Tasman District Council

Reference:

7 September 2000

Mr C Aitken
23 Trolove Place
Stoke
NELSON

Dear Mr Aitken

RE UNAPPROVED BUILDING CONSTRUCTION/ALTERATIONS

We are in receipt of a building report from yourself in respect of unapproved building works undertaken at the property of L Foote Motueka Valley Highway.
The nature of the work is as follows:

Tile Fire Installation

Based on the information contained in the report the Tasman District Council is satisfied that the building work is not dangerous or insanitary and we do not intent to take the matter further, but without prejudice to Council's position should further information come to hand. The report will be placed on public record on the property file concerned and will be included in any future land information memorandum issued in respect of the property.

A fee for Council's work for the matter has been paid by Mr Aitken.

Yours faithfully

DAVE STEBBINGS
BUILDING INSPECTOR

Main Office
189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 544-7249

Murchison Service Centre
92 Fairfax Street
Murchison
Tel (03) 523-9004
Fax (03) 523-1012

Motueka Service Centre
7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

Golden Bay Service Centre
78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525- 9972

Tasman District Council

Reference:

1928054200

FILE

5 September 2000

Hamish Kennedy
Kennedy & Associates
PO Box 182
MOTUEKA

Dear Sir

Thank you for your enquiry re L A Foote property in the Motueka Valley.

I accept there is no record of the tobacco kiln and hay shed.

Council has no wish to take issue with or to pursue the matter in the future.

Yours faithfully

DAVID STEBBINGS
BUILDING INSPECTOR
D:\Sandr\STEBBING\LTRS\1928054200.foote-l.doc

Main Office
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Private Bag 4,
Richmond 7031 N.Z.
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Fax (03) 523-1012

Motueka Service Centre
7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

Golden Bay Service Centre
78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525- 9972

COLIN AITKEN
INSPECTION SERVICES LTD
Registered Member Building Officials Institute of New Zealand

23 Trolove Place
Stoke, Nelson
Phone/Fax: (03) 547 3277
Cell Phone: 025 751 966
E-mail: colin.aitken@xtra.co.nz

5-9-00

RECEIVED
07 SEP 2000
T.D.C. MOTUEKA

Building Inspector
Tasman District Council
7 Hickmott Place
Motueka

Dear Sir

I recently carried out an inspection of the property situated at Emergency Number 2098 Motueka Valley Highway owned by the late L Foote where some work has been undertaken with out gaining the necessary approval from the Local Authority.

I submit this report for inclusion on the property file for future reference.

If you have any questions please contact me.

If I don't hear from you within a reasonable time I will presume that the report has been accepted.

Yours faithfully

Colin Aitken

KENNEDY & ASSOCIATES

BARRISTERS SOLICITORS & NOTARY PUBLIC

PRINCIPAL:
Hamish Kennedy LL.B. Notary Public

ASSOCIATE:
Kaye Denise Martin LL.B. Hons.

OUR REF: Hamish Kennedy

218 HIGH STREET
P.O. BOX 182
DX WC72006
PH: (03) 528 9590
FAX: (03) 528 9562
Email: kennedy.assoc@xtra.co.nz
www.nzlaw.co.nz
MOTUEKA,
NEW ZEALAND

FILE

RECEIVED
05 SEP 2000
T.D.C. MOTUEKA

4 September 2000

The District Manager
Tasman District Council
PO Box 123
MOTUEKA

Attention: Building Inspector

RE: ESTATE L A FOOTE PROPERTY, MOTUEKA VALLEY HIGHWAY, POKORORO

I act on behalf of the purchasers who have entered into a contract to purchase the above property.

I enclose a copy of the first pages of a LIM Report received recently.

My clients advise that there is located on the property a tobacco kiln and hay shed. It appears that the structures are reasonably old and therefore no permits would be held by the Council.

I would be obliged if your would confirm that from the Tasman District Council's point of view there is no issue with these buildings not having a current building permit.

Yours faithfully
KENNEDY & ASSOCIATES

per:

HK:jml
AND
e:\corr\andersoj.tdc

Reply 5.9.00

Law Lend NEW ZEALAND LIMITED
Mortgage Broker

For your next home
loan make us your FIRST
and ONLY call

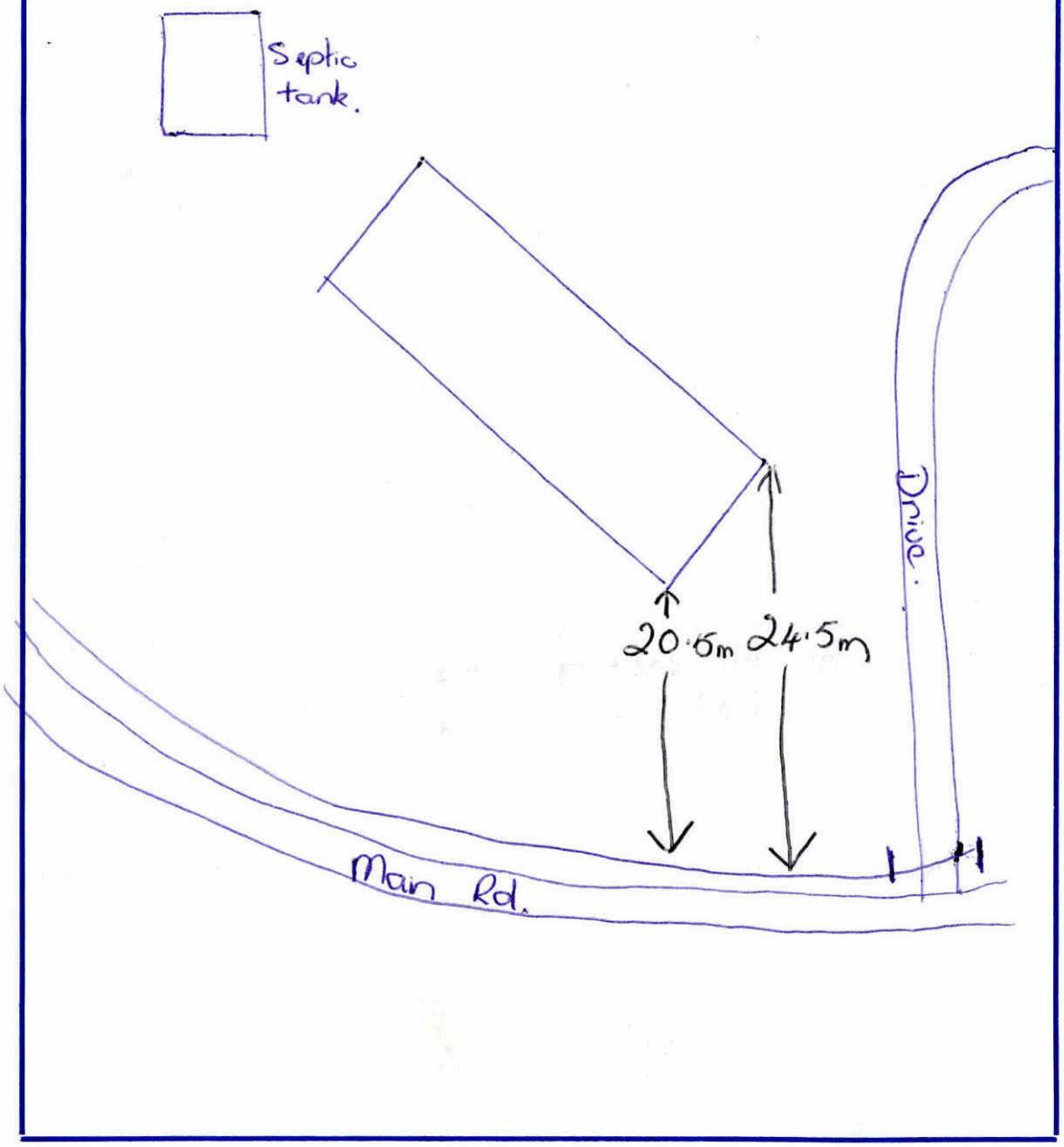
NZ LAW
An association of independent legal practices

205
245

Location of Allotment

Showing position of proposed Drainage Work on such Allotment

~~Street Frontage to~~ Main Highway, Ngatimoti ~~Street~~



STILES & CO.–66739

1928054200

No. 2869

WAIMEA COUNTY COUNCIL

Application for Permit
to have Drainage or Plumbing Work carried out

I, Lesley Annex Foote hereby make
(Full Name)

application for permission to have work prescribed herein, and set out in the plans attached hereto, carried out in the premises situated at Ngatimoti

~~Street~~ ..... of which I am the owner, ~~occupier~~, ~~agent.~~

Description of Work

Plumbing & Drainage for new house.
(See contract)

I authorise J. Lusty Ltd. (name of plumber or drainlayer)
to do the work.

Signature Lesley A Foote

Postal Address Te Pukeawa Ngatimoti
RD 1 Motueka

Date 13-6-77

SCHEDULE OF FEES

If the value of the proposed work does not exceed $50.00	50c
If the value of the proposed work exceeds $50.00, but does not exceed $100.00	$1.00
If the value exceeds $100.00, but does not exceed $200.00	$2.00
If the value exceeds $200.00, but does not exceed $300.00	$3.00
If the value exceeds $300.00, but does not exceed $400.00	$4.00

If the value exceeds $400.00, plus $1.00 for every additional $200.00 or part thereof.

H109596

WAIMEA COUNTY COUNCIL

19280/542

These are the plans specifications referred to in Building Permit No. H109596

WAIMEA COUNTY COUNCIL 19280/54-2

Dated 12-7-1977

Application for Building Permit Assessment No.

BUILDING INSPECTOR

Date

To: The Building Inspector,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

Sir,

I hereby apply for permission to ~~Erect~~ Alter [redacted]
~~Convert~~
~~Reinstate~~
~~Demolish~~

a dwelling house at
Te Pukeawa Ngatimoti, R.D.1 Motueka
Road Riding

for Mrs Lesley Foote of Te Pukeawa Ngatimoti
(Owner) (Address)

According to the locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in duplicate

Particulars of Land: Lot No Parts Section 4 D.P. S.Y.Mare 7

~~Section No.~~ Block No LX S.D. Motueka

Area Hectares 4½a. more or less Square Metres CS/T 122/198 31/7/67

BUILDING PARTICULARS: Foundations Concrete pile foundations

Walls Hardiplank Smooth 235mm wide Hyline fixed to ba

Roof Harvey tiles - valleys in galvanised iron

Total floor area increase ..... square metres

Area of existing outbuildings affected by this application ..... m^2

Area of existing outbuildings ..... m^2

ESTIMATED VALUE OF BUILDINGS:

Building $ 24000 Plumbing and Drainage $ 585

TOTAL: $ 24585

Proposed purposes for which every part of building is to be used or occupied (describing separately each intended use or occupation for a separate purpose)

House to be used for living purposes only.

Proposed use or occupancy of other part of building affected by this application (if any) N/A

Name of ground on which building is to be placed Stone + dirt

Signature of Applicant Lesley A Foote

Address Te Pukeawa Ngatimoti
RD.1. Motueka,

Builder's Name and Address:

Keith Hay Homes Ltd RD4 Blenheim

The locality plan must show the position of building on section, and distances from road, boundaries, etc.

Letter from Lesley 22/12/77.

OFFICE USE ONLY:

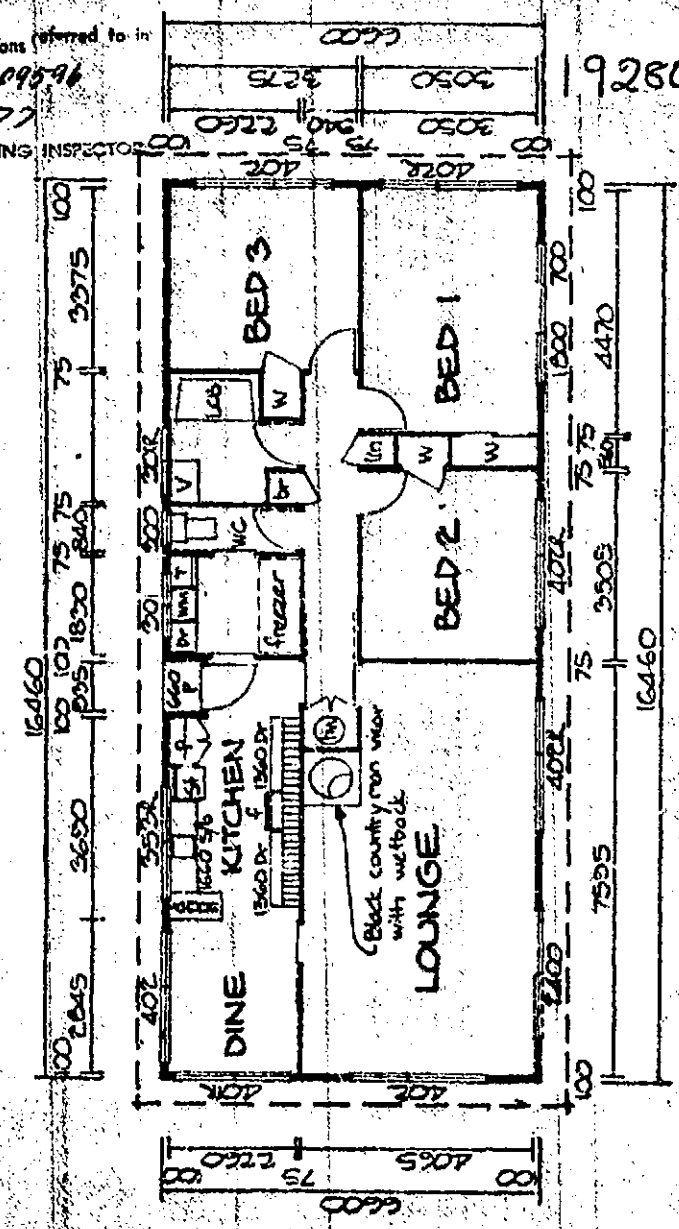
Fees Paid. Building $ Drainage $

Paid By Receipt No. Date

P.S. I am installing a "Warlock" vision fireplace in the lounge (see plan)

These are the plans specifications referred to in Building Permit No. 41109596
Dated 12-7-1977
BUILDING INSPECTOR

19280/542



KEITH HAY HOMES LTD
p.o. box 27-078
auckland 4

Signed
p.p. KEITH HAY HOMES LIMITED

customer
Signed

SCALE: 1:100	DRAWN: M.L	PLAN REF. Nº
DATE: 25/11/77 M.L	AREA: 108.5m²	1085

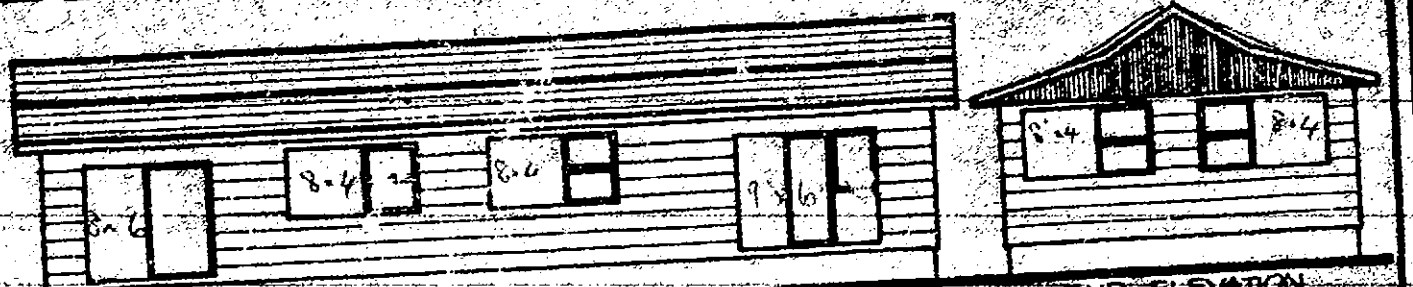
Low 9118

Keith Hay Homes Ltd
25 Carr Road Mt Roskill
Auckland N.Z. Phone 609-190

1085

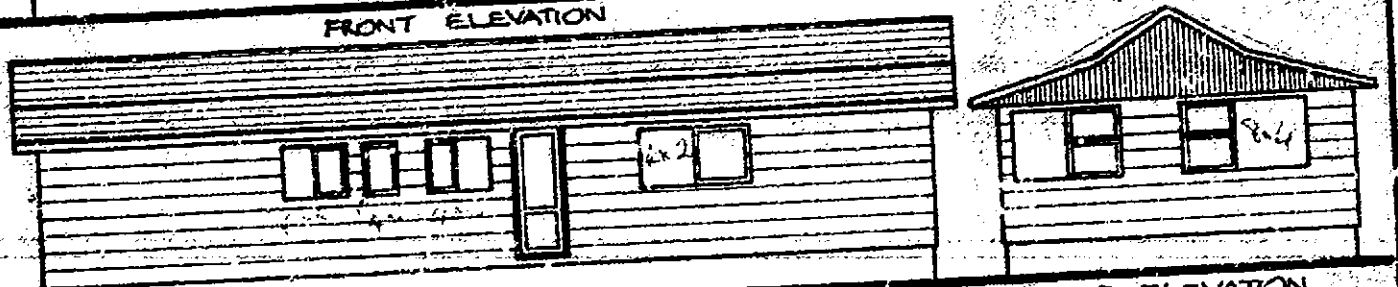
PLAN REF. No.

Scale 1:100
Drawn [illegible]
M.L.
Area



FRONT ELEVATION

END ELEVATION



REAR ELEVATION

END ELEVATION

WAIMEA COUNTY COUNCIL

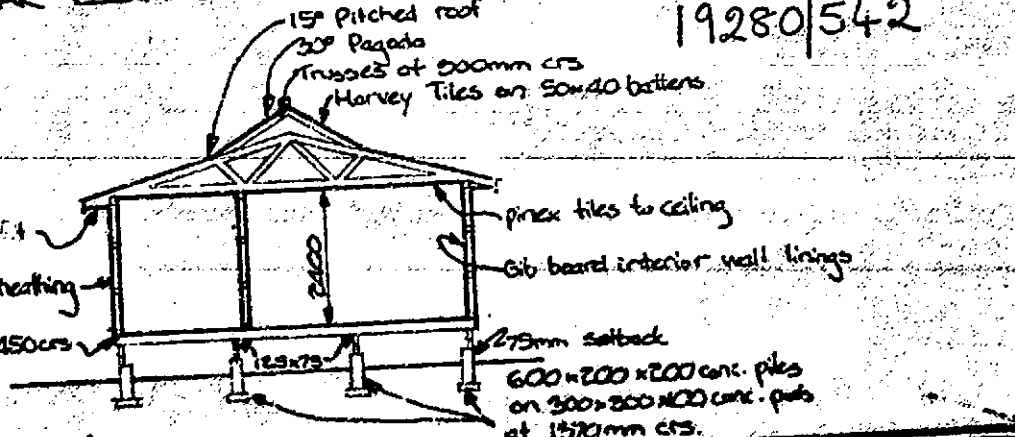
19280|542

These are the plans specifications referred to in

Building Permit No. #109596

Dated 12-9-1972

BUILDING INSPECTOR.



WAIMEA COUNTY COUNCIL

...are the plans / specifications referred to in ... WAIMEA COUNTY COUNCIL

...ding Permit No. H109597

...2-7-1977

...BUILDING INSPECTOR

Assessment No. 19280 / 542

Application for Building Permit

Date: 24/6/1977

The Building Inspector,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

Sir,

...reby apply for permission to ERECT/ALTER/CONVERT/RESITE/REINSTATE/DEMOLISH
(Cross out those not applicable)

A dwelling house

situated on Main Road, Wakefield RD1 Motueka Riding

Lesley A. Foote (Owner) of ... (Address)

...ording to the locality plan and detailed plans, elevations, cross sections specifications of building deposited herewith in duplicate.

The locality plan must show the position of building on section, distances from road, boundaries, etc.

...ticulars of Land:

S.P. Part Section 4 Dg.7 Lot No. ...

Block No. IX ... Motueka S.D. and 1928/542

Hectares 0.3 approx. Square Metres ...

...lding Particulars: Foundations Wooden piles on totara

Walls Wood

Roof Iron

...Total floor area increase ... square metres

...Area of existing outbuildings ... square metres

...IMATED VALUE OF BUILDINGS:

...lding $ ... Plumbing and Drainage $ ... Location plan attached

TOTAL : $...

...posed purposes for which every part of building is to be used or occupied:

... N/A

...posed use or occupancy of other part of building affected by this ...lication (if any): N/A

...re of ground on which building is to be placed N/A

...nature of Applicant L.A. Foote P.P. Rubicana

...ress N. Fortunati R.D.1. Motueka

...ders Name and Address N/A

...If any sanitary, plumbing or drainage work is involved with this ...lication a separate Plumbing and Drainage Permit application must ...pany this Building Permit application. N/A

...er Sent for Fee

...E USE ONLY:

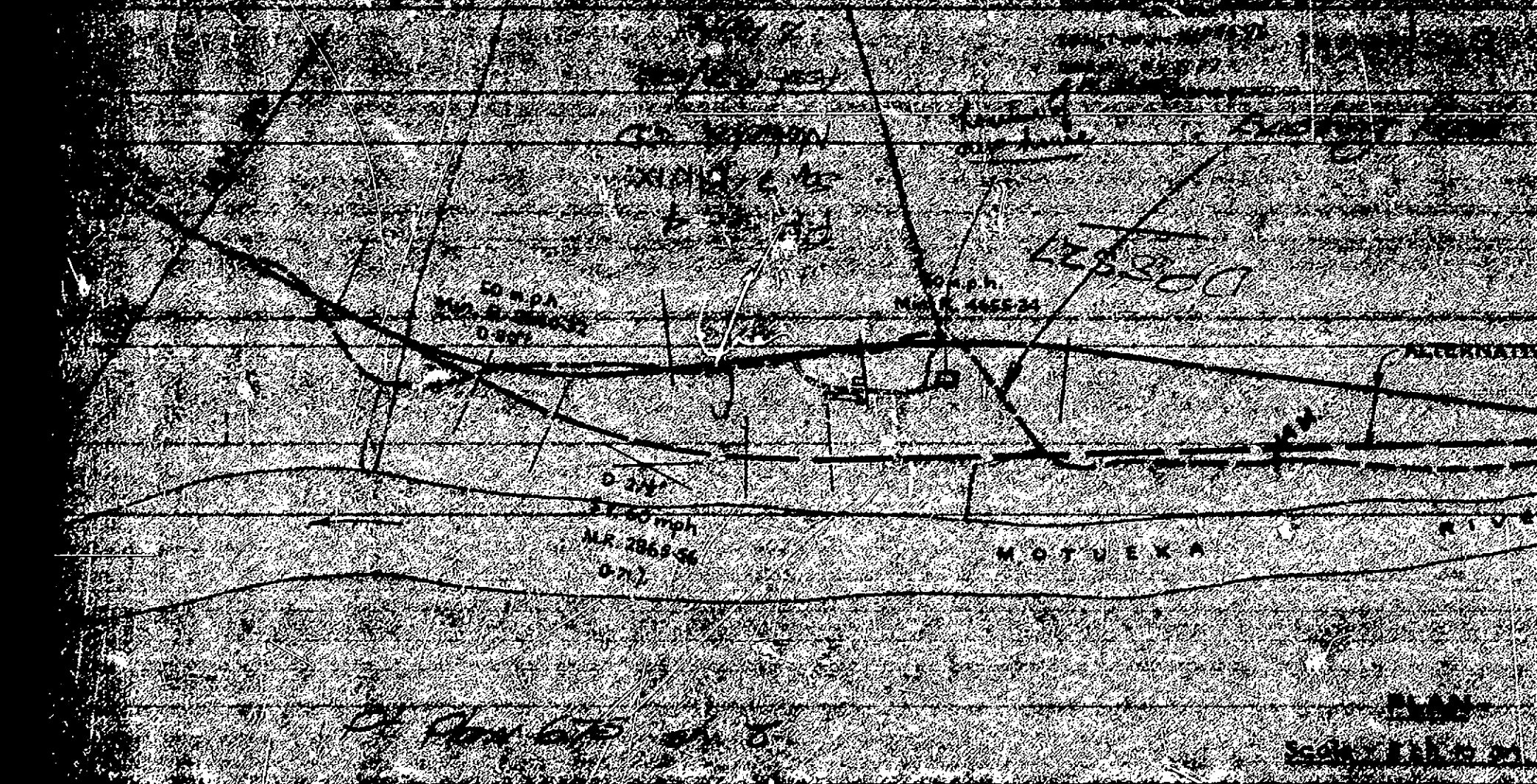
...Paid Building $ 10.2 Drainage $ 12

...by ... Receipt No. 4795 Date 5.7.77

...itions of Permit: None Caretaker Rats

...

...e of Permit Approved : D.H. 8/7 Building Inspector


ALTERNATE
MOTUEKA
R I V E

WAIMEA COUNTY COUNCIL

the plans specifications referred to in

WAIMEA COUNTY COUNCIL

19280/542

Permit No. H109675

Assessment No.

8 - 1977

Application For Building Permit.

Date 22-7-77

BUILDING INSPECTOR

19280/542

The Building Inspector,
Waimea County Council,
P.O.Box 3070.
RICHMOND.

Sir,

I hereby apply for permission to ~~Erect~~ ~~Alter~~ Convert Reinstate ~~Demolish~~ SHED

on T.E. PUKEAWA Road ~~Motueka~~ Ngatimati Riding.

for LESLEY FOOTE (Owner) of T.E. PUKEAWA ~~Ngatimati~~ (Address)

According to the locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of Land: Lot No. 7 D.P.

Section No. PT SEC 4 Block No. SQBLK IX S.D. MOUTERE S.D.

Area hectares Square metres

Building Particulars: Foundations CONCRETE SLAB

Walls M/HB & IRON

Roof IRON

Total floor area increase: 14.4. square metres

Area of existing outbuildings affected by this application 14.4 m^2

Area of existing outbuildings ~~None~~ m^2

Estimated Value of Building:

Building: $ 745.00 Plumbing & Drainage $

Total $ 4.00

Proposed purposes for which every part of building is to be used or occupied (describing separately each intended use or occupation for a separate purpose) SHED

Proposed use or occupancy of other part of building affected by this application (if any)

Nature of ground on which building is to be placed ROAD

Signature of Applicant W.A. Ayers

Address: 2 Moffat St. Motueka

Builders Name & Address

W.A. Ayers 2 Moffat St. Motueka

NB. The locality plan must show the position of building on section, and distances from road, boundaries, etc.

($5) s.h Letter & fees 2/8/77 DW

OFFICE USE ONLY: ($9) 5535 8-8-77

Fees Paid: Building $ 4.00 ~~Drainage~~ $ 5.226

Paid By Receipt No. Date 24-2-77

BRANCHES:
NORTH AUCKLAND
PH. WHANGAREI 71-787
NORTH SHORE
PH. AUCKLAND 492-031
SOUTH AUCKLAND
PH. PAPAKURA 87-768

FACTORY AND OF
98 GAVIN STR
PENR
Box 11243 ELLER
AUCKL
NEW ZEAL
PHONES: (09
088
085

NELSON.

IDEAL CONSTRUCTIONS ~~(AUCK)~~ LTD.

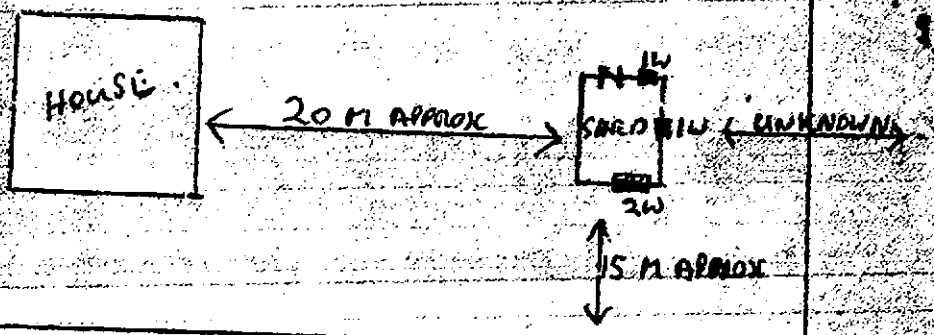
PROPERTY OF MISS L. FOOTE.

TE PUKE-AWA NGATIMOTI RD1.

PT SEC 4 SQ7 BLK IX.

19280 | 542

THE EXISTING SHED WILL BE PULLED DOWN AND THE NEW ONE WILL GO ON THE SAME SPOT.



ROAD WAY.

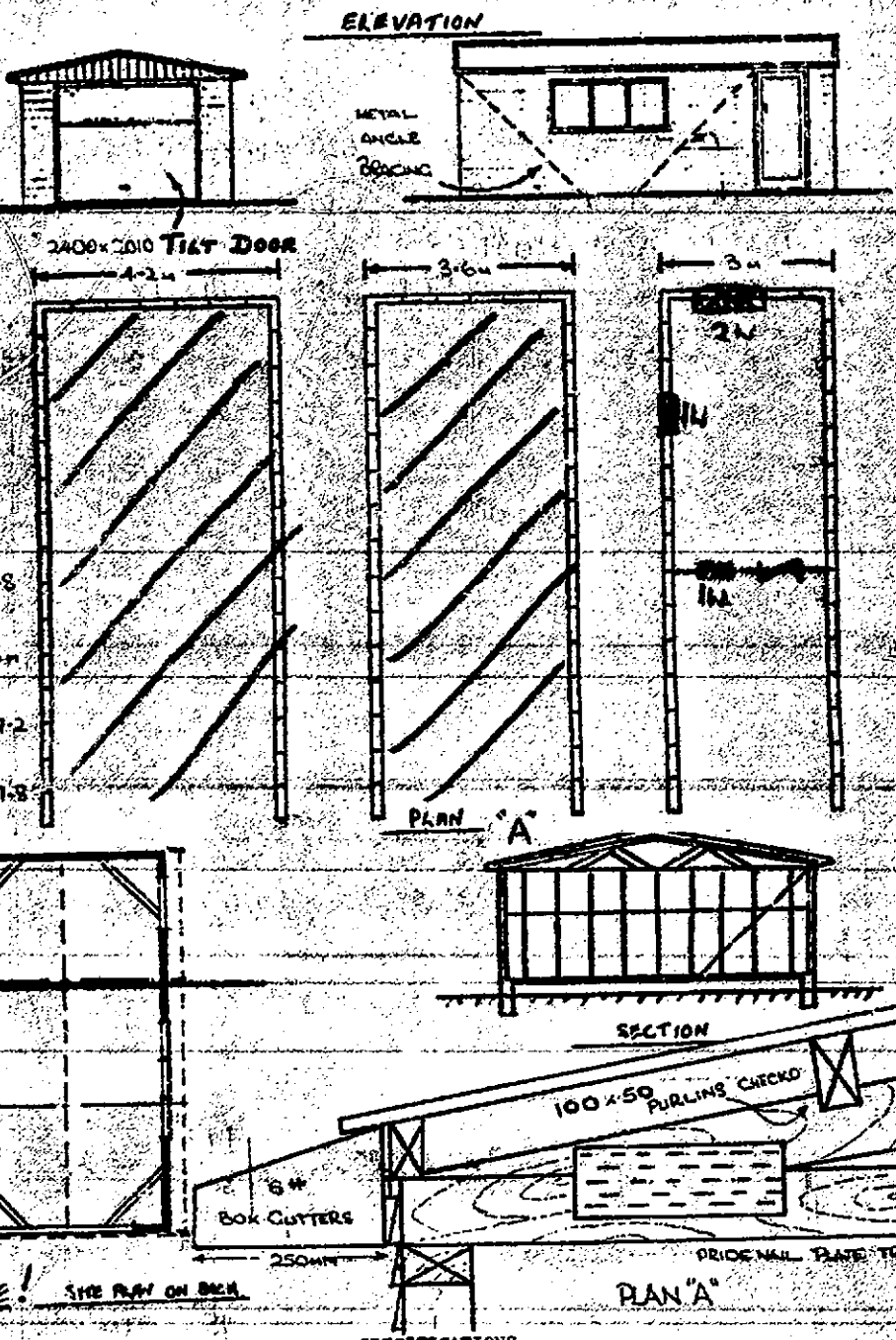
WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in

Building Permit No. H109675

Dated 9-8-1977

BUILDING INSPECTOR.



SPECIFICATIONS

Foundations	~~200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties~~ Concrete Slab, Nib Wall No. 8 wire ties.
Plates	100mm x 50mm B.T. Rad. 150mm clear of ground.
Studs	100mm x 50mm B.T. Rad. @ 600mm CRS.
Nogs	100mm x 50mm R.T. Rad. 1 Row
Dragon Ties	75mm x 50mm B.T. Rad. All External Corners.
Ridge Braces	75mm x 50mm B.T. Rad. each end.
Purlins	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
Roof	Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd., at 2400mm Centres.
Cladding Roof	0.45 Galv. Corr. Iron - Decramastic Tiles.
Walls	0.45 Galv. Metal Weatherboard. Flat Fibrolite

Ideal Constructions (Auck) Ltd.

WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in Building Permit No. K064090

Dated 21-10 19 81.

AGN. BUILDING INSPECTOR

Valuation: 19280/542

Dated: 14/10/81

WAIMEA COUNTY COUNCIL

Application for Building Permit

19280/542

To: The Building Inspector,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

I hereby apply for permission to ERECT/~~ALTER/CONVERT/RESITE/REINSTATE/DEMOLISH~~
(Cross out those not applicable)

One stable

in Motueka Road Waimea Riding

for Mrs L. Foote of Post Tigatuncli
(Owner) (Address)

According to the locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith in duplicate.

N.B. - The locality plan, must show the position of building in section, and distances from road, boundaries, etc.

PARTICULARS OF LAND

Lot No. 7 D.P. Subdivision Pt of 4 Block No IX

S.D. MOTUEKA Area of lot M²

BUILDING PARTICULARS

Foundations Concrete Wall 200m Block Roof galv iron

Total Floor area increase 24.48 M² Area of existing other buildings M²

ESTIMATED VALUE OF BUILDINGS

Building	$ 3681-00
Plumbing & Drainage	$
TOTAL	$ 3681-00

Proposed purposes for which every part of building is to be used or occupied:

HORSE STABLE

Present use or occupancy of other part of building affected by this application (if any)

FOOD STORAGE

Nature of ground on which building is to be placed river loam

Signature of Applicant J.R. Mills Phone No. 9M

Address Upper River RD 2 Wakefield

Builders Name & Address Miller Builders Ltd Phone No. 9M

N.B. If any sanitary, plumbing or drainage work is involved with this application a separate Plumbing and Drainage Permit application must accompany this Building Permit application.

FOR OFFICE USE ONLY: Letter sent for fee. 14/10/81.

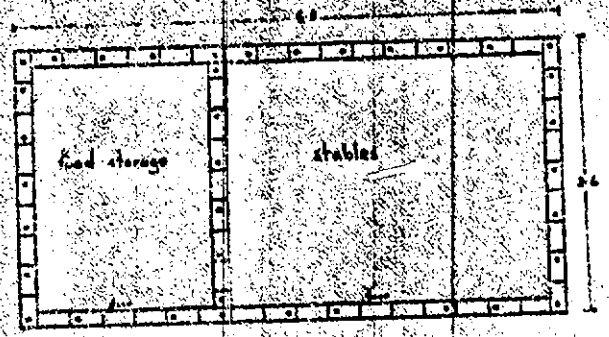
Fees Paid. Building $ 28 Drainage $

Paid by Receipt No. Dated

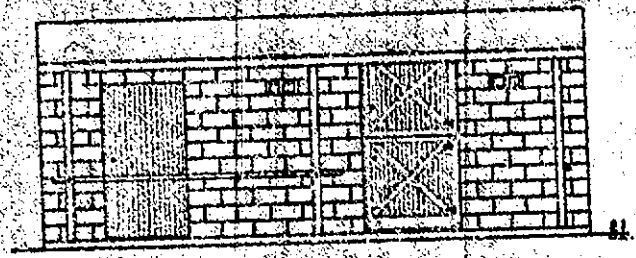
Conditions of Permit

Issue of Permit approved: Building Inspector 21/10 Date

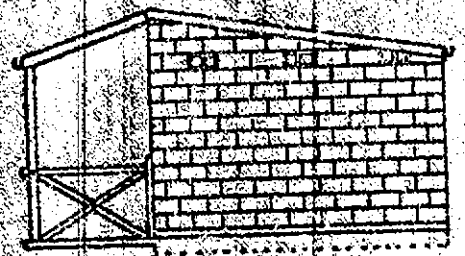
P. & D. Approved Health Inspector Date



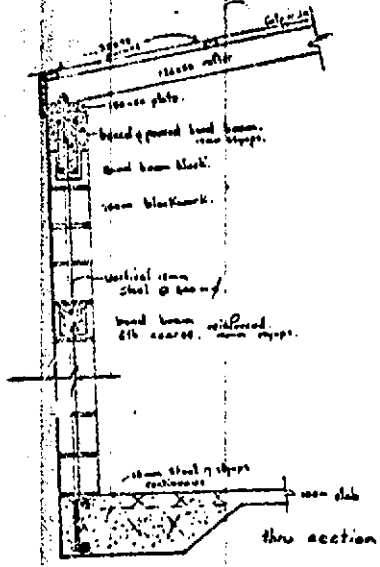
floor Plan 1:50



front elevation



end elevation



thru section

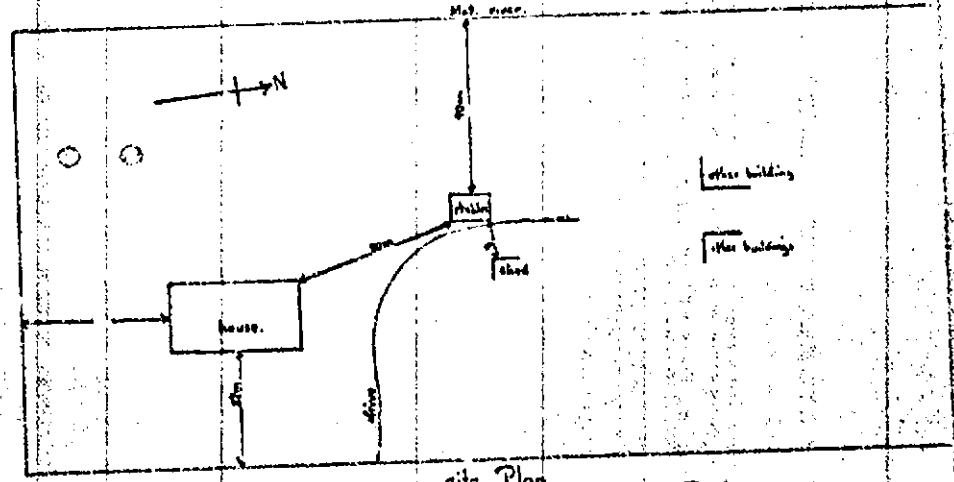
WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in Building Permit No. K064090

Dated 21. 10 19 81

AGW. BUILDING INSPECTOR

19280/542.



site Plan
not to scale.

Application for Code Compliance Certificate

Form 6: Section 92, Building Act 2004

RECEIVED
16 APR 2014
TASMAN DISTRICT COUNCIL
MOTUEKA

The Building Consent

Building consent number: 120547

New sunroom attached to dwelling

Physical address of property: 1922 Motueka Valley Highway, Motueka-Woo

ENTERED

Issued by: Tasman District Council

The Owner

Name of owner: J & G Anderson

Contact person: John

Mailing address: 1922 Motueka Valley Highway, RD 1, Motueka 7196

Street address / registered office:

Phone number: Landline: Mobile: 021 114 7730

Daytime: After hours: 03 526 8644

Facsimile number: E-mail address: ja.ga.kiwi@gmail.com

Website:

The following evidence of ownership is attached to this application:

☐ Copy of certificate of title

☐ Lease, agreement for sale and purchase

☐ Or other document showing full name of legal owner(s) of the building

First point of contact for communications with the Council / Building Consent Authority:

Full Name: Kerry Thomson
Mailing Address: 7 Cresswell Place, Richmond
Phones:: 03 544 5343
Email: kbthomson@actrix.co.nz

Application

All building work to be carried out under the above building consent was completed on 20th MARCH 2014

The personnel who carried out the building work are as follows:

Contractors:

W. G. MASSALL

HAYDEN MORGAN

I request that you issue a Code Compliance Certificate for this work under Section 95 of the Building Act 2004.

The Code Compliance Certificate should be sent to:

J & G ANDERSON
1922 MOTUEKA VALLEY HIGHWAY
RD1 MOTUEKA 7196

Signature

JOHN ANDERSON
Contact person for final inspection

JOHN ANDERSON
Name of person signing

03 526 8644 or 021 1147730
Contact phone number(s)

25 MARCH 2014
Date

Attachments

The following documents are attached to this application:

- ☑ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Building Consent Application Acceptance Guidance Sheet

120547

Customer Service

GL 3201100101 **Receipt:** _____

Date Stamp:

RECEIVED
- 6 JUN 2012
TASMAN DISTRICT COUNCIL
CUSTOMER SERVICES 1

Applicant Name: J + G Anderson **X Co-ordinates:** 2495551

Site Address: 1922 Motueka Valley Highway **Y Co-ordinates:** 5998513.

Project Type: New Sunroom **Project Value:** $ 16 500-00

Valuation No: 1928054200

Sq mtrs: 11 m² **No. WC Pans:** NA

☑ Application form completed and signed

☑ Certificate of Title (all pages)

☑ Two copies of submitted documents (Drawings and Specifications)

☑ New Application

☑ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC _____

☑ Deposit Paid ☐ Received by Mail

☐ Yes ☑ No Vetted by Duty Building Consent Officer

☑ Yes ☐ No Pre-lodgement checklist completed and signed

If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.

Customer Service Receiving Officer	Name:	Robyn Laing
	Initial:	RL
	Date:	6.6.12.

Building Consent File Checklists

Part 2: Building Consent File Checklist

Date:

Applicant: J & G Anderson BC No: 120547
Project Location: 1922 Motueka Valley Highway, Motueka-Woo Valuation No: 1928054200
Building Type: New sunroom attached to dwelling

Building Control Administration	Yes	No	N/A
Building Consent Application	✓	☐	☐
Architectural Plans	✓	☐	☐
Project Specification	✓	☐	☐
Application Acceptance Guidance Document	✓	☐	☐
Certificate of Title	✓	☐	☐
Building Consent file correctly numbered	✓		

General	$	N/A
TAN (TA Notes)	255	☐
PIM		☐
BC	895	☐
BRANZ		☐
DBH		☐
Miscellaneous charges		

Development Contributions	$	N/A
Roading		☐
Stormwater		☐
Water		☐
Wastewater		☐
Discount		☐

Financial Contributions	$	N/A
Reserves – Ward		☐
Total Charges	1150	

Building Control Administration				
	Name:	Wim	Application Accepted:	✓
	Initial:	WM	Application Declined:	
	Date:	8-6-12		

Part 3: Senior BCO – Building Consent Allocation

							Yes	No	N/A
Building category *(circle)*	R1	R2	R3	Com1	Com2	Com3			
Allocated to: Cherie									
Is it a building of commercial or industrial nature?							❑	❑	❑
Is a DRU check required/arranged for the fire safety design?							❑	❑	❑
Is a full Compliance Schedule application required/provided?							❑	❑	❑
Is a compliance check required/arranged with the Environmental Health Section (commercial kitchen, camping ground, food, liquor licensing)?							❑	❑	❑
Is a compliance check required/arranged for site contamination?							❑	❑	❑
Is a compliance check required/arranged for land hazards?							❑	❑	❑
Is a compliance check required/arranged for hazardous substances or materials?							❑	❑	❑

Senior BCO	Name:	[signature]	Application Accepted:	✓
	Initial:	[initials]	Application Declined:	
	Date:	12/6/12		

Part 4: Building Consent Officers

	Yes	No	N/A
Statements of Expert Opinion (Design)	❑	❑	❑
Design Reports / Calculations (geotechnical, fire, structural, etc) HYDRAW CALCS	☑	❑	☑
Processing Checklists	☑	❑	❑
Further Information Requests	☑	❑	❑

Building Act Conditions

		Yes	N/A
BI 60	This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.	❑	☑
BI 61	This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.	❑	☑
BI 62	This consent is granted subject to a waiver from the requirements of the Building Code in respect of: Specify:	❑	☑

Additional Information		Yes	No	N/A
Building Standard Statements				
AI01	It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.	☑	☐	☐
AI07	A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.	☐	☐	☑
AI09	Boundary pegs with string lines need to be in place prior to Building Inspector's arrival during first site inspection.	☑	☐	☐
AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A copy of an Energy Works Certificate for electrical work is required.	☐	☐	☑
AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.	☐	☐	☑
AI14	The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications.	☐	☐	☑
AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.	☑	☐	☐
AI17	A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.	☐	☐	☑
Drainage and Plumbing Standard Statements				
AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.	☑	☐	☐
AD21	A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.	☐	☐	☑
		☐	☐	☐

Building Consent Inspections					
Detail	**Yes**	**N/A**	**Detail**	**Yes**	**N/A**
1 Siting / foundation block wall *	☑	☐	17 Drainage / sewer / stormwater	☑	☐
2 Piles / foundations *	☑	☐	18 On-site effluent disposal	☐	☑
3 Concrete floor slab *	☑	☐	19 Stucco / texture pre-coat	☐	☑
4 Timber subfloor *	☑	☐	20 Stucco control joints	☐	☑
5 Truss / roof / pre-wrap *	☑	☐	21 Weathertightness details *	☑	☐
6 Post-wrap / cavity *	☑	☐	22 Solar heating	☐	☑
7 Pre-line brace / insulation / plumbing *	☑	☐	23 Metal exterior cladding	☐	☑
Pre-line firewall rated structure	☐	☑	24 Specific high risk detail inspection	☐	☑
9 Post-line bracing *	☑	☐	25 Swimming pool fence	☐	☑
10 Post-line fire walls	☐	☑	26 Exterior drained land surface areas	☐	☑
11 Pre-butynol / deck membrane flat roof	☐	☑	27 Non-standard inspections as attached	☐	☑
12 Brick veneer	☐	☑	28 Final inspection: interior / exterior / certificates	☑	☐
13 Masonry block construction in-fill / cleanouts	☐	☑	29 Heating unit installation: in-built chamber	☐	☑
14 Masonry block construction bond beam	☐	☑	30 Final inspection: fire – in-built	☐	☑
15 Retaining wall drainage	☐	☑	31 Final inspection: fire – free-standing	☐	☑
16 Wet area membrane (showers)	☐	☑			☐

☑ Process completed and approved for granting. Application forwarded to Building Control Administration for issuing.

Building Consent Officer	Name:	Chere Newman	Application Granted:	✓
	Initial:	CN	Application Refused:	
	Date:	6-7-12		

Applicant: J & G Anderson BC No: 120547
Project Location: 1922 Motueka Valley Highway, Motueka-Woo Valuation No: 1928054200
Building Type: New sunroom attached to dwelling

Part 5: Building Control Administration

	Yes	No	N/A
Checkboxes signed by BCO and SBCO	☑	☐	☐
If no, building consent returned to:			
Building consent invoiced	☑	☐	☐
Invoice No. 23576 Date: 9-7-12	✓		
PIM/TA check issued	☑	☑	☐
Section 72 or Section 75 actioned	☐	☐	☑
Compliance schedule actioned	☐	☐	☑

Officer Name:	Lynda	Date:	11/7/12
Signature:			

Part 6: Building Inspector

	Yes	No	N/A
Application for Code Compliance Certificate	☑	☐	☐
Inspection Reports	☑	☐	☐
Warranties / Certificates	☐	☐	☑
As-built Drawings	☐	☐	☑
Statements of Expert Opinion (construction review)	☐	☐	☑
Approved Amendments	☐	☐	☑
Recommend Issue of Code Compliance Certificate	☑	☐	☐

Officer Name:	BEVAN ~~PARKER~~	Date:	14/10/14
Signature:			

Part 7: Building Control Administration

	Yes	No	N/A
Checkboxes signed by Building Inspector	☑	☐	☐
Code Compliance Certificate issued	☑	☐	☐
Other – Compliance Schedule / Certificate of Public Use	☐	☐	☑

Officer Name:	Lynda	Date:	16/10/14
Signature:			

RECEIVED
- 6 JUN 2012
TASMAN DISTRICT COUNCIL

tasman lifestyle district council

Application for Building Consent and/or Application for Project Information Memorandum (PIM)

Section 33 or Section 45, Building Act 2004

Use this form if you are applying for: A Building Consent only, A PIM only, A combined Building Consent and PIM

Note: Parts A, B, C, E and F are to be completed for all applications. All other parts to be completed where relevant.

** For assistance with this application form, please refer to BC1A: User Guide: New Dwellings and Alterations to Dwellings and BC1C: Guidance Notes and Building Consent Procedures.

PART A

OFFICE USE

Date received stamp:

BC No:

Date Granted:

The Building

Street address of building: *(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)*

1922 Motueka Valley Highway

Legal description of land where building is located: *(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)*

Pt section 4 square 7 Blk IX motueka S.D.

Building name: *(if applicable)*

house

Location of building within site/block number: *(include nearest street access or valuation number)*

Number of levels: *(include ground level and any levels below ground)* 1

Level/unit number: *(if applicable)* —

Number of WC pans: —

Area: *(total floor area; indicate area affected by the building work if less than the total area)* 11 m^2

Current, lawfully established use: *(include number of occupants per level and per use if more than one)* dwelling

Year first constructed: *(approximate date is acceptable, e.g. 1920s or 1960-1970)* 1970's ?

The Owner

Name of Owner: John & Gloria Anderson

Contact person: John

Mailing address: 1922 Motueka Valley Highway RD1

Street address/registered office:

Phone Numbers:

Daytime: 03 5268644

Mobile: 021 1147730

Facsimile: —

After Hours: —

E-mail: Ja.ga.kiwi@gmail.com

Website: —

Evidence of ownership: *(i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)*

☑ Copy of Certificate of Title (less than 3 months old) ☐ Agreement for sale and purchase ☐ Lease ☐ Other

Agent *(only required if application is being made on behalf of the owner)*

Name of Agent:

Contact person: *(insert N/A if the applicant is an individual)*

Mailing address:

Street address/registered office:

Phone Numbers:

Daytime: Mobile:

Facsimile: After Hours:

E-mail:

Website:

Relationship to owner: *(state details of the authorisation from the owner to make the application on the owner's behalf)*

First Point of Contact *(if not owner or agent)*

First point of contact for communications with the Council: Kerry Thomson

Contact person: *(insert N/A if the applicant is an individual)*

Mailing address: 7 Cresswell Place Richmond 7020

Street address/registered office:

Phone Numbers:

Daytime: 5445343 Mobile:

Facsimile: After Hours:

E-mail: kbthomson@actrix.co.nz

Website:

Relationship to owner: *(state details of the authorisation from the owner to make the application on the owner's behalf)* designer

Application

I request that you issue a: *(tick one box)*

☐ Project Information Memorandum only

☐ Project Information Memorandum and Building Consent

☐ Building Consent for PIM No. for the building work described in this application

☑ Building Consent only

→ 06 JUNE 2012

Signature of owner/agent *(delete one)* on behalf of and with the authority of the owner Date

PART B

Project Information Memorandum *supporting information (to be completed unless a PIM has already been provided)*

The following matters are involved in the project: *(tick the matters relevant to the project)*

☒ Subdivision application no. _____

☒ Resource Consent application no. _____

☒ Alterations to land contours

☒ New or altered connections to public utilities

☑ New or altered locations and/or external dimensions of buildings

☒ New or altered access for vehicles

☒ Building work over or adjacent to any road or public place

☑ Disposal of stormwater and wastewater

☒ Building work over any existing drains or sewers, or in close proximity to wells or water mains

☒ Other matters known to the applicant that may require authorisation from the territorial authority: *(specify)*

PART C

The Project

Description of the building work: *(provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)*

☑ New

☐ Alteration

☐ Relocation

Sunroom

Will the building work result in a change of use of the building? ☐ Yes ☑ No

If Yes, provide details of the new use:

Intended life of the building if less than 50 years: *(number of years)* 50

List building consents previously issued for this project *(if any)*:
(list who issued the consent, the date of issue and the consent number)

Issued By	Date Issued	Consent No.	Issued By	Date Issued	Consent No.

Estimated value of the building work on which the building levy will be calculated $ 16500-00
(including goods and services tax): (state estimated value as defined in Section 7 of the Building Act 2004)

Building Consent *(do not fill in this section if the application is for a Project Information Memorandum only)*

Plans and specifications are to be attached to this application:
(all plans and specifications must meet the minimum requirements set out in the Regulations or required by the Building Consent Authority)
Please complete full list under attachments overleaf

The building work will comply with the Building Code as follows:
(if you're not sure which clauses are applicable, talk to the BCA or your architect)

Clause *(tick relevant clause numbers of Building Code)*	**Means of compliance** *(refer to the relevant compliance document(s), or detail of alternative solution in the plans and specifications; if not applicable, put N/A)*
☑ B1 Structure	☑ B1/AS1 ☑ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 Other
☑ B2 Durability	☑ B2/AS1 ☐ NZS 3101 ☑ NZS 3602 ☑ NZS 3604 Other
☑ C1-4 Fire	☑ C1/AS1 Other
☑ D1 Access Routes	☑ D1/AS1 ☐ NZS 4121 Other
☐ D2 Mechanical Installations for Access	☐ D2/AS1 ☐ NZS 4332 ☐ EN81 ☐ EN115 Other
☑ E1 Surface Water	☑ E1/AS1 ☐ AS/NZS 3500.3 Other
☑ E2 External Moisture	☑ E2/AS1 ☐ Specific design and testing Other
☐ E3 Internal Moisture	☐ E3/AS1 Other
☐ F1 Hazardous Agents on Site	☐ F1/AS1 Other
☐ F2 Hazardous Building Materials	☐ F2/AS1 ☐ NZS 4223 Other
☐ F3 Hazardous Substances and Processes	☐ F3/AS1 Other
☐ F4 Safety from Falling	☐ F4/AS1 ☐ FSP Act Other
☐ F5 Construction and Demolition Hazards	☐ F5/AS1 Other
☐ F6 Lighting for Emergency	☐ F6/AS1 Other
☑ F7 Warning Systems	☑ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 Other
☐ F8 Signs	☐ F8/AS1 Other

☐ G1 Personal Hygiene	☐ G1/AS1 Other
☐ G2 Laundering	☐ G2/AS1 Other
☐ G3 Food Preparation and Prevention of Contamination	☐ G3/AS1 Other
☑ G4 Ventilation	☑ G4/AS1 ☐ AS 1668.2 Other
☐ G5 Interior Environment	☐ G5/AS1 Other
☐ G6 Airborne and Impact Sound	☐ G6/AS1 Other
☑ G7 Natural Light	☑ G7/AS1 Other
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS 6703 Other
☑ G9 Electricity	☑ G9/AS1 Other
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS 5261 Other
☐ G11 Gas as an Energy Source	☐ G11/AS1 Other
☐ G12 Water Supplies	☐ G12/AS1 ☐ AS/NZS 3500.2 ☐ AS/NZS 3500.5 Other
☐ G13 Foul Water	☐ G13/AS1 ☐ AS/NZS 3500.2 ☐ BS 5572 Other
☐ G14 Industrial Liquid Waste	☐ G14/AS1 Other
☐ G15 Solid Waste	☐ G15/AS1 Other
☑ H1 Energy Efficiency	☐ H1/AS1 ☑ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 Other

Waiver/modification to New Zealand Building Code required for the following parts of the Code:

See page 3 for insulation notes.

PART D

Compliance schedule *(do not fill in this section if this is an application for a Project Information Memorandum only)*

Tick one:

☑ There are no specified systems in the building

☐ New specified systems in this building
(specified systems are defined in Regulations; if you are not sure whether your building has specified systems, talk to the BCA, or your architect)

Complete form BC41 (Application for Compliance Schedule) and attach

☐ There is an existing Compliance Schedule on this building

Complete form BC11 (Application for Amendment to Compliance Schedule) and attach

PART E

Attachments

The following documents are attached to this application: *(tick as applicable, or put N/A if there are no attachments)*

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☑ Evidence of ownership

☐ Application fee

☑ Plans and specifications (list below)

see pre lodgement checklist

(If insufficient space, please attach schedule to the application)

PART F

Key Personnel

Builder:

Name:

Daytime Ph:

Mobile Ph:

After Hours Ph:

Facsimile:

Registration No.

Designer:

Name: Kerry Thomson

Daytime Ph: 5445343

Mobile Ph:

After Hours Ph:

Facsimile:

Registration No. 113911

Registered Drainlayer:

Name:

Daytime Ph:

Mobile Ph:

After Hours Ph:

Facsimile:

Registration No.

Registered Plumber:

Name:

Daytime Ph:

Mobile Ph:

After Hours Ph:

Facsimile:

Registration No.

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30c, Building Act 2004

THE BUILDING

Street address: 1922 Motueka Valley Highway	
Suburb: Motueka	
Town/City: Nelson	Postcode:

THE OWNER(S)

Name(s): J & G Anderson	
Mailing address: 1922 Motueka Valley Highway	
Suburb:	PO Box/Private Bag: RD1
Town/City:	Postcode:
Phone number: 03 526 8644	Email address: Ja.ga.kiwi@gmail.com

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: Kerry Thomson	LBP or Registration number: 113911
The practitioner is a: ☑ Design LBP ○ Registered architect ○ Chartered professional engineer	
Mailing address (if different from below):	
Street address/Registered office: 7 Cresswell Place	
Suburb: Richmond	Town/City: Nelson
PO Box/Private Bag: –	Postcode: 7020
Phone number: 03 5445343	Mobile: –
After hours: –	Fax: –
Email address: kbthomson@actrix.conz	Website: –

DECLARATION

I Kerry Thomson certify that the design work that is restricted building work identified on this form:

- Complies with the building code, or
- ~~Complies with the building code subject to any waiver or modification of the building code~~ recorded on this form

Signature: K Thomson

Date: 5-6-12

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I Kerry Thomson carried out/supervised the following design work that is restricted building work

PRIMARY STRUCTURE

Design work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**	**Reference to plans and specifications**
Tick ✓	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Foundations and subfloor framing ✓		✓ Carried out ○ Supervised	
Walls ✓		✓ Carried out ○ Supervised	
Roof ✓		✓ Carried out ○ Supervised	
Columns and beams ✓	ridge beam	✓ Carried out ○ Supervised	
Bracing ✓		✓ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick ✓	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Damp proofing ✓	vapour barrier wrap DPC	✓ Carried out Supervised	
Roof cladding or roof cladding system ✓		✓ Carried out Supervised	
Ventilation system (for example, subfloor or cavity) ✗	slab	Carried out Supervised	
Wall cladding or wall cladding system ✓	to James Hardie spec.	✓ Carried out Supervised	
Waterproofing		Carried out Supervised	
Other		Carried out Supervised	

FIRE SAFETY SYSTEMS

Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick ✓ if appropriate	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems (L) Evacuation and fire-service operation systems	smoke alarms only	✓ Carried out Supervised	

RESIDENTIAL

Building Consent Pre-Lodgement Checklist

- *For the applicant to identify if and where information is shown on the plan drawings.*
- *It is for the Building Consent Authority (BCA) to check completeness of a building consent (BC) application before it can be accepted for processing.*
- *Council has the right to refuse an application which is incomplete.*
- *Note – This is not to check correctness or compliance, compliance checks are done later (during the BC processing where the BC may be suspended if any non-compliance items are identified).*
- *The first 30 minutes are free, a checking fee will be charged after that.*

Applicants must fill in all shaded areas

This checklist is needed for all BC applications. If required information is found to be missing, the application cannot be lodged and identified deficiencies will be given to the applicant. The application can be resubmitted once all the required information is present.

