

Consent Reference:

2003/7452

Project Address:

8 Arlington Court

Issue Date:

30-Sep-03

Owner: Generation Developments Ltd
0508 436 372Builder: Generation Developments Ltd
0508 436 372

Description of Work: New dwelling with attached garage

Property Reference: LOT: 51 DP: 307657

TR

1

BUILDING INSPECTIONS

PLUMBING & DRAINAGE INSPECTIONS

	SIGN	APPROVED		DATE		SIGN	APPROVED		DATE
		Yes	No				Yes	No	
Siting		✓		2-10-03	Concrete Floor		✓		2-10-03
Foundation		✓		2-10-03	Prelining		✓		23-10-03
Bond Beam					Waste & Soil				
Concrete Floor		✓		2-10-03	Foulwater		✓		3/10/03
Tilt Slab					Stormwater		✓		3/10/03
Brick		✓		3/10/03	Chimney/Heater				
Prelining		✓		3/11/03	Other				
Patline		✓		10/11/03					
Fire protection									
Crossing									
Crossing Final									
Other									

Producer Statement

Requested	Received
Driven Piles	
Engineers	
Automatic Sprinklers	
Fire Alarm	
Emergency Lighting	
Lifts, Escalators	
Mechanical Ventilation	

INTERIM CODE COMPLIANCE CERT. ISSUED

YES ☒ NO ☐

COMPLETION

SIGN DATE 17-12-03

COMMENTS:

ROSE CROSSING IS
DAMAGED + CRACKS
Repair before C.C.S. This
LAST HOUSE IN ROW TO
BE DONE

Producer Statement

Requested	Received
Pressure Test	OK
As Laid Drainage Plan	
Back Flow Prevention Device	

DRAINLAYER:

PLUMBER:

COMPLETION

SIGN DATE 16-12-03

COMMENTS:

Final 16-12-03

Final 16-12-03

Finalised with Kevin McGee
 17-12-03



Hamilton City Council

Te kaunihera o Kirikiriroa

PH: (07) 838 6444

CODE COMPLIANCE CERTIFICATE - BUILDING

BUILDING CHECKLIST

PROPERTY ADDRESS: 8 Arlington

LOT: 51

DP/S: 304657

CONSENT NO: 2003

7452

☐ Approved Building Consent documents on site

☐ Check street number on letter box

EXTERIOR

☒ External envelope complete and weatherproof

☒ Flashings/sealants complete

☒ Wet area/kitchen vents

☒ Safety glass

☒ Ground/paving heights

☒ Crossing and footpath for damage

☒ Brick veneer weep and ventilation holes

☒ Exterior decorated

☒ Weathering of penetrations

☐ Construction of decks/steps/handrails etc

☐ Barrier heights and construction

☐ Sub floor access/ponding/ventilation/insulation

☒ Roof cladding/flashings/roof penetrations

☒ Landscaping complete

☒ Roof pitch for cladding used

☒ Wall cladding fixings/soakers/scribers etc

☐ Fire ratings

INTERIOR

☒ Ceiling and wall insulation in place

☒ Ceiling insulation clear of light fittings

☐ Fire ratings stopped

☒ Correct installation of shower/bath linings, splash boards etc

☒ Safety glass

☒ Shower curtain/screen

☒ Wet areas completed, walls, ceilings, timber floors sealed

☒ Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior

☒ Heights of window sashes

☐ Heights of barriers and handrails/details

☒ All inspections have been completed

☒ All producer statements have been received

COMMERCIAL

☐ Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings

☐ Stopping of fire walls and penetrations

☐ Penetrations/light fittings/fire collars etc

☐ Means of escape, door hardware, signage

☐ Fire ratings

☐ Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage

☐ Signage: fire alarm

☐ Check off Compliance Schedule checklist in consent jobcard and request Producer Statements for all features

ACCESSIBILITY

☐ ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip

☐ FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide

☐ ENTRANCE signage, threshold, width, floor surfaces

☐ PUBLIC RECEPTION counters or desks

☐ LIFT sizes, controls, handrails, lobby width

☐ STAIRS width, handrails, landings, risers, treads, nosings

☐ DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors

☐ ALERTING DEVICES audible and visual signal

☐ TOILET size, controls, doors, wash hand basin, taps

☐ SHOWERS size, controls, door/s

☐ LAUNDERING size and turning circle

☐ SIGNAGE entrance doors, information board and facilities signage

☐ SURFACE FINISHES stable firm and non slip

☐ PLACE OF ASSEMBLY spaces, sound system, stage podium access, listening system (more than 250 persons)

