

BUILDING CONSENT APPLICATION

BC 040872

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

THIS IS NOT A RESOURCE CONSENT APPLICATION

APPLICANT

Owners Name: ^{WA} Alasdair & ^{EM} Ellen Skide

Applicant Name: SAA.
(agent/contact)
Mailing address: 19 Taumutu Rd,
(for correspondence)
Southbridge 8150

Phone: (daytime) 3242221 Fax: 3242223

Mobile number: 025 455 645

Email: aeskide@amcom.co.nz

* 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)

Site Address: 19 Taumutu Rd ✓ St/Rd
Southbridge.

Rapid Number

Valuation Roll Number 24170-03206 ✓

Legal description Lot 6 DP53262 BLK1 SB. SD. ✓

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

This application is for (tick relevant box):

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

TYPE OF BUILDING

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

New free standing fireplace ✓

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

Heating house & water

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) \$ 3000
(Includes materials, labour and siteworks)

FLOOR AREAS

Floor areas are for new work only:

Ground floor: _____

First floor: _____

Site coverage will be assessed by planning staff.

CONFIDENTIALITY & SIGNED BY

We 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: 17/6/04

21 JUN 2004

office use only

KEY PERSONNEL

Designer:	Phone:
Address:	Fax:
Builder:	Phone:
Address:	Fax:
Registered Drainlayer:	Phone:
Address:	Registration No:
Craftsman Plumber: Harold Harold Thomson	Phone: 3242535
Address: 20 Taumutu Rd S.B.	Registration No:
BIA Registered Private Inspector (Certifier) Plumber - Brainlay	Phone: 03807
Address:	Fax:

NOTES BY APPLICANT

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

*** RECEIPT *** GST N: 53-113-451
 Received with thanks by 1/01
 BELWYN DISTRICT COUNCIL
 21-06-04 13:52 Receipt no.303054
 DR BC040872 BC 175.00-
 W A & E M SLADE::19 TAUMUTU ROAD:SOUTH
 CO ASB BUSINESS
 A W A AND E M SLADE 175.00

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 *Notes Demand*
- ☐ Advice of the estimated value of the building work (including GST)
- ☐ Two copies of all the information you are supplying.
- ☒ A deposit of \$175.00.
- ☐ Your builders name, and contact details.
- ☒ Your plumber and drainlayers name, and contact details. (where applicable)
- ☐ Any cultural heritage significance of the building.
- ☐ Specific arrangements for multiple or unusual inspections

Refer to individual checklists for the specific information required for the type of project you are applying for.

COPY

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

W A & E M SLADE
 19 TAUMUTU ROAD
 SOUTHBRIDGE 8150

No. 040872
 Issue date 6/10/04

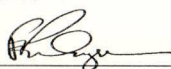
Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATING
Intended Life	Specified as 25 years
Intended Use	Heating - F/S Wet - Hewitson Bronte.
Estimated Value	\$3,000
Location	19 TAUMUTU ROAD
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

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

Site Inspection Sheet

040872

Application

W A & E M SLADE

19 TAUMUTU ROAD
SOUTHBRIDGE 8150

Overseer

Phone 1

3242221

Phone 2

025 455645

Fax

3242223

Project

Description

SOLID FUEL HEATERS

Being Stage 1 of an intended 1 Stages

INSTALLATION OF SOLID FUEL HEATING

Intended Life

Specified as 25 years

Intended Use

Estimated Value

\$3,000

Location

19 TAUMUTU ROAD, SOUTHBRIDGE

Legal Description

LOT 6 DP 53262 BLK I SOUTHBRIDGE SD

Valuation No.

2417003206

Plumber:

HAROLD THOMSON 20 TAUMUTU ROAD SOUTHBRIDGE : 3242535



SIGN OFF BUILDING CONSENT:

BUILDING:

Date

22/6/04

HEALTH:

Date

CONDITIONS

C34 C35 C37 C59 C39

NO OF INSPECTIONS ALLOWED

1

EARTHQ:

SNOW:

WIND:

ALT:

CORROS:

FILE NOTES

Complying Fire No. 00009.
F/S - Wet - Hewitson 'Bronte'

AMENDMENTS

DATE:

DESCRIPTION:

040872.

Harold Thomson Ltd.
20 Taumutu Road,
Southbridge 8150.

