or Agent ☒Date: 1.10.2001.

KEY PERSONNEL

Designer: B. P. SHARP

Phone: 3228784

Address: 136 HALSWELL JUNCTION ROAD

Fax: 3228784

Building Certifier:

Phone:

Address:

Fax:

Builder: FOWLER CONSTRUCTION LTD

Phone: 338-8340

Address: 9 PRIMY PLACE.

Fax:

Registered Drainlayer: NEWFIELD DRAINAGE

Phone: 3388-362

Address: 71 Pennedock Rise West Merland

Fax:

Craftsman Plumber: PAUL O'KEEFE.

Phone: 3889-106

Address: P.O. Box 18711 CnCh

Fax:

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add

CHECKLIST

Have you enclosed with your application:-

- ☒ A current copy of your Certificate of Title showing your name. If this is not available, a copy of your sale and purchase agreement
- ☒ Two copies of all the information you are supplying.
- ☐ A deposit of \$100.00. PAID WITH P.I.M.
- ☒ Your builders name, and contact details.
- ☒ Your plumber and drainlayers name, and contact details. (if required)
- ☐ Any cultural heritage significance of the building.
- ☐ Specific arrangements for multiple or unusual inspections

Refer to individual check lists for the specific information required for the type of project your are applying for.

COPY

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

A R & S R CROSS	No.	011096
3 GAINSBOROUGH COURT	Issue date	5/05/04
AMBROSE ESTATE		
ROLLESTON		

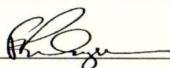
Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	\$180000
Location	13 GAINSBOROUGH COURT, ROLLESTON
Legal Description	LOT 165 DP 82719 BLK III LEESTON SD
Valuation No.	2405432100

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

Signed for and on behalf of the Council:

Name:



Date:

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

COPY

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: CROSS Consent No: 011 096
 Site Address/Rapid No: GAINSBOROUGH COURT Officer: W GRIGGS
 Name: _____

Type of building work: DWELLING

On 18 / 12 / 01 at 2.00 am ☒ pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	☒ Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	☒ Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes ☐ No
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ Yes ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Lintels & top plate tied in cavity

4 No Extra bolts & washers to fit.

Purlins to have extra 'Z' nails fitted as discussed to .2 of truss width.

Bracing panels all as per plan

Joist hangers in place.

Batts to fit wall & Ceiling R.Z.2

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

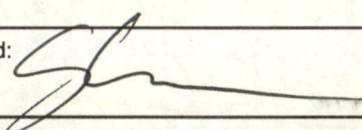
All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

Signed: 

INSPECTION NOTICE

18/12/01

Cross

Gainsborough Court

011 011

W. 18/12/01

2.00

18/12/01

The Building Act 1984 (section 11(1)) and the Local Government Act 1972 (section 19(1)) require the Council to ensure that the building is safe and sound and that the public is protected from any danger.

Item	Location	Defect	Priority	Notes
1	Roof	Leaking	High	See notes
2	Roof	Leaking	High	See notes
3	Roof	Leaking	High	See notes
4	Roof	Leaking	High	See notes
5	Roof	Leaking	High	See notes
6	Roof	Leaking	High	See notes
7	Roof	Leaking	High	See notes
8	Roof	Leaking	High	See notes
9	Roof	Leaking	High	See notes
10	Roof	Leaking	High	See notes

FOR BING WORK

INSPECTION NOTES

Waterleak & top plate fixed in cavity

No Extra bolts & washers to fit.

Plans to have extra 21 bolts fitted as discussed to 2 of first water.

Reinforcing bars out as per plan

Joint banders in place.

Bolts to fit wall & ceiling R.S.2

INSTRUCTIONS

Work must be done in accordance with the Building Code.

Work must be done in accordance with the Building Code.

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Work must be done in accordance with the Building Code.

[Signature]

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: AR & S.R. CROSS. Consent No: 011096
 Site Address/Rapid No: 13 BRIMS BOROUGH COURT Officer: B. CLARKIN.
ROLLESTON. Name: _____

Type of building work: DWELLING.

On 10 / 12 / 2001 at 4-45 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	☒ Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Building Paper TO EXTERIOR Framing

MATERIAL AROUND EXTERIOR JOINERY

CAVITY 40^{mm}

BRICK TIES (GALVANIZED)

SCREWS. 35^{mm}

DPM TURNED UP EDGE OF SLAB.

NOTE:

CLOSE OFF CAVITY TO CEILING
GARAGE SIDE WALL.
& END GABLE SLOTTI TO POSITION AS DISCUSSED ON SITE

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: M G Coates
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

[Faint, illegible handwritten notes]

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: A.R. & S.R. CROSS Consent No: 011096
 Site Address/Rapid No: 13 BARNBOROUGH COURT Officer: G. CARLIN
ROLLESTON Name: _____

Type of building work: DWELLING

On 01 / 11 / 2001 at 11-45 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	☒ Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Dpm in position FULL SLAB AREAS
D/10 FLOOR STARTERS POSITIONED
665 MESH ON SPACERS FULL SLAB AREAS

INTERNAL CORNER. 2 RODS TO POSITION
AS DISCUSSED ON SITE

WASTE PIPES THROUGH SLAB LAGGED

ENSURE WASTE PIPES REMAIN CORRECT FULL TO
GULLY DISH AREAS AT CONCRETE PLACEMENT
PASSED TO CONTINUE.

CONTRACTORS NAMES

BUILDER: FOWLER CONSTRUCTION

PLUMBER: PAUL O'KEEFE ?

DRAINLAYER: NEW FIELD DRAINLAYER

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

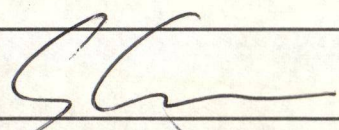
INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: 

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: CROSS Consent No: 011096
 Site Address/Rapid No: GAINSBOROUGH COURT Officer: W GRIGGS
 Name: _____

Type of building work: DWELLING

On 29 / 10 / 01 at 8.30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	☒	Siting	h		Bond Beam	o		Other
b	☒	Foundation	i		Blockfill	p		Resource Consent
c		Slab	j		Heating unit	q		Complaint/investigation
d		Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule
e		Plumbing	l		Stormwater drainage	s		WOF/ c/s audit
f		Post line bracing	m		Pile/pole holes	t		CCC full ☐ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Siting as per ~~Found~~ Plan. confirmed by builder.

2/D16 R10 links.

D10 floor ties in place.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

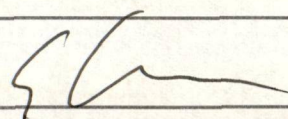
INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: 
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

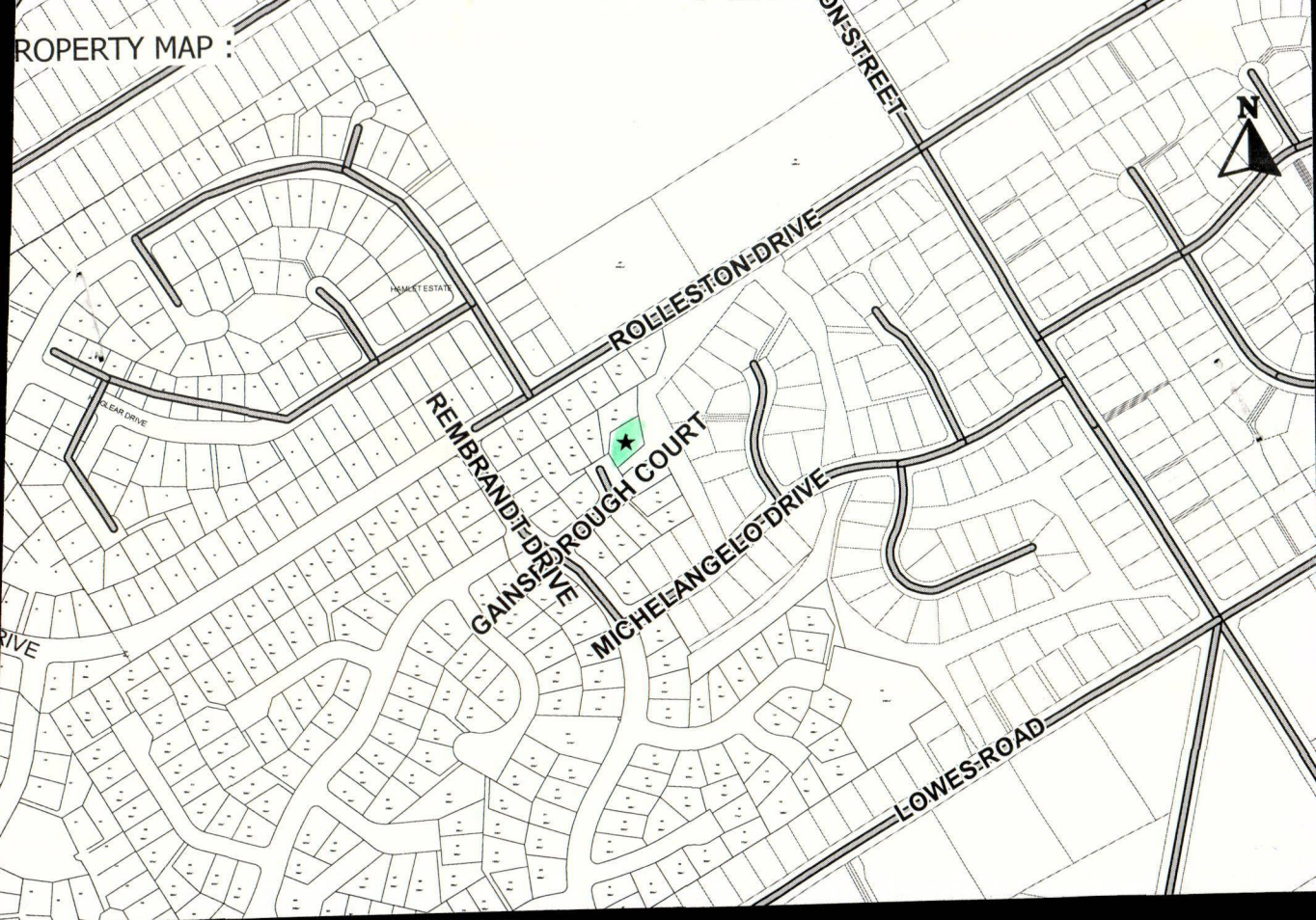
Record: 011096



Exit

Debtor No BC011096 CONFIDENTIAL!!
Appl Name A R & S R CROSS
Address C/- B SHARR : 136 HALSWELL ROAD, : CHRISTCHURCH
Phone 3228784 : Fax 3228784
Balance \$ 100.00- T/Cost \$ 136.20
Proposal DWELLING
Proposed Use DWELLING
Intended Life INDEFINITE Being stage 1 of 1
Stats code New (& prebuilt) House, Unit, Bach, Crib, Town House etc.
Est value \$ 180,000
Floor (m2) 233 Units 1 Storeys 1 Pans 2
Builder Name Phone
Builder Addr
Valuation No 2405432100 1-link
Owner CROSS ANDREW REX
Location ** 13 GAINSBOROUGH COURT, ROLLESTON
Legal ** LOT 165 DP 82719 BLK III LEESTON SD
Zone
Overseer Certifier? N
Status Circulated to Philip H 4/10/01 Deadline 10/09/01
Note BC ONLY
R/Consent? C/Schedule? CONFIDENTIAL

PROPERTY MAP :





SIGN OFF BUILDING CONSENT:

BUILDING:

AKA

Date

12-10-01

HEALTH:

Drumming BC only.

Date

04.10.01

B/c 011096.

CONDITIONS

C01, C04, C05, C06, C07, C08, C09, C10, C11, C12, C19
C35, C37, C39

NLS 3604: 1999

NO OF INSPECTIONS ALLOWED

7

EARTHQ:

B

SNOW:

0-43

WIND:

H

ALT:

SOM

CORROS:

2

FILE NOTES

INSULATION - CONC FLOOR: R1.3 / WALLS: R2.2 / CEILING: R2.2

AMENDMENTS

DATE:

DESCRIPTION:

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: AR & R Cross Consent No: 11096
 Site Address/Rapid No: Gainsborough Ct. Rolleston Officer: [Signature]
 Type of building work: Dwelling Name: David (Towler) Const.
 On 08 / 02 / 02 at 11.15 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☒ NO ☐

INSPECTION NOTES: Final inspection (Interim).

Incomplete work:
 ① Main Bathroom: (Seal round bath tub) with ribbon board & tiles.
 ② Air inlet valve requires weather barrier out and vented.
 ③ Downlights & Extractor fans to complete, ducting in place. Insulation to close fitting.
 ④ Minor insulation tidy up.
 All other work complies. Cuddled wastepipes. Ceiling insulation and water pipe coverage. Hot water cylinder and Hot & Cold relief valves 12.2m apex. Seismic restraint. Tempering valve. Brick cladding weepholes. Longrun roof cladding & stormwater discharge. Rafterhead to open out. Gals hobb. Safety glass. Ground levels: no paved areas to date.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS Looking good. Done (025 902 1244)

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: Leaving on site: Unabee
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☒ to get hold of builder

132

8-11-1941 132403 3 2111 DMB DMB-2K 2111-2111
8-11-1941 132404 3 2111 DMB DMB-2K 2111-2111

11096 08-02-02. 11.20 - 12.10

STORMWATER:

GULLIES

BRICK CLADDING & WEATHER

GROUND LEVELS. NO PARKED
AREAS TO DATE

LONGRUN ROOF CLADDING.
COLOUR STEEL (LOOKING GOOD)

① AIR INLET VALVE: & REQ WEATHER PROTECTION

EN SUITE = NO EXTRACTOR FAN (MAIN UGNY) ✓

HWK: 270 LITRES: & HOT & COLD WATER RELIEF
VALVE DISCHARGE'S ✓ COPPER. ALL THE WAY;

SEISMIC RESTRAINT. ✓

TEMPERING VALVE:

12.2M. APEX: ~~TO~~ HOT-DISCH: RELIEF'S
& COLD. "

RANGHOOD: TO OPEN AIR SPACE

CLAS 170 BB: LOOKS OK ✓

② MAIN: BATHROOM. (BATH:) TO COMPLETE RIBBON
BOARD OR TILES TO SEAL. WATER PENETRATION

CEILING CHECK. -

③ INSULATION ✓ (MINOR TIDY UP)

④ DOWNLIGHTS & EXTRACTOR FANS TO PUT IN PLACE
DUCTING IN PLACE;

ACTIVITY REPORT

07/02/2002 15:27
ID=GEMMELL

TOTAL TIME CALLING=00:03' CALLED=00:12'

DATE	TIME	S,R-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
17/12	07:19	00'00"	033517639	CALLING	00	NO 1400
17/12	07:23	02'09"	+64 03 3517639	CALLING	03	OK 0000
17/12	15:28	00'25"	SELWYN DISTRICT	CALLED	02	OK 0000
17/12	18:49	00'51"	+64 03 3517639	CALLING	01	OK 0000
18/12	15:20	00'22"	SELWYN DISTRICT	CALLED	02	OK 0000
24/12	11:21	00'28"	SELWYN DISTRICT	CALLED	02	OK 0000
28/12	16:04	01'36"	64 3 3477219	CALLED	04	OK 0000
04/01	15:10	00'17"	SELWYN DISTRICT	CALLED	02	OK 0000
11/01	15:18	00'23"	SELWYN DISTRICT	CALLED	02	OK 0000
14/01	15:29	00'25"	SELWYN DISTRICT	CALLED	02	OK 0000
15/01	15:17	00'21"	SELWYN DISTRICT	CALLED	02	OK 0000
15/01	15:28	00'17"	SELWYN DISTRICT	CALLED	01	OK 0000
15/01	19:31	00'00"	10	CALLING	00	NO 1400
16/01	08:16	00'28"	6433489483	CALLED	01	OK 0000
16/01	15:29	00'22"	SELWYN DISTRICT	CALLED	02	OK 0000
17/01	15:26	00'25"	SELWYN DISTRICT	CALLED	02	OK 0000
18/01	15:33	00'19"	SELWYN DISTRICT	CALLED	02	OK 0000
21/01	15:14	00'21"	SELWYN DISTRICT	CALLED	02	OK 0000
22/01	15:18	00'26"	SELWYN DISTRICT	CALLED	02	OK 0000
23/01	15:45	00'29"	SELWYN DISTRICT	CALLED	02	OK 0000
25/01	16:22	00'55"	SELWYN DISTRICT	CALLED	04	OK 0000
28/01	15:17	00'29"	SELWYN DISTRICT	CALLED	02	OK 0000
29/01	15:13	00'23"	SELWYN DISTRICT	CALLED	02	OK 0000
29/01	15:43	00'23"	SELWYN DISTRICT	CALLED	02	OK 0000
31/01	15:27	00'32"	SELWYN DISTRICT	CALLED	02	OK 0000
01/02	15:11	00'18"	SELWYN DISTRICT	CALLED	02	OK 0000
05/02	09:05	01'17"	SELWYN DISTRICT	CALLED	05	OK 0000
05/02	15:16	00'22"	SELWYN DISTRICT	CALLED	02	OK 0000
05/02	15:43	00'22"	SELWYN DISTRICT	CALLED	02	OK 0000
07/02	15:26	00'33"	SELWYN DISTRICT	CALLED	02	OK 0000

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: A.R. & S.R. CROSS Consent No: 011096
 Site Address/Rapid No: 13 Gainsborough Court Rolleston Officer: CHARLIE
 Name: _____

Type of building work: DWELLING
 On 15 / 1 / 2002 at 2 pm am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK ☒ MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

DRAINS ON CRUSHED METAL & CAN BE BACK FILLED

* Gully DITCHES TO BE REPAIRED WITH NEW Gully DITCHES & BACK OF Gully DITCHES TO BE DRILLED FOR EACH SEPARATE WASTE PIPE AS DISCUSSED ON SITE

SINK HOLES ALREADY FORMED

WHEN ABOVE ATTENDED TO THEN Gully DITCHES TO BE REPAIRED

DRAWLATOR
NEWFIELD DRAINAGE LTD

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☒ * ✓

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE



Inspection was carried out on the following premises on the following date:

Name: Mr. J. Smith
Address: 123 Main Street, London, EC1A 1AA
Date: 15/10/2023

Type of building work: General maintenance
On the following day (or days) we visited the site to inspect the work. The purpose of the inspection was to ensure that the work was carried out in accordance with the Building Regulations 2010.

No.	Description of work	Inspected	Compliant	Notes
1	Structural alterations	Yes	Yes	
2	Electrical wiring	Yes	Yes	
3	Gas safety	Yes	Yes	
4	Fire safety	Yes	Yes	
5	Drainage	Yes	Yes	
6	Other	Yes	Yes	

BUILDING WORK MAY PROCEED IF: ☒ YES ☐ NO

INSPECTION NOTES:
The work was carried out in accordance with the Building Regulations 2010. The inspection was carried out on the following day (or days) we visited the site to inspect the work. The purpose of the inspection was to ensure that the work was carried out in accordance with the Building Regulations 2010.

Owner/Builder/Contractor: Mr. J. Smith
Address: 123 Main Street, London, EC1A 1AA
Date: 15/10/2023
Signature: [Signature]
Inspector: [Signature]
Inspector's Name: Mr. J. Smith
Inspector's Address: 123 Main Street, London, EC1A 1AA
Inspector's Date: 15/10/2023

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: AR & SR Cross Consent No: BC 011096

Site Address/Rapid No: 13 Gainsborough Court Officer: Reksten

Name: Ian Buford

Type of building work: Dwelling

On 30 / 3 / 04 at 140 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES: AAU to frost & UU protect.

Written confirmation of work complete
will indicate the issuing of a full CCC

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☒ Agent ☐ Occupier ☐ Signed: Chris

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

25/1/17
17/1/17

Inspector and his/her staff will be inspecting the premises on the date and time specified below.