Indicate location/page number of the drawings in shaded columns below

(un-shaded columns are for office use)

Project Description	new sunroom
Address	1922 Motueka Valley Highway
Owner	J. Anderson

	Sheet	N/A	√/x	
Application Form				**Notes**
Does the project include "restricted building work" (RBW) (yes or no)			✓	
If yes, names and registration numbers of LPB designers provided (compulsory)	BP 113911			
If yes, names and registration numbers of LPB site workers provided (if not, when and how will these be provided) either when picking up issued consent or			BP 1st inspection	
If yes, a certificate of work provided by the designer	✓			
Two sets of plans and specifications provided	✓		✓	
Legal description completed on site plan & consent form	✓		✓	
Description of work accurate			very light. n=new, alter n=move, what are we doing?	
Specified life applied	50 yr		✓	
Value of work shown and acurate	✓		✓	
Application form completed and correct, including Compliance list on page 4 & 5			✓	
Application form signed and dated			✓	
Certificate of Title provided with any consent Notices	✓		✓	

Design Basis				**Notes**
Wind zone	~~to~~ high	S3		✓
Earthquake zone	2C	S3		✓
Snow zone		–		✓
Corrosion zone	C	S3		✓
E2 Risk Matrix		S3		✓

S = Spec page nº
P = plans page nº

	Sheet	N/A	√/x	

Drawings				Notes
Plans to acceptable standard, i.e. to scale, no graph paper, no pencil drawings, no single line drawings (refer to DBH "Guide to applying for a building consent")			✓	It's typical Kemy
Content page provided and drawing sheets cross-referenced.	—		X	
Specifications				**Notes**
The specifications are job-specific and meaningful, with Contents page.			✓	somewhat
Includes all supporting information, including product manufacturers' specifications.			✓	
Demolition Work				**Notes**
Shows if building is to be removed or demolished				
If demolished – a full site plan showing all safety protection measures to be taken, services capped off.				
Shows how any hazardous materials are to be safely disposed of (landfill site etc)				
Site Plan				**Notes**
Shows legal boundaries, easements, access	S20 approx		✓	
Datum, spot levels or contours and North point ✓	S20		✓	
Any excavation works, fill, retaining walls and surface water control measures	—			
All existing buildings	S20		✓	
Location of new buildings and distance to boundaries	—			
Infrastructure (sewer, water and stormwater laterals) or effluent field locations.	—			
Floor Plan				**Notes**
If alteration work, provide separate plans for existing and for new	—		✓	
Layout fully dimensioned	P1		✓	
Rooms identified	P1		✓	
Windows, doors and lintel sizes	P1			
Mechanical ventilation details where no windows	—			
Smoke detectors or fire alarm locations	P1		✓	
Heating unit appliance	—			
Type shower	—			
Foundation Plan				**Notes**
Full foundation layout plan provided	P1		✓	
Concrete slab – details including reinforcing (500E reference shown), hardfill, DPC, control joints, slab thickenings	P1 & P2		✓	
Timber floors – pile layout, location and bracing, subfloor framing, sizes, timber treatments and connectors	P1 S10		✓	
Any special stainless steel where needed				
Ventilation and protection of under-floor insulation	—			
Cross Section and Details				**Notes**
At least two full cross sections provided	P1, P2		✓	
All complex areas detailed	"		✓	
All timber framing sizes and spacings shown. With timber species, and treatments	P1		✓	
All uplift connectors specified	—			
Insulation materials	S1 P1, P2		✓	
Details of all wall and roof areas				
Details of all foundations	"		✓	
Details of any upper floors and balconies, decks and barriers	"		✓	
All window and door flashings details	S16, 17, 18		✓	
All roof penetrations details	—			
Any flashings between different claddings, and new/existing if an addition	S15		✓	
For any stairs, full stair and barrier details	—		✓	
Claddings and any drainage cavities detailed	S12...			

Flashing of windows, doors, junction, balcony, parapet, interior / exterior corner penetrations detailed	S12....		✓	
Elevations				**Notes**
Shows all claddings and any control joints	P2		✓	
Doors and windows (window opening direction and any safety or special glass)	P2		✓	
Accurate ground lines and floor levels (consistent with that on site plan)	–			
Any ventilators for subfloor spaces	–			
References to any cross section details on other pages	–			
Roof Framing				**Notes**
Roof framing and bracing layouts	P1 & sections		✓	
For trusses, full truss design, PS1 and plan provided	–			
For flat roofs, full substrate and membrane details and surface water control details	–			
Interior Works				**Notes**
Bracing design and bracing plan	P1 S4		✓	
Thermal insulation details provided (schedule or calculation method)	S3		✓	
Details for any wet area membranes (showers & tiled areas)	–			
ny gas appliances - clearances and ventilation, bottle locations and restraints	–			
Specific Design				**Notes**
Complete and legible Producer Statement covering all SED works				
Engineer appropriately qualified (CPEng)	\			
Inspection schedule for site monitoring				
Engineers Calculations provided				
Plumbing and Drainage				**Notes**
Specify which plumbing and drainage rules apply	E1		✓	
Waste pipe sizes, gradients, and venting,	–			
Hot water cylinder details and valving, restraints/support	–			
Sewer and stormwater drains, gradients, invert levels, traps and venting	short lateral to garden not shown.		✓	
Full design report and details for any on-site-wastewater system	–			
Details of any solar heating system or wetback system, location identified and manufacturer's specification included	–			
Full stack system details for multi-storey buildings (including an isometric diagram)	–			
ormwater discharge method, surface water and impermeable areas control	only 14.4m² new roof So. Gutter-falls?			
Shows how potable water is protected against contamination (water tanks/streams)	–			
Additional Information				**Notes**
Alternative solutions are clearly identified and sufficient detail to assess compliance	–			
Swimming pool fencing, drainage etc shown	–			
Solid fuel heater location identified and manufacturer's specification including flues	–			
Hazardous Substances Stored on Site				**Notes**
A test certifier location certificate /preliminary test certifier letter provided	–			

Handling Officer:	David Cuni.		
Date(1):	Date(2):	Date(3):	
Process duration (1): 15 min	Process duration(2):	Process duration(total):	
Pre-lodgement complete Application approved ☑	Signed:	Date:	07/06/2013
Pre-lodgement incomplete Application declined ☐	Signed:	Date:	

Have accepted it as both areas of concern are small.

Name: J & G Anderson **BC Number** 120547

Project Address: 1922 Motueka Valley Highway, Motueka-Woo

Project: New sunroom attached to dwelling

PIM /TAN Contents
PIM (project information memorandum)
TAN (Territorial Authority notes)

PIM / TAN reports needed for:	Circle	Forwarded / date / signature
Land Use Mark Scales	(Yes) / No	11/6/12
Natural Resources (storm-water / sewage) Michael Croxford / Mike MacKiggan	Yes / (No)	
Natural Hazards Eric Verstappen / ~~Glenn Stevens~~	(Yes) / No	EV 25/6
Contaminants Jenny Easton	Yes / (No)	
Hazardous substances Jenny Easton / Building	Yes / (No)	
Licences EHO's See notes below	Yes / (No)	
Other	Yes / (No)	
Recheck required on newly provided / revised plans (granted Resource consent)	Yes / No	

Note 1.
Engineering PIM and Building PIM done by others

Note 2.
Environmental health PIM required for buildings which are:

- Food premises - where food or drink is prepared or sold
- Liquor Licensing premises - where alcohol is sold
- Camping grounds - where people pay a fee to camp on the land
- Hairdressers - both commercial salons or home salons
- Funeral directors - funeral parlours or mortuary rooms
- Offensive trades - rubbish collection, sewage tank suckers, offal treatment, or anything else that smells horrible

Note 3.
Buildings which have an "unsecured" potable water supply (roof water tank, stream, spring, well, bore) require a note in either the Building PIM, or by way of an RFI during the BC process.

Eric Verstappen

To: BC Admin
Subject: BC120547 - Anderson 1922 Motueka Valley Highway

Council holds records that indicate that part of the property has been subject to flooding hazard, although this excluded the existing house site. No land level contour data is available to determine whether the house site itself would be subject to flooding hazard in an extreme flooding hazard, although the major flood event in July 1983 (greater than a 2% AEP event at Woodstock) is not mapped as affecting the house site. In any event both the house and the proposed sunroom extension are elevated some 500mm above ground level, thereby further mitigating flood hazard risk. No further specific flood hazard risk mitigation measures are deemed necessary.

✓	Checked and approved
X	Checked and rejected
___	Not applicable

BC Number: 120547

Project: New sunroom attached to dwelling

Name and Project Address: J & G Anderson 1922 Motueka Valley Highway, Motueka-Woo.

Engineering PIM / TAN Checklist

PIM (Project Information Memorandum)

TAN (Territorial Authority Notes)

Easements *(circle which apply)*		
N/A	S01	Your proposed building is located within Council's sewer easement area and needs to be resited clear of the easement.
N/A	S02	Your proposed building is located within Council's stormwater easement area and needs to be resited clear of the easement.
N/A	S03	Your proposed building is located within Council's stormwater secondary flow path easement area and needs to be resited clear of the secondary flow path to ensure run-off is not impeded in an extreme rain event.
Services *(circle which apply)*		
N/A	S10	A Council reticulated sewer lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
N/A	S11	A Council reticulated stormwater lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
N/A	S12	A Council water meter is in position to service your site – see "as-built" plan appended.
N/A	S13	Council reticulated sewer is in vicinity to service your site/development. You need to complete a Council **wastewater connection application** form in order to gain a connection to your property. See form appended.
N/A	S14	Council reticulated stormwater is in vicinity to service your site/development. You need to complete a Council **stormwater connection application** form in order to gain a connection to your property. See form appended.
N/A	S15	Council reticulated water is in vicinity to service your site/development. You need to complete a Council **water service connection application** form in order to gain a connection to your boundary or tank. See form appended.
Vehicle Access *(circle which apply)*		
N/A	S20	There is no existing vehicle access crossing to serve your site/development. You need to complete a **vehicle access crossing permit application** form in order to gain approval to obtain access to your site. See form appended.
N/A	S21	Your proposed plans show the extension of the existing vehicle access crossing. You need to complete a **vehicle access crossing permit application** form in order to gain approval to carry out this work. See form appended.
N/A	S22	Your proposed plans show the relocation of the existing vehicle access crossing. You need to complete a **vehicle access crossing permit application** form in order to gain approval to carry out this work. See form appended.

N/A	S23	The Council's District Plan requires that a vehicle access crossing is sealed from the edge of the road it adjoins for a distance of 10.0 metres into private land. According to information held at Council your vehicle access crossing does not meet this rule and will need to be upgraded. Please complete the **vehicle access crossing permit application** form enclosed and return to Council for approval prior to undertaking any work.

Tasman District Council Services *(circle which apply)*	**Charges** *(circle which apply)*
Reticulated sewer *Yes / No*	Number of connections *Yes / No / Number*
Reticulated sewer – Pohara / St Arnaud exemption area *Yes / No*	No connection fee applies
Reticulated water supply *Yes / No*	Connection fee applies *Yes / No*
Reticulated stormwater *Yes / No*	No connection fee applies

Comment	

Officer name:	**John Karaitiana**	
Signed:	J.K	Date: 8.6.12

Planning Checklist for Building Consents

FORM NUMBER: BCPlanning5 **DATE: 16 May 2012**

A - APPLICATION DETAILS

PIM/Building Consent No: 120547 Applicant Name: J ANDERSON

Property File Ref: 1928053200 Proposed Building and Use: JUNROOM

B – NATURAL RESOURCES CHECKS

Wastewater Reticulated? N Y → Stormwater Reticulated? N Y → Other activities

WW volume same or less? N Y SW volume same or less? N Y

Permitted?	Y	N	Permitted?	Y	N	Permitted?	Y	N
Discharge not in WMA?	☐	☐	In R1/R2/Open Sp/Cons/Rec zone?	☐	☐	LDA1 & meets conds?	☐	☐
In SDWDA & treated to BOD20 TSS30?	☐	☐	Discharge Pre '98 in other zones?	☐	☐	LDA2:		
In SDWDA and dose loaded to field?	☐	☐	SW won't cause/contrib to erosion?	☐	☐	Batter/excav hght <0.5m	☐	☐
WW Volume < 2000 l/day?	☐	☐	Site not used for haz subs?	☐	☐	Meets all other conds?	☐	☐
Discharge > 20m from water & bore?	☐	☐	SW won't cause/contrib. to flooding?	☐	☐			
Discharge > 1.5m from boundary?	☐	☐	No destruction of habitats in water?	☐	☐	Hazardous substances:		
Discharge > 0.5m from winter gwater?	☐	☐	No films, scum/foams, susp'd material?	☐	☐	HFSP ratio < PA limit or …		
Sampling point provided?	☐	☐	Not into coastal waters or open sinkhole?	☐	☐	is storage <5000L fuel?	☐	☐
Treated to BOD 150 TSS 150?	☐	☐	SW into same catchment as diverted from?	☐	☐	All other conds met?	☐	☐
Loading rate etc good? No breakout?	☐	☐	No obstruction of fish passage?	☐	☐			
Design and operation meets stds	☐	☐						

Infringement details: _____

☐ Planning check completed and permitted **OR** **☐ Requires Consent/Permit**

Planner: _____ Date: _____

C – ZONE / AREA / TITLE CHECKS

Designations: NONE **Features (eg, heritage/flooding/coastal hazard/historical pesticides):** FLOODING

Roading Hierarchy: ARTERIAL **~~Consent Notice*/BLR no/LAR*~~:** 2677

Zone: RURAL 1 / 3

Permitted?	Y	N	Permitted?	Y	N
Activity	☑	☐	New dwelling/workers acc		
Height	☑	☐	- Consent req		
Coverage (%)	☑	☐	23,000L water tank	☐	☐
~~Sleepout~~	☐	☐	Hort plant setback	☐	☐
Setbacks ☑ ~~☐ R3 in bldg loc~~	☐	☐	500m quarry setback	☐	☐
Adjoin ~~res zone/R3~~ daylight	☐	☐	R3 - rain tank	☐	☐

Zone: RURAL 2 / RURAL RESIDENTIAL

permitted?	Y	N	Permitted?	Y	N
Activity	☐	☐	Dwellings-23,000 tank	☐	☐
Height	☐	☐	Hort plant setback	☐	☐
Coverage (%)	☐	☐	500m quarry setback	☐	☐
Sleepout	☐	☐	Mapua/Waim rain tank	☐	☐
Setbacks	☐	☐	**Workers accommodation–**		
Adjoin res zone – Daylight	☐	☐	**Consent req**		

Area: NONE Activity permitted? Y ☑ N ☐ Building? Y ☑ N ☐ **~~Access/loading/turning/parking?~~** ~~Y ☐ N ☐~~

HAIL site (ExHazards – red star or yellow)? Y ☐ N ☑ **Possible HAIL site** (eg, ex-sheep country)? Y ☐ N ☑

If "Y" refer to Jeremy Butler If "Y" seek further info (form) & forward to Resource Sci (Contam)

Infringement details: _____

NB If either in the Slope Instability Hazard/FRRA and FRA or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Glenn Stevens. If the geotech report is more than 2 years old, a new report is required.

D – CONSENT STATUS

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

_____

BC file sent to: _____ **to check:** _____ **Email CSO ☐**

Existing Resource Consent Reference (for this activity / building) RM_____ is in effect ☐ Yes ☐ No

Outstanding Appeal(s) ☐ Yes ☐ No

E - COMMENTS:

NOT A CHANGE OF USE - MAIN USE. REF TO ARTHUR FOR FLOODING.

☑ Planning check completed and permitted/~~RC granted~~ **OR** **☐ S.37 – Requires consent/permit**

Planner: MARK TEMPEST Date: 11/6/12

* If LAR, BC applicant to get Roading Authority confirmation that access is correct.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NL122/198**
Land Registration District	**Nelson**
Date Issued	24 June 1954

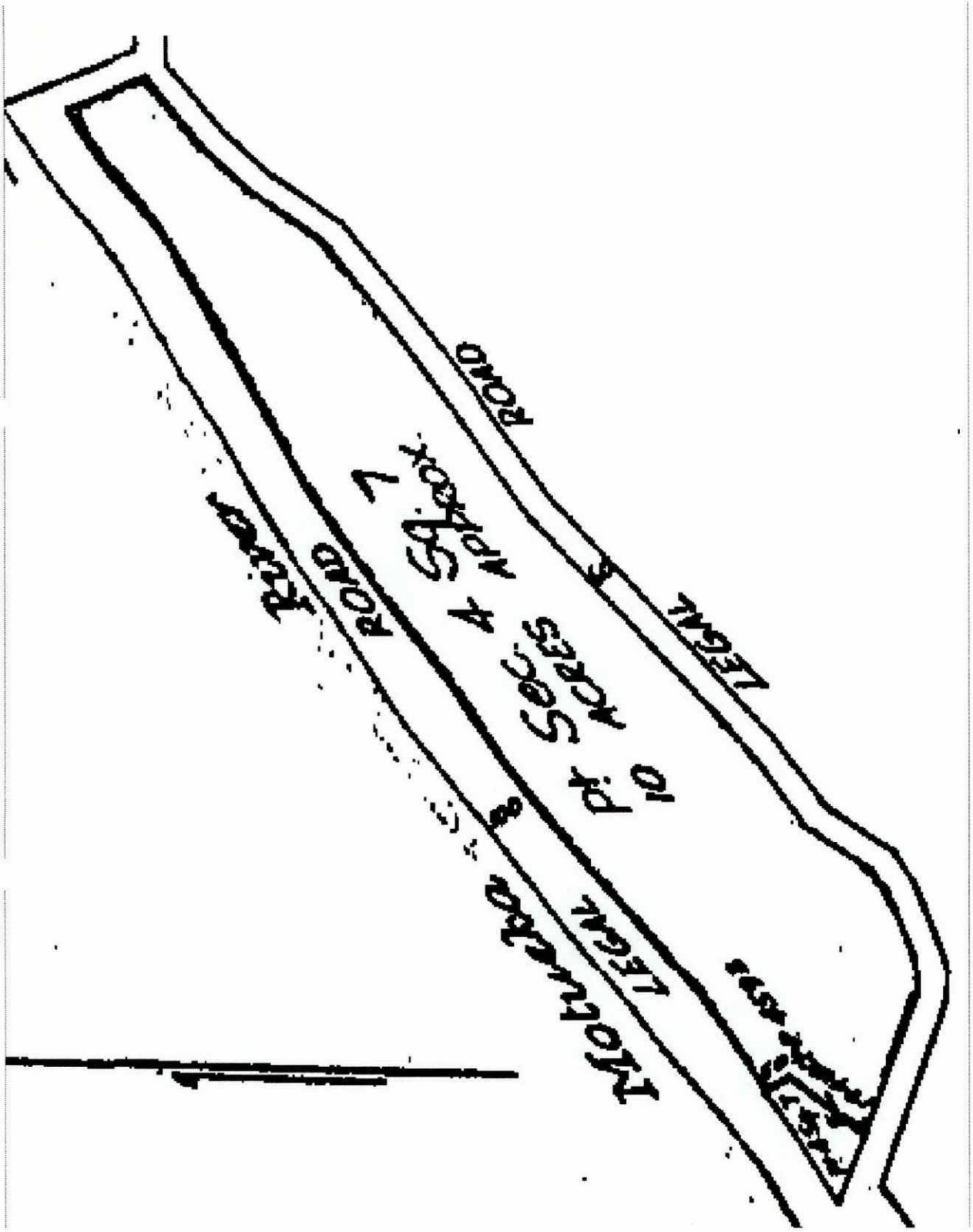
Prior References
NL1C/525

Estate	Fee Simple
Area	4.0469 hectares more or less
Legal Description	Part Section 4 Square 7

Proprietors
John Robert Anderson as to a 1/2 share
Gloria Jean Anderson as to a 1/2 share

Interests
2608 Memorandum of Acceptance imposing Building Line Restriction - 3.12.1951
238644.1 Compensation Certificate under Section 19 Public Works Act 1981 - 21.2.1984 at 1.56 pm
Appurtenant hereto are rights to convey water created by Easement Instrument 8600979.5 - 13.12.2010 at 10:54 am
The easements created by Easement Instrument 8600979.5 are subject to Section 243 (a) Resource Management Act 1991

Identifier **NL122/198**



PROCESSING NOTES

Date 4.7.12

BC Number: 120547 Page 1 of 1

Adress: Motueka Valley Highway

Compliance Comments/Issues:

Eric noted in a flooding hazard area - but feels no risk mitigation methods are necessary on this consent.

80mm topping slab over DPC over existing conc patio slab. Ok.

~~* Lintel over existing (2.4m wide) door supporting ridge beam.~~

~~* Location dps? Discharging to?~~

Cladding - J.H. Weatherboards. All details provided.

Sunroom attached external to bldg envelope - conservatory checklist used.

6.7.12.

Ridge beam support @ exting door - by Hyspan beam, into roof space above existing lintel.

Sharon Medcalf

From: Kerry Thomson [kbthomson@actrix.co.nz]
Sent: Thursday, July 05, 2012 9:51 AM
To: Sharon Medcalf
Subject: Anderson sunroom addition, Motueka Valley Highway
Attachments: Anderson with roof beam.pdf; LVL supporting roof beam.dit

Hi, sorry I don't know BC number. Hopefully if you 'print to fit A3' the plan should be to right scale. If doesn't work, please email & I'll bring in copies. The LVL is added to the cross section sitting on the existing rafters & fixed to the new wall framing. I've allowed it to carry all the contributing roof load from the addition, even thou the existing lintel must allow for eave width. Rigidity ratio is 1.6 so there is good safety margin. Hope this is OK. Thanks for being so helpful. Regards Kerry.

BC120547.

Hi Charlie - Kerry sent this to me in error!

✓	Checked and approved
X	Checked and rejected
—	Not applicable

BC Number: 120547

Project: SUNROOM

Name and Project Address: ANDERSON; 922 MOTUEKA VALLEY ROAD

Building Consent Checklist

Conservatories/Non-Habitable

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
General Property Information	Section 37: Resource Consent certificate / attached	—		
	PIM problems resolved / not available / attached to consent	✓		
	Certificate of title	✓		
	Subdivision Conditions Certificate issued	—		
	Demolition	—		
	Specifications	✓		
	Project valuation check	✓		$16500 / ADTS TO DWELLING
Engineering Design	Site stability	✓		
	Ground bearing	✓		TO 3604
	Engineering details	—		" "
	Calculations or PS1	—		
	Monitoring schedule	—		
Concrete Foundations	Height of floor above ground	✓		>450 - 80 TOPPING SLAB ON EXISTING PATIO
	Depth	✓		290 INTO FIRM GROUND
	Width	✓		240 W.S.
	Reinforcing	✓		DETAIL PROVIDED
Concrete Slab Floor	Thickness	✓		80 ON DPC ON EXISTING CONC SLABS
	DPM	✓		UNDER TOPPING SLAB
	Reinforcement and cover	✓		
	Shrinkage control	—		3x3.6 TOTAL.
	Compacted fill	—		EXISTING
	Thickening for load-bearing	✓		20 SERIES BLOCK @ ENTRIES CONC SLABS
Conservatory Information	Brand or manufacturer	—		SINGLE GLAZING - TO 3604
	Ventilation requirements	✓		WINDOWS, DOORS, OPENING
	Member spacing and size	✓		240x90 RIDGE BEAM; 140x45 RAFTERS @ 900 crs.
	Fixings	✓		ON PLANS
	Details	✓		
	Flashings	✓		J.H. DETAILS.
Floors	Masonry 150 (FGL) 100 (Paving) Other 225 (FGL) 150 (Paving)	✓		>225.
	Bearer size, span, spacing	✓		140x95 @ 1550 SPAN } DECK.
	Joist size, span, spacing	✓		140x45 @ 450 }
	Load-bearing walls on floors Distance to supports	✓		20 SERIES BLOCK - AGAINST EXISTING PATIO.
	Lateral support or blocking	—		
	Subfloor insulation and protection	—		CONC. FLOOR.
	Flooring material	✓		" - SUNROOM; GRIPTREAD - DECK.
	Ground clearances	✓		
	Pile types	—		ORDINARY; ANCHOR 320 sq x 300; 350 sq x 900
	Pile size, span spacing	✓		
	Pile to bearer fixings	✓		
	Subfloor bracing	✓		ARCHER PILES - DECK. APPROX 1450 OFF GL.

3

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
Glazing	Safety glass	✓		S.G. NOTED.
	Insulating panels	✓		R3.6 CEILINGS, R2.6 WALLS
	Fixing	✓		STD WINDOWS, BRICK TIMBER CONSTRUCTION.
New Openings	Lintels/beams	X	✓	HYSPAN BEAMS @ RIDGE BEAM SUPPORTS
	Lintel fixings	✓		MITEK DETAILS
Spread of Fire	Distance to boundary	✓		>1m. LARGE SITE
	Smoke alarms	✓		SHOWN IN DWELLING
Drainage	Downpipes	✓		EXISTING & NEW
	Stormwater drains	✓		DISCHARGING TO CLARO, AWAIT FIN RPT.

Signed:	Date of Check: 4.7.12.
Signed:	Date of Recheck: 6.7.12

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: Cherie Newman Signature: _____ Date: 6.7.12

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an Inspection is required.

No. 3885264

No. of attachments

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: John Anderson — Phone:

Address of installation: 1922 Motueka Valley Hwy — Motueka

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is

230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

3 No. of lighting outlets — No. of ranges

4 No. of socket outlets — No. of water heaters

Was any installation work carried out by the homeowner? Yes — No

Please tick (✓) as appropriate where work includes:

— Mains — Main earthing system

— MEN Switchboard closest to point of supply — Electric lines

Description of work carried out (If necessary attach any pages with work done)

Install and wire new extension on lounge.
Put Lights - Sockets - Switches.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☐ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name: Hadyn Morgan — Registration No.: E242011

Company: H.M.E — Contact Ph No.: 0274832115

Signature: [signature] — Date: 1-2-13

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name — Registration No.

Signature — Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

THE BUILDING

Street address: 1922 MOTUEKA VALLEY HWY NGATIMOTI	
Suburb:	
Town/~~City~~: MOTUEKA	Postcode: 7120

THE PROJECT

Building consent number: BC 120547

THE OWNER(S)

Name(s): JOHN & GLORIA ANDERSON.	
Mailing address: 1922 MOTUEKA VALLEY HWY NGATIMOTI	
Suburb:	PO Box/Private Bag:
Town/~~City~~: MOTUEKA	Postcode: 7120
Phone number: 035268644	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work	Tick ✓ whether you carried out the work or supervised someone else.
Foundations and subfloor framing ✓		✓ Carried out ○ Supervised
Walls ✓		✓ Carried out ○ Supervised

PRIMARY STRUCTURE CONT'D

Roof ☑		☑ Carried out ○ Supervised
Columns and beams ○		○ Carried out ○ Supervised
Bracing ☑		☑ Carried out ○ Supervised
Other ○		○ Carried out ○ Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing ☑		☑ Carried out ○ Supervised
Roof cladding or roof cladding system ☑		☑ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ○		○ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONT'D

Wall cladding or wall cladding system ☑		☑ Carried out ○ Supervised
Waterproofing ○		○ Carried out ○ Supervised
Other ○		○ Carried out ○ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: WG HASSALL	LBP number: BP 120137
Class(es) licensed in: CARPENTRY	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/~~Registered office~~: 78 WHAKAREWA ST	
Suburb:	Town/~~City~~: MOTUEKA.
PO Box/Private Bag:	Postcode: 7120
Phone number: 035284388	Mobile:
After hours: 11	Fax:
Email address:	Website:

DECLARATION

I WILLIAM HASSALL carried out or supervised the restricted building work recorded on this form.

Signature: WHassall Date: 14/4/2014

INSPECTION REPORT

Name:	**J & G Anderson**	Consent No: **BC120547**
Address:	**1922 Motueka Valley Highway, Motueka-Woo**	Inspected by: Bevan Barker

On **17/04/2014** at **2:37 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

31 FINAL SMALL FINALS/ALTERATIONS

Notes Summary: Please install a graspable handrail to the stairs of the rear deck. Please install wire dogs (Stainless Steel) to ordinary timber piles as required by NZS 3604:2011

Next Inspection: CCC- reinspection.

☒ **Failed Inspection Points**

Handrails fitted to stairs
A graspable rail is required at the rear stairs, as there are more than three risers.



HD Galv connections as per plan.

BC«ConsentNo»
«INSPECTIONTYPE»


HD Galv connections as per plan. Small job and easily maintained


No Wire dogs.



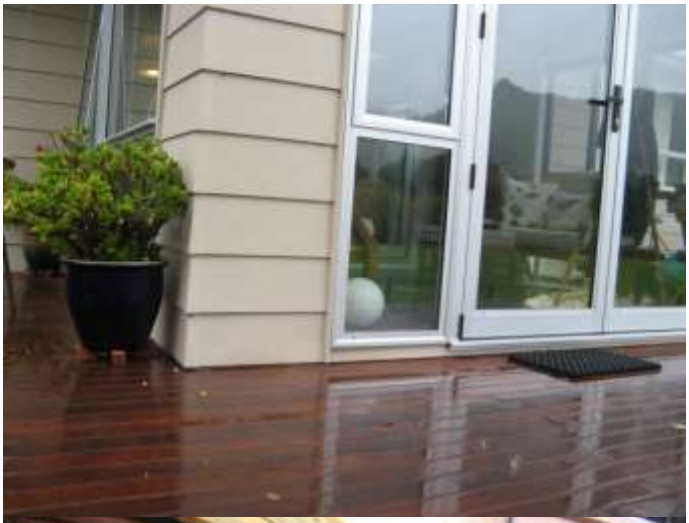
BC«ConsentNo»
«INSPECTIONTYPE»







BC«ConsentNo»
«INSPECTIONTYPE»





INSPECTION REPORT

Name:	**J & G Anderson**	Consent No: **BC120547**
Address:	**1922 Motueka Valley Highway, Motueka-Woo**	Inspected by: Bevan Barker

On **14/10/2014** at **3:06 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

32 CCC RE-INSPECTION ONCE ALL OUTSTANDING ITEMS FROM PREVIOUS FINAL INSPECTION ARE COMPLETED

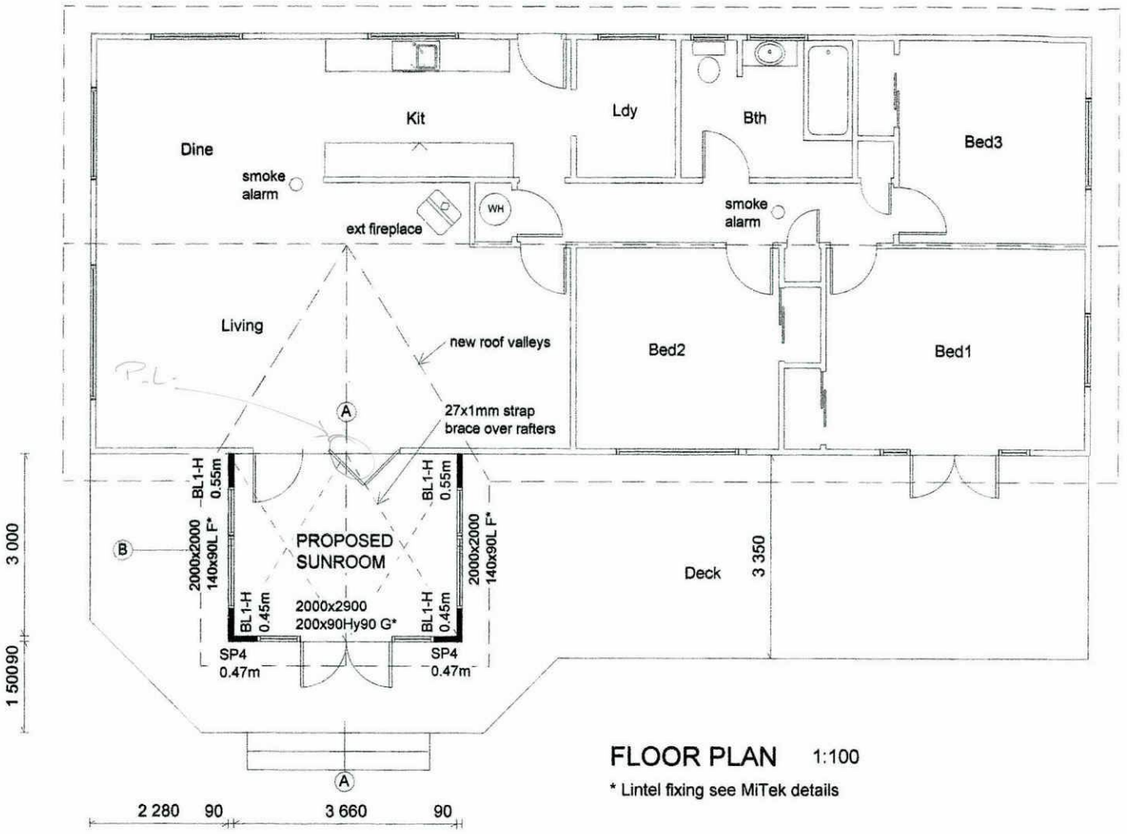
Notes Summary: All items now correct and complete. Please issue CCC

Next Inspection: Approved for CCC

SUNROOM ADDITION ANDERSON HOUSE
1922 MOTUEKA VALLEY HIGHWAY

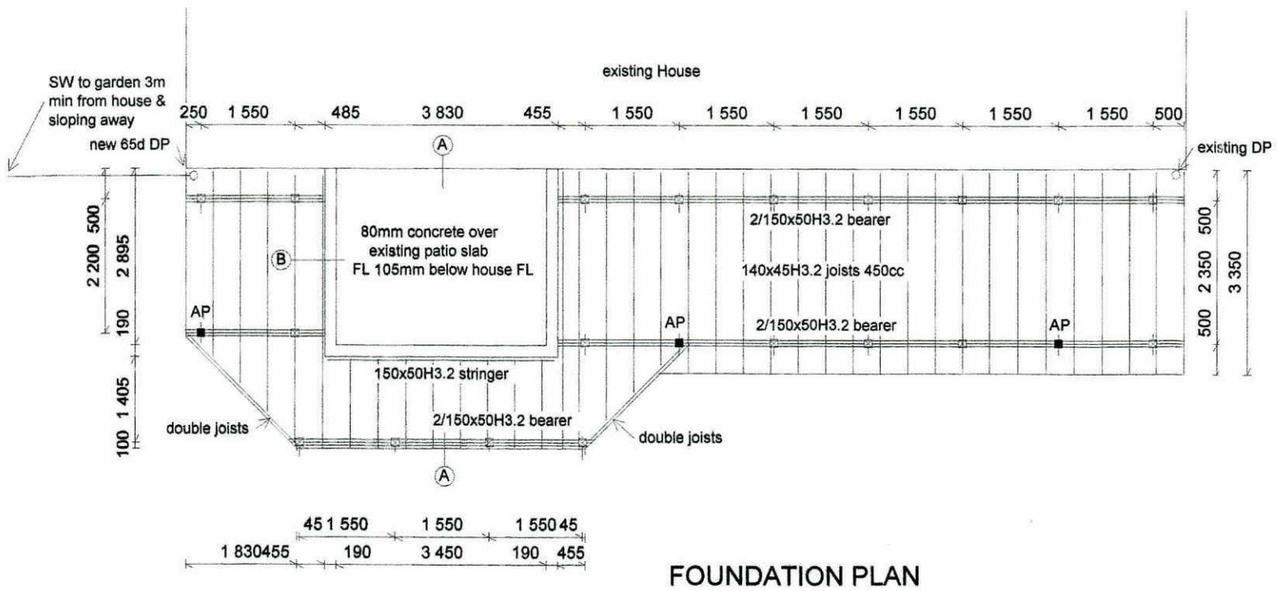
Ph John 03 5268644 or 0211147730	4/06/12	SHT 1 OF 2

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone C



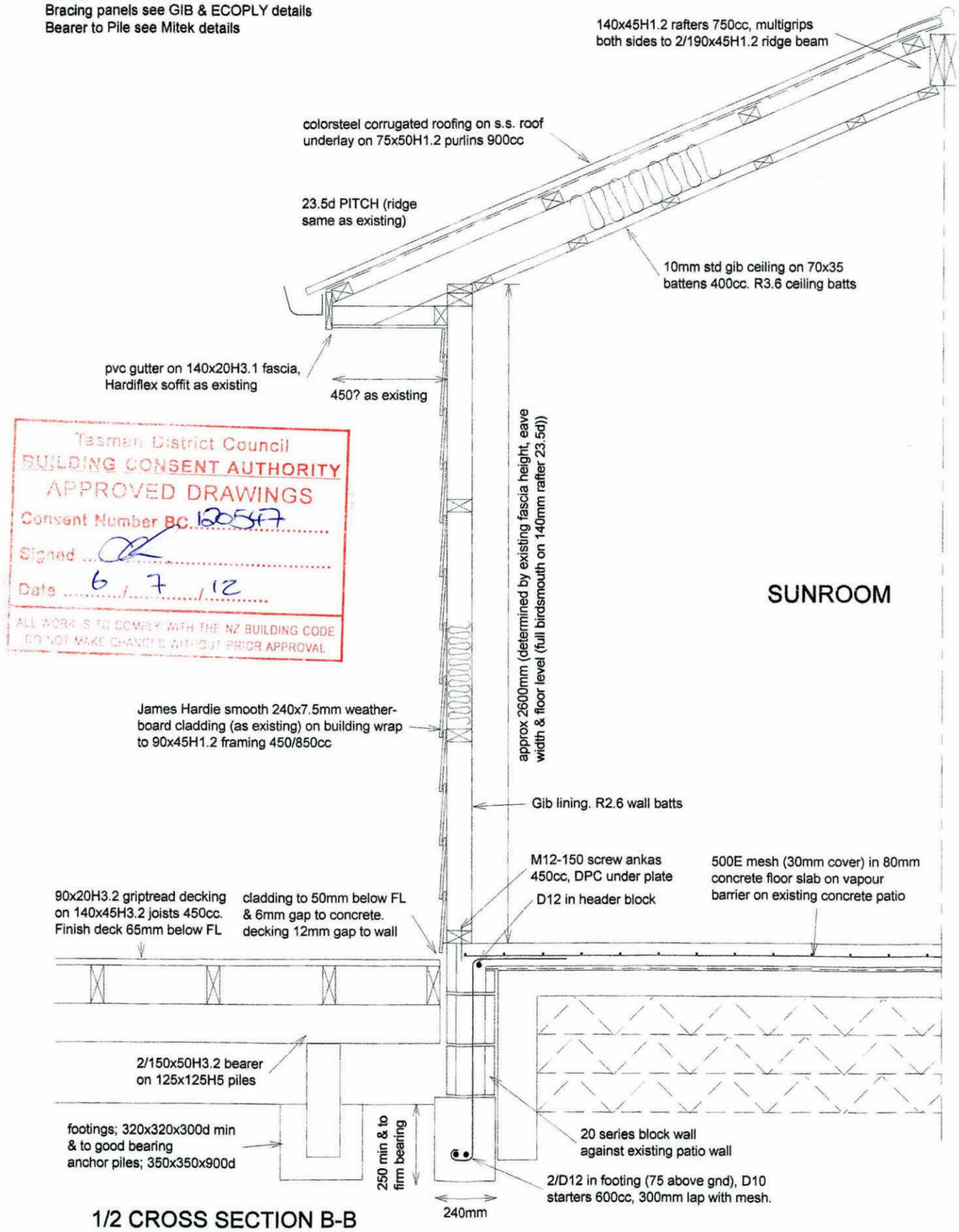
FLOOR PLAN 1:100

* Lintel fixing see MiTek details



FOUNDATION PLAN
1:100

FRAMING; Grade SG8
studs 90x45 @ 400cc
TREATMENT; (minimum)
Wall & Roof framing & Purlins; H1.2
Bearers, Deck joists & Decking; H3.2 Piles; H5
FIXINGS; (High Wind Zone)
Purlins to truss or rafter; 1/10g-80mm purlin screw
Rafter to plate 2/90nails & 2 wire dogs
Exterior Top plate to studs; 2/90nails & Lumberlok stud strap
Exterior Bottom plate; M12-150 screw anchors with 50x50 washers 450cc
Lintels* see Mitek details
Bracing panels see GIB & ECOPLY details
Bearer to Pile see Mitek details

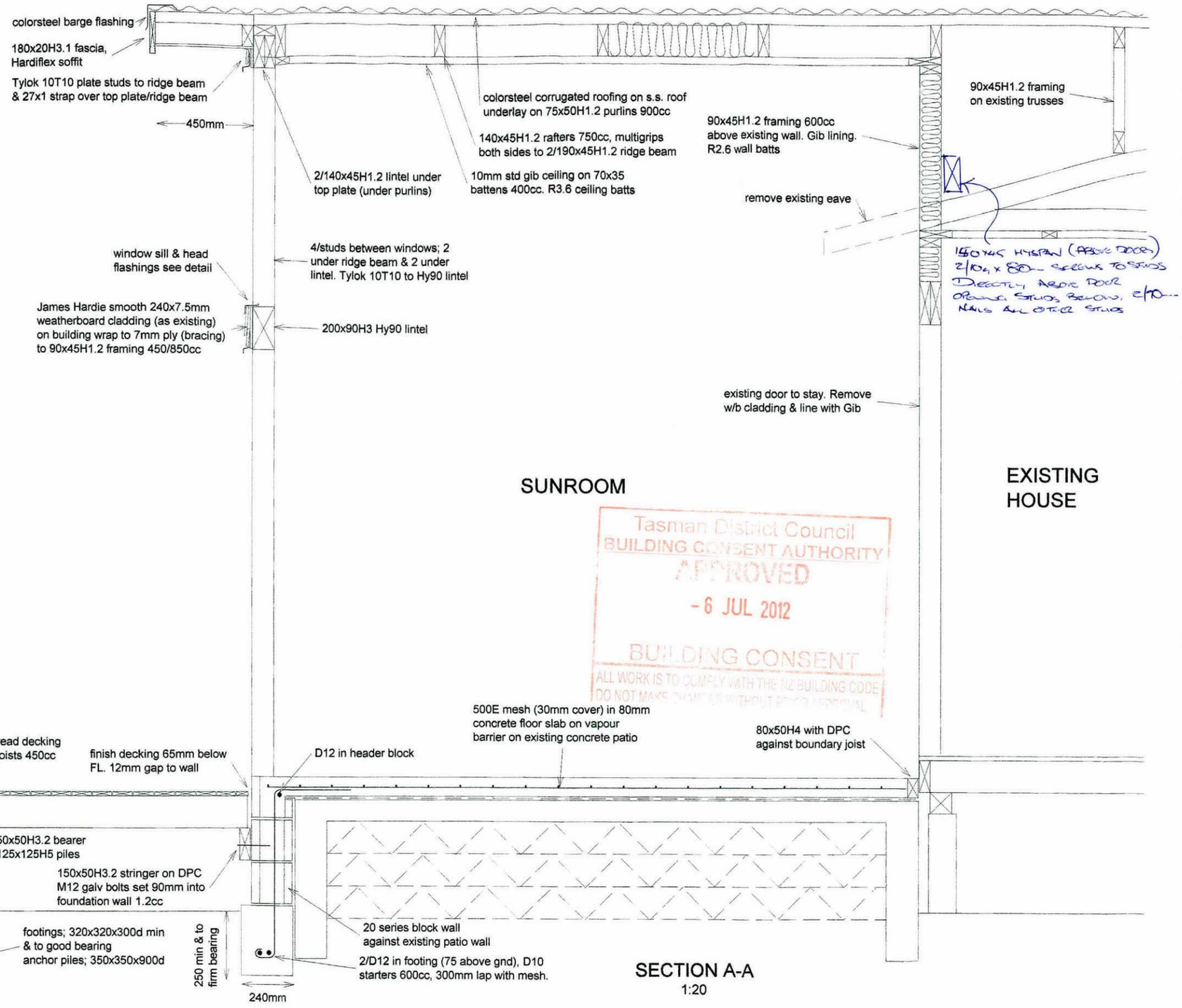


Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
Consent Number BC 120547
Signed
Date 6/7/12
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

1/2 CROSS SECTION B-B
1:20

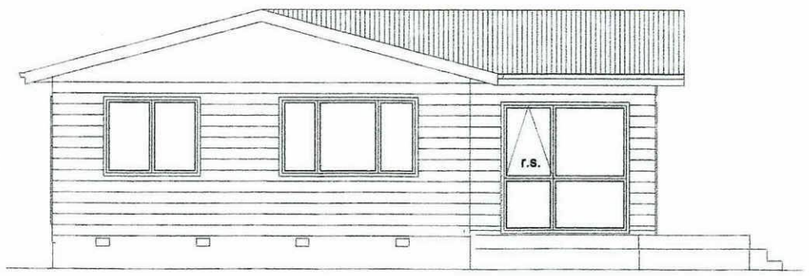
SUNROOM ADDITION ANDERSON HOUSE
1922 MOTUEKA VALLEY HIGHWAY

Ph John 03 5268644 or 0211147730	4/06/12	SHT 2 OF 2



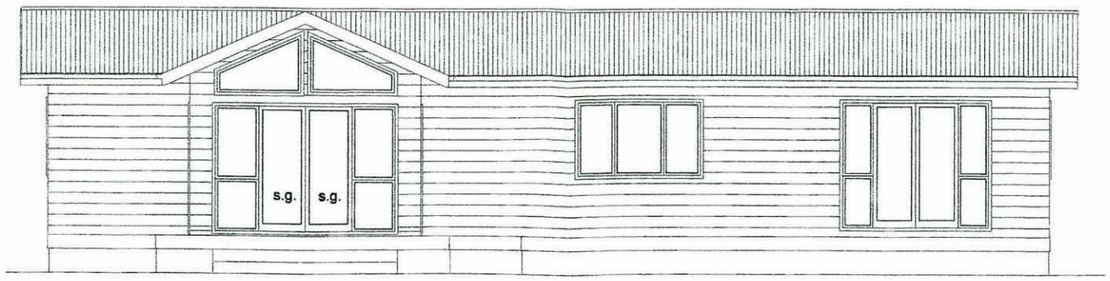
ELEVATIONS 1:100

Cladding - Hardie weatherboard as existing
Roofing - corrugated colorsteel
New Joinery - Aluminium double glazed

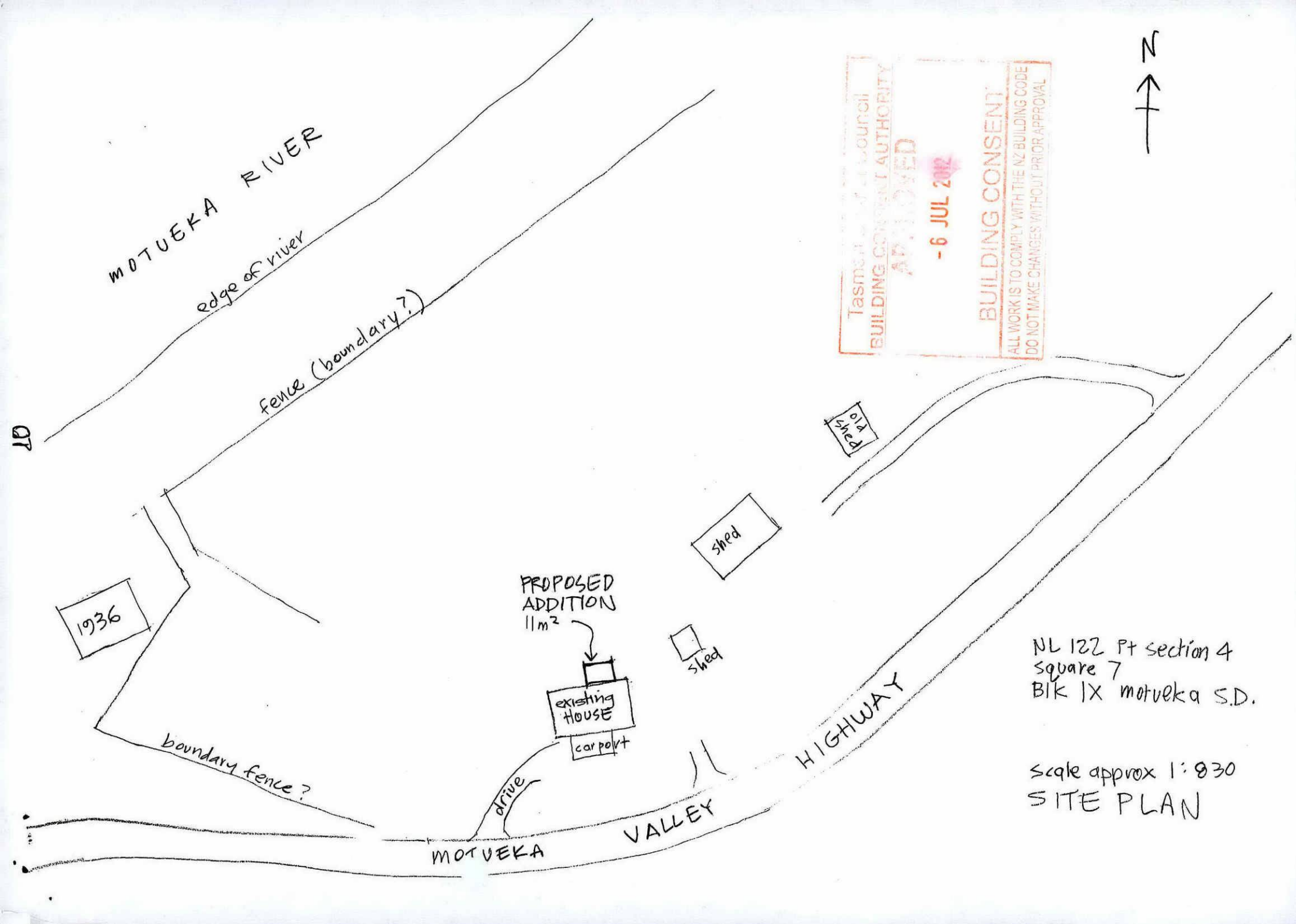


A ← proposed addition →

(ele. mirror image for sunroom)



← proposed addition → B



NL 122 Pt section 4
square 7
Blk IX motueka S.D.

scale approx 1:830

SITE PLAN

SPECIFICATION FOR
NEW SUNROOM 1922 MOTUEKA VALLEY HIGHWAY
FOR J & G ANDERSON

PRELIMINARY AND GENERAL
This contract comprises the construction of the new sunroom and decking as detailed on the drawings and specification or as reasonably implied and reroofing the existing house.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any extra or variation to the Contract, which may result in an alteration to the Contract price and/or compliance with governing regulations, must be authorised by the owner in writing.
On completion all trade debris shall be removed from the site and the building left clean for occupancy.
The contractor shall provide to the owner all keys, warranties and maintenance manuals.

CONCRETE, BLOCKWORK AND REINFORCING
Concrete, blocklaying and reinforcing shall comply with NZS 4210 & 4229 & NZBC B1 & B2. Reinforcing and footing dimensions shall be as shown on drawings and shall be inspected before placing concrete. Concrete shall be ready-mix 20MPa. Reinforcing bars shall be grade 300E, mesh grade 500E. Lap bars 40x diameter & mesh 200mm. Reinforcing shall have 75mm separation from ground.
Block walls shall be true and vertical with pointed mortar joints. Floor slabs to be 80mm minimum thick with mesh spaced 40mm above 0.25mm polythene vapour barrier over existing concrete patio. Vibrate and finish to a fine, level surface (NZS3114).

CARPENTRY
Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3631, 3602, 3604. Grade SG8.
TREATMENT; (minimum)
All timber fixed to concrete shall be protected with DPC.
Wall and roof framing including purlins; H1.2
Bearers, Deck joists, Decking; H3.2. Piles; H5
Moisture content to be 18% max before cladding and 14% before lining.
FIXINGS; (high wind)
Exterior bottom plate fixing to concrete; M12 screw anchors (or bent bolts set 100mm into concrete) 150mm from bracing element ends (use Gib Handibrac), DPC under plate.
Rafters to top plate; 2/90mm skew nails & 2 wire dogs
Purlins to rafter/truss; 1/10g-80mm purlin screw.
Top plate to studs; 2/90mm nails & Lumberlok stud strap
Lintels; refer to MiTek details as specified on plan
Bracing elements refer to Gib details & ECOPLY details. Piles/bearer/joists; see Mitek details 12kN & 2.7kN
MATERIALS;
Building wrap; Tyvek homewrap or Tekton universal wrap.
Fascia and barge board; 140 x 20 & 180 x 20H3.1 as existing. Soffit lining; 4.5mm Hardiflex as existing.
Insulation; Walls R2.6 batts, Ceiling R3.6 batts.
Windows and doors shall be fixed and flashed as required for cladding type and to comply with NZBC E2 & NZS 3604. Dress the building wrap into all sides of the opening and seal the sill and top corners with flashing tape. Install foam backing rod and expanding polyurethane foam around the reveal.
Internal linings; Walls; 10mm standard Gib plasterboard or Gib Braceline as shown on plan. Ceiling; 10mm standard Gib on 70x35 battens 400cc.
Internal finishings; 40mm pine architraves & 60mm skirtings.
WORKMANSHIP; Check all wall framing is plumb and square, check wall and ceiling framing for line and face before fixing linings, straighten or replace as necessary.

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- 6 JUL 2012
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DRAWINGS MUST NOT BE CHANGED WITHOUT PRIOR APPROVAL

ROOFING
Colorsteel ZR8 corrugated longrun fitted in accordance with NZBC E2 by approved fixers. Roof underlay to be self-supporting laid vertical with 150mm laps (or horizontal over netting). Roofing to overhang 50mm into gutter. Fix matching barge, ridge and valley flashings. All exposed fasteners shall be colour matched. Roof must be completely weather tight and bird proof. At completion clean roof and gutters of all metal fillings, discarded nails, rivets etc. and make good any scratches or dents.
Provide written guarantee to owner for roofing (15 year) and workmanship.

SPOUTING
Marley PVC as existing. Install new rain head and 65d downpipe as shown and to discharge to garden at least 3m away from house and so that stormwater runs away from building.

WINDOWS AND DOORS
Windows and doors shall be double glazed, manufactured by an approved Aluminium Joiner to comply with NZS 4211 & glazing to NZS 4223 & NZBC F2. Sills to have condensation channel, liners to be 19mm H3.1 pine. Supply colorsteel head flashings and sill flashings to match joinery.

ELECTRICAL
Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards.

JAMES HARDIE WEATHERBOARD CLADDING
Weatherboard shall be 'smooth 240' (check) to match existing, fixed in accordance with the James Hardie Weatherboard technical specification for direct fixing. Weatherboards shall lap 30mm, cut ends shall be primed. Fixing shall be face fixed with 50 x 2.8mm galvanised flat head nails through the lap, 15mm from the bottom of the board. Refer to figures 3, 4, 7, 8, 11, 12& 13.

PAINTING AND GIB STOPPING
The work shall be carried out by competent trades people in accordance with NZS 7703 and the NZBC. Materials and workmanship shall be to a high standard and as specified by manufacturer, applied within the required temperature range and with surface to the required moisture level.
Stopping shall be in accordance with GIB's fixing and jointing instructions to Level 5 finish.
PAINTING; Fill nail holes and sand to a smooth finish. Surfaces must be clean, dry and sanded before painting and between coats.
Internal walls and ceiling; 1 coat acrylic sealer + 2 coats acrylic (low sheen).
Exterior; weatherboards, soffit, fascia; 1 coat sealer/undercoat + 2 coats acrylic gloss exterior acrylic.

Anderson; 1922 Motueka Valley Highway
WIND ZONE; A, Open, T1, Exposed = HIGH
CORROSION ZONE; C
WALL CLADDING RISK MATRIX

	wall A	wall B	wall C
wind zone	1	1	1
no storeys	0	0	0
roof/wall	0	0	0
eave width	1	1	1
envelope	0	0	0
decks	0	0	0
TOTAL	2	2	2

Cladding; Fibre-cement weatherboards direct fixed (as existing)

INSULATION CALCULATIONS; glazing = 55%
Ceiling 12m2; R3.6 batts in skillion ceiling provides R3.5
Glazing... 15.7m2 double glazed R0.26 (30% = 8.6m2)
Walls 12.9m2 R2.6 batts between framing 400cc provides R2.2 (70% = 20m2)
Floor vapour barrier under 100mm slab = R1.3

Insulation exceeds minimum required for each component (NZS 4218) but overall does not meet the requirement for a habitable room. The purpose of this room is for day use only and to work as a thermal trap on sunny days for warming the Living areas of the house. The existing Living room doors closed at night to retain warmth in house. This Sunroom can therefore be considered non-habitable and outside the (existing) thermal envelope (it does not reduce it, rather improves it)

STORMWATER; roof areas; 25.2m2 to new 65d downpipe, 56.3m2 to existing DP.
14.4m2 new roof area
SEWER; no change, existing drains on other side of house.

4

BRACING Wind Zone High EQ Zone 2C

Single storey

Building height to apex	4.5
Roof height above eaves	1.5
Stud height	2.6
Building Length	3.1
Building Width	3.86

Subfloor	slab
Cladding	light
Roof	light
pitch	23.5
Area	12

	Walls	BUs req	Deck	BUs req
Wind Along*	55	212.3	35m2	157.5
Wind Across	50	155	9m2	40.5
Earthquake	3.6	43.2	4.5	

ALONG					wind		EQ	
line	number	type	height	length	rating/m	bracing	rating/m	bracing
A	1	BL1-H	2.6	0.45	83	37.35	92	41.4
	2	BL1-H	2.6	0.55	83	45.65	92	50.6
B	1	BL1-H	2.6	0.45	83	37.35	92	41.4
	2	BL1-H	2.6	0.55	83	45.65	92	50.6
Total achieved					Wind	166	EQ	184
Total required					Wind	0*	EQ	43.2

ACROSS					wind		EQ	
line	number	type	height	length	rating/m	bracing	rating/m	bracing
M	1	SP4	2.6	0.47	65	30.55	78	36.66
	2	SP4	2.6	0.47	65	30.55	78	36.66
N	1		2.4			**		**
Total achieved					Wind	61.1	EQ	73.32
Total required					Wind	155	EQ	43.2

*Note 'along' & 'across' is in terms of new addition. There is no 'wind along' demand because the building is same 'width' (length in terms of whole house)

**Consider what bracing existing wall N may contribute to 'wind across' new addition;

The existing house width is 6.9m x 55 = 380BU's wind demand along.