To
Selwyn District Council
Attention- D Collins,
BC040872: W A & E M Slade.

I have fitted a 20mm vent through the roof open venting to the outside the hot side of the heating system and the tank. There is a tray under the tank in the ceiling space. This has a 40mm drain connected and leading to the outside of the building.

The tank has two seismic restraints fitted and the cylinder has three.

Yours faithfully

Harold Thomson
29.09.04

HS Thomson



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

Name: WA & EM Slade Consent No: 040872

Site Address/Rapid No: 19 Taymote Road Officer: [Signature]

Southbridge Name: Derek Collins

Type of building work: Installation of Solid Fuel Heater

On 21 / 9 / 2004 at pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 7(10)]. 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:

Sucke Detected in place.

Note hot back connected to coil
in value vented cylinder

Header tank to replacement value
to hot back/coil. system vented.

Council will check, supply, pipe to
coil hotback system

Work Required

① Electrical cut off to cylinder

② 3 stops to cylinder

* Note contacted plumber Brian Long who is to provide
detailed information from cylinder manufacturer before the

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

INSTRUCTIONS Fire is to be like plus hotback reticulation system. ☐

All work inspected is in accordance with the Building Consent ☐

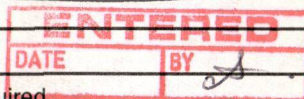
Satisfactory. Work may proceed when minor items above have been attended to ☐

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 ☒



Contacted Brian Long 21/9/2004
 324 3913

INSPECTION NOTICE

8

10/10/2010

Address: 10/10/2010
Type of building: 10/10/2010
Date of inspection: 10/10/2010
Inspector: 10/10/2010

10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010
10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010
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10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010

10/10/2010

10/10/2010

ENTERED
DATE
BY

10/10/2010

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: WA o EM Slade Consent No: 040872

Site Address/Rapid No: 19 Tapscott Road Officer: [Signature]

Name: David Collins

Type of building work: Installation of Solid Fuel Heater

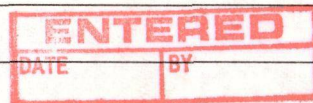
On 4 / 10 / 2009 at 6 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

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	☒ ECC 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:

- Received verification from the Building Industry Authority that the electrical cut out system complies with the requirements of the Building Code.
- Received verification that the vent has been moved to the exterior of the roof.



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 ☒

15-00000-1

ENTERED	
BY	DATE

FILE COPY

REF No.....

Building Consent
040872
Section 35, Building Act 1991
Application

 W A & E M SLADE
 19 TAUMUTU ROAD
 SOUTHBRIDGE 8150

No.	040872
Issue date	24/06/04
Application date	21/06/04

Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATING
Intended Life	Specified as 25 years
Intended Use	Heating - F/S Wet - Hewitson Bronte.
Estimated Value	\$3,000
Location	19 TAUMUTU ROAD
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

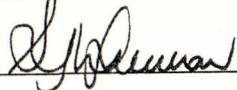
COUNCIL CHARGES

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 on a time and cost basis. 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: 24/6/04

 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

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 in the attached page(s) headed Conditions of Building Consent.

Selwyn District Council Officers will carry out the following inspections:

- C34 Before first firing (flue clearances, hearth and fire place fixing down).
- C35 Temperature of hot water for compliance with the Building Code (tempering valve).
- C59 Domestic smoke detector installation.
- 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.

FILE COPY

REF No.

Project Information Memorandum
040872
Section 31, Building Act 1991
Application

 W A & E M SLADE
 19 TAUMUTU ROAD
 SOUTHBRIDGE 8150

No.	040872
Issue date	24/06/04
Application date	21/06/04

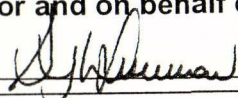
Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATING
Intended Life	Specified as 25 years
Intended Use	Heating - F/S Wet - Hewitson Bronte.
Estimated Value	\$3,000
Location	19 TAUMUTU ROAD
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned.

Signed for and on behalf of the Council:
Name:

Date: 24/6/04

 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

BUILDING INFORMATION

The installation of the solid fuel heater for which this consent is issued may be either:

- 1) Installed to NZS 7421:1990 (Installation of Solid Fuel Burning Domestic Appliances) as an acceptable solution under the Building Code.
Or
- 2) Installed to AS/NZS 2198:2001 (Domestic Solid Fuel Burning Appliances – Installation) as an alternative solution to achieve the objectives of the Building Code.