☐ SIGNAGE for listening system

☐ ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

COMMENTS: - Crossing to be repaired

- Electrical certificate required ✓



Further Inspection Required



Approved

Inspector

[Signature]

Date

16.12.03

CODE COMPLIANCE CERTIFICATE - BUILDING

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BC-CCC01 06/12/01

PROPERTY ADDRESS: 8 Arlington

LOT: 51 DP/S: 307657 CONSENT NO: 2003 7452

- ☐ Approved Building Consent documents on site
- ☐ Check street number on letter box
- ☒ Ensure plumbers and drainlayers name are recorded
- ☒ As-laid drainage plan on request
- ☒ Pressure test Producer Statement if required
- ☒ Relevant inspections have been called for
- ☐ If cross-lease/subdivision ensure all drainage requirements have been met
- ☐ Trade waste application approved if applicable
- ☒ Gully dishes correct height
- ☒ Ensure overflow gully minimum 150mm below lowest fixture
- ☒ Waste pipes sealed at point of entry into rear of gully dishes as per G13
- ☒ Terminal vent position, flashings, cowls fitted
- ☒ Downpipes clipped and connected to stormwater drainage
- ☐ If timber floor check wastepipe clipping complies
- ☐ Nooverflow drainage is through sump
- ☒ Site drainage
- ☒ Stormwater to correct outfall
- ☒ Valves, fixings of external cylinder

- ☒ Drain and expansion valve drains have been installed and conveyed to the exterior
- ☒ All wastes are vented if greater than 3.5m and have acceptable falls
- ☒ General workmanship of all flashings and roof penetrations
- ☐ Back flow prevention devices where required
- ☐ Septic tank installation, has been installed as per engineers report

INTERIOR

- ☒ Water hammer
- ☒ Toilet cisterns screwed to wall securely
- ☒ Hot water cylinder for correct type and position of valves and seismic restraints provided
- ☐ Cylinder safe tray if required
- ☒ Cylinder drain/valve pipes
- ☒ Terminal vents continuous in ceiling space
- ☒ Position of vent valves
- ☒ Insulation of pipes in ceiling space
- ☒ Traps fitted and holding seals
- ☒ Venting required to waste or soil pipes is correctly installed
- ☒ Tub fixed in position
- ☒ Water temperature = 45 Celsius

COMMENTS:

Please test producers statement required

☒ Further Inspection Required

☒ Approved

Inspector

[Signature]

Date

16-12-03



Hamilton City Council

Te kaunihera o Kirikiriroa

PH: (07) 838 6444

POST LINING - BUILDING

BUILDING CHECKLIST

PROPERTY ADDRESS:

8 Arlington

LOT:

DP/S:

CONSENT NO:

2003/7452

- ☒ Approved Building Consent on site
- ☒ Checklist for previous comments
- ☒ Floor/Ceiling nailed off as diaphragm
- ☒ Position of sheet bracing
- ☒ Fixing of sheet bracing
- ☒ Holes in sheet braces
- ☒ Safety glass
- ☒ Type of wall claddings used; i.e. Fyreline, Noiseline, Aqualine, Braceline, etc
- ☒ STC Rating Requirements
- ☒ Stopping and penetrations, light switches, power points etc to fire walls
- ☒ Window joinery provides correct lighting and ventilation to each room
- ☒ Window sash heights above floor
- ☒ Post/Beam connections
- ☒ Roof for nailing and flashings
- ☒ Producer statement requirements/as-laid drainage plan and discuss with builder

COMMERCIAL

- ☐ Fire philosophy
- ☐ Compliance schedule for features
- ☐ Fire rating

- ☐ Stopping of fire rating
- ☐ Penetrations
- ☐ Discuss Compliance Schedule features and request producer Statements for completion

ACCESSIBILITY CHECKLIST/DISCUSS

- ☐ Accessible Carpark
- ☐ Footpath/Ramps
- ☐ Entrance
- ☐ Public Reception Area
- ☐ Lifts
- ☐ Stairs
- ☐ Doorways, Corridors
- ☐ Controls
- ☐ Alerting Devices
- ☐ Toilets
- ☐ Showers
- ☐ Laundering
- ☐ Food Preparation
- ☐ Signage
- ☐ Surface Finishes
- ☐ Accessible Route

COMMENTS:

Complete braces B1 + O1.