Name of business: ABC Ltd

The address is: 123 Main Street, London, EC1A 1AA

Phone: 020 1234 5678

Type of business: Retail

The business will be open on the day of inspection: Yes

Area	Inspected	Compliance	Notes
General	Yes	Compliant	
Food Safety	Yes	Compliant	
Fire Safety	Yes	Compliant	
Health and Safety	Yes	Compliant	
Environmental	Yes	Compliant	
Accessibility	Yes	Compliant	
Security	Yes	Compliant	
Waste Management	Yes	Compliant	
Energy Efficiency	Yes	Compliant	
Water Efficiency	Yes	Compliant	
Other	Yes	Compliant	

Inspector: John Smith

Inspector's signature: [Signature]

Date of inspection: 17/1/17

Business name: ABC Ltd

Business address: 123 Main Street, London, EC1A 1AA

Business phone: 020 1234 5678

Business email: info@abc.co.uk

Business website: www.abc.co.uk

Business VAT number: 123 4567 890

Business turnover: £100,000

Business employees: 10

Business premises: 123 Main Street, London, EC1A 1AA

Business premises size: 100 sqm

Business premises type: Retail

Business premises use: Retail

Business premises description: Retail premises

Business premises details: Retail premises

Business premises location: 123 Main Street, London, EC1A 1AA

Business premises map: 123 Main Street, London, EC1A 1AA

Business premises plan: 123 Main Street, London, EC1A 1AA

Business premises details: 123 Main Street, London, EC1A 1AA

Business premises location: 123 Main Street, London, EC1A 1AA

Business premises map: 123 Main Street, London, EC1A 1AA

Business premises plan: 123 Main Street, London, EC1A 1AA

Business premises details: 123 Main Street, London, EC1A 1AA

Business premises location: 123 Main Street, London, EC1A 1AA

Business premises map: 123 Main Street, London, EC1A 1AA

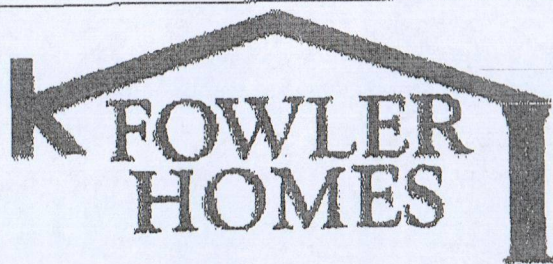
Business premises plan: 123 Main Street, London, EC1A 1AA

Business premises details: 123 Main Street, London, EC1A 1AA

Business premises location: 123 Main Street, London, EC1A 1AA

Business premises map: 123 Main Street, London, EC1A 1AA

Business premises plan: 123 Main Street, London, EC1A 1AA



Fax from:
K Fowler Homes Ltd Christchurch
9 Print Place, Middleton
Christchurch

ivan@fowlerhomes.co.nz
www.fowlerhomes.co.nz

To: Ian Burford@ SDC
Fax number:

From:
Ivan Stanicich

Date:
05/05/2004

Regarding: Cross BC # 011096

Phone number for follow-up:
33 88 340, ask for Ivan

Comments:

Ian this fax is to advise that the AAV will be done by Murray Wright today.

Please could you forward the CC Certificate to the clients asap as it is holding up the sale of there house at this time.

There address is, 3 Gainsborough Court, Rolleston.

Ivan Stanicich
Director
K Fowler Homes

A handwritten signature in black ink, appearing to be 'Ivan Stanicich', written over a horizontal line.

K Fowler Homes Christchurch, ph 33 88 340, fax 33 83 167
email ivan@fowlerhomes.co.nz



PRIVATE BAG 1

LEESTON

PHONE (03) 324-8080

(03) 318-8338

FAX

(03) 324-3531

FACSIMILE COMMUNICATION

DATE: 5/5/04	NUMBER OF PAGES: (including this page) 2
TO: FOWLER HOMES	FROM: IVAN FLETCHER
ATTENTION: IVAN STANICICH	FAX No: 33 83 167

MESSAGE:

As requested for BC 011096
- Code Compliance Certificate.

I have mailed the original to
owner at 3 GAINSBOROUGH COURT
ROLESTON

Send OK @ 2:21
X

PLEASE NOTE the information contained in this facsimile message and the accompanying papers is confidential and is for the above mentioned recipient only. If you are not the intended recipient, you should note that any use, dissemination, distribution or reproduction of the information in this message and the accompanying sheets is unauthorised and strictly prohibited. If you have received this message in error, please notify us by telephone immediately and return the original message to us by post. Thank you.

FILE COPY

REF No.....

Building Consent
011096
Section 35, Building Act 1991
Application

A R & S R CROSS

C/- B SHARR

 136 HALSWELL ROAD,
 CHRISTCHURCH

Issue date

15/10/01

Application date

27/08/01

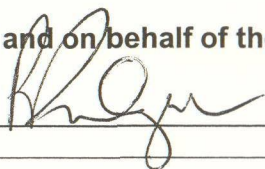
Project

Description	New Construction
	Being Stage 1 of an intended 1 Stages
	DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	\$180,000
Location	13 GAINSBOROUGH COURT, ROLLESTON
Legal Description	LOT 165 DP 82719 BLK III LEESTON SD
Valuation No.	2405432100

COUNCIL CHARGES

This consent will be issued when the quoted costs are paid in full. The quote was sent to you earlier with the Project Information Memorandum Document. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately as identified in the quote. These inspections are extra charges over and above the quoted costs.

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:
Name:

Date:

15-10-01

INFORMATION TO APPLICANT/OWNER

1. **PLEASE NOTE:** In terms of the Building Act you **MUST BY LAW** give:
 - (a) At least 2 working days notice of the intended commencement of construction.
 - (b) Advise that an inspection is required at least one working day (24 hours) before the inspection is to be carried out and prior to 4.00pm that day.
2. ALL inspections are to be booked through the Leeston Service Centre of Selwyn District Council. Ph. 324 8080 Extn. 848 (Christchurch calling area) or 318 8338 Extn. 848 (Darfield calling area).
3. The complete set of Building plans and specifications as approved for the issue of this consent (stamped) **MUST** be on site at ALL times when inspections are being carried out.
4. This Building Consent is issued subject to any condition or requirement set out in the associated Project Information Memorandum.
5. This Building Consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue of the consent.
6. Builders and applicants for building consents are advised that it is necessary to provide construction workers on site with readily accessible toilet facilities. Failure to meet this request will result in Council taking action under the Health Act against any person identified as responsible for creating insanitary conditions.
7. **NOTE:** These should not necessarily be taken as individual inspections and may be requested in any combination as they are made ready.

This building consent is issued subject to the conditions specified below.

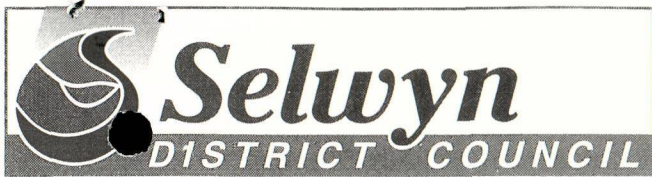
Selwyn District Council Officers will carry out the following inspections:

- C4 Excavation for foundations.
- C5 Reinforcing steel in foundation before concrete is poured.
- C6 DPC/mesh/waste pipes to floor slab (concrete floor) before concrete is poured.
- C7 Closing in of any plumbing pipe work.
- C8 Preline moisture test and structural framing check.
- C9 Closing in of any bracing elements required for compliance with NZBC Clause B1.
- C10 Covering up of any insulation.
- C11 Gib bracing panel nailing check before stopping work is carried out.
- C12 Brick veneer mid height inspection for cavity and tie fixing.
- C14 Testing of sanitary sewer and stormwater drains, including effluent disposal systems.
- C35 Temperature of hot water for compliance with the Building Code (tempering valve).
- C37 Reinspection to confirm remediation of non-complying work as considered necessary by the Building Inspector.
- C39 Final inspection for issue of the Code Compliance Certificate.

NOTE**1. THE ISSUE OF THIS BUILDING CONSENT DOES NOT:**

- (A) RELIEVE THE OWNER OF THE BUILDING, OR PROPOSED BUILDING, TO WHICH THE BUILDING CONSENT RELATES OF ANY DUTY OR RESPONSIBILITY UNDER ANY OTHER ACT RELATING TO OR AFFECTING THE BUILDING OR PROPOSED BUILDING; OR**
- (B) PERMIT THE CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL OF THE BUILDING IF THAT CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL WOULD BE IN BREACH OF ANY OTHER ACT.**

2. INCLUDED WITH YOUR BUILDING CONSENT YOU WILL FIND A FORM HEADED "ADVICE OF COMPLETION OF BUILDING WORK". IT IS IMPORTANT THAT ON COMPLETION OF ALL WORK, THIS IS COMPLETED AND RETURNED.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

15 October 2001

A R & S R CROSS
C/- B SHARR
136 HALSWELL ROAD,
CHRISTCHURCH

FILE COPY

Dear Sir/ Madam

REINSPECTION IF REQUIRED FOR BUILDING CONSENT 011096

When you lodged your application for a Project Information Memorandum (PIM) and Building Consent, a deposit fee towards the cost of the consent was paid to Council, which was GST inclusive.

Your application is now being processed and once compliance with the Building Code has been confirmed your consent will be issued.

The quote given on the next page is for the work involved with the application, including processing, inspections, travel, consultants' fees such as engineering, fire service, planning etc. (as required) and the issue of the Code Compliance Certificate (CCC) for finishing of the project. It is based on all information being made available with the application to allow processing and issue of the consent and the stated number of inspections for the work.

If all the necessary information is not provided, changes are made to the project, or the work fails to meet the required standard on site, and a reinspection is deemed necessary, extra cost will be incurred. These will be invoiced separately.

Reinspection work will be charged at \$120.00 per inspection (GST inclusive).

Total costs for this Building Consent are as per the attached invoice.

Your consent will be issued if all information and compliance with the Building Act and associated Regulations have been achieved and upon receipt of the amount stated.

Any enquiries regarding this quote please call Lance Faulkner on 3245-833 (direct dial).

Yours faithfully

L K Faulkner
TECHNICAL

OFFICER

BUILDING

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

TAX INVOICE ONLY

A R & S R CROSS
C/- B SHARR
136 HALSWELL ROAD,
CHRISTCHURCH

GST REG No. 53-113-451
Cust No. BC011096
15/10/01

Tax Invoice 64328

=====

011096 : 13 GAINSBOROUGH COURT, ROLLESTON
DWELLING

Qty	Description	Rate	Amount

	ADMINISTRATION/PROCESSING/ISSUE FEE	258.30	*
	PLANNING & ENGINEERING	27.00	*
	BUILDING RESEARCH LEVY	180.00	*
	BIA LEVY	117.00	*
	INSPECTIONS (INCL. TRAVEL)	771.20	*
(* Incl Gst \$150.39)		Total	\$1,353.50
		Cash Received	100.00CR
		NET DUE	1,253.50
			=====

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

PIM APPLICATION WORKSHEET

NAME: CROSS.

CONSENT NO : BC 011096.

	BUILDING	EHO	PLANNING	ENGINEERS
date required	<u>8/10</u>	<u>4/10</u>	<u>8/10</u>	
completed & date	<u>9/10/01 AKA</u>	<u>04.10.01</u>	<u>15/10/01 pm</u>	

NOTES: _____

PLUMBING & DRAINAGE

NZBC AS1/ G12 & G13

NZBC AS1/ AS 3500

P01	P09	P17	P25	P33	P41
P02	P10	P18	P26	P34	P42
P03	P11	P19	P27	P35	P43
P04	P12	P20	P28	P36	P44
P05	P13	P21	P29	P37	P45
P06	P14	P22	P30	P38	P46
P07	P15	P23	P31	P39	P47
P08	P16	P24	P32	P40	P48

comments

More info

ENGINEERING

sewer	stormwater	hazards	water	entrances	entrances
E00	E05	E10	E15	E20	E25
E01	E06	E11	E16	E21	E26
E02	E07	E12	E17	E22	E27
E03	E08	E13	E18	E23	
E04	E09	E14	E19	E24	

comments

EARTHQUAKE

SNOW

ALTITUDE

CORROSION

WIND

SITE	PF05	SHELL	PB15	RELOCATES	GENERAL	PG15
PS01	PF06	PB01	PB16	PR01	PG01	PG16
PS02	PF07	PB02	PB17	PR02	PG02	PG17
PS03	PF08	PB03	PB18	PR03	PG03	
PS04	PF09	PB04	PB19	PR04	PG04	
PS05	PF10	PB05	PB20		PG05	
PS06		PB06	PB21	SOLID FUEL	PG06	CERTIFIER
PS07		PB07	PB22	PH01	PG07	PC01
	STRUCTURE	PB08	PB23	PH02	PG08	PC02
	PT01	PB09		PH03	PG09	PC03
FOUND	PT02	PB10		PH04	PG10	PC04
PF01	PT03	PB11		PH05	PG11	PC05
PF02	PT04	PB12		PH06	PG12	PC06
PF03	PT05	PB13		PH07	PG13	
PF04		PB14			PG14	

comments

More info / to enable us to process your building consent when received:

Boyd Andrew Steel MBE

Consent No. BC 611096

CODE COMPLIANCE ISSUE

\$ 145.00 (i)

ADMINISTRATION

Processing P.I.M.

Processing Consent 8+5

Administration total units

x 4.50 \$ (ii)

BUILDING

Processing P.I.M. A

Processing Consent B 8

HEALTH

Processing P.I.M. C

Processing Consent D

total A+B+C+D

x 6.20 = \$ (iii)

Extra Admin. etc.

\$ (iv)

Processing Total (i+ii+iii+iv) \$ 257.10

1	C4, C5	4
2	C6	3
3	C7, C8, C9, C10	15
4	C11	7
5	C12	3
6	C14	8
7	C35, C39	10
8		
9		
Total E		<u>50</u>

REFER TO P.I.M.
FOR OTHER
COSTS.

Inspections x traveltime

7 x 8 = F 56

Total E + F = 106

= \$ 657.20 x 6.20

Inspections x distance

7 x 48

336 x 45 \$ 151.20

Inspection total \$ 208.40

CONSULTANTS

PLANNING

x 6.75 \$ 27.00

ENGINEERING

\$ 17.20

OTHERS

\$

Consultants total \$

Total \$

already pd. with P.I.M.

Less deposit paid \$

Quote \$

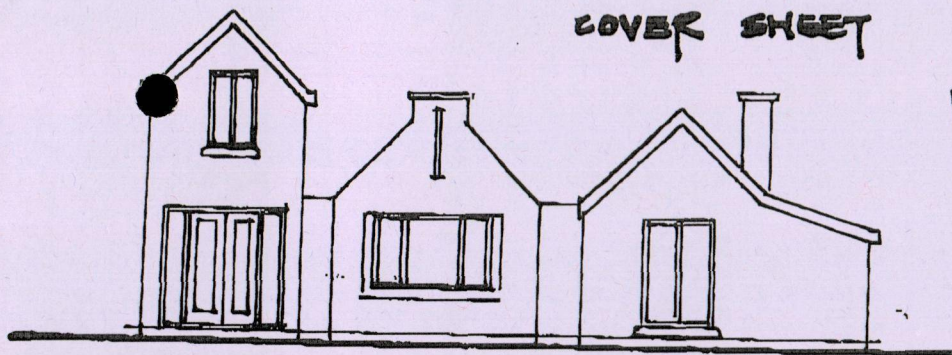
INFORMATION		COMMENT
Intended Use		
<i>habitable</i>		
<i>non-habitable</i>		
<i>definition required (schedule)</i>		
Site		
<i>flood zone</i>		
<i>ground bearing</i>		
<i>notifications other authorities</i>		
Fire Wall		
Floor Slab		
<i>mesh</i>		
<i>DPC</i>		
Foundation		
<i>reinforcing</i>		
<i>depth/width</i>		
<i>engineer certification</i>		
Piles		
<i>pile bracing</i>		
<i>pile fixings</i>		
Truss Design		
<i>wind speed</i>		
<i>snow load</i>		
<i>roof cladding</i>		
<i>heavy/light</i>		
Bracing		
<i>calculations</i>		
<i>layout plan</i>		
Garage Lintel		
<i>type</i>		
<i>P/Statement</i>		
Lintels/Beams		
<i>span</i>		
<i>cantilevered lintels</i>		
Producer Statement		
<i>assumptions</i>		
<i>work covered (specifically)</i>		
<i>drawings</i>		
Insulation		
Heating Type		
<i>specifications</i>		
<i>interior environment G5</i>		
Ventilation		
<i>window safety-glass</i>		
<i>natural lighting</i>		
<i>extract ventilation G4</i>		

INFORMATION		COMMENT
Exterior cladding		
<i>masonry veneer</i>		
<i>70/100 series</i>		
<i>stucco/plaster</i>		
<i>fibre cement</i>		
<i>weatherboard</i>		
<i>other</i>		
2nd storey		
<i>joist length</i>		
<i>supporting beams</i>		
<i>roof bracing</i>		
<i>2nd storey bracing</i>		
<i>load bearing walls</i>		
<i>stud sizing, long studs</i>		
<i>stairs/handrails spacings</i>		
<i>balconies/stairs from</i>		
<i>safety from falling</i>		
Fire C1 – C4		
<i>means of escape</i>		
<i>structural stability</i>		
<i>access routes</i>		
Access & Facilities D1		
Compliance Schedule		
<i>lighting F6</i>		
<i>warning systems F7</i>		
<i>signs F8</i>		
Water	/	
<i>supply</i>	/	
<i>backflow</i>	/	
<i>plumbing</i>	/	
Sewer	/	
<i>drainage</i>	/	
<i>disposal effluent</i>	/	
Stormwater	/	
<i>need for consent</i>	/	
Food Preparation G3		
Gas G10 – G11		
Sound		
<i>tenancy separation G6</i>		
Demolition		
Services		
Swimming Pools		
<i>fencing</i>		
<i>hydrostatic valve</i>		
<i>non-slip surfaces</i>		
Farm Building		
<i>timber sizes</i>		
<i>pole hole depth/size</i>		
<i>bracing</i>		

Comments: _____

Consent No.: BC-011096

COVER SHEET



It's A Fax!

BRIAN SHARR
ARCHITECTURAL DESIGNER
136 HALSWELL JUNCTION ROAD
CHRISTCHURCH 3

DATE	
TO	PHILIP HECTOR
REFERENCE	
FACSIMILE	
FROM	BRIAN SHARR
TELEPHONE	03 3228784 of 025 200 3354
FACSIMILE	03 3228784
PAGES	2. INCLUDING THIS SHEET.

BUILDING CONSENT. 011096

ANDREW & SONYA CROSS

13 GAIMSBOROUGH COURT.

180UB 22 TO BE REPLACED BY G.N. 29H.

ORIG NAIL BEAM.

REGARDS

BRIAN SHARR

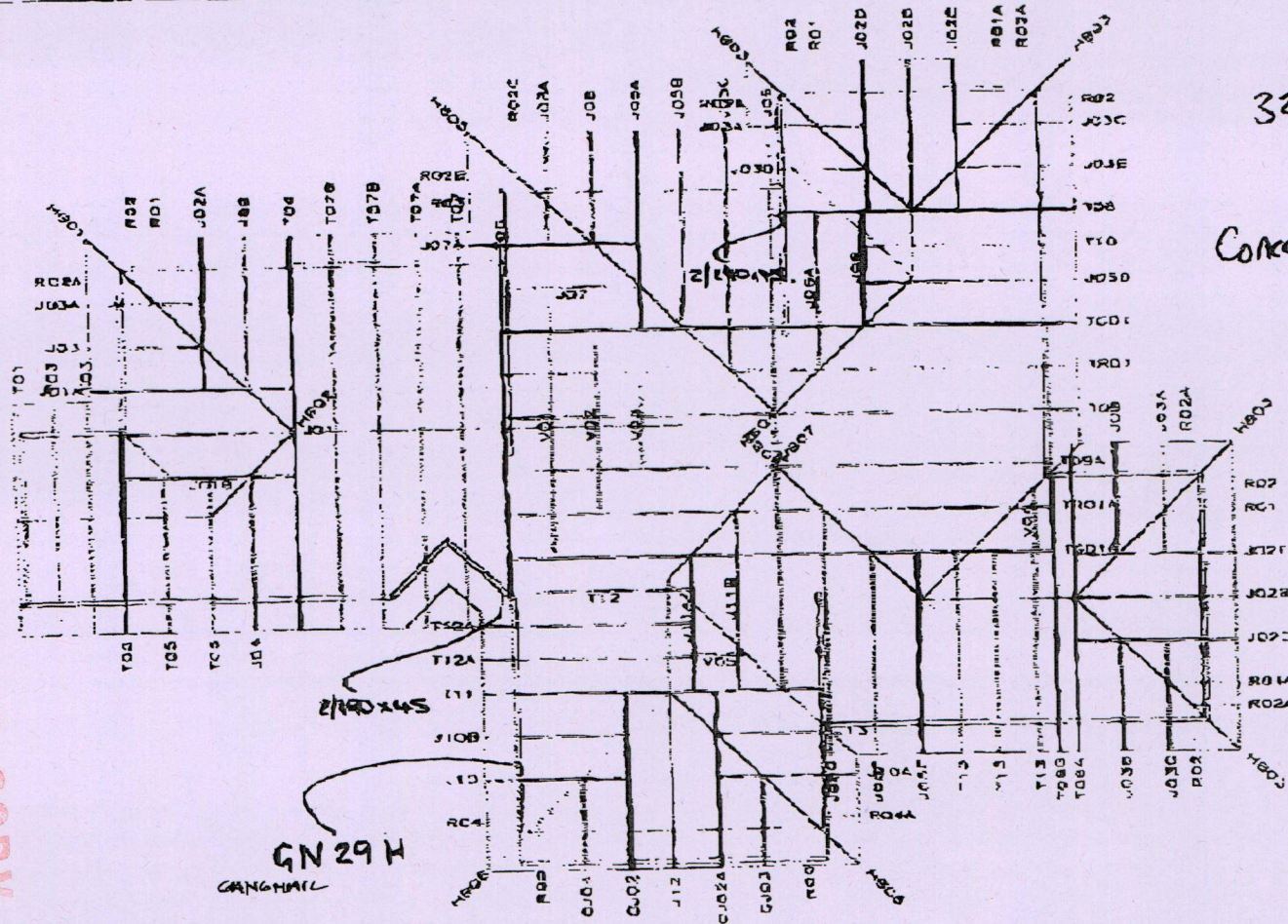
FILE COPY
BC 011096

CARTERS CANTERBURY		
575-80000000 City Christchurch New Zealand Telephone: (03) 379 - 0520 Fax: (03) 379 - 0535	Name: FOWLER CONSTRUCTION Address: CROSS GAINSBOROUGH COURT ROLLESTON Telephone:	Description: TRUSSES Job: 0109299 Scale: 1 : 130 Date: 3/09/01 Drawn By: ASB

Job Details:	
Snow Zone: Ext. Pressure Coeff.: Wind Area: TC Restraints: Roof Material: Roof Lin. Insul: Roof Pitch: Notes:	Zone 4 -0.9 High 900mm Galv Iron .5mm 0.250kPa 30.00deg
Sawn Altitude: Int. Pressure Coeff.: Design Wind Speed: BC Restraints: Ceiling Material: Snow Load: Truss Centres:	100 0 48.0m 40cm Sawn 0.440m 900m

FILE COPY

BC 011096



322 8784.
CONCAT # 011096

GN 29 H
CANTHAIL

CARTERS CANTERBURY

Page: ProdSt - 1

Job: 0108299

Client: FOWLER CONSTRUCTION
Phone:Site: CROSS
GAINSBOROUGH COURT
ROLLESTON

Description: TRUSSES

Phone:

MiTek 2000 2.100 d6f

Gang-Nail Group Ltd.