Compliance with either option will be acceptable for the issue of a Code Compliance Certificate

1]

Solid fuel heater to be installed in accordance with the manufacturer's specifications and Environment Canterbury's Clean Air Rules. For further details contact Environment Canterbury on phone 0800 32 46 36.

2]

If the installation of a solid fuel heater includes the installation of a wet back or booster system then the hot water temperature at any sanitary fixture used for hygiene must not exceed 55 Centigrade as required by the NZ Building Code G12 AS 1.4.13.
A tempering valve complying with N.Z.S. 4617 is an acceptable mixing device to control water temperature.

3]

All building work shall comply with the NZ Building Code notwithstanding any inconsistencies that may occur in the drawings and specifications.

4]

As from 24 April 2003, automatic smoke detection systems will need to be installed in all new detached dwellings and other household units built where there is not already a requirement for them.

Further information can be obtained by contacting Customer Services at Selwyn District Council – Leeston Office Ph: (03) 324 5839

**DRAINAGE & HEALTH INFORMATION**

1]

Craftsman Plumber required to install wetback system and tempering valve.

2]

The Code Compliance Certificate will only cover the work carried out under this Consent.

If a wetback is installed, or if the hot water cylinder is replaced by anything over and above a straight replacement then a tempering valve will be required.

Any new sanitary fixtures (shower, bath, wash hand basin or bidet) will also require the installation of a tempering valve.

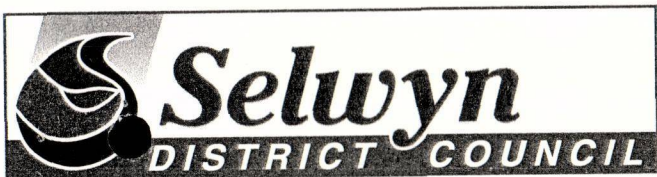
You will need to confirm the extent of plumbing work carried out so that this can be covered by your Code Compliance Certificate.

3]

A Pressure Test as defined in NZ Building Code G12/AS1, 7.5 will be required on all plumbing Pipe Work.

4]

Where polybutylene pipe is used to pipe hot water from a storage water heater, the temperature shall be limited using methods described in the NZ Building Code Paragraph 6.13.2. and Figure 16(b) of G12.



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

REF No.....

24 June, 2004

W A & E M SLADE
19 TAUMUTU ROAD
SOUTHBRIDGE 8150

Building Consent Fees. 040872 / INSTALLATION OF SOLID FUEL HEATING
19 TAUMUTU ROAD

When you lodged your application for a Project Information Memorandum/Building Consent, a deposit fee (GST inclusive) was paid to the Council.

The quote on the following page is for the work involved with processing, inspections, travel, consultants fees such as engineering, fire services, planning etc. (as required) and the issue of the Code Compliance Certificate (CCC) for this project, less the deposit.

If all the necessary information is not provided, alterations made to the project, or work fails to meet the required standard on site, and a reinspection or further processing is deemed necessary, extra costs will be incurred and invoiced separately.

Reinspection work will be charged at actual cost (on a time and cost basis).

For any further enquiries relating to the quote, please contact Selwyn District Council Building Control, telephone number 324-5839.

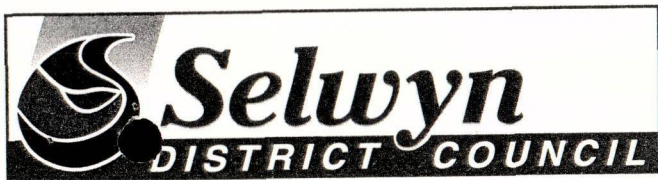
SERVICE
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LEESTON
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PH: (03) 347-9669



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

W A & E M SLADE
19 TAUMUTU ROAD
SOUTHBRIDGE 8150

GST Number: 53-113-451
Invoice Date: 24/06/04
Customer No: BC040872

Tax Invoice 1738

Quantity	Description	Rate	Amount
	040872 : 19 TAUMUTU ROAD INSTALLATION OF SOLID FUEL HEATING		
	ADMINISTRATION/PROCESSING/ISSUE FEE		131.20 *
	INSPECTIONS (INCL. TRAVEL)		66.60 *
			\$197.80
	(* Incl Gst \$21.98)		
	Cash Received		175.00CR

Total incl. GST 22.80

Once we have received the balance of the fees owing on this
consent, it may then be uplifted or mailed as requested.
Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

W A & E M SLADE
19 TAUMUTU ROAD
SOUTHBRIDGE 8150

Customer No.: BC040872
Invoice No.: 1738
Total Due: 22.80

Amount Enclosed:

SERVICE
CENTRES:

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

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

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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.....