Further Inspection Required



Approved

Inspector

[Signature]

Date

10/11/03

POST LINING - BUILDING

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BC-PLB01 06/12/01



Hamilton City Council

Te kaunihera o Kiriikiriroa

PH: (07) 838 6444

PRELINE - BUILDING

BUILDING CHECKLIST

PROPERTY ADDRESS:

8 Arnhart

LOT:

DP/S:

CONSENT NO:

2003/7452

☒ Approved Building Consent documents on site

SUBFLOOR

- ☒ Bearer/joist sizes
- ☒ Bearer/joist spans
- ☒ Bracing/brace piles/anchor piles
- ☒ Bracing/pile connections
- ☒ Solid blocking to joists
- ☒ Insulation
- ☒ Subfloor ventilation
- ☒ Crawl space
- ☒ Water ponding under floor
- ☒ Polythene on ground
- ☒ Nailing general

EXTERIOR

- ☒ Building paper
- ☒ Panel sizes, brick veneer cavities for services, number and fixing of ties. Cavity sealed from roof space
- ☒ Cladding system, type, nailing, flashings, soakers
- ☒ Producer statement where applicable
- ☒ Bottom of cladding provides weathering to bottom plates, floor joists and behind decking
- ☒ Construction of decks, bracing, hangers etc
- ☒ Verandah post connections
- ☒ Roof cladding type, flashings, nailing
- ☒ Fire ratings
- ☒ Remind builder of ground levels and cladding heights above ground

INTERIOR

- ☒ Bottom plate fixings
- ☒ Framing height
- ☒ Lintel sizes

☒ Top plate for roof support, truss, beams, bracing lines

☒ Nogging for vertical cladding

☒ Moisture content (timber) = 11-15 %

☒ Insulation/moisture content

☒ Floor nailed off (diaphragm)

☒ Holes and notches in framing

☒ Wall bracing, fixings

☒ Nailing general

☒ Upper floor joists, joist hangers, holes

☒ Safety glass

☒ STC ratings

☒ Fire ratings, penetrations

☒ Joinery provides correct lighting, ventilation to each room

☒ Window sash heights above floor

☒ Post/bearn connections

☒ Engineers design eg. beams, lintel, fixings/connections, bracing etc

☒ Discuss smoke alarm requirements

ROOF

☒ Bracing, dragon ties etc

☒ Roof underlay grade, netting

☒ Roof correct pitch for material used

☒ Correct trusses for roof material used and spacing

☒ Joist hangers to intersecting trusses onto girder trusses

☒ Support of girder trusses

☒ 2 nails connecting trusses to top plates

☒ Strutting beam and ceiling runner sizes to close coupled roofs

☒ Rafter spans, collar ties, cleats and under purlin sizes to close couple roofs

☒ Ceiling batten sizes, correct spans and nailing

☒ Ceiling diaphragms

☐ Vapour barrier for skillion roofs

☒ Insulation to ceiling

☒ Walling general

GENERAL

☐ Stair rail openings

☐ Configuration of stair/type

☐ Width between rails

☐ Heights of barriers and ballustrading to landings, decks and stairs

☐ Glazing requirements

COMMERCIAL

☐ Fire philosophy

☐ Compliance Schedule for features

☐ Discuss fire ratings

☐ Discuss Compliance Schedule features and request producer statements for completion

☐ Fire collars/penetrations through fire ratings

☐ Request post lining inspection if required

ACCESSIBILITY CHECKLIST / DISCUSS

☐ Accessible carparks

☐ Footpath ramps

☐ Entrance

☐ Public reception

☐ Lifts

☐ Stairs

☐ Doorways, corridors

☐ Controls

☐ Alerting devices

☐ Toilets

☐ Showers

☐ Laundering

☐ Food preparation

☐ Signage

☐ Surface finishes

☐ Place of assembly

☐ Accessible route

COMMENTS: 50x50 washers required under brace bolt nuts, repair damaged building wrap, complete insulation.

☐ Further Inspection Required

☒ Approved

Inspector

Date

3/11/03



PROPERTY ADDRESS:

8 Arlington

LOT:

DP/S:

CONSENT NO:

2003/7452

- ☒ Approved Building Consent on site
- ☒ Checklist for previous comments
- ☒ Plans for type of cladding and details

BRICK VENEER

- ☒ Correct type, position and condition of building paper
- ☒ Cavity size
- ☒ Number, spacing and location of ties
- ☒ Fixings and method of fixing ties
- ☒ Cavity cleaned
- ☒ Brick support on foundation
- ☒ Weep/ventilation holes
- ☒ Building paper detail into joinery
- ☒ Flashing requirements/fixing/position
- ☒ Minimum panel sizes
- ☒ Maximum height of veneer
- ☒ Lintel bars, size/type of fixing details