External wall N probably has equivalent 3 x GS1 2.4m = 504BU's

Internal wall O GS2 2.4m & GS2 3.0m = 513BU's

External wall P probably has equivalent GS1 2.0 & GS1 2.4m = 308BU's

Existing bracing probably has a surplus of nearly 1000BU's. Addition requires only 94BU's extra.

Deck bracing; total deck is 50m2 of which 6m2 is attached to house. Deck is 450mm above ground

Proposed bracing deck 1; 2/anchor piles = 240BU (157.5 req) Deck 2; 1/AP = 120 (40.5 req)

Bottom Plate Fixing

JUNE 2011

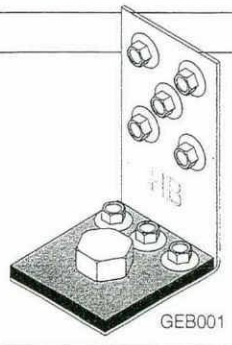
Bottom plate fixings for GIB® Bracing Elements			
Brace type	**Concrete slabs**		**Timber floors**
	External wall	**Internal wall**	**External and Internal walls**
GS1-N	As per NZS 3604:2011. No specific additional fastening required	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N	Not applicable		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated on pages 19 and 20.		Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated below.
BLG-H	Not applicable	As for GSP-N, BL1-H, BLP-H on concrete slab above	

Panel Hold-down Details

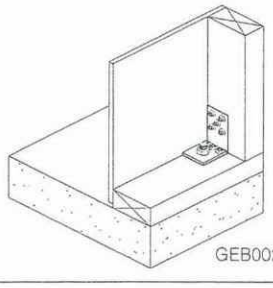
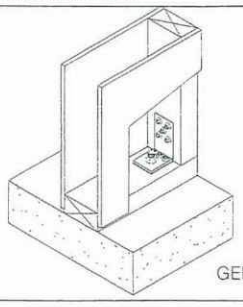
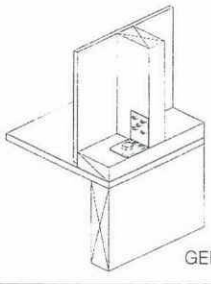
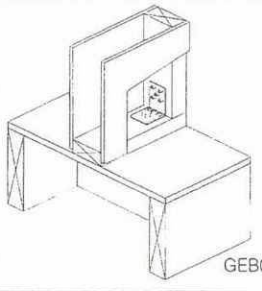
GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



GEB001

Concrete Floor		Timber Floor	
External walls	**Internal walls**	**External walls**	**Internal walls**
 GEB002	 GEB003	 GEB004	 GEB005
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block

Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.	12x150mm galvanised coach screw

Refer to gib.co.nz/cad for CAD details.

GIB EzyBrace® System Specification – BL1-H

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB® Braceline.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

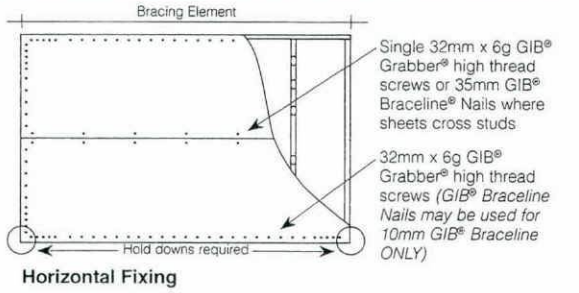
32mm x 6g GIB® Grabber® high thread screws.
(GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)

Fastener centres

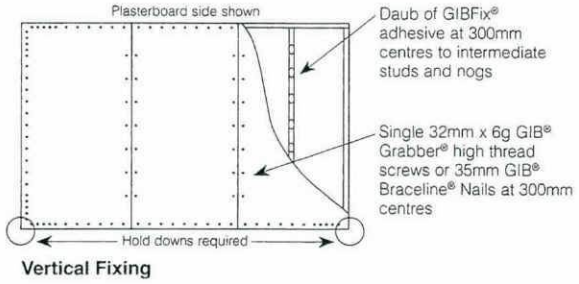
50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

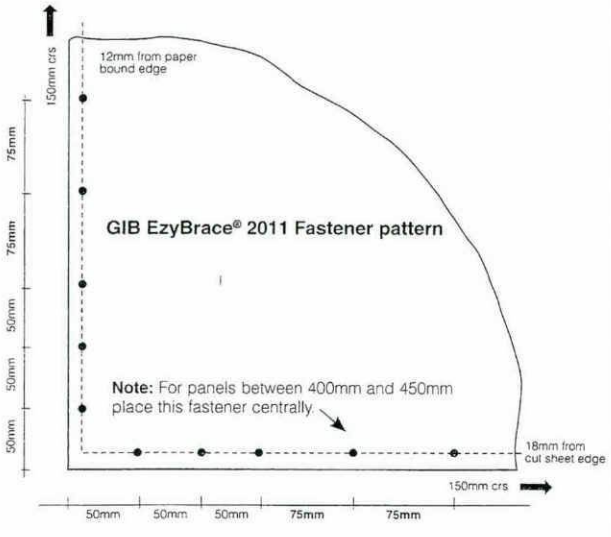
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



Horizontal Fixing



Vertical Fixing

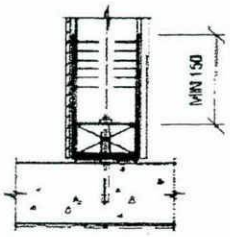


In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

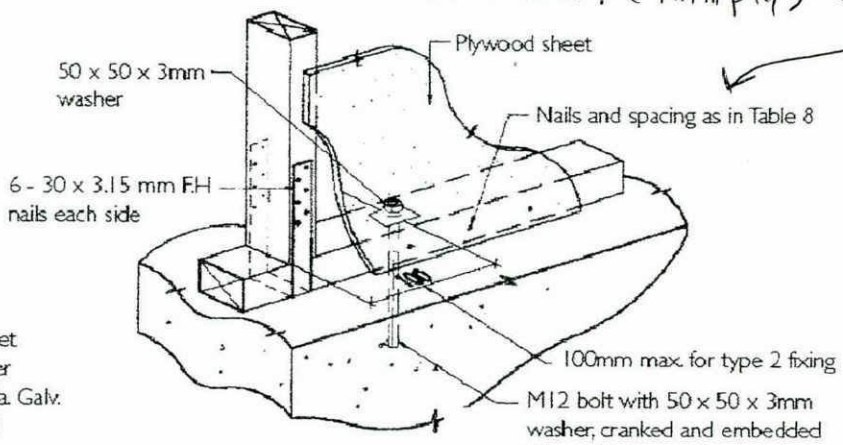
BRANZ Appraised
Appraisal No.294 [2011]

Figure 2(g): Type 2 strap fixings to end studs of plywood sheet braces for concrete floors

30 x 2.5mm galv. F.H. clouts at 75mm crs around brace perimeter, (7mm ply)



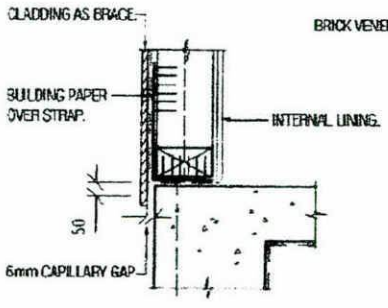
(a) 25 x 1 mm galvanised sheet brace strap wrapped under plate 6 - 30 x 3.15 mm dia. Galv. F.H. nails each side of stud



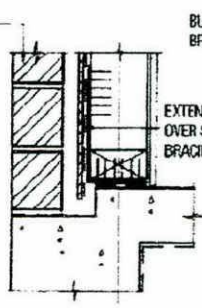
(b) Concrete base

Use Gib Handibrac as for BL1

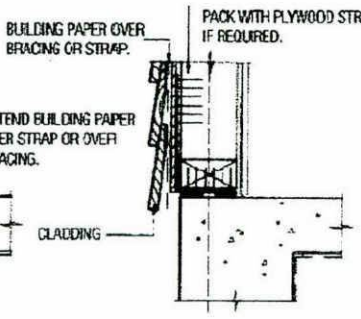
Figure 2(h): Typical detailing for wall and subfloor framing on concrete floor and foundations



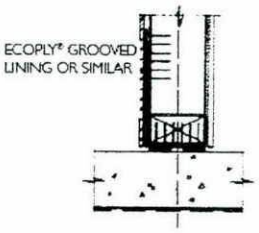
(a) Exterior cladding as sheet brace



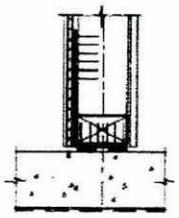
(b) Sheet brace under brick veneer



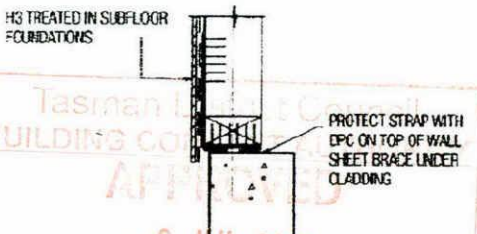
(c) Sheet brace under cladding



(d) Plywood internal lining as sheet brace



(e) Plywood sheet under internal lining



(f) Foundation Wall

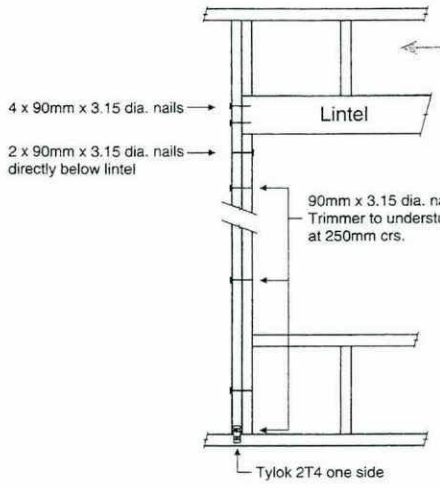
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- 6 JUL 2012
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ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE

Note: Modify these details for either Type 1 or Type 2 fixings according to Figure 2(f) or Figure 2(g)

LINTEL FIXING OPTIONS

LUMBERLOK®

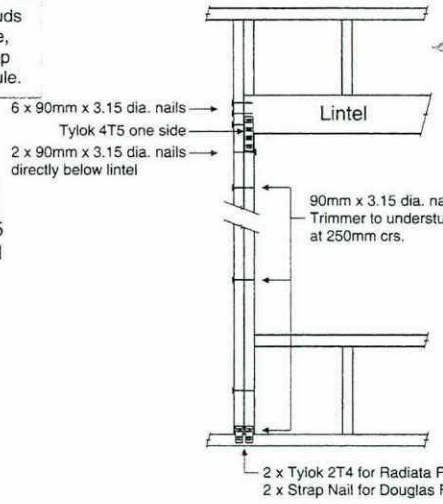
TYPE E
1.4 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

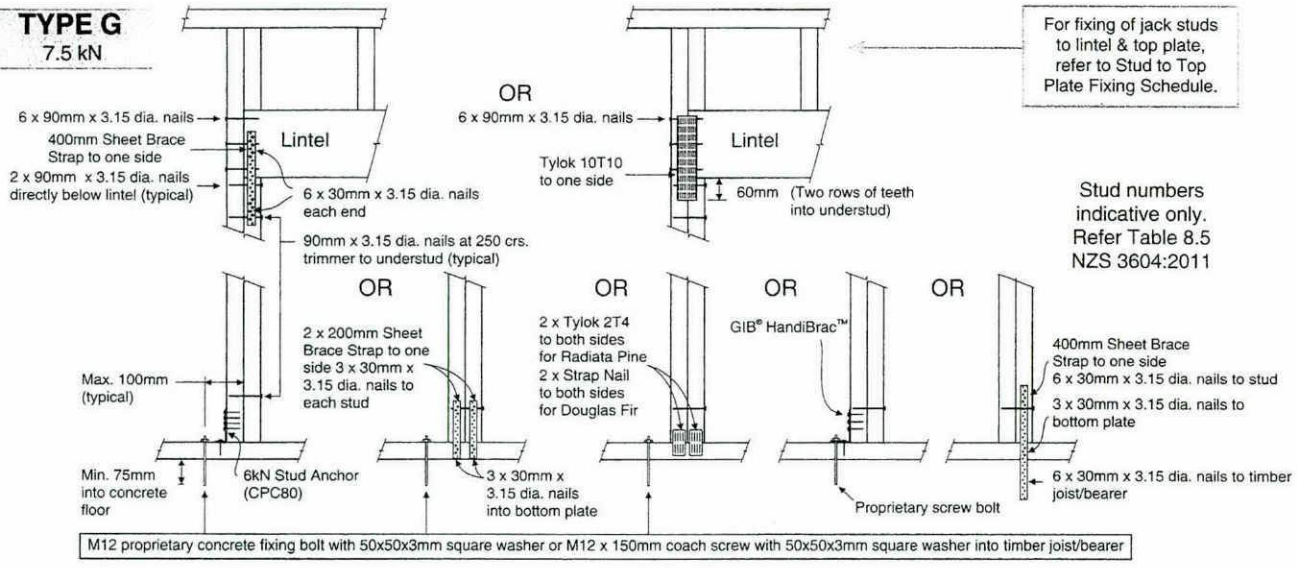
TYPE F
4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

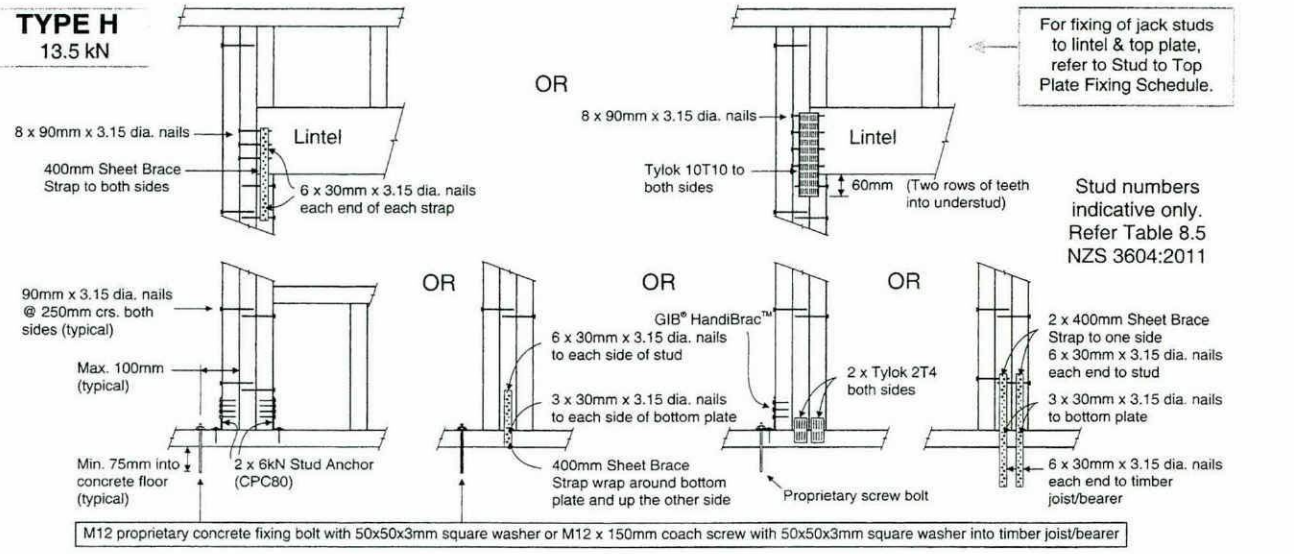
TYPE G
7.5 kN



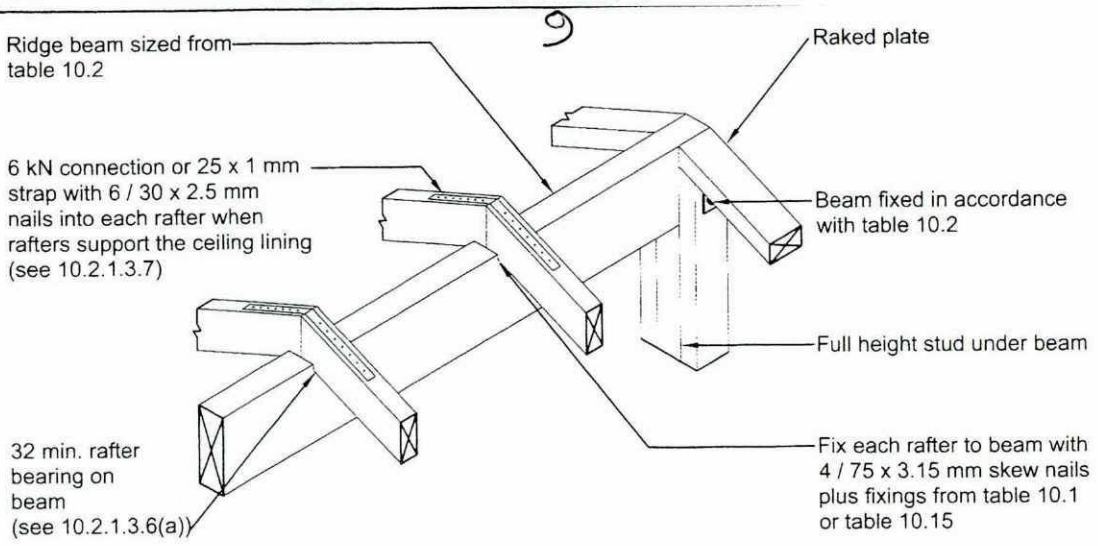
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

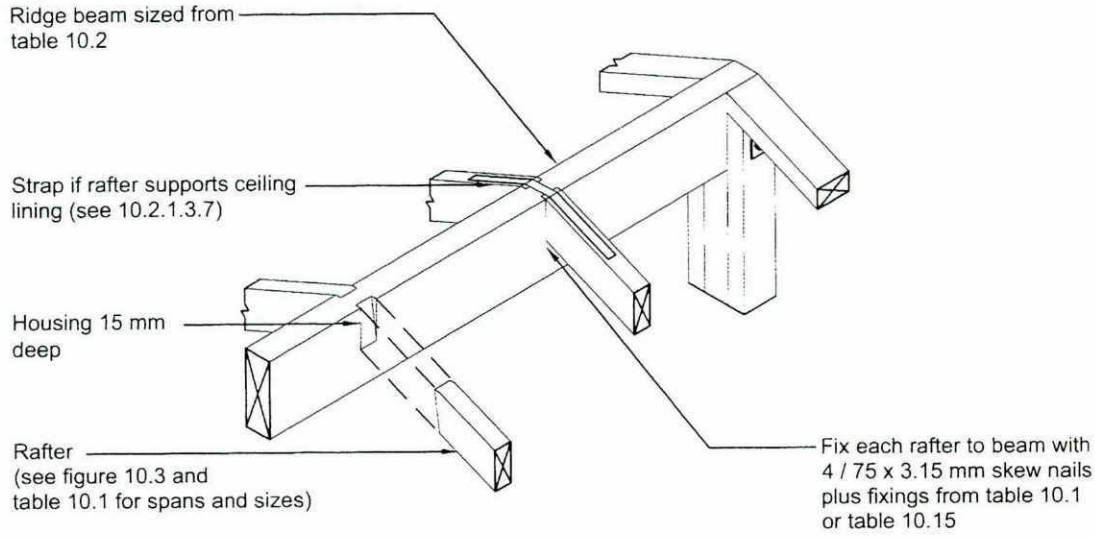
TYPE H
13.5 kN



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(A)

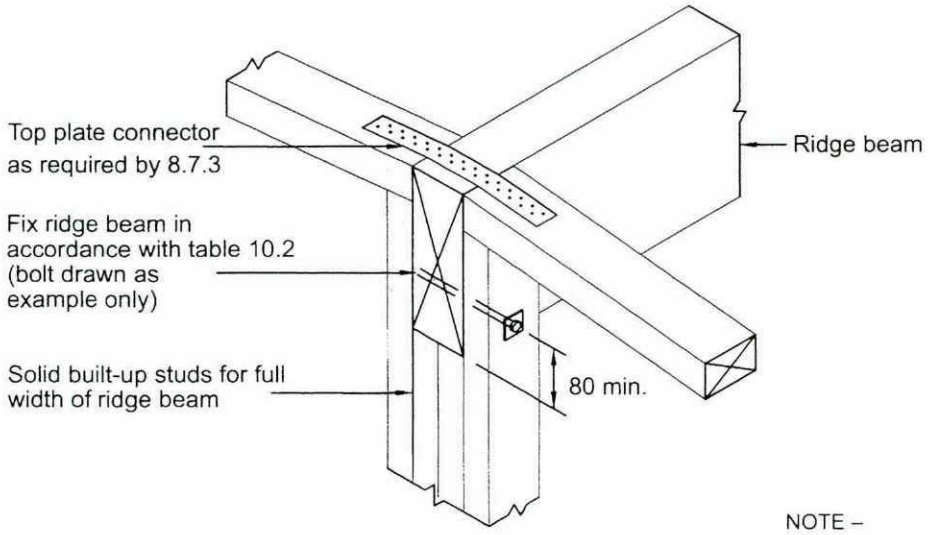


(B)

NOTE –
(1) Ridge beams shall be used where the roof does not have cleats or underpurlins (not couple-close) or ceiling joists.
(2) See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

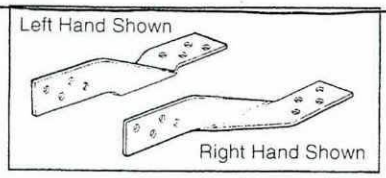
Figure 10.5 Rafter to ridge beam connections (see 10.2.1.3.6)

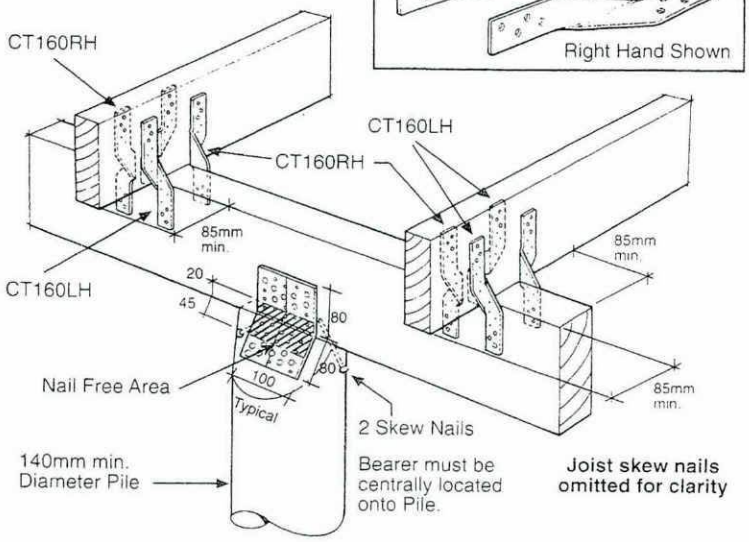


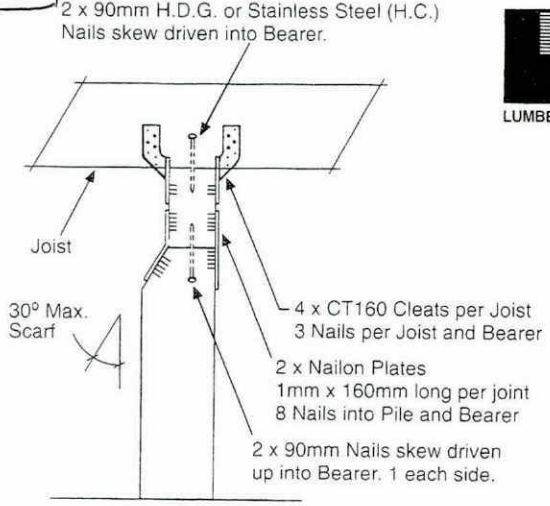
NOTE –
See table 10.2 for base fixing.

BRACE: OR

ANCHOR PILE CONNECTIONS

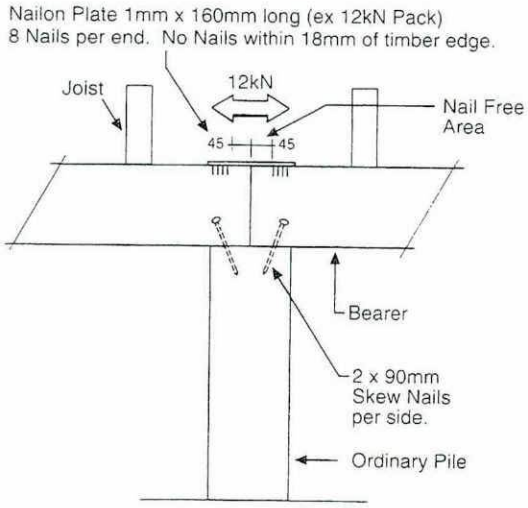


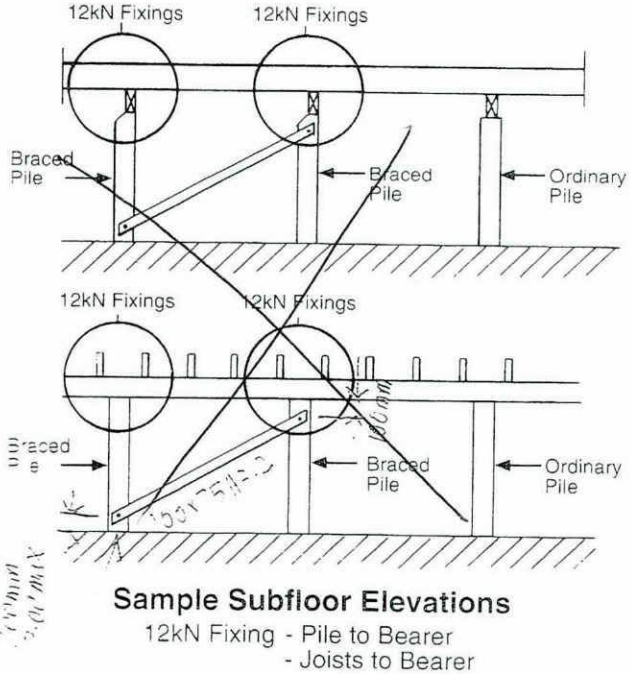




LUMBERLOK®

Standard Pack (12kN Std) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12kN HC) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).





Sample Subfloor Elevations
12kN Fixing - Pile to Bearer
- Joists to Bearer

Clause 6.12.7.2
NZS 3604:2011

PILE TO BEARER	- Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long - 8 Nails per Plate into Pile - 8 Nails per Plate into Bearer - 2 Skew Nails 90mm (1 per face)
JOIST TO BEARER	- CT160 Cleats (4 per Joist) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 Skew Nails 90mm (1 per side)
NAILS	- 80 x 45mm x 3.55 dia. Spiral Nails - 6 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

Each set represents 1 x 12kN Pile Fixing

(packed 4 sets per carton)
2 x Nailon Plates 160mm long
8 x CT160 Cleats
80 x 45mm x 3.55 dia. Spiral Nails
90mm x 4 dia. St. Steel Angular Groove
6 - H.C. Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

- [illegible] HB:2 brace bolted
[illegible] stainless
[illegible] wire 50x50x3 washers

ORDINARY PILE to bearer connection: 2/stainless steel wire staples & 2/100mm S.S. nails

supporting ridge beam. Ridge beam span = 3.0m
supported span = 3.6
req. lintel span = 2.9m

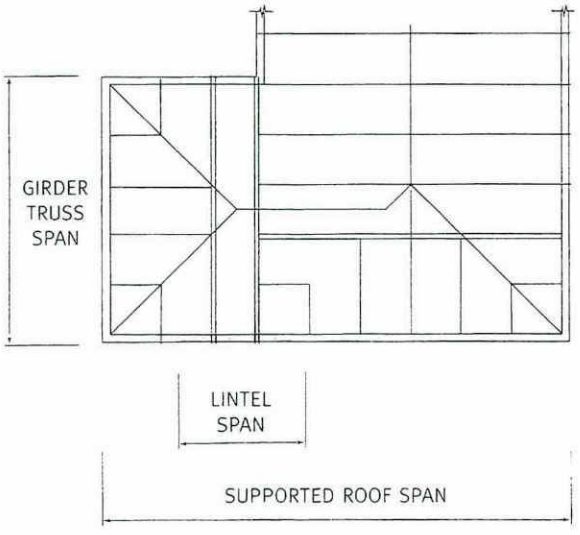
from Unitruss Hy90 span tables Lintels for all Wind zones.

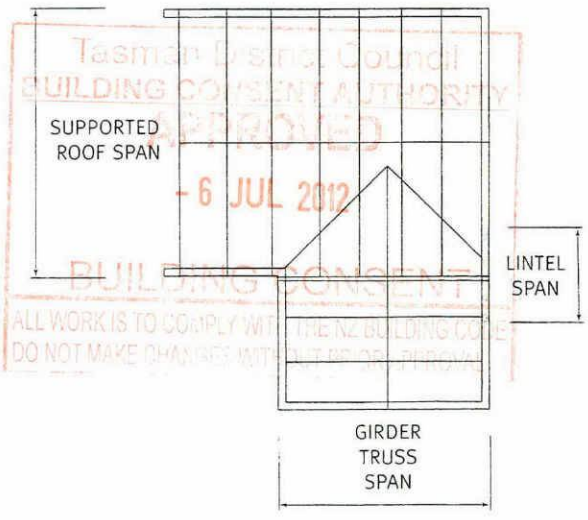
Supporting girder truss (light roof)

Note: maximum roof slope 30°

Hy90 Section D x B (mm)	Supported roof span (m)	Girder truss span (m)								
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0
		Maximum lintel span (m)								
150 x 90	2	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0	1.9
	4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6	1.6
	6	2.0	1.8	1.7	1.6	1.6	1.5	1.4	1.4	1.3
	8	1.8	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.2
	10	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.1
200 x 90	2	3.3	3.2	3.1	3.0	2.9	2.8	2.8	2.7	2.7
	4	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
	6	2.8	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0
	8	2.6	2.4	2.3	2.1	2.0	2.0	1.9	1.8	1.8
	10	2.4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6
240 x 90	2	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.2	3.1
	4	3.5	3.4	3.2	3.1	3.0	3.0	2.9	2.8	2.8
	6	3.2	3.1	3.0	2.9	2.8	2.7	2.6	2.5	2.5
	8	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.2
	10	2.9	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.1
300 x 90	2	4.6	4.4	4.3	4.2	4.1	4.0	3.9	3.8	3.7
	4	4.2	4.1	3.9	3.8	3.7	3.6	3.5	3.4	3.3
	6	3.9	3.8	3.6	3.5	3.4	3.3	3.2	3.1	3.1
	8	3.7	3.5	3.4	3.3	3.2	3.1	3.0	2.9	2.8
	10	3.5	3.4	3.2	3.1	3.0	2.9	2.8	2.7	2.6
360 x 90	2	5.3	5.1	4.9	4.8	4.7	4.6	4.5	4.4	4.3
	4	4.9	4.7	4.6	4.4	4.3	4.2	4.1	4.0	3.9
	6	4.6	4.4	4.2	4.1	4.0	3.9	3.8	3.7	3.6
	8	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5	3.4
	10	4.1	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.2
400 x 90	2	5.7	5.5	5.4	5.2	5.1	5.0	4.9	4.8	4.7
	4	5.3	5.1	5.0	4.8	4.7	4.6	4.5	4.4	4.3
	6	5.0	4.8	4.7	4.5	4.4	4.3	4.2	4.1	4.0
	8	4.8	4.6	4.4	4.3	4.1	4.0	3.9	3.8	3.7
	10	4.6	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5

Minimum bearing at each end of lintel (see key on page 7)





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Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code, provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard.
NZS 3604:2011 Timber-framed buildings.
AS 1720.1 – 2010 Timber structures. Part 1: Design methods
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.
AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed

Version date: 22 August 2011

For further information or advice please contact: Carter Holt Havey Woodproducts New Zealand
173 Captain Springs Road, Onehunga. Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.co.nz

Specifier details:

Specifier:	Kerry		
Business name:			
Address:			
Email:			
Phone:		**Mobile:**	**Facsimile:**

Project & Site details:

Project:	new sunroom	**Ref. no.:**
At (address):	Motueka Valley Highway	
For (owner/s):	J Anderson	
Wind zone:	High	
Snow loading	Snow region: N0, snow loading not applicable	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description SB1 - Strutting beams - Supporting underpurlins and ceiling joists

2) Date prepared 5/07/2012

3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Span	2.4 m
Ceiling load width 'CLW'	1.9 m
Roof area supported	3.0 m^2
Roof type and mass	Light roof & ceiling - 40 kg/m^2

5) Member specification

Size, stress grade/product	Use 150 x 45 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit [3] on average deflection [2]	Estimated average deflection [2]	Rigidity ratio [4]
Long term load - $G+\psi_L Q$ *	8.0 mm	4.9 mm (long term)	$\frac{8.0}{4.9} = 1.64$
*Critical serviceability load case			

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1 [1]	Limit states design reaction [2,3] End [4] kN
1.35G	1.00	-1.4
1.2G + 1.5Q	1.00	-3.4
$1.2G + W_U + \Psi_C Q$	1.00	-2.5
$0.9G + W_U$	1.00	1.6

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports
Chamfer allowed - see Detail H7
Provide end restraint - see Detail H9

Notes for interpretation of serviceability data

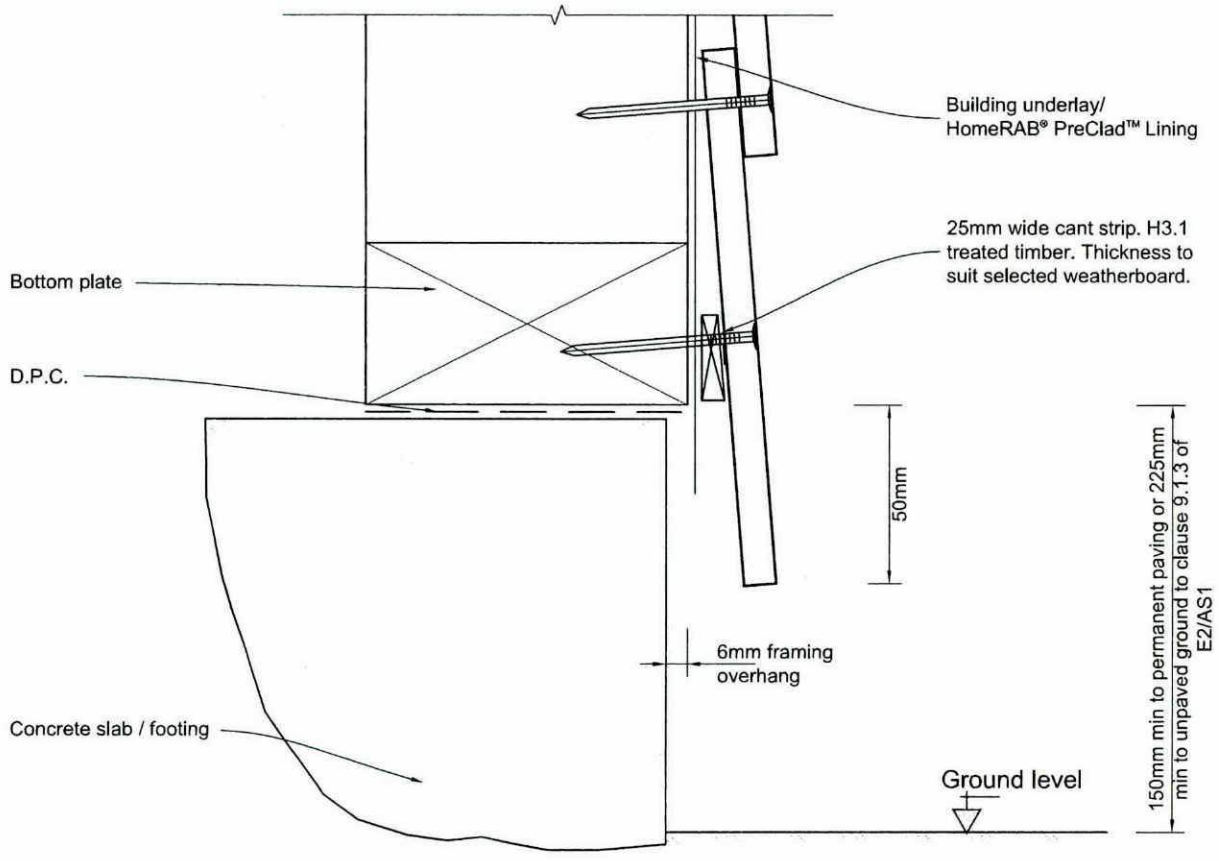
1. "average deflection" is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
2. Deflection is the flexural response to load – 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average +18%

   As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!
3. The limits referred are those specified in AS 1684.1 for the stated load case.
4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

1. Duration of load factor 'k_1' for strength as per NZ 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed



n_zr-jhw-tec-fig03.dwg

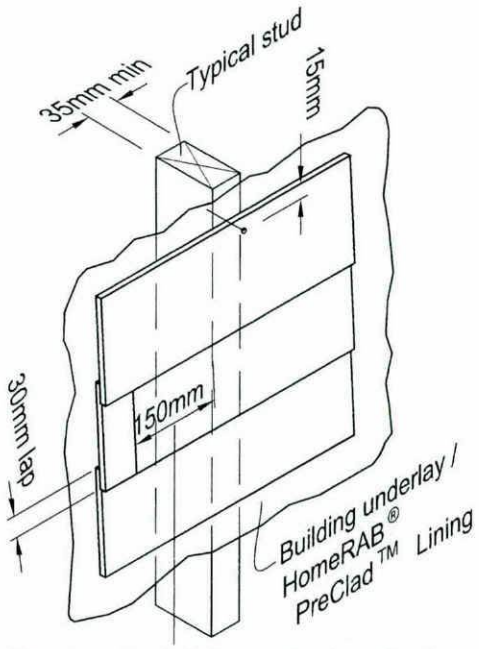
December 2011

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James Hardie Weatherboard

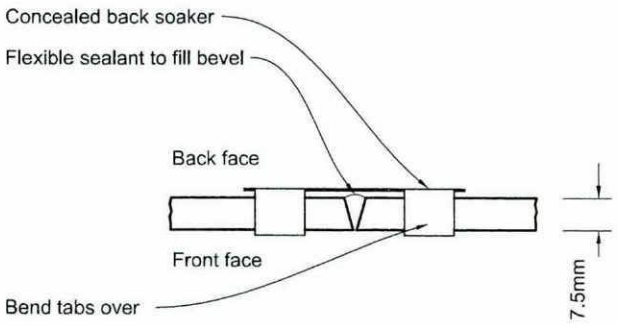
DIRECT FIX CONCRETE FOOTING
FIGURE 3

www.jameshardie.co.nz
Scale 1:2

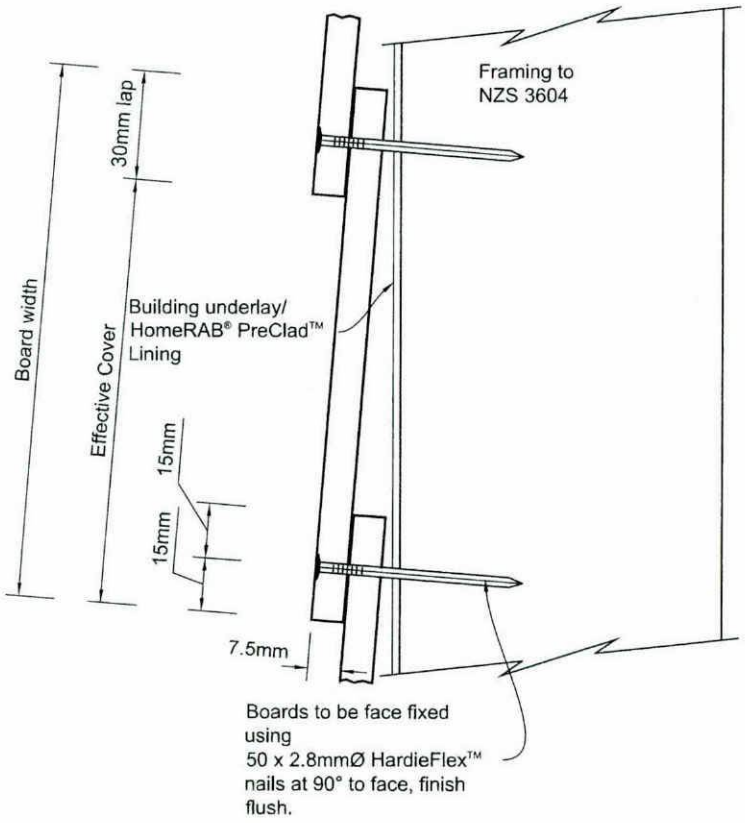


Concealed back soaker join in weatherboard to be 150mm minimum from side of stud.
Joints must be staggered by 600mm minimum

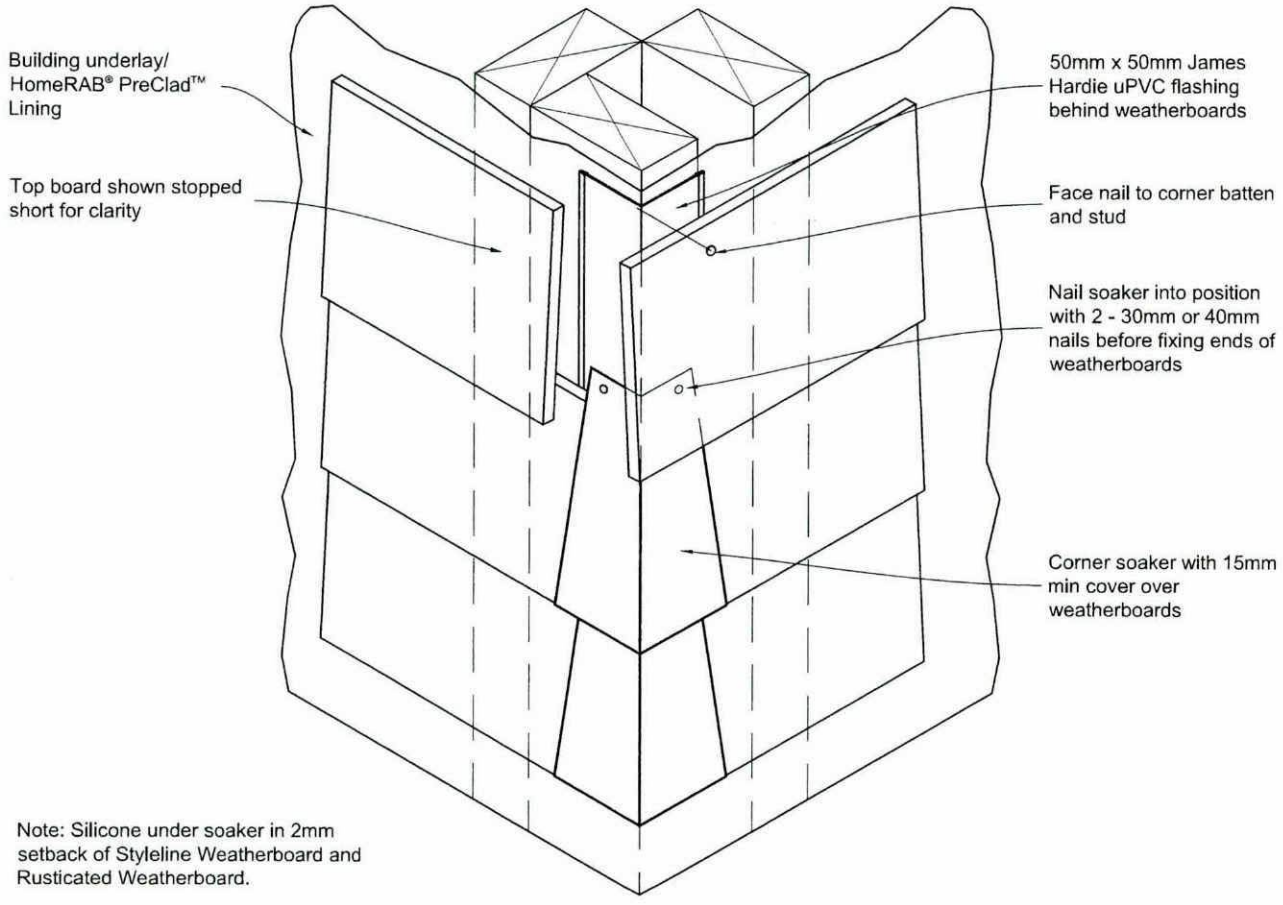
Jointing Off Stud



Concealed Back Soaker Joint



Face Nailing



Note: Silicone under soaker in 2mm setback of Styleline Weatherboard and Rusticated Weatherboard.

Corner Soaker

Soaker material	Nail material
Aluminium or Galvanised Steel	Hot dip galvanised or Stainless Steel as required for durability

n_zr-jhw-tec-fig07.dwg

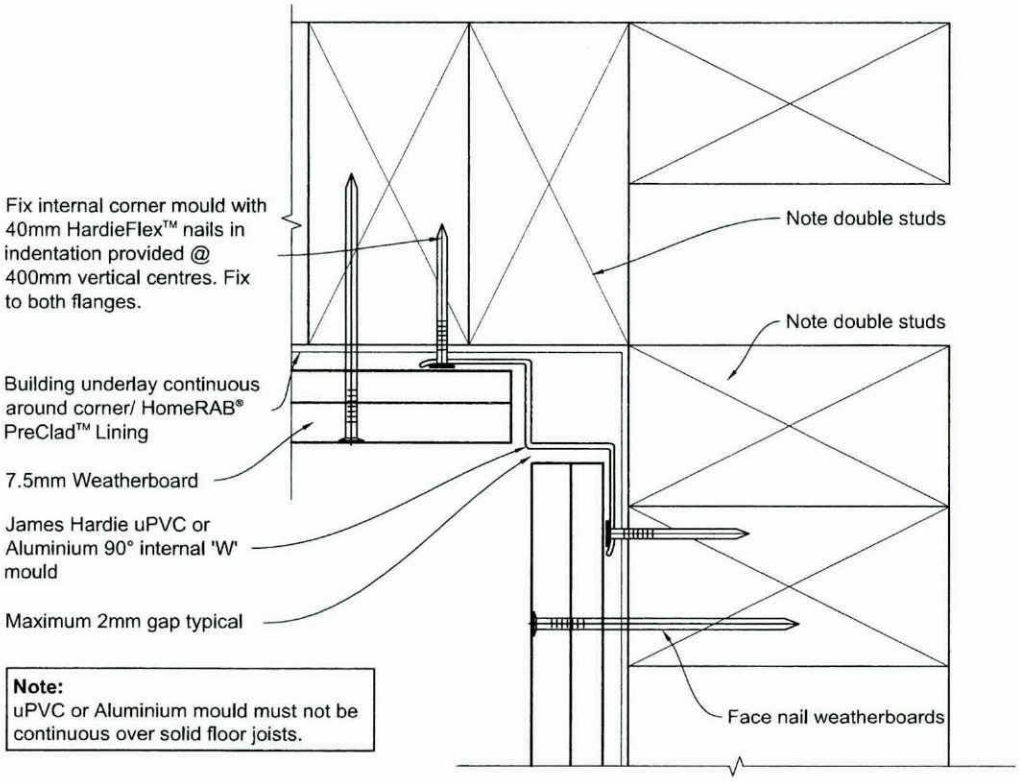
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DIRECT FIX EXTERNAL CORNER SOAKER
FIGURE 7

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Scale 1:5



Note:
uPVC or Aluminium mould must not be continuous over solid floor joists.

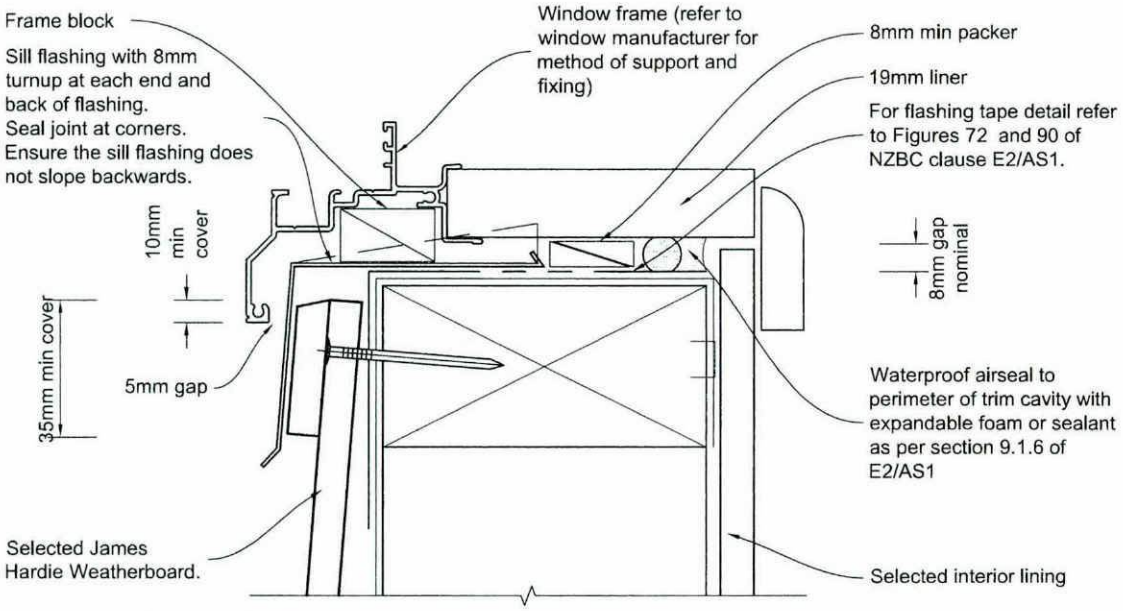
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Scale 1:2

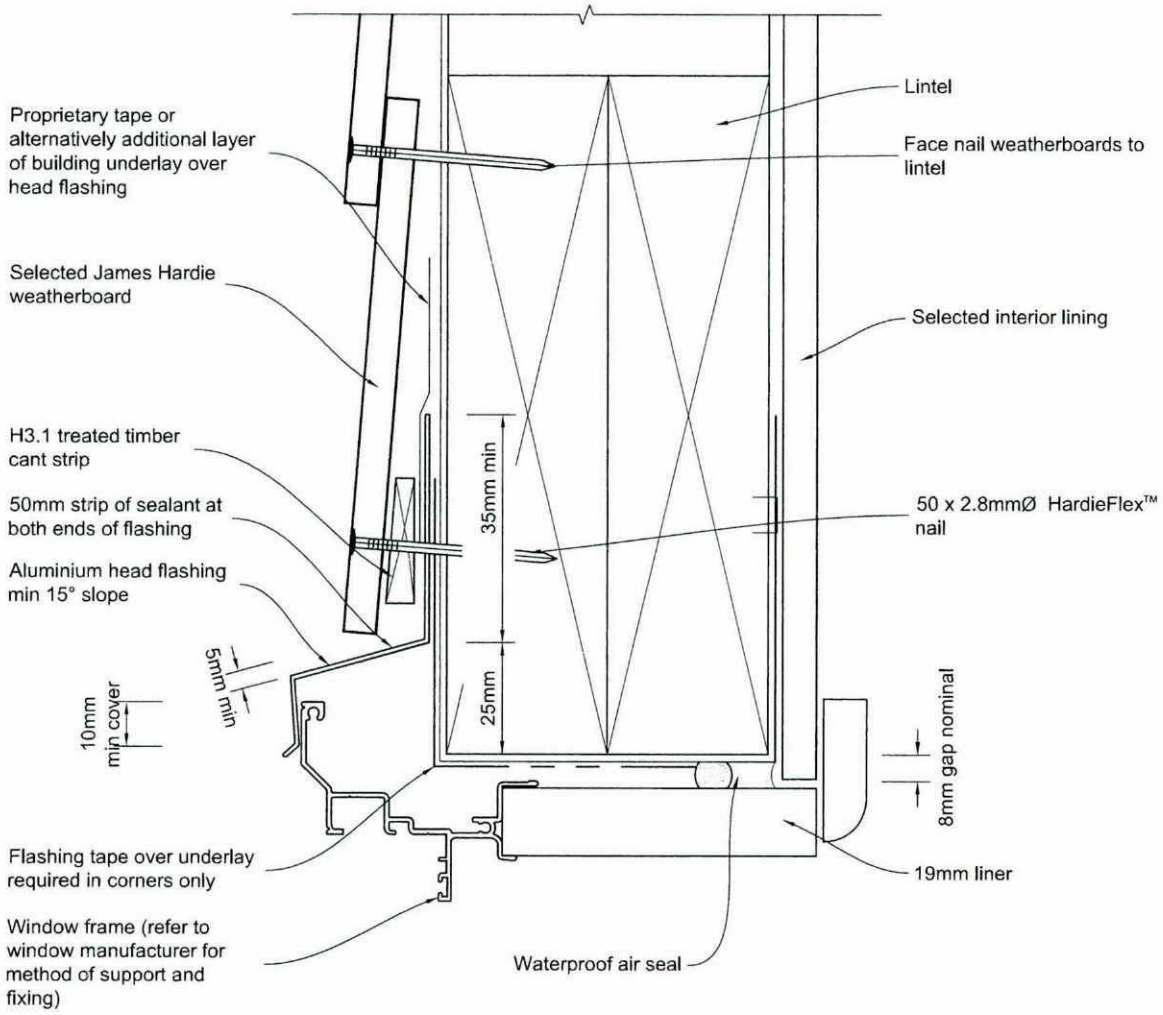
DIRECT FIX INTERNAL 90° UPVC OR ALUMINIUM 'W' MOULD
FIGURE 8



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC 'E2/AS1'.
2. Building underlay must comply with acceptable solution 'E2/AS1' and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of 'E2/AS1'.

Refer to the manufacturer or supplier for technical information for these materials.



Note:
Sealant between head flashing and window flange in VH and EH wind zones and SED projects. Refer Figure 71 of E2/AS1

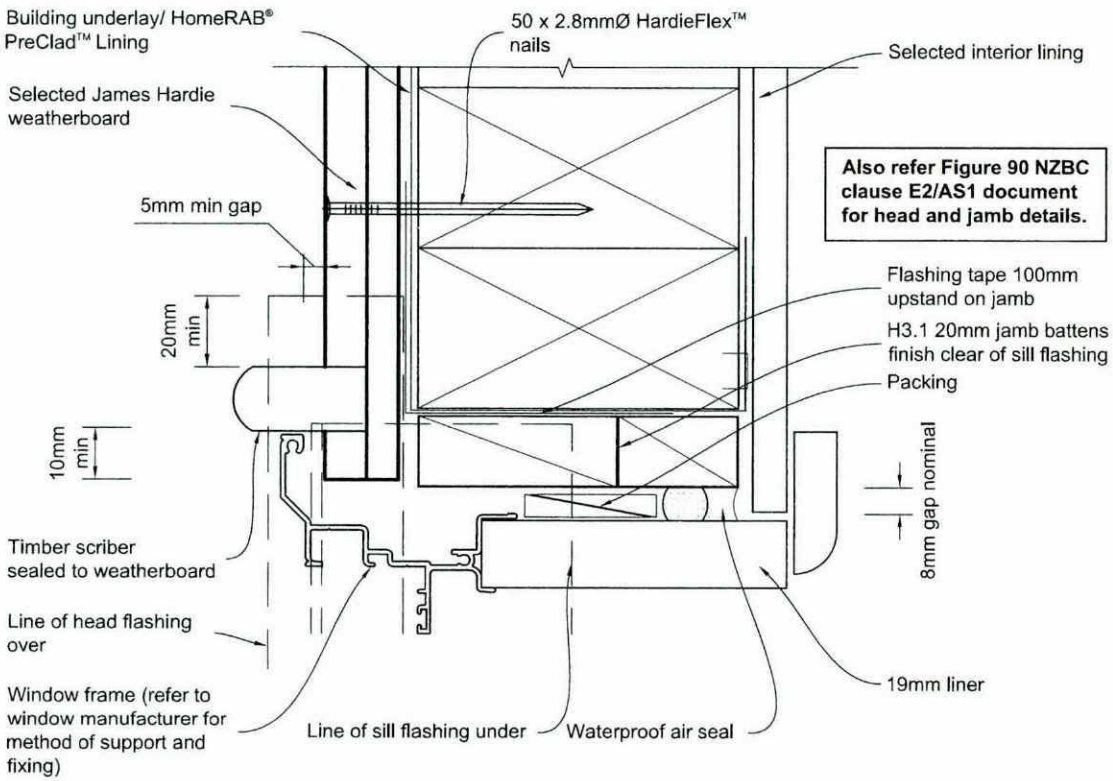
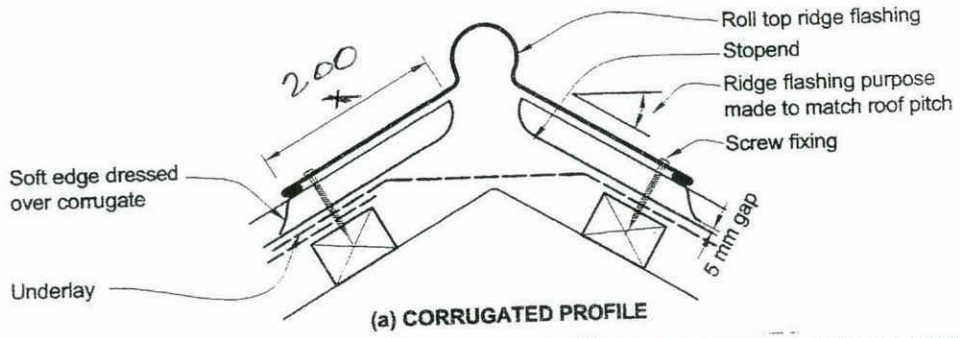

Building underlay/ HomeRAB®
PreClad™ Lining
50 x 2.8mmØ HardieFlex™
nails
Selected interior lining
Selected James Hardie
weatherboard
Also refer Figure 90 NZBC
clause E2/AS1 document
for head and jamb details.
5mm min gap
Flashing tape 100mm
upstand on jamb
20mm
min
H3.1 20mm jamb battens
finish clear of sill flashing
Packing
10mm
min
8mm gap nominal
Timber scriber
sealed to weatherboard
Line of head flashing
over
19mm liner
Window frame (refer to
window manufacturer for
method of support and
fixing)
Line of sill flashing under
Waterproof air seal

Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.6.1.2 and 8.4.12 d)

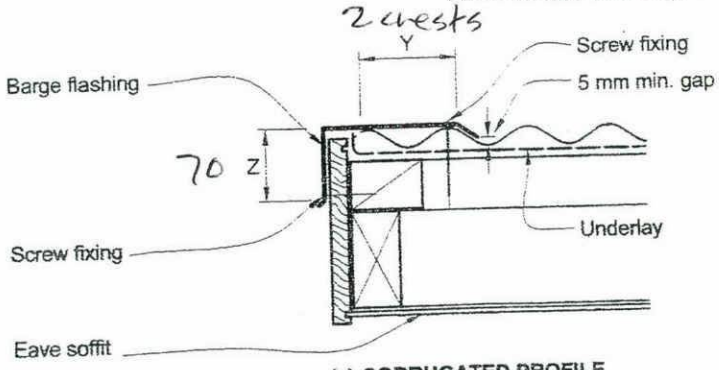
NOTE: X = variable according to *wind zone* – refer Table 7.