24 June, 2004

W A & E M SLADE
19 TAUMUTU ROAD
SOUTHBRIDGE 8150

**Project Information Memorandum No. 040872 / INSTALLATION OF SOLID
FUEL HEATING**
19 TAUMUTU ROAD

Enclosed is the Project Information Memorandum (PIM) relating to your building project.

This Project Information Memorandum may reveal matters affecting compliance with the N.Z. Building Code and other legislation. You are advised to check the attached documentation thoroughly as this may affect the completion of processing your Building Consent.

If you wish the processing of your Building Consent application not to proceed further, please notify the Council as soon as possible as you will be charged for all administration and processing costs incurred to date.

The remaining fees for processing and inspections relating to your application will be invoiced separately prior to issue of the Building Consent.

Please note the issue of this Project Information Memorandum (PIM) does not constitute issuing of a Building Consent and no work shall commence on site without one.

Any subsequent alterations or amendments that necessitate the re-issuing of this Project Information Memorandum will incur additional costs. You will be invoiced separately for these charges.

For any enquiries, please contact Selwyn District Council Building Control on telephone number 324-5839.

SERVICE
CENTRES:

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

DARFIELD
SOUTH TERRACE, DARFIELD
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PH: (03) 325-3288

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

PIM APPLICATION WORKSHEET

NAME: Slade

CONSENT NO : BC 040872

**BUILDING
PLUMBING & DRAINAGE**

PLANNING

ASSETS

date
required

completed
& date

NOTES:

CONSENT DUE FOR ISSUE BY: 25/6/04

PLUMBING & DRAINAGE

NZBC AS1/ G12 & G13

NZBC AS1/ AS 3500

P01
P02
P03
P04
P05
P06
P07
P08
P09

P10
P11
P12
P13
✓ P14
P15
P16
P17
P18

P19
P20
P21
P22
P23
P24
P25
P26
P27

✓ P28
P29
P30
P31
P32
P33
P34
✓ P35
P36

P37
✓ P38
P39
P40
P41
P42
P43
P44
P45

P46
P47
P48
P49
P50
P51

comments

More info

ASSETS

sewer
E00
E01
E02
E03
E04

stormwater
E05
E06
E07
E08
E09

hazards
E10
E11
E12
E13
E14

water
E15
E15a
E16
E17
E18
E19

entrances
E20
E21
E22
E23
E24

entrances
E25
E26
E27
E28

comments

BUILDING

NZS 3604:1999

NZS 1900

NZS 4203

☒ AS/NZS 2918:2001

EARTHQUAKE _____ SNOW _____ WIND _____ ALTITUDE _____ CORROSION _____

SITE	FOUNDATIONS	SHELL		PB19	SOLID FUEL		PG09	CERTIFIER
PS01	PF01	PB01		PB20	☒ PH01		PG10	PC01
PS02	PF02	PB02		PB21	PH02		PG11	PC02
PS03	PF03	PB03		PB22	☒ PH03		PG12	PC03
PS04	PF04	PB04		PB23	PH04		PG13	PC04
PS05	PF05	PB05			PH05		PG14	PC05
PS06	PF06	PB06			PH06		PG15	PC06
PS07	PF07	PB07			PH07	☒	PG16	PC07
PS08	PF08	PB08			PH08		PG17	PC08
PS09	PF09	PB09					PG18	
PS10	PF10	PB10	RELOCATES	PR01	GENERAL		PG19	
PS11		PB11		PR02	PG01		PG20	
PS12	STRUCTURE	PB12		PR03	PG02		PG21	
	PT01	PB13		PR04	PG03	☒	PG22	
	PT02	PB14		PR05	PG04			
	PT03	PB15		PR06	PG05			
	PT04	PB16			PG06			
	PT05	PB17			PG07			
		PB18			PG08			

comments

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

Intended use

Heating - Free standing - Wet - Hewitson 'Bronte'