Thu Sep 27 11:24:05 2001

PRODUCER STATEMENT
MiTek 2000(tm) ROOF TRUSS DESIGNCertification of MiTek 2000(tm) Design Program

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1: Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 2000(tm) Design Data and Output

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Job Details

Roof Pitch:	30.00 deg	Timber Inventory:	MSP10_90x35	Building Wind Zone:	High
Roof Material:	Galv Iron 5mm	Ceiling Material:	Standard	Design Wind Speed:	44.0 m/s
TC Dead Load:	0.210 kPa	BC Dead Load:	0.200 kPa	Pressure Coefficient:	C _{pe} = -0.9
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres		C _{pi} = 0.3
Roof Live Load:	Lu = 0.250 kPa	Truss Spacing:	900 mm	Snow Load Zone:	Zone 4
	Lc = 1.0 kN	Standard Overhang:	600 mm	Altitude:	100 m
				Snow Load@30deg:	0.440 kPa

BC 011096
FILE COPY

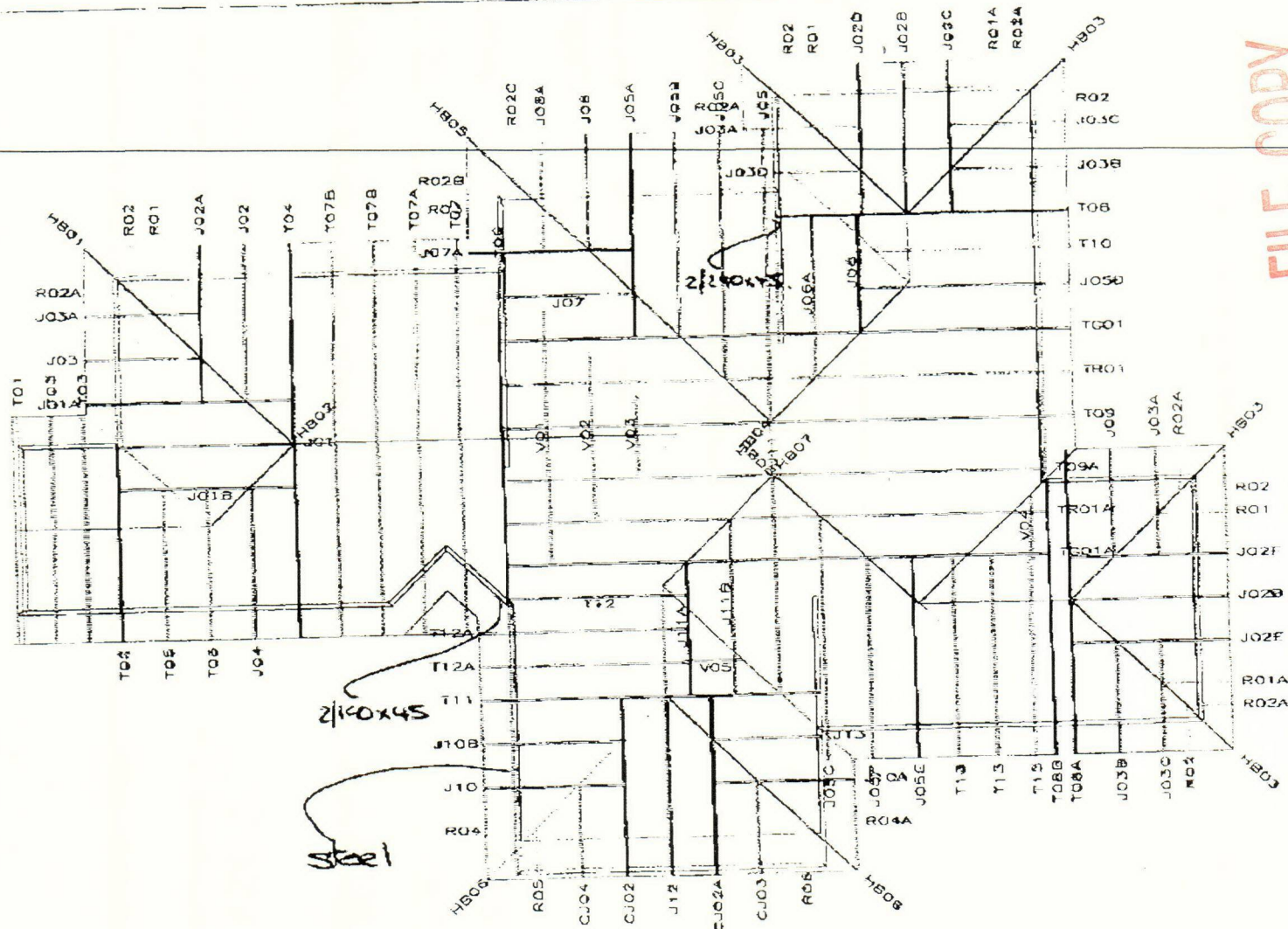
These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

Truss List

Legend: *: detail only, ? : input only, ~~Fail~~: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
CJ02	3572	30.00	900	J04	2582	-30.00	879	J11A	2775	30.00	900
CJ02A	3572	30.00	900	J05	3582	30.00	900	J11B	2775	30.00	900
CJ03	1807	30.00	900	J05A	3582	30.00	900	J12	3572	30.00	900
CJ04	1772	30.00	900	J05B	3582	30.00	900	J13	2217	30.00	900
J01	3482	30.00	900	J05C	3582	30.00	900	T01	3600	30.00	900
J01A	3482	30.00	900	J05D	3582	30.00	900	T02	3600	30.00	655
J01B	3482	30.00	900	J05E	3582	30.00	900	T03	3600	30.00	655
J02	2582	30.00	900	J05F	3582	30.00	900	T04	7000	30.00	900
J02A	2582	30.00	900	J05G	3582	30.00	900	T05	3600	30.00	879
J02B	2582	30.00	900	J06	2365	30.00	900	T06	7000	30.00	837
J02C	2582	30.00	900	J06A	2365	30.00	900	T07	7000	30.00	837
J02D	2582	30.00	900	J07	2682	30.00	900	T07A	7000	30.00	837
J02E	2582	30.00	900	J07A	2682	30.00	900	T07B	7000	30.00	837
J02F	2582	30.00	900	J08	1782	30.00	900	T08	5200	30.00	900
J03	1682	30.00	900	J08A	1782	30.00	900	T08A	5200	30.00	900
J03A	1682	30.00	900	J10	2182	30.00	900	T08B	5200	30.00	900
J03B	1682	30.00	900	J10A	2182	30.00	900	T09	10800	30.00	900
J03C	1682	30.00	900	J10B	2182	30.00	900	T09A	10800	30.00	900
J03D	1682	30.00	900	J11	2775	30.00	900	T10	5200	30.00	750

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CARTERS CANTERBURY

379 Madras St
City
Christchurch
New Zealand
Telephone: (03) 379 - 0520
Fax: (03) 379 - 0535

Name: FOWLER
CONSTRUCTION
Address: CROSS
GAINSBOROUGH
COURT
ROLLESTON

Telephone:

Description: TRUSSES

Job:

0109299

Scale: 1 : 130

Date: 3/09/01

Drawn By: ASB

Job Details:

Snow Zone:
Ext. Pressure Coeff.:
Wind Area:
TC Restraints:
Roof Material:
Roof Live Load:
Roof Pitch:

Zone 4
-0.9
High
900mm
Galv Iron .5mm
0.250kPa
30.08deg

Snow Altitude:
Int. Pressure Coeff.:
Design Wind Speed:
BC Restraints:
Ceiling Material:
Snow Load:
Truss Centres:

100
0
44.0m
400m
Standards
0.440k
900m

Notes:

CARTERS CANTERBURY

Job: 0108299

Client: FOWLER CONSTRUCTION
Phone:

Page: ProdSt - 2

Description: TRUSSES

Site: CROSS
GAINSBOROUGH COURT
ROLLESTON

Phone:

MiTek 2000 2.100 g6f

Gang Nail Group Ltd.

Thu Sep 27 11:24:05 2001

Truss List

Legend: *: detail only, ? : input only, ~~xxx~~: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
T11	6200	30.00	900	T601A	10800	30.00	900	V03	1600	30.00	900
T12	6200	30.00	702	TR01	10800	30.00	900	V04	1370	30.00	900
T12A	6200	30.00	702	TR01A	10800	30.00	900	V05	1174	30.00	900
T13	5200	30.00	766	V01	5200	30.00	900				
T601	10800	30.00	900	V02	3400	30.00	900				

Atts: Brian Sharr.

Truss design for Cross Dwelling.

Ivan Stanicich

The computer design input has been carried out by:

Signed:

Date:

Name of Computer Operator:

Qualifications and Title:

Company: CARTERS CANTERBURY

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BC 011096

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:

Wall Bracing Calculation Sheet A

Job Details

box 1

Name ANDREW & SONIA CROSS

Street and Number 13 GAINSBOROUGH COURT. ROWESTON

Lot and DP Number LOT 165 D.P. 82719.

City/Town/District ROWESTON

Location of Storey: single/upper of two/lower of two

Building height to apex 5.0 m

Roof height above eaves 2.5 m

Stud height 2.4 m

Average roof pitch 30°

Building length BL = 24.3 m

Building width BW = 16.7 m

Roof weight light/heavy

Cladding weight light/heavy

Room in roof space in

Gross Building Plan Area, GPA = 239 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 / Terrain: Inland 0 / Exposure: Sheltered 0 / Topography: Gentle 0 /

R2 1 / Coastal 1 / Exposed 1 / Moderate 1 /

Extreme 3 /

Total points

Wind Zone: Low (0) Very high (3)

 Medium (1) Specific Design (4)

 High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B

W along = 78 BU's/m

W across = 78 BU's/m

Total wind load,

W ALONG:

W along x BW = 78 x 16.7 BU's = 1303

W ACROSS

W across x BL = 78 x 24.3 BU's = 1895

BU's required Earthquake

box 5

From Table EQ1

E = 4.2 BU's/m²

Note: For a room in the roof space use E + 1

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BU's = 4.2 x 239 BU's

= 1004

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1	PL7	1.2	88	106		
		A2	PL7	1.2	88	106		
		A3	PL7	1.2	88	106		
		A4	PL7	1.2	88	106		
		A5	GIB.1	2.4	55	132		
B		B1	GIB 2	2.4	75	180		
		B2	GIB 2	2.4	75	180		
		B3	GIB 2	2.4	75	180		
C		C1	GIB.1	2.4	55	132		
		C2	PL7	1.2	88	106		
		C3	GIB 2	2.4	75	180		
E		D1	GIB 1	2.4	55	132		
		E1	GIB 1	2.4	55	132		
		E2	GIB.1	2.4	55	132		

Totals Achieved

W 1910

E

From Sheet A

Totals Required

W 1303

E 1064

Wreq/Ereq =

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	GIB 1	1.8	55	99		
		M2	GIB.1	2.4	55	132		
H		H1	BP 4	1.2	100	120		
		H2	GIB 2	2.4	75	180		
O		O1	PL7	0.6	88	53		
		O2	GIB 2	2.4	75	180		
P		P1	GIB 2	2.4	75	180		
		P2	BP 6	2.4	188	360		
		P3	GIB.1	2.4	55	132		
Q		Q1	GIB 3	1.2	65	78		
		Q2	PL7	0.6	88	53		
		Q3	GIB.1	1.8	55	99		
		Q4	GIB 2	2.4	75	180		
R		R1	GIB 1	2.4	55	132		

Totals Achieved

W 1978

E

From Sheet A

Totals Required

W 1895

E 1004

Wreq/Ereq =

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

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Construction Details

Framing

General framing requirements such as grade, spacings and installation shall comply with the provisions of NZS 3604. Winstone Wallboards recommends the use of kiln-dried machine stress graded framing (KD MSG). To achieve the published bracing performance the minimum actual framing dimensions are 90 x 35mm for external walls and 70 x 35mm for internal walls. System BR9 always requires a minimum of 90 x 35mm framing.

Wall bracing tests on Gib® Systems were undertaken without nogs. Nogs are not considered to add to the bracing performance of the wall.

Fastening Gib® Plasterboard Linings

Standard 9.5mm and 12.5mm Gib® plasterboard, 9.5mm Gib® Ultralite, 9.5mm Gib® Noiseline and 9.5mm Gib® Toughline may all be fastened using 32mm x 6g Gib® Grabber drywall screws or 30 x 2.8mm Gib® Nails. Gib® Braceline must be fastened with 32mm Gib® Grabber Braceline screws, or 30mm Gib® Braceline nails and washers.

Gib® linings for designated bracing element are fastened at 150mm centres around the perimeter of the bracing element. **The first fastener is always placed 50mm away from the sheet corner. See detail page 18.**

Fastening in the field of the bracing element is conventional and the screw and glue method is recommended. (See Fastener Layout details, pages 16, 17).

When fixing part sheets of Gib® plasterboard, a minimum width of 300mm is recommended for bracing elements.

Full height sheets shall be used where possible. Where sheet end butt joints are unavoidable they must be formed over nogs (or over the studs where horizontal fixing is permissible) and fastened at 200mm centres. Alternatively, the sheet end butt joints may be back-blocked.

Plywood (BR7) and Hardboard (BR8)

'Plywood' specified in BR7 is a grade C-D 7.5mm construction plywood manufactured to AS/NZS 2269:1994, fixed with 30 x 2.8mm Gib® Nails at 150mm centres around the perimeter of the bracing element and at 300mm centres to intermediate framing.

'Hardboard' specified in BR8 is 4.75mm standard or oil tempered hardboard manufactured by Fletcher Wood Panels Ltd., fixed with 30 x 2.8mm Gib® Nails at 150mm centres around the perimeter of the bracing element and at 300mm centres to intermediate framing.

Fire Resistance Ratings

9.5mm Gib® Braceline, 9.5mm Gib® Aqualine, 9.5mm Gib® Noiseline, 9.5mm Gib® Ultralite and 9.5mm Gib® Toughline may be substituted for 9.5mm Gib® Fyrelite in fire rated constructions.

Jointing and Stopping

All sheet joints must be paper tape reinforced and stopped in accordance with the publication entitled, "Gib® Interior Solutions Site Guide", 1998.

Fastening the Bracing Element to Timber Floors

Fastening of the bottom plate of a Gib® wall bracing element to a timber framed floor must be in accordance with NZS3604 with pairs of 100 x 3.75mm nails at 600mm centres. In addition 6 or 12kN connections must be installed when specified for the particular bracing element type.

Fastening the Bracing Element to Concrete Slabs

Fastening of the bottom plate of a Gib® wall bracing element to concrete floors must be in accordance with NZS3604 for external walls, which includes a 12mm bolt (complete with a 50 x 50 x 3mm square washer) or a proprietary fixing with equivalent performance within 150mm from both ends of the wall bracing elements.

On internal bracing lines, the bottom plate of Gib® Bracing elements may be fixed using 3.8mm shot fired fasteners fitted with discs, spaced at 150mm and 300mm from the end studs and thereafter at 600mm centres. In addition 6 or 12kN connections are required but only when specified for the particular bracing element type.

Hold-Down Strap Placement

Where 6kN connections are specified in the 'Additional Requirements' column, they are required only if the bracing element terminates within 1.2 metres from a door or window opening. **Where 12kN connections are specified they must be installed at both ends of the bracing element in all cases.** (Refer page 19 for Hold-Down Strap illustrations).

Openings in Bracing Elements

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

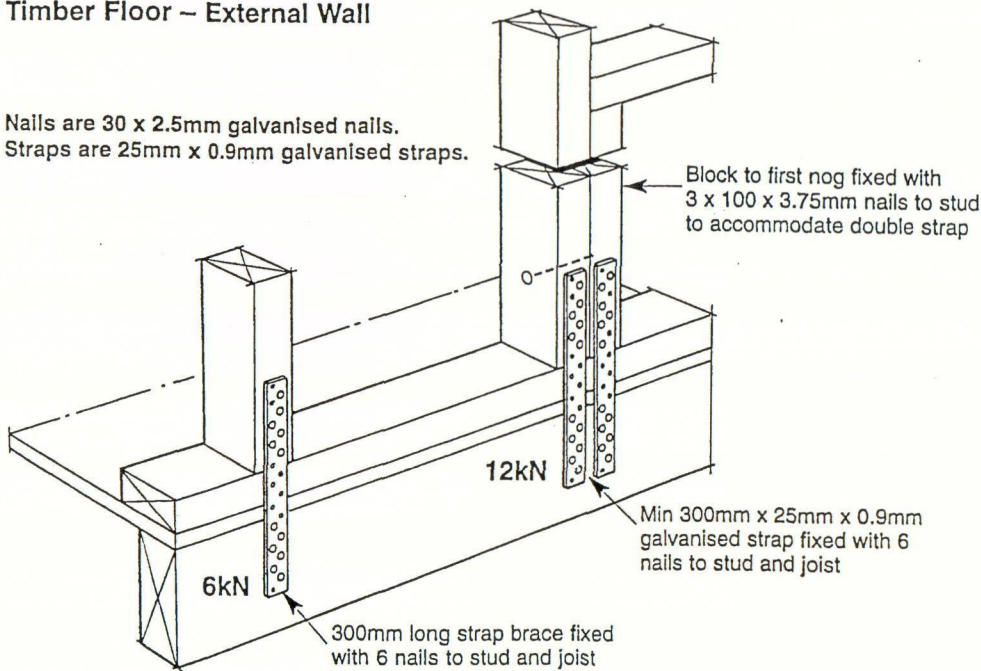


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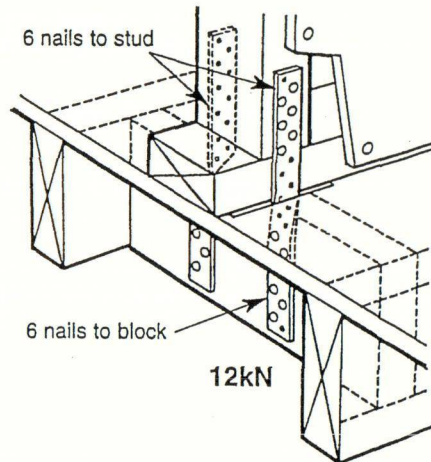
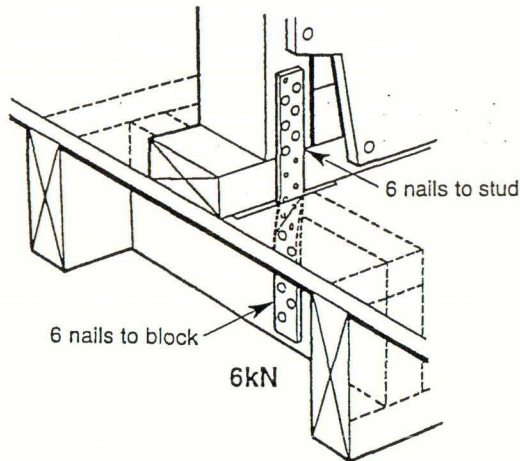
Hold-Down Straps

Timber Floor – External Wall

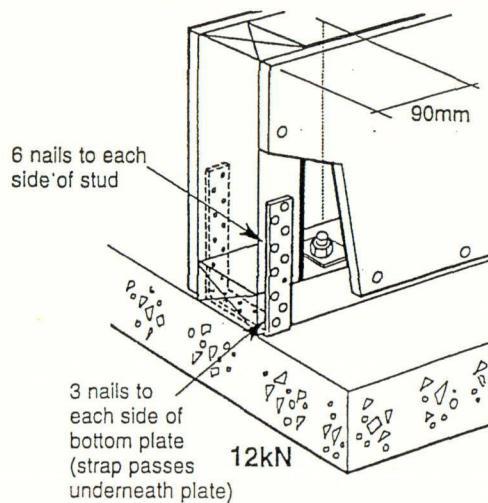
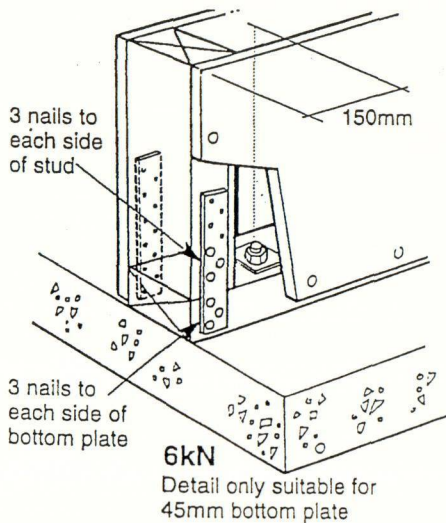
Nails are 30 x 2.5mm galvanised nails.
Straps are 25mm x 0.9mm galvanised straps.