WEATHERBOARDS/HARDIPLANK TYPE SYSTEMS

- ☒ Correct type, position and condition of building paper

- ☒ Flashing requirements/fixing/position
- ☒ Cladding fixing details
- ☒ Detail at ground level

PLASTER/HARDITEX/INSULCLAD SYSTEMS

- ☒ Correct type, position and condition of building paper
- ☒ Fixing detail of Harditex/Poly or similar
- ☒ Shear joining/flashing detail
- ☒ Joinery head/side and sill flashing detail
- ☒ Slope to parapet/sill detail
- ☒ Roof/wall and parapet flashing details
- ☒ Detail at ground level
- ☒ Requirements for expansion/contraction joint details both horizontal and vertical
- ☒ Spacer spacing, fixings etc
- ☒ Reinforcement type/fixings etc
- ☒ General workmanship
- ☒ Fixing detail for barriers/down-pipes into cladding

COMMENTS:

Soffit linings to complete around cut post, seal off brick cavity to roof space over garage lintel.



Further Inspection Required



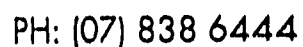
Approved

Inspector

[Signature]

Date

31/10/05



BUILDING CHECKLIST

LOT: 51 DP/S: 307657 CONSENT NO: 2003/7452

- ☒ Position of hot water cylinder, sludge and relief drains
- ☒ Fire hose reel pipework in copper only
- ☒ Soil and waste pipework
- ☒ Top plate connectors
- ☒ Check pipes are protected from frost damage

COMMENTS: _____

PRELINE PLUMBING



Hamilton City Council

Te kaunihera o Kirikiriroa

PH: (07) 838 6444

SANITARY SEWER AND STORMWATER

BUILDING CHECKLIST

PROPERTY ADDRESS:

Chelington CA

LOT:

51

DP/S:

CONSENT NO:

7452/2003

☒ Approved Building Consent documents on site

☒ Check conditions

☒ Check street number on letter box

SEWER

☒ Request drainlayers name

☒ Ensure sanitary sewer is connected to an appropriate connection

☒ Check pipe size is correct

☒ Check pipe material is approved

☒ Check material, pipe is bedded in

☒ Ensure sanitary sewer drains have correct falls and are laid straight

☒ Check leakage during water test

☒ Drainlayer to release testing equipment to ensure sanitary sewer connection is clear

☒ Check correct fittings, inspections etc have been used

☒ Check for terminal vents and positions

☒ Discuss protection over drains for inadequate depth

☒ Remind drainlayer to provide as laid drainage plan

☒ Discuss heights of gully traps

☒ Discuss bends on wastes and to seal wastes into gullies

STORMWATER

☒ Request drainlayers name

☒ Ensure stormwater is connected to an appropriate connection

☒ Check pipe size is correct for given roof area

☒ Check pipe material is approved

☒ Check material, pipe is bedded in

☒ Check adequate number of downpipes for roof area

☒ Check stormwater drains have correct gradient and are straight

☒ Correct fittings used

☒ Discuss protection over drains for inadequate depth

☒ Remind drainlayer to provide as laid drainage plan

COMMENTS:

☐ Further Inspection Required

☒ Approved

Inspector

D. J. H.

Date

8/10/03

SANITARY SEWER AND STORMWATER

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Hamilton City Council

Te kaunihera o Kiriikiriroa

PH: (07) 838 6444

PREFLOOR BUILDING

BUILDING CHECKLIST

PROPERTY ADDRESS:

8 Arlington Ct

LOT:

51

DP/S:

307657

CONSENT NO:

2003-7452

- ☒ Approved Building Consent documents on site
- ☒ Floor thickenings
- ☒ Confirm concrete grade 17.5
- ☒ Thickness of slab
- ☒ Location of piles if driven piles
- ☒ Sand fill compaction and excavation ie. No topsoil underneath
- ☒ Manufacture of steel/mesh
- ☒ Mesh is correct type and gauge and tied
- ☒ Mesh is cut if expansion cuts are required
- ☒ Remind builder to lift mesh if not supported on chairs

- ☒ Check that polythene is correct thickness, is lapped and taped
- ☒ Holes and penetrations in polythene are taped
- ☒ Reinforcing bars to internal corners
- ☒ Clean bond will be made between floor slab and bond beams or header blocks
- ☒ Remind builder to seal brick rebate
- ☒ Emulsion sealer to be used inside header blocks on wet sites
- ☒ Types and spacing of bottom plate connectors to be used
- ☒ Floor levels will be sufficient for ground clearance
- ☒ Engineers design - request engineers confirmation of inspection