BUILDING CONSENT & PIM COSTING

NUMBER

BC 040872

C E COMPLIANCE CERTIFICATE COST
(Select and insert a, b or c value in \$ column)

a	(Multiple inspections)	60.00
b	(2 -4 inspections)	60.00
c	(1 inspection & SFH's)	40.00

\$

\$

40-00

ADMINISTRATION

UNITS

Rate/Unit

Processing Consent	2	4
Processing PIM		2
Issue, photocopy & adminster consent		3
Inspection recording (enter number of inspections)		1

TOTAL ADMINISTRATION UNITS

A

12 x 4.50

54.00

BUILDING

Processing PIM	2
Processing Building Consent	2
Further Information	

TOTAL BUILDING UNITS

B

4

AUDIT & APPROVAL OF CONSENT FOR ISSUE

SIGN OFF	C	2
TOTAL HEALTH & APPROVAL UNITS	B+C	6

x 6.20

37.20

INSPECTION CONDITIONS

TYPE DETAIL

ADMIN & PROCESS
TOTAL

131.20

1	C34 C35 C37 C39 C39.	5
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

TOTAL INSPECTIONS

E

5

INSPECTIONS	X	TRAVEL TIME
E	1	X 4
		F 4

E+F

9

x 6.20

55.80

INSPECTIONS	X	DISTANCE	TOTAL
1		24	24

x 0.45

10.80

CONSULTANTS

PLANNING	X	\$7.875	\$	insert if applicable
ENGINEERING	FLAT RATE	\$17-00	\$	insert if applicable
PLANNING & ENGINEERING TOTAL			\$	
WATER CONNECTION FEE		\$56-25		insert if applicable
C/T	P/S	OTHER		
\$	\$	\$		insert if applicable

GROSS TOTAL
LESS DEPOSIT

\$

\$ 175.00

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.: 040872

Solid Fuel Heaters

DATE: <u>22 June 04</u>	NUMBER OF PAGES <u>one</u>
TO: Environment Canterbury	FROM: <u>David Hean</u>
ATTENTION: Jacqui Todd	FAX No (03) 3653 194

Make/Manufacture <u>Fureno</u>
Model <u>Bronte rear Outlet</u>

Site Inspection Sheet

040872

Application

W A & E M SLADE
 19 TAUMUTU ROAD
 SOUTHBRIDGE 8150

 Overseer
 Phone 1 3242221
 Phone 2 025 455645
 Fax 3242223

Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATING
Intended Life	Specified as 25 years
Intended Use	
Estimated Value	\$3,000
Location	19 TAUMUTU ROAD, SOUTHBRIDGE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

 Plumber: **HAROLD THOMSON 20 TAUMUTU ROAD SOUTHBRIDGE : 3242535**


Compl.

22/6

1-26.



PRIVATE BAG 1, Leeston
Tel (03) 324 8080



PO Box 345 Christchurch
Tel (03) 365 3828

RATES INVOICE

Date 13 April 2004

GST No 53-113-451

** Payments received AFTER Invoice date are not included in balances shown below **

SLADE WILLIAM ALEXANDER SLADE ELLEN MAY 19 TAUMUTU ROAD SOUTHBRIDGE 8150	Valuation Number 24170-03206 Rateable Land Value 25,000 Rateable Capital Value 154,000 Land Area 1021 sq m
---	---

Property Location 19 TAUMUTU ROAD
Legal Description LOT 6 DP 53262 BLK 1 SOUTHBRIDGE SD

Selwyn District Council

Total rates payable for the year \$860.85

Current Instalment \$218.15

Opening Balance: previous years rates (including penalties)	\$0.00
Current years rates: previously invoiced	\$631.05
Current years penalties:	\$0.00
	\$631.05
This Instalment (Instalment number 4 of 4)	
	\$218.15
Total Invoiced to date	\$849.20
Amount paid 1 July 2003 to 13 April 2004	\$640.00CR
Remissions/Adjustments	\$11.65
Amount payable on 2 June 2004	\$220.85

Environment Canterbury

Total rates payable for the year \$86.90

Current Instalment \$21.70

Opening Balance: previous years rates (including penalties)	\$0.00
Current years rates previously invoiced	\$65.20
Current years penalties	\$0.00
	\$65.20
This Instalment (Instalment number 4 of 4)	
	\$21.70
Total Invoiced to date	\$86.90
Amount paid 1 July 2003 to 13 April 2004	\$64.93CR
Remissions/Adjustments	\$0.00
Amount payable on 2 June 2004	\$21.97