Timber Floor – Internal Wall



Concrete Floor



6kN Connections – UL1, UL2, BR4, BR5, BR7, BR8 & BR9
12kN Connections – BR6

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

The next step is to place selected wall bracing systems on the bracing lines. A range of Gib® bracing systems have been tested and the specifications and Bracing Unit ratings are listed below. Standard Gib® plasterboard systems often represent the majority of the wall bracing elements. Gib® Braceline or Gib® Toughline systems are used for narrow walls or when high Bracing Unit ratings are required. Gib® Noiseline and Gib® Ultraline Bracing Unit ratings generally fall between Standard Gib® plasterboard and Gib® Braceline.

Wall Heights Other Than 2.4m

The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be multiplied by a factor $f = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor f must not be greater than 1.3.

TABLE 1: Bracing Unit ratings for 9.5mm & 12.5mm Standard Gib® plasterboard, 9.5mm Gib® Ultraline, 9.5mm Gib® Aqualine, 9.5mm Gib® Fyrelime, 9.5mm Gib® Noiseline.

Type	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
Standard 9.5mm Gib® plasterboard bracing systems (these ratings also apply to 9.5mm Gib® Aqualine, and 9.5mm Gib® Fyrelime)					
GIB1	1.8-2.4	Standard 9.5mm Gib® plasterboard one face, fixed horizontal or vertical	diagonal brace	55	50
	Over 2.4			75	50
GIB2	1.8-2.4	Standard 9.5mm Gib® plasterboard both faces, fixed horizontal or vertical	diagonal brace	75	60
	Over 2.4			80	70
GIB3	1.2	Standard 9.5mm Gib® plasterboard both faces, fixed horizontal or vertical	N/A	65	60
Standard 12.5mm Gib® plasterboard bracing systems					
GIB10	1.8	Standard 12.5mm Gib® plasterboard one face, fixed horizontal or vertical	N/A	65	60
GIB11	1.2	Standard 12.5mm Gib® plasterboard both faces, fixed horizontal or vertical	N/A	65	65
9.5mm Gib® Ultraline bracing systems (these ratings also apply to 9.5mm Gib® Noiseline)					
UL1	1.2	Gib® Ultraline one face, fixed horizontal	6kN connections	70	60
UL2	1.2	Gib® Ultraline both faces, fixed horizontal	6kN connections	100	85

PLY 0.6 7.5mm PLY
0.6 - 1.8 LATH

88 83

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Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

TABLE 2: Bracing Unit ratings for 9.5mm Gib® Braceline and 9.5mm or 12.5mm Gib® Toughline.

Type	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
9.5mm Gib® Braceline bracing systems (these ratings also apply to 9.5mm or 12.5mm Gib® Toughline)					
BR1	1.8-2.4	Gib® Braceline one face, fixed horizontal or vertical	diagonal brace	70	60
	Over 2.4			90	75
BR2	1.8-2.4	Gib® Braceline one face, fixed vertical	N/A	75	60
	Over 2.4			85	60
BR3	1.8-2.4	Gib® Braceline one face, fixed horizontal	N/A	60	45
	Over 2.4			95	65
BR4	0.9-1.2	Gib® Braceline one face, fixed vertical	6kN connections	100	85
BR5	1.2	Gib® Braceline one face, fixed vertical	6kN connections	115	85
BR6	1.2	Gib® Braceline one face, Standard 9.5mm Gib® plasterboard on the other, fixed vertical	12kN connections	150	110
BR7	0.9	Gib® Braceline one face, 7.5mm plywood on the other, fixed vertical	6kN connections	145	145
BR8	0.9	Gib® Braceline one face, 4.75mm hardboard on the other, fixed vertical	6kN connections	120	95
BR9	0.6	Gib® Braceline one face, fixed vertical	6kN connections	110	95

Notes: 1) Where linings are specified on both faces (Systems GIB2, GIB3, GIB11, UL2, BR6, BR7, BR8) each face must be fastened as a braced element. Refer page 14 for fastening systems relating to Plywood and Hardboard.

2) See notes on Hold-Down Strap Placement, Page 14.

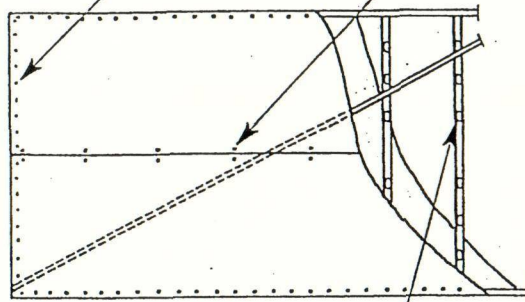
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Fastener Layouts

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 30mm screws or Gib® Nails where sheets cross studs

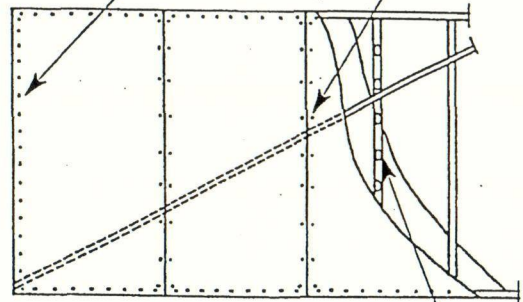


Gib® 1 (lined one side)
Gib® 2 (lined both sides)
(Horizontal Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres

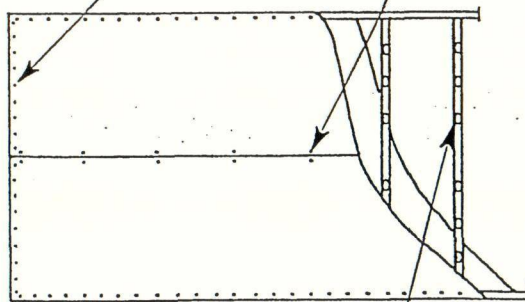


Gib® 1 (lined one side)
Gib® 2 (lined both sides)
(Vertical Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails where sheets cross studs

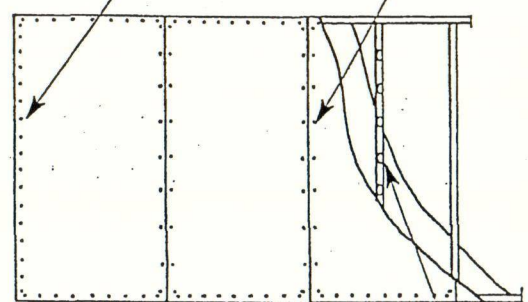


Gib® 3 (lined both sides)
Gib® 10 (lined one side)
Gib® 11 (lined both sides)
(Horizontal Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres

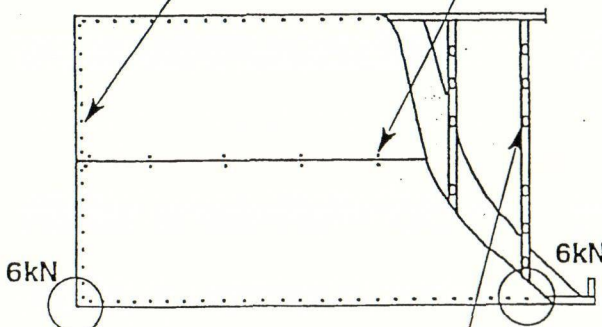


Gib® 3 (lined both sides)
Gib® 10 (lined one side)
Gib® 11 (lined both sides)
(Vertical Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails where sheets cross studs

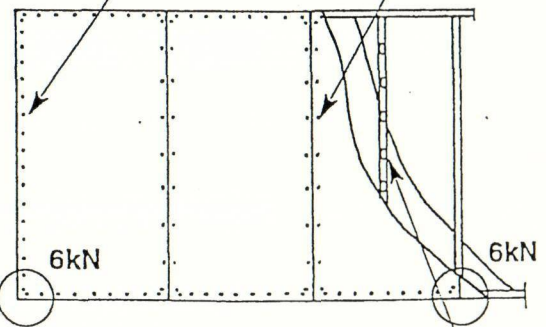


UL1 (lined one side)
UL2 (lined both sides)
(Horizontal Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres



UL1 (lined one side)
UL2 (lined both sides)
(Vertical Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

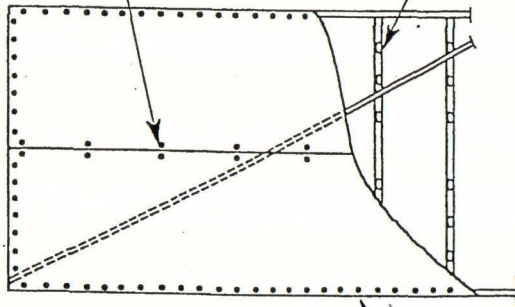


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Fastener Layouts - continued

32mm single screws or Gib® Nails where sheets cross studs

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

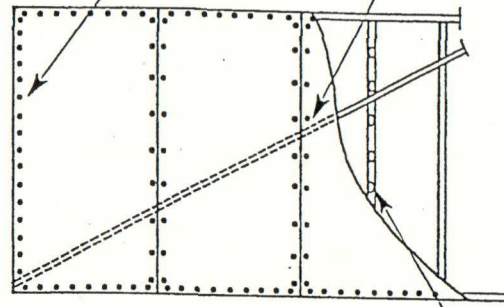


BR1 (lined one side)
(Horizontal Fixing)

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or Gib® Nails at 300mm centres

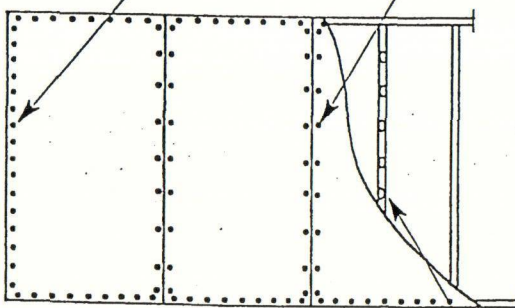


BR1 (lined one side)
(Vertical Fixing)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or Gib® Nails at 300mm centres

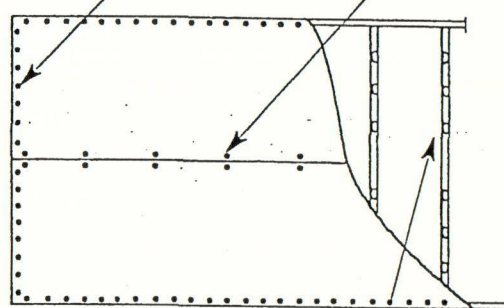


BR2 (lined one side)
(Vertical Fixing Only)

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or Gib® Nails where sheets cross studs



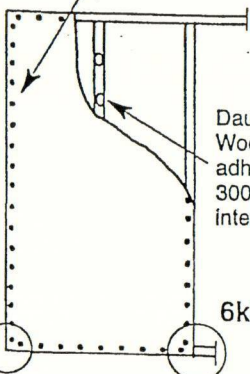
BR3 (lined one side)
(Horizontal Fixing Only)

Daub of Gib® Fix Wood Bond adhesive only at 300mm centres to intermediate studs

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

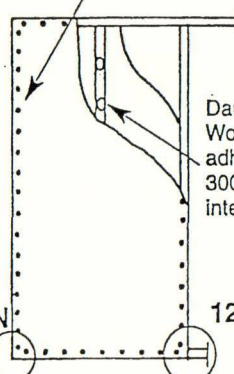
32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element

32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of braced element



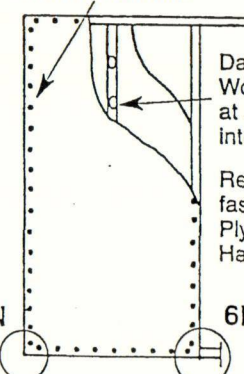
BR4 (lined one side)
BR5 (lined one side)
(Vertical Fixing Only)

Daubs of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs



BR6 (lined both sides)
(Vertical Fixing Only)

Daubs of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs



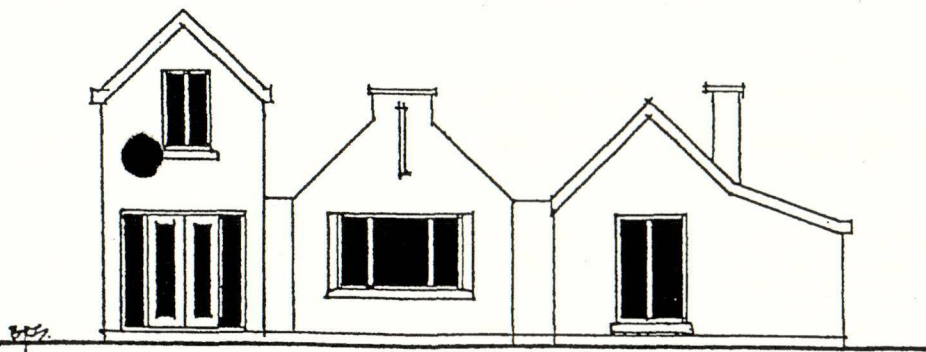
BR7 (lined both sides)
BR8 (lined both sides)
(Vertical Fixing Only)

Daubs of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

Refer page 14 re fastener details for Plywood (BR7) Hardboard (BR8)

Note: If the length of the braced element using systems BR4, BR5, BR6, BR7 and BR8 exceeds 1.2m, then the sheet edges within the element are secured with single screws or nails at 300mm centres.

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BRIAN SHARR

ARCHITECTURAL DESIGNER
136 HALSWELL JUNCTION ROAD
CHRISTCHURCH 3
PH 322 8784
FAX 322 8784
MOBILE 025 200 3354

FILE REF :

PROPOSED RESIDENCE FOR
ANDREW AND SONYA CROSS
GAINSBOROUGH COURT
ROLLESTON

FILE COPY

BC 011 096

HEADINGS

SPECIFICATIONS

- G. PRELIMINARY & GENERAL
- E. EXCAVATOR
- C. CONCRETOR
- D. DRAINLAYER
- CJ. CARPENTER & JOINER
- R. ROOFING CONTRACTOR
- P. PLUMBER
- B. BRICKLAYER
- EL. ELECTRICIAN
- PG. PAINTER & GLAZIER
- SP. SOLID PLASTER

VARIATIONS

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PRELIMINARY & GENERAL

G.1. SCOPE:

This specification confirming with the attached Agreement and Conditions of Contract describes the work to be done and the materials to be used in the construction of the house shown on the attached drawings. The Contractor is expecting to be familiar with the site and the Local Building Bylaws, especially where relevant clauses of NZS 3604 and NZBC 1991 apply to the contract for purposes of the supervision by the owner or his agent to ensure compliance of the work during and on completion of the contract.

G.2. CONSENTS:

Contractor to comply with the Labor and Building bylaws of the district, to apply for and obtain all the necessary consents and to pay all fees for the same, unless otherwise mentioned.

G.3. PROVIDE & FIX

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately, unless otherwise mentioned.

G.4. INSURANCE / INDEMNITIES:

The Contractor to have all of his employees covered against accident by an Employers' Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to over the full amount of the Contract sum, both policies to remain in force until the building is taken over by the Owner; the fire insurance to be in the joint names of the Owner and Contractor.

G.5. INTERPRATATION:

Work of the materials shown on the drawings or the specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale. The Contractor shall be held responsible for the setting out of work and he shall make good at his own expense any errors that occur through his lack of checking or faulty workmanship. The drawings and specifications, together with the selection list duly completed by the Owner will be considered sufficient for the description of the work and each one will be read in conjunction with the others.

G.6. STABILITY:

The contractor shall carefully brace and support all parts of his work against damage by wind and protect work from the elements as necessary during construction.

G.7. PROTECTION OF PROPERTY:

The Contractor shall protect adjoining properties during the contract and shall make good all damage at his own expense.



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G.8. DAMAGE:

The contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, kerbs, drainage etc., or other property under control of such authorities.

Each trade shall take care to prevent damage or disfigurement of the work of the other trades and will be responsible for the cost of restoring same.

G.9. PROTECTION OF WORKS AND MATERIALS

During the construction the contractor shall cover and protect the works during inclement or frosty weather and he shall be held responsible for any damage that may happen during the progress or in consequence of these works.

G.10. MAINTAINANCE:

Period to be a minimum of sixty days or to a time agreed on by both parties and entered into the Agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in the contract, shall be adjusted or replaced at the Contractor's expense.

G.11. MATERIALS:

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local Bylaws and with permission of the Owner. The contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

G.12. CONTINGENCIES:

Provision is to be made by the Builder and the Owner to meet any contingencies that may arise due to the fluctuations in the price of various materials or labor. Should there be either a rise or fall in the price of labor or materials, from the date that the tender is submitted until final payment, an adjustment to the Contract Price had been affected by such rise or fall in prices. The Sum of \$..... is allowed in the Contract Price as a Contingency Fund.

The Owner will expect the builder to submit proof of any increase claimed for by way of invoices or labor costs.

G.13 VISIT SITE:

Tenderers shall visit the site and ascertain the nature and the extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown shall verify these as no claims for extra will be allowed on the basis of incorrect levels shown.

G.14 WORKMANSHIP:

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the

Owner. All defective or damaged work shall be removed and made good to the satisfaction of the Owner.

G.15 CLEANING:

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

G.16 PRIME COST:

The Owner reserves the right to select or purchase under the P.C. (Prime Cost) sum and the accounts will be adjusted accordingly on completion.

G.17. PROGRESS PAYMENTS:

To be arranged with the Contractor.

G.18. COMMENCEMENT OF WORK AND CONTRACT:

The Contractor shall commence work immediately after signing the contract or on receiving instructions to do so. He shall complete the whole of the works under the Contract and in accordance with the terms and stipulations set out in the Contract Agreement and shall expedite the works to ensure the earliest possible completion of same.

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EXCAVATOR

E.1. GENERAL:

Strip all vegetation including roots, root zone, solid and soft black topsoil from site of building. The stripping shall be taken down to a sufficient depth to ensure a solid bearing for hardfill under floor slabs. Do not remove any other trees without the consent of the Owner. Deposit topsoil in heap as directed and avoid covering with subsoil subsequently excavated.

E.2. FOUNDATION:

Excavation as detailed on plans. Allow for formwork for full depth of foundations and vertical faces and on sloped faces that will not be stable while the concrete is being poured. All soft spots found in excavation shall be reported to the Building Engineer.

E.3. SETTING OUT:

Set out the work as shown on drawings. Check accuracy in terms of position, levels and square.

E.4. HOUSEHOLD DRAINAGE:

See Drainlayer.

E.5. BACKFILL AND TOPSOIL:

Backfill and well consolidate in 100mm layers to foundation walls, pile footings and service trenches. Spread previously excavated topsoil as directed by the Owner. Do not damage any waterproof coatings or polythene protecting foundation walls from ground water entry.

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CONCRETOR

C.1. FOUNDATION:

For extent of work see drawings. Reinforce as per drawings. All concrete, unless shown otherwise, to be high grade concrete with a minimum compressive strength of 17.5 mpa at 28 days having a slump of 50mm.

C.2. METAL AGGREGATE:

Shall be an approved roundstone, free from dust or earthy matter and graded to best one-inch mesh.

C.3. STEEL:

Reinforcing steel shall be lapped at least 40-rod diameters for plain rods and not less than 30 bar diameters for deformed bars.

C.4. DAMPCOURSE:

Moistop or similar approved moisture vapour barrier laid to maker's specifications.