(a) CORRUGATED PROFILE

Figure 47: Barge flashings for profiled metal
Paragraphs 4.6.1.5 and 8.4.12 e)

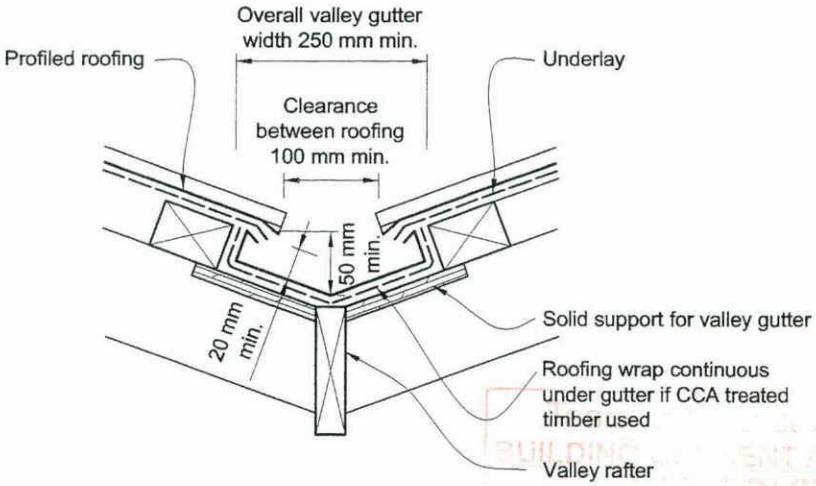
NOTE: (1) Y = variable according to *wind zone* – refer Table 7.
(2) Z = variable according to *wind zone* – refer Table 7.



(a) CORRUGATED PROFILE

Figure 51: Valley gutters for profiled metal
Paragraph 8.4.16.2

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8.



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tasman district council

Code Compliance Certificate

Form 7: Section 95, Building Act 2004

The building

Street address of building: 1922 Motueka Valley Highway, Motueka-Woo

Legal description of land where building is located: Pt Sec 4 SQ 7

Valuation number: 1928054200

Building name:

Location of building within site/block number: Level/unit number:

Current, lawfully established, use: Dwelling

Year first constructed: 1970`s

The owner

Name of owner: Anderson John Robert & Anderson Gloria Jean

Contact person: John

Mailing address: 1922 Motueka Valley Highway, RD 1, Motueka 7196

Street address/registered office:

Phone number: Landline: Mobile: 021 114 7730

Daytime: 035268644 After hours:

Facsimile number: Email address: ja.ga.kiwi@gmail.com Website:

First point of contact for communications with the council/building consent authority:
Full Name: Kerry Thomson

Mailing Address: 7 Cresswell Place, Richmond

Phones:: 03 544 5343: 035445343

Email: kbthomson@kinect.co.nz

Building work

Building consent number: 120547 Issued by: Tasman District Council

New sunroom attached to dwelling: Intended Use: Housing - detached

Code compliance

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

(a) the building work complies with the building consent

TASMAN DISTRICT COUNCIL
Issued by
CUSTOMER SERVICE OFFICER
pursuant to delegated authority under the Building Act
on behalf of
COUNCIL

Signature Position Date: 16/10/14

On behalf of: Tasman District Council

tasman
district council

1928054200
BC120547
Telephone: (03) 543 8400
E-mail: bcadmin@tasman.govt.nz

16 October 2014

J & G Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear Sir/Madam

CODE COMPLIANCE CERTIFICATE – BC120547

Please find enclosed the Building Consent Authority's Code Compliance Certificate in respect of the above building consent.

There is a considerable emphasis on obtaining a Code Compliance Certificate under the Building Act 2004, which also places significant value on this certificate.

Please ensure this certificate is filed in a safe and retrievable archive, available for future reference.

Should you need to make a future enquiry regarding this application, please quote the building consent number.

Yours faithfully

Administration Officer, Building Control

Enc

Building consent 120547

Form 5: Section 51, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway, Motueka-Woo
Legal description of land where building is located:	Pt Sec 4 SQ 7
Valuation number:	1928054200
Building name:	Level/unit number:
Location of building within site block no:	

The owner

Name of owner:	J & G Anderson
Contact person:	John
Mailing address: 7196	1922 Motueka Valley Highway, RD 1, Motueka
Street address/registered office:	
Phone number: Landline:	Mobile: 021 114 7730
Daytime:	After hours: 03 526 8644
Facsimile number:	Email address: ja.ga.kiwi@gmail.com
Website:	

First point of contact for communications with the council/building consent authority:
Full Name: Kerry Thomson
Mailing Address: 7 Cresswell Place, Richmond
Phones:: 03 544 5343
Email: kbthomson@actrix.co.nz

Building work

The following building work is authorised by this building consent:
New sunroom attached to dwelling: Intended Use: Housing - detached

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

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

Tasman District Council Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance

Richmond 189 Queen Street, Private Bag 4, Richmond, Nelson 7050, New Zealand Phone 03 543 8400 Fax 03 543 9524
Murchison 92 Fairfax Street, Murchison 7007, New Zealand Phone 03 523 1013 Fax 03 523 1012
Motueka 7 Hickmott Place, PO Box 123, Motueka 7143, New Zealand Phone 03 528 2022 Fax 03 528 9751
Golden Bay 78 Commercial Street, PO Box 74, Takaka 7142, New Zealand Phone 03 525 0020 Fax 03 525 9972

Building Consent Conditions

The building inspector is to be notified at least one working day prior to the following inspections:

This building consent is issued subject to the following conditions:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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



Signature

AO

Position

On behalf of: Tasman District Council Date: 11/07/12

Summary of Building Consent

Application

J & G Anderson	No.	120547
1922 Motueka Valley Highway	Issue date	11/07/12
RD 1		
Motueka 7196	Overseer	Cherie Newman

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages New sunroom attached to dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing - detached
Estimated Value	$16,500
Location	1922 Motueka Valley Highway, Motueka-Woo
Legal Description	Pt Sec 4 SQ 7
Valuation No.	1928054200

01 Siting/Foundation & Blockwall Foundation

* Site LBP details required prior to inspection *

02 Siting/Piles Footing excavation inspection before placing of concrete footings and installation of piles/poles.

* Site LBP details required prior to inspection *

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

* Site LBP details required prior to inspection *

04 Timber Sub-floor

* Site LBP details required prior to inspection *

05 Truss/Roof/Pre-wrap and associated wide lintel and bottom plate fixing before covering in.

* Site LBP details required prior to inspection *

06 Post-Wrap/Cavity

* Site LBP details required prior to inspection *

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

* Site LBP details required prior to inspection *

5	Site Inspection Sheet

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

* Site LBP details required prior to inspection *

17 Drainage/Sewer/Stormwater: All in-ground sewer pipes, connections etc before covering up.

21 Weather Tightness Details: Window, door, penetration flashings etc. before closing in.

* Site LBP details required prior to inspection *

29 Final Inspection: Interior/Exterior/Certs CCC

Inspection Details:

Additional Information to Building Consent

The owner	
Name of owner:	J & G Anderson
Contact person:	John

Building work

The following building work is authorised by this building consent:

New sunroom attached to dwelling: Intended Use: Housing - detached

The following information accompanies Building Consent 120547 and should be read in conjunction with inspection conditions.

The Building Inspector is to be given 24 hours' notice before carrying out inspections:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

It is Council policy to apply a standard charge, however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.

The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.

Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.

On the completion of all drainage work, an as-built plan to scale is to be submitted to the Tasman District Council.

Building Consent Time Tracker Summary

Building Consent Number:	230302
Project Address:	
Invoiced by:	Casey Port
Invoice number:	164340
Calculated date:	21/04/2023

$170.00 Hourly rate

NB: when adding rows of data, you will need to use Insert copied cells, move cells down

Total Building Consent Fee: **$1,229.98**

Duration
1:22:14
1:52:01
4:00:00

Processing recorded time

Total: **1:52:01**

Date	Description	Address	User	Deactivated	Activity	Start	Stop	Duration
6/04/2023	230302 Summary		Mike Harry		Processing BC			0:01:00
17/04/2023	230302 Summary		Mike Harry		Processing BC			1:28:31
20/04/2023	230302 Summary		Mike Harry		Processing BC			0:22:30

Building Support recorded time

Total: **1:22:14**

Date	Description	Address	User	Deactivated	Activity	Start	Stop	Duration
5/04/2023	230302 Summary		Kate Stoneman		Training			1:22:14

You recently applied for a building consent, which has now been Recommended to Grant. An invoice for the balance of fees outstanding is enclosed. Once payment is received and cleared, your building consent documentation can be generated. Please note that building fees are due the 20th of the month following the invoice date. Council is not required to grant a building consent until it receives any fees and charges fixed by it in relation to the consent (Section 49.2(a) New Zealand Building Act 2004).

Your Building Consent fee has been time tracked at $170.00 per hour and is based on:

1.37 hours building support time
1.86 hours processing time
4.00 inspections
7.24 **Total building consent hours**

Further costs may be incurred or a credit may be owing and a final invoice/credit may be sent to you once your application for Code Compliance Certificate is accepted.

If you have any further queries regarding this matter, please contact your local Council Service Centre, or call the number below and ask to speak to the Duty Building Support Officer.

Inspections (copy text from AlphaOne)

Total: **4**

Total number of inspections: 4

Main Building

Wastepipes

Preline

Post Line

Final

Data End (do not delete)

AlphaOne Application Fee $143.75

Check if a Compliance Schedule fee should be charged

ADD BLOCK: On Acceptance of CCC Application, please send email to Building Support so they can review BC to identify if credit or further Invoice is required

Tasman District Council
189 Queen Street, Richmond 7020
building.support@tasman.govt.nz
03 543 8400

BC230302

Alpha ID: 230302
Application Type: Building Consent
Site Address: 1922 Motueka Valley Highway, Motueka-Woodstock
Project Description: Internal alteration
Project Status: Code Compliance Certificate Issued

Creation Date: 12 July 2023

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Date Submitted: Monday, 03 April 2023

Form 2
Application for project information memorandum and/or building consent

Section 33 or section 45, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway Tasman 7196
Legal description of land where building is located:	Pt Sec 4 SQ 7
Building name:	Main Building
Location of building within site/block number:	1922 Motueka Valley Highway Tasman 7196
Number of levels:	No information provided
Level/unit number:	No information provided
Area:	Total: Not provided, Change: Not provided
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	1980

The owner

Name of owner:	J & G Anderson
Mailing address:	1922 Motueka Valley Highway Ng?t?moti New Zealand Nelson 7196
Street address/registered office:	No information provided
Phone number:	Landline: 0211147730 Mobile: N/A
Daytime:	Landline: 0211147730 Mobile: N/A
After hours:	Landline: 0211147730 Mobile: N/A
Facsimile number:	No information provided
Email address:	ja.ga.kiwi@gmail.com
Website:	No information provided

The following evidence of ownership is attached to this application:

1. 1922MotuekaValleyHighway-TITLE.pdf (157.09K)

Agent

Name of agent:	Kerry Thomson			
Mailing address:	247 Main Road Spring Grove 7095			
Street address/registered office:	247 Main Road Spring Grove			
Phone number:	Landline:	035418738	Mobile:	035418738
Daytime:	Landline:	035418738	Mobile:	035418738
After hours:	Landline:	035418738	Mobile:	035418738
Facsimile number:	No information provided			
Email address:	kbthomsonnz@gmail.com			
Website:	No information provided			
Relationship to owner:	Application made on owners behalf			

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

Full name:	Kerry Thomson
Mailing address:	247 Main Road Spring Grove Wakefield 7095
Phone number(s):	035418738
Facsimile number(s):	N/A
Email address(es):	kbthomsonnz@gmail.com

Application

I request that you issue a building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

J ANDERSON

Date: 3 Apr 2023

space for council use

Application Type	Building Consent only
Reference Key:	67829089TZ
Name:	Kerry Thomson
Application Role:	Agent

The project

Description of the building work:
convert laundry into 2nd bathroom

Will the building work result in a change of use of the building?	No
Intended life of the building if less than 50 years:	50 years
List building consents previously issued for this project (if any):	No information provided
Estimated value of the building work on which the building levy will be calculated (including goods and services tax):	$4,400

Restricted building work

Will the building work include any restricted building work? Yes

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work:

Name	Kerry Thomson
Licensing class	Design Licence - Class 2
Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)	BP113911

Building consent

The following plans and specifications are attached to this application:
1. 1922MotuekaValleyHighway-bathroom.pdf (3.69M)

The building work will comply with the building code as follows:

Main Building	
B1 - Structure	AS1
B2 - Durability	AS1
E3 - Internal Moisture	AS1
F2 - Hazardous Building Materials	AS1
G1 - Personal Hygiene	AS1
G4 - Ventilation	AS1
G5 - Interior Environment	AS1
G9 - Electricity	AS1
G12 - Water Supplies	AS1
G13 - Foul Water	AS1, AS2
Waiver / Modification Required:	N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. 1922MotuekaValleyHighway-bathroom.pdf (3.69M)

Record of title

1. 1922MotuekaValleyHighway-TITLE.pdf (157.09K)

Building Consent Application: 67829089TZ

Date Submitted: Monday, 03 April 2023

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land? **NO**

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil? **NO**

(more than 25m3 per 500m2 of land) or removing soil? (more than 5m3 per 500m2 of land) (e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)

For more information on this process please contact the Duty Planner on (03) 543 8400 or go the Ministry for the Environment website: http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Signature

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

J Anderson

3 Apr 2023

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NL122/198**
Land Registration District **Nelson**
Date Issued 24 June 1954

Prior References
NL1C/525

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Part Section 4 Square 7
Registered Owners
John Robert Anderson as to a 1/2 share
Gloria Jean Anderson as to a 1/2 share

Interests

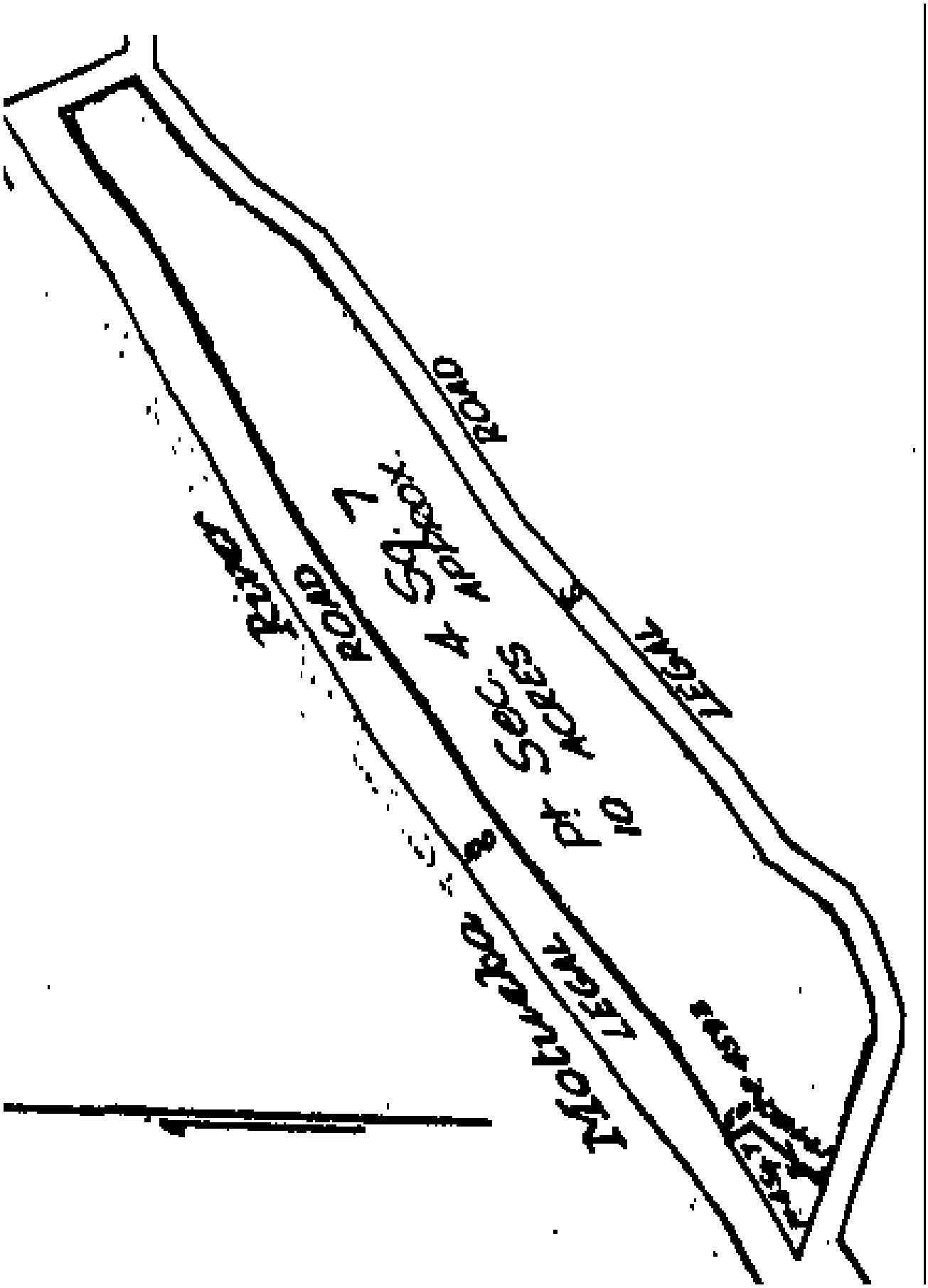
2608 Memorandum of Acceptance imposing Building Line Restriction - 3.12.1951

238644.1 Compensation Certificate under Section 19 Public Works Act 1981 - 21.2.1984 at 1.56 pm

Appurtenant hereto are rights to convey water created by Easement Instrument 8600979.5 - 13.12.2010 at 10:54 am

The easements created by Easement Instrument 8600979.5 are subject to Section 243 (a) Resource Management Act 1991

Identifier **NL122/198**



SPECIFICATION FOR
1922 MOTUEKA VALLEY HIGHWAY
CONVERT LAUNDRY INTO 2ND BATHROOM

PRELIMINARY AND GENERAL
This work comprises converting the laundry into a 2nd bathroom as detailed on the drawings.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any variation from the plans must be approved by the territorial authority, minor variations may be approved by the building inspector. Amended plans shall be supplied to the territorial authority.

CARPENTRY
Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3602. Grade SG8. H1.2 treated.
Relocate door as shown on plan, frame old opening, remove linings as required. After plumbing installed, replace insulation and reline walls with 10mm Gib Aqualine. Fit 40mm H3.1 pine architraves & 60mm skirtings and 30mm bevelled scotia.
Arrange for existing window glazing to be replaced with grade A safety glass (obscured).
Install ceiling fan and ducting to soffit (coordinate with electrician).

ELECTRICAL
Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards. Install switched socket by vanity, alter light switch location and install ceiling fan wiring.

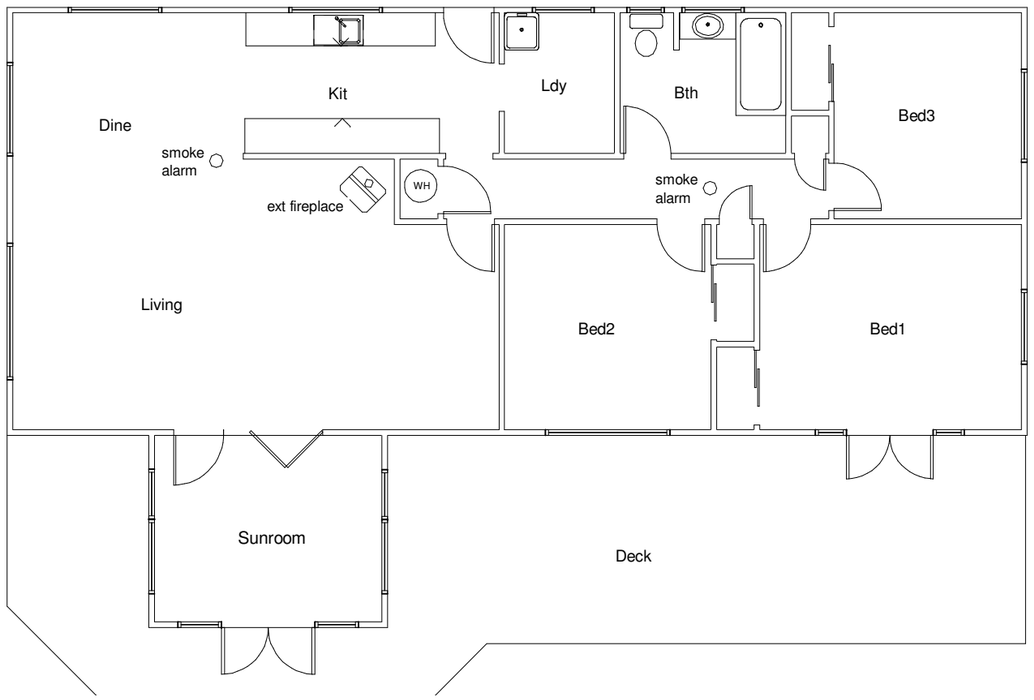
PLUMBING
Plumbing shall be by registered plumber and comply with the NZBC G12 & G13. Notify the Contractor of positions of blocking etc for the support of fittings. Holes for pipes shall be minimum size required and positioned to ensure the structural integrity of the building is not compromised.
Internal water pipes shall be butylene. Lag all hot water pipes and all pipes in ceiling with Climaflex XT foam pipe lagging (or similar). Pressure test on completion.
Waste pipes; reuse existing tub waste for vanity, install new 40d shower waste @ 1:40 minimum gradient to existing GT. Connect new 100d toilet waste to existing toilet lateral under the floor, 1:60 minimum gradient.

PAINTING AND GIB STOPPING
The work shall be carried out by competent trades people in accordance with NZS 7703 and the NZBC.
Materials and workmanship shall be to a high standard and as specified by manufacturer, applied within the required temperature range and with surface to the required moisture level.
Stopping shall be in accordance with GIB's fixing and jointing instructions to Level 4 finish.
PAINTING; Cover all adjoining surfaces and areas liable to damage. Fill nail holes and sand to a smooth finish. Surfaces must be clean, dry and sanded before painting and between coats.
Walls and ceiling; 1 coat pigmented sealer + 2 coats acrylic enamel (satin). Do not paint behind shower wall liners. Door (incl. top & bottom), jambs, architraves, skirtings etc; sealer + 2 coats acrylic enamel (semi gloss).

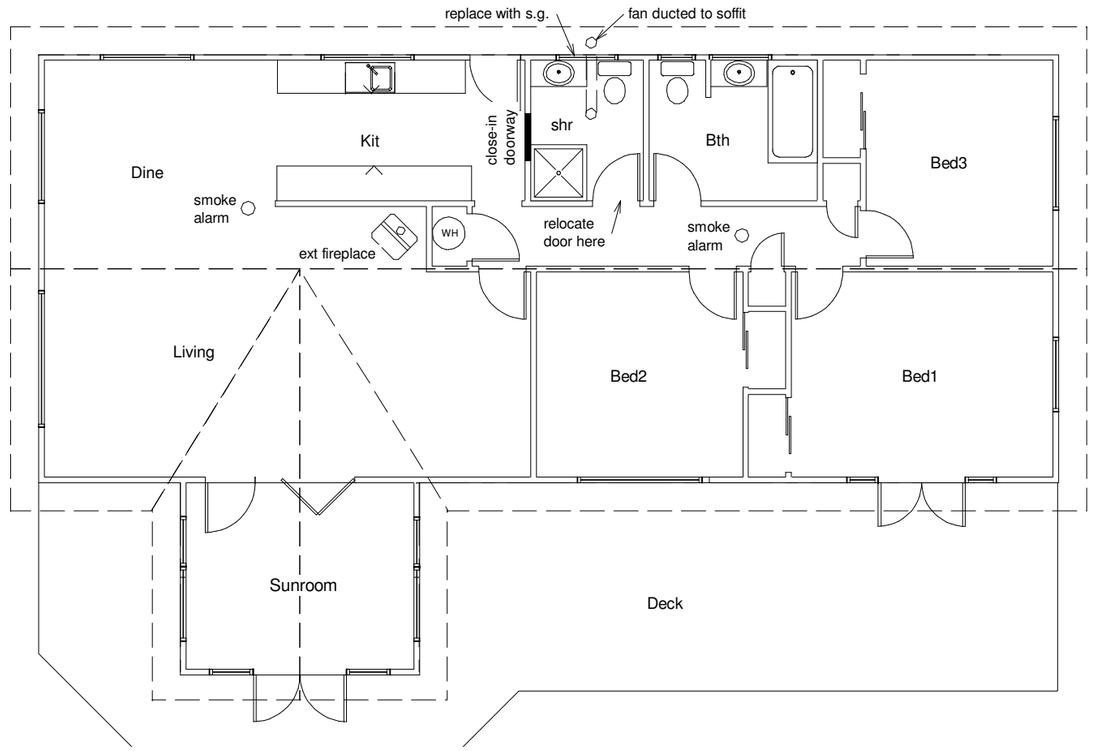
FIXTURES & FINISHINGS
Floor; apply UZIN PE460 sealer to manufacturers instructions and glue vinyl flooring with UZIN KE68 adhesive. Seal perimeter to skirtings and fixtures.
Showers; 900x900 Clearlite or similar acrylic 2 sided cubicle.
Seal back of vanity to wall.
Contractor to fit door hardware, door stops, toilet roll holder, towel rail and mirror as required by owner.

PDF processed with CutePDF evaluation edition www.CutePDF.com

PDF processed with CutePDF evaluation edition www.CutePDF.com

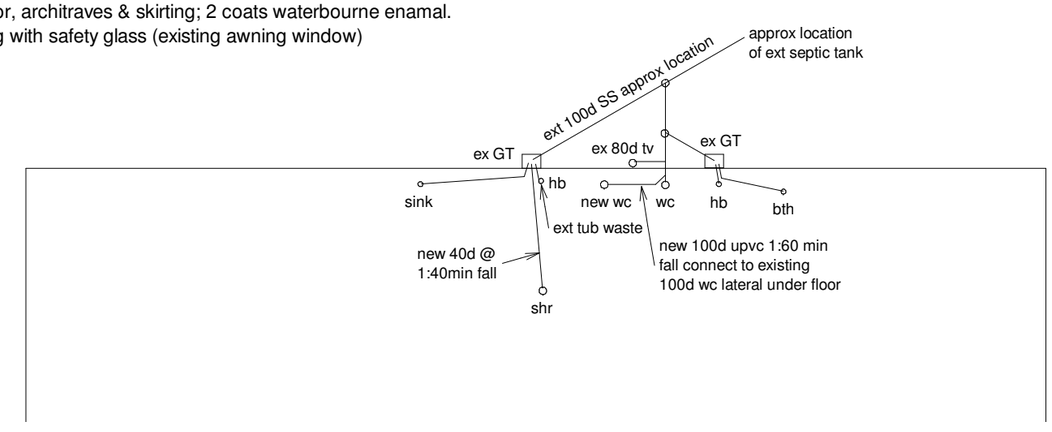


EXISTING FLOOR PLAN 1:100



PROPOSED FLOOR PLAN 1:100

Line walls with 10mm Gib Aqualine. Stop to level 4.
Shower; Clearlite or similar acrylic cubicle installed to manufacturers instructions.
Architraves 20x12 pine & 80x12mm pine skirtings.
Floor; sheet vinyl, seam-sealed & sealant perimeter to skirting & fixtures.
Paint walls & ceiling with pigmented sealer + 2 coats Resene Bathroom acrylic satin finish. Door, architraves & skirting; 2 coats waterbourne enamal.
Replace glazing with safety glass (existing awning window)



DRAINAGE PLAN 1:100

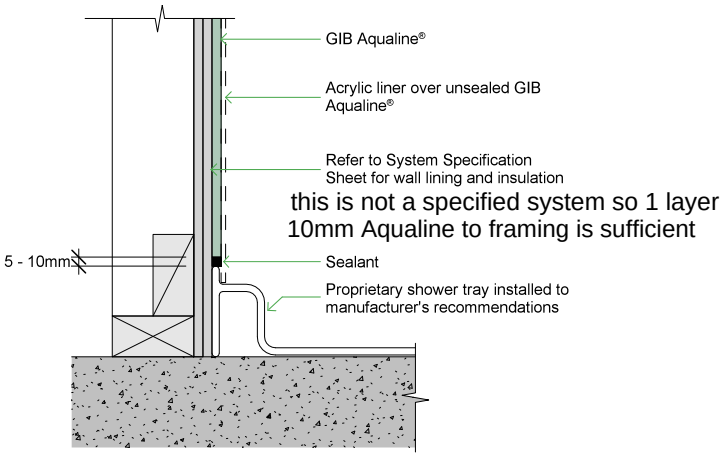
Install new 100d wc lateral, connected to existing wc lateral under floor (timber floor)
Install new 40d shower waste to existing GT

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone B

CONVERT LAUNDRY TO BATHROOM 1922 MOTUEKA VALLEY HIGHWAY		
Owner J Anderson 03 5268644 or 0211147730	17/03/23	SHT 1

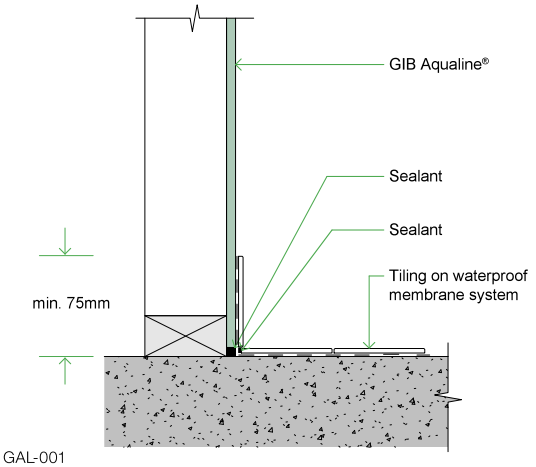
SHOWER – ACRYLIC LINER AND BASE DETAILS

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



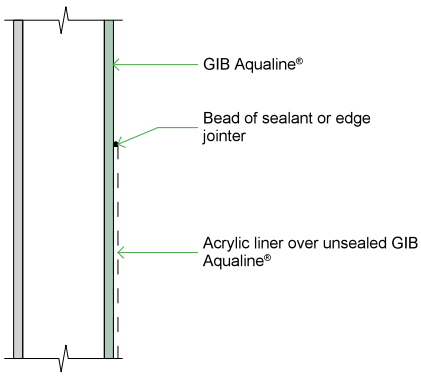
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



PDF processed with CutePDF evaluation edition www.CutePDF.com

PRODUCT DATA SHEET

2-Component Epoxy Primer-Sealer

UZIN PE 460

Epoxy primer for damp or weak surfaces

Description:

UZIN PE 460 is an epoxy resin primer with low odor, mainly used as a moisture barrier up to 5 CM-% on cement screeds or concrete. For interior and exterior use.

As a blocking primer:

- on unheated cement screeds with residual moisture up to 5 CM-% (6 % per weight)

As a strengthening primer:

- on weak, porous or cracked substrates

As a bonding primer:

- grit-blinded or in connection with UZIN PE 280 prior to levelling work with UZIN cement- or calcium sulphate levelling compounds
- on dense or very absorbent substrates
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in domestic, commercial and industrial locations

As an epoxy mortar:

- in connection with the special filler UZIN XS





GEV-EMICODE EC 1 PLUS very low emission

LEED contributing product

Product Benefits / Properties:

UZIN PE 460 impresses by fast curing and functionality also at low temperatures

Composition: Polyamine cured epoxy resin.

- Reduced odour during application
- High barrier effect against moisture
- Excellent surface wetting properties
- Water- and frost-resistant
- System component in PAH decontamination
- Solvent-free
- EMICODE EC 1 R PLUS / very low emissions

Technical Data:

Packaging:	metal combi-can		
Packsizes:	5 kg, 10 kg		
Shelf life:	min. 12 months		
Colour wet / dry:	transparent / brownish		
Mixing ratio:	A : B = 1.9 : 1 parts by weight		
Pot life:	25 – 30 minutes*		
Consumption:	200 – 600 g / m² per coat*		
Working temperature:	min. 10 °C at floor level and + 3 °C above dew point		
Set to foot traffic:			
temperature:	10 °C / 50 °F	20 °C / 68 °F	30 °C / 86 °F
time:	21 hrs.	8 hrs.	5 hrs.
Final strength:	after 3 – 5 days*		

*At 20 °C / 68 °F and 65 % relative humidity.

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GB | Uzin Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 (0)1788 530 080 | Fax +44 (0)1788 536 508 | E-mail info@uzin.co.uk | Internet www.uzin.co.uk

UZIN PE 460

Substrate Preparation:

The substrate must be sound, load bearing, dry, free from cracks, clean and free from materials which would impair adhesion (e.g. dirt, oil, grease). The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported.

Any weakly bonded or soft surface sections (e.g. separating agents, loose residues of adhesives, levelling compounds, coverings or paints) have to be removed by brushing, abrading, grinding or shot-blasting. Thoroughly vacuum to remove loose material and dust. Dense, smooth and metal surfaces should be degreased and abraded. On metal surfaces, pre-test for adhesion strength. Always allow the primers to dry completely.

Refer to the Product Data Sheets for other products used.

Application:

1. Before use, allow the combi-cans to come to room temperature. Punch several times through the plastic plug and the floor of the upper container (hardener B). Allow the hardener to drain completely into the lower container (resin A). Remove the empty upper container and thoroughly blend the components with the UZIN spiral mixer (A). Decant the mixed material into an oval bucket and mix briefly once again.
2. Immediately apply an even coat of the primer onto the substrate with the UZIN Nylon Fibre Roller (B). On smooth surfaces, it can be spread with a B2 notched trowel and then evenly rolled out using the fibre roller. Ensure a fully sealed coat. Allow for the limited working time.
3. When the first coat is dry to accept foot traffic, but within 48 hours, apply the second coat using cross-strokes. To visually differentiate between the coats, mix approx. 1 % of UZIN Epoxy-Colourant into the second coat (C).
4. With subsequent levelling work, the last (wet) coat has to be sanded immediately with UZIN quartz sand 0,8 (approx 3 kg / m²) (D). After curing vacuum thoroughly.
5. in case of using UZIN PE 460 as a moisture barrier an UZIN PE 280 as a Primer the minimum quantity of UZIN PE 460 has to be 500 g/m² in one layer.
6. Clean tools immediately after use with UZIN VE 124. Hardened material can only be removed by mechanical means. When hardened, sweep off loose sand and vacuum.









Application Chart:

Consumption according to surface condition and resin temperature, application with the UZIN Nylon Fibre Roller:

Substrate	Consumption
Rough, shot-blasted or ground surfaces	300 – 600 g/m²*
Lightly shot-blasted surfaces, application with B2 notched trowel	approx. 500 g/m²*
Sanded surfaces, old adhesive residues	250 – 350 g/m²*
Smooth, dense and non-absorbent surfaces	200 – 250 g/m²*
Barrier-coat on a new, trowelled and smoothed cement screed	approx. 350 g/m²/1st coat* approx. 250 g/m²/2nd coat*

*At 20 °C / 68 °F and 65 % relative humidity and acclimatised containers.
At lower temperatures, material consumption is increased.

UZIN PE 460

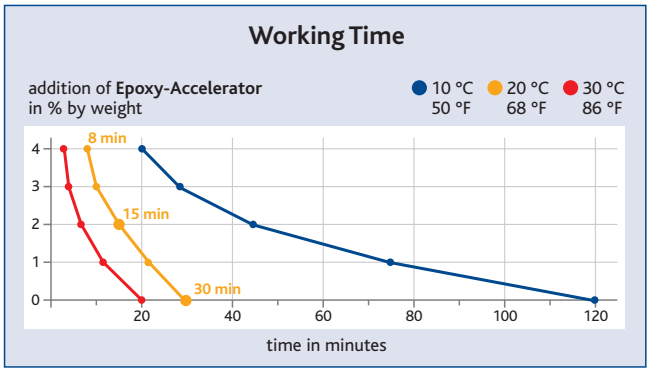
Extended application field:

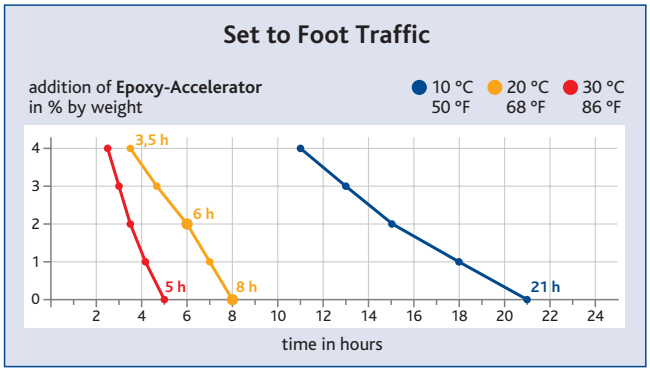
- providing a barrier against high residual moisture in non-heated, cement-based substrates such as e.g. cement screeds, concrete slabs or bonded constructions in direct contact with ground moisture up to 5 CM-% and 6 % by weight.
- surface strengthening or priming of dry, mineral surfaces, including or weak, even heated substrates. For cement-, calcium sulphate-, magnesia-, and stone-wood-screeds, concrete, chipboard P4 – P7, OSB 2 – OSB 4 boards and pre-finished screed sections.
- priming of ceramics and natural stone, reconstituted stone, terrazzo, metal (obtain technical advice), coatings and seal-coats (sanded until matt).
- priming of substrates with well bonded residues of bitumen-based or water-soluble adhesives, paints or levelling compounds (including spent sulphite adhesive residues).
- priming prior to application of epoxy-, PUR or silane-based adhesives.
- producing a reaction resin mortar, when mixed with UZIN XS, for filling holes and surface damage. Prime the surfaces and apply the mixed epoxy mortar wet-in-wet onto the primer.
- for the shut-off of dry mature and prove surfaces to protect from moisture. cement from thin-and medium-bed mortars at subsequent laying of large format tiles or laying in the middle bed process.

Practical Note:

To accelerate the setting process, up to max. 4 % of UZIN Epoxy-Accelerator can be added to the primer. Application of the following coat can then be carried out earlier than without the accelerator, ideally the same day.

In the following diagrams, the working time and setting time are shown depending on accelerator quantity and temperature.





An addition of 2 % allows two coats to be applied within one day.

Caution: at 4 % accelerator quantity, the working time is drastically reduced. Only use this quantity in conjunction with adequate experience and lower temperatures!



UZIN PE 460

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Allow containers to come to room temperature before use.
- Optimum work conditions are 15 – 25 °C, floor temperature above 15 °C / 59 °F and relative air humidity below 65 %. Low temperatures shorten, whilst high temperatures lengthen the working and curing time.
- **Caution:** Epoxy materials can become extremely hot in the container after mixing. Therefore apply the primer immediately, do not leave the container unattended after mixing and remove it to outdoors to allow residue to react.
- As a damp-proofing barrier up to 5 CM-% under mineral levelling compounds, a double application is required. Does not replace damp-proofing in accordance with DIN 18 195, Part 4.
- A surface barrier-coat cannot be applied on moisture-sensitive substrates or old cement screeds with levelling compound residues and in direct contact with ground moisture.
- For barrier-coats on cement screeds or concrete slabs with incorporated underfloor heating or concrete core cooling, obtain technical advice.
- For direct adhesion of wood flooring onto ungritted UZIN PE 460, UZIN reaction resin adhesives must be used within 48 hours.
- For use in PAH decontamination please refer to the detailed system recommendations and notes on the internet (ww.uzin.de).
- For coating on metal, prepare a test area and obtain technical advice.
- Do not mix part quantities!
- When mixed with e.g. UZIN Epoxy Accelerator and / or UZIN Epoxy Colourant there is no guarantee for the emission class EC 1 R PLUS anymore.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – DIN 18 356 “Working with wood flooring”
  – TKB publication “Assessment and preparation of substrates for floor covering and wood flooring work
  – BEB publication “Assessment and preparation of subfloors”

Protection of the Workplace and the Environment:

Solvent-free. Non flammable. Comp. A: Contains epoxy resin: Irritant. Comp. B: Contains amine hardener: Corrosive. Both components: May cause irritations or burns to eyes, skin or respiratory system. May cause sensitisation by skin contact. Use barrier cream, protective gloves and safety-goggles. After contact with skin, wash immediately with plenty of water and soap. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. In liquid form, ”hazardous to the environment”, therefore do not allow into drains, water courses or landfill.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk. Does not contaminate the indoor air quality with either formaldehyde or other volatile compounds. EMICODE EC 1 R PLUS – very low emission.

Disposal:

Where possible, collect product residues and re-use. Do not empty into drains, sewers or ground. Empty, scraped and drip-free metal containers are recyclable. Liquid residues as well as containers with liquid residues are special waste, those with mixed and cured residues are Construction Waste. Therefore collect waste material, mix both components and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

PRODUCT DATA SHEET

1-Component Hybrid Adhesive

UZIN KE 68

1-component hybrid adhesive for heavy duty

Description:

UZIN KE 68 is a ready to use and user-friendly 1-component hybrid adhesive. The adhesive with very low emissions is the ideal problem solver in areas with higher demands, e. g. in areas with higher temperatures or with water coming from above in the joints. Furthermore, UZIN KE 68 is suitable in areas with higher mechanical loads, e. g. in front of lifts or in areas loaded with hand pallet trucks. For interior use.

As a special adhesive:

- for rubber in tiles up to 4 mm (e.g. norament®)
- for LVT
- for PVC and CV floor coverings in tiles
- for click LVT
- for rubber granulate coverings or underlays (e.g. Regupol®)
- for linoleum in tiles up to 4 mm thickness
- for indoor entrance mats
- for artificial grass or sports floor coverings
- in combination with UZIN RR 185 and industrial floor coverings (e.g. Gerflor GTI®)
- on levelled, absorbent or non-absorbent substrates
- on flexible or deformable substrates (underlays, e.g. UZIN RR 188 or UZIN RR 189, wood, on metal substrates, please ask UZIN technical service for advice)
- on warm water underfloor heating system
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in residential, commercial and industrial locations
- for wet shampooing and spray extraction cleaning according to RAL 991 A2





UZIN ÖKOLINE

GEV-EMICODE EC 1 PLUS very low emission

BLAUER ENGEL DAS UMWELTZEICHEN

www.blauer-engel.de/uz113

Product benefits / properties:

UZIN KE 68 offers a high dimension stability and strength, also under extreme conditions.

Composition: Silane-terminated prepolymers, mineral fillers, additives.

- Ready to use
- Good ridge formation
- High temperature stability
- Solvent-free
- EMICODE EC 1 R PLUS / very low emission
- RAL-UZ 113 / Environmentally compatible because of low emission

Technical specifications:

Packaging:	Plastic bucket
Pack size:	14 kg
Shelf life:	min. 12 months
Colour wet / dry:	beige
Consumption:	250 – 450 g/m²
Working temperature:	min. 15 °C / 59 °F at floor level
Working time:	up to 40 minutes*
Set to traffic:	after 24 hours*
Final strength:	after 3 – 5 days*
Sealing / filling joints:	after 12 – 24 hours*

*At 20 °C and 65 % relative humidity, depending on the type of floor covering and the absorbency of the substrate.

UZIN | A brand of Uzin Utz Group

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E-mail uzin.uk@uzin-utz.com | Internet www.uzin.co.uk

UZIN KE 68

Substrate Preparation:

The subfloor must be level, sound, load bearing, dry, free from cracks, clean and free from material which would impair adhesion (e.g. dirt, oil, grease). The surface must be vacuumed, primed and levelled thoroughly with a high-tensile cementitious compound. Suitable primers and levelling compounds can be found in the UZIN product guide. On flexible substrates, such as mastic asphalt or underlays, smooth as required with the 2-component PU-levelling compound UZIN KR 410 and adhere the covering within 24 to 48 hours. Degrease and abrade dense and smooth substrates and prime with suitable product if necessary. The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported. Always allow primer and levelling compound to dry well all the way through.

Refer to the Product Data Sheets for other products used.

Application:

1. Apply adhesive uniformly with suitable notched trowel onto the substrate. Do not apply more adhesive than can be laid with good wetting of the back of the covering within the working time.
2. Lay in the covering, rub down and, after approx. 1 hour, roll. When using dark floor coverings, please watch that there is no adhesive in the joint area.
3. Remove residues while fresh with clothes of UZIN Clean-Box. Hardened adhesive can only be removed mechanically.

Consumption information:

Type of backing	Notch Size	Consumption*
Smooth	A 5	250 – 300 g/m²
Slightly structured	A 2	350 – 400 g/m²
Linoleum	B 1	400 – 450 g/m²

* At 20 °C and 65 % relative humidity, with tempered adhesive buckets on UZIN NC 170 LevelStar.

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Frost resistant up to – 25 °C. Allow adhesive to reach room temperature before use.
- Optimum work conditions are 18 – 25 °C, floor temperature above 15 °C and relative air humidity below 65 %. Low temperatures and low air humidity lengthen, whilst high temperatures and high air humidity shorten the drying time.
- Before bonding floor coverings must be adequately acclimatised and free from tension and must be adapted to the common indoor climate for future use.
- UZIN KE 68 is suitable for use under goods handling trucks with very heavy loading up to 30 kp/cm^2.
- UZIN KE 68 must be protected from alkaline moisture. In areas where water occurs only from the substrate, you have to use e.g UZIN PE 460 as a moisture barrier below the levelling compound. In areas where water also or only occurs from above, you have to use e.g UZIN PE 460 as a moisture barrier on the levelling compound.
- For the applications coating, sealing, cleaning and maintaining the products of UZIN Care can be used to (UZIN Basic Cleaner, UZIN Turbo Protect Plus, UZIN Resilient Sealer, UZIN Resilient Care, UZIN Refresher). For further information please refer the separate product data sheets.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – TKB specification sheet “Assessment and preparation of surfaces for floor covering and wood floor covering”
  – BEB specification sheet “Assessment and preparation of surfaces”
  – TKB specification sheet “Adhesion of elastomeric floor coverings”

Protection of the Workplace and the Environment:

Solvent-free adhesive containing methoxysilane. Keep out of the reach of children. When curing, produces traces of methanol. Ensure good ventilation during and after application / drying! Do not eat, drink or smoke during the installation. Wear suitable gloves. After contact with eyes or skin, wash immediately with plenty of water. Do not allow to enter the sewer system, bodies of water or the soil. Clean the tools with water and soap immediately after use. No preservatives added.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk.

Hotline for allergy information +49 731 4097-0.

EMICODE EC 1 R PLUS – Very low emission.

Disposal:

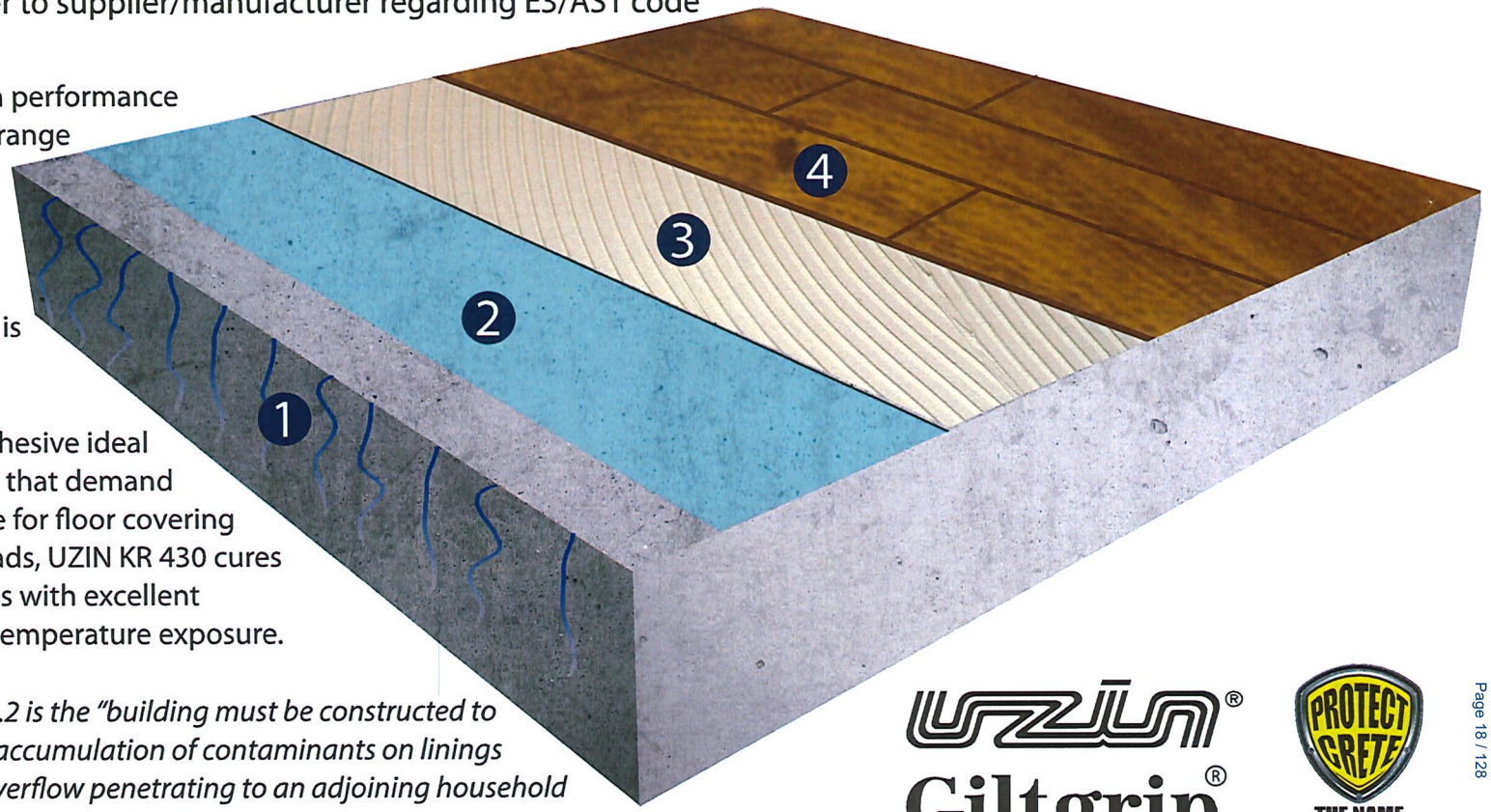
Where possible, collect product residues and re-use. Do not allow dispersal into drains, sewers or ground. Empty, scraped and drip-free containers are recyclable. Containers with liquid residue, as well as the liquid product, are classed as Special Waste. Dried product residues are classed as Construction Waste. Therefore collect waste material and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

.UXURY VINYL TILE (LVT) WET ROOMS WATERSPLASH INSTALLATION SYSTEM ALTERNATIVE SOLUTION - E3/AS1 BUILDING CODE- INTERNAL MOISTURE FOR FINISHES TO FLOORS: BATHROOMS

Must be read in conjunction with E3/AS1 November 4th 2021 Building Code. The following information is based on adhesive performance only to assist in the Alternative Solutions options for the installer. It is essential the LVT supplier provides their own documentation as to the floorcoverings suitability as required by E3/AS1.

1. Concrete substrate treated with Protect Crete Densi-Proof (Optional.)
2. Subfloor Preparation Systems (Optional site specific as required.)
   Subfloor primed with Uzin PE280 (Non-porous) or Uzin PE520 (Porous)
   OPTION 1.) Uzin NC160 or NC170 Levelling Compound
   OPTION 2.) Uzin NC888 feather Finish
3. **ADHESIVE OPTION 1:** UZIN KE68T 1- Component Hybrid Adhesive
   ADHESIVE OPTION 2: UZIN KR430 2-Part Urethane Adhesive
4. Luxury Vinyl Tile (LVT) as Specified: Refer to supplier/manufacturer regarding E3/AS1 code compliance.



Uzin KE68T adhesive is a single component high performance 'urethane type' adhesive that issuited to a large range of installations requiring high dimensional stability in extreme conditions such as sun-drenched areas, high point loading and areas requiring water-resistance from the top of the floorcoverings (wet areas). Uzin KE68T adhesive is suited to installations on floors and walls.

UZIN KR 430 is a 2-component polyurethane adhesive ideal for the installation of all types of floor coverings that demand reliable bonding in extreme conditions. Suitable for floor covering installations subject to heavy use and rolling loads, UZIN KR 430 cures to an extremely high final strength and hardness with excellent resistance to plasticizers, surface moisture and temperature exposure.

The Functional requirement given in the clause E3.2 is the "building must be constructed to avoid the likelihood of – (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture"

UZIN® Giltgrip®

PROTECT CRETE THE NAME SAYS IT ALL

05 April 2023

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION - VETTING

REFERENCE: BC230302
LOCATION: 1922 Motueka Valley Highway, Motueka-Woodstock
PROJECT: Internal alteration

We have carried out some initial checks of your application and require the following information before we can accept it for processing.

Main Building

Deposit / Fee
Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00

Application Form
Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.

If you are unable to respond to this request within 10 working days, please let us know, as if we don't hear from you, your application may be refused.

If we have missed any of the information, please let us know its location so that it can be re-checked. Please contact us if you have any questions.

Yours sincerely

Kate Stoneman

Building Support Officer
On behalf of Tasman District Council

BC230302 | 12 Jul 2023
Vetting Started Date: 05/04/2023 10:40 am
Vetting Completed Date: 06/04/2023 09:02 am

Vetting Status: Completed

VETTING CHECKLIST - MAIN BUILDING - R1 Dwelling Addition - Alteration - AUDIT	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	N	KSt	05/04/2023 12:10 pm	Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.
	VRFI	KSt	05/04/2023 02:40 pm	Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.
	Y	KSt	06/04/2023 09:01 am	VRFI Response: Customer advised Council could update year of construction.
Deposit / Fee: Has the appropriate deposit / fee been paid?	N	KSt	05/04/2023 12:08 pm	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00
	VRFI	KSt	05/04/2023 02:40 pm	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00
	Y	KSt	06/04/2023 09:02 am	VRFI Response: Deposit notification sent
Evidence of Ownership / Owner's Permission: Has the applicant provided a current Record of Title or evidence of ownership that is in the owner's name; 0R if the application has been submitted by an agent is owner's permission provided? If Title is not yet available a subdivision scheme plan is required. If the legal description for subdivision is not available please ensure that the parent title is recorded on the application.	Y	KSt	05/04/2023 12:11 pm	Record of title provided less than 3 months old.
LBP Details / Certificate of Work / Statutory Notice: If the proposal includes Restricted Building Work then is the application accompanied by: (a) names of each LBP involved AND; (b) Certificate of Work OR (c) Statutory Declaration? Select N/A if the application does not include Restricted Building Work.	Y	KSt	05/04/2023 12:13 pm	Certifcate of design work provided by designer - checked on register OK
Ground Condition / Geotechnical Report: Has a ground condition report been provided? This should be provided by a Chartered Engineer or qualified Geotechnical Engineer if conditions other than "good ground" exist.	N/A	KSt	05/04/2023 12:13 pm	This question does not apply to this project.
Resource Management Information: Does RMA information include a plan showing site and land information with details of proposed site coverage, floor areas for each level of each building, and with elevations depicting recession / daylight planes and height compliance? Select N/A if the application does not require RMA input.	N/A	KSt	05/04/2023 12:14 pm	This question is not relevant to this project.
Construction over an Easement: Has the building been located to ensure that it will not be constructed over an easement?	N/A	KSt	05/04/2023 12:14 pm	This question does not apply to this project.
Site Plans: Do site plans provide sufficient information to enable a compliance decision?	N/A	KSt	05/04/2023 12:17 pm	This question does not apply to this application.
Floor Plans: Do floor plans provide the requisite information to enable a compliance decision? (ensure information includes the location of smoke detectors and electrical layout)	Y	KSt	05/04/2023 12:18 pm	Plans show the electrical layout and smoke detector locations. a) All rooms clearly identified and labelled b) The location of smoke detectors c) Type of shower - proprietary
Elevations: Is sufficient information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Bracing Detail: Is sufficient bracing information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Roof Frame Detail: Is sufficient information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Construction & Weathertightness Detailing: Is sufficient detail provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Waterproofing Details: Is there sufficient waterproofing information to enable a compliance decision?	Y	KSt	05/04/2023 12:21 pm	Proprietary shower Waterproofing specs received

VETTING CHECKLIST - MAIN BUILDING - R1 Dwelling Addition - Alteration - AUDIT	Y/N	User	Date	Notes
Plumbing & Drainage Detailing: Is sufficient plumbing and drainage information provided to enable a compliance decision?	Y	KSt	05/04/2023 01:27 pm	Draining plan provided showing falls, pipe sizes and materials.
Specifications: Are specifications project specific and do they identify project location, scope of work for each trade, materials, finishes, workmanship; and the appropriate Standards that apply to this project?	Y	KSt	05/04/2023 12:25 pm	Adequate information is provided.
Hazardous Substances: If storage and use of hazardous substances occurs in this building then are the hazards identified along with the location and quantities that are proposed to be stored?	N/A	KSt	05/04/2023 12:25 pm	There is no declaration of hazardous substances associated with this project.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	KSt	05/04/2023 12:25 pm	This question does not apply to this project.
Engineer Verification: Is Specific Engineer Design (SED) accompanied by sufficient information to enable a compliance decision?	N/A	KSt	05/04/2023 12:25 pm	No SED or Calcs associated with this work.
		KSt	05/04/2023 12:28 pm	User cleared the answer for this question.
	N/A	KSt	05/04/2023 01:28 pm	No SED or Calcs associated with this work.
Energy Efficiency: Does information provided demonstrate how H1 energy efficiency provisions will be satisifed?	N/A	KSt	05/04/2023 12:27 pm	This question does not relate to this project.
Miscellaneous:	N/A	KSt	05/04/2023 01:28 pm	There are no miscellaneous matters.