This Instalment includes GST of \$26.65

LAST DAY FOR INSTALMENT PAYMENT BEFORE 10%
ADDITIONAL CHARGE APPLIED - 2 June 2004

PAYMENT REQUIRED **\$242.82**

INSTALMENT NUMBER 4 of 4
TOTAL DUE ON 2 June 2004

LEESTON High Street Ph 324-8080 Fax 324-3531	DARFIELD 1 South Terrace Ph 318-8338 Fax 318-7640	LINCOLN 18 Gerald Street Ph 325-3288 Fax 325-3060	ROLLESTON 126 Rolleston Drive Ph 347-9669 Fax 347-7219
--	---	---	--

PLEASE NOTE ANY CHANGE OF ADDRESS BELOW:

TEAR OFF THIS PORTION AND RETURN WITH YOUR REMITTANCE

SELWYN DISTRICT COUNCIL
PO BOX 25 LEESTON

002237

017

Valuation No: 24170-03206
Name: SLADE WILLIAM ALEXANDER
Year: 2003/04
Instalment No: 4 of 4

TOTAL NOW DUE	TOTAL TO CLEAR	AMOUNT PAID
\$242.82	\$242.82	

The amount of \$80.94 will be direct debited from your account on the 20th of each month.

EASY PAY CUSTOMER, THIS INVOICE IS FOR INFORMATION PURPOSES ONLY

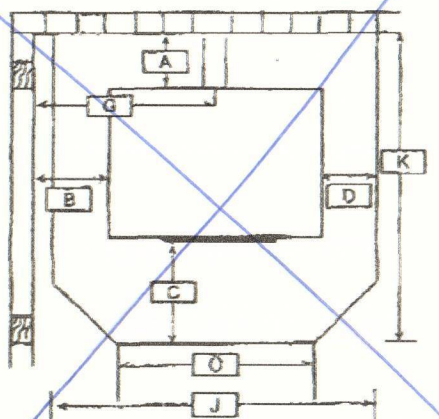
INSTALLATION INTO AN EXISTING CHIMNEY CAVITY:*All measurements are in millimetres.*

BRONTE REAR OUTLET	A	B	C	D	G	I	K	O
75MM PEDESTAL BASE	100*	245	470	100	550	810	1035	630
LEG BASE	100*	245	405	100	550	810	970	630

*To non-combustible surface

Clearances are in accordance with the requirements of AS/NZS 2918:2001

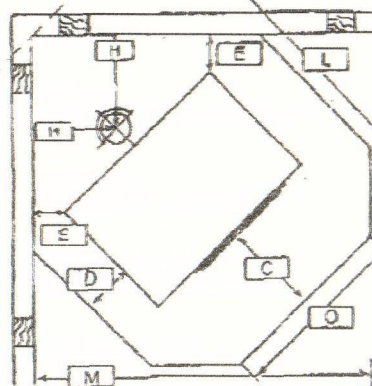
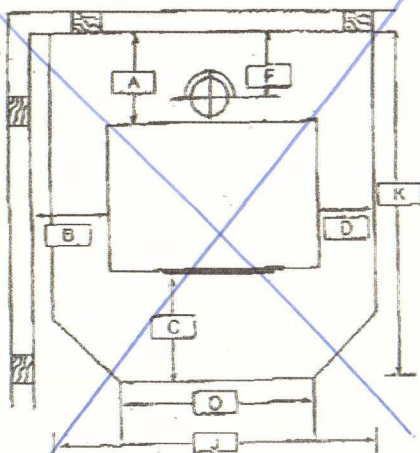
Diagram shown is for installation into an existing chimney cavity