C.5. FLOOR SLAB:

100mm concrete (reinforce as per drawings). Floor slab to be cast or sawcut into 4.0m squares, Accurately trowel slab ready door vinyl or cork flooring. Build in bolts and allow for all openings required for other trade. Slab surfaces shall be protected from damage at all times. Slabs damaged by weather, traffic or any other cause shall be repaired or remade to the satisfaction of the Owner. Slabs SHALL NOT be poured on a hot windy day. Immediately on completion of surfacing, spray with an approved plastic curing membrane.

C.6. EXTERNAL WALLS AND PARTITIONS:

Bottom plates must be laid on ply malthoid dampcourse.

C.7. INSPECTIONS:

24 hour notice must be given for inspection and approval of work at the following stages –

- (a) When the excavation of site is complete and the foundation wall is ready for pouring.
- (b) When the filling is complete and the screed laid.

Notify the Local Body and / or Lending Authority Inspector 24 hours before pouring the concrete.

C.8. PATHS:

Where shown on drawings, paths shall be laid not less than 75mm thick. Surface to be trowelled even with suitable drainage and left off with a wooden trowel.

C.9. COMPLETION:

Leave all clean and tidy at finish and make good any defective work.



DRAINLAYER

D.1. GENERAL:

Provide and fix all materials, which must be the best of their several kinds in accordance with the N.Z.B.C.1991 Specifically. ASI, EI-ASI and G13-AS2 and with the specification of the Local Authority and Health Department. Give all notices, pay all fees and arrange for inspection of work. Co-operation with the Concretor for the framing of openings in foundations for all pipes, wastes etc.

D.2. EXCAVATION:

Excavate as necessary for all drains to the depths required and for the lengths and direction shown on drawing, to ensure a complete job. Ensure a good bearing to drains.

D.3. CONNECTION TO EXISTING DRAINAGE:

The Drainlayer is responsible for verifying the position and depth of the connection and is to commence laying his drains from this point.

D.4. COMPLETION:

Properly backfill all trenches. Consolidate as filling proceeds and leave area in a tidy state.

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CARPENTER AND JOINER

CJ.1. PRELIMINARY AND GENERAL:

Read and note all clauses of the Preliminary and General, which apply to all works of this section.

CJ.2. EXTENT OF WORK:

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

CJ.3. ATTENDANCE AND PROTECTION:

Attend upon all other trades providing all blockings, fixings, trims, nogging as necessary for the full completion of their respective works and make goods after all trades.

CJ.4. MATERIALS AND WORKMANSHIP:

All materials used shall be the best of their respective calls and type specified. Any material's which in the opinion of the Owner, Loan Body or Local Authority are not to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner on accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specified as necessary for the proper completion of the building shall be included. All work shall comply with the relevant NZS requirements, particularly NZS 3604, and NZBC 1991.

CJ.5. TIMBER:

All timber used shall conform to NZS 3604 and NZBC 1991. Schedule of timber to be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

CJ.6. DAMP PROOFING:

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork, except as provided for under Clause 2.1.4. of NZS 3604.

CJ.7. PRIMING:

All exterior finishing timber, all timber in contact with concrete blockwork and all-external faces, rebate, etc. of all doors, windows, frames and all woodwork of sashes shall be primed before fixing unless otherwise specified in Painter.

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CJ.8. CLEANING:

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

CJ.9. FASTENING AND FABRICATION:

- (a) The Contractor should especially note that all aspects of fastening fabrication of timber framing members and wood-based products on this contract shall accord with the following clauses of NZS 3604:-
Clause 2.5.1 – General
Clause 2.5.2 – Adhesives for timber and wood – based products
Clause 2.5.3 – AND APPENDIX A – for nailing and use of wire dogs.
Clause 2.5.4 – for bolting and screwing.
- (b) Reference shall also be made to appendix a of NZS 3604 for the proper fixing of sheet lining and cladding materials for walls and ceilings that are not wood-based e.g. Gibraltar, fibrous plaster or wood cellulose sheeting; especially where such materials are used as diaphragms and for wall bracing.
- (c) Mild steel structural components used in sub-floor spaces, exposed to the weather or in position where condensation or dampness will occur shall not be dipped galvanised after forming and shall provide the necessary “capacities” called for by NZS 3604 dependent on function and location.
- (d) In all other cases, select and use connectors according to manufacturers’ literature conforming to the NZS 3604 requirements.

CJ.10. INSULATION:

Wool or fibreglass Batts to all outside walls R.1.2. minimum, all ceilings R.2.5 minimum or R.3.2 as shown and floors are to be insulated in accordance with NZBC 1991 construction guide to home insulation. No insulation material shall be used that does not comply with NZBC 1991. All insulation materials are to be installed in accordance with manufacturer’s recommendations.

CJ.11. MOISTURE CONTROL:

Where a vapour barrier is require in the form of foil or polythene film, this barrier shall be fixed according to NZBC 1991. Foil of polythene film shall not be used as a substitute for building paper. Building paper shall be properly fixed to the bottom plates, especially in veneer construction, to prevent entry of subfloor air into stud cavities. Brick Veneer cavities shall be closed off at and by means of soffits so as not to connect with roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes dryers into any wall, roof, or floor cavity. Linings shall not be fixed until moisture content of framing has been tested and approved.

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A proper solvent based paint or vanish finish must be used for plasterboard (Gibraltar board or fibrous plaster) linings to 'wet' rooms, such as kitchens, bathrooms and laundry.

Water based emulsion paints must not be used.

CJ.12. GENERAL FRAMING:

All framing to be 100 x 50mm stud. Top and bottom plates to be same size as studs in long lengths, halved or nail plated at wall junctions and jointed over studs. All studs at 600mm CRSmax. Provide two (2) rows of dwangs to full height each wall unless otherwise stated on drawings. All members shall be true to line and face. All work must be accurately set out and neatly executed and finished. Any work, which develops defects, shall be made good.

CJ.13. WALL BRACING:

Provide all wall bracing as shown on drawings and wall bracing calculation sheets as is intended to satisfy the Local Building Authority. Keep strictly to the "Type", Lengths, and Locations shown on plans and elevations.

CJ.14. WALL LININGS:

Generally shall be of 9.5mm Gibraltar Board and shall be fixed to external walls only after placement of thermal insulation (bulk insulants). All nailed or fixed as per Appendix A of NZS 3604 or manufacturers' instructions and stopped to manufacturers' instructions; in particular where contributing to wall bracing.

Hardies Villa Board to Bathroom and Ensuite. **Gib Board wet wall** to Vanity, Toilet and Laundry areas.

CJ.15. ROOF CONSTRUCTION: (See Drawings and Schedule of timber for types).

- (a) Trussed Roofs: Drawings showing clearly the type, pitch, span, spacing and overhangs of roof trusses and details of roof cladding shall be provided to the truss manufacturer..... to allow him to comply with Clause 10.2.3. of NZS 3604. Thereafter, the Contractor shall match construction with the drawings and details provided by the truss manufacturer throughout all stages of fixing and bracing. The contractor shall especially accord with the manufacturer's instructions for tying down where overhangs exceed 750mm. In all cases anchorage of all trusses to plates shall be with not less than 2/100mm skew nails plus 2 'Z' nails each end.
- (c) Framed Roofs: Roof to be framed up to pitch indicated on plans and to detail properly checked, bird mouthed and well fixed. Fix valley board ridge etc. Fix both underpurlins and collar ties where shown and where rafters exceed 10 degrees pitch. Collar ties are to be at 1.8m centres or to every 3rd set of rafters whichever is the closer. Ceiling Joists to be generally 100 x 50mm spaced as required (refer to Plan) and to be well spiked to all plates. Provide adequate ceiling runners stopping and application of coatings to provide a minimum 3 coat flat, smooth, hard wearing polyurethane finish. Contractor should also follow manufacturer's

recommendations for floor areas to be covered with vinyl flooring or finish of the particleboard to be approved before either is laid.

CJ.20. TIMBER TERRACES:

If shown on plan construct to detail or best trade practice. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservation retention as specified by The Timber Preservation Authority.

CJ.21. EXTERIOR WALL COVERINGS:

- (a) Breather type building paper and masonry veneer shown on drawings shall be as given under "BRICKLAYER".

NOTE 1. Other exterior wall covering shown on the drawings and mentioned in Section 8 of the NZS 3604 should be fixed in Accordance with all requirements therefore. It is important to appreciate that reference is made to NZBC 1991 where in advice is given on width of timber weatherboard and finishing. Should the owner specify overwide boards and any finish other than paint and not adequately maintain, the responsibility for any resultant poor performance should not be apportioned to the "Contractor".

NOTE 2. Reference is made to wood cellulose flat sheets in NZS 3604 and should be taken to include such sheets that can be purchased with various finishes already applied, e.g. aggregate finish or imitation stone work and brick work finishes, as well as where sheets are used as a base for in situ finishes.

- (b) Other exterior wall coverings shown on the drawings shall be **40mm HD polystyrene** cladding fixed in accord with manufacture specifications and finished with rockcote plaster system with **2 coats of 100% acrylic based high build paint**. The plaster finish to be applied by a licenced applicator who at completion of cladding shall supply a manufactures certification to the local authority stating that the plaster finish has been carried out per manufactures specifications.

CJ.22. EXTERIOR JOINERY:

All windows shall be to NZBC 1991 to suit location.

- (a) Aluminium Joinery
Provide P.C. sum of \$..... for windows and glazed doors to size, type and location shown on plan. Obtain joinery from
Complete with glazing, frictional restraints and catches, and fix plumb both ways and in correct alignment and flash all in accord with manufacture's instructions. Sliding patio doors shall be safety glazed and fixed to timber sub frames as per Code.

NOTE: Owner should check with manufacturer regarding manner or type of safety glazing (also in shower screens).

(b) Timber Joinery

Unless otherwise specified sashes and frames shall be of finger-jointed radiata pine treated to the requirements of the Timber Preservation Authority, primed before leaving the factory, and to sizes and type shown on plan. Fix window frames plumb both to ways to wall framing at not more than 750mm intervals with full width folding wedges, or to heart Totara dovetailed grounds in masonry walls. Cut all facings and scribes to fit neatly and fix standard galvanised steel flashings unless otherwise specified. Hang all sashes as required with suitable hinges or frictional restraints and fix stays and catches as supplied under P.C. sum (see Hardware).

CJ.23. DOORS AND FRAMES (TIMBER): Owner to Supply

External door frames shall be of 40mm width material rebated, and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158, where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with plywood or hardboard with clashing strips fixed to lock stiles. All timber core materials shall be treated and doors shall be hung on one and one half pairs of 100 x 70mm antique butt hinges.

CJ.24. GARAGE DOORS:

Sectional Doors of Owner's choice to be installed. P.C. sum \$...**Owner to Supply**.....

CJ.25. CEILINGS:

Gibraltar Boards: Fix painting quality 9.5mm Gibraltar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface. In particular fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604. (See Winstone (Auck) Ltd. taped joint system). Check that each wall under or connected to has adequate bracing for a diaphragm.

Ensuite and Bathroom Ceilings to be **Hardies Villa Board**.

CJ.26. WARDROBES:

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1.7m from floor and Fitted with a purpose made coat rail.
Provide cupboards over wardrobe where required.

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CJ.27. LINEN AND COAT CUPBOARDS:

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

CJ.28. KITCHEN CUPBOARDS:

Construct cupboards and dresser unit to sizes shown on plans, with doors and selves to Owner's approval.

CJ.29. SINK TOP:

Provide for standard sink top. Unit to have standard 450mm x 300mm stainless steel sink. Confirm with Owner. Fix on unit either indicated on plan or to Owner's final Approval. Units to be generally 900mm high and 600mm in depth. 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Owner.

CJ.30. HOT WATER CUPBOARD:

To be constructed where shown and fitted with slat shelving above cylinder spaces at 15mm apart.

CJ.31. ARCHITRAVE'S, SKIRTING'S ETC.

Plumb.

Finish all windows internally, door openings and wherever require with 50 x 12mm rounded or splayed architraves. Finish at junction of floor and wall with 75 x 12mm skirtings neatly mitred at angles and scribed to floor. Supply and fix beads, half rounds and where requires Scotia mould at ceiling junction and all trim as require to complete the work.

CJ.32. BATHROOM:

Provide and fix in bathroom vanity unit and shower as supplied. Both to be built in and supported with 75 x 50mm framing on edge. Fix bath panels as agreed by Owner. Allow for toe space. All wall linings other than Gibraltar board to be fixed to manufactures' specification. Provide for all sanitary fittings shown on plan and given under "Plumber".

CJ.33. METER RECESS:

Provide recess for electric Meter Board where directed to the satisfaction of the Local Electric Supply Authority.

CJ.34. MANHOLE:

Provide manhole in ceiling 500 x 500mm where directed.

CJ.35. HARDWARE:

Allow the P.C. sum of \$.....**Owner to Supply**..... for the supply of all hardware required. Door handles locks, window fittings, door and drawer pulls, stops, angles, vents, towel rails etc. Allow to take delivery and fix. The supply of hinges and butts for all doors and windows is not included in the P.C. sum.

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CJ.37. LETTERBOX:

Allow the P.C. sum of \$. SUPPLIED BY OWNER for purchase of letterbox. The delivery and install where directed by Owner.

CJ.38. CLOTHESLINE:

Allow the P.C. sum of \$. SUPPLIED BY OWNER for purchase of clothesline. Take delivery and install where directed by Owner.

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ROOFING CONTRACTOR

R.1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade. (Also see Plumber)

R.2. ROOF FRAMING AND WALLS:

Roof framing shall provide adequate support and fixings for purlins (roofing battens). No member shall be overloaded by landing heavy, localised, stacks of cladding on them prior to fixing, and temporary braces as might be necessary shall be provided in walls below to sustain such loading until roof cladding is complete and wall linings subsequently fixed. In roof types (B) and (C) of timber schedule, the size of purlins if not shown or stated shall be such as to accommodate to comply with the bylaws; advise and agree with Owner.

R.3. ROOFING UNDERLAY:

Underlay shall be breather type building paper to NZS 3604 and NZBC 1991. Run horizontally with upper sheets lapped 75mm over lower sheets and with bottom edges turned over fascia into gutters. Such underlay shall be provided under self-supporting type. Where other roof claddings are specified and where at less than 12 ½ degree pitch undertake all work in accord with a method approved in writing from the cladding manufacturer for the particular job.

R.4. PREPARATORY WORK:

Provide all gutters, valleys and underflashings before cladding commences. Except where stated, valleys shall be of 0.6mm galvanised steel a least 400mm wide with folded edges and with lower end finishing well into spouting. For profiled metal roofing set out purlins to give reduced span at eaves and between top purlins to ridge as recommended. For tiled roofs provide antiponding boards at eaves as shown to support building paper. Allow tiles to adequately project into spouting and set out that when laid there is a full height course of tiles both at eaves and ridges. Ensure all edges of roof cladding are adequately supported around projections such as pipes, ducting and roof lights.

R.5. SARKING TO ROOFS, DECKS AND GUTTERS:

Profiled metal roofing shall not be laid at less than 5-degree pitch except where shown and only when adequately supported by hit-and-miss type sarking so as to prevent ponding. Sarking for roofs decks and gutters that are to be covered by Nuralite or Butynol shall be of material and fixed in a manner approved by the manufacturer.

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R.6. ROOF CLADDING MATERIALS AND COMPONENTS:

Roof cladding shall be ...**Corrugated Colour Steel**

.....

(Nominated colour and type)

manufactured by

Materials selected shall be set out and fixed by approved FIXERS and all shall accord with the manufacturers' specification and in all cases with NZS Specifications or others where appropriate.

R.7. RIDGING:

All ridging to be adequate and neat.

R.8. UNPAINTED GALVANISED STEEL ROOFING:

Areas, which are inaccessible for maintenance such as laps in the roofing cladding and between cladding and metal flashings and cappings, shall be primed and top coated n both surfaces before fixing.

R.9. FACTORY PREFINISHED MATERIALS:

Treat all such materials with great care and obtain matching colour for making good minor damage and covering fixings made through the face of the claddings.

R.10 CAPPINGS AND OVERFLASHINGS: (ALSO SEE PLUMBER).

Adequately and neatly secure all ridgings, cappings and overflashings wherever needed to make and keep roof watertight. As much as possible use only materials compatible with the roof cladding. If dissimilar metals are used keep from making contact. Sealants shall not be used except where approved. Remove all traces of flux after welding, soldering or brazing. Do not leave swarf, broken rivets, screws, nails or waste metal on roof, nor in gutters or spouting.

R.11. BIRD PROOFING:

Where indicated bird proofing eaves with purpose-made foam plastic impregnated with bitumen.

R.12. SPOUTING AND DOWNPIPES: SEE PLUMBER.

Colour Steel Fascia Gutters and Downpipes.

R.13. GUARANTEES:

On completion of all roofing thoroughly clean down and furnish Owner with written guarantees to watertightness and security of the roof cladding. Guarantees to be signed by the approved FIXER/FIXERS and run for a period of three (3) years from the date of completion of the building contract.

PLUMBER

P.1. PRELIMINARY AND GENERAL:

Read and note all clauses in the Preliminary and General of this specification, which shall apply to all work in this section. (Also see roofing contractor).

P.2. GENERAL:

Inclusion of roof flashings of roof drainage and other general flashing requirements in this section shall mean that all shall be of the quality expected of work customarily done by plumbers. The foregoing shall apply whether or not the ROOFING CONTRACTOR employs a plumber to execute or supervise, or if the builder himself fixes flashings to windows and external doors. All other work shall conform to the requirements of the NZBC 1991 specifically to code requirements B2-AS1, G12-AS1, and G13-AS2.

No connections to sanitary fittings or main shall be made except by a Registered Plumber. Plumbers shall arrange all permits, connection and testing fees.

P.3. FLASHING:

Where possible use flashings that are readily available but purpose-made by the roof cladding manufacturer to suit the roofing material and profile selected.

Otherwise provide flashings as recommends but not supplied by cladding manufacturer and adequately secure. Flash wherever needed to make and keep roof watertight. Prime and topcoat both surfaces at laps with galvanised steel.

Flashings to each window head and door shall be provided in one piece, each 150mm longer than the head it is to protect.

P.4. SPOUTING AND DOWNPIPES:

Spouting shall be fixed as recommended with even fall to downpipes. Provide all necessary stopped ends, mitred returns and outlets and ensure all joints in metal spouting are adequately soldered or welded, or for P.V.C. are made with solvent/cement except where joints provide for thermal movement. Connect outlets to 80mm diameter downpipes fixed at not more than 1200mm centres. Downpipes to discharge stormwater into soakways or street channel, NOT into foulwater drainage system UNLESS permitted by Local Authority.

P.5. COLD WATER SUPPLY:

Tap off from mains service pipe inmm

COPPER/POLYBUTYLENE/U.P.V.C / or TPYE 3 or TYPR 5

POLYETHYLENE (Polythene). Run pipe not less than 450mm below finished ground level to house with entry through or under the wall foundations. Supply and fix a water meter, box and cover when required by Local Authority.

Providemm.....pipe to hose taps at front and rear of building and to all fittings including hot water cylinder and washing machine. All branches to be as short, straight and at as even gradient as possible

with easybends used throughout (NOT ELBOW FITTINGS). Use only approved connection throughout. All pipes are to be adequately supported, well secured and where possible concealed. When using any form of plastic piping, plumber to discuss, and provide, means of ELECTRICAL EARTHING with electrician.

P.6. HOT WATER SUPPLY:

Supply one mains pressure hotwater heater 300 litre capacity fitted with a temperature valve of approved make and type and install and connect all pipes to the Approval of the Local Authority. Providemm COPPER or POLYBUTYLENE hot water supply pipes and branches to all fittings including washing machine.

Cylinder to be fitted with 30 x 0.6mm galvanised straps top and bottom in compliance with NZBC G12/AS1 Fig 16

P.7. PLUMBING FIXTURES.

Owner to Supply

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P.8. TAPS, FAUCETS AND VALVES:

Allow P.C. sum \$......**Owner to Supply**..... Consult with Owner on choice of brands and fixing of all taps, faucets and mixing valves. Provide and fix all other water supply fittings as necessary.

P.9. WASTES AND VENTS:

Provide all necessary traps, waste pipes, soil stacks, back vents and terminal vents. Provide cleaning eyes to all waste pipes at junctions and all necessary over flow pipes.

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ELECTRICIAN:

EL.1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

EL.2. FEES:

Pay all fees and charge and obtain all necessary permits for this trade.

EL.3. SCOPE OF WORK:

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's by-law's, and Meter wiring diagrams.

EL.4. MATERIALS AND WORKMANSHIP:

All materials used under this contract shall be of approved British or New Zealand Standard Specifications. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away for the entry of cables.

EL.5. CO-OPERATION:

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

EL.6. COMPLETION AND CONNECTION OF POWER:

Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasional to the job once the contract is completed.

EL.7. POWER BOARD SUPPLY:

Arrange with the Power Board, allow for and pay all fees for the connection of an under-ground, or overhead, supply to the residence.

EL.8. METER BOX:

Provide and install recessed meter box where shown on plan. Confer with Carpenter for trimming same.