BC FINAL

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17 April 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

REQUEST FOR FURTHER INFORMATION

REFERENCE: BC230302
LOCATION: 1922 Motueka Valley Highway, Motueka-Woodstock
PROJECT: Internal alteration

Thank you for your building consent application. We have reviewed it and we need some more information to make sure the proposed work meets the requirements of the Building Act 2004.

We are required to process your application within 20 working days, however this time is paused until you provide the below information:

Main Building

E3: Internal Moisture
Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3.

F2: Hazardous Building Materials
Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants.

G1, G2, G3: Personal Hygiene, Laundering, Food Preparation
Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1.

Please ensure all items are addressed in a single response, and that this includes:

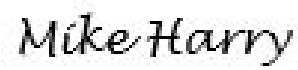
- A covering note outlining the response to each item
- Revised documents that clearly identify changes (e.g. referenced by revision clouds and document

versions)
- Files that are in PDF format and to scale
- Only provide information specifically relating to this project

If you are unable to respond within 20 working days, please get in contact, as we may refuse to grant the consent if we do not hear from you. If you have any questions please contact me on 03 543 8400.

You may receive requests for further information from other areas of Council, and these should be addressed separately to this request.

Yours sincerely



Building Technical Officer
On behalf of **Tasman District Council**

MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
BUILDING ACT				
BC Complexity / Competence (Reg 10 & 18 of BCA Regs 2006): Has the correct building complexity and classified use been allocated to this project and is it within the scope of your assessed competence? Do not select X or N/A. If complexity is incorrect please rectify by selecting the correct checklist (under Manage Buildings). If processing of this project is to be undertaken under supervision then ensure that this is recorded in the file notes..	Y	MH	17/04/2023 06:51 am	Complexity is correctly assigned as R2. I have the requisite level of competence to undertake this task. Classified use is Housing - 2.0.2 Detached dwelling. Checked CT in name of owner identified on application, dated within 3 months of application.
Section 28: Warning and Bans: Can the building consent authority exercise its powers under BA s28 and issue building consent for the building work relating to this building consent? Please do not select N/A for this question.	Y	MH	17/04/2023 06:51 am	There are no warnings or bans posted on the Ministry's Warnings and Bans register that pertain to methods or building products used in this consent. In terms of section 28, the building consent authority may exercise its powers to issue building consent for the building work relating to this building consent. Checked MBIE website and neither of the two warnings and bans currently listed pertain to this consent.
Section 36: Development Contribution: Has a Development Contribution Notice been attached to the PIM? Please select N/A if a Development Contribution Notice is not required to be issued.	N/A	MH	17/04/2023 06:51 am	There is no development contribution required for this project. N/A Internal alterations to existing dwelling
Section 37: Resource Consent: Has a Resource Consent Certificate (Form 4) been attached to the PIM and have all conditions that affect issue of this building consent been satisfied? Please select N/A if Resource Consent is not required.	N/A	MH	17/04/2023 06:51 am	N/A Internal alterations to existing dwelling
Section 45: Consent Documents: Is Form 2 correctly completed and accompanied by the requisite information required by Section 45?	Y	MH	17/04/2023 06:51 am	Section 45: consent documents: form 2 is completed and accompanied by the information required by sec. 45.
Section 67 - 70: Waiver / Modifications: Is adequate reasoning for request for waiver / modification provided, and have associated legal obligations been satisfied? Please select N/A if Waiver or Modification is not required.	N/A	MH	17/04/2023 06:52 am	There is no request for waiver or modification associated with this building consent application. Checked form 2, no waiver/modification nominated.
Section 71 - 74: Natural Hazards: Is the building on land subject to natural hazards: Please select N/A if the hazard risk is already mitigated and/ or if the title is already endorsed to reflect the presence of hazard/s.				
Section 71 - 74: Natural Hazards - Prompt List:	**N/A**	**MH**	**17/04/2023 06:52 am**	
1. Deterioration: Is the building work unlikely to accelerate, worsen, or result in a natural hazard on the land or any other property?	N/A	MH	17/04/2023 06:52 am	
2. Protection: Where natural hazard/s exist; has adequate provision been made to protect land, building work, or other property from the hazard/s?	N/A	MH	17/04/2023 06:52 am	
3. Restoration: Where natural hazard/s exist; does consent documentation demonstrate adequate provision has or will be made to restore any damage to the land or other property as a result of the building work?	N/A	MH	17/04/2023 06:52 am	
4. Conditions: Where building consent is to be issued under section 72; have all conditions required under section 73 been initiated and have all parties been notified, and where required, provided with a copy of the PIM that has been issued and that relates to this project accompany such notification?	N/A	MH	17/04/2023 06:52 am	
Supplementary Processing Notes:		MH	17/04/2023 06:52 am	N/A Internal alterations to existing dwelling
Section 84 - 89: Restricted Building Work: Has the applicable restricted building work been properly identified, and have the names of owner-builders, and/or licensed building practitioners that are supervising or carrying out such work been notified to the BCA? Ticking this question will automatically add an advice note requesting Form 6A. Please edit this advice note accordingly.				
Section 84 - 89: Restricted Building Work - Prompt List:	**N/A**	**MH**	**17/04/2023 01:58 pm**	
1. Design Certificate: Is the design certificate/s correctly completed and is the scope of each practitioners work clearly identified?	N/A	MH	17/04/2023 01:58 pm	
2. License: Do the applicable LBP's that are nominated or involved in the project hold current and correct classes of license?	N/A	MH	17/04/2023 01:58 pm	

MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
3. Owner / Builder Statutory Declaration: If restricted work is intended to be carried out by the Owner/Builder, then has the statutory declaration as to Owner/Builder status been provided?	N/A	MH	17/04/2023 01:58 pm	
4. Fire Safety Systems: If the building work relates to fire safety systems of small to medium apartments then does the designer have the appropriate design license class for this work?	N/A	MH	17/04/2023 01:58 pm	
Supplementary Processing Notes:		MH	17/04/2023 01:58 pm	Form 2 notes RBW however phone call to agent to confirm, confirmation sought this is not RBW therefore SORG.
Section 112 (1): Alterations to Buildings: If the proposal involves alteration to an existing building, then does the solution demonstrate on reasonable grounds that after alteration the building will comply, as nearly as is reasonably practicable with provisions that relate to: Select N/A if the proposal is not an alteration to an existing building.				
Section 112 (1): Alterations to Buildings - Prompt List:	**Y**	**MH**	**17/04/2023 06:55 am**	
(i) Means of escape from fire	Y	MH	17/04/2023 06:55 am	MOE: reasonable grounds exist to demonstrate that provisions of s112 (1)(i) relating to means of escape from fire are satisfied.
(ii) Access & facilities for people with disabilities: (if required by Section 118)?	N/A	MH	17/04/2023 06:55 am	Access and Facilities: this question does not apply to this application.
(iii) Continue to comply with the other provisions of the building code to at least the same extent as before the alteration?	Y	MH	17/04/2023 06:55 am	(iii): documentation demonstrates reasonable grounds for accepting that the building will continue to comply with the other provisions of the building code to at least the same extent as before the alteration as per section 112(1)(b), convert laundry into second bathroom, SORG.
Section 112 (2): Alterations to Buildings - TA Function: Have the provisions of section 112 (2) been satisfied? Select N/A if the Territorial Authority does not need to consider section 112 (2).	Y	MH	17/04/2023 06:56 am	Provisions of Section 112 (2) have been satisfied. The alteration will not alter attributes of the building that relate to means of escape from fire and the building will continue to apply to at least the same extent as it did before the alteration. Access and facilities for persons with disabilities not considered LOA as not commercial.
Section 113: Specified Intended Life: Is the specified intended life of the building less than fifty years? Please select N/A if the specified intended life is fifty years or more.	N/A	MH	17/04/2023 06:56 am	The intended life of the building is fifty or more years.
Section 116: Extension of Life: Does the proposal demonstrate compliance with provisions of Section 116? Please select N/A if the application does not apply to a building that currently has a specified intended life.	N/A	MH	17/04/2023 06:56 am	This question does not apply to this application.
Product Certificates or Building Methods: If the proposal includes building product(s) or building method(s) that have been certified and issued by an accredited person or body, then confirm that the certification is current and suitable for the purpose for which it is proposed? Please check MBIE register of Product Certificates and record Certification details; Or select N/A if there no certified building methods or products.	N/A	MH	17/04/2023 06:57 am	This question does not apply to this application.
PRELIMINARY				
Required Docs: Please tick if there are any required documents or construction monitoring records required for this project. Select N/A if there are no required documents or construction monitoring records required. Please do not apply a cross to this question.	Y	MH	17/04/2023 06:57 am	Required documents and construction monitoring records will be required before CCC is issued.
Site Considerations: Have the following matters been checked and confirmed to be compliant:				
Site Considerations - Prompt List:	**Y**	**MH**	**17/04/2023 07:01 am**	
Site Considerations:1. Siting: Is sufficient information provided to ensure building work will be correctly sited?	Y	MH	17/04/2023 07:01 am	Existing dwelling, internal work only proposed within an existing room. SORG siting can be achieved
2. Wind, earthquake, corrosion zones: Have the wind, earthquake and corrosion zones for this site been correctly assessed?	Y	MH	17/04/2023 07:01 am	The wind, earthquake and corrosion zones for this site been correctly assessed. Wind zone is high - NZS3604:2011, section 5.2 and BRANZ maps Exposure zone is - exposed - NZS3604, section 5.2.4 Corrosion Zone is B - NZS3604:2011, section 4.2 Earthquake Zone - EQ zone 2 - section 5, NZS3604:2011 Reviewed information provided on sheet 1. Checked site against local maps, NZS3604:2011 section 5.1 - 5.4 and reviewed BRANZ maps as guidance.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
3. Liquefaction susceptibility: If the land on which the building work is to occur is deemed susceptible to liquefaction, then please confirm whether a geotechnical report been provided?	N/A	MH	17/04/2023 07:01 am	The land on which the building work is to occur is not deemed susceptible to liquefaction so this question is not applicable to this project. Reviewed TDC Liquefaction map, within area unlikely - internal alt only.
4. Easement: Is an easement required for drains or for access that may affect other properties?	N/A	MH	17/04/2023 07:01 am	There is no requirement for an easement for drainage or access that may affect other properties.
5. Services: Have the effects of building work on existing services been properly considered?	Y	MH	17/04/2023 07:01 am	Bathroom alteration with connection to existing SW and SS laterals
6. Slope suitability and overland flow paths: Have the effects of sloping ground in relation to building stability and the effects of overland flow paths been properly considered?	N/A	MH	17/04/2023 07:01 am	The site is level and is not effected by overland flow paths.
7. Ground bearing: Is evidence provided to confirm that ground bearing capacity is adequate to support imposed loads? [ensure construction monitoring / site verification requirements been applied and apply advice note if required].	N/A	MH	17/04/2023 07:01 am	The proposal does not require consideration of imposed loads and ground bearing capacity.
8. Demolition, excavation, construction, sediment control: Have the effects that these activities may have on people or other properties been properly considered and / or mitigated?	N/A	MH	17/04/2023 07:01 am	Internal alteration only
9. Finished floor levels: Has compliance with code provisions for finished floor levels in relation to finished ground demonstrated?	Y	MH	17/04/2023 07:01 am	Compliance with code provisions for finished floor levels in relation to finished ground levels is demonstrated. FFL is existing.
10. Misc.:	N/A	MH	17/04/2023 07:01 am	There are no miscellaneous matters associated with this question.
Preconstruction Meeting: Is a pre-construction meeting required? Please select N/A if a Pre-construction meeting is not required.	N/A	MH	17/04/2023 06:57 am	A pre-construction meeting is not required.
Miscellaneous - Other: Please select the cross if you wish to raise an RFI for an item that may not clearly fit into any other category.	N/A	MH	17/04/2023 06:57 am	Not required
B1: STRUCTURE				
B1 - Structure				
B1: Foundations, Piles, Floors		**MH**	**17/04/2023 07:13 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies.
B1: Sub-floor, Mid-floor, Deck		**MH**	**17/04/2023 01:40 pm**	Code Clause Disabled: Not applicable for this project. Not within scope of proposal, internal alts only.
B1: Walls, Roof, Linings				
B1: Walls, Wall bracing, Posts, Beams: Does the design for the wall structure, posts and beams comply with the design solution nominated and with NZBC B1 and B2? Disable the pre-pour inspection for post footings if these are to be poured in conjunction with the floor slab.				
B1: Walls, Wall bracing, Posts, Beams - Prompt List:	**Y**	**MH**	**17/04/2023 01:44 pm**	
Walls, Wall bracing, Posts, Beams:1. Wall framing: Is the wall framing construction detail complying? [Check - Framing treatment, grade, size, support, setout, separation between concrete and framing, and fixing of plates, studs, trimmers, lintels and sills].	Y	MH	17/04/2023 01:44 pm	Fill in existing door timber/gib, SG8 H1.2 framing as per specification, new door has continuous top plate, truss run parralel as per property file, SORG.
2. Wall bracing: Does the wall bracing design comply? [Check - Complying bracing methodology is applied; Brace demand complies; Brace line layout and distribution of brace elements; Brace element construction and fixing; Allowances applied for wall height variances; Brace elements are clear of wet areas].	N/A	MH	17/04/2023 01:44 pm	Wall bracing: No change to existing, S112 applies.
3. Posts, beams: Does the post / beam design demonstrate compliance? [Check - durability of materials; Post / footings / connections; Post size, grade, spacing; beam size, grade, span; post beam connections].	N/A	MH	17/04/2023 01:44 pm	Posts, Beams: No change to existing, S112 applies.
4. SED (structural elements): Does the solution demonstrate compliance with the compliance pathway nominated and have construction monitoring and any inspection requirements been recorded? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 01:44 pm	SED: there are no SED components that require consideration. No change to existing, S112 applies.
5. Miscellaneous:	N/A	MH	17/04/2023 01:44 pm	There are no miscellaneous matters requiring consideration.
Roof Structure: Does the roof structure design comply with the design solution nominated and with NZBC B1 and B2?				
Roof Structure - Prompt List:	**N/A**	**MH**	**17/04/2023 07:13 am**	
Roof Structure (light construction):1. Imposed loads: Is the roof structure adequate to support imposed loads? [Check - wind, snow, earthquake].	N/A	MH	17/04/2023 07:13 am	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
2. Roof truss certification, layout and bracing: Is a complying and site specific truss design provided along with the layout, a producer statement, a design statement and a manufacturer statement? [Lintels may be considered here or in conjunction with wall framing].	N/A	MH	17/04/2023 07:13 am	
3. Timber roof frame elements: Is the detailing for roof frame elements complying? [Check - grade, size, spacing, span, treatment and fixings for roof frame members - i.e. rafters, ridge boards, ridge beams, ceiling joists, ceiling runners, valley boards, underpurlins, underpurlin struts, strutting beams, veranda beams, collar ties and cleats, eaves, gable verges, purlins and tile battens].	N/A	MH	17/04/2023 07:13 am	
4. Bracing: Is roof bracing complying? [Check - Sarking; Location, distribution, size, spacing, grade and fixing of roof plane and roof space braces; Consider bottom chord restraint and distribution of gable end braces].	N/A	MH	17/04/2023 07:13 am	
5. Purlins, Tile battens, Ceiling battens: Does the purlin, tile batten, ceiling batten type, size, grade, spacing, span, fixing and durability comply?	N/A	MH	17/04/2023 07:13 am	
6. Insulation: Have roof space insulation requirements been considered? [Consider - depth of rafters and thickness of insulation; check clearance between insulation and roof frame at exterior wall junctions and clearance with roof underlay].	N/A	MH	17/04/2023 07:13 am	
7. SED: Does the SED solution demonstrate compliance and have compliance monitoring requirements been entered into the system? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 07:13 am	
8. Miscellaneous:	N/A	MH	17/04/2023 07:13 am	
Supplementary Processing Notes:		MH	17/04/2023 07:13 am	No change to the existing provisions BA04 s.112 1b applies
B1: Wall & Ceiling Linings: Are wall and ceiling linings fit for purpose and are specifications suitable to ensure complying installation? Consider ceiling diaphragms - Rectangular, Length (L) shall not exceed 2 x width (W); Check sheet specifications and fixing; Protrusions (see NZS 3604:2011 13.5)	Y	MH	17/04/2023 01:41 pm	B1: Wall & ceiling lining construction: detailing is compliant. GIB Aqualine, ok to use as scope of use is in accordance with NZS3604. GIB linings comply with B1 (refer p.9 GIB specs online) so because of this I can be SORG that the proposed design complies with B1. All linings will be paint sealed with gloss or semi-gloss paint as noted sheet 1.
B1: Small Chimney: Does the chimney design comply with the design solution nominated, and with NZBC B1 & B2? This question does not address compliance with NZBC C1 - C6. Please GO TO C - FIRE SAFETY Para 7.5 after completing these questions. Please process chimney foundations and footings under B1: Foundations, Piles, Floors.				
B1: Small Chimney - Prompt List:	**N/A**	**MH**	**17/04/2023 07:14 am**	
Small Chimney1. Ground bearing: Is evidence provided to confirm that the chimney will be founded on good ground?	N/A	MH	17/04/2023 07:14 am	
2. Limitations: Have design limitations been checked and confirmed as complying?	N/A	MH	17/04/2023 07:14 am	
3. Foundations: Does detailing demonstrate compliance? [Check - reinforcing, size, grade, placement, concrete strength].	N/A	MH	17/04/2023 07:14 am	
4. Hearth: Are hearth construction requirements and limitations satisfied?	N/A	MH	17/04/2023 07:14 am	
5. Connections: Is detailing of connections and supports compliant?	N/A	MH	17/04/2023 07:14 am	
6. Brace demand: Is bracing demand compliant?	N/A	MH	17/04/2023 07:14 am	
7. B2: Is compliance with durability provisions satisfied? [Check impact on materials in relation to environment, and access & maintenance risk].	N/A	MH	17/04/2023 07:14 am	
8. E2: (Weather-tightness) - Is flashing detailing compliant?	N/A	MH	17/04/2023 07:14 am	
9. SED: Does the design demonstrate compliance and have construction monitoring requirements been entered into the system? Please review inspections and add further inspections as required to suit method of construction.	N/A	MH	17/04/2023 07:14 am	
10. Miscellaneous:	N/A	MH	17/04/2023 07:14 am	
Supplementary Processing Notes:		MH	17/04/2023 07:14 am	Not within scope of proposal

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
B1: Masonry Construction (SED, NZS 4229, NZS 4230): Does the masonry design proposal demonstrate compliance with the design solution nominated and with NZBC B1 and B2? Please process the footings and foundations under B1: Foundations, Piles, Floors. Please process external tanking of blockwork under E2 - E2.3.4 - Drainage and Tanking. Please review inspections and modify as required.				
B1: Masonry Construction (SED, NZS 4229, NZS 4230) - Prompt List:	**N/A**	**MH**	**17/04/2023 07:14 am**	
Masonry Construction:1. Scope: Is the design within scope of the nominated design solution?	N/A	MH	17/04/2023 07:14 am	
2. Design principles: Do the design principles and requirements for construction comply?	N/A	MH	17/04/2023 07:14 am	
3. Durability: Has the correct site classification been applied and does the design satisfy provisions of NZBC Clause B2?	N/A	MH	17/04/2023 07:14 am	
4. Materials: Do the materials specified comply with the provisions of the nominated design solution?	N/A	MH	17/04/2023 07:14 am	
5. Fire resistance: Do components (walls, beams, columns etc.) have the required fire resistant rating for stability, integrity and insulation?	N/A	MH	17/04/2023 07:14 am	
6. Bracing demand: Are bracing demand provisions satisfied?	N/A	MH	17/04/2023 07:14 am	
7. Diaphragms: Are the requirements and provisions for diaphragms satisfied?	N/A	MH	17/04/2023 07:14 am	
8. Reinforcement: Is the design of reinforcement compliant?	N/A	MH	17/04/2023 07:14 am	
9. Structure: Is the design of structural walls, beams, columns, beam / column joints, bond beams and lintels compliant?	N/A	MH	17/04/2023 07:14 am	
10. Shrinkage, movement control: Are provisions for movement control and shrinkage satisfied?	N/A	MH	17/04/2023 07:14 am	
11. SED: Does the SED solution demonstrate compliance and have compliance monitoring requirements been entered into the system? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 07:14 am	
12. Miscellaneous:	N/A	MH	17/04/2023 07:14 am	
Supplementary Processing Notes:		MH	17/04/2023 07:14 am	Not within scope of proposal.
B2: DURABILITY				
B2: DURABILITY: Does the design demonstrate compliance with Functional Requirement - B2.2? Review inspections and add / delete / modify inspection questions as required.				
B2: DURABILITY - Prompt List:	**Y**	**MH**	**17/04/2023 01:50 pm**	
Durability:1. B2.3.1a): Will building elements (including floors, walls and fixings) that provide structural stability to the building, or elements that are difficult to access or replace, or where failure of those elements would go undetected during normal use or maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 50 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1a) is satisfied. Framing H1.2, SG8 within framing section. 50 years.
2. B2.3.1b): Will building elements (including the building envelope, exposed plumbing in the sub-floor space, and in-built chimneys and flues) that are moderately difficult to access or replace, or where failure of those elements would go undetected during normal use of the building, but would be easily detected during normal maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 15 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1b) is satisfied - 15 year durability provisions are satisfied: Proprietary shower unit, 15 years, long service history and B2/AS1 table 1 GIB Aqualine Wet Area Systems BRANZ Appraisal No. 427(referenced online), 50 years, 15 years;
3. B2.3.1c): Will building elements (including services, linings, renewable protective coatings, and fixtures) that are easy to access and replace, and where failure of those elements would be easily detected during normal use of the building, continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 5 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1c) is satisfied - 5 year durability provisions are satisfied. All other easy to access building elements have a 5 yr intended life.
4. B2.3.2: Do individual building elements that are components of a building system and are difficult to access or replace have all the same durability OR are installed in a manner that permits replacement of elements of lesser durability without removing elements that have greater durability and are not specifically designed for removal and replacement?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.2 is satisfied.
5. Miscellaneous:	N/A	MH	17/04/2023 01:50 pm	There are no miscellaneous matters that require consideration.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
C: FIRE SAFETY				
C/AS1: SH				
C/AS1: Part 2: Fire Safety System [Para 2.2]: Has the designer specified a complying Smoke alarm system and correctly identified the location of the detectors?	Y	MH	17/04/2023 07:03 am	The designer has specified a complying Type 1 smoke alarm and identified the location of detectors correctly. S112 applies, existing as shown sheet 1.
C/AS1: Part 3: Means of Escape: Does the building design demonstrate compliance with SH means of escape provisions?	Y	MH	17/04/2023 07:03 am	The design demonstrates compliance with the SH means of escape provisions. No change to the existing provisions BA04 s.112 1b applies and DEOP for the dwelling is less than 25m - table 3.2 C/AS1
C/AS1: Parts 4 & 5: Control of Fire and Smoke Spread: Does the design demonstrate compliance with C/AS1 Parts 4 & 5 for control of Internal fire and smoke spread and external fire spread?				
C/AS1: Parts 4 & 5: Control of Fire and Smoke Spread - Prompt List:	**N/A**	**MH**	**17/04/2023 07:04 am**	
CONTROL OF INTERNAL FIRE AND SMOKE: Internal separations [Para 2. 3 & 4.1]: Are fire separations correctly located and do they have complying LIFE or PROPERTY ratings? Ensure complying detailing is provided for closures, penetrations and stopping.	N/A	MH	17/04/2023 07:04 am	
Surface finish [Para 4.2]: If foam plastics or combustible insulating materials form part of a wall or ceiling system, then will the completed system achieve a Group Number of not more than 3?	N/A	MH	17/04/2023 07:04 am	
CONTROL OF EXTERNAL FIRE SPREAD: Fire resistant ratings [Para 5.1]: Do external walls that are within 1m of a relevant boundary have an FRR of no less than 30/30/30?	N/A	MH	17/04/2023 07:04 am	
Roof projections [Para 5.2]: Do eaves projections of external walls that require an FRR, have an FRR of 30/30/30; or if not, does the walls fire rating extend up to the underside of the roof?	N/A	MH	17/04/2023 07:04 am	
3. Eaves rating [Para 5.2.2]: In cases where the eaves extends to within 650 mm of a relevant boundary; is the entire eaves construction and the wall from which it projects provided with an FRR of not less than 30/30/30?	N/A	MH	17/04/2023 07:04 am	
4. Protection from lower roof [Para 5.3]: Has fire spread from a roof that is close to and lower than an external wall of an adjacent building been mitigated by providing a 30/30/30 fire rating to the part of the roof that is within 5.0m horizontally of the wall?	N/A	MH	17/04/2023 07:04 am	
5. Exterior surface finishes [Para 5.4]: Do these comply with the provisions of C/AS1 Para 5.4? Not required if surface finishes are less than 1 mm thick and applied directly to non-combustible substrate.	N/A	MH	17/04/2023 07:04 am	
6. Carports & similar construction [Para 5.5]: Have provisions of C/AS1 Para 5.5 been satisfied?	N/A	MH	17/04/2023 07:04 am	
7. Specifications / detailing: Is complying construction detailing and specifications for fire rated construction provided ? [Check frame construction; Durability; Compatibility of wrap; Insulation; Materials; Finishes].	N/A	MH	17/04/2023 07:04 am	
8. Maintenance: Do maintenance requirements demonstrate that the fire rated elements will achieve 50 years durability?	N/A	MH	17/04/2023 07:04 am	
9. Miscellaneous:	N/A	MH	17/04/2023 07:04 am	
Supplementary Processing Notes:		MH	17/04/2023 07:04 am	No change to the existing provisions BA04 s.112 1b applies
C/AS1: Part 6: Firefighting: Does consent documentation confirm that the pavement is a) able to withstand laden weights of rescue vehicles, b) is traffic-able in all weather, c) is of appropriate width and height, and d) is provided with hard standing within 20 m of building entrance and inlets to sprinkler or hydrants?	N/A	MH	17/04/2023 07:04 am	This question does not apply to this project.
C/AS1: Part 7: Down Lights [Para 7.4]: Have the correct types of down lights been specified and do these comply with Para 7.4 of C1/AS1?				
C/AS1: Part 7: Down Lights [Para 7.4] - Prompt List:	**Y**	**MH**	**17/04/2023 07:06 am**	
1. Type: Have complying types of down lights been specified?	Y	MH	17/04/2023 07:06 am	No change to the existing provisions BA04 s.112 1b applies, specifications show alter light switch location only.
2. Clearance: Are insulation clearance distances specified?	N/A	MH	17/04/2023 07:06 am	This question does not apply to this project. No change to the existing provisions BA04 s.112 1b applies
3. Miscellaneous:	N/A	MH	17/04/2023 07:06 am	There are no miscellaneous matters that require consideration.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
C/AS1: Part 7: Open Fire Chimney [Para 7.5]: Does the chimney design demonstrate compliance with Para 7.5 of C1/AS1? THIS PROMPT LIST DOES NOT ADDRESS COMPLIANCE WITH NZBC B1 OR B2 - GO TO STABILITY - B1 - CHIMNEY AFTER COMPLETING QUESTIONS LISTED IN THIS PROMPT LIST.				
C/AS1: Part 7: Open Fire Chimney [Para 7.5] - Prompt List:	**N/A**	**MH**	**17/04/2023 07:04 am**	
1. Construction: Do chimney construction details comply with C/AS1 - Table 7.1 & Figure 7.1?	N/A	MH	17/04/2023 07:04 am	
2. Fire bricks: Are these correctly sized (i.e. not less than 50 mm thick)?	N/A	MH	17/04/2023 07:04 am	
3. Fireplace Joints: Are these non-combustible and sealed against leaks?	N/A	MH	17/04/2023 07:04 am	
4. Chimney brickwork: Is this correctly specified (i.e. min. 90mm thick single skin with 6.5mm grout)?	N/A	MH	17/04/2023 07:04 am	
5. Expansion: Has a complying expansion gap been provided to chimneys containing flues?	N/A	MH	17/04/2023 07:04 am	
6. Flue Size: Is the cross-sectional area of flues correct?	N/A	MH	17/04/2023 07:04 am	
7. Flue linings: Are these correctly specified?	N/A	MH	17/04/2023 07:04 am	
8. Chimney clearance: Is the clearance above roof correctly specified?	N/A	MH	17/04/2023 07:04 am	
9. Number: Is a separate flue provided to each fireplace?	N/A	MH	17/04/2023 07:04 am	
10. Flue joints: Are flue joints of non-combustible materials sealed against air leakage?	N/A	MH	17/04/2023 07:04 am	
11. Hearth Construction: Is this correctly specified?	N/A	MH	17/04/2023 07:04 am	
12. Clearance: Is clearance between chimneys, hearths and combustible materials correctly specified?	N/A	MH	17/04/2023 07:04 am	
13. Ventilation: Is a min. of 50 mm ventilated space provided between the outer face of the chimney and any combustible material?	N/A	MH	17/04/2023 07:04 am	
14. Miscellaneous:	N/A	MH	17/04/2023 07:04 am	
Supplementary Processing Notes:		MH	17/04/2023 07:04 am	No small chimney within scope of design
D: ACCESS		**MH**	**17/04/2023 07:06 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
D1: Access Routes				
E: MOISTURE				
E1: Surface Water		**MH**	**17/04/2023 07:08 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: External Moisture		**MH**	**17/04/2023 07:09 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: Roof Cladding				
E2: Wall Cladding				
E2: External Moisture re: Alt Solutions				
E3: Internal Moisture				
E3: Internal Moisture: Does the proposal comply with Functional Requirement E3.2 and demonstrate that buildings are constructed to avoid the likelihood of (a) Fungal growth or accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining house hold unit; and (c) Damage to building elements being caused by the presence of moisture? Review inspections and add / delete / modify inspection questions as required.				
E3: Internal Moisture - Prompt List:	**N**	**MH**	**17/04/2023 01:57 pm**	
E3 - Internal Moisture:1. E3.3.1: Does the design demonstrate that an adequate combination of thermal resistance, ventilation and space temperature is provided to all habitable spaces, bathrooms, laundry and other spaces where moisture is generated or may accumulate? LoA - does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.1 is demonstrated. Bathroom shown to have extraction fan vented to exterior, openings to the outside S112 applies - are no less than 5% of the floor area.
2. E3.3.2: Is freewater from accidental overflow from sanitary fixtures or sanitary appliances disposed of in a way that avoids loss of amenity or damage to household units or other property?	N/A	MH	17/04/2023 01:57 pm	This question does not apply to this Project. S112 applies, existing HWC.
3. E3.3.3: Are floor surfaces of spaces containing sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.3 is demonstrated. Sheet vinyl flooring shown to bathroom, seam sealed & sealant perimeter to skirting & fixtures.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
4. E3.3.4: Are wall surfaces adjacent to sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.3 is demonstrated. Noted on sheet 1, wet areas wall linings finished with resene bathroom acrylic satin finish.
5. E3.3.5: Are surfaces of building elements that are likely to be splashed or become contaminated in the course of the intended use of the building, impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.5 is demonstrated. Floor and wall surfaces are impervious easily cleaned surfaces.
6. E3.3.6: Are surfaces of building elements that are likely to be splashed constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces? Please give careful consideration to tile showers and membrane systems.	N	MH	17/04/2023 01:57 pm	Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3.
7. Miscellaneous:	N/A	MH	17/04/2023 01:57 pm	This question does not apply to this Project.
Supplementary Processing Notes:		MH	17/04/2023 01:57 pm	6. Bathroom details within specifications indicate sealant to be installed to restrict water penetrating behind the shower liner, under the shower tray, and to prevent water from entering between the shower wall and base.
E3: Internal Moisture - Prompt List:	**Y**	**MH**	**20/04/2023 10:07 am**	**RFI Response**
E3 - Internal Moisture:1. E3.3.1: Does the design demonstrate that an adequate combination of thermal resistance, ventilation and space temperature is provided to all habitable spaces, bathrooms, laundry and other spaces where moisture is generated or may accumulate? LoA - does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.1 is demonstrated. Bathroom shown to have extraction fan vented to exterior, openings to the outside S112 applies - are no less than 5% of the floor area.
2. E3.3.2: Is freewater from accidental overflow from sanitary fixtures or sanitary appliances disposed of in a way that avoids loss of amenity or damage to household units or other property?	N/A	MH	20/04/2023 10:07 am	This question does not apply to this Project. S112 applies, existing HWC.
3. E3.3.3: Are floor surfaces of spaces containing sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.3 is demonstrated. Sheet vinyl flooring shown to bathroom, seam sealed & sealant perimeter to skirting & fixtures.
4. E3.3.4: Are wall surfaces adjacent to sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.3 is demonstrated. Noted on sheet 1, wet areas wall linings finished with resene bathroom acrylic satin finish.
5. E3.3.5: Are surfaces of building elements that are likely to be splashed or become contaminated in the course of the intended use of the building, impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.5 is demonstrated. Floor and wall surfaces are impervious easily cleaned surfaces.
6. E3.3.6: Are surfaces of building elements that are likely to be splashed constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces? Please give careful consideration to tile showers and membrane systems.	Y	MH	20/04/2023 10:07 am	Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3. 20/04/2023 - RFI Response - Resolved: GIB spec provided showing sealant to the vanity top, SORG. refer supplementary notes below.
7. Miscellaneous:	N/A	MH	20/04/2023 10:07 am	This question does not apply to this Project.
F: SAFETY OF USERS				
F1: Hazardous Agents on Site		**MH**	**17/04/2023 07:15 am**	Code Clause Disabled: Not applicable for this project. Existing dwelling
F2: Hazardous Building Materials				
F2: Hazardous Building Materials: Does the proposal comply with F2.2 and demonstrate that building materials which are potentially hazardous will be used in ways that avoid undue risk to people? Review inspections and add / delete / modify inspection questions as required.				
F2: Hazardous Building Materials - Prompt List:		**MH**	**17/04/2023 07:17 am**	
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	17/04/2023 07:17 am	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	17/04/2023 07:17 am	This question does not apply to this Project.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	17/04/2023 07:17 am	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	17/04/2023 07:17 am	This question does not apply to this Project.
5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).				
6. Miscellaneous:	N/A	MH	17/04/2023 07:17 am	There are no miscellaneous matters that require consideration.
F2: Hazardous Building Materials - Prompt List:	**N**	**MH**	**17/04/2023 01:47 pm**	
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	17/04/2023 01:47 pm	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	17/04/2023 01:47 pm	This question does not apply to this Project.
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	17/04/2023 01:47 pm	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	17/04/2023 01:47 pm	This question does not apply to this Project.
5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).	N	MH	17/04/2023 01:47 pm	Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants.
6. Miscellaneous:	N/A	MH	17/04/2023 01:47 pm	There are no miscellaneous matters that require consideration.
F2: Hazardous Building Materials - Prompt List:	**Y**	**MH**	**20/04/2023 10:09 am**	**RFI Response**
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	20/04/2023 10:09 am	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	20/04/2023 10:09 am	This question does not apply to this Project.
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	20/04/2023 10:09 am	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	20/04/2023 10:09 am	This question does not apply to this Project.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).	Y	MH	20/04/2023 10:09 am	Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants. 20/04/2023 - RFI Response - Resolved: RFI response with notation shown for location and disposal should their be any asbestos. Phone call to agent to confirm all work to comply with health and safety at work (asbestos) regulations 2016, confirmed ok to insert note on behalf. SORG.
6. Miscellaneous:	N/A	MH	20/04/2023 10:09 am	There are no miscellaneous matters that require consideration.
F4: Safety from Falling		**MH**	**17/04/2023 07:15 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
F5: Construction and Demolition Hazards				
F5: Construction and Demolition Hazards: Does the proposal comply with Functional Requirement F5.2 and demonstrate that construction and demolition work on buildings will be performed in a manner that avoids the likelihood of objects falling on people or property on or off the site; Other hazards arising on the site affecting people off the site and other property; and unauthorised entry of children to hazards on the site. Selecting the Tick will apply Advice Note AN01 which advises the owner of their on-site obligations under F5.				
F5: Construction and Demolition Hazards - Prompt List:	**Y**	**MH**	**17/04/2023 07:19 am**	
1. F5.3.1: (Construction Methods) - Does the proposal demonstrate that suitable construction methods will be used to avoid the likelihood of tools or materials falling onto places where people might be present?	Y	MH	17/04/2023 07:19 am	Compliance with F5.3.1 is satisfied. This work site is located on residential site. Public will not have access to the site during construction. Site safety to be managed on site by contractor as per Health & Safety requirements.
2. F5.3.2: (Barriers) - Does the proposal demonstrate that where construction or demolition work presents a hazard in places to which the public has access, barriers will be provided and: (a) Be of appropriate height and construction to prevent site hazards from harming traffic or passersby, (b) Be difficult to climb, (c) Have no openings other than those approved by the territorial authority for access and viewing, (d) Have no gates or doors which project beyond the site when opened, (e) Contain no projection that would be a hazard to traffic or people, and (f) Be clearly marked where the barrier itself may otherwise present a hazard to traffic or passersby?	N/A	MH	17/04/2023 07:19 am	This question does not apply to this project
3. F5.3.3: (Restrict Children) - Does the proposal demonstrate that where a construction or demolition site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children?	Y	MH	17/04/2023 07:19 am	The proposal demonstrates compliance with F5.3.3. Worksite is not completely enclosed, and unauthorized entry by children is unlikely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity. Internal alteration only.
4. F5.3.4: (Falling Hazards) - Does the proposal demonstrate that suitable barriers will be constructed to provide a safe route for people where lifting equipment creates a risk of accident from objects falling on a place of public access, or where a similar risk results from the height at which construction or demolition work is being carried out?	N/A	MH	17/04/2023 07:19 am	This question does not apply to this Project. Internal alteration only.
5. Miscellaneous:	N/A	MH	17/04/2023 07:19 am	There are no miscellaneous matters that require consideration.
G: SERVICES				
G1 Personal Hygiene, G2 Laundering, G3 Food Preparation & Prevention of Contamination				
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation: Does the proposal satisfy the provisions of Functional Requirement G1.2, G2.2 and G3.2.1 and are the design details for personal hygiene, laundering, and food preparation areas compliant?				
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation - Prompt List:	**N**	**MH**	**17/04/2023 02:24 pm**	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
PERSONAL HYGIENE:G1.3.1 & G1.3.3: Are facilities provided in convenient locations with sufficient numbers of sanitary fixtures that are appropriate for the people who are intended to use them?	Y	MH	17/04/2023 02:24 pm	Sanitary fixtures are provided in convenient locations with sufficient numbers and are appropriate for the people who are intended to use them. S112 applies, 3 bedroom dwelling.
G1.3.2: Are sanitary fixtures located to:(a) Facilitate sanitation, (b) Avoid risk of food contamination, (c) Avoid harbouring dirt or germs, (d) Provide appropriate privacy, (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, (f) Allow effective cleaning, (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and (h) Provide a healthy safe disposal system when non-water-borne disposal is used?	Y	MH	17/04/2023 02:24 pm	Checked floor plan and sanitary drainage plan sheet 1. Sanitary fixtures are located to:. (a) Facilitate sanitation, as per G1/AS1 figure 2 and 4 (b) Avoid risk of food contamination, as per SH use and section 3.2.1 at least one door between a soil fixture and a kitchen/food storage area (c) Avoid harbouring dirt or germs, as per figure 2 and flushing systems G1/AS1 section 2.2 (d) Provide appropriate privacy, as seen on floor plan with closeable door and walls to sanitary fixture locations (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, adequate separation shown on floor plan and wastewater discharge vented to G13/AS1/AS2 requirements (f) Allow effective cleaning, it is fair and reasonable to believe impervious easily cleanable sanitary fixtures will be provided. (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and, see G13 checklist considerations. (h) N/A Provide a healthy safe disposal system when non-water-borne disposal is used, S112 applies to existing.
G1.3.4 Are the facilities that are provided for people with disabilities accessible? LoA G1.3.4 does not apply to Housing, Outbuildings, Back country huts, Ancillary buildings, and Industrial buildings where no more than 10 people are employed.	N/A	MH	17/04/2023 02:24 pm	Limits on Application exclude this building from requiring accessible facilities.
LAUNDERING: G2.2: Are buildings provided with adequate space and facilities for laundering?[Check - Laundry location and spacial dimensions; Tub size and capacity; Space for washing machine; Service connections]. LoA G2.2 only applies to Housing, Old Peoples Homes, Camping Grounds and Work Camps.	N	MH	17/04/2023 02:24 pm	Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1.
G2.3.4: (Accessibility) - Are accessible facilities provided for people with disabilities? LoA G2.3.4 only applies to Camping Grounds.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no laundering facilities associated with this project.
FOOD PREPARATION AND PREVENTION OF CONTAMINATION:G3.2.1 & G3.3.4: Is the building provided with spaces & facilities for hygienic storage, preparation & cooking of food that are conveniently located and adequate for the intended use of the building? LoA - This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.2: Are the building/s that are used for storage, manufacture or processing of food, including animal products, constructed in a manner that safeguards contents from contamination?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.3: Are the building/s that are used for the medical treatment of humans or animals, or the reception of dead bodies, constructed to avoid the spread of contamination from the building contents?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as the buildings are not used for the medical treatment of humans or animals or for the reception of dead bodies.
G3.3.1: Are the food preparation facilities hygienic & include: (a) Space for a refrigerator, or perishable food storage area capable of being cooled & protected from vermin or insects, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (b) Means for food rinsing, utensil washing & waste water disposal, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food.(c) Means for cooking food,and LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centres. (d) Space and a surface for food preparation? LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centers.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G3.3.2: Do spaces used for food preparation and utensil washing have: (a) Interior linings and work surfaces that are impervious and easily cleaned, (b) All building elements constructed with materials which are free from hazardous substances which could cause contamination to the building contents, and LoA only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food. (c) Exposed building elements located & shaped to avoid accumulation of dirt? LoA does not apply to Housing.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no spaces used for food preparation and utensil washing associated with this project. S112 applies to existing.
G3.3.3: Is an adequate energy supply provided and is it appropriately located for use by cooking and refrigeration appliances?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.5: (Accessibility) - Are accessible facilities provided for people with disabilities?LoA only applies to Camping Grounds and Accessible accommodation units in Communal Residential buildings.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
G3.3.6: Are spaces protected from the likelihood of contamination or vermin entering areas used for storage, processing or preparation of food, and do these have means of preventing contamination spreading from these areas to other spaces? LoA only applies to Commercial and Industrial buildings whose intended use includes handling of perishable foods, medical treatment of humans or animals, slaughter of animals or reception of dead bodies.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
Miscellaneous:	N/A	MH	17/04/2023 02:24 pm	There are no miscellaneous matters requiring consideration.
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation - Prompt List:	**Y**	**MH**	**20/04/2023 07:16 am**	**RFI Response**
PERSONAL HYGIENE:G1.3.1 & G1.3.3: Are facilities provided in convenient locations with sufficient numbers of sanitary fixtures that are appropriate for the people who are intended to use them?	Y	MH	20/04/2023 07:16 am	Sanitary fixtures are provided in convenient locations with sufficient numbers and are appropriate for the people who are intended to use them. S112 applies, 3 bedroom dwelling.
G1.3.2: Are sanitary fixtures located to:(a) Facilitate sanitation, (b) Avoid risk of food contamination, (c) Avoid harbouring dirt or germs, (d) Provide appropriate privacy, (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, (f) Allow effective cleaning, (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and (h) Provide a healthy safe disposal system when non-water-borne disposal is used?	Y	MH	20/04/2023 07:16 am	Checked floor plan and sanitary drainage plan sheet 1. Sanitary fixtures are located to:. (a) Facilitate sanitation, as per G1/AS1 figure 2 and 4 (b) Avoid risk of food contamination, as per SH use and section 3.2.1 at least one door between a soil fixture and a kitchen/food storage area (c) Avoid harbouring dirt or germs, as per figure 2 and flushing systems G1/AS1 section 2.2 (d) Provide appropriate privacy, as seen on floor plan with closeable door and walls to sanitary fixture locations (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, adequate separation shown on floor plan and wastewater discharge vented to G13/AS1/AS2 requirements (f) Allow effective cleaning, it is fair and reasonable to believe impervious easily cleanable sanitary fixtures will be provided. (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and, see G13 checklist considerations. (h) N/A Provide a healthy safe disposal system when non-water-borne disposal is used, S112 applies to existing.
G1.3.4 Are the facilities that are provided for people with disabilities accessible? LoA G1.3.4 does not apply to Housing, Outbuildings, Back country huts, Ancillary buildings, and Industrial buildings where no more than 10 people are employed.	N/A	MH	20/04/2023 07:16 am	Limits on Application exclude this building from requiring accessible facilities.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
LAUNDERING: G2.2: Are buildings provided with adequate space and facilities for laundering?[Check - Laundry location and spacial dimensions; Tub size and capacity; Space for washing machine; Service connections]. LoA G2.2 only applies to Housing, Old Peoples Homes, Camping Grounds and Work Camps.	Y	MH	20/04/2023 07:16 am	Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1. 20/04/2023 - RFI Response - Resolved: RFI response states: The laundry tub and washing machine are currently in the carport and have been for many years. The original laundry is currently used as a storage room. SORG, S112 applies.
G2.3.4: (Accessibility) - Are accessible facilities provided for people with disabilities? LoA G2.3.4 only applies to Camping Grounds.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no laundering facilities associated with this project.
FOOD PREPARATION AND PREVENTION OF CONTAMINATION:G3.2.1 & G3.3.4: Is the building provided with spaces & facilities for hygienic storage, preparation & cooking of food that are conveniently located and adequate for the intended use of the building? LoA - This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.2: Are the building/s that are used for storage, manufacture or processing of food, including animal products, constructed in a manner that safeguards contents from contamination?	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.3: Are the building/s that are used for the medical treatment of humans or animals, or the reception of dead bodies, constructed to avoid the spread of contamination from the building contents?	N/A	MH	20/04/2023 07:16 am	This question does not apply as the buildings are not used for the medical treatment of humans or animals or for the reception of dead bodies.
G3.3.1: Are the food preparation facilities hygienic & include: (a) Space for a refrigerator, or perishable food storage area capable of being cooled & protected from vermin or insects, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (b) Means for food rinsing, utensil washing & waste water disposal, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food.(c) Means for cooking food,and LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centres. (d) Space and a surface for food preparation? LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centers.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.2: Do spaces used for food preparation and utensil washing have: (a) Interior linings and work surfaces that are impervious and easily cleaned, (b) All building elements constructed with materials which are free from hazardous substances which could cause contamination to the building contents, and LoA only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food. (c) Exposed building elements located & shaped to avoid accumulation of dirt? LoA does not apply to Housing.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no spaces used for food preparation and utensil washing associated with this project. S112 applies to existing.
G3.3.3: Is an adequate energy supply provided and is it appropriately located for use by cooking and refrigeration appliances?	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.5: (Accessibility) - Are accessible facilities provided for people with disabilities?LoA only applies to Camping Grounds and Accessible accommodation units in Communal Residential buildings.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G3.3.6: Are spaces protected from the likelihood of contamination or vermin entering areas used for storage, processing or preparation of food, and do these have means of preventing contamination spreading from these areas to other spaces? LoA only applies to Commercial and Industrial buildings whose intended use includes handling of perishable foods, medical treatment of humans or animals, slaughter of animals or reception of dead bodies.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
Miscellaneous:	N/A	MH	20/04/2023 07:16 am	There are no miscellaneous matters requiring consideration.
G4: Ventilation				
G4: Ventilation: Does the proposal comply with Functional Requirement G4. 2 and demonstrate that spaces within buildings will be provided with adequate ventilation consistent with their maximum occupancy, and intended use? Record any arrangement for review of system design or shop drawings that may occur after consent is granted.				
G4: Ventilation - Prompt List:	**Y**	**MH**	**17/04/2023 07:35 am**	
1. G4.3.1: (Air Changes) - Do internal spaces have a means of ventilation with outdoor air that will provide adequate air changes to maintain air purity?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.1 is satisfied. Internal spaces have a means of ventilation with outdoor air that will provide adequate air changes to maintain air purity. G4.3.1. Air changes. Compliance is satisfied. Existing dwelling, Plans show natural ventilation provided to existing bathroom via the external joinery units, positions complying with G4/AS1 1.2.2 (b). external walls with opening windows.
2. G4.3.2: (Mechanical) - Does the proposal demonstrate that mechanical air-handling systems (if required) will be constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them?	N/A	MH	17/04/2023 07:35 am	refer below
3. G4.3.3: (Extract) - Does the building have a means of collecting or otherwise removing the following products from the spaces in which they are generated: (a) Cooking fumes and odours, (b) Moisture from laundering, utensil washing, bathing and showering, (c) Odours from sanitary and waste storage spaces, (d) Gaseous by-products and excessive moisture from commercial or industrial processes, (e) Poisonous fumes and gases, (f) Flammable fumes and gases, (g) Airborne particles, (h) Bacteria, viruses or other pathogens, or (i) Products of combustion?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.3 is satisfied. 3. Compliance with G4.3.3 is satisfied: As per G4/AS1 1.2.5 'Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flowrate not less than: a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.' specifications states bathroom to be fitted with mechanical ventilation, SORG (flow rate 25L/S) will be achieved and shown to vent to exterior. Therefore compliance of G4.3. 3(b,c) can be established.
4. G4.3.4: (Dispersal) - Will contaminated air will be disposed of in a way which avoids creating a nuisance or hazard to people and other property?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.4 is satisfied. Contaminated air will be disposed of in a way which avoids creating a nuisance or hazard to people and other property. Natural ventilation and appropriate separation as shown in floor plan sheet 3.
5. G4.3.5: (Combustion) - Will the quantities of air supplied for ventilation meet the additional demands of any fixed combustion appliances?	N/A	MH	17/04/2023 07:35 am	There are no additional demands of any fixed combustible appliances.
6. Windows: Does the proposal confirm that the window design will comply with provisions of NZBC B1, B2, E2, F4 and G4? [B1 - check that the windows are suitable for site specific structural design actions (dead load, live load, wind, snow, earthquake, rain etc); E2 - check weathertightness and flashing details comply; F2 - check glazing size, thickness, safety glass locations and aspect ratios; F4 - check for restrictors and manifestation; G4 - check sashes provide adequate ventilation with the exterior].	Y	MH	17/04/2023 07:35 am	Specifications and details reflect compliance will be achieved.
7. Maintenance: Are the maintenance, inspection and reporting procedures for mechanical systems specified?[Does not apply to residential dwellings]	N/A	MH	17/04/2023 07:35 am	This question does not apply to this Project. This is a residential application and these provisions do not apply.
8. Construction monitoring, required documents: Has this information been determined and entered into the system?	N/A	MH	17/04/2023 07:35 am	There is no construction monitoring associated with this buildings ventilation systems.
9. Miscellaneous:	N/A	MH	17/04/2023 07:35 am	There are no miscellaneous matters for consideration.
G5 Interior Environment, G6 Airborne & Impact Sound		**MH**	**17/04/2023 07:19 am**	Code Clause Disabled: Not applicable for this project.
G7 Natural Light, G8 Artificial Light, G9 Electricity				

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G7, G8, G9: Light and Electricity: Does the proposal comply with Functional Requirements G7.2, G8.2 and G9.2? [i.e. G7.2 - habitable spaces provide adequate openings for natural light and visual awareness of the outside environment; G8.2 - buildings are provided with adequate artificial lighting; G9.2 - Electrical installations are safe for their intended use].				
G7, G8, G9: Light and Electricity - Prompt List:	**Y**	**MH**	**17/04/2023 07:29 am**	
G7: NATURAL LIGHT:G7.2: Are the habitable spaces within Housing, Old Peoples Homes and Early Childhood Centres provided with adequate openings for natural light and for a visual awareness of the outside environment? [Check - a) that natural light will provide an illuminance of no less than 30 lux at floor level for 75% of the standard year and (b) openings to give awareness of the outside are transparent and are provided in suitable locations? LoA - G7.2 only applies to Housing, old peoples homes and early childhood centres.	Y	MH	17/04/2023 07:29 am	The habitable spaces within the building will be provided with adequate openings for natural light and for a visual awareness of the outside environment. The proposal confirms that natural light will provide an illuminance of no less than 30 lux at floor level and that transparent openings are provided in suitable locations. No change to the existing provisions BA04 s.112 1b applies.
G8: ARTIFICIAL LIGHT:G8.2: Does the proposal demonstrate that spaces within buildings used by people are provided with adequate artificial lighting (min. 20 lux at floor level) which when activated in the absence of sufficient natural light, will enable safe movement? [Check the location of lights and switches at top and bottom of stairs, exit ways and common spaces]. LoA - G8.2 applies to:All exitways in Multi-unit and Group Dwellings, Communal and Non Communal Residential, Commercial and Industrial buildings. All access routes except those in Outbuildings, Ancillary buildings and Back Country huts.All common spaces within Multi-unit and Group Dwellings, Communal and Non Communal Residential buildings. Note: The LoA on G8. 3 removes the requirement to provide 20 lux at floor level when Clause F6 applies.	Y	MH	17/04/2023 07:29 am	The proposal demonstrates that spaces used by people will be provided with adequate artificial lighting (min. 20 lux at floor level) and when activated in the absence of sufficient natural light will enable safe movement. Information also reflects that lights and switches will be located at the top and bottom of stairs, exitways and in common places. No change to the existing provisions BA04 s.112 1b applies.
G9: ELECTRICITY: G9.3.1: Does the proposal demonstrate that the electrical installation shall incorporate systems to: (a) Protect people from contact with parts of the installation which are live during normal operation, and to prevent parts of the installation or other building elements becoming live during fault conditions, (b) Permit the safe isolation of the installation and of electrical fittings and appliances, (c) Safeguard people from excessive temperatures resulting from either normal operation of electrical equipment, or from currents which could exceed the installation rating, (d) Safeguard people from injury which may result from electromechanical stress in electrical components caused by currents in excess of the installation rating, (e) Protect building elements from risk of ignition, impairment of their physical or mechanical properties, or function, due to temperature increases resulting from heat transfer or electric arc, (f) Operate safely in its intended environment, and (g) Safeguard against ignition of the surrounding atmosphere where it is potentially flammable or explosive?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.1 is satisfied. The supplied project specifications references the relevant electrical standards. Building inspector is to get electrical certificate as per Section 92(4) of the Building Act 2004 from installer when the work has been completed. Any electrical work to comply with G9 and AS/NZS 3000. Advice note for electrical works certificate has been added to the Form 5.
G9.3.2: Does the proposal demonstrate that an electrical installation supplying an essential service shall: (a) Maintain the supply for a time appropriate to that service, and (b) Be capable of being isolated from the supply system, independently of the remainder of the installation?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.2 is satisfied. Basic electrical spec provided. COC to be provided on completion and before CCC issued
G9.3.3: Does the proposal demonstrate that an electrical installation connected to an electrical supply system, shall contain safeguards which protect the safety features of the external supply?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.3 is satisfied. Electrical CoC from suitably qualified professional is required as part of the CCC application. Reliance on the installation by a suitably qualified professional is essential in this case. Thus am SORG that compliance with G9 will be met.
G9.3.4: Does the proposal demonstrate that in buildings intended for use by people with disabilities, light switches and plug socket outlets shall be accessible and usable? LoA - G9.3.4 does not apply to Housing, Outbuildings, Ancillary buildings and Industrial buildings where no more than 10 people are employed.	N/A	MH	17/04/2023 07:29 am	Limits on application apply which excludes the need to answer this question.
Miscellaneous:	N/A	MH	17/04/2023 07:29 am	There are no miscellaneous matters requiring consideration.
G10 Piped Services, G11 Gas As An Energy Source		**MH**	**17/04/2023 07:19 am**	Code Clause Disabled: Not applicable for this project.
G12: Water Supplies				
G12: Water Supply: Does the proposal comply with Functional Requirement G12. and demonstrate that buildings provided with water outlets, sanitary fixtures or sanitary appliances have safe and adequate water supplies?				
G12: Water Supply - Prompt List:	**Y**	**MH**	**17/04/2023 07:27 am**	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G12.3.1 & G12.3.2: (Potable water) - Does the proposal demonstrate that water intended for human consumption, food preparation, utensil washing or oral hygiene is potable and that the system will be: (a) Protected from contamination, (b) Installed in a manner which avoids the likelihood of contamination within the system and the water main, and (c) Installed using components that will not contaminate the water? Apply an Advice note advising that certification of the potable water supply will be required if the water supply is not provided by a NUO (network utility operator).	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.1 & G12.3.2 is satisfied. The proposal confirms that the water supply is potable and fit for human consumption, and will be protected from contamination, installed in a manner that avoids contamination within the system and the water main using components that will not contaminate the water supply. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.3: & G12.3.4: (Non-potable water) - Does the proposal demonstrate that a non-potable water supply system used for personal hygiene will be installed in a manner that avoids the likelihood of illness or injury being caused by the system and that water pipes and outlets provided with non-potable water are clearly identified?	N/A	MH	17/04/2023 07:27 am	There is not a non-potable water supply associated with this project.
G12.3.5 & G12.3.6: (Hot water) - Does the proposal demonstrate that sanitary fixtures and sanitary appliances will be provided with hot water when intended to be used for: (a) utensil washing; and (b) personal washing, showering or bathing; and that the hot water will be delivered at a temperature that prevents scalding? LoA - G12.3.5 (b) only applies to Housing, Retirement homes, Early Childhood Centres - Therefore; buildings that are not classified as housing, retirement homes or early childhood centres still require hot water if utensil washing will occur.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.5 & G12.3.6 is satisfied. The proposal demonstrate that sanitary fixtures and appliances used for utensil washing, personal washing, showering or bathing will be provided with hot water that will be delivered at a temperature that prevents scalding. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.7: (Water supply system) - Does the proposal demonstrate that water supply systems will be installed in a manner that: (a) Pipes water to sanitary fixtures and sanitary appliances at flow rates adequate for the correct functioning of those fixtures and appliances under normal conditions, (b) Avoids the likelihood of leakage, (c) Allows reasonable access to components likely to need maintenance, and (d) Allows the system and any back flow prevention devices to be isolated for testing and maintenance?	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.7 is satisfied. No change to the existing provisions BA04 s.112 1b applies, SORG.
G12.3.8: (Pressure relief) - Does the proposal demonstrate that vessels used for producing or storing hot water are provided with safety devices that: (a) Relieve excessive pressure during both normal and abnormal conditions, and (b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture? tick N/A if the proposal uses a califont system i.e. Infinity Gas Water Heater.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.8 is satisfied - pressure relief is provided. No change to the existing provisions BA04 s.112 1b applies, SORG.
G12.3.9: (Legionella) - Does the proposal demonstrate that a hot water system must be capable of being controlled to prevent the growth of legionella bacteria? tick N/A if the proposal uses a califont system i.e. Infinity Gas Water Heater.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.9 is satisfied - temperature control is provided to the hot water supply. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.10: (Accessibility) - Does the proposal demonstrate that water supply taps are accessible and usable for people with disabilities? LoA - only applies to buildings identified under section 47 A of the Act.	N/A	MH	17/04/2023 07:27 am	There are no accessible facilities so accessible taps will not be required.
Miscellaneous:	N/A	MH	17/04/2023 07:27 am	There are no miscellaneous matters requiring consideration.
G12: Wet back / Water Booster: Does the proposal for the installation of the wet back / water booster system demonstrate compliance with G12 & H1. 2b)?				
G12: Wet back / Water Booster - Prompt List:	**N/A**	**MH**	**17/04/2023 07:25 am**	
1. Design: Does the design and schematic demonstrate compliance with provisions of building code clauses G12 & H1?	N/A	MH	17/04/2023 07:25 am	
2. Specification: Do these identify: a) complying materials, b) open vented cylinder, c) copper pipework, d) that the storage vessel is of appropriate size, e) pipe work is correctly sized, f) length of runs comply, g) provision for expansion to non-vented systems without discharge of hot water, h) insulation of pipe runs, i) sufficient support for the system and comply seismic restraint?	N/A	MH	17/04/2023 07:25 am	
3. Venting: Is venting compliant?	N/A	MH	17/04/2023 07:25 am	
4. Temperature control: Is the proposal for temperature control compliant and does it identify that the temperature is sufficient to avoid growth of legionella bacteria and to avoid scalding?	N/A	MH	17/04/2023 07:25 am	
5. Drainage & pressure relief: Is a compliant solution provided to satisfy drainage and pressure relief provisions?	N/A	MH	17/04/2023 07:25 am	
6. B2: Does the proposal demonstrate compliance with durability provisions and is sufficient access available to enable service and maintenance?	N/A	MH	17/04/2023 07:25 am	

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7. Protection: Does the proposal satisfy building code provisions for protection of the water supply?	N/A	MH	17/04/2023 07:25 am	
8. H1 - Energy: Will the proposal facilitate the efficient use of hot water, and limit heat loss?	N/A	MH	17/04/2023 07:25 am	
Supplementary Processing Notes:		MH	17/04/2023 07:25 am	No wetback/water booster within scope of application
G13: Foul Water				
G13: Foul Water: Does the proposal comply with G13.2 and demonstrate that buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed will be provided with: (a) an adequate plumbing and draining system to carry foul water to appropriate outfalls, and (b) if no sewer is available, an adequate system for the storage, treatment, and disposal of foul water?				
G13: Foul Water - Prompt List:	**Y**	**MH**	**17/04/2023 02:29 pm**	
1. G13.3.1: (Above ground plumbing system) - Does the proposal demonstrate that the system will be constructed to: (a) Convey foul water from buildings to a drainage system, (b) Avoid the likelihood of blockage and leakage, (c) Avoid the likelihood of foul air and gases entering buildings, and (d) provide reasonable access for maintenance and clearing blockages? Select N/A if there is no above ground plumbing system associated with this project.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.1 is satisfied - documentation demonstrates that the above ground plumbing system will be constructed in a complying manner. G13/AS1, 100mm branch drain @ 1:60 fall, checked fixture units against table 2, maximum length complies with figure 5 (unvented system). existing 80mm TV specified on sheet 1 near the head of the drain. existing ORG located at head of main drain, aligns with 3.3. GT charged by last fixture (bath/sink).
2. G13.3.2: (Foul water drainage system) - Does the proposal demonstrate that the system will: (a) Convey foul water to an appropriate outfall, (b) Be constructed to avoid the likelihood of blockage, (c) Be supported, jointed and protected in a way that will avoid the likelihood of penetration of roots or the entry of ground water, (d) Be provided with reasonable access for maintenance and clearing blockages, (e) Be ventilated to avoid the likelihood of foul air and gases accumulating in the drainage system and sewer, and (f) Be constructed to avoid the likelihood of damage from superimposed loads or normal ground movement? Select N/A if there is no foul water drainage system associated with this project.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.2 is satisfied - documentation demonstrates that the foul water drainage system will be constructed in a complying manner. Design shows 100mm sewer drain pipe at 1:60 fall to connect into existing, 40mm waste pipe to shower, existing tub waste - gradient achievable onsite (existing subfloor, will be hung under existing subfloor therefore SORG). Draining to existing on-site WW, not increasing occupancy, SORG.
3. G13.3.3: (Sewer connection - available) - Does the proposal demonstrate that the connection will be made in a manner that avoids damage to the sewer and to the approval of the network utility operator? Select N/A if this proposal does not include connection to a sewer and does not require the approval of the NUO.	N/A	MH	17/04/2023 02:29 pm	This question does not apply to this Project.
4. G13.3.4: (Sewer connection - unavailable) - Does the proposal demonstrate that facilities for the storage, treatment, and disposal of foul water will be constructed: (a) With adequate capacity for the volume of foul water and the frequency of disposal, (b) With adequate vehicle access for collection if required, (c) To avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 Water Supplies, (d) To avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991, (e) From materials that are impervious both to the foul water for which disposal is required, and to water, (f) To avoid the likelihood of blockage and leakage, (g) To avoid the likelihood of foul air and gases accumulating within or entering into buildings, (h) To avoid the likelihood of unauthorised access by people, (i) To permit easy cleaning and maintenance, (j) To avoid the likelihood of damage from superimposed loads or normal ground movement, and (k) If those facilities are buried underground, to resist hydro static uplift pressures? SDC - If this question is ticked please add advice note AN 15a to Form 5. Select N/A if this proposal is for connection into a NUO system.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.4 is satisfied, S112 applies as existing system.
5. Existing drains: Are any existing drains being connected into or being built over and if so, are these in sound condition? Select N/A if there is not a connection into existing drains.	Y	MH	17/04/2023 02:29 pm	SORG that the existing drain being connected to is in sound condition as it has current in service history
6. Redundant drains or septic tanks: Are there any drains or septic tanks on site that will become redundant as a result of the proposed building work and if so, is this documented? Select N/A if this proposal does not involve making any existing systems redundant.	N/A	MH	17/04/2023 02:29 pm	There are not any drains or septic tanks on site that will become redundant as a result of the proposed work associated with this application.