**INSTALLATION WITH EXPOSED FLUE:**

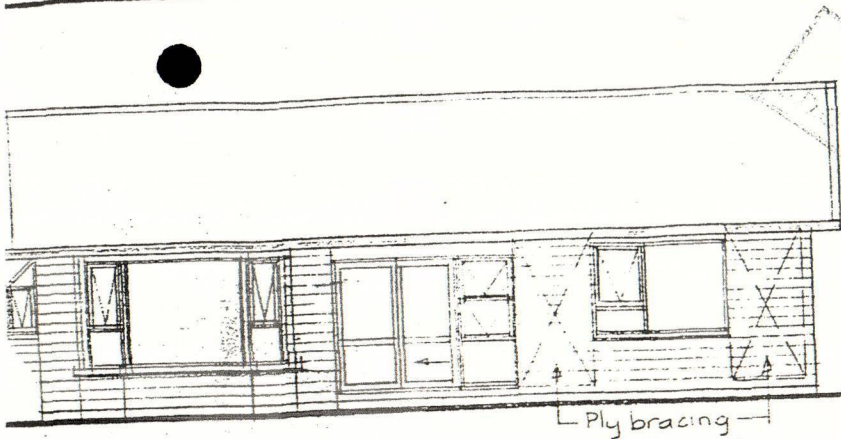
Flue shield MUST be fitted.

BRONTE REAR OUTLET	A	B	C	D	E	F	H	K	L	M
75MM PEDESTAL BASE	360*	245	470	100	110	240	240	1295	1400	1210
LEG BASE	360*	245	405	100	110	240	240	1230	1335	1165

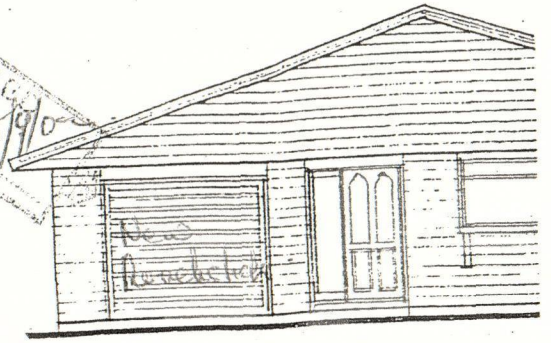
*To combustible surface

PROPOSED ORIENTATION
OF FIREPLACE TO
ROOM.Be040872
FILE COPY

19 TAUMATI RD SOUTH BRIDGE (Photo Copy)

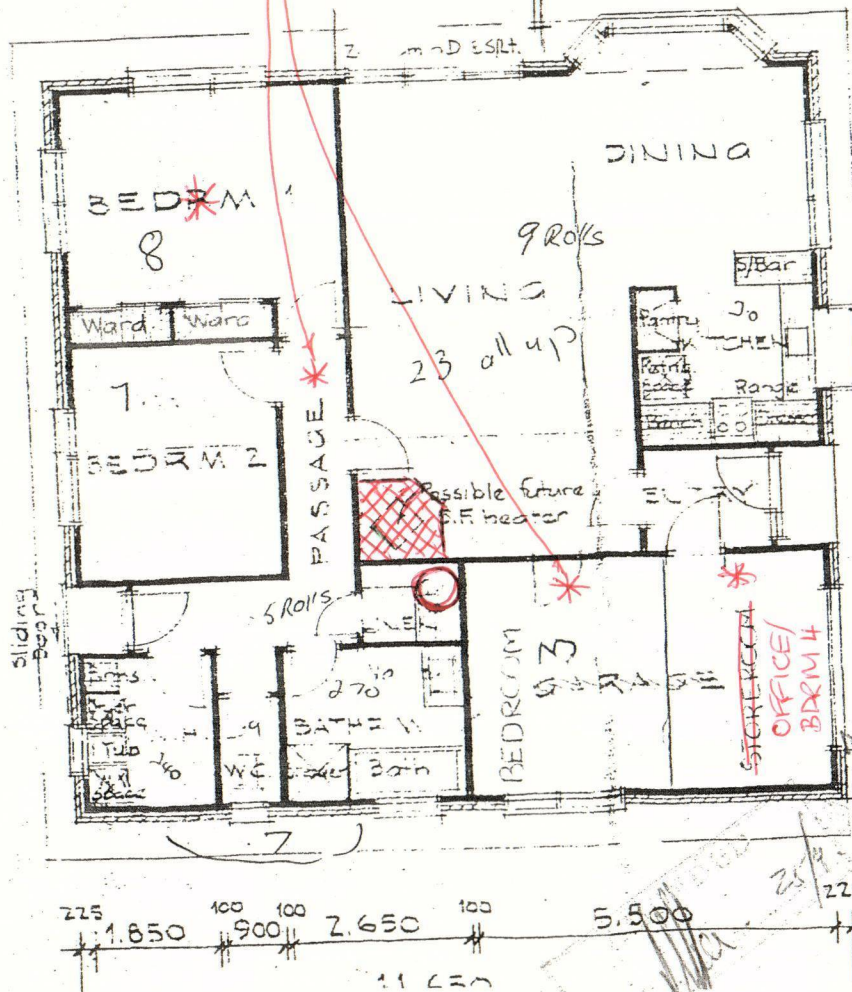


NORTH EAST ELEVATION



SOUTH EAST ELEVATION

Smoke Alarm
To be installed to AS1670.6 requirements.
Equipment to comply with one of
UL217, ULC5531, AS3786 or BS5446 Pt1