EL.9. MAIN SWITCHBOARD:

Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment.

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EL.10. ELECTRIC STOVE:

Allow the P.C. sum of \$...**Owner to Supply**.....for the supply only of the stove. Provide and fix a 30-amp flush switch for stove and sufficient cable for connection and allow for installation.

EL.11. WATER HEATER:

Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/W element and thermostat to **300**.....litres hot water cylinder provided by the Plumber. Refer clause 3 of this section.

EL.12. POWER POINTS:

All wall plugs shall be 230v. 10amp, 3 pin flush type. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

EL.13. LIGHTS:

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders no covered by fittings shall be white.

EL.14. LIGHT SWITCHES:

Light switches shall be 10amp, all insulated P.D.L. micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

EL.15. SPECIAL FITTINGS:

Allow the sum of \$.....for fitting to be selected by Owner.

EL.16. LIGHT POINTS:

Allow for installing a total ofoutlets in building.

EL.17. POWER POINTS:

Allow for installing a total of power points in the building.

EL.18. TELEPHONE INSTALLATION:

Allow to prewire of dwelling for telephone connections before plaster is fixed. Contact the Owner, repositions confirm with plan. Arrange with Telecom for connection to Network.

EL.19. TELEVISION INSTALLATION:

Allow to Prewire dwelling for Television Aerial Outlets. Confirm with Owner.



BRICKLAYER

B.1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General if this specification where they apply to this trade.

B.2. RELEVANT SPECIFICATIONS:

All work shall comply with N.Z.S 3604 appendix F, and/or N.Z.S 4210 as appropriate.

B.3. MATERIALS:

- (a) Bricks: Bricks for external veneers shall be 70. Series Brick Veneer Midland Medieval Carnarvin and shall comply with N.Z.B.C.1991
All fair face brickwork shall be laid with their best face outwards.
- (b) Cement: Shall be ordinary Portland Cement and at the time of use comply with N.Z.B.C.1991.
- (c) Plasticizers: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.
- (d) Water: Water is to be drinking quality.
- (e) Sand and Mortars: Sand used shall be Mercer No. 1 sand and/or shall comply with the relevant clauses of N.Z.B.C. 1991. Sand for Mortar, Plasters and External Renderings.

B.4. PREPARATION OF MORTAR:

Mortar shall be prepared by mixing in an approved mixer. Measurement of materials shall be by volume using suitable containers. Mortar shall be mixed until a homogenous mass is obtained but for not less than 5 minutes. All mortar whether on the boards or left in the mixer shall be used within 90 minutes. Mortar not used in this time shall be discarded.

B.5. BRICKLAYING:

Bricks shall be laid in stretcher bond true to line level and plumb and on accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be disturbed as little as possible after initial positioning. Joints shall, unless otherwise specified, be not more than 9.5mm thick and shall be tooled as direct as work proceeds.

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B.6.

No section of veneer wall shall be less than N.Z.S 3604 : 1991 –230mm long measured from external face of the veneer.

B.7.

All Brickwork shall comply with the requirements of A.S.I./N.Z.S.4455/4456.
The requirements of the building code clause B.2. for 15 years.

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SOLID PLASTER

SP.1. WORKMANSHIP:

All work to be carried out by a skilled tradesman in accordance with the best trade practice. It shall be the responsibility of the plasterer to ensure that a proper key is provided for all plastering.

SP.2. EXTENT OF WORK:

All concrete terraces entry porch and back door porch areas.

SP.3. EXTERNAL PLASTERING:

All surface to be plastered shall be thoroughly wet first, slush with 1:2 cement, sand mortar and then render with 1:2 cement, sand mortar. Bring to a fine even finish with a wood float minimum thickness 12mm.

SP.4. FOUNDATIONS:

Finish all external foundation surface with plaster, face with a coat of Splatterdash.

SP.5. COMPLETION & CURING:

Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finishes to completion.

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PAINTER AND GLAZIER

PG.1. PRELIMINARY AND GENERAL:

Note all clauses under Preliminary and General of this specification, which shall apply to this section of work.

PG.2. MATERIALS:

Generally all materials shall be of N.Z. manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

PG.3. WORKMANSHIP:

All workmanship shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with N.Z.B.C. 1991

PG.4. COLOUR SCHEME:

The Owner will select from standard colour charts, colours he will require and Contract is to allow for picking out sashes, doors, porches, or any other reasonable colour change required.

PG.5. STOPPING:

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work, hole etc. are to be stopped with matching putty after first coat of sealer.

PG.6. PAINTING OF EXTERNAL WOODWORK:

After priming all external woodwork and adjacent metal work such as flashings, spouting and downpipes are to be given one good coat of undercoat followed by finished coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors etc.

PG.7. PAINTING OF INTERIOR SURFACES:

Refer to plan of separate instructions to accompany this specification. Wallboard and ceilings as required to be given one coat of sealer and finished with two coats of approved paint finishing flat or semi-gloss as required. Where full gloss is required such as kitchen and bathroom-finishing coat shall be full gloss enamel.

PG.8. VARNISHING:

Where varnishing is required such as doors, architraves and skirtings give one coat of approved P.V.A sealer followed by two coats of clear varnish finishing eggshell gloss and lightly sanding between coats.

PG.9. CONCRETE:

To concrete base walls or concrete block work apply two coats of exterior quality P.V.A paint of an approved type finishing semi-gloss.



PG.10. ROOF:

Roof – if corrugated iron prime all laps before fixing. For corrugated iron or galvanised trough section galv. iron primer and then apply one good coat of approved roof paint.

PG.11. PAPERHANG

All rooms to be papered shall have paper hung to a value of \$..... per roll. Walls shall be properly prepared by sizing, paper hung straight and true with butt joints, and paste used shall have a fungicide incorporated.

PG.12. GLAZIER:

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or headed into rebates. Where requires glazing shall be selected obscure patterned glass. All glazing to comply with N.Z.B.C. 1991 and N.Z.S 4223 part 3 1993.

PG.13. MIRROR:

Provide a 6mm plate glass mirror and mount on bathroom wall in purpose made mirror fixings.

PG.14. COMPLETION:

The Painter and Glazier are to do all that is requires of their trades to leave the work complete and all must be left clean including all glass at completion.

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BC 011 096



PROVISION FOR VARIATION NO.1

Cost of Variation Order No.1. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.2.

Cost of Variation Order No.2. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.3.

Cost of Variation Order No.3. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.4.

Cost of Variation Order No.4. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.5.

Cost of Variation Order No.5. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.6.

Cost of Variation Order No.6. \$.....

Signatures:

Date:

PROVISION FOR VARIATION NO.7.

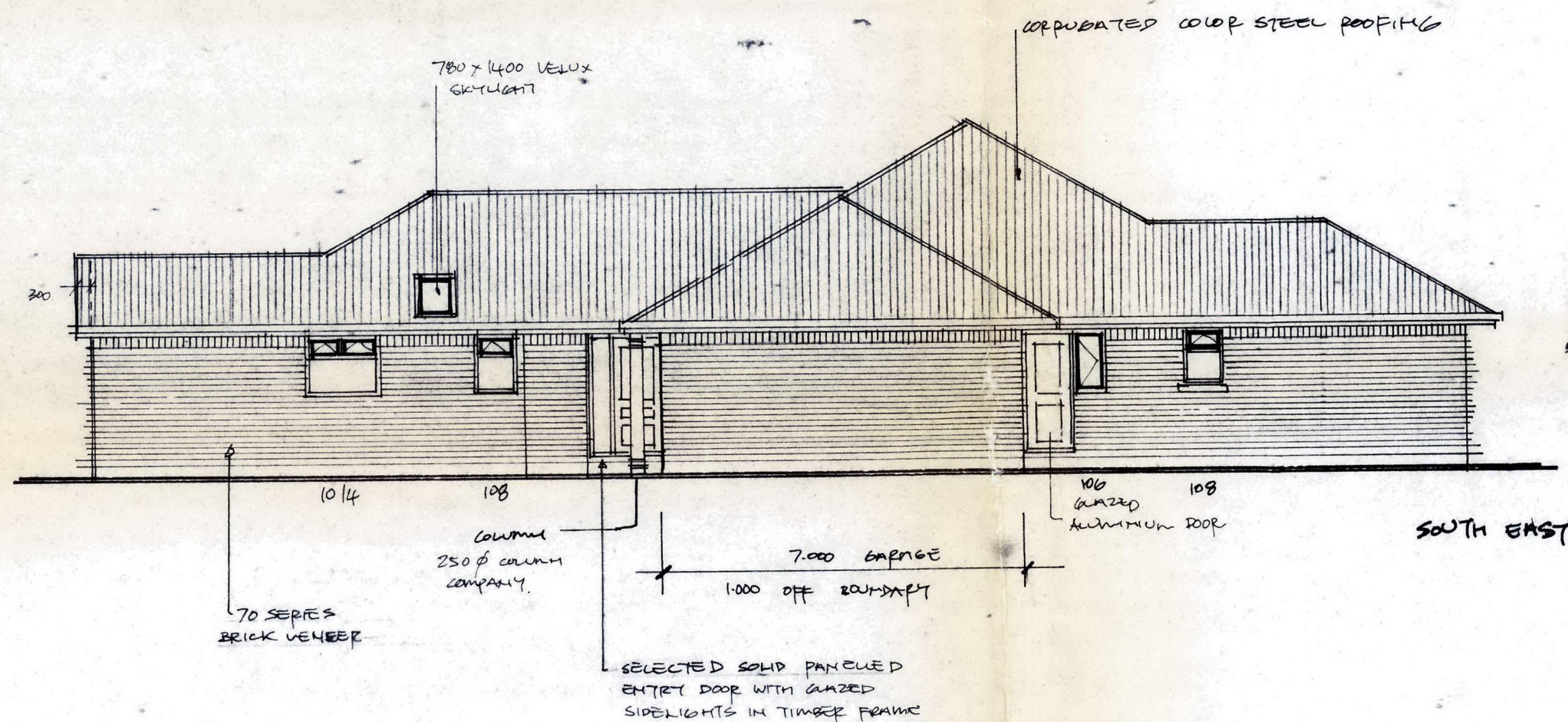
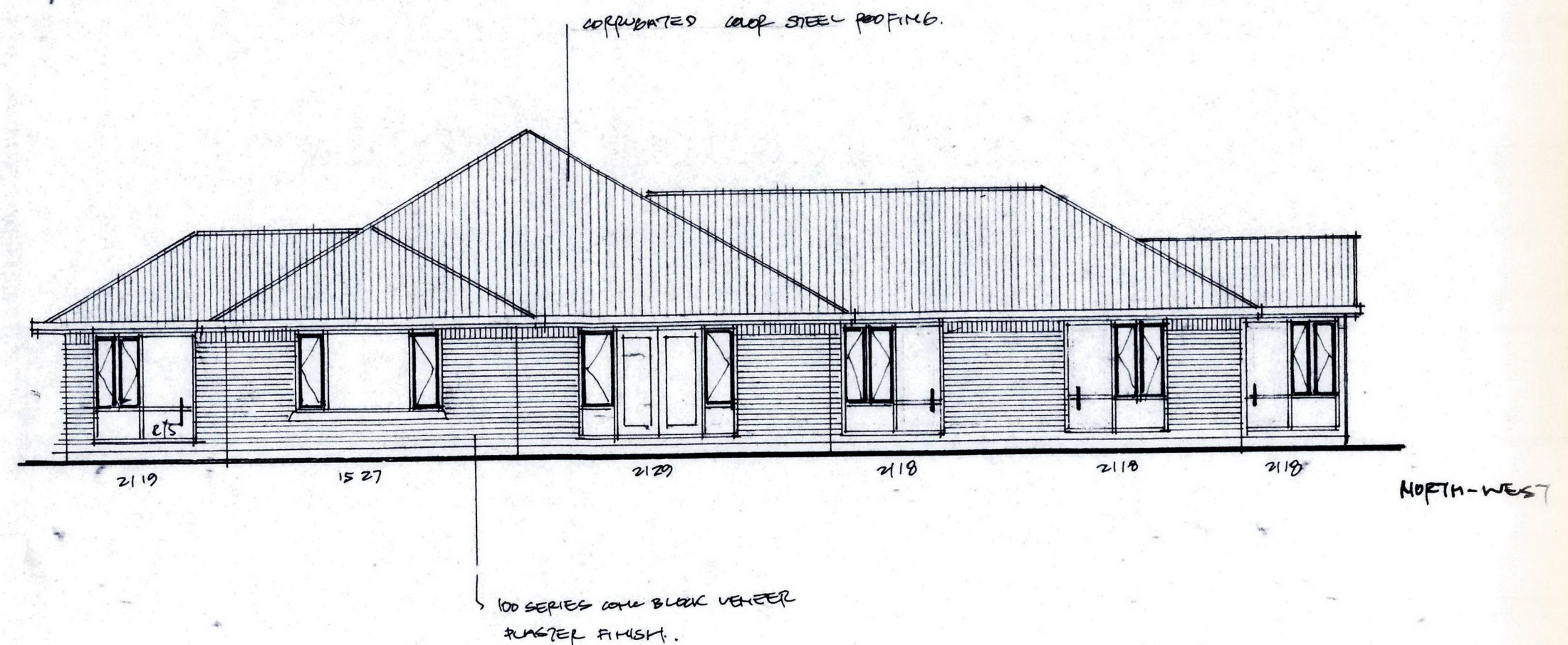
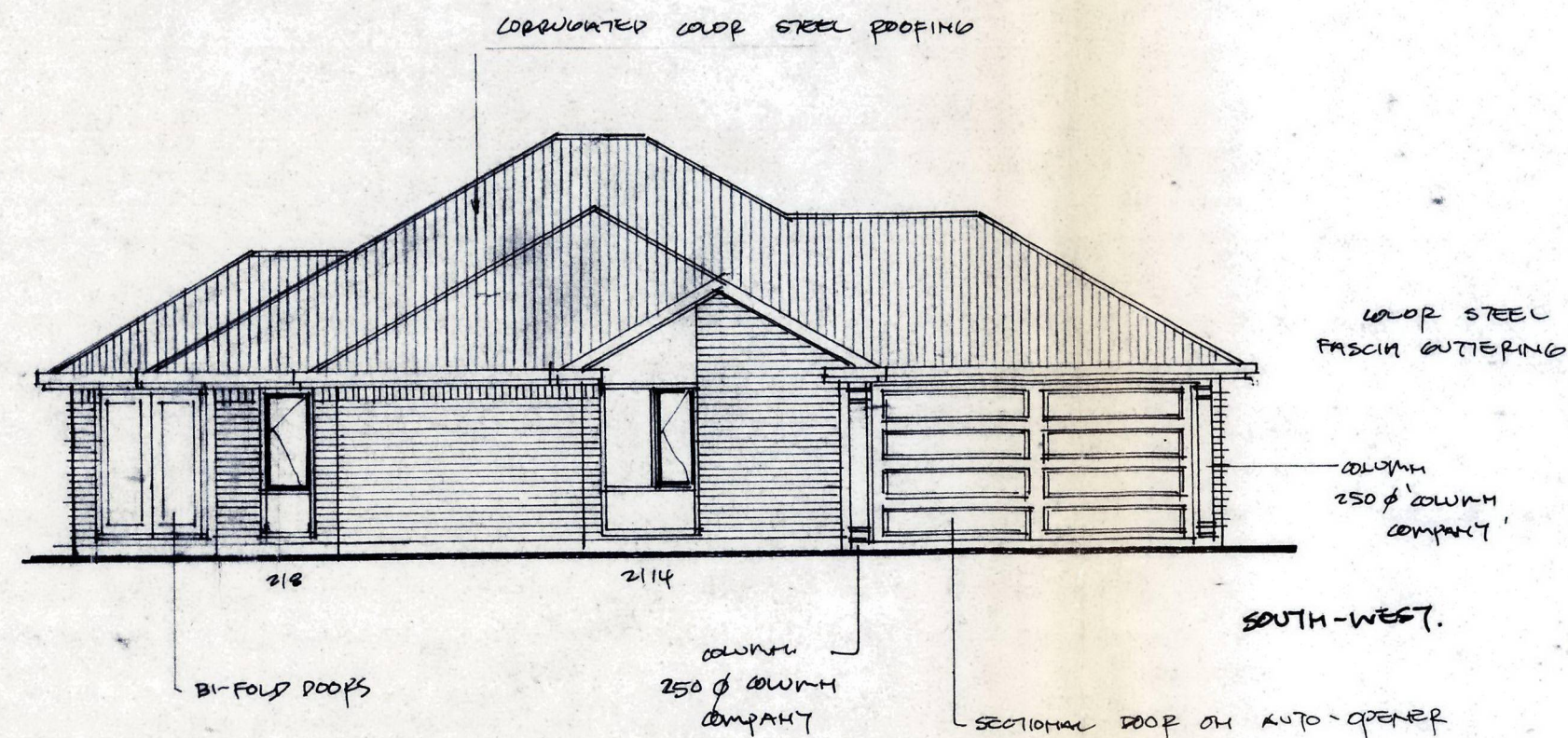
Cost of Variation Order No.7. \$.....

Signatures:

Date:

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CORRUGATED GALV STEEL FASCIA GUTTER
SOLDER COUSE OF BRICK VENEER.



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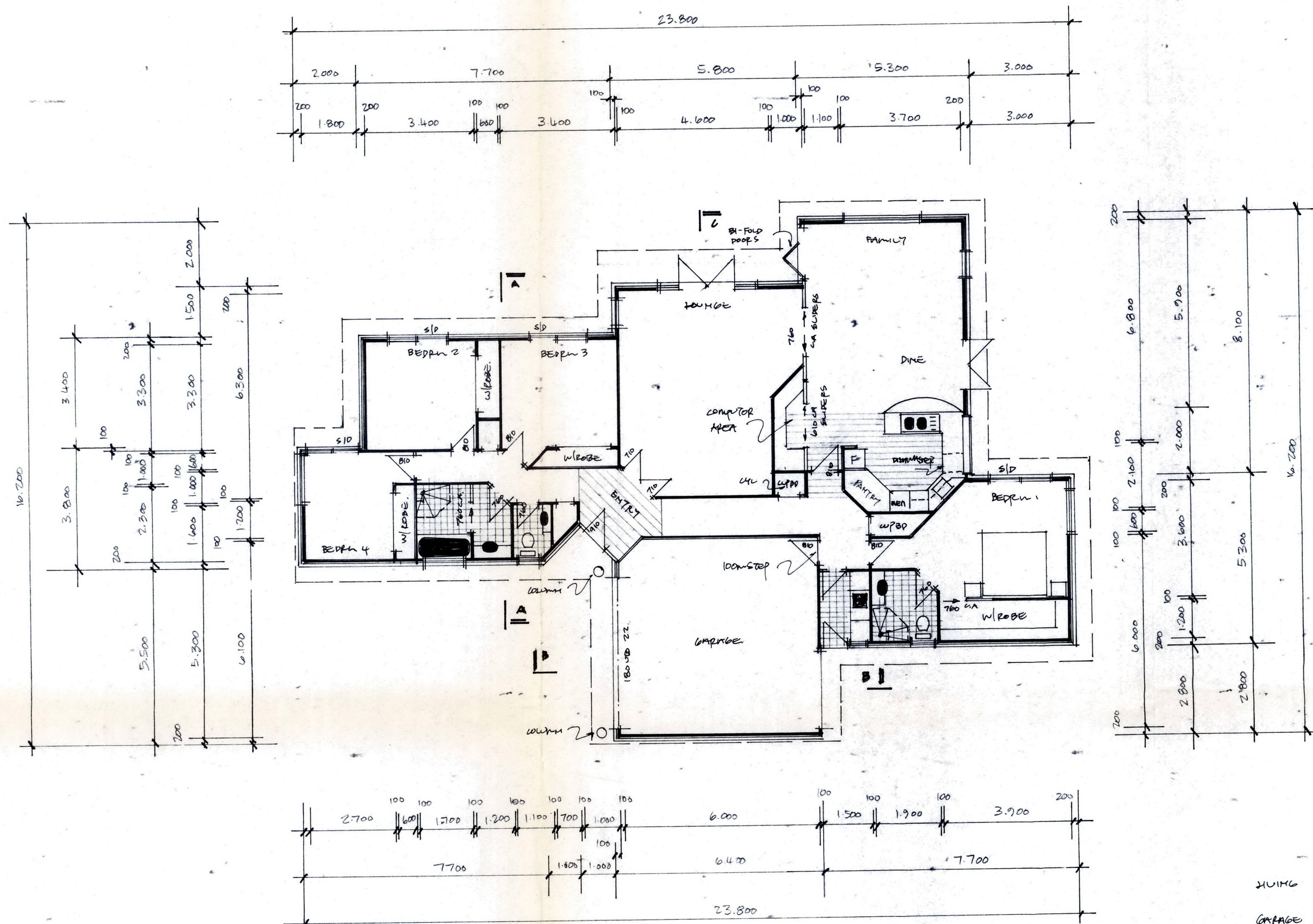
ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C. AND RELEVANT DOCUMENTS AND N.Z.S 3604: 1997			
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.			
PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS 13 CAMSBOROUGH COURT ROLLISTON.			