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7. Miscellaneous:	N/A	MH	17/04/2023 02:29 pm	There are no miscellaneous matters that require consideration.
G13 / VM4 Foul Water: Onsite Wastewater Disposal: Does the proposal demonstrate compliance with G13.2 and G13/VM 4 Foul Water: Onsite Disposal? Note: VM 4 provides for onsite disposal designs for the treatment of foul water for flow rates up to a maximum of 14,000 liters/ week from a population equivalent of up to 10 persons (A dwelling unit accommodating more than 10 persons is subject to Specific Engineer Design and is outside of VM 4).				
G13 / VM4 Foul Water: Onsite Wastewater Disposal - Prompt List:	**N/A**	**MH**	**17/04/2023 02:25 pm**	
1. Scope: Is the solution within the scope of G13/ VM4 and is the design flow volume nominated? Note: VM 4 provides for onsite disposal designs for the treatment of foul water for flow rates up to a maximum of 14,000 liters/ week from a population equivalent of up to 10 persons (A dwelling unit accommodating more than 10 persons is subject to Specific Engineer Design and is outside of VM 4).	N/A	MH	17/04/2023 02:25 pm	
2. Section 75: Is the on-site disposal system contained and constructed within a single allotment?	N/A	MH	17/04/2023 02:25 pm	
3. Plans: Are all components of the wastewater system located on the the site plan and floor plans and shown to scale and dimensioned? (ensure that the plans show the floor plans of all buildings serviced by the proposed waste water system and reserve fields).	N/A	MH	17/04/2023 02:25 pm	
4. Design Verification: Is the design accompanied by a Statement of Design from a suitably qualified person confirming compliance with AS/NZS 1547: 2012? (PS1 from CPEng or IPENZ)	N/A	MH	17/04/2023 02:25 pm	
5. Design Flow Allowances: Have the correct design flow allowances been applied for the proposed water source (see AS/NZS 1547:2012 Table H3 or H4 - onsite / tanks/ reticulated / bore water)?	N/A	MH	17/04/2023 02:25 pm	
6. Tank Construction: Is the type of tank construction identified and does it satisfy provisions of AS/NZS 1546.1?	N/A	MH	17/04/2023 02:25 pm	
7. System Dispersal: Is a comply description of the system provided? (Primary / secondary / tertiary, disposal system bed/ trench / pressure compensated drip irrigation or mound)	N/A	MH	17/04/2023 02:25 pm	
8. System Treatment: Does the system demonstrate compliance with AS/NZS 1547:2012 para 1.2.1.1? (OSET or EU or EPA)	N/A	MH	17/04/2023 02:25 pm	
9. Primary System - Tank Size: Does the tank size comply with NZS AS/NZS 1547: 2012 Appendix J Tables?	N/A	MH	17/04/2023 02:25 pm	
10. Secondary System - Method: Is the method of producing secondary quality effluent identified? (e.g. peat, sand, wetland, AWTS)	N/A	MH	17/04/2023 02:25 pm	
11. Tertiary System: It the type of tertiary system nominated and complying?	N/A	MH	17/04/2023 02:25 pm	
12. Disinfection: Is the type of disinfection system nominated and complying?	N/A	MH	17/04/2023 02:25 pm	
13. Dispersal System: Does the dispersal system comply with the appropriate reference in Appendix L of AS/NZS 1547:2012? (Trenches and Beds - AS/NZS 1547:2012 Figures L 1-5, ETA/ ETS Figures L6 and L7, Irrigation systems M1-M3, Mounds N1)	N/A	MH	17/04/2023 02:25 pm	
14. Operational and Management Plan: Does the plan demonstrate compliance? (refer AS/NZS 1547:2012 Tables J 1-3)	N/A	MH	17/04/2023 02:25 pm	
15. Water Conservation: Do the water reduction fixtures comply with AS/NZS 1547:2012 Table H3, Note 3?	N/A	MH	17/04/2023 02:25 pm	
16. Soil and Site Evaluation: Does the evaluation demonstrate compliance with AS/NZS 1547:2012 Fig B1 and para D3.1.1 and is this supported with photographs?	N/A	MH	17/04/2023 02:25 pm	
17. Separation from Water Sources: Does the solution demonstrate compliance with AS/NZS 1547:2012 Tables R1 & R2?	N/A	MH	17/04/2023 02:25 pm	
18. Design Loading Rate / Design Irrigation Rate: Do these demonstrate compliance with AS/NZS 1547:2012 Tables L1, M1 and N1?	N/A	MH	17/04/2023 02:25 pm	
19. Slope / Levels: Do these demonstrate compliance with AS/NZS 1547: 2012 Tables M2?	N/A	MH	17/04/2023 02:25 pm	
20. Protection: Is protection of the effluent field compliant with AS/NZS 1547: 2012 section 5.5.3.7?	N/A	MH	17/04/2023 02:25 pm	
21. Miscellaneous:	N/A	MH	17/04/2023 02:25 pm	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
Supplementary Processing Notes:		MH	17/04/2023 02:25 pm	Connecting to existing WW, not increasing occupancy therefore not considered.
H: ENERGY EFFICIENCY		MH	17/04/2023 07:02 am	Code Clause Disabled: Not applicable for this project. No change to existing,
HEATING APPLIANCES		MH	17/04/2023 07:02 am	Code Clause Disabled: Not applicable for this project.
Solid Fuel Burner				
Gas - Liquid Fuel Burning Appliances				
Radiators				

BC FINAL

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Code Clause Management History			
Code Clause	**Initials**	**Date**	**Reason/Notes**
B1: Foundations, Piles, Floors	MH	17/04/2023 07:13 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies.
B1: Sub-floor, Mid-floor, Deck	MH	17/04/2023 01:40 pm	Not applicable for this project. Not within scope of proposal, internal alts only.
D: ACCESS	MH	17/04/2023 07:06 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E1: Surface Water	MH	17/04/2023 07:08 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: External Moisture	MH	17/04/2023 07:09 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
F1: Hazardous Agents on Site	MH	17/04/2023 07:15 am	Not applicable for this project. Existing dwelling
F4: Safety from Falling	MH	17/04/2023 07:15 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
G5 Interior Environment, G6 Airborne & Impact Sound	MH	17/04/2023 07:19 am	Not applicable for this project.
G10 Piped Services, G11 Gas As An Energy Source	MH	17/04/2023 07:19 am	Not applicable for this project.
H: ENERGY EFFICIENCY	MH	17/04/2023 07:02 am	Not applicable for this project. No change to existing,
HEATING APPLIANCES	MH	17/04/2023 07:02 am	Not applicable for this project.

Processing Time Clock Start Date: 05/04/2023 03:42 pm

Decision To Grant: BC230302 by Mike Harry @ 20/04/2023 10:37 am

Documentation demonstrates compliance with the Building Code and Building Act 2004. Requests for further information have been addressed and reasons for these have been recorded in each instance. Building Consent can be granted and issued on payment of the appropriate fees and levies.

BC FINAL

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Form 5
Building consent - BC230302

Section 51, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway, Motueka-Woodstock
Legal description of land where building is located:	Pt Sec 4 SQ 7
Building name:	
Location of building within site/block number:	1922 Motueka Valley Highway, Motueka-Woodstock
Level/unit number:	0

The owner

Name of owner:	John and Gloria Anderson
Contact person:	
Mailing address:	1922 Motueka Valley Highway RD 1 Motueka 7196
Street address/registered office:	
Phone number:	Landline: Mobile: 0211147730
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	ja.ga.kiwi@gmail.com
Website:	No information provided

First point of contact for communications with the building consent authority:
Kerry Thomson ; Mailing Address: 247 Main Road
RD1
Wakefield 7095; Phone: 035418738; Email: kbthomsonnz@gmail.com

Building work

The following building work is authorised by this building consent:
Internal alteration

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
(a) land on which building work is being or is proposed to be carried out; and
(b) building work that has been or is being carried out on or off the building site; and
(c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

Inspections
The following inspections are required:

- Wastepipes
- Post Line
- Preline
- Final

Documents required
Wastepipes

- G12: Pipework pressure test documentation

Preline

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

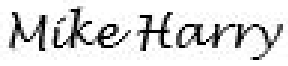
Compliance schedule

A compliance schedule is not required for this building.

Attachments

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

- Advice notes



Position: Building Technical Officer
On behalf of: Tasman District Council
Issue Date: 21 April 2023

Advice notes

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

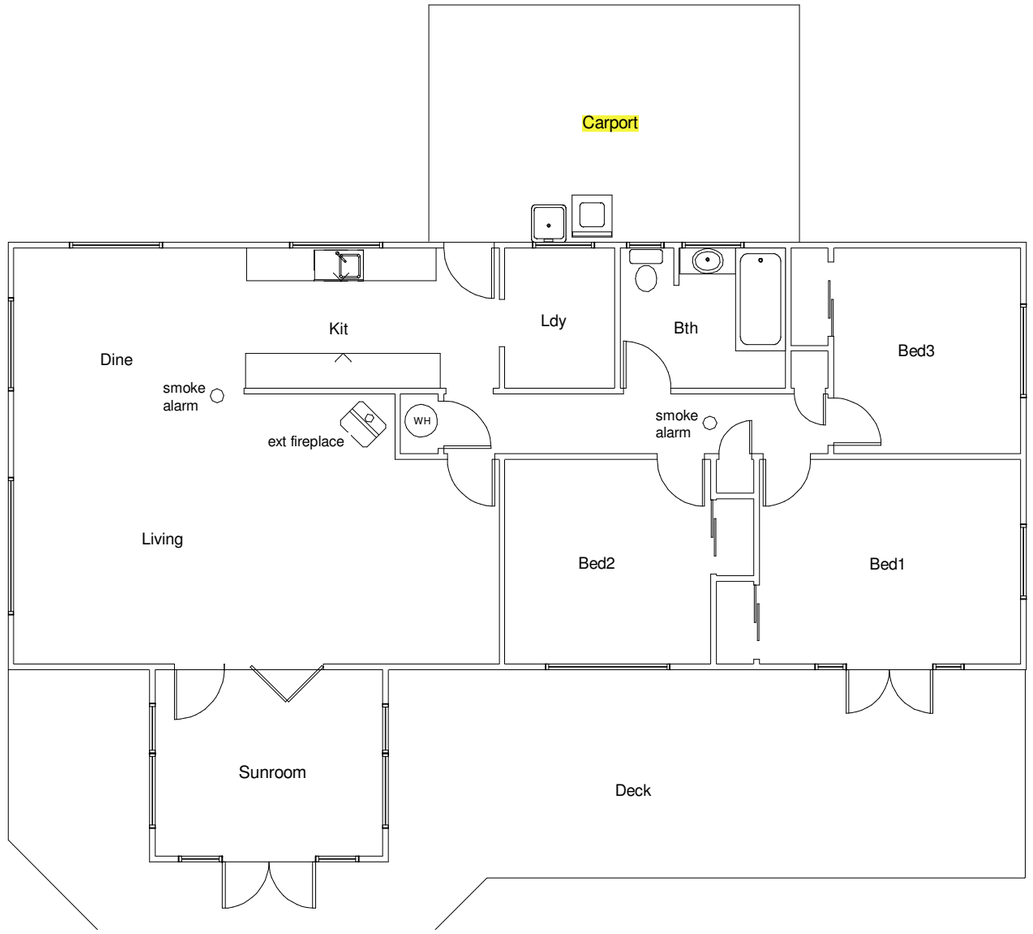
Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and/or appropriate NZS/AS Standard, and confirms compliance with this building consent.

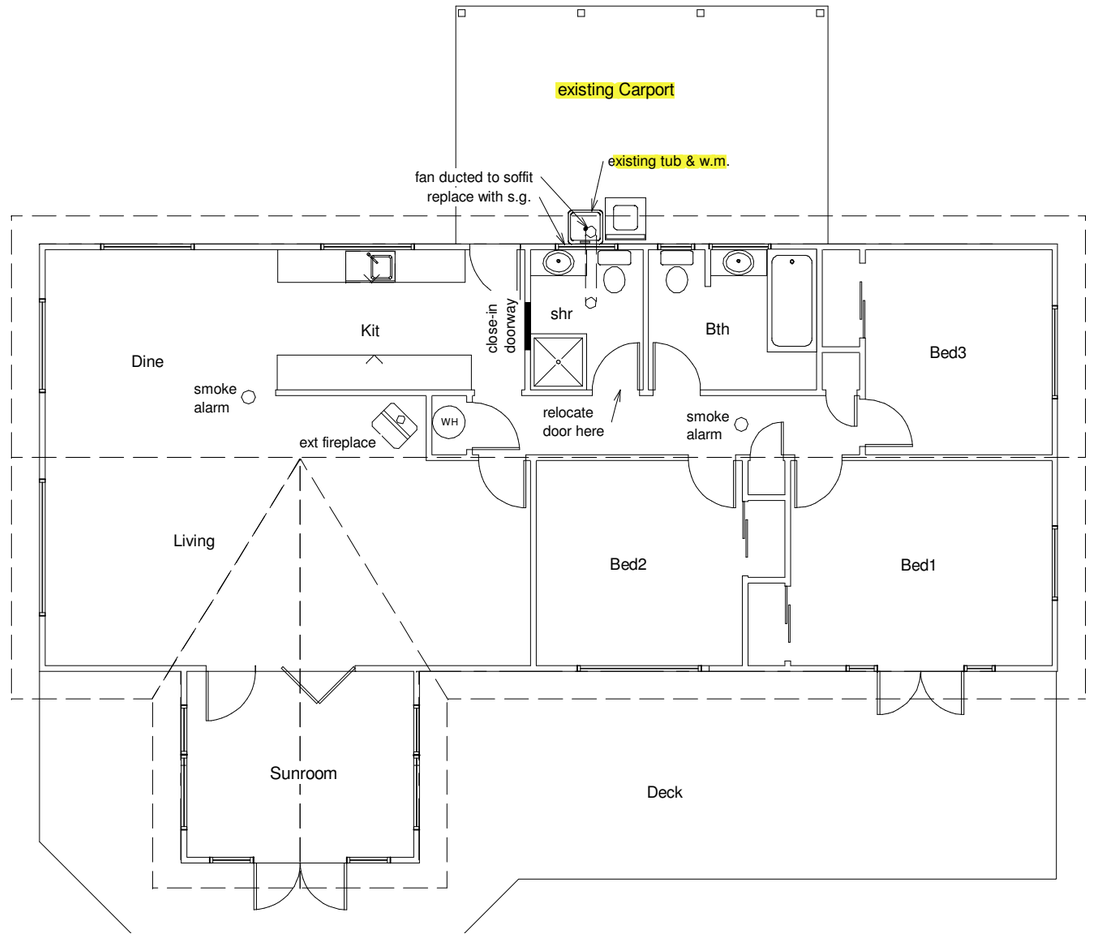
Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Hazardous Materials: Due to the age of the existing building there is a likelihood it may contain asbestos containing material. The nature of the proposed building works means you will need to consider compliance with the Health and Safety at Work (Asbestos) Regulations 2016.

Any enquiries should first be directed to WorkSafe NZ (https://worksafe.govt.nz/about-us/contact-us/, or phone 0800 030 040), and detailed information is also available at https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos and http://asbestosaware.co.nz



EXISTING FLOOR PLAN 1:100

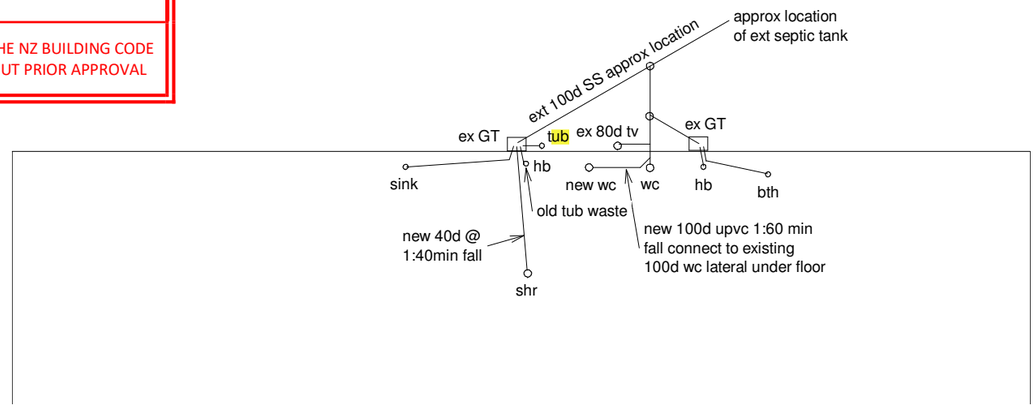


PROPOSED FLOOR PLAN 1:100

Line walls with 10mm Gib Aqualine. Stop to level 4.
Shower; Clearlite or similar acrylic cubicle installed to manufacturers instructions.
Architraves 20x12 pine & 80x12mm pine skirtings.
Floor; sheet vinyl, seam-sealed & sealant perimeter to skirting & fixtures.
Paint walls & ceiling with pigmented sealer + 2 coats Resene Bathroom acrylic satin finish. Door, architraves & skirting; 2 coats waterbourne enamal.
Replace glazing with safety glass (existing awning window)

NOTE; the soffit material may contain asbestos. Drill 150dia hole with holesaw with rubber boot that collects the dust. Wear mask and appropriate clothing. Double bag cut-out and dust and dispose to Landfill.

Disposal of any asbestos to an authorised disposal site, all work to comply with Health and Safety at Work (Asbestos) Regulations 2016.



DRAINAGE PLAN 1:100

Install new 100d wc lateral, connected to existing wc lateral under floor (timber floor)
Install new 40d shower waste to existing GT

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED BUILDING CONSENT DOCUMENTATION

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Tasman District Council
BUILDING CONSENT AUTHORITY
RECEIVED
Date: 20/04/2023

amd 19-4

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone B

CONVERT LAUNDRY TO BATHROOM
1922 MOTUEKA VALLEY HIGHWAY

Owner J Anderson 03 5268644 or 0211147730	17/03/23	SHT 1

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED BUILDING CONSENT DOCUMENTATION
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

SPECIFICATION FOR
1922 MOTUEKA VALLEY HIGHWAY
CONVERT LAUNDRY INTO 2ND BATHROOM

PRELIMINARY AND GENERAL
This work comprises converting the laundry into a 2nd bathroom as detailed on the drawings.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any variation from the plans must be approved by the territorial authority, minor variations may be approved by the building inspector. Amended plans shall be supplied to the territorial authority.

CARPENTRY
Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3602. Grade SG8. H1.2 treated.
Relocate door as shown on plan, frame old opening, remove linings as required. After plumbing installed, replace insulation and reline walls with 10mm Gib Aqualine. Fit 40mm H3.1 pine architraves & 60mm skirtings and 30mm bevelled scotia.
Arrange for existing window glazing to be replaced with grade A safety glass (obscured).
Install ceiling fan and ducting to soffit (coordinate with electrician).

ELECTRICAL
Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards. Install switched socket by vanity, alter light switch location and install ceiling fan wiring.

PLUMBING
Plumbing shall be by registered plumber and comply with the NZBC G12 & G13. Notify the Contractor of positions of blocking etc for the support of fittings. Holes for pipes shall be minimum size required and positioned to ensure the structural integrity of the building is not compromised.
Internal water pipes shall be butylene. Lag all hot water pipes and all pipes in ceiling with Climaflex XT foam pipe lagging (or similar). Pressure test on completion.
Waste pipes; reuse existing tub waste for vanity, install new 40d shower waste @ 1:40 minimum gradient to existing GT. Connect new 100d toilet waste to existing toilet lateral under the floor, 1:60 minimum gradient.

PAINTING AND GIB STOPPING
The work shall be carried out by competent trades people in accordance with NZS 7703 and the NZBC.
Materials and workmanship shall be to a high standard and as specified by manufacturer, applied within the required temperature range and with surface to the required moisture level.
Stopping shall be in accordance with GIB's fixing and jointing instructions to Level 4 finish.
PAINTING; Cover all adjoining surfaces and areas liable to damage. Fill nail holes and sand to a smooth finish. Surfaces must be clean, dry and sanded before painting and between coats.
Walls and ceiling; 1 coat pigmented sealer + 2 coats acrylic enamel (satin). Do not paint behind shower wall liners. Door (incl. top & bottom), jambs, architraves, skirtings etc; sealer + 2 coats acrylic enamel (semi gloss).

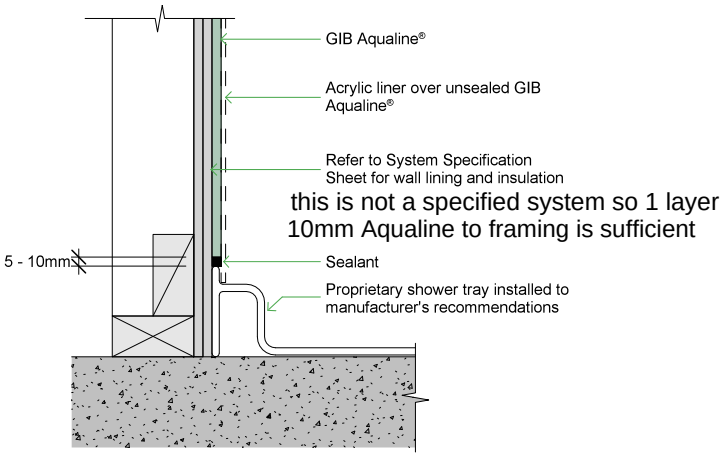
FIXTURES & FINISHINGS
Floor; apply UZIN PE460 sealer to manufacturers instructions and glue vinyl flooring with UZIN KE68 adhesive. Seal perimeter to skirtings and fixtures.
Showers; 900x900 Clearlite or similar acrylic 2 sided cubicle.
Seal back of vanity to wall.
Contractor to fit door hardware, door stops, toilet roll holder, towel rail and mirror as required by owner.

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BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

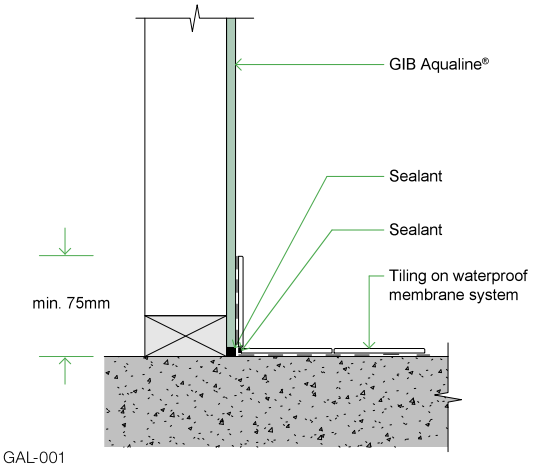
SHOWER – ACRYLIC LINER AND BASE DETAILS

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



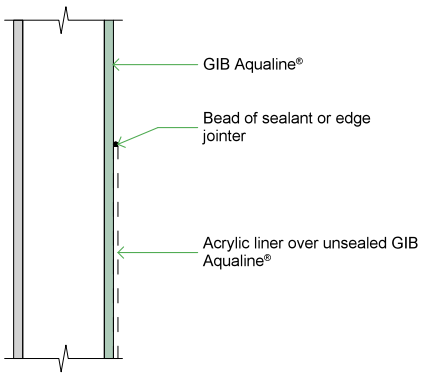
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

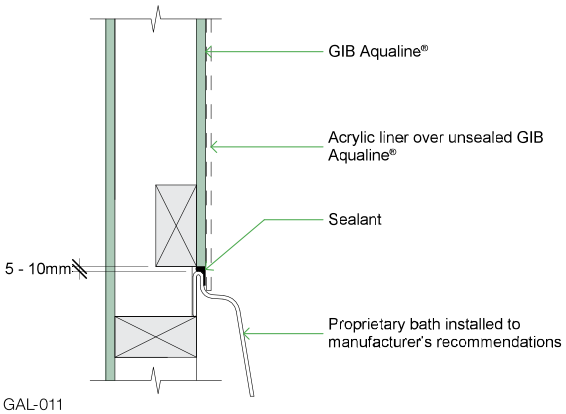
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



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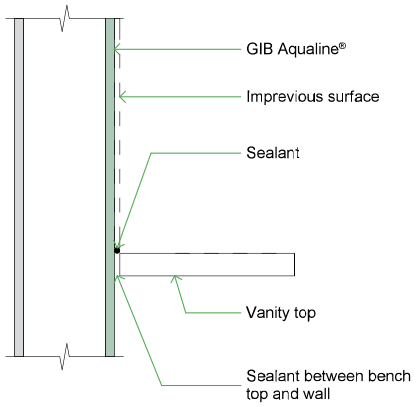
BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023
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A: BATH LINING JUNCTION



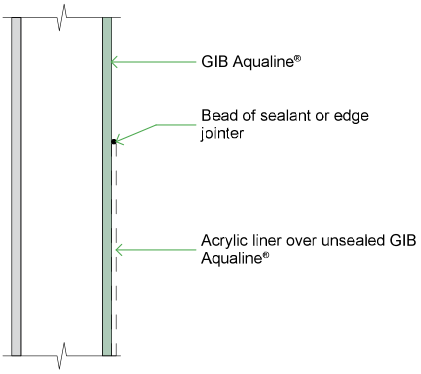
GAL-011

B: VANITY TOP LINING JUNCTION



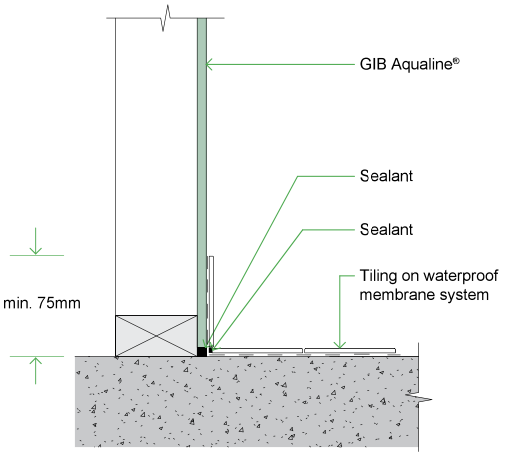
GAL-023A

C: UNSEALED PLASTERBOARD LINING



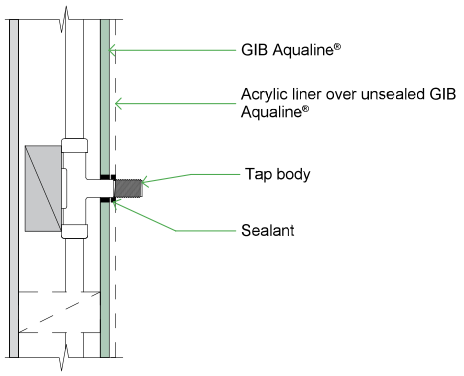
GAL-028

D: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

E: SEALING SEMI WET AREA PENETRATION



GAL-019

F: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



Tasman District Council
BUILDING CONSENT AUTHORITY
RECEIVED
Date: 20/04/2023

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

PRODUCT DATA SHEET

2-Component Epoxy Primer-Sealer

UZIN PE 460

Epoxy primer for damp or weak surfaces

Description:

UZIN PE 460 is an epoxy resin primer with low odor, mainly used as a moisture barrier up to 5 CM-% on cement screeds or concrete. For interior and exterior use.

As a blocking primer:

- on unheated cement screeds with residual moisture up to 5 CM-% (6 % per weight)

As a strengthening primer:

- on weak, porous or cracked substrates

As a bonding primer:

- grit-blinded or in connection with UZIN PE 280 prior to levelling work with UZIN cement- or calcium sulphate levelling compounds
- on dense or very absorbent substrates
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in domestic, commercial and industrial locations

As an epoxy mortar:

- in connection with the special filler UZIN XS





GEV-EMICODE EC 1 PLUS very low emission

LEED contributing product

Product Benefits / Properties:

UZIN PE 460 impresses by fast curing and functionality also at low temperatures

Composition: Polyamine cured epoxy resin.

- Reduced odour during application
- High barrier effect against moisture
- Excellent surface wetting properties
- Water- and frost-resistant
- System component in PAH decontamination
- Solvent-free
- EMICODE EC 1 R PLUS / very low emissions

Technical Data:

Packaging:	metal combi-can		
Packsizes:	5 kg, 10 kg		
Shelf life:	min. 12 months		
Colour wet / dry:	transparent / brownish		
Mixing ratio:	A : B = 1.9 : 1 parts by weight		
Pot life:	25 – 30 minutes*		
Consumption:	200 – 600 g / m² per coat*		
Working temperature:	min. 10 °C at floor level and + 3 °C above dew point		
Set to foot traffic:			
temperature:	10 °C / 50 °F	20 °C / 68 °F	30 °C / 86 °F
time:	21 hrs.	8 hrs.	5 hrs.
Final strength:	after 3 – 5 days*		

*At 20 °C / 68 °F and 65 % relative humidity.

UZIN | A Brand of Uzin Utz AG

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GB | Uzin Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 (0)1788 530 080 | Fax +44 (0)1788 536 508 | E-mail info@uzin.co.uk | Internet www.uzin.co.uk

UZIN PE 460

Substrate Preparation:

The substrate must be sound, load bearing, dry, free from cracks, clean and free from materials which would impair adhesion (e.g. dirt, oil, grease). The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported.

Any weakly bonded or soft surface sections (e.g. separating agents, loose residues of adhesives, levelling compounds, coverings or paints) have to be removed by brushing, abrading, grinding or shot-blasting. Thoroughly vacuum to remove loose material and dust. Dense, smooth and metal surfaces should be degreased and abraded. On metal surfaces, pre-test for adhesion strength. Always allow the primers to dry completely.

Refer to the Product Data Sheets for other products used.

Application:

1. Before use, allow the combi-cans to come to room temperature. Punch several times through the plastic plug and the floor of the upper container (hardener B). Allow the hardener to drain completely into the lower container (resin A). Remove the empty upper container and thoroughly blend the components with the UZIN spiral mixer (A). Decant the mixed material into an oval bucket and mix briefly once again.
2. Immediately apply an even coat of the primer onto the substrate with the UZIN Nylon Fibre Roller (B). On smooth surfaces, it can be spread with a B2 notched trowel and then evenly rolled out using the fibre roller. Ensure a fully sealed coat. Allow for the limited working time.
3. When the first coat is dry to accept foot traffic, but within 48 hours, apply the second coat using cross-strokes. To visually differentiate between the coats, mix approx. 1 % of UZIN Epoxy-Colourant into the second coat (C).
4. With subsequent levelling work, the last (wet) coat has to be sanded immediately with UZIN quartz sand 0,8 (approx 3 kg / m²) (D). After curing vacuum thoroughly.
5. in case of using UZIN PE 460 as a moisture barrier an UZIN PE 280 as a Primer the minimum quantity of UZIN PE 460 has to be 500 g/m² in one layer.
6. Clean tools immediately after use with UZIN VE 124. Hardened material can only be removed by mechanical means. When hardened, sweep off loose sand and vacuum.









Application Chart:

Consumption according to surface condition and resin temperature, application with the UZIN Nylon Fibre Roller:

Substrate	Consumption
Rough, shot-blasted or ground surfaces	300 – 600 g/m²*
Lightly shot-blasted surfaces, application with B2 notched trowel	approx. 500 g/m²*
Sanded surfaces, old adhesive residues	250 – 350 g/m²*
Smooth, dense and non-absorbent surfaces	200 – 250 g/m²*
Barrier-coat on a new, trowelled and smoothed cement screed	approx. 350 g/m²/1st coat* approx. 250 g/m²/2nd coat*

*At 20 °C / 68 °F and 65 % relative humidity and acclimatised containers.
At lower temperatures, material consumption is increased.

UZIN PE 460

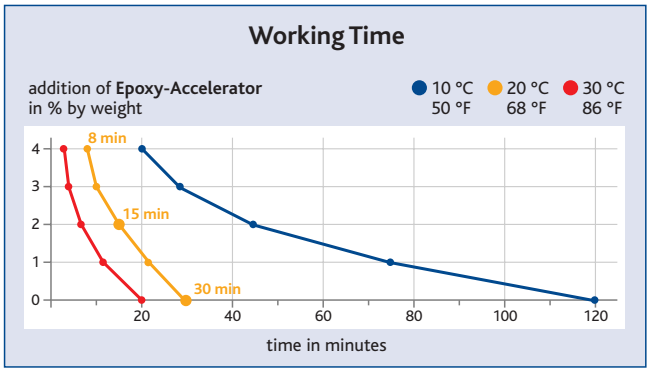
Extended application field:

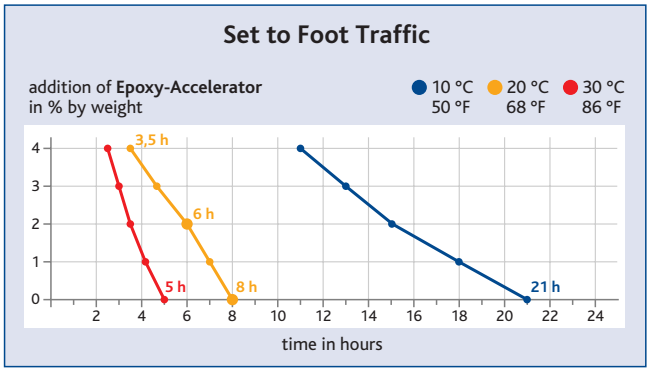
- providing a barrier against high residual moisture in non-heated, cement-based substrates such as e.g. cement screeds, concrete slabs or bonded constructions in direct contact with ground moisture up to 5 CM-% and 6 % by weight.
- surface strengthening or priming of dry, mineral surfaces, including or weak, even heated substrates. For cement-, calcium sulphate-, magnesia-, and stone-wood-screeds, concrete, chipboard P4 – P7, OSB 2 – OSB 4 boards and pre-finished screed sections.
- priming of ceramics and natural stone, reconstituted stone, terrazzo, metal (obtain technical advice), coatings and seal-coats (sanded until matt).
- priming of substrates with well bonded residues of bitumen-based or water-soluble adhesives, paints or levelling compounds (including spent sulphite adhesive residues).
- priming prior to application of epoxy-, PUR or silane-based adhesives.
- producing a reaction resin mortar, when mixed with UZIN XS, for filling holes and surface damage. Prime the surfaces and apply the mixed epoxy mortar wet-in-wet onto the primer.
- for the shut-off of dry mature and prove surfaces to protect from moisture. cement from thin-and medium-bed mortars at subsequent laying of large format tiles or laying in the middle bed process.

Practical Note:

To accelerate the setting process, up to max. 4 % of UZIN Epoxy-Accelerator can be added to the primer. Application of the following coat can then be carried out earlier than without the accelerator, ideally the same day.

In the following diagrams, the working time and setting time are shown depending on accelerator quantity and temperature.





An addition of 2 % allows two coats to be applied within one day.

Caution: at 4 % accelerator quantity, the working time is drastically reduced. Only use this quantity in conjunction with adequate experience and lower temperatures!



UZIN PE 460

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Allow containers to come to room temperature before use.
- Optimum work conditions are 15 – 25 °C, floor temperature above 15 °C / 59 °F and relative air humidity below 65 %. Low temperatures shorten, whilst high temperatures lengthen the working and curing time.
- **Caution:** Epoxy materials can become extremely hot in the container after mixing. Therefore apply the primer immediately, do not leave the container unattended after mixing and remove it to outdoors to allow residue to react.
- As a damp-proofing barrier up to 5 CM-% under mineral levelling compounds, a double application is required. Does not replace damp-proofing in accordance with DIN 18 195, Part 4.
- A surface barrier-coat cannot be applied on moisture-sensitive substrates or old cement screeds with levelling compound residues and in direct contact with ground moisture.
- For barrier-coats on cement screeds or concrete slabs with incorporated underfloor heating or concrete core cooling, obtain technical advice.
- For direct adhesion of wood flooring onto ungritted UZIN PE 460, UZIN reaction resin adhesives must be used within 48 hours.
- For use in PAH decontamination please refer to the detailed system recommendations and notes on the internet (ww.uzin.de).
- For coating on metal, prepare a test area and obtain technical advice.
- Do not mix part quantities!
- When mixed with e.g. UZIN Epoxy Accelerator and / or UZIN Epoxy Colourant there is no guarantee for the emission class EC 1 R PLUS anymore.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – DIN 18 356 “Working with wood flooring”
  – TKB publication “Assessment and preparation of substrates for floor covering and wood flooring work
  – BEB publication “Assessment and preparation of subfloors”

Protection of the Workplace and the Environment:

Solvent-free. Non flammable. Comp. A: Contains epoxy resin: Irritant. Comp. B: Contains amine hardener: Corrosive. Both components: May cause irritations or burns to eyes, skin or respiratory system. May cause sensitisation by skin contact. Use barrier cream, protective gloves and safety-goggles. After contact with skin, wash immediately with plenty of water and soap. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. In liquid form, ”hazardous to the environment”, therefore do not allow into drains, water courses or landfill.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk. Does not contaminate the indoor air quality with either formaldehyde or other volatile compounds. EMICODE EC 1 R PLUS – very low emission.

Disposal:

Where possible, collect product residues and re-use. Do not empty into drains, sewers or ground. Empty, scraped and drip-free metal containers are recyclable. Liquid residues as well as containers with liquid residues are special waste, those with mixed and cured residues are Construction Waste. Therefore collect waste material, mix both components and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023
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PRODUCT DATA SHEET

1-Component Hybrid Adhesive

UZIN KE 68

1-component hybrid adhesive for heavy duty

Description:

UZIN KE 68 is a ready to use and user-friendly 1-component hybrid adhesive. The adhesive with very low emissions is the ideal problem solver in areas with higher demands, e. g. in areas with higher temperatures or with water coming from above in the joints. Furthermore, UZIN KE 68 is suitable in areas with higher mechanical loads, e. g. in front of lifts or in areas loaded with hand pallet trucks. For interior use.

As a special adhesive:

- for rubber in tiles up to 4 mm (e.g. norament®)
- for LVT
- for PVC and CV floor coverings in tiles
- for click LVT
- for rubber granulate coverings or underlays (e.g. Regupol®)
- for linoleum in tiles up to 4 mm thickness
- for indoor entrance mats
- for artificial grass or sports floor coverings
- in combination with UZIN RR 185 and industrial floor coverings (e.g. Gerflor GTI®)
- on levelled, absorbent or non-absorbent substrates
- on flexible or deformable substrates (underlays, e.g. UZIN RR 188 or UZIN RR 189, wood, on metal substrates, please ask UZIN technical service for advice)
- on warm water underfloor heating system
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in residential, commercial and industrial locations
- for wet shampooing and spray extraction cleaning according to RAL 991 A2





UZIN ÖKOLINE

GEV-EMICODE EC 1 PLUS very low emission

BLAUER ENGEL DAS UMWELTZEICHEN

www.blauer-engel.de/uz113

Product benefits / properties:

UZIN KE 68 offers a high dimension stability and strength, also under extreme conditions.

Composition: Silane-terminated prepolymers, mineral fillers, additives.

- Ready to use
- Good ridge formation
- High temperature stability
- Solvent-free
- EMICODE EC 1 R PLUS / very low emission
- RAL-UZ 113 / Environmentally compatible because of low emission

Technical specifications:

Packaging:	Plastic bucket
Pack size:	14 kg
Shelf life:	min. 12 months
Colour wet / dry:	beige
Consumption:	250 – 450 g/m²
Working temperature:	min. 15 °C / 59 °F at floor level
Working time:	up to 40 minutes*
Set to traffic:	after 24 hours*
Final strength:	after 3 – 5 days*
Sealing / filling joints:	after 12 – 24 hours*

*At 20 °C and 65 % relative humidity, depending on the type of floor covering and the absorbency of the substrate.

UZIN | A brand of Uzin Utz Group

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GB | Uzin Utz UK Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 1788 530 080 | Fax +44 1788 536 508
E-mail uzin.uk@uzin-utz.com | Internet www.uzin.co.uk

UZIN KE 68

Substrate Preparation:

The subfloor must be level, sound, load bearing, dry, free from cracks, clean and free from material which would impair adhesion (e.g. dirt, oil, grease). The surface must be vacuumed, primed and levelled thoroughly with a high-tensile cementitious compound. Suitable primers and levelling compounds can be found in the UZIN product guide. On flexible substrates, such as mastic asphalt or underlays, smooth as required with the 2-component PU-levelling compound UZIN KR 410 and adhere the covering within 24 to 48 hours. Degrease and abrade dense and smooth substrates and prime with suitable product if necessary. The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported. Always allow primer and levelling compound to dry well all the way through.

Refer to the Product Data Sheets for other products used.

Application:

1. Apply adhesive uniformly with suitable notched trowel onto the substrate. Do not apply more adhesive than can be laid with good wetting of the back of the covering within the working time.
2. Lay in the covering, rub down and, after approx. 1 hour, roll. When using dark floor coverings, please watch that there is no adhesive in the joint area.
3. Remove residues while fresh with clothes of UZIN Clean-Box. Hardened adhesive can only be removed mechanically.

Consumption information:

Type of backing	Notch Size	Consumption*
Smooth	A 5	250 – 300 g/m²
Slightly structured	A 2	350 – 400 g/m²
Linoleum	B 1	400 – 450 g/m²

* At 20 °C and 65 % relative humidity, with tempered adhesive buckets on UZIN NC 170 LevelStar.

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Frost resistant up to – 25 °C. Allow adhesive to reach room temperature before use.
- Optimum work conditions are 18 – 25 °C, floor temperature above 15 °C and relative air humidity below 65 %. Low temperatures and low air humidity lengthen, whilst high temperatures and high air humidity shorten the drying time.
- Before bonding floor coverings must be adequately acclimatised and free from tension and must be adapted to the common indoor climate for future use.
- UZIN KE 68 is suitable for use under goods handling trucks with very heavy loading up to 30 kp/cm^2.
- UZIN KE 68 must be protected from alkaline moisture. In areas where water occurs only from the substrate, you have to use e.g UZIN PE 460 as a moisture barrier below the levelling compound. In areas where water also or only occurs from above, you have to use e.g UZIN PE 460 as a moisture barrier on the levelling compound.
- For the applications coating, sealing, cleaning and maintaining the products of UZIN Care can be used to (UZIN Basic Cleaner, UZIN Turbo Protect Plus, UZIN Resilient Sealer, UZIN Resilient Care, UZIN Refresher). For further information please refer the separate product data sheets.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – TKB specification sheet “Assessment and preparation of surfaces for floor covering and wood floor covering”
  – BEB specification sheet “Assessment and preparation of surfaces”
  – TKB specification sheet “Adhesion of elastomeric floor coverings”

Protection of the Workplace and the Environment:

Solvent-free adhesive containing methoxysilane. Keep out of the reach of children. When curing, produces traces of methanol. Ensure good ventilation during and after application / drying! Do not eat, drink or smoke during the installation. Wear suitable gloves. After contact with eyes or skin, wash immediately with plenty of water. Do not allow to enter the sewer system, bodies of water or the soil. Clean the tools with water and soap immediately after use. No preservatives added.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk.

Hotline for allergy information +49 731 4097-0.

EMICODE EC 1 R PLUS – Very low emission.

Disposal:

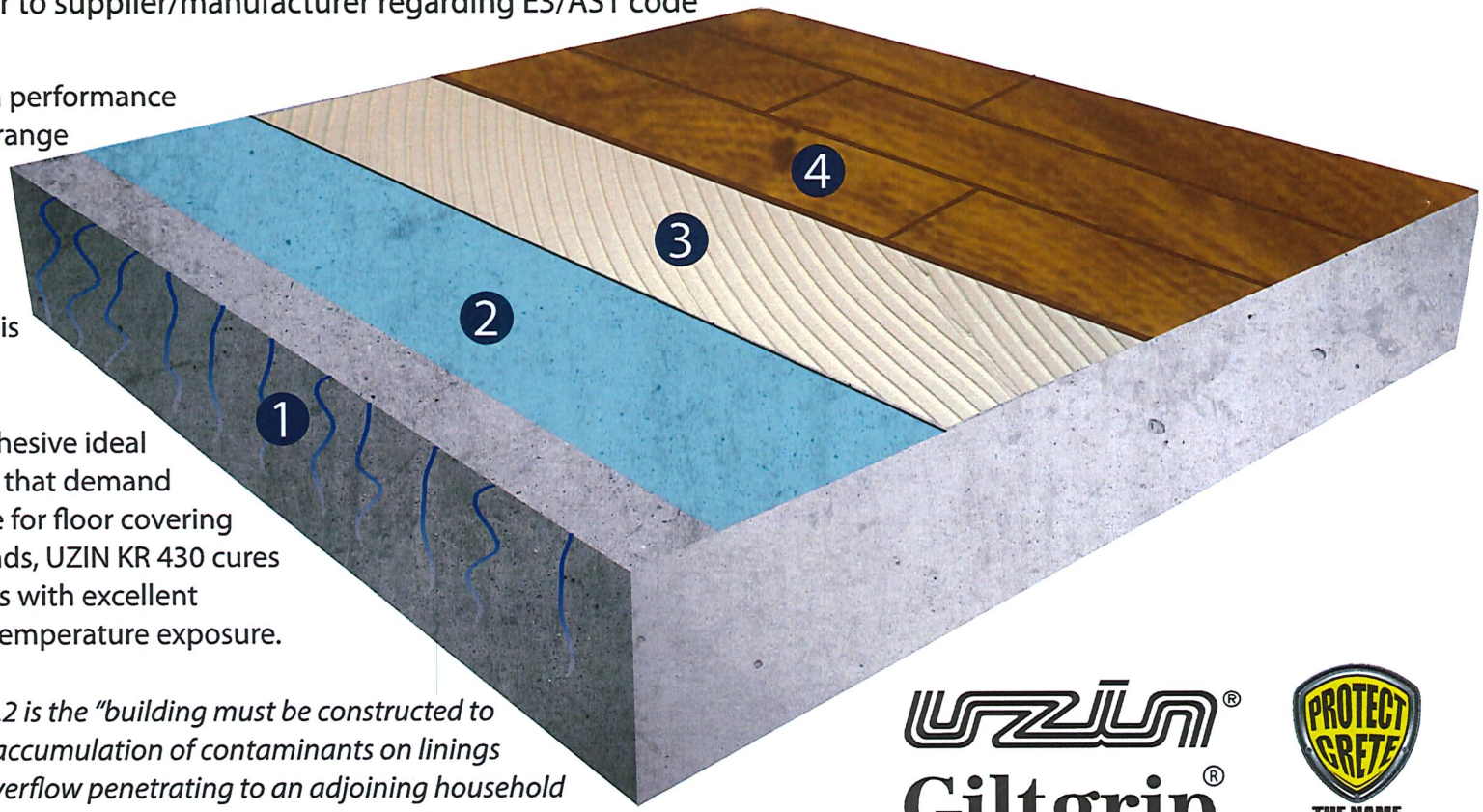
Where possible, collect product residues and re-use. Do not allow dispersal into drains, sewers or ground. Empty, scraped and drip-free containers are recyclable. Containers with liquid residue, as well as the liquid product, are classed as Special Waste. Dried product residues are classed as Construction Waste. Therefore collect waste material and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

.UXURY VINYL TILE (LVT) WET ROOMS WATERSPLASH INSTALLATION SYSTEM ALTERNATIVE SOLUTION - E3/AS1 BUILDING CODE- INTERNAL MOISTURE FOR FINISHES TO FLOORS: BATHROOMS

Must be read in conjunction with E3/AS1 November 4th 2021 Building Code. The following information is based on adhesive performance only to assist in the Alternative Solutions options for the installer. It is essential the LVT supplier provides their own documentation as to the floorcoverings suitability as required by E3/AS1.

1. Concrete substrate treated with Protect Crete Densi-Proof (Optional.)
2. Subfloor Preparation Systems (Optional site specific as required.)
   Subfloor primed with Uzin PE280 (Non-porous) or Uzin PE520 (Porous)
   OPTION 1.) Uzin NC160 or NC170 Levelling Compound
   OPTION 2.) Uzin NC888 feather Finish
3. **ADHESIVE OPTION 1:** UZIN KE68T 1- Component Hybrid Adhesive
   ADHESIVE OPTION 2: UZIN KR430 2-Part Urethane Adhesive
4. Luxury Vinyl Tile (LVT) as Specified: Refer to supplier/manufacturer regarding E3/AS1 code compliance.



Uzin KE68T adhesive is a single component high performance 'urethane type' adhesive that issuited to a large range of installations requiring high dimensional stability in extreme conditions such as sun-drenched areas, high point loading and areas requiring water-resistance from the top of the floorcoverings (wet areas). Uzin KE68T adhesive is suited to installations on floors and walls.

UZIN KR 430 is a 2-component polyurethane adhesive ideal for the installation of all types of floor coverings that demand reliable bonding in extreme conditions. Suitable for floor covering installations subject to heavy use and rolling loads, UZIN KR 430 cures to an extremely high final strength and hardness with excellent resistance to plasticizers, surface moisture and temperature exposure.

The Functional requirement given in the clause E3.2 is the "building must be constructed to avoid the likelihood of – (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture"

UZIN®
Giltgrip®

PROTECT CRETE
THE NAME SAYS IT ALL

11 May 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

Site Inspection Report

Reference: BC230302
Location: 1922 Motueka Valley Highway, Motueka-Woodstock, Pt Sec 4 SQ 7
Project: Internal alteration

IR Number: 1

Inspection Results:
WASTEPIPES - 11 May 2023 @ 11:22 by Richmond Grant

Inspection Outcome: INCOMPLETE - Some aspects of the building work pertaining to this inspection have yet to be checked and confirmed as complying with the building consent.

PRELINE - 11 May 2023 @ 11:22 by Richmond Grant

Inspection Outcome: FAILThe following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

Required Docs:
Pressure test cert .

B1: Wall & Ceiling Linings:
1. Not yet in place , Air seal installation is not in accordance with building consent. Please rectify and advise when work is ready for re-inspection.

These may be viewed at time of next inspection.

Formal Directive: Safety glass to be fitted to window

Batts to be fitted to exterior wall,
Airseals to window .
Extra nailing to bottom plates as existing only sparsely nailed

Inspection Summary: New bathroom in existing laundry . Existing framing , insulation fitted in ceiling , Ceiling battens at 300.mm centres , Steven Greaney has installed polybutylene pipes to G12 specs , wastes connected under dwelling , pressure test cert to come .
Exterior batts, Airseals , safety glass to be fitted .
Fine to line when above items complete .

Your next inspection will be: **Post Line**
Please allow 2 working days notice when booking all Building Inspections.
Outstanding Required Documents for this Building
Wastepipes

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

History

Inspection Name	**Summary**
Wastepipes	IN-PROGRESS - 11 May 2023
Preline	FAIL - 11 May 2023
	View at next inspection
Post Line	-
Final	-

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

Richmond Grant

Richmond Grant
Building Technical Officer - Inspections
On behalf of **Tasman District Council**

12 July 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

Site Inspection Report

Reference: BC230302
Location: 1922 Motueka Valley Highway, Motueka-Woodstock, Pt Sec 4 SQ 7
Project: Internal alteration

IR Number: 2

Inspection Results:
WASTEPIPES - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

PRELINE - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

POST LINE - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: NOT APPLICABLE

FINAL - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Alteration to bathroom - Water temperature 50 degrees, joinery sealed to walls and floor where required, vinyl floor complete, wall linings complete, smoke alarms in place and operational, safety glass installed.

Approved to issue CCC.