COMMENTS:

☐

Further Inspection Required

☒

Approved

Inspector

[Signature]

Date

2-10-03

PREFLOOR BUILDING

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Hamilton City Council

Te kaunihera o Kirikiriroa

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PREFLOOR PLUMBING AND DRAINAGE

BUILDING CHECKLIST

PROPERTY ADDRESS:

8 Arlington Ct

LOT:

S1

DP/S:

307657

CONSENT NO:

2003 - 7452

- ☒ Approved Building Consent documents on site
- ☒ Obtain plumbers and drainlayers names
- ☒ Identify what system to be used G13 or AS3500
- ☒ Plans for position of fixtures and stormwater/sewer connections
- ☒ Fixture discharge pipe sizes
- ☒ Number of fixtures, ensure same number of waste pipes exit foundation
- ☒ Combined wastes, each fixture must be vented
- ☒ Shower waste must be separate
- ☒ Fall on all discharge pipes 1:40 (25mm/m) for pipe diameter less than or equal to 65mm min.
- ☒ Length of all discharge pipes. An unvented waste pipe cannot exceed 3.5m
- ☒ Waste pipes protected where penetrating through floor slab
- ☒ Waste pipes are separated at foundation exit point to allow for bends

- ☒ Approves water pipes and installation methods
- ☒ No water pipes are laid in or under slab
- ☒ Water pipes in concrete
- ☒ Water pipes under concrete
- ☒ If a water heater drain pipe is fitted ensure it has fall
- ☒ Pipe protection from concrete
- ☒ Drain vents may be in the floor slab
- ☒ Main or branch drain longer than 10m to be vented for AS3500
- ☒ Main or branch drain longer than 6m for G13
- ☒ Vent pipe down stream from last fixture connection
- ☒ Only one gully upstream of vent
- ☒ Minimum vent diameter 50mm for AS3500
- ☒ Minimum vent diameter 80mm for G13
- ☒ 80mm W/C pipe maximum length 2.5m unvented
- ☒ Check for 1 gully 150mm lower than floor

COMMENTS:

Russell Reed

☐

Further Inspection Required

☒

Approved

Inspector

Russell Reed

Date

2-10-03

PREFLOOR PLUMBING AND DRAINAGE

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Hamilton City Council

Te kaunihera o Kirikiriroa

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SITING, FOUNDATION AND REPILE INSPECTION

BUILDING CHECKLIST

PROPERTY ADDRESS: 8 Arlington Court

LOT: 51

DP/S: 307657

CONSENT NO: 2003-7452

☒ Approved Building Consent documents on site

☒ Check street number on letter box

SITING

☒ Locate boundary pegs — where required

☒ Lot number on pegs

☒ Dimensions between pegs

☒ Measure distance from project to boundary conforms to site plan

☒ Dimensions of building

☒ Profile height in relation to floor heights

☒ Building height in relation to boundary

☒ Excavations, safe slopes, hoarding, shoring, underpinning and barriers for site safety

☒ Drains under building

DESIGN

☒ Engineers designed foundation

☐ Request engineers letter of supervision

☐ Foundation to NZS 3604

PILED/DRILLED FOUNDATIONS

☐ Height of profile in relation to top of piles

☐ Correct size and treatment of piles

☐ Pile spacing for bearers/joists

☐ Floor heights conform to bracing elements provided

☐ Height for 450mm crawl space

☐ Layout of subfloor bracing

☐ Pile heights correct for type of bracing element i.e. anchor or braced pile

☐ Pile depths into cleared ground

☐ 100kpa or greater bearing capacity

☐ Holes clean and sides vertical

☐ Confirm types of pile bearer/floor joist fixing to be used and level of protection required, i.e. galvanized/stainless steel

DRIVEN PILES

☐ Request engineers confirmation of supervision and report on length of piles and sets achieved

CONCRETE FOUNDATIONS

☒ Foundation dimensions and minimum depth into cleared ground

☒ Foundation clean, square and level

☒ 100 kpa bearing capacity

☒ Discuss floor height to proposed finished ground levels

☒ Manufacture of steel, type, size, spacing, laps and ties

☒ Steel is clean

☒ Cover and height pegs

☐ Fire wall. Foundation and reinforcement

COMMENTS:



Further Inspection Required



Approved

Inspector

Date

2-10-03

SITING, FOUNDATION AND REPILE INSPECTION

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