DATE:	2001

SCALE:	1:100

DRAWN:	B.P. SHARP

SDC WF0004758	
SHEET	REF
1 OF	



LIVING AREA = 200 m² of FLOOR
 GARAGE AREA = 39 m² of FLOOR
 TOTAL AREA = 239 m² of FLOOR

FILE COPY
 BC011096

ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C. AND RELEVANT DOCUMENTS AND N.Z.S 3804 1997.
 CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
 PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS GAMBOROUGH COURT PINESTON

DATE: MVB 2001

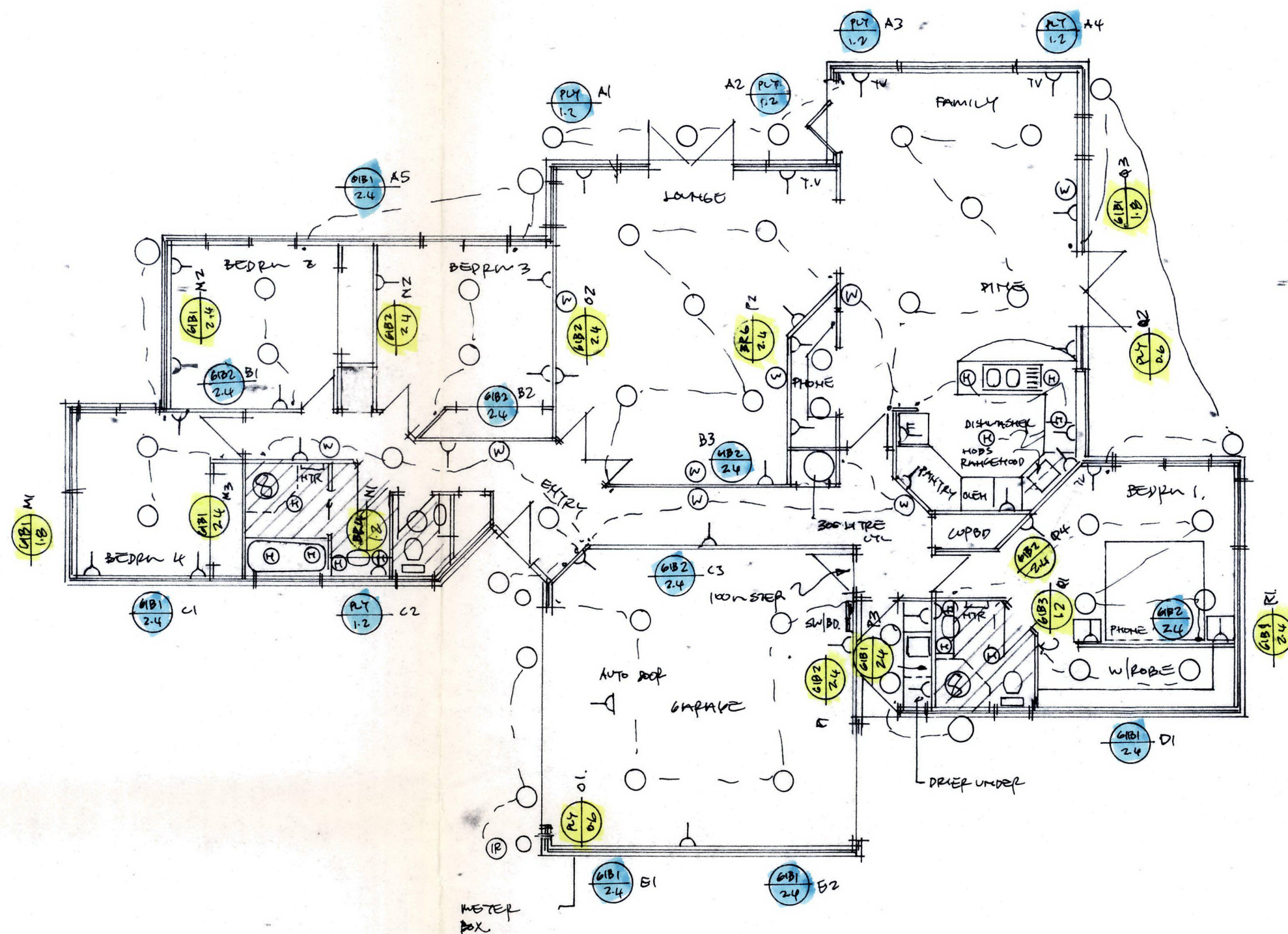
SCALE: 1:100

DRAWN: D.P. SHARP

SHEET
 2 OF

REF

- LIGHT OUTLET
- W WALL WASH LIGHT
- ⊙ HALOGEN LIGHT
- ⌋ DOUBLE PLUG OUTLET (SWITCHED)
- ⊗ IN-LINE BATHROOM FAN. (VENT OUT THRU SOFFIT)
- PH HEATED TOWEL RAIL
- /// UNDER TILE HEATING MAT
- A TYPE OF BRACE REFER BRACING SCHEDULE.
- AI LENGTH OF BRACE



A

B

C

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E

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ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C. AND RELEVANT DOCUMENTS AND N.Z.S. 3604:1990.
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS CAMBOROUGH COURT ROBERTSON

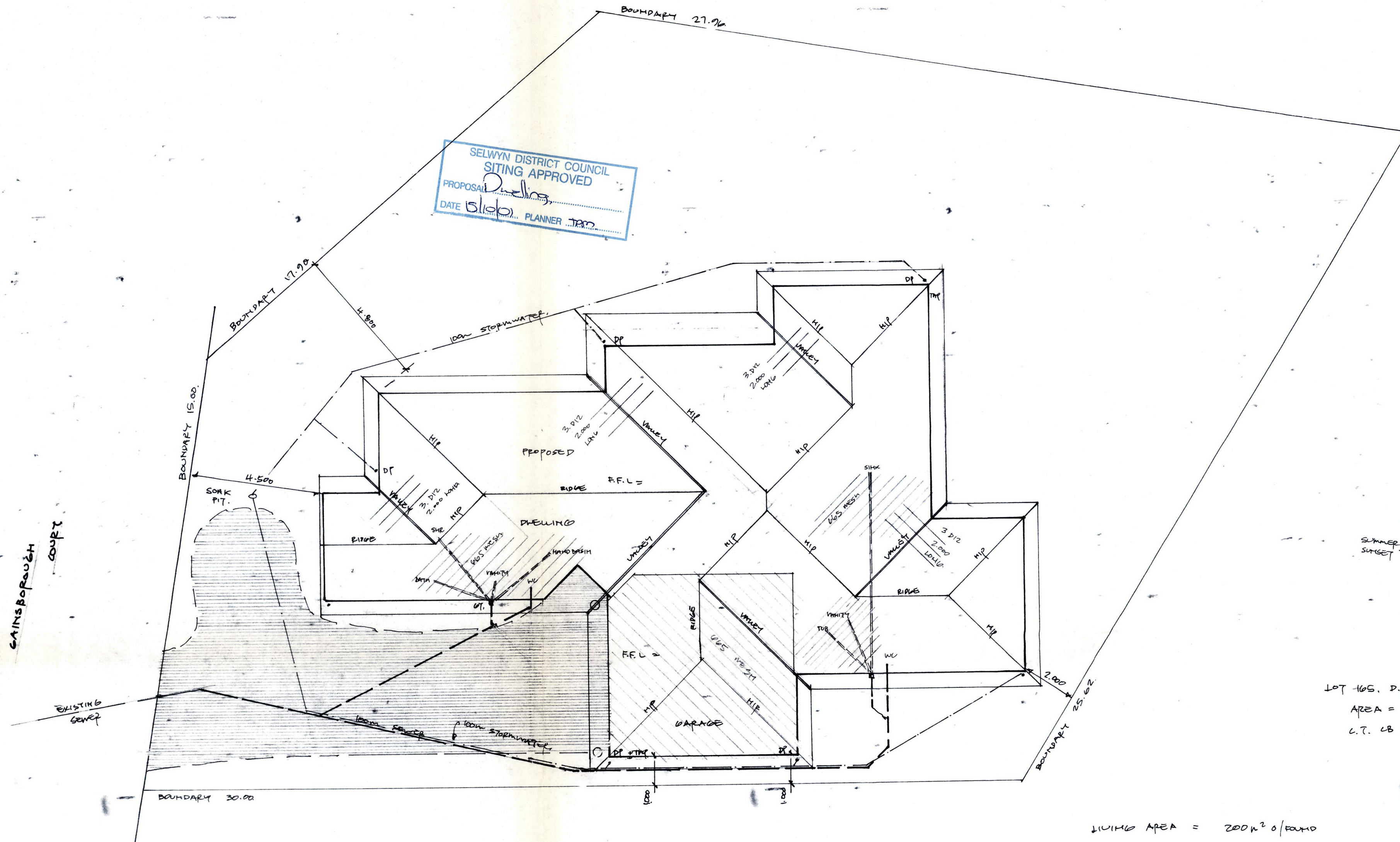
DATE: AUG 2001

SCALE: 1:100

DRAWN: B. R. SHARP

SHEET
3 OF 3

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL *Dwelling*
DATE *5/10/01* PLANNER *JRM*



LOT 165, D.P. B2719
AREA = 818 m²
C.T. LB 470/425.

LIVING AREA = 200 m² O/FOUND

GARAGE AREA = 37 m² O/FOUND.

237 m² O/FOUNDATIONS

FILE COPY
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ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C AND RELEVANT DOCUMENTS AND N.Z.S 3604 1999.	
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK	
PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS CAINSBOROUGH COURT ROBERTSON.	

DATE:	2001

SCALE:	1:100

DRAWN:	B. R. SHARP

SHEET	REF
4 of	

* DENOTES 2. 100x3.75 SKEWED NAILS
AND TWO 'Z' NAILS (OR 2. 12g TYPE 17 SCREWS)
PURLIN TO RAFTER FIXING.

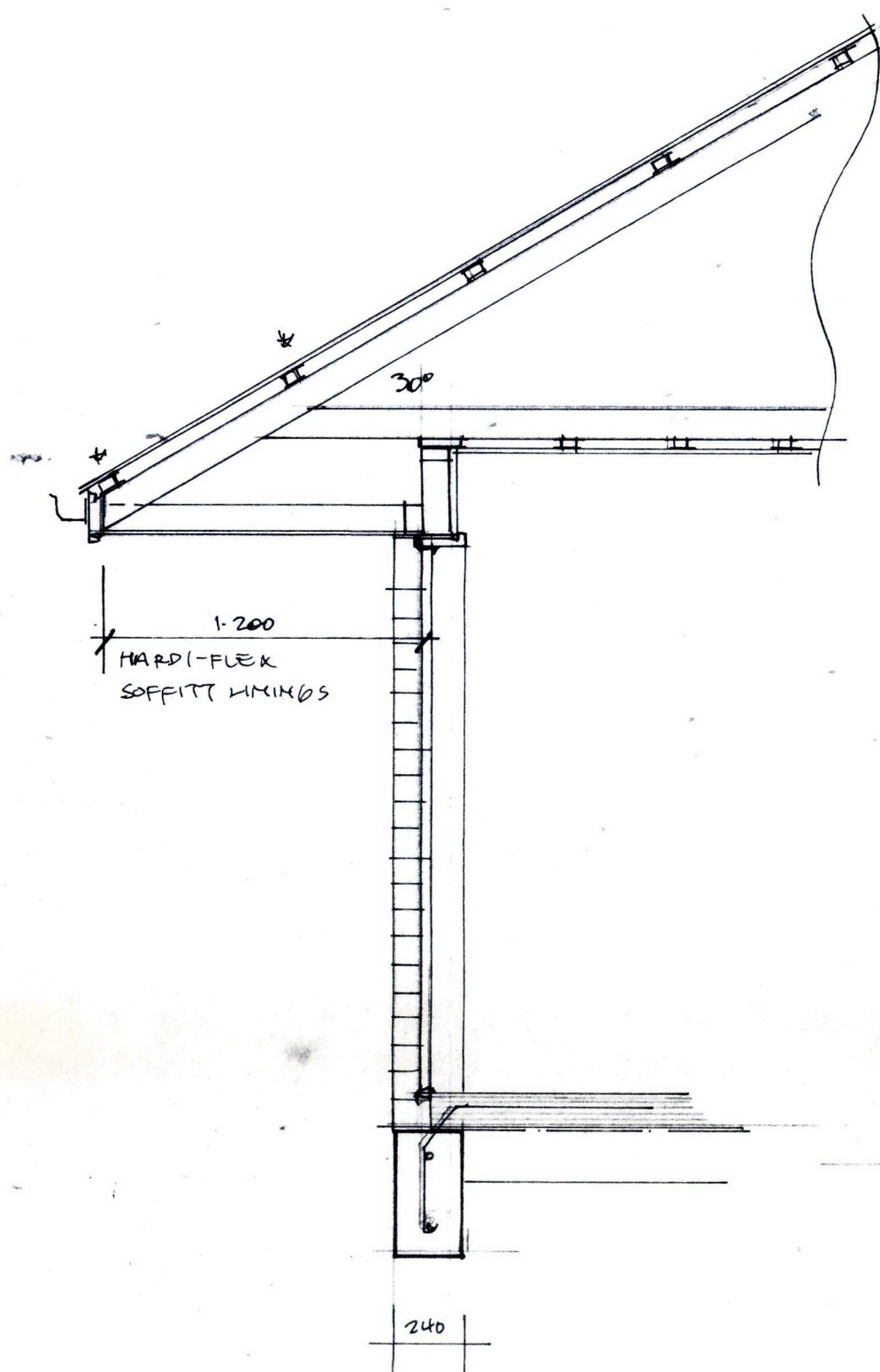
CORRUGATED COLOR STEEL ROOFING ON
SELF SUPPORTING BUILDING PAPER
75, 50 PURLINS @ 800 CFS

GENERAL ROOF TRUSSES @ 900 MAX CFS
FIX TO TOP PLATE WITH TWO 'Z' NAILS
EACH END.

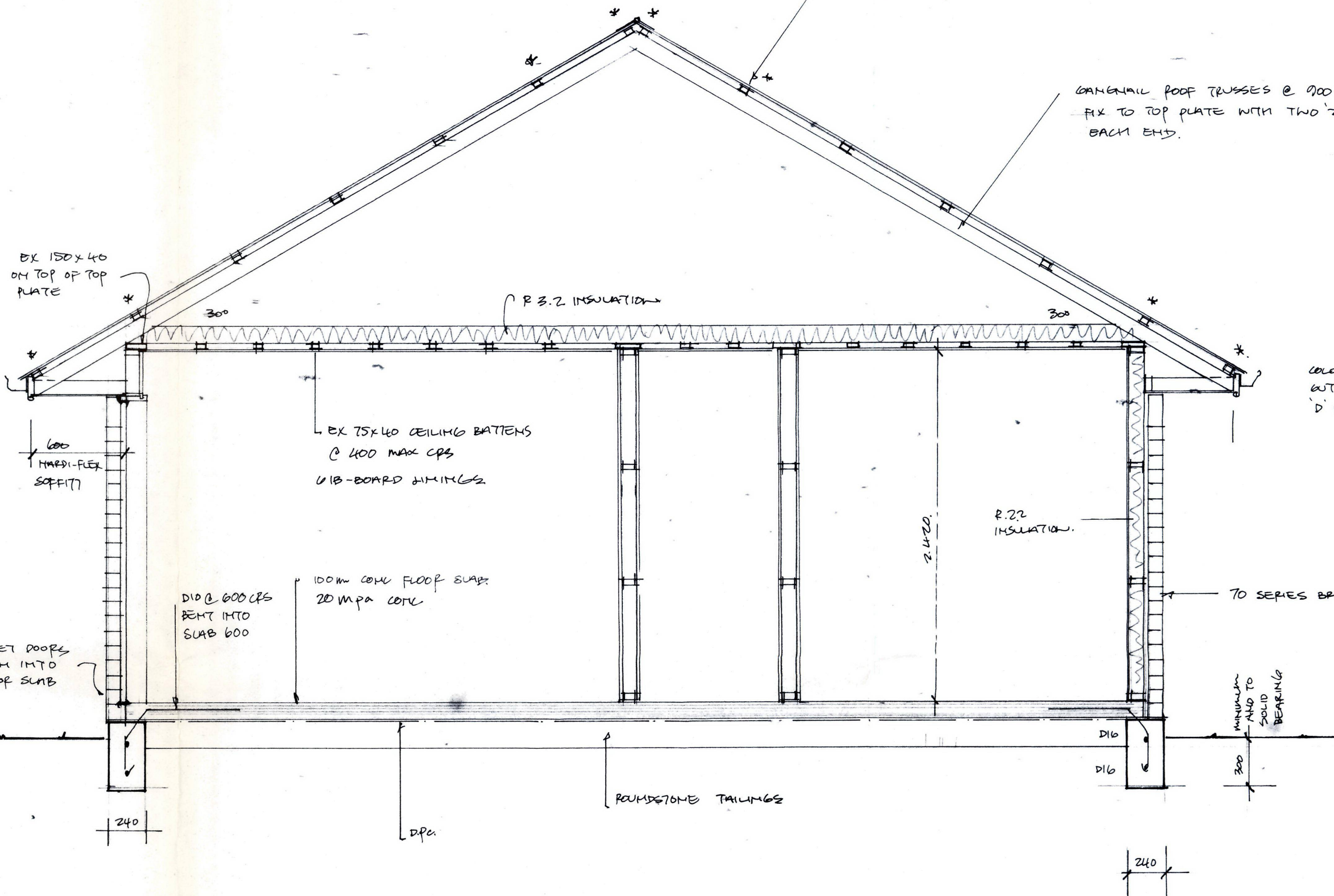
COLOR STEEL FASCIA
UTTERING
'D' MOULD GUTTER.

TO SERIES BACK VENEER

MINIMUM
300
TO SOLID
BEARING



SECTION C



SECTION A-A

FILE COPY
BC011096

ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C AND RELEVANT DOCUMENTS AND N.Z.S 3604 (1999).	
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.	
PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS GRAYSBOROUGH COURT, PALLISTON	

DATE: 2001	SCALE: 1:25	DRAWN: B.R. SHARR	SHEET	REF
			5 OF	

CORRUGATED COLOR STEEL ROOFING ON
SELF SUPPORTING BUILDING PAPER
75x50 PURLINS @ 800 cfs

GANGNAIL ROOF TRUSSES @ 900 MAX CFS
FIX TO TOP PLATE WITH TWO 'Z' NAILS.
EACH END.

COLOR STEEL FASCIA
GUTTERING
'D' MOULD GUTTER

250 ϕ column —
"column company"
4. D.12 @ 100 cps

500 x 500 x 500
CML PHD.

SECTION B-B

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ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C AND RELEVANT DOCUMENTS AND N.Z.S 3604 1999.

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK

PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS GAINSBOROUGH COURT ROLLISTON.