Your next inspection will be: **No further inspection required**
Outstanding Required Documents for this Building

History

Inspection Name	**Summary**
Wastepipes	**PASS** - 12 Jul 2023
Preline	**PASS** - 12 Jul 2023
Post Line	**NOT APPLICABLE** - 12 Jul 2023
Final	**PASS** - 12 Jul 2023

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

Shannon Aram

Shannon Aram
Building Technical Officer - Inspections
On behalf of **Tasman District Council**

MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Inspections - AUDIT	Pass	User	Date	Notes
Wastepipes				
Required Docs: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided? [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warranties; Installer declarations; Commissioning certification; Energy Works Certificates].	N/A	RGt	11/05/2023 11:06 am	NA
F5: Construction and Demolition Hazards: Is site safety properly managed? [Check: Work site hazards are identified and mitigated; Suitable barriers, fences / hoardings are provided to protect public and restrict unauthorised site access by children].	Pass	RGt	11/05/2023 11:06 am	F5: there are no obvious work site hazards observed during the course of this inspection.
Site Considerations: Have the following matters been checked: Site Considerations - Prompt List:	**Pass**	**RGt**	**11/05/2023 11:07 am**	
1. Siting: Is the siting and building orientation compliant? [Request a Survey Certificate if siting cannot be adequately verified].	PASS	RGt	11/05/2023 11:06 am	The siting and building orientation is compliant.
2. Wind, earthquake, corrosion zones: Do on-site conditions correlate to the wind, earthquake and corrosion zone classifications of this consent?	PASS	RGt	11/05/2023 11:06 am	On-site conditions correlate to the wind, earthquake and corrosion zone classifications of this consent
4. Easement: Is the location of the work in relation to easements complying?	N/A	RGt	11/05/2023 11:06 am	There are no easements associated with this project.
5. Services: Have the effects that building work will have on existing services been properly addressed?	N/A	RGt	11/05/2023 11:07 am	Building work has no effect on existing services.
6. Slope suitability and overland flow paths: Are ground contours in reasonable accord with the building consent and is the building located clear of overland flow paths?	N/A	RGt	11/05/2023 11:07 am	The building work is occurring on a level site that is free from overland flow paths.
7. Ground bearing: Is evidence provided confirming that ground bearing capacity is adequate to support the imposed loads?	N/A	RGt	11/05/2023 11:07 am	NA
8. Organic matter: Is the site clear of top soil, rubbish and noxious or organic matter?	N/A	RGt	11/05/2023 11:07 am	This project does not involve removal of these matters.
9. Demolition, excavation, construction, sediment control: Have the effects that these activities may have on people or other properties been mitigated?	N/A	RGt	11/05/2023 11:07 am	NA
10. Finished floor levels: From general observation; will floor levels in relation to finished ground and horizontal separation distances in relation to adjacent ground comply?	PASS	RGt	11/05/2023 11:07 am	From general observation; floor levels in relation to finished ground and horizontal separation distances in relation to adjacent ground will achieve compliance.
11. Misc.:	N/A	RGt	11/05/2023 11:07 am	There are no miscellaneous matters associated with this question.
G12: Water Supply: Is the hot water cylinder relief drain pipework compliant? [Check: Pipework - size, continuous fall, sleeved through concrete; Pressure test confirmed].	Pass	SAm	12/07/2023 11:12 am	The hot water cylinder relief drain pipework is appropriately sized & protected, with continuous fall and sleeved through the concrete.
	N/A	SAm	12/07/2023 11:13 am	Existing hwc
Preline				
Required Docs: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided?	Fail	RGt	11/05/2023 11:10 am	Pressure test cert .
[These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warranties; Installer declarations; Commissioning certification; Energy Works Certificates].	Pass	SAm	04/07/2023 04:21 pm	PTC received
F5: Construction and Demolition Hazards: Is site safety properly managed? [Check: Work site hazards are identified and mitigated; Suitable barriers, fences / hoardings are provided to protect public and restrict unauthorised site access by children].	Pass	RGt	11/05/2023 11:10 am	F5: there are no obvious work site hazards observed during the course of this inspection.
G12: Water Supply: Is the installation of the water supply service compliant? [Check: LBP details are recorded; Hot and cold water supply is compliant - materials, jointing, pipe sizes, pipe run & support, insulation, valving, sealing of penetrations, back-flow protection; Pipework test; Wetback / water booster - check pipework size, pipe slope (min. upward slope of 1:20), open vented].	Pass	RGt	11/05/2023 11:10 am	The water supply installation complies and LBP details are recorded. Inspection considerations include checking materials, jointing, pipe sizes, pipe run & support, insulation, valving, sealing of penetrations, back-flow protection on the hot and cold water supply is compliant; and checking that pipework does not leak and holds pressure. The wetback system was also inspected and involved checking pipework size, slope (min. upward slope of 1:20), venting (system is open vented.

MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Inspections - AUDIT	Pass	User	Date	Notes
B1: Walls, Wall bracing, Posts, Beams: Is wall bracing compliant? [Check: Location and size of bracing elements; Top plate sizes, Hold down fixings; Location and size of penetrations in brace elements; Fixing of elements].	Pass	RGt	11/05/2023 11:10 am	Wall bracing complies. Inspection considerations include checking the location and size of bracing elements; checking top plate sizes, checking hold down fixings; checking the location and size of penetrations in brace elements and checking element fixings.
G13: Foul Water: Is installation of the internal foul water system pipework and internal venting compliant? [Check: Drains, wastes, vents checking materials, pipework jointing, gradient, size, length and support; record LBP details].	Pass	RGt	11/05/2023 11:10 am	The internal foul water system is compliant. Inspection considerations included checking - drains, wastes, vents - materials, pipework jointing, gradient, size, length and support, LBP details.
B1: Wall & Ceiling Linings: Is pre-line construction compliant? B1: Wall & Ceiling Linings - Prompt List:		**RGt**	**11/05/2023 11:10 am**	
1. Weathertightness: Is the structure adequately protected against the effects of weather?	PASS	RGt	11/05/2023 11:10 am	The structure is adequately protected against the effects of weather
2. Layout: Are room layouts and accessibility setups in accordance with the consent documentation?	PASS	RGt	11/05/2023 11:10 am	The room set-outs comply.
3. Services: Is the installation of services in relation to position of fixtures compliant [water, gas, electricity]?	PASS	RGt	11/05/2023 11:10 am	The installation of services in relation to fixtures complies.
4. Blocking: Is blocking and support for fixtures, handrails, flashings, appliances, linings and finishes etc. installed?	N/A	RGt	11/05/2023 11:10 am	Blocking: this question does not apply to this Project.
5. Protective angles:Have protective angles been installed to corners of wet areas?	N/A	RGt	11/05/2023 11:10 am	Protective angles: this question does not apply to this Project.
6. Air seals: Is the installation of air-seals to openings in the external envelope compliant?				
7. Insulation: Is the installation of insulation compliant? [Check- it is as specified, correctly installed, complying R-value, no gaps to perimeter].	PASS	RGt	11/05/2023 11:10 am	Insulation is compliant.
8. Noise control / fire ratings: Is the construction of noise control / fire ratings compliant? [Check - framing configuration, materials are as specified and in correct location].	PASS	RGt	11/05/2023 11:10 am	Noise control / fire rating construction is compliant.
9. Ceiling battens: Is batten layout, size, grade, fixing, treatment, moisture content compliant and is ceiling space access size and location compliant?				
10. Moisture content: Is moisture content within the acceptable safe range to allow lining to proceed?				
11. Miscellaneous:				
B1: Wall & Ceiling Linings: Is pre-line construction compliant? B1: Wall & Ceiling Linings - Prompt List:	**Fail**	**RGt**	**11/05/2023 11:14 am**	
1. Weathertightness: Is the structure adequately protected against the effects of weather?				
2. Layout: Are room layouts and accessibility setups in accordance with the consent documentation?				
3. Services: Is the installation of services in relation to position of fixtures compliant [water, gas, electricity]?				
4. Blocking: Is blocking and support for fixtures, handrails, flashings, appliances, linings and finishes etc. installed?				
5. Protective angles:Have protective angles been installed to corners of wet areas?				
6. Air seals: Is the installation of air-seals to openings in the external envelope compliant?	FAIL	RGt	11/05/2023 11:14 am	Not yet in place , Air seal installation is not in accordance with building consent. Please rectify and advise when work is ready for re-inspection.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Inspections - AUDIT	Pass	User	Date	Notes
7. Insulation: Is the installation of insulation compliant? [Check- it is as specified, correctly installed, complying R-value, no gaps to perimeter].				
8. Noise control / fire ratings: Is the construction of noise control / fire ratings compliant? [Check - framing configuration, materials are as specified and in correct location].				
9. Ceiling battens: Is batten layout, size, grade, fixing, treatment, moisture content compliant and is ceiling space access size and location compliant?	PASS	RGt	11/05/2023 11:14 am	Size, layout and moisture content is compliant.
10. Moisture content: Is moisture content within the acceptable safe range to allow lining to proceed?	PASS	RGt	11/05/2023 11:14 am	Moisture content readings indicate that framing is within safe range to allow enclosing of framing to proceed
11. Miscellaneous:	N/A	RGt	11/05/2023 11:14 am	There are no miscellaneous matters.
B1: Wall & Ceiling Linings: Is pre-line construction compliant? B1: Wall & Ceiling Linings - Prompt List:	**Pass**	**SAm**	**12/07/2023 11:11 am**	
1. Weathertightness: Is the structure adequately protected against the effects of weather?				
2. Layout: Are room layouts and accessibility setups in accordance with the consent documentation?				
3. Services: Is the installation of services in relation to position of fixtures compliant [water, gas, electricity]?				
4. Blocking: Is blocking and support for fixtures, handrails, flashings, appliances, linings and finishes etc. installed?				
5. Protective angles:Have protective angles been installed to corners of wet areas?				
6. Air seals: Is the installation of air-seals to openings in the external envelope compliant?	PASS	SAm	12/07/2023 11:11 am	Photos of air seals viewed at inspection.
7. Insulation: Is the installation of insulation compliant? [Check- it is as specified, correctly installed, complying R-value, no gaps to perimeter].				
8. Noise control / fire ratings: Is the construction of noise control / fire ratings compliant? [Check - framing configuration, materials are as specified and in correct location].				
9. Ceiling battens: Is batten layout, size, grade, fixing, treatment, moisture content compliant and is ceiling space access size and location compliant?				
10. Moisture content: Is moisture content within the acceptable safe range to allow lining to proceed?				
11. Miscellaneous:				
G4: Ventilation: Does the preline installation of the windows and mechanical ventilation system(s) comply? [Windows: check air seals, compliance labelling, location and size of sashes and safety glass, discharge from condensation channels; Mechanical Ventilation - check unit and duct work installation, check unit and duct size, insulation, check discharge doesn't cause nuisance and sealing of penetrations, check installation of fire dampers]	Pass	RGt	11/05/2023 11:15 am	The preline installation of the ventilation system complies. Inspection considerations include checking windows - air seals, compliance labelling, location and size of sashes and safety glass, discharge from condensation channels. Checking the mechanical ventilation systems include checking duct work insulation, size and installation, unit size(s) and installation, sealing of penetrations and provision of fire dampers.
Post Line				
Required Docs: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided? [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warranties; Installer declarations; Commissioning certification; Energy Works Certificates].	N/A	SAm	12/07/2023 11:12 am	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Inspections - AUDIT	Pass	User	Date	Notes
F5: Construction and Demolition Hazards: Is site safety properly managed? [Check: Work site hazards are identified and mitigated; Suitable barriers, fences / hoardings are provided to protect public and restrict unauthorised site access by children].	N/A	SAm	12/07/2023 11:12 am	
B1: Walls, Wall bracing, Posts, Beams: Is the fixing of the bracing elements compliant? [Check: Penetration sizes; Brace locations; Fixings and fixing patterns comply].	N/A	SAm	12/07/2023 11:12 am	No bracing
Final				
Required Docs: Have all construction monitoring records and required documents that are required as at this point of the construction process been provided? [These may include: Location certificate; Ground bearing verification; Pipework pressure tests; As-built drawings; Warranties; Installer declarations; Commissioning certification; Energy Works Certificates].	N/A	SAm	12/07/2023 11:19 am	Covered below
F5: Construction and Demolition Hazards: Is site safety properly managed? [Check: Work site hazards are identified and mitigated; Suitable barriers, fences / hoardings are provided to protect public and restrict unauthorised site access by children].	Pass	SAm	12/07/2023 11:13 am	F5: there are no obvious work site hazards observed during the course of this inspection.
G12: Water Supply: Is the finished hot water and cold water system installation complying? [Check: Header tanks have lids; Seismic restraint; Provision for overflow; Identification of any non-potable supply; Earthing; Valve train configuration; Temperature control (45, 55, 65 degrees); Relief drain; Insulation; Wet back installation; Sealing of envelope penetrations; Accessibility - check taps have lever handles; Obtain potable certification if supply is not from NUO].	Pass	SAm	12/07/2023 11:13 am	The finished hot water and cold water system installation is complying. Inspection included checking protection - lids on header tanks; seismic restraint; overflow; identification of non-potable supply; earthing; valve train configuration; temperature control (45, 55, 65 degrees); relief drain; insulation; wet back; sealing of envelope penetrations; potable certification.
	Pass	SAm	12/07/2023 11:14 am	Hot water temp 50deg
G13: Foul Water: Is the foul water system installed in accordance with building consent? Check: Vents; Seals on traps and wastes; Penetrations through fire separations and claddings; Gully trap / ORG installation; Documentation.]	Pass	SAm	12/07/2023 11:14 am	The foul water system installed in accordance with building consent
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation: Is completed construction of the personal hygiene, laundering and food preparation areas compliant? G1, G2, G3: Personal Hygiene, Laundering, Food Preparation - Prompt List:	**Pass**	**SAm**	**12/07/2023 11:14 am**	
1. Joinery, surfaces, appliances, fixtures: Is installation compliant? [Check - Location and installation complies; check surfaces are splash resistant and sealed at junctions; check there is complying separation between appliances and vulnerable surfaces; check fixtures are correctly located, secure and operational].	PASS	SAm	12/07/2023 11:14 am	Installation of joinery, surfaces, appliances and fixtures is compliant - inspection considerations include checking surfaces are splash resistant and sealed at junctions, checking there is complying separation between appliances and vulnerable surfaces and checking fixtures are correctly located, secure and operational.
2. Privacy (Commercial only): Are line of sight & privacy provisions for personal hygiene facilities compliant?	N/A	SAm	12/07/2023 11:14 am	This question does not require consideration.
3. Accessibility: Are accessibility provisions satisfied? [Check - location and size of facilities comply, impervious and slip resistant floor coverings, lever taps, check shower, basin, urinal and pan setup, 1500 mm turning circle, check bench setup, check water temperature, signage, door sizes and hardware, light switch and plug locations].	N/A	SAm	12/07/2023 11:14 am	Limit on applications apply.
4. Miscellaneous:	N/A	SAm	12/07/2023 11:14 am	There are no miscellaneous matters that require consideration.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Inspections - AUDIT	Pass	User	Date	Notes
Section 45: Consent Documents: Are building consent conditions satisfied, and have all required documents been provided and reviewed to confirm documentation reflects the completed as-built construction? [Check all LBP records of work are provided].	Pass	SAm	12/07/2023 11:15 am	All conditions have been satisfied, required documentation has been provided and checked that it reflects finished as-built construction.
Site Considerations: Is the finished ground level graded to ensure surface water is managed within the site and does not cause nuisance to other properties or to the finished structure?	N/A	SAm	12/07/2023 11:14 am	Na
B2: DURABILITY: Has compliance with B2 provisions been satisfied? [Check - that there are no obvious incompatibility issues and ensure there is access for maintenance purposes available to concealed or enclosed spaces (if required) and check finishes comply]. Guidance	Pass	SAm	12/07/2023 11:14 am	B2: Durability: compliance with B2 provisions have been satisfied.
C/AS1: Part 2: Fire Safety System [Para 2.2]: Is the smoke alarm and location of detectors complying?	Pass	SAm	12/07/2023 11:15 am	SH - Fire Safety System: a complying Type 1 smoke alarm has been installed and detectors are located in accordance with consent documentation.
C/AS1: Part 3: Means of Escape: Does the means of escape from this building comply with the building consent?	Pass	SAm	12/07/2023 11:14 am	Means of escape from this building complies with the building consent.
C/AS1: Part 7: Down Lights [Para 7.4]: Does down light installation comply with building consent? [Check - fitting types and clearances].	Pass	SAm	12/07/2023 11:14 am	Down light installation is compliant - fitting type and insulation clearance complies.
E3: Internal Moisture: Does finished construction of interior service areas demonstrate compliance with the building consent? [Check: Containment - floor coverings and finishes are impervious, properly joined and sealed and will mitigate effects of accidental overflow; Overflow - check that overflow provisions are satisfied; Thermal break is in place; Condensation - check condensation channels are working; Ventilation - check size and location of window sashes; Splash protection; Surfaces are sealed and impervious; Fittings - installation of fittings and fixtures are compliant; obtain warranties].	Pass	SAm	12/07/2023 11:14 am	Finished construction of interior service areas is compliant. Inspection considerations include checking surface finishes are installed as specified (impervious, properly joined and sealed); checking ventilation and window condensation channels and drainage outlets comply; checking fittings and fixture installation is compliant.
	Pass	SAm	12/07/2023 11:21 am	Finished construction of interior service areas is compliant.
F2: Hazardous Building Materials: Are building materials that are potentially hazardous installed in accordance with building consent? [Check - Glazing labelling is compliant; Safety glass is installed and located with complying manifestation; Hazardous materials installation is compliant].	Pass	SAm	12/07/2023 11:14 am	Materials that are potentially hazardous are installed in accordance with building consent. Inspection considerations include checking Glazing labelling is compliant; Safety glass is installed and located with complying manifestation; Hazardous materials installation is compliant.
	Pass	SAm	12/07/2023 11:21 am	Safety glass in place
G4: Ventilation: Is the finished installation of the ventilation system(s) compliant? [Windows: check flashing, weathertightness, safety glass, restrictors, manifestation and compliance labelling; Mechanical: check discharge, weathertightness and commissioning documentation].	Pass	SAm	12/07/2023 11:14 am	The finished installation of mechanical ventilation and windows is complying.
G7, G8, G9: Light and Electricity: Is compliance satisfied? [G7: Natural Light - Check the size and location of windows and openings comply; G8: Artificial Light - Check the type and placement of light switches and fittings comply; G9: Electricity - Check that the energy works certificate identifies all electrical work (including specified systems); Accessibility - check light switches and plugs are accessible (does not apply to Housing, Outbuildings or Industrial buildings with less than 10 employees)].	Pass	SAm	12/07/2023 11:14 am	Compliance with G7, G8 and G9 provisions is satisfied. Windows and openings are in accordance with plans. The type and location of light switches and fittings comply. An energy work certificate is provided that identifies all electrical work.

Decision To Issue CCC: Shannon Aram at 12/07/2023 11:25 am

CCC FINAL

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11 May 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

Site Inspection Report

Reference: BC230302
Location: 1922 Motueka Valley Highway, Motueka-Woodstock, Pt Sec 4 SQ 7
Project: Internal alteration

IR Number: 1

Inspection Results:
WASTEPIPES - 11 May 2023 @ 11:22 by Richmond Grant

Inspection Outcome: INCOMPLETE - Some aspects of the building work pertaining to this inspection have yet to be checked and confirmed as complying with the building consent.

PRELINE - 11 May 2023 @ 11:22 by Richmond Grant

Inspection Outcome: FAILThe following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

Required Docs:
Pressure test cert .

B1: Wall & Ceiling Linings:
1. Not yet in place , Air seal installation is not in accordance with building consent. Please rectify and advise when work is ready for re-inspection.

These may be viewed at time of next inspection.

Formal Directive: Safety glass to be fitted to window

Batts to be fitted to exterior wall,
Airseals to window .
Extra nailing to bottom plates as existing only sparsely nailed

Inspection Summary: New bathroom in existing laundry . Existing framing , insulation fitted in ceiling , Ceiling battens at 300.mm centres , Steven Greaney has installed polybutylene pipes to G12 specs , wastes connected under dwelling , pressure test cert to come .
Exterior batts, Airseals , safety glass to be fitted .
Fine to line when above items complete .

Your next inspection will be: **Post Line**
Please allow 2 working days notice when booking all Building Inspections.
Outstanding Required Documents for this Building
Wastepipes

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

History

Inspection Name	**Summary**
Wastepipes	IN-PROGRESS - 11 May 2023
Preline	FAIL - 11 May 2023
	View at next inspection
Post Line	-
Final	-

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

Richmond Grant

Richmond Grant
Building Technical Officer - Inspections
On behalf of **Tasman District Council**

12 July 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

Site Inspection Report

Reference: BC230302
Location: 1922 Motueka Valley Highway, Motueka-Woodstock, Pt Sec 4 SQ 7
Project: Internal alteration

IR Number: 2

Inspection Results:
WASTEPIPES - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

PRELINE - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

POST LINE - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: NOT APPLICABLE

FINAL - 12 Jul 2023 @ 11:24 by Shannon Aram

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Alteration to bathroom - Water temperature 50 degrees, joinery sealed to walls and floor where required, vinyl floor complete, wall linings complete, smoke alarms in place and operational, safety glass installed.

Approved to issue CCC.

Your next inspection will be: **No further inspection required**
Outstanding Required Documents for this Building

History

Inspection Name	**Summary**
Wastepipes	**PASS** - 12 Jul 2023
Preline	**PASS** - 12 Jul 2023
Post Line	**NOT APPLICABLE** - 12 Jul 2023
Final	**PASS** - 12 Jul 2023

Please allow a minimum of 2 working days notice when booking an inspection.

Yours sincerely

Shannon Aram

Shannon Aram
Building Technical Officer - Inspections
On behalf of **Tasman District Council**

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ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: John Anderson

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

Location Details: 1922 Motueka Valley Highway, R D 1, Mootueka

Contact Details: (Name and address) John and Gloria Anderson, 0211797005

Name of Electrical worker: Carl Thomas

Registration/Practising licence number: E258025

Phone & email: 0274 196 361 powerboardelectrical@xtra.co.nz

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☒ Alteration ☐ New work

The prescribed electrical work is: ☐ Low risk ☒ General ☐ High-risk (Specify):

Means of compliance: ☐ Part 1 of AS/NZS 3000 ☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☒ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken: May 2023

Contains fittings that are safe to connect to a power supply? ☒ Yes ☐ No

Specify type of supply system:

The installation has an earthing system that is correctly rated (where applicable) ☒ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☐ Yes ☒ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with a certified design: ☐ Yes ☒ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☐ Yes ☒ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☒ Yes

Description of Work:
Bathroom expelair fan and light
rcd protected powerpoint

Test Results (provide values)		
Polarity (Independent earth):		
Insulation resistance:		Ohms
Earth Continuity:	0.1	Ohms
Bonding:		Ohms
Fault Loop impedance		Ohms
Other (specify):	RCD test	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: Carl Thomas **Date:** 3 July 2023

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Carl Thomas **Registration/Practising licence number:** E 258025

Certifier's signature: Carl Thomas **Certificate Issue Date:** 3 July 2023 **Connection Date:** 15 June 2023

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Pressure Test Certificate

tasman district council

Piped Services at Pre-line

Issued by

Name (please print)	Steve Greaney
Registration Number	12934

To: Tasman District Council - In respect to the following:

Piped services installed in accordance with G12/AS1 or NZS/AUS3500 1 and 3 *(delete one)* as shown on the approved plans or as per the attached amendment plan

Installed at *(property address)*	1922 Motueka Valley Hwy, RD1, Motueka
Building Consent No	BC 230302
Pipe brand used	Buteline
Type of test	12hr 150 psi test.
Duration	"

As a craftsman plumber, currently holding an annual practising licence, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signature of Client/Builder

Signature of Plumber

FOR COUNCIL USE ONLY	
Register checked Tick ☐	Date
Inspector name	Signature

FORM NUMBER: BC44 DATE REVISED: 28 June 2017

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

RICHMOND
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone: 03 543 8400
Fax: 03 543 9524

MURCHISON
92 Fairfax Street
Murchison 7007
New Zealand
Phone: 03 523 1013
Fax: 03 523 1012

MOTUEKA
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone: 03 528 2022
Fax: 03 528 9751

TAKAKA
78 Commercial Street
PO Box 74
Takaka 7142
New Zealand
Phone: 03 525 0020
Fax: 03 525 9972

Required Documents Audit on BC230302

Main Building

G9: Energy works certificate (Final) — PASS

Accepted Documents:

- BC230302_-_Electrical_certificate.pdf (296.42kB)
  Accepted Date: 4 Jul 2023 16:20:21 - Tuesday
  Accepted By: Shannon Aram

Historical Notes

[PASS @ 04 Jul 2023 16:20:30] Shannon Aram:
correct

[04 Jul 2023 16:20:22] Shannon Aram:
Accepted Document: BC230302_-_Electrical_certificate.pdf (renamed to G9Energyworkscertificate-001.pdf). Reasons / Notes: Electrical COC and safety certificate viewed and accepted.

[04 Jul 2023 14:36:04] Sarah Jones:
BC230302_-_Electrical_certificate.pdf was accepted by Sarah Jones on 4 July 2023 2:35pm. This decision was reversed by Sarah Jones for the following reason: Tech Check required

[04 Jul 2023 14:35:55] Sarah Jones:
Accepted Document: BC230302_-_Electrical_certificate.pdf (renamed to 230302_G9Energyworkscertificate_20230704.pdf)Reasons / Notes: Automatically accepted as was uploaded by Council

G12: Pipework pressure test documentation (Wastepipes) — N/A

Historical Notes

[N/A @ 12 Jul 2023 11:14:56] Shannon Aram:
Na

G12: Pipework pressure test documentation (Preline) — PASS

Accepted Documents:

- BC230302_-_Pressure_test_certificate.pdf (233.07kB)
  Accepted Date: 4 Jul 2023 16:20:56 - Tuesday
  Accepted By: Shannon Aram

Historical Notes

[PASS @ 04 Jul 2023 16:21:07] Shannon Aram:
correct

[04 Jul 2023 16:20:57] Shannon Aram:
Accepted Document: BC230302_-_Pressure_test_certificate.pdf (renamed to G12Pipeworkpressuretestdocumentation-001.pdf). Reasons / Notes: Pressure test certificate viewed and accepted.

[04 Jul 2023 14:37:19] Sarah Jones:
BC230302_-_Pressure_test_certificate.pdf was accepted by Sarah Jones on 4 July 2023 2:37pm. This decision was reversed by Sarah Jones for the following reason: Tech Check required

[04 Jul 2023 14:37:08] Sarah Jones:
Accepted Document: BC230302_-_Pressure_test_certificate.pdf (renamed to 230302_G12Pipeworkpressuretestdocumentation_20230704.pdf)Reasons / Notes: Automatically accepted as was uploaded by Council

Miscellaneous documents

- *{no file(s) uploaded}*

Minor variations

- *{no file(s) uploaded}*

tasman district council | Te Kaunihera o te tai o Aorere

Tasman District Council
BUILDING CONSENT AUTHORITY
RECEIVED
Date 04/07/2023

Form 6
Application for Code Compliance Certificate
Section 92, Building Act 2004

Building Consent Information	
Building consent number:	BC230302
Site address:	1922 Motueka Valley Hwy, RD1, Motueka 7196
Issued by: (Name of building consent authority)	Tasman District Council

Owner			
Name:	John & Gloria Anderson		
Contact person:	John Anderson	Phone number:	0211147730
Email address:	ja.ga.kiwi@gmail.com	Mobile number:	
Website:	—	Facsimile number:	—
Street address/registered office:	same as site address		
Mailing address: *(If different from the above)*			

Agent (if applicable)			
Name/Company:	John Anderson		
Contact Person:		Phone number:	0211147730
Email address:		Mobile number:	
Website:	—	Facsimile number:	
Street address/registered office:	—		
Mailing address: *(If different from the above)*	—		
Relationship to Owner: *(State details of authorisation from the owner to make the application on the owner's behalf)*	—		

First point of contact:	John Anderson

Application	
All building work to be carried out under the building consent specified on this form was completed on:	29/6/23

Who completed the work?
The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name:	Licensing class:	LBP or registration number:	Work carried out / supervised
W. Hassall	Builder	BP120137	Construction
Carl Thomas Powerboard Electrical	Electrician	E258025	Electrical
Steve Greaney	Plumber	12934	Pressure testing Plumbing

Tradespeople who carried out building work, other than restricted building work are as follows:

Name:	Address:	Contact number:	Registration number: *(If applicable)*
Joel	Abel Glass Motueka	03 5285010	Safety Glass installed

Attachments	
Evidence of ownership: (If ownership has changed during the building consent process, a copy of record of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building is required)	
Memorandum from licensed building practitioner(s) – Record of Work (for each type of building work completed)	
Certificates relating to energy works	✓
Other documents from personnel who carried out the work e.g. Producer statements, Gas certificates	
Evidence that specified systems are capable of performing to the performance standards set out in the building consent (if changed from the building consent)	✓
Current manufacturer's certificate, if applicable	
Refer to your building consent approval letter for a full list of documents required to support your Code Compliance Certificate application	

Fees and Charges
By submitting this application, the applicant agrees to pay all reasonable costs associated with this application as outlined on our Building Assurance fees and charges listed on our website. If any steps, including the use of debt collectors and/or lawyers, are needed to recover unpaid processing costs, the applicant agrees to pay all collection costs.

Declaration			
I understand that this application may only be made with the owner's approval, and I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.			
The Code Compliance Certificate should be sent to:	Owner (as listed above) ~~Agent (as listed above)~~ ~~Other (please specify below)~~		
Name:	John & Gloria Anderson		
Signature:	John & Gloria Anderson	**Date:**	3 July 2023

Contact details for Final Inspection:			
Name:	John Anderson	**Contact number:**	0211147730
Email address:	ja.ga.Kiwi@gmail.com		
Any additional comments:			

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway, Motueka-Woodstock
Legal description of land where building is located:	Pt Sec 4 SQ 7
Building name:	N/A
Location of building within site/block number:	1922 Motueka Valley Highway, Motueka-Woodstock
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	1977

The owner

Name of owner:	John and Gloria Anderson
Contact person:	John and Gloria Anderson
Mailing address:	1922 Motueka Valley Highway, RD 1, Motueka
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0211147730
Daytime:	Landline: N/A Mobile: 0211147730
After hours:	Landline: N/A Mobile: 0211147730
Facsimile number:	No information provided
Email address:	ja.ga.kiwi@gmail.com
Website:	No information provided

First point of contact for communications with the council/building consent authority:
Kerry Thomson ; Mailing Address: 247 Main Road
RD1
Wakefield 7095; Phone: 035418738; Email: kbthomsonnz@gmail.com

Building work

Building consent number:	BC230302
Description:	Internal alteration
Issued by:	Tasman District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Shannon Aram

Position: Building Technical Officer - Inspections
On behalf of: Tasman District Council
Date: 12 July 2023

Email #65608: BC230302

Project ID: 230302
Date Received: 2023-04-05 15:42:02
Sender: kbthomsonnz@gmail.com
Checked By: Kate Stoneman
Accepted By: Kate Stoneman
Subject:
Information Received Via Email: Re: BC230302 Request For Further Information - Vetting #1 - 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
yes please amend date. i couldn't find the date for the original house on
the council file & when i tabbed past that field it must default to this
year.
same with the floor area, there is no extra.
regards kerry.

<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
Virus-free.www.avg.com
<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

On Wed, Apr 5, 2023 at 2:42?PM Tasman District Council <
230302@tasman.abcs.co.nz> wrote:

> Dear Sir/Madam,
>
>
> Thank you for your building consent application. We have reviewed it for
> completeness and we need some more information before we can formally
> accept your application for processing. Please find attached the Vetting
> Request for Further Information (VRFI).
>
> Please respond by replying to this email, which will link your response to
> your application ensuring it receives prompt attention.
>
> Ensure all items are addressed in a single response, and that this
> includes:
>
> 1 A covering note outlining the response to each item
> 2 Files that are in PDF format and to scale
> 3 Only provide information specifically relating to this project

>
> Your application for a building consent requires a deposit of $1750.00.
> Refer to our fees and charges
> https://www.tasman.govt.nz/my-council/fees-and-charges/#e28.
>
> The deposit should be paid directly to the following bank account:
>
> Name: Tasman District Council
> Bank: ASB Bank, Richmond
> Account: 12-3193-0002048-03 (or -003 if your bank requires a three digit
> suffix)
> Reference: Please use your consent number listed above "BC230302".
>
> Alternatively, you can make the payment at any Tasman District Council
> Service Centre.
>
> Regards
>
> Kate Stoneman
> Building Support Officer
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
>
>
> ----------
>
> *DISCLAIMER*
>
>
> This message is for the designated recipient(s) only, and may contain
> confidential and/or privileged information.
> If you have received it in error, please delete it and advise the sender
> immediately.
> You should not copy or use it for any other purpose, nor disclose its
> contents to any other person.
>
>
> Designated Recipient(s): kbthomsonnz@gmail.com
>
> Sent From: AlphaOne Building Consent System
>
> Sent Date: 5 April 2023 14:41 - Wednesday

>

>

Email #66056: BC230302

Project ID: 230302
Date Received: 2023-04-19 18:00:03
Sender: kbthomsonnz@gmail.com
Checked By: Mike Harry
Accepted By: Mike Harry
Subject:
Information Received Via Email: Re: BC230302 Request For Further Information #1 - 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
hope this is ok?
regards kerry.

<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
Virus-free.www.avg.com
<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

On Mon, Apr 17, 2023 at 2:32?PM Tasman District Council <
230302@tasman.abcs.co.nz> wrote:

> Good afternoon,
>
>
> Thank you for your building consent application. We have reviewed it and
> we need some more information to make sure the proposed work meets the
> requirements of the Building Act 2004. We have detailed the information we
> need in the attached letter.
>
> Please respond through the AlphaOne portal by replying to this email,
> which will link your response to your application ensuring it receives
> prompt attention.
>
> Ensure all items are addressed in a single response, and that this
> includes:
>
> - A covering note outlining the response to each item
> - Revised documents that clearly identify changes
> (e.g. referenced by revision clouds and document versions)
> - Files that are in PDF format and to scale
> - Only provide information specifically relating to this project

>
> Regards,
>
>
>
>
>
> Mike Harry
> Building Technical Officer
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
>
>
> ------------------------------
>
> *DISCLAIMER*
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> If you have received it in error, please delete it and advise the sender
> immediately.
> You should not copy or use it for any other purpose, nor disclose its
> contents to any other person.
>
>
> Designated Recipient(s): kbthomsonnz@gmail.com
>
> Sent From: AlphaOne Building Consent System
>
> Sent Date: 17 April 2023 14:32 - Monday
>
>

ATTACHMENTS:

- 1922MotuekaValleyHighway_RFI_reply.pdf

Email #66068: BC230302

Project ID: 230302
Date Received: 2023-04-20 09:21:04
Sender: kbthomsonnz@gmail.com
Checked By: Anita Hoffman
Accepted By: Mike Harry
Subject:
Information Received Via Email: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
sorry, i must have sent the word document not the pdf

<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
Virus-free.www.avg.com
<http://www.avg.com/email-signature?utm_mediumail&utm_sourcenk&utm_campaigng-email&utm_contentbmail>
<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

On Thu, Apr 20, 2023 at 7:14?AM Tasman District Council <
230302@tasman.abcs.co.nz> wrote:

> Good morning Kerry,
>
> The RFI response had nothing attached other than the word document.
>
> Can you please send through the attached document(s), please note the
> statutory clock is currently suspended awaiting this information.
>
>
> Kind regards,
>
>
>
> Mike Harry
> Building Technical Officer
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
>
>
>
>

> ==>
> hope this is ok?
> regards kerry.
>
>
> Virus-free.www.avg.com
>
>
>
> On Mon, Apr 17, 2023 at 2:32?PM Tasman District Council
> wrote:
>
> > Good afternoon,
> >
> >
> > Thank you for your building consent application. We have reviewed it and
> > we need some more information to make sure the proposed work meets the
> > requirements of the Building Act 2004. We have detailed the information
> we
> > need in the attached letter.
> >
> > Please respond through the AlphaOne portal by replying to this email,
> > which will link your response to your application ensuring it receives
> > prompt attention.
> >
> > Ensure all items are addressed in a single response, and that this
> > includes:
> >
> > - A covering note outlining the response to each item
> > - Revised documents that clearly identify changes
> > (e.g. referenced by revision clouds and document versions)
> > - Files that are in PDF format and to scale
> > - Only provide information specifically relating to this project
> >
> > Regards,
> >
> >
> >
> >
> >
> > Mike Harry
> > Building Technical Officer
> > Tasman District Council
> > 189 Queen Street, Richmond 7020

> > P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> > http://www.tasman.govt.nz
> >
> >
> > ----------
> >
> > *DISCLAIMER*
> >
> >
> > This message is for the designated recipient(s) only, and may contain
> > confidential and/or privileged information.
> > If you have received it in error, please delete it and advise the sender
> > immediately.
> > You should not copy or use it for any other purpose, nor disclose its
> > contents to any other person.
> >
> >
> > Designated Recipient(s): kbthomsonnz@gmail.com
> >
> > Sent From: AlphaOne Building Consent System
> >
> > Sent Date: 17 April 2023 14:32 - Monday
> >
> >
>
> ----------
>
> ----------
> *DISCLAIMER*
> This message is for the designated recipient(s) only, and may contain
> confidential and/or privileged information. If you have received it in
> error, please delete it and advise the sender immediately. You should not
> copy or use it for any other purpose, nor disclose its contents to any
> other person.
>
> Designated Recipient(s): kbthomsonnz@gmail.com
> Sent From: AlphaOne Building Consent System
> Sent Date: 20 April 2023 07:14:07 am - Thursday

ATTACHMENTS:

- 1922MotuekaValleyHighway_RFI_reply.pdf

Email #69102: BC230302

Project ID: 230302
Date Received: 2023-07-04 10:21:05
Sender: ja.ga.kiwi@gmail.com
Checked By: Sarah Jones
Accepted By: Sarah Jones
Subject:
Information Received Via Email: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Completed application for Code Compliance Certificate and plumbing and
electrical certificates

On Mon, Jul 3, 2023 at 2:20?PM Tasman District Council <
230302@tasman.abcs.co.nz> wrote:

> Hi Gloria & John,
>
> Thanks for taking the time to chat with me this afternoon. I have attached
> our new Application for Code of Compliance form for you - as discussed
> please add the Builders LBP or registration numbers and return the form by
> email - either direct response to this email or by emailing
> reception.takaka@tasman.govt.nz and Quote CCC Application for BC230302.
>
> Kind regards
> Sarah
>
>
>
> Sarah Jones
> Customer Service Officer - Takaka
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
> ----------
> *ATTACHMENTS:*
>
> - Application Code Compliance Certificate June 2023.pdf
> <https://tasman.abcs.co.nz/a2/public/download/32d1cf9a-3e2e-393c-8edf-b4116e73de89>
>
>

> ------------------------------

> *DISCLAIMER*

> This message is for the designated recipient(s) only, and may contain

> confidential and/or privileged information. If you have received it in

> error, please delete it and advise the sender immediately. You should not

> copy or use it for any other purpose, nor disclose its contents to any

> other person.

>

> Designated Recipient(s): ja.ga.kiwi@gmail.com

> Sent From: AlphaOne Building Consent System

> Sent Date: 3 July 2023 14:20:02 pm - Monday

ATTACHMENTS:

- TDC_CCC_page_1.pdf

- TDC_CCC_page_2.pdf

- TDC_CCC_page_3.pdf

- Plumbing_test_certificate.pdf

- Electrical_certificate.pdf

Email #69166: BC230302

Project ID: 230302
Date Received: 2023-07-05 13:42:12
Sender: building.support@tasman.govt.nz
Checked By: Anita Hoffman
Accepted By:
Subject:
Information Received Via Email: RE: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - CCC Reconciliation Required

Message:
Hi Sarah,

No CCC block required. Block has been removed.

Regards

Deborah

The Building Assurance Team
+64 3 543 8400
|
building.support@tasman.govt.nz
Private Bag 4, Richmond 7050, NZ
Tasman District Council use the AlphaOne system. It will allow you to submit and track applications,
?including building consents, certificate of acceptances, exemptions and code compliance certificates.
This e-mail message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete
?
From: Tasman District Council <230302@tasman.abcs.co.nz>
Sent: Tuesday, July 4, 2023 3:06 PM
To: Building Support <building.support@tasman.govt.nz>
Subject: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - CCC Reconciliation Required

Final inspection booked 12/07/2023, please review BC to identify if credit or further invoice is required

Cheers

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz<mailto:building.support@tasman.govt.nz> | W: http://www.tasman.govt.nz

_____

_____

DISCLAIMER
This message is for the designated recipient(s) only, and may contain confidential and/or privileged information. If you have received it in error, please delete it and advise the sender immediately. You should not copy or use it for any other purpose, nor disclose its contents to any other person.

Designated Recipient(s): building.support@tasman.govt.nz<mailto:building.support@tasman.govt.nz>
Sent From: AlphaOne Building Consent System
Sent Date: 4 July 2023 15:06:05 pm - Tuesday

REJECTED ATTACHMENT(S):
Note: The listed file(s) below were rejected because they were not in PDF format.
- image745929.jpg
- image417606.png
- image457122.png

Email #69201: BC230302

Project ID: 230302
Date Received: 2023-07-06 09:49:04
Sender: ja.ga.kiwi@gmail.com
Checked By: Sarah Jones
Accepted By: Sarah Jones
Subject:

Information Received Via Email: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - Confirmation of Final Inspection

Message:

Hi Sarah
Attached is a revised electrical certificate with spelling correction and building consent number added. Please advise if we need to provide any further information.
Regards
John Anderson

On Tue, Jul 4, 2023 at 2:53?PM Tasman District Council <230302@tasman.abcs.co.nz> wrote:

> HI John,
>
> Thank you for supplying your code compliance application.
>
> Your final inspection has been booked for Wednesday 12th July 2023
>
> Please ensure all work has been completed before this inspection takes
> place. All required documents must be uploaded to AlphaOne prior to the
> inspection. Please ensure that a copy of the stamped
> plans/amendments/variations are available on site for the building
> inspector.
>
> A building inspector will be in contact no later than the morning of the
> inspection to confirm an approximate time to meet at the property.
>
> Kind reagrds
>
>
>
> Sarah Jones
> Customer Service Officer - Takaka

> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
> ----------
>
> ----------
> *DISCLAIMER*
> This message is for the designated recipient(s) only, and may contain
> confidential and/or privileged information. If you have received it in
> error, please delete it and advise the sender immediately. You should not
> copy or use it for any other purpose, nor disclose its contents to any
> other person.
>
> Designated Recipient(s): ja.ga.kiwi@gmail.com
> Sent From: AlphaOne Building Consent System
> Sent Date: 4 July 2023 14:53:56 pm - Tuesday

ATTACHMENTS:

- Electrical_certificate_revised.pdf

Email #273285: BC230302

Project ID: 230302
Date Sent: 2023-04-05 14:41:57
Recipient: kbthomsonnz@gmail.com
Sender: Kate Stoneman
Subject:
BC230302 Request For Further Information - Vetting #1 - 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Dear Sir/Madam,

Thank you for your building consent application. We have reviewed it for completeness and we need some more information before we can formally accept your application for processing. Please find attached the Vetting Request for Further Information (VRFI).

Please respond by replying to this email, which will link your response to your application ensuring it receives prompt attention.

Ensure all items are addressed in a single response, and that this includes:

1 A covering note outlining the response to each item
2 Files that are in PDF format and to scale
3 Only provide information specifically relating to this project

Your application for a building consent requires a deposit of $1750.00. Refer to our fees and charges https://www.tasman.govt.nz/my-council/fees-and-charges/#e28.

The deposit should be paid directly to the following bank account:

Name: Tasman District Council
Bank: ASB Bank, Richmond
Account: 12-3193-0002048-03 (or -003 if your bank requires a three digit suffix)
Reference: Please use your consent number listed above "BC230302".

Alternatively, you can make the payment at any Tasman District Council Service Centre.

Regards

Kate Stoneman
Building Support Officer
Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #273315: BC230302

Project ID: 230302
Date Sent: 2023-04-05 15:42:03
Recipient: kbthomsonnz@gmail.com
Sender: AlphaOne System
Subject:
RE: Re: BC230302 Request For Further Information - Vetting #1 - 1922 Motueka Valley Highway, Motueka-Woodstock

Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

For further information or enquiries please email 230302@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
http://www.tasman.govt.nz

Email #273354: BC230302

Project ID: 230302
Date Sent: 2023-04-06 08:01:38
Recipient: kate.stoneman@tasman.govt.nz
Sender: Megan Callaghan
Subject: BC230302: A new email has been allocated to you
Message:

Hello Kate Stoneman,

A new email for BC230302 has been allocated to you. Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302/communication/?optilbox

— AlphaOne System

Email #273375: BC230302

Project ID: 230302
Date Sent: 2023-04-06 09:16:08
Recipient: kbthomsonnz@gmail.com
Sender: AlphaOne System
Subject: Application Accepted
Message:

Dear Sir/Madam,

Your application for Building Consent only with reference code BC230302 (1922 Motueka Valley Highway, Motueka-Woodstock) has passed vetting and has been accepted by Tasman District Council for processing.

If you entered an electronic application you can track its progress on the customer portal https://consents-tasman.abcs.co.nz/. You may need to register with AlphaOne and can do so by using the following link and signing up:

https://consents-topofthesouth.abcs.co.nz

Please respond to this email requesting access for your application once you have registered.

Your applications may attract development contributions. If you are unsure about this, please contact dc.admin@tasman.govt.nz

Regards,

Tasman District Council

Email #273454: BC230302

Project ID: 230302
Date Sent: 2023-04-06 12:21:40
Recipient: Dawn.Rosie@tasman.govt.nz
Sender: Emily Harwood
Subject: BC230302: A new job for you
Message:

Hello Dawn Rosie,

BC230302 (Main Building) has been allocated to you.
Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302

— AlphaOne System

Email #273455: BC230302

Project ID: 230302
Date Sent: 2023-04-06 12:21:44
Recipient: mike.harry@tasman.govt.nz
Sender: Emily Harwood
Subject: BC230302: A new job for you
Message:

Hello Mike Harry,

BC230302 (Main Building) has been allocated to you.
Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302

— AlphaOne System

Email #274906: BC230302

Project ID: 230302
Date Sent: 2023-04-17 14:32:14
Recipient: kbthomsonnz@gmail.com
Sender: Mike Harry
Subject:
BC230302 Request For Further Information #1 - 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Good afternoon,

Thank you for your building consent application. We have reviewed it and we need some more information to make sure the proposed work meets the requirements of the Building Act 2004. We have detailed the information we need in the attached letter.

Please respond through the AlphaOne portal by replying to this email, which will link your response to your application ensuring it receives prompt attention.

Ensure all items are addressed in a single response, and that this includes:

- A covering note outlining the response to each item
- Revised documents that clearly identify changes
  (e.g. referenced by revision clouds and document versions)
- Files that are in PDF format and to scale
- Only provide information specifically relating to this project

Regards,

Mike Harry
Building Technical Officer
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #275495: BC230302

Project ID: 230302
Date Sent: 2023-04-19 18:00:04
Recipient: kbthomsonnz@gmail.com
Sender: AlphaOne System
Subject:
RE: Re: BC230302 Request For Further Information #1 - 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:
- 1922MotuekaValleyHighway_RFI reply.pdf (203.05kB)

For further information or enquiries please email 230302@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
http://www.tasman.govt.nz

Email #275500: BC230302

Project ID: 230302
Date Sent: 2023-04-20 07:14:08
Recipient: kbthomsonnz@gmail.com
Sender: Mike Harry
Subject:
BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Good morning Kerry,

The RFI response had nothing attached other than the word document.

Can you please send through the attached document(s), please note the statutory clock is currently suspended awaiting this information.

Kind regards,

Mike Harry
Building Technical Officer
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

==========

hope this is ok?
regards kerry.

Virus-free.www.avg.com

On Mon, Apr 17, 2023 at 2:32?PM Tasman District Council wrote:

> Good afternoon,

>
>
> Thank you for your building consent application. We have reviewed it and
> we need some more information to make sure the proposed work meets the
> requirements of the Building Act 2004. We have detailed the information we
> need in the attached letter.
>
> Please respond through the AlphaOne portal by replying to this email,
> which will link your response to your application ensuring it receives
> prompt attention.
>
> Ensure all items are addressed in a single response, and that this
> includes:
>
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> - Files that are in PDF format and to scale
> - Only provide information specifically relating to this project
>
> Regards,
>
>
>
>
>
> Mike Harry
> Building Technical Officer
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
>
>
> ------------------------------
>
> *DISCLAIMER*
>
>
> This message is for the designated recipient(s) only, and may contain
> confidential and/or privileged information.
> If you have received it in error, please delete it and advise the sender
> immediately.
> You should not copy or use it for any other purpose, nor disclose its

> contents to any other person.
>
>
> Designated Recipient(s): kbthomsonnz@gmail.com
>
> Sent From: AlphaOne Building Consent System
>
> Sent Date: 17 April 2023 14:32 - Monday
>
>

Email #275572: BC230302

Project ID: 230302
Date Sent: 2023-04-20 09:21:05
Recipient: kbthomsonnz@gmail.com
Sender: AlphaOne System
Subject:
RE: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:
- 1922MotuekaValleyHighway_RFI reply.pdf (203.05kB)

For further information or enquiries please email 230302@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
http://www.tasman.govt.nz

Email #275578: BC230302

Project ID: 230302
Date Sent: 2023-04-20 09:29:13
Recipient: mike.harry@tasman.govt.nz
Sender: Megan Callaghan
Subject: BC230302: A new email has been allocated to you
Message:

Hello Mike Harry,

A new email for BC230302 has been allocated to you. Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302/communication/?optilbox

— AlphaOne System

Email #275876: BC230302

Project ID: 230302
Date Sent: 2023-04-21 10:26:44
Recipient: ja.ga.kiwi@gmail.com
Sender: Casey Port
Subject:

BC230302 Form 5: Building Consent and invoice PAID IN FULL- 1922 Motueka Valley Highway, Motueka-Woodstock

Message:

Dear Sir/Madam,

Please find attached the copy of your granted Form 5: Building Consent and Invoice PAID IN FULL-.

Your building consent documents are available to download from the AlphaOne portal. You may need to register with AlphaOne and can do so by using the following link and signing up:

https://consents-topofthesouth.abcs.co.nz

Please respond to this email requesting access for your application once you have registered.

To access your building consent documents:

1) click the link, or copy the following link into your internet web browser: https://consents-tasman.abcs.co.nz/
2) click on the BC section of your consent applications progress bar
3) on the blue menu bar, click on Documents, then View Documents Issued
4) click on BC230302.pdf, select Save File
5) select where you would like to save this documentation to, and then click on save

Your files will be downloaded and available for you to save locally and use.

What if my Building Consent is subject to a Form 4 - Resource Consent?
If you have been advised above that you need resource consent or a deemed permitted boundary activity (DPBA) then please submit this application to resourceconsentadmin@tasman.govt.nz. This application will then be allocated to a consent planner who will process this and once decision is granted the RMA block in Alpha One will be uplifted and works can commence. Building works cannot commence until resource consent is granted, and please ensure any conditions of the resource consent are checked and complied with. If this is unclear please contact a duty planner through the main customer services number 03 543 8400.

It appears an overpayment has been made and your account is now in credit. If you would like a refund please reply

to this email confirming the account number the refund should be paid to, however we do recommend keeping the account in credit in case of any future cost that could be incurred, such as failed inspections.

Regards,

Casey Port
Building Support Officer
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #279874: BC230302

Project ID: 230302
Date Sent: 2023-05-11 11:23:28
Recipient: ja.ga.kiwi@gmail.com
Sender: Richmond Grant
Subject: BC230302 Inspection Report
Message:

Our inspection team have carried out a site inspection on the above project today, please find attached the inspectors site notice for your information.

The AlphaOne system has the ability to mark the inspection record as a Pass or Fail, this is to ensure an accurate record is maintained of outstanding work or documents that is required to be completed or provided. The Inspector will discuss the inspection outcome and expectations with the onsite contact during the inspection.

If you have any queries regarding the content of the site notice please contact Tasman District Council on 03 543 8400.

Regards,

Email #289925: BC230302

Project ID: 230302
Date Sent: 2023-07-03 14:20:03
Recipient: ja.ga.kiwi@gmail.com
Sender: Sarah Jones
Subject:
BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Hi Gloria & John,

Thanks for taking the time to chat with me this afternoon. I have attached our new Application for Code of Compliance form for you - as discussed please add the Builders LBP or registration numbers and return the form by email - either direct response to this email or by emailing reception.takaka@tasman.govt.nz and Quote CCC Application for BC230302.

Kind regards
Sarah

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #290137: BC230302

Project ID: 230302
Date Sent: 2023-07-04 10:21:06
Recipient: ja.ga.kiwi@gmail.com
Sender: AlphaOne System
Subject:
RE: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:
- TDC CCC page 1.pdf (193.86kB)
- TDC CCC page 2.pdf (207.51kB)
- TDC CCC page 3.pdf (144.72kB)
- Plumbing test certificate.pdf (233.07kB)
- Electrical certificate.pdf (296.42kB)

For further information or enquiries please email 230302@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
http://www.tasman.govt.nz

Email #290166: BC230302

Project ID: 230302
Date Sent: 2023-07-04 11:47:34
Recipient: Reception.Takaka@tasman.govt.nz
Sender: Deborah Wing
Subject: BC230302: A new email has been allocated to you
Message:

Hello Takaka Reception,

A new email for BC230302 has been allocated to you. Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302/communication/?optilbox

— AlphaOne System

Email #290238: BC230302

Project ID: 230302
Date Sent: 2023-07-04 14:53:57
Recipient: ja.ga.kiwi@gmail.com
Sender: Sarah Jones
Subject:
BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - Confirmation of Final Inspection
Message:
HI John,

Thank you for supplying your code compliance application.

Your final inspection has been booked for Wednesday 12th July 2023

Please ensure all work has been completed before this inspection takes place. All required documents must be uploaded to AlphaOne prior to the inspection. Please ensure that a copy of the stamped plans/amendments/variations are available on site for the building inspector.

A building inspector will be in contact no later than the morning of the inspection to confirm an approximate time to meet at the property.

Kind reagrds

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #290244: BC230302

Project ID: 230302
Date Sent: 2023-07-04 15:06:06
Recipient: building.support@tasman.govt.nz
Sender: Sarah Jones
Subject:

BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - CCC Reconciliation Required

Message:

Final inspection booked 12/07/2023, please review BC to identify if credit or further invoice is required

Cheers

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

Email #290442: BC230302

Project ID: 230302
Date Sent: 2023-07-05 14:31:05
Recipient: Reception.Takaka@tasman.govt.nz
Sender: Deborah Wing
Subject: BC230302: A new email has been allocated to you
Message:

Hello Takaka Reception,

A new email for BC230302 has been allocated to you. Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302/communication/?optilbox

— AlphaOne System

Email #290584: BC230302

Project ID: 230302
Date Sent: 2023-07-06 09:49:05
Recipient: ja.ga.kiwi@gmail.com
Sender: AlphaOne System
Subject:
RE: Re: BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock - Confirmation of Final Inspection
Message:
Hello

Thank you for your message regarding your application with Tasman District Council. This is an automated response to confirm your message has been received by the assigned officer for review.

We accept email attachments in PDF, JPG and PNG format.

ACCEPTED ATTACHMENTS:
- Electrical certificate revised.pdf (294.40kB)

For further information or enquiries please email 230302@tasman.abcs.co.nz.

Kind regards

Tasman District Council
189 Queen Street
Richmond 7020
http://www.tasman.govt.nz

Email #290611: BC230302

Project ID: 230302
Date Sent: 2023-07-06 10:52:18
Recipient: Reception.Takaka@tasman.govt.nz
Sender: Casey Port
Subject: BC230302: A new email has been allocated to you
Message:

Hello Takaka Reception,

A new email for BC230302 has been allocated to you. Please check and take appropriate action.

https://tasman.abcs.co.nz/jobs/230302/communication/?optilbox

— AlphaOne System

Email #290621: BC230302

Project ID: 230302
Date Sent: 2023-07-06 11:22:33
Recipient: ja.ga.kiwi@gmail.com
Sender: Sarah Jones
Subject:
BC230302: 1922 Motueka Valley Highway, Motueka-Woodstock
Message:
Hi John,

All looks good. The Building inspector will advise if anything else is required- The first certificate was accepted by a Building inspector - so it was all fine. It only needed to be resent if it got rejected.

Kind regards

Sarah Jones
Customer Service Officer - Takaka
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

==========

Hi Sarah
Attached is a revised electrical certificate with spelling correction and building consent number added. Please advise if we need to provide any further information.
Regards
John Anderson

On Tue, Jul 4, 2023 at 2:53?PM Tasman District Council wrote:

> HI John,
>
> Thank you for supplying your code compliance application.
>
> Your final inspection has been booked for Wednesday 12th July 2023

>
> Please ensure all work has been completed before this inspection takes
> place. All required documents must be uploaded to AlphaOne prior to the
> inspection. Please ensure that a copy of the stamped
> plans/amendments/variations are available on site for the building
> inspector.
>
> A building inspector will be in contact no later than the morning of the
> inspection to confirm an approximate time to meet at the property.
>
> Kind reagrds
>
>
>
> Sarah Jones
> Customer Service Officer - Takaka
> Tasman District Council
> 189 Queen Street, Richmond 7020
> P: 03 543 8400 | E: building.support@tasman.govt.nz | W:
> http://www.tasman.govt.nz
> ----------
>
> ----------
> *DISCLAIMER*
> This message is for the designated recipient(s) only, and may contain
> confidential and/or privileged information. If you have received it in
> error, please delete it and advise the sender immediately. You should not
> copy or use it for any other purpose, nor disclose its contents to any
> other person.
>
> Designated Recipient(s): ja.ga.kiwi@gmail.com
> Sent From: AlphaOne Building Consent System
> Sent Date: 4 July 2023 14:53:56 pm - Tuesday

Email #291604: BC230302

Project ID: 230302
Date Sent: 2023-07-12 11:25:07
Recipient: ja.ga.kiwi@gmail.com
Sender: Shannon Aram
Subject: BC230302 Inspection Report
Message:

Our inspection team have carried out a site inspection on the above project today, please find attached the inspectors site notice for your information.

The AlphaOne system has the ability to mark the inspection record as a Pass or Fail, this is to ensure an accurate record is maintained of outstanding work or documents that is required to be completed or provided. The Inspector will discuss the inspection outcome and expectations with the onsite contact during the inspection.

If you have any queries regarding the content of the site notice please contact Tasman District Council on 03 543 8400.

Regards,

Email #291623: BC230302

Project ID: 230302
Date Sent: 2023-07-12 12:46:10
Recipient: ja.ga.kiwi@gmail.com
Sender: Shannon Aram
Subject:

BC230302 Form 7: Code Compliance Certificate - 1922 Motueka Valley Highway, Motueka-Woodstock

Message:

Dear Sir/Madam,

Please find attached a copy of your code compliance certificate for BC230302.

If you have any questions please contact Tasman District Council on 03 543 8400.

Regards

Shannon Aram
Building Technical Officer - Inspections
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: http://www.tasman.govt.nz

File Notes: BC230302

Blog ID: 361566
Author: Kate Stoneman
Created: 2023-04-05 11:53:39
Notes: stonek has updated the complexity for this consent from "Unknown" to " R1 Dwelling Addition - Alteration"

Blog ID: 361637
Author: Kate Stoneman
Created: 2023-04-05 14:44:28
Notes: Assets Input:Internal alterations only

Blog ID: 361856
Author: Emily Harwood
Created: 2023-04-06 12:21:18
Notes: Alteration review by Dawn Rosie prior to RFI/RTG

Blog ID: 363581
Author: Mike Harry
Created: 2023-04-20 07:14:40
Notes: RFI#1 response incomplete as no attachments. Email to designer requesting information.

Blog ID: 363649
Author: Mike Harry
Created: 2023-04-20 10:36:14
Notes: Called BI TL regarding inspections, due to nature of consent wastepipes/preline/postline /final required.

Blog ID: 363650
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'BC Issue Awaiting Invoice' block for the following reason: Invoice Due

---

Blog ID: 363651
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'CCC Issue Other' block for the following reason: CCC Not Ready

---

Blog ID: 363652
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'Inspections BC Not Granted/Issued' block for the following reason: Building Consent can be granted and issued on payment of the appropriate fees and levies.