- fireplace location-freestanding
- * Smoke Alarm locations
- Water cylinder for wetback

Approx value of work \$4000-\$5000.
incl change of water cylinder & plumbing.

BC040872
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PLEASE
This set of p
available c
inspections &

Smoke Alarms Required in All New Homes

(From BIA report - April 2003)

As from 28 April 2003, automatic smoke detection and alarm systems will need to be installed in all new detached dwellings and other new household units where there is not already a requirement for them.

This change is the result of an amendment to the building code (clause F7) to require that 'appropriate means of detection and warning of fire must be provided within each household unit.

"The cost/benefit study we commissioned found that the proposed mandatory installation of single station battery operated smoke alarms would achieve a significant improvement in fire safety at a reasonable cost. They were found to be sufficiently reliable, without the need for a compliance schedule, provided that the owner carried out normal maintenance" BIA Chief Executive Richard Martin said.

"That said, the Authority is aware that fire detection technology is advancing and that hard-wired systems are becoming more cost effective. The Authority will therefore continue to review whether hard-wired or other more advanced systems of smoke detection and alarm should be required under its Approved Documents.

In coming to this decision the Authority made its draft recommendations available for public comment, and all comments received were carefully considered. The Authority also consulted the Fire Service Commission, which supported the recommendation.

The new requirement does not apply to existing homes but the regulations will mandate the installation of smoke alarms when a building undergoes an alteration or change of use to become a home or when an alteration is made to an existing home that requires a building consent.

Smoke Alarms for housing - Key Issues

1. Required for all consents approved from 28 April 2003 and any consented work not started by that date.
2. The new standard applies to new dwellings, dwellings alterations, sleepouts and for a solid fuel heater. Outbuildings and ancillary buildings, which by definition are not for human habitation, are exempt.
3. Smoke alarms shall be installed on or near the ceiling located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either:
 - a: In **every sleeping space** or
 - b: **Within 3.0 m of every sleeping space door**. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed door
4. The main difference from the standard smoke alarms currently sold is the requirement for a Hush Facility to enable the alarm to be temporarily switched off in the event of a false alarm and a testing capability.

Suitable automatic smoke detector alarms can be purchased from Hardware merchants.
Installation to comply with AS1670.6
Equipment to comply with at least one of UL217, ULC 5531, AS3786 or BS5446 part 1

Further information can be obtained by contacting
Customer Services at
Selwyn District Council
Phone (03) 3245 839

FILE COPY
30010872

To : Selwyn District Council
Private Box 1
Leeston

Atten : Building Consent ref fireplace dept.

DWELLING

- ☐ Site Plan (to include all boundaries and existing buildings)
- ☐ Floor plans (complete floor plans for additions and alterations)
- ☐ 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

- ☒ Complete floor plan indicating position of heater and smoke alarm(s)
- ☒ Fire installation instructions
- ☒ The fire is free standing
- ☐ The fire is built into an existing fireplace
- ☐ If second hand – include approved heating engineer's report
- ☒ A wetback is to be installed
- ☐ Include Craftsman Plumber's name if fire to be connected to a wetback.

SWIMMING & SPA 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 (to include all boundaries and existing buildings)
- ☐ Floor plans (complete floor plans for additions and alterations)
- ☐ 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 (to include all boundaries and existing buildings)
- ☐ Floor plans (complete floor plans for additions and alterations)
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Producer Statements for specific design

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:

For building work up to a value of \$500,000 a maximum of ten working days is permitted between formal receipt of the application and issue of the consent. Achieving processing within this time frame is dependent on all necessary information being supplied with the application. Processing time for issue is stopped whenever further information is required and starts again when the information is received.

Fees:

A deposit payable of \$175.00 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.