DATE:

200

SCALE, 1:25

DRAWN : B. R. STARR

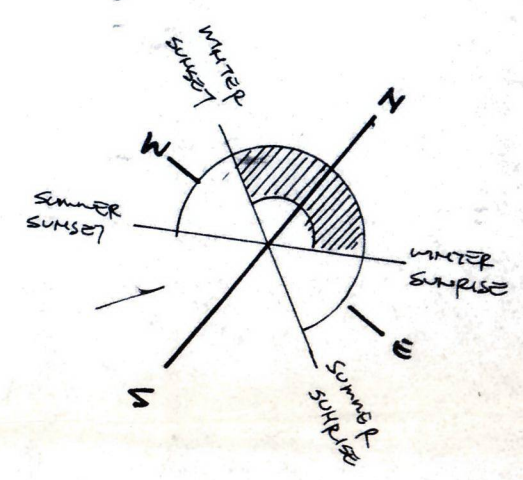
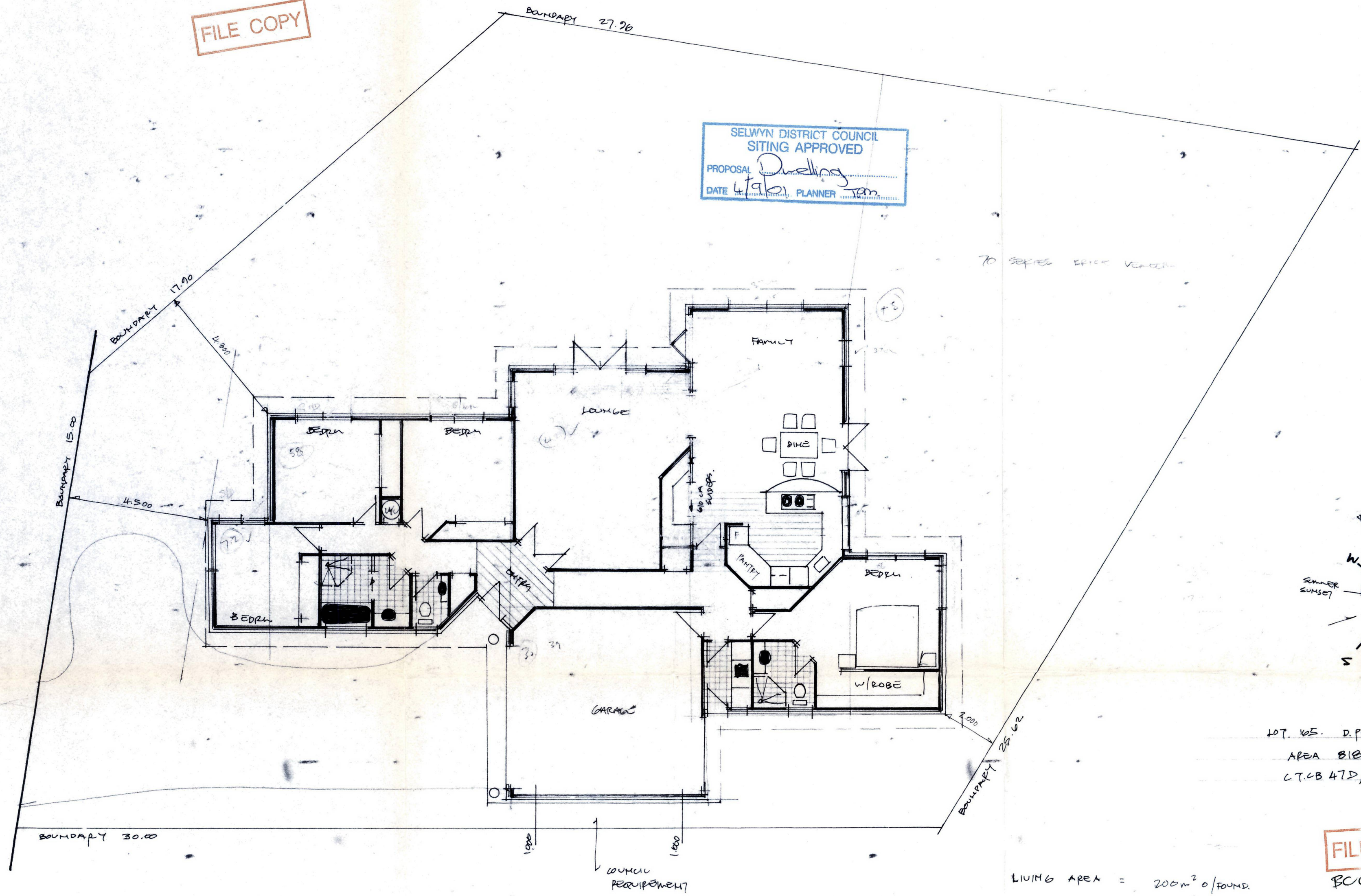
SMEE7

REF

6 OF

FILE COPY

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL *Dwelling*
DATE *4 Feb* PLANNER *Tom*



LOT 105. D.P. 82719
AREA 818 m²
C.T.C.B 47D/42S.

FILE COPY
BC011096

LIVING AREA = 200 m² o/FOUND.
GARAGE AREA = 39 m² o/FOUND.
239 m² o/FOUND.
(229 m² o/PLATES)

24 AUG 2001

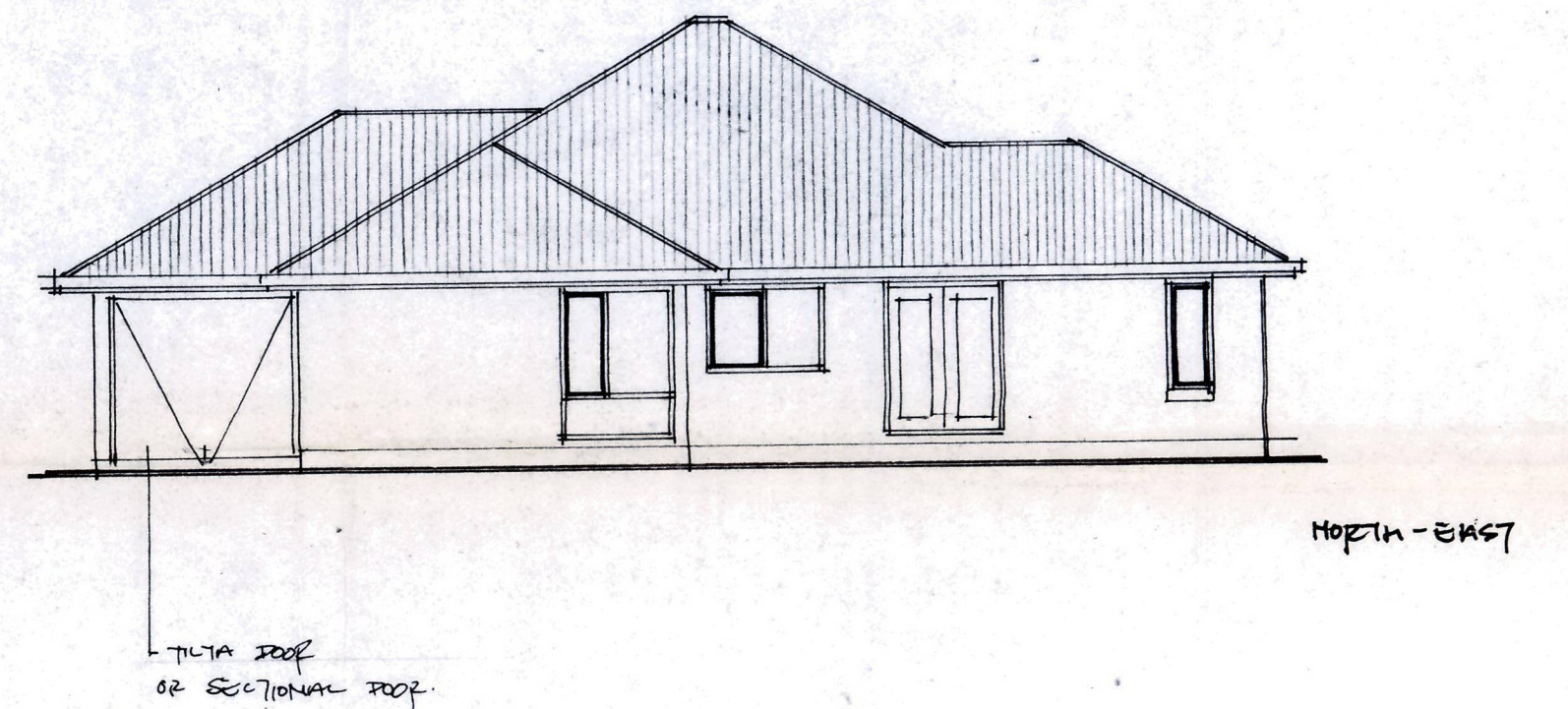
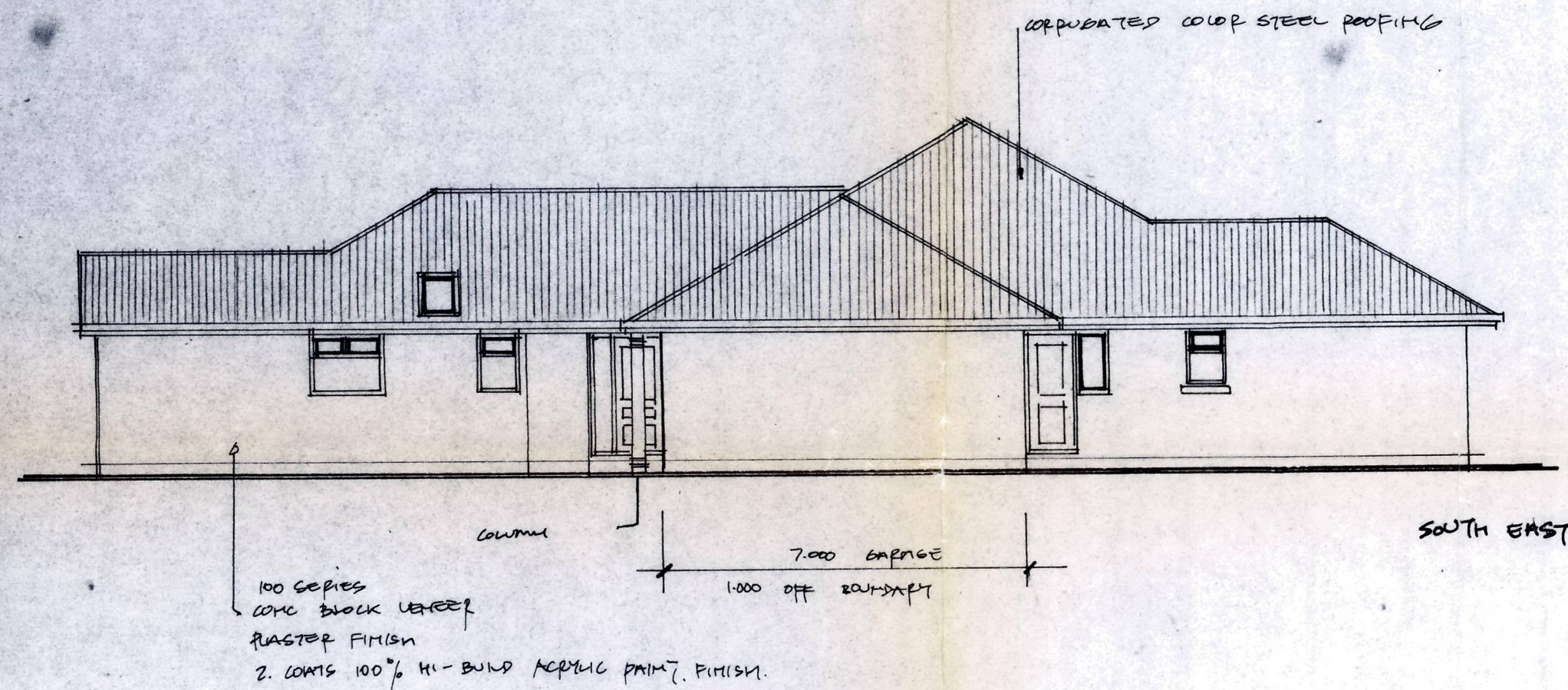
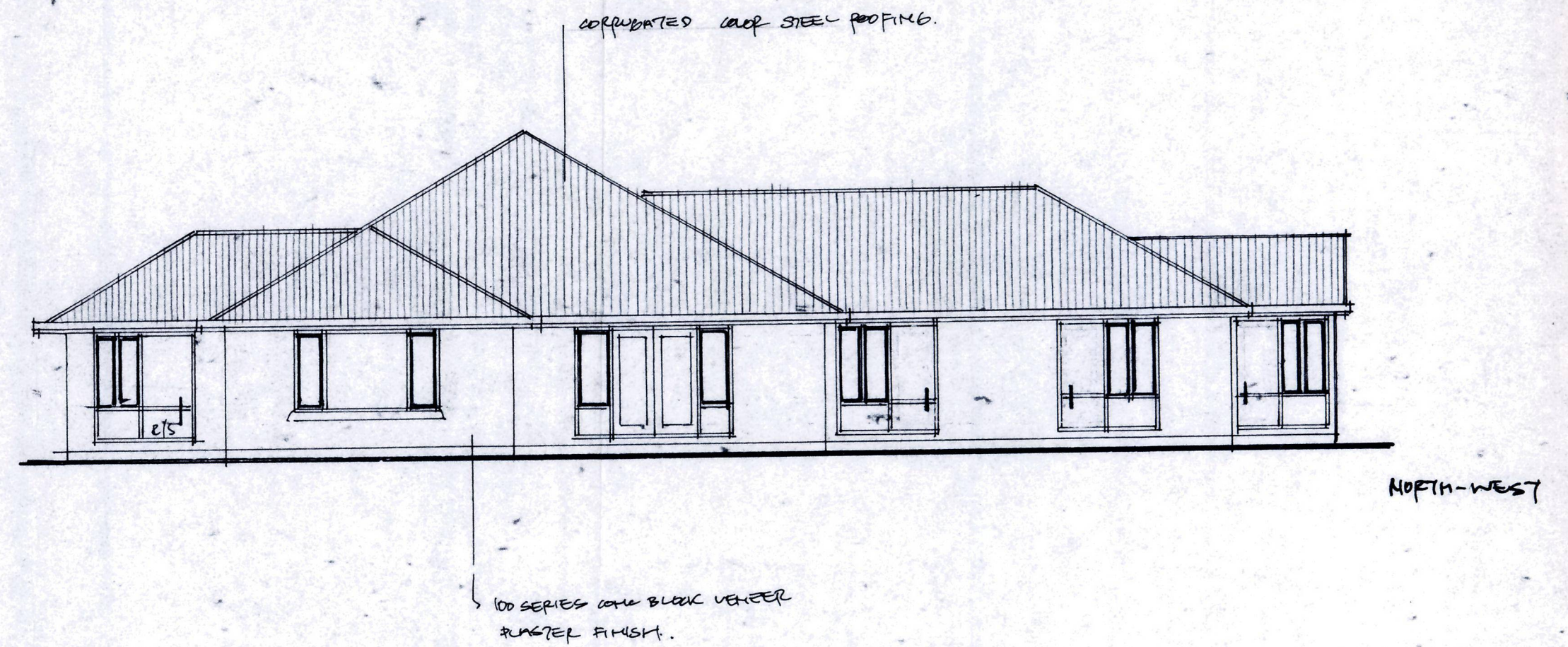
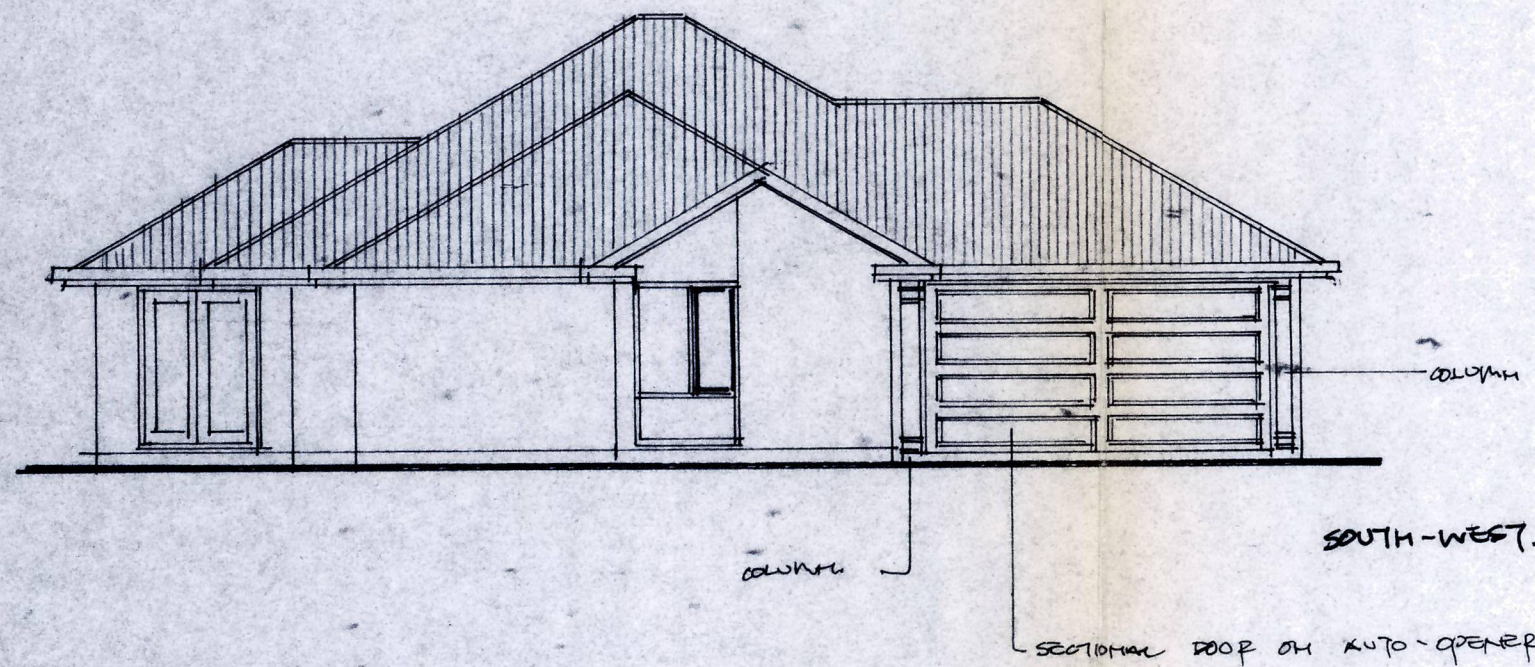
ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C AND RELEVANT DOCUMENTS AND N.Z.S 3604 1999.

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.

PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS GAINSBOROUGH COURT ROSEBURY.

DATE:	2001	SCALE:	1:100	DRAWN:	B. R. SHARP	SHEET	REP
						2 OF	

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24 AUG 2001

ALL CONSTRUCTION TO COMPLY WITH N.Z.B.C AND RELEVANT DOCUMENTS AND N.Z.S 3604: 1999
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
PROPOSED RESIDENCE FOR ANDREW & SONYA CROSS CAMBOROUGH COURT ROLLISTON.

DATE: 2001

SCALE: 1:100

DRAWN: B.P. SHARP

SHEET
1 OF 1

DWELLING

- ☒ Site Plan
- ☒ Floor plans
- ☒ Details of any demolition work
- ☒ Elevations
- ☒ Cross sections
- ☐ On site sewage treatment and disposal
- ☐ Potable water details
- ☒ Provisions for disposing of stormwater
- ☒ Wall bracing layout and calculations
- ☒ Truss design
- ☐ Producer Statement for specific design.
- ☒ Written specifications

SOLID FUEL HEATER

- ☐ Floor plan indicating position of heater
- ☐ Fire installation instructions
- ☐ Indicate whether the fire is free standing or built into an existing chimney.
- ☐ If second hand— include approved heating engineer's report
- ☐ Include Craftsman Plumber's name if fire to be connected to a wetback.

SWIMMING POOLS

- ☐ Site plan indicating position of pool.
- ☐ Pool specifications, paving and fencing details
- ☐ Backflow prevention, filter backwash and pool water disposal
- ☐ Hydrostatic valve if in high water table area.

GARAGE

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Provisions for disposing of stormwater
- ☐ Wall bracing layout and calculations
- ☐ Truss design
- ☐ Producer Statement for specific design.

FARM BUILDINGS

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Producer Statements for specific design
- ☐ Producer Statements for buildings sited in an area exceeding 0.7kPa snow loading.

COMMERCIAL BUILDINGS

- ☐ as for dwelling plus:
- ☐ Producer statement design to cover specifically designed engineering work (often the entire building project)
- ☐ Fire report
- ☐ Disabled Facilities and Access
- ☐ Compliance Schedule details

Where producer statements have been referred to in the checklists, it is not compulsory to have a Producer Statement Design but it will reduce the cost of your consent and facilitate a quicker release. Alternatively Council can have your proposed design peer reviewed by an Engineer and the cost added to your consent.

BUILDING INFORMATION

Timing:

A building consent will be issued within a maximum allowable time of ten working days provided all the information required has been supplied. Where all information is provided a faster issue time may be achieved. Processing time for issue is stopped whenever further information is required and starts again when the information is received.

Fees:

A deposit payable of \$100.00 is required to begin processing your application. A quote for consent issue and inspection cost is provided with the Project Information Memorandum (PIM). Once the building consent has been approved, you will receive by mail notification of the balance of the fees payable.

INSPECTIONS

During the process of construction, inspections will be necessary to confirm all work complies with your Building Consent and the Building Code. The Council requires 24 hours notice prior to the Council's Building Official visit.

Inspections are generally required prior to covering up or closing in of any of the following:-

- Plumbing and drainage work
- Excavations for foundations
- Reinforcing steel for foundations
- Timber framing
- Insulation material
- Bracing elements
- Other building work noted as requiring inspection as a condition of a consent.
- Other inspections required by an engineer relating to a producer statement.

RESOURCE CONSENTS

When you apply for a Project Information Memorandum your application will be assessed by the Planning Department of Council to determine whether your application complies with the District Plans requirements.

Only if your application does not comply will a resource consent be required. You will be notified that a resource consent is required and it is recommended that you contact the Planning Department to determine the process from there. Telephone 324 8080.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a full Code Compliance Certificate following the final satisfactory inspection.

Reasons and benefits of achieving Code Compliance Status

- Verify that the building and subcontractors have completed their work in accordance with the consent.
- Certify that the work complies with the NZ Building Code.
- Insurance—assists with claims, etc.
- Sale of property—a Land Information Memorandum (LIM) is normally requested prior to sale and the Solicitor acting for the purchaser will in the majority of cases require confirmation that Building Consents are issued with Code Compliance Certificates.