Blog ID: 363877
Author: Casey Port
Created: 2023-04-21 10:24:39
Notes: Casey Port removed 'BC Issue Awaiting Invoice' block for the following reason: invoiced

---

Blog ID: 363878
Author: Casey Port
Created: 2023-04-21 10:24:54
Notes: Casey Port removed 'Inspections BC Not Granted/Issued' block for the following reason: BC is now granted and issued

---

Blog ID: 363879
Author: Casey Port
Created: 2023-04-21 10:25:21
Notes: Your Building Consent fee has been time tracked at $170.00 per hour and is based on:

1.37 hours building support time
1.86 hours processing time
4.00 inspections
7.24 Total building consent hours

Blog ID: 363880
Author: Casey Port
Created: 2023-04-21 10:27:14
Notes: Casey Port added 'CCC Issue Other' block for the following reason: "On Acceptance of CCC Application, please send email to Building Support so they can review BC to identify if credit or further Invoice is required"

Blog ID: 375143
Author: Sarah Jones
Created: 2023-07-04 14:36:04
Notes: BC230302_-_Electrical_certificate.pdf was accepted by Sarah Jones on 4 July 2023 2:35pm. This decision was reversed by Sarah Jones for the following reason: Tech Check required

---

Blog ID: 375145
Author: Sarah Jones
Created: 2023-07-04 14:37:19
Notes: BC230302_-_Pressure_test_certificate.pdf was accepted by Sarah Jones on 4 July 2023 2:37pm. This decision was reversed by Sarah Jones for the following reason: Tech Check required

---

Blog ID: 375151
Author: Sarah Jones
Created: 2023-07-04 14:45:13
Notes: I have uploaded the Application for CCC - Paper (4 July 2023)

Blog ID: 375152
Author: Sarah Jones
Created: 2023-07-04 14:45:13
Notes: Sarah Jones made a decision to start the CCC clock for the following reason: CCC Received and uploaded

---

Blog ID: 375331
Author: Deborah Wing
Created: 2023-07-05 13:38:20
Notes: CCC rec not completed due to error at invoicing. Should have fallen under minor works.

Blog ID: 375332
Author: Deborah Wing
Created: 2023-07-05 13:38:55
Notes: Deborah Wing removed 'CCC Issue Other' block for the following reason: CCC block not required

---

Blog ID: 376308
Author: Shannon Aram
Created: 2023-07-12 11:25:38
Notes: Shannon Aram added 'CCC Issue Awaiting Invoice' block for the following reason: Invoice Due

---

Blog ID: 376332
Author: Shannon Aram
Created: 2023-07-12 12:45:45
Notes: Shannon Aram removed 'CCC Issue Awaiting Invoice' block for the following reason: zero balance owing

---

Blog ID: 376333
Author: Shannon Aram
Created: 2023-07-12 12:45:51
Notes: Shannon Aram removed 'CCC Issue Other' block for the following reason: final passed

---

File Notes: BC230302

Blog ID: 361566
Author: Kate Stoneman
Created: 2023-04-05 11:53:39
Notes: stonek has updated the complexity for this consent from "Unknown" to " R1 Dwelling Addition - Alteration"

Blog ID: 361637
Author: Kate Stoneman
Created: 2023-04-05 14:44:28
Notes: Assets Input:Internal alterations only

Blog ID: 361856
Author: Emily Harwood
Created: 2023-04-06 12:21:18
Notes: Alteration review by Dawn Rosie prior to RFI/RTG

Blog ID: 363581
Author: Mike Harry
Created: 2023-04-20 07:14:40
Notes: RFI#1 response incomplete as no attachments. Email to designer requesting information.

Blog ID: 363649
Author: Mike Harry
Created: 2023-04-20 10:36:14
Notes: Called BI TL regarding inspections, due to nature of consent wastepipes/preline/postline /final required.

Blog ID: 363650
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'BC Issue Awaiting Invoice' block for the following reason: Invoice Due

---

Blog ID: 363651
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'CCC Issue Other' block for the following reason: CCC Not Ready

---

Blog ID: 363652
Author: Mike Harry
Created: 2023-04-20 10:37:07
Notes: Mike Harry added 'Inspections BC Not Granted/Issued' block for the following reason: Building Consent can be granted and issued on payment of the appropriate fees and levies.

Blog ID: 363877
Author: Casey Port
Created: 2023-04-21 10:24:39
Notes: Casey Port removed 'BC Issue Awaiting Invoice' block for the following reason: invoiced

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Blog ID: 363878
Author: Casey Port
Created: 2023-04-21 10:24:54
Notes: Casey Port removed 'Inspections BC Not Granted/Issued' block for the following reason: BC is now granted and issued

---

Blog ID: 363879
Author: Casey Port
Created: 2023-04-21 10:25:21
Notes: Your Building Consent fee has been time tracked at $170.00 per hour and is based on:

1.37 hours building support time
1.86 hours processing time
4.00 inspections
7.24 Total building consent hours

Blog ID: 363880
Author: Casey Port
Created: 2023-04-21 10:27:14
Notes: Casey Port added 'CCC Issue Other' block for the following reason: "On Acceptance of CCC Application, please send email to Building Support so they can review BC to identify if credit or further Invoice is required"

Form 2
Application for project information memorandum and/or building consent

Section 33 or section 45, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway Tasman 7196
Legal description of land where building is located:	Pt Sec 4 SQ 7
Building name:	Main Building
Location of building within site/block number:	1922 Motueka Valley Highway Tasman 7196
Number of levels:	No information provided
Level/unit number:	No information provided
Area:	Total: Not provided, Change: Not provided
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	1980

The owner

Name of owner:	J & G Anderson
Mailing address:	1922 Motueka Valley Highway Ng?t?moti New Zealand Nelson 7196
Street address/registered office:	No information provided
Phone number:	Landline: 0211147730 Mobile: N/A
Daytime:	Landline: 0211147730 Mobile: N/A
After hours:	Landline: 0211147730 Mobile: N/A
Facsimile number:	No information provided
Email address:	ja.ga.kiwi@gmail.com
Website:	No information provided

The following evidence of ownership is attached to this application:

1. 1922MotuekaValleyHighway-TITLE.pdf (157.09K)

Agent

Name of agent:	Kerry Thomson			
Mailing address:	247 Main Road Spring Grove 7095			
Street address/registered office:	247 Main Road Spring Grove			
Phone number:	Landline:	035418738	Mobile:	035418738
Daytime:	Landline:	035418738	Mobile:	035418738
After hours:	Landline:	035418738	Mobile:	035418738
Facsimile number:	No information provided			
Email address:	kbthomsonnz@gmail.com			
Website:	No information provided			
Relationship to owner:	Application made on owners behalf			

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

Full name:	Kerry Thomson
Mailing address:	247 Main Road Spring Grove Wakefield 7095
Phone number(s):	035418738
Facsimile number(s):	N/A
Email address(es):	kbthomsonnz@gmail.com

Application

I request that you issue a building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

J ANDERSON

Date: 3 Apr 2023

space for council use

Application Type	Building Consent only
Reference Key:	67829089TZ
Name:	Kerry Thomson
Application Role:	Agent

The project

Description of the building work:
convert laundry into 2nd bathroom

Will the building work result in a change of use of the building?	No
Intended life of the building if less than 50 years:	50 years
List building consents previously issued for this project (if any):	No information provided
Estimated value of the building work on which the building levy will be calculated (including goods and services tax):	$4,400

Restricted building work

Will the building work include any restricted building work? Yes

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work:

Name	Kerry Thomson
Licensing class	Design Licence - Class 2
Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)	BP113911

Building consent

The following plans and specifications are attached to this application:
1. 1922MotuekaValleyHighway-bathroom.pdf (3.69M)

The building work will comply with the building code as follows:

Main Building	
B1 - Structure	AS1
B2 - Durability	AS1
E3 - Internal Moisture	AS1
F2 - Hazardous Building Materials	AS1
G1 - Personal Hygiene	AS1
G4 - Ventilation	AS1
G5 - Interior Environment	AS1
G9 - Electricity	AS1
G12 - Water Supplies	AS1
G13 - Foul Water	AS1, AS2
Waiver / Modification Required:	N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. 1922MotuekaValleyHighway-bathroom.pdf (3.69M)

Record of title

1. 1922MotuekaValleyHighway-TITLE.pdf (157.09K)

Form 5
Building consent - BC230302
Section 51, Building Act 2004

The building

Street address of building:	1922 Motueka Valley Highway, Motueka-Woodstock
Legal description of land where building is located:	Pt Sec 4 SQ 7
Building name:	
Location of building within site/block number:	1922 Motueka Valley Highway, Motueka-Woodstock
Level/unit number:	0

The owner

Name of owner:	John and Gloria Anderson
Contact person:	
Mailing address:	1922 Motueka Valley Highway RD 1 Motueka 7196
Street address/registered office:	
Phone number:	Landline: Mobile: 0211147730
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	ja.ga.kiwi@gmail.com
Website:	No information provided

First point of contact for communications with the building consent authority:
Kerry Thomson ; Mailing Address: 247 Main Road
RD1
Wakefield 7095; Phone: 035418738; Email: kbthomsonnz@gmail.com

Building work

The following building work is authorised by this building consent:
Internal alteration

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
(a) land on which building work is being or is proposed to be carried out; and
(b) building work that has been or is being carried out on or off the building site; and
(c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

Inspections
The following inspections are required:

- Wastepipes
- Post Line
- Preline
- Final

Documents required
Wastepipes

- G12: Pipework pressure test documentation

Preline

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

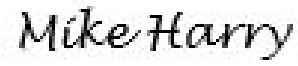
Compliance schedule

A compliance schedule is not required for this building.

Attachments

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

- Advice notes



Position: Building Technical Officer
On behalf of: Tasman District Council
Issue Date: 21 April 2023

Advice notes

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and/or appropriate NZS/AS Standard, and confirms compliance with this building consent.

Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Hazardous Materials: Due to the age of the existing building there is a likelihood it may contain asbestos containing material. The nature of the proposed building works means you will need to consider compliance with the Health and Safety at Work (Asbestos) Regulations 2016.

Any enquiries should first be directed to WorkSafe NZ (https://worksafe.govt.nz/about-us/contact-us/, or phone 0800 030 040), and detailed information is also available at https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos and http://asbestosaware.co.nz

SPECIFICATION FOR
1922 MOTUEKA VALLEY HIGHWAY
CONVERT LAUNDRY INTO 2ND BATHROOM

PRELIMINARY AND GENERAL
This work comprises converting the laundry into a 2nd bathroom as detailed on the drawings.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any variation from the plans must be approved by the territorial authority, minor variations may be approved by the building inspector. Amended plans shall be supplied to the territorial authority.

CARPENTRY
Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3602. Grade SG8. H1.2 treated.
Relocate door as shown on plan, frame old opening, remove linings as required. After plumbing installed, replace insulation and reline walls with 10mm Gib Aqualine. Fit 40mm H3.1 pine architraves & 60mm skirtings and 30mm bevelled scotia.
Arrange for existing window glazing to be replaced with grade A safety glass (obscured).
Install ceiling fan and ducting to soffit (coordinate with electrician).

ELECTRICAL
Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards. Install switched socket by vanity, alter light switch location and install ceiling fan wiring.

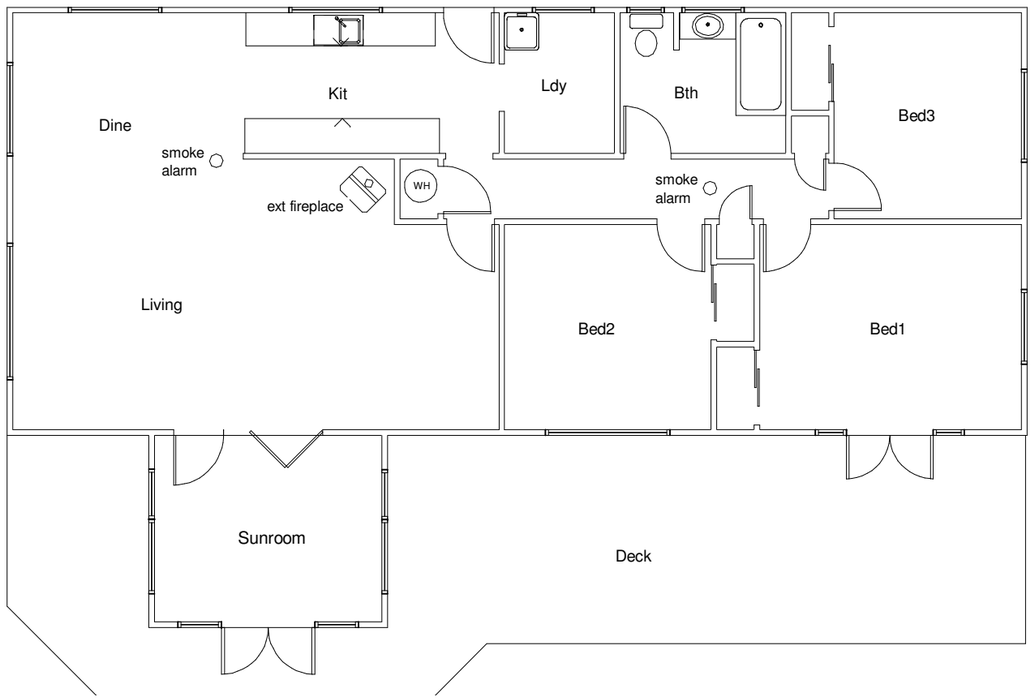
PLUMBING
Plumbing shall be by registered plumber and comply with the NZBC G12 & G13. Notify the Contractor of positions of blocking etc for the support of fittings. Holes for pipes shall be minimum size required and positioned to ensure the structural integrity of the building is not compromised.
Internal water pipes shall be butylene. Lag all hot water pipes and all pipes in ceiling with Climaflex XT foam pipe lagging (or similar). Pressure test on completion.
Waste pipes; reuse existing tub waste for vanity, install new 40d shower waste @ 1:40 minimum gradient to existing GT. Connect new 100d toilet waste to existing toilet lateral under the floor, 1:60 minimum gradient.

PAINTING AND GIB STOPPING
The work shall be carried out by competent trades people in accordance with NZS 7703 and the NZBC.
Materials and workmanship shall be to a high standard and as specified by manufacturer, applied within the required temperature range and with surface to the required moisture level.
Stopping shall be in accordance with GIB's fixing and jointing instructions to Level 4 finish.
PAINTING; Cover all adjoining surfaces and areas liable to damage. Fill nail holes and sand to a smooth finish. Surfaces must be clean, dry and sanded before painting and between coats.
Walls and ceiling; 1 coat pigmented sealer + 2 coats acrylic enamel (satin). Do not paint behind shower wall liners. Door (incl. top & bottom), jambs, architraves, skirtings etc; sealer + 2 coats acrylic enamel (semi gloss).

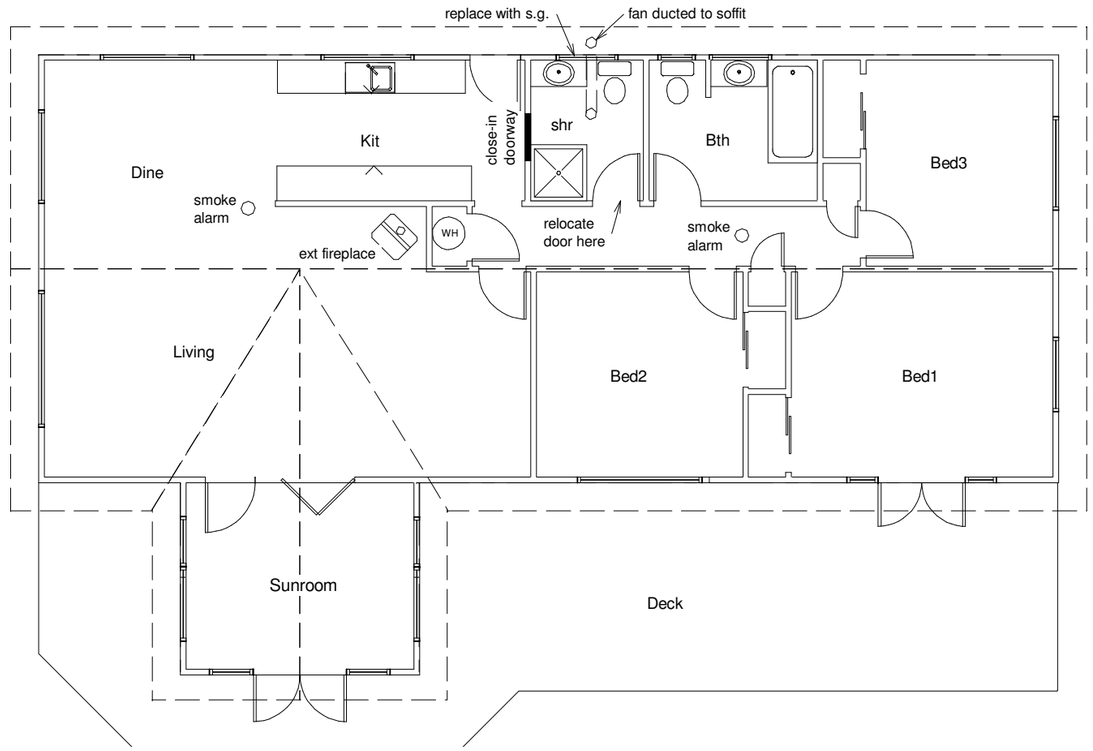
FIXTURES & FINISHINGS
Floor; apply UZIN PE460 sealer to manufacturers instructions and glue vinyl flooring with UZIN KE68 adhesive. Seal perimeter to skirtings and fixtures.
Showers; 900x900 Clearlite or similar acrylic 2 sided cubicle.
Seal back of vanity to wall.
Contractor to fit door hardware, door stops, toilet roll holder, towel rail and mirror as required by owner.

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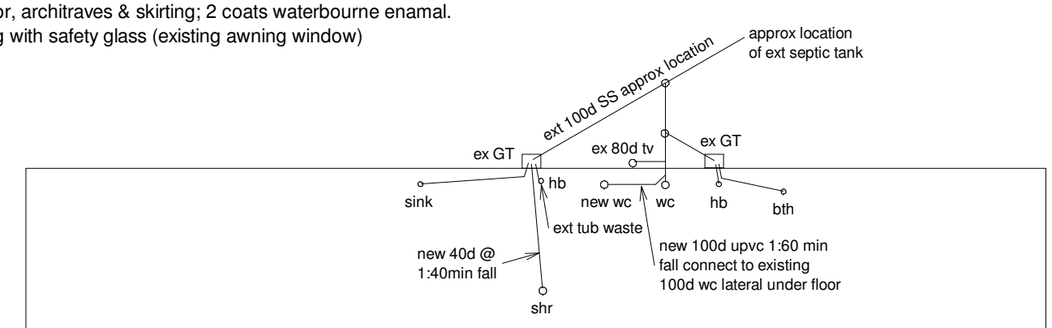


EXISTING FLOOR PLAN 1:100



PROPOSED FLOOR PLAN 1:100

Line walls with 10mm Gib Aqualine. Stop to level 4.
Shower; Clearlite or similar acrylic cubicle installed to manufacturers instructions.
Architraves 20x12 pine & 80x12mm pine skirtings.
Floor; sheet vinyl, seam-sealed & sealant perimeter to skirting & fixtures.
Paint walls & ceiling with pigmented sealer + 2 coats Resene Bathroom acrylic satin finish. Door, architraves & skirting; 2 coats waterbourne enamal.
Replace glazing with safety glass (existing awning window)



DRAINAGE PLAN 1:100

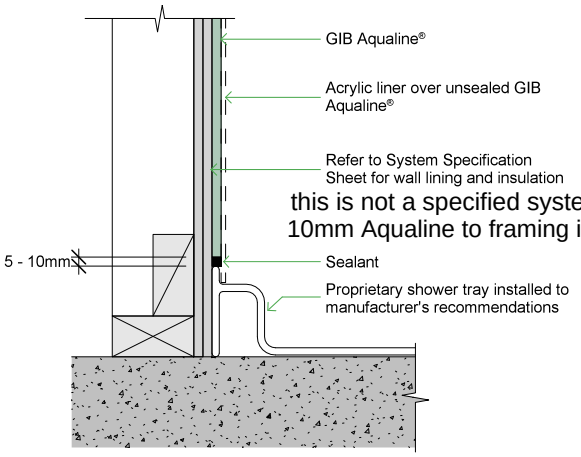
Install new 100d wc lateral, connected to existing wc lateral under floor (timber floor)
Install new 40d shower waste to existing GT

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone B

CONVERT LAUNDRY TO BATHROOM
1922 MOTUEKA VALLEY HIGHWAY

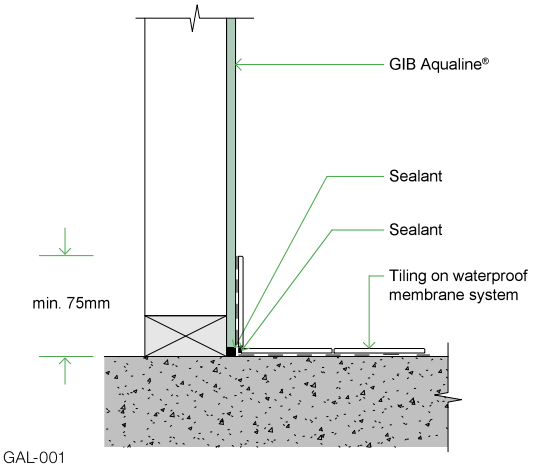
Owner J Anderson 03 5268644 or 0211147730	17/03/23	SHT 1

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



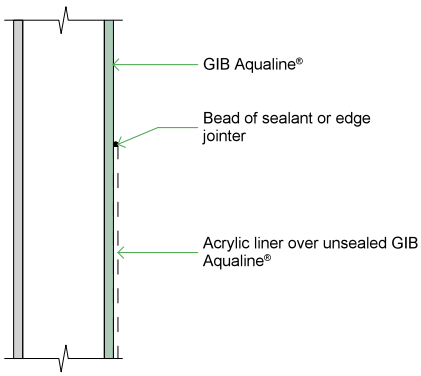
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



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PRODUCT DATA SHEET

2-Component Epoxy Primer-Sealer

UZIN PE 460

Epoxy primer for damp or weak surfaces

Description:

UZIN PE 460 is an epoxy resin primer with low odor, mainly used as a moisture barrier up to 5 CM-% on cement screeds or concrete. For interior and exterior use.

As a blocking primer:

- on unheated cement screeds with residual moisture up to 5 CM-% (6 % per weight)

As a strengthening primer:

- on weak, porous or cracked substrates

As a bonding primer:

- grit-blinded or in connection with UZIN PE 280 prior to levelling work with UZIN cement- or calcium sulphate levelling compounds
- on dense or very absorbent substrates
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in domestic, commercial and industrial locations

As an epoxy mortar:

- in connection with the special filler UZIN XS





GEV-EMICODE EC 1 PLUS very low emission

LEED contributing product

Product Benefits / Properties:

UZIN PE 460 impresses by fast curing and functionality also at low temperatures

Composition: Polyamine cured epoxy resin.

- Reduced odour during application
- High barrier effect against moisture
- Excellent surface wetting properties
- Water- and frost-resistant
- System component in PAH decontamination
- Solvent-free
- EMICODE EC 1 R PLUS / very low emissions

Technical Data:

Packaging:	metal combi-can		
Packsizes:	5 kg, 10 kg		
Shelf life:	min. 12 months		
Colour wet / dry:	transparent / brownish		
Mixing ratio:	A : B = 1.9 : 1 parts by weight		
Pot life:	25 – 30 minutes*		
Consumption:	200 – 600 g / m² per coat*		
Working temperature:	min. 10 °C at floor level and + 3 °C above dew point		
Set to foot traffic:			
temperature:	10 °C / 50 °F	20 °C / 68 °F	30 °C / 86 °F
time:	21 hrs.	8 hrs.	5 hrs.
Final strength:	after 3 – 5 days*		

*At 20 °C / 68 °F and 65 % relative humidity.

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GB | Uzin Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 (0)1788 530 080 | Fax +44 (0)1788 536 508 | E-mail info@uzin.co.uk | Internet www.uzin.co.uk

Substrate Preparation:

The substrate must be sound, load bearing, dry, free from cracks, clean and free from materials which would impair adhesion (e.g. dirt, oil, grease). The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported.

Any weakly bonded or soft surface sections (e.g. separating agents, loose residues of adhesives, levelling compounds, coverings or paints) have to be removed by brushing, abrading, grinding or shot-blasting. Thoroughly vacuum to remove loose material and dust. Dense, smooth and metal surfaces should be degreased and abraded. On metal surfaces, pre-test for adhesion strength. Always allow the primers to dry completely.

Refer to the Product Data Sheets for other products used.

Application:

1. Before use, allow the combi-cans to come to room temperature. Punch several times through the plastic plug and the floor of the upper container (hardener B). Allow the hardener to drain completely into the lower container (resin A). Remove the empty upper container and thoroughly blend the components with the UZIN spiral mixer (A). Decant the mixed material into an oval bucket and mix briefly once again.
2. Immediately apply an even coat of the primer onto the substrate with the UZIN Nylon Fibre Roller (B). On smooth surfaces, it can be spread with a B2 notched trowel and then evenly rolled out using the fibre roller. Ensure a fully sealed coat. Allow for the limited working time.
3. When the first coat is dry to accept foot traffic, but within 48 hours, apply the second coat using cross-strokes. To visually differentiate between the coats, mix approx. 1 % of UZIN Epoxy-Colourant into the second coat (C).
4. With subsequent levelling work, the last (wet) coat has to be sanded immediately with UZIN quartz sand 0,8 (approx 3 kg / m²) (D). After curing vacuum thoroughly.
5. in case of using UZIN PE 460 as a moisture barrier an UZIN PE 280 as a Primer the minimum quantity of UZIN PE 460 has to be 500 g/m² in one layer.
6. Clean tools immediately after use with UZIN VE 124. Hardened material can only be removed by mechanical means. When hardened, sweep off loose sand and vacuum.









Application Chart:

Consumption according to surface condition and resin temperature, application with the UZIN Nylon Fibre Roller:

Substrate	Consumption
Rough, shot-blasted or ground surfaces	300 – 600 g/m²*
Lightly shot-blasted surfaces, application with B2 notched trowel	approx. 500 g/m²*
Sanded surfaces, old adhesive residues	250 – 350 g/m²*
Smooth, dense and non-absorbent surfaces	200 – 250 g/m²*
Barrier-coat on a new, trowelled and smoothed cement screed	approx. 350 g/m²/1st coat* approx. 250 g/m²/2nd coat*

*At 20 °C / 68 °F and 65 % relative humidity and acclimatised containers.
At lower temperatures, material consumption is increased.

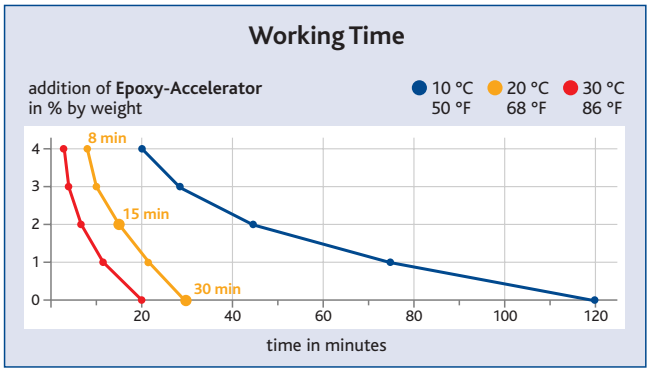
Extended application field:

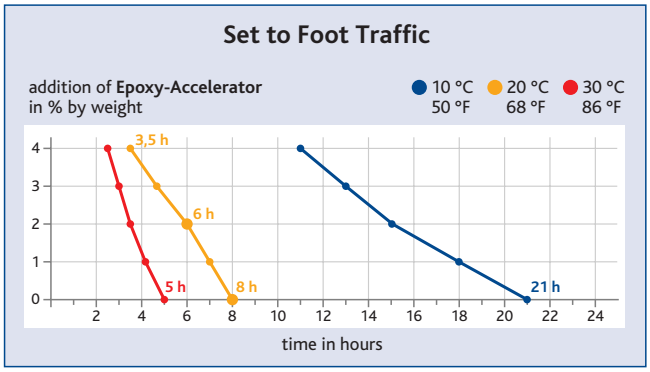
- providing a barrier against high residual moisture in non-heated, cement-based substrates such as e.g. cement screeds, concrete slabs or bonded constructions in direct contact with ground moisture up to 5 CM-% and 6 % by weight.
- surface strengthening or priming of dry, mineral surfaces, including or weak, even heated substrates. For cement-, calcium sulphate-, magnesia-, and stone-wood-screeds, concrete, chipboard P4 – P7, OSB 2 – OSB 4 boards and pre-finished screed sections.
- priming of ceramics and natural stone, reconstituted stone, terrazzo, metal (obtain technical advice), coatings and seal-coats (sanded until matt).
- priming of substrates with well bonded residues of bitumen-based or water-soluble adhesives, paints or levelling compounds (including spent sulphite adhesive residues).
- priming prior to application of epoxy-, PUR or silane-based adhesives.
- producing a reaction resin mortar, when mixed with UZIN XS, for filling holes and surface damage. Prime the surfaces and apply the mixed epoxy mortar wet-in-wet onto the primer.
- for the shut-off of dry mature and prove surfaces to protect from moisture. cement from thin-and medium-bed mortars at subsequent laying of large format tiles or laying in the middle bed process.

Practical Note:

To accelerate the setting process, up to max. 4 % of UZIN Epoxy-Accelerator can be added to the primer. Application of the following coat can then be carried out earlier than without the accelerator, ideally the same day.

In the following diagrams, the working time and setting time are shown depending on accelerator quantity and temperature.





An addition of 2 % allows two coats to be applied within one day.

Caution: at 4 % accelerator quantity, the working time is drastically reduced. Only use this quantity in conjunction with adequate experience and lower temperatures!



UZIN PE 460

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Allow containers to come to room temperature before use.
- Optimum work conditions are 15 – 25 °C, floor temperature above 15 °C / 59 °F and relative air humidity below 65 %. Low temperatures shorten, whilst high temperatures lengthen the working and curing time.
- **Caution:** Epoxy materials can become extremely hot in the container after mixing. Therefore apply the primer immediately, do not leave the container unattended after mixing and remove it to outdoors to allow residue to react.
- As a damp-proofing barrier up to 5 CM-% under mineral levelling compounds, a double application is required. Does not replace damp-proofing in accordance with DIN 18 195, Part 4.
- A surface barrier-coat cannot be applied on moisture-sensitive substrates or old cement screeds with levelling compound residues and in direct contact with ground moisture.
- For barrier-coats on cement screeds or concrete slabs with incorporated underfloor heating or concrete core cooling, obtain technical advice.
- For direct adhesion of wood flooring onto ungritted UZIN PE 460, UZIN reaction resin adhesives must be used within 48 hours.
- For use in PAH decontamination please refer to the detailed system recommendations and notes on the internet (ww.uzin.de).
- For coating on metal, prepare a test area and obtain technical advice.
- Do not mix part quantities!
- When mixed with e.g. UZIN Epoxy Accelerator and / or UZIN Epoxy Colourant there is no guarantee for the emission class EC 1 R PLUS anymore.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 "Working with floor coverings"
  – DIN 18 356 "Working with wood flooring"
  – TKB publication "Assessment and preparation of substrates for floor covering and wood flooring work
  – BEB publication "Assessment and preparation of subfloors"

Protection of the Workplace and the Environment:

Solvent-free. Non flammable. Comp. A: Contains epoxy resin: Irritant. Comp. B: Contains amine hardener: Corrosive. Both components: May cause irritations or burns to eyes, skin or respiratory system. May cause sensitisation by skin contact. Use barrier cream, protective gloves and safety-goggles. After contact with skin, wash immediately with plenty of water and soap. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. In liquid form, "hazardous to the environment", therefore do not allow into drains, water courses or landfill.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk. Does not contaminate the indoor air quality with either formaldehyde or other volatile compounds. EMICODE EC 1 R PLUS – very low emission.

Disposal:

Where possible, collect product residues and re-use. Do not empty into drains, sewers or ground. Empty, scraped and drip-free metal containers are recyclable. Liquid residues as well as containers with liquid residues are special waste, those with mixed and cured residues are Construction Waste. Therefore collect waste material, mix both components and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

PRODUCT DATA SHEET

1-Component Hybrid Adhesive

UZIN KE 68

1-component hybrid adhesive for heavy duty

Description:

UZIN KE 68 is a ready to use and user-friendly 1-component hybrid adhesive. The adhesive with very low emissions is the ideal problem solver in areas with higher demands, e. g. in areas with higher temperatures or with water coming from above in the joints. Furthermore, UZIN KE 68 is suitable in areas with higher mechanical loads, e. g. in front of lifts or in areas loaded with hand pallet trucks. For interior use.

As a special adhesive:

- for rubber in tiles up to 4 mm (e.g. norament®)
- for LVT
- for PVC and CV floor coverings in tiles
- for click LVT
- for rubber granulate coverings or underlays (e.g. Regupol®)
- for linoleum in tiles up to 4 mm thickness
- for indoor entrance mats
- for artificial grass or sports floor coverings
- in combination with UZIN RR 185 and industrial floor coverings (e.g. Gerflor GTI®)
- on levelled, absorbent or non-absorbent substrates
- on flexible or deformable substrates (underlays, e.g. UZIN RR 188 or UZIN RR 189, wood, on metal substrates, please ask UZIN technical service for advice)
- on warm water underfloor heating system
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in residential, commercial and industrial locations
- for wet shampooing and spray extraction cleaning according to RAL 991 A2





UZIN ÖKOLINE

GEV-EMICODE EC 1 PLUS very low emission

BLAUER ENGEL DAS UMWELTZEICHEN

www.blauer-engel.de/uz113

Product benefits / properties:

UZIN KE 68 offers a high dimension stability and strength, also under extreme conditions.

Composition: Silane-terminated prepolymers, mineral fillers, additives.

- Ready to use
- Good ridge formation
- High temperature stability
- Solvent-free
- EMICODE EC 1 R PLUS / very low emission
- RAL-UZ 113 / Environmentally compatible because of low emission

Technical specifications:

Packaging:	Plastic bucket
Pack size:	14 kg
Shelf life:	min. 12 months
Colour wet / dry:	beige
Consumption:	250 – 450 g/m²
Working temperature:	min. 15 °C / 59 °F at floor level
Working time:	up to 40 minutes*
Set to traffic:	after 24 hours*
Final strength:	after 3 – 5 days*
Sealing / filling joints:	after 12 – 24 hours*

*At 20 °C and 65 % relative humidity, depending on the type of floor covering and the absorbency of the substrate.

UZIN | A brand of Uzin Utz Group

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E-mail uzin.uk@uzin-utz.com | Internet www.uzin.co.uk

UZIN KE 68

Substrate Preparation:

The subfloor must be level, sound, load bearing, dry, free from cracks, clean and free from material which would impair adhesion (e.g. dirt, oil, grease). The surface must be vacuumed, primed and levelled thoroughly with a high-tensile cementitious compound. Suitable primers and levelling compounds can be found in the UZIN product guide. On flexible substrates, such as mastic asphalt or underlays, smooth as required with the 2-component PU-levelling compound UZIN KR 410 and adhere the covering within 24 to 48 hours. Degrease and abrade dense and smooth substrates and prime with suitable product if necessary. The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported. Always allow primer and levelling compound to dry well all the way through.

Refer to the Product Data Sheets for other products used.

Application:

1. Apply adhesive uniformly with suitable notched trowel onto the substrate. Do not apply more adhesive than can be laid with good wetting of the back of the covering within the working time.
2. Lay in the covering, rub down and, after approx. 1 hour, roll. When using dark floor coverings, please watch that there is no adhesive in the joint area.
3. Remove residues while fresh with clothes of UZIN Clean-Box. Hardened adhesive can only be removed mechanically.

Consumption information:

Type of backing	Notch Size	Consumption*
Smooth	A 5	250 – 300 g/m²
Slightly structured	A 2	350 – 400 g/m²
Linoleum	B 1	400 – 450 g/m²

* At 20 °C and 65 % relative humidity, with tempered adhesive buckets on UZIN NC 170 LevelStar.

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Frost resistant up to – 25 °C. Allow adhesive to reach room temperature before use.
- Optimum work conditions are 18 – 25 °C, floor temperature above 15 °C and relative air humidity below 65 %. Low temperatures and low air humidity lengthen, whilst high temperatures and high air humidity shorten the drying time.
- Before bonding floor coverings must be adequately acclimatised and free from tension and must be adapted to the common indoor climate for future use.
- UZIN KE 68 is suitable for use under goods handling trucks with very heavy loading up to 30 kp/cm^2.
- UZIN KE 68 must be protected from alkaline moisture. In areas where water occurs only from the substrate, you have to use e.g UZIN PE 460 as a moisture barrier below the levelling compound. In areas where water also or only occurs from above, you have to use e.g UZIN PE 460 as a moisture barrier on the levelling compound.
- For the applications coating, sealing, cleaning and maintaining the products of UZIN Care can be used to (UZIN Basic Cleaner, UZIN Turbo Protect Plus, UZIN Resilient Sealer, UZIN Resilient Care, UZIN Refresher). For further information please refer the separate product data sheets.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – TKB specification sheet “Assessment and preparation of surfaces for floor covering and wood floor covering”
  – BEB specification sheet “Assessment and preparation of surfaces”
  – TKB specification sheet “Adhesion of elastomeric floor coverings”

Protection of the Workplace and the Environment:

Solvent-free adhesive containing methoxysilane. Keep out of the reach of children. When curing, produces traces of methanol. Ensure good ventilation during and after application / drying! Do not eat, drink or smoke during the installation. Wear suitable gloves. After contact with eyes or skin, wash immediately with plenty of water. Do not allow to enter the sewer system, bodies of water or the soil. Clean the tools with water and soap immediately after use. No preservatives added.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk.

Hotline for allergy information +49 731 4097-0.

EMICODE EC 1 R PLUS – Very low emission.

Disposal:

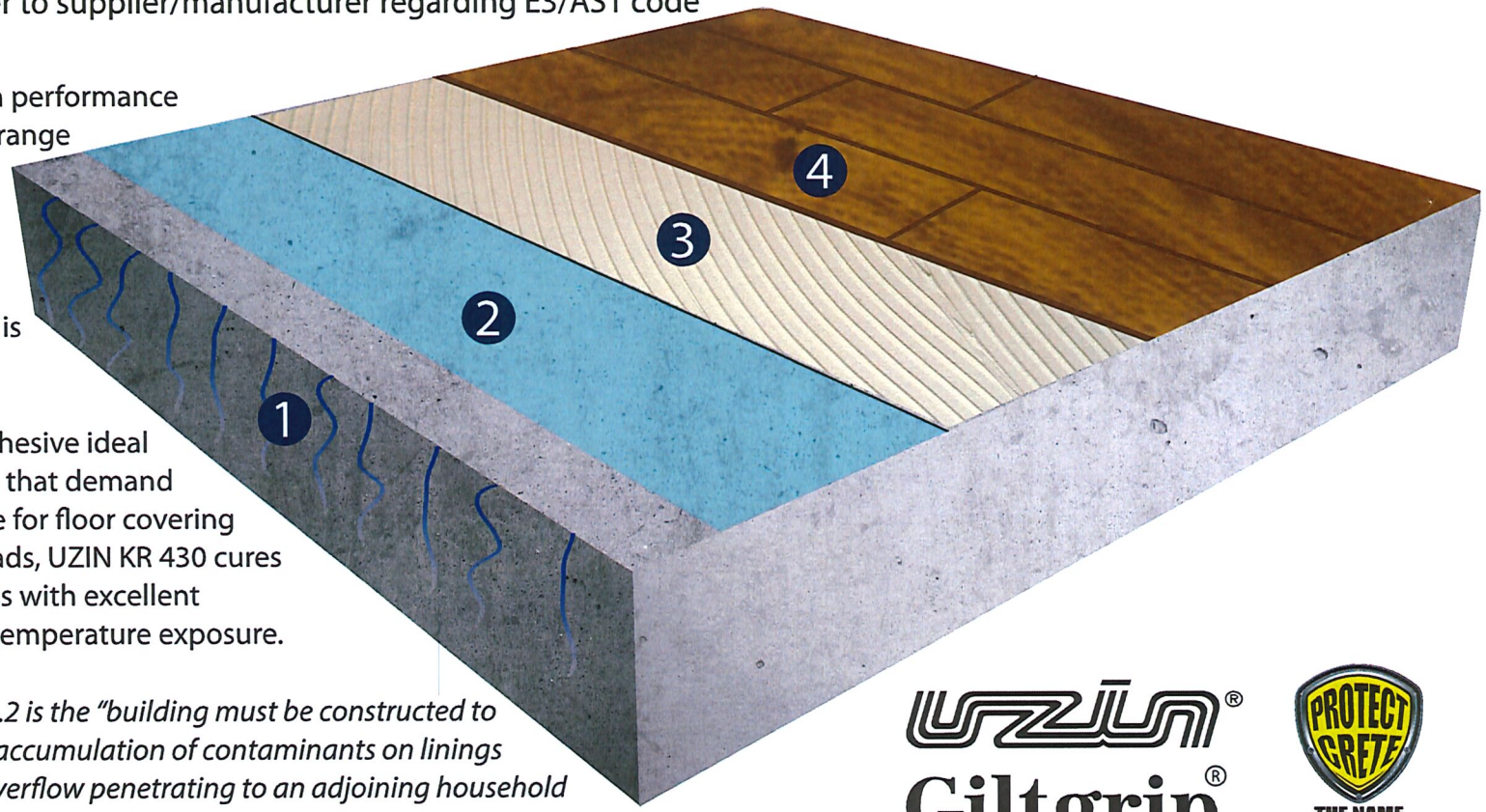
Where possible, collect product residues and re-use. Do not allow dispersal into drains, sewers or ground. Empty, scraped and drip-free containers are recyclable. Containers with liquid residue, as well as the liquid product, are classed as Special Waste. Dried product residues are classed as Construction Waste. Therefore collect waste material and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

.UXURY VINYL TILE (LVT) WET ROOMS WATERSPLASH INSTALLATION SYSTEM ALTERNATIVE SOLUTION - E3/AS1 BUILDING CODE- INTERNAL MOISTURE FOR FINISHES TO FLOORS: BATHROOMS

Must be read in conjunction with E3/AS1 November 4th 2021 Building Code. The following information is based on adhesive performance only to assist in the Alternative Solutions options for the installer. It is essential the LVT supplier provides their own documentation as to the floorcoverings suitability as required by E3/AS1.

1. Concrete substrate treated with Protect Crete Densi-Proof (Optional.)
2. Subfloor Preparation Systems (Optional site specific as required.)
   Subfloor primed with Uzin PE280 (Non-porous) or Uzin PE520 (Porous)
   OPTION 1.) Uzin NC160 or NC170 Levelling Compound
   OPTION 2.) Uzin NC888 feather Finish
3. **ADHESIVE OPTION 1:** UZIN KE68T 1- Component Hybrid Adhesive
   ADHESIVE OPTION 2: UZIN KR430 2-Part Urethane Adhesive
4. Luxury Vinyl Tile (LVT) as Specified: Refer to supplier/manufacturer regarding E3/AS1 code compliance.



Uzin KE68T adhesive is a single component high performance 'urethane type' adhesive that issuited to a large range of installations requiring high dimensional stability in extreme conditions such as sun-drenched areas, high point loading and areas requiring water-resistance from the top of the floorcoverings (wet areas). Uzin KE68T adhesive is suited to installations on floors and walls.

UZIN KR 430 is a 2-component polyurethane adhesive ideal for the installation of all types of floor coverings that demand reliable bonding in extreme conditions. Suitable for floor covering installations subject to heavy use and rolling loads, UZIN KR 430 cures to an extremely high final strength and hardness with excellent resistance to plasticizers, surface moisture and temperature exposure.

The Functional requirement given in the clause E3.2 is the "building must be constructed to avoid the likelihood of – (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture"

UZIN®
Giltgrip®

PROTECT CRETE
THE NAME SAYS IT ALL

Date Submitted: Monday, 03 April 2023

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land? **NO**

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil? **NO**

(more than 25m3 per 500m2 of land) or removing soil? (more than 5m3 per 500m2 of land) (e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)

For more information on this process please contact the Duty Planner on (03) 543 8400 or go the Ministry for the Environment website: http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Signature

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

J Anderson

3 Apr 2023

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.

MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
BUILDING ACT				
BC Complexity / Competence (Reg 10 & 18 of BCA Regs 2006): Has the correct building complexity and classified use been allocated to this project and is it within the scope of your assessed competence? Do not select X or N/A. If complexity is incorrect please rectify by selecting the correct checklist (under Manage Buildings). If processing of this project is to be undertaken under supervision then ensure that this is recorded in the file notes..	Y	MH	17/04/2023 06:51 am	Complexity is correctly assigned as R2. I have the requisite level of competence to undertake this task. Classified use is Housing - 2.0.2 Detached dwelling. Checked CT in name of owner identified on application, dated within 3 months of application.
Section 28: Warning and Bans: Can the building consent authority exercise its powers under BA s28 and issue building consent for the building work relating to this building consent? Please do not select N/A for this question.	Y	MH	17/04/2023 06:51 am	There are no warnings or bans posted on the Ministry's Warnings and Bans register that pertain to methods or building products used in this consent. In terms of section 28, the building consent authority may exercise its powers to issue building consent for the building work relating to this building consent. Checked MBIE website and neither of the two warnings and bans currently listed pertain to this consent.
Section 36: Development Contribution: Has a Development Contribution Notice been attached to the PIM? Please select N/A if a Development Contribution Notice is not required to be issued.	N/A	MH	17/04/2023 06:51 am	There is no development contribution required for this project. N/A Internal alterations to existing dwelling
Section 37: Resource Consent: Has a Resource Consent Certificate (Form 4) been attached to the PIM and have all conditions that affect issue of this building consent been satisfied? Please select N/A if Resource Consent is not required.	N/A	MH	17/04/2023 06:51 am	N/A Internal alterations to existing dwelling
Section 45: Consent Documents: Is Form 2 correctly completed and accompanied by the requisite information required by Section 45?	Y	MH	17/04/2023 06:51 am	Section 45: consent documents: form 2 is completed and accompanied by the information required by sec. 45.
Section 67 - 70: Waiver / Modifications: Is adequate reasoning for request for waiver / modification provided, and have associated legal obligations been satisfied? Please select N/A if Waiver or Modification is not required.	N/A	MH	17/04/2023 06:52 am	There is no request for waiver or modification associated with this building consent application. Checked form 2, no waiver/modification nominated.
Section 71 - 74: Natural Hazards: Is the building on land subject to natural hazards: Please select N/A if the hazard risk is already mitigated and/ or if the title is already endorsed to reflect the presence of hazard/s.				
Section 71 - 74: Natural Hazards - Prompt List:	**N/A**	**MH**	**17/04/2023 06:52 am**	
1. Deterioration: Is the building work unlikely to accelerate, worsen, or result in a natural hazard on the land or any other property?	N/A	MH	17/04/2023 06:52 am	
2. Protection: Where natural hazard/s exist; has adequate provision been made to protect land, building work, or other property from the hazard/s?	N/A	MH	17/04/2023 06:52 am	
3. Restoration: Where natural hazard/s exist; does consent documentation demonstrate adequate provision has or will be made to restore any damage to the land or other property as a result of the building work?	N/A	MH	17/04/2023 06:52 am	
4. Conditions: Where building consent is to be issued under section 72; have all conditions required under section 73 been initiated and have all parties been notified, and where required, provided with a copy of the PIM that has been issued and that relates to this project accompany such notification?	N/A	MH	17/04/2023 06:52 am	
Supplementary Processing Notes:		MH	17/04/2023 06:52 am	N/A Internal alterations to existing dwelling
Section 84 - 89: Restricted Building Work: Has the applicable restricted building work been properly identified, and have the names of owner-builders, and/or licensed building practitioners that are supervising or carrying out such work been notified to the BCA? Ticking this question will automatically add an advice note requesting Form 6A. Please edit this advice note accordingly.				
Section 84 - 89: Restricted Building Work - Prompt List:	**N/A**	**MH**	**17/04/2023 01:58 pm**	
1. Design Certificate: Is the design certificate/s correctly completed and is the scope of each practitioners work clearly identified?	N/A	MH	17/04/2023 01:58 pm	
2. License: Do the applicable LBP's that are nominated or involved in the project hold current and correct classes of license?	N/A	MH	17/04/2023 01:58 pm	

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3. Owner / Builder Statutory Declaration: If restricted work is intended to be carried out by the Owner/Builder, then has the statutory declaration as to Owner/Builder status been provided?	N/A	MH	17/04/2023 01:58 pm	
4. Fire Safety Systems: If the building work relates to fire safety systems of small to medium apartments then does the designer have the appropriate design license class for this work?	N/A	MH	17/04/2023 01:58 pm	
Supplementary Processing Notes:		MH	17/04/2023 01:58 pm	Form 2 notes RBW however phone call to agent to confirm, confirmation sought this is not RBW therefore SORG.
Section 112 (1): Alterations to Buildings: If the proposal involves alteration to an existing building, then does the solution demonstrate on reasonable grounds that after alteration the building will comply, as nearly as is reasonably practicable with provisions that relate to: Select N/A if the proposal is not an alteration to an existing building.				
Section 112 (1): Alterations to Buildings - Prompt List:	**Y**	**MH**	**17/04/2023 06:55 am**	
(i) Means of escape from fire	Y	MH	17/04/2023 06:55 am	MOE: reasonable grounds exist to demonstrate that provisions of s112 (1)(i) relating to means of escape from fire are satisfied.
(ii) Access & facilities for people with disabilities: (if required by Section 118)?	N/A	MH	17/04/2023 06:55 am	Access and Facilities: this question does not apply to this application.
(iii) Continue to comply with the other provisions of the building code to at least the same extent as before the alteration?	Y	MH	17/04/2023 06:55 am	(iii): documentation demonstrates reasonable grounds for accepting that the building will continue to comply with the other provisions of the building code to at least the same extent as before the alteration as per section 112(1)(b), convert laundry into second bathroom, SORG.
Section 112 (2): Alterations to Buildings - TA Function: Have the provisions of section 112 (2) been satisfied? Select N/A if the Territorial Authority does not need to consider section 112 (2).	Y	MH	17/04/2023 06:56 am	Provisions of Section 112 (2) have been satisfied. The alteration will not alter attributes of the building that relate to means of escape from fire and the building will continue to apply to at least the same extent as it did before the alteration. Access and facilities for persons with disabilities not considered LOA as not commercial.
Section 113: Specified Intended Life: Is the specified intended life of the building less than fifty years? Please select N/A if the specified intended life is fifty years or more.	N/A	MH	17/04/2023 06:56 am	The intended life of the building is fifty or more years.
Section 116: Extension of Life: Does the proposal demonstrate compliance with provisions of Section 116? Please select N/A if the application does not apply to a building that currently has a specified intended life.	N/A	MH	17/04/2023 06:56 am	This question does not apply to this application.
Product Certificates or Building Methods: If the proposal includes building product(s) or building method(s) that have been certified and issued by an accredited person or body, then confirm that the certification is current and suitable for the purpose for which it is proposed? Please check MBIE register of Product Certificates and record Certification details; Or select N/A if there no certified building methods or products.	N/A	MH	17/04/2023 06:57 am	This question does not apply to this application.
PRELIMINARY				
Required Docs: Please tick if there are any required documents or construction monitoring records required for this project. Select N/A if there are no required documents or construction monitoring records required. Please do not apply a cross to this question.	Y	MH	17/04/2023 06:57 am	Required documents and construction monitoring records will be required before CCC is issued.
Site Considerations: Have the following matters been checked and confirmed to be compliant:				
Site Considerations - Prompt List:	**Y**	**MH**	**17/04/2023 07:01 am**	
Site Considerations:1. Siting: Is sufficient information provided to ensure building work will be correctly sited?	Y	MH	17/04/2023 07:01 am	Existing dwelling, internal work only proposed within an existing room. SORG siting can be achieved
2. Wind, earthquake, corrosion zones: Have the wind, earthquake and corrosion zones for this site been correctly assessed?	Y	MH	17/04/2023 07:01 am	The wind, earthquake and corrosion zones for this site been correctly assessed. Wind zone is high - NZS3604:2011, section 5.2 and BRANZ maps Exposure zone is - exposed - NZS3604, section 5.2.4 Corrosion Zone is B - NZS3604:2011, section 4.2 Earthquake Zone - EQ zone 2 - section 5, NZS3604:2011 Reviewed information provided on sheet 1. Checked site against local maps, NZS3604:2011 section 5.1 - 5.4 and reviewed BRANZ maps as guidance.

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3. Liquefaction susceptibility: If the land on which the building work is to occur is deemed susceptible to liquefaction, then please confirm whether a geotechnical report been provided?	N/A	MH	17/04/2023 07:01 am	The land on which the building work is to occur is not deemed susceptible to liquefaction so this question is not applicable to this project. Reviewed TDC Liquefaction map, within area unlikely - internal alt only.
4. Easement: Is an easement required for drains or for access that may affect other properties?	N/A	MH	17/04/2023 07:01 am	There is no requirement for an easement for drainage or access that may affect other properties.
5. Services: Have the effects of building work on existing services been properly considered?	Y	MH	17/04/2023 07:01 am	Bathroom alteration with connection to existing SW and SS laterals
6. Slope suitability and overland flow paths: Have the effects of sloping ground in relation to building stability and the effects of overland flow paths been properly considered?	N/A	MH	17/04/2023 07:01 am	The site is level and is not effected by overland flow paths.
7. Ground bearing: Is evidence provided to confirm that ground bearing capacity is adequate to support imposed loads? [ensure construction monitoring / site verification requirements been applied and apply advice note if required].	N/A	MH	17/04/2023 07:01 am	The proposal does not require consideration of imposed loads and ground bearing capacity.
8. Demolition, excavation, construction, sediment control: Have the effects that these activities may have on people or other properties been properly considered and / or mitigated?	N/A	MH	17/04/2023 07:01 am	Internal alteration only
9. Finished floor levels: Has compliance with code provisions for finished floor levels in relation to finished ground demonstrated?	Y	MH	17/04/2023 07:01 am	Compliance with code provisions for finished floor levels in relation to finished ground levels is demonstrated. FFL is existing.
10. Misc.:	N/A	MH	17/04/2023 07:01 am	There are no miscellaneous matters associated with this question.
Preconstruction Meeting: Is a pre-construction meeting required? Please select N/A if a Pre-construction meeting is not required.	N/A	MH	17/04/2023 06:57 am	A pre-construction meeting is not required.
Miscellaneous - Other: Please select the cross if you wish to raise an RFI for an item that may not clearly fit into any other category.	N/A	MH	17/04/2023 06:57 am	Not required
B1: STRUCTURE				
B1 - Structure				
B1: Foundations, Piles, Floors		**MH**	**17/04/2023 07:13 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies.
B1: Sub-floor, Mid-floor, Deck		**MH**	**17/04/2023 01:40 pm**	Code Clause Disabled: Not applicable for this project. Not within scope of proposal, internal alts only.
B1: Walls, Roof, Linings				
B1: Walls, Wall bracing, Posts, Beams: Does the design for the wall structure, posts and beams comply with the design solution nominated and with NZBC B1 and B2? Disable the pre-pour inspection for post footings if these are to be poured in conjunction with the floor slab.				
B1: Walls, Wall bracing, Posts, Beams - Prompt List:	**Y**	**MH**	**17/04/2023 01:44 pm**	
Walls, Wall bracing, Posts, Beams:1. Wall framing: Is the wall framing construction detail complying? [Check - Framing treatment, grade, size, support, setout, separation between concrete and framing, and fixing of plates, studs, trimmers, lintels and sills].	Y	MH	17/04/2023 01:44 pm	Fill in existing door timber/gib, SG8 H1.2 framing as per specification, new door has continuous top plate, truss run parralel as per property file, SORG.
2. Wall bracing: Does the wall bracing design comply? [Check - Complying bracing methodology is applied; Brace demand complies; Brace line layout and distribution of brace elements; Brace element construction and fixing; Allowances applied for wall height variances; Brace elements are clear of wet areas].	N/A	MH	17/04/2023 01:44 pm	Wall bracing: No change to existing, S112 applies.
3. Posts, beams: Does the post / beam design demonstrate compliance? [Check - durability of materials; Post / footings / connections; Post size, grade, spacing; beam size, grade, span; post beam connections].	N/A	MH	17/04/2023 01:44 pm	Posts, Beams: No change to existing, S112 applies.
4. SED (structural elements): Does the solution demonstrate compliance with the compliance pathway nominated and have construction monitoring and any inspection requirements been recorded? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 01:44 pm	SED: there are no SED components that require consideration. No change to existing, S112 applies.
5. Miscellaneous:	N/A	MH	17/04/2023 01:44 pm	There are no miscellaneous matters requiring consideration.
Roof Structure: Does the roof structure design comply with the design solution nominated and with NZBC B1 and B2?				
Roof Structure - Prompt List:	**N/A**	**MH**	**17/04/2023 07:13 am**	
Roof Structure (light construction):1. Imposed loads: Is the roof structure adequate to support imposed loads? [Check - wind, snow, earthquake].	N/A	MH	17/04/2023 07:13 am	

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2. Roof truss certification, layout and bracing: Is a complying and site specific truss design provided along with the layout, a producer statement, a design statement and a manufacturer statement? [Lintels may be considered here or in conjunction with wall framing].	N/A	MH	17/04/2023 07:13 am	
3. Timber roof frame elements: Is the detailing for roof frame elements complying? [Check - grade, size, spacing, span, treatment and fixings for roof frame members - i.e. rafters, ridge boards, ridge beams, ceiling joists, ceiling runners, valley boards, underpurlins, underpurlin struts, strutting beams, veranda beams, collar ties and cleats, eaves, gable verges, purlins and tile battens].	N/A	MH	17/04/2023 07:13 am	
4. Bracing: Is roof bracing complying? [Check - Sarking; Location, distribution, size, spacing, grade and fixing of roof plane and roof space braces; Consider bottom chord restraint and distribution of gable end braces].	N/A	MH	17/04/2023 07:13 am	
5. Purlins, Tile battens, Ceiling battens: Does the purlin, tile batten, ceiling batten type, size, grade, spacing, span, fixing and durability comply?	N/A	MH	17/04/2023 07:13 am	
6. Insulation: Have roof space insulation requirements been considered? [Consider - depth of rafters and thickness of insulation; check clearance between insulation and roof frame at exterior wall junctions and clearance with roof underlay].	N/A	MH	17/04/2023 07:13 am	
7. SED: Does the SED solution demonstrate compliance and have compliance monitoring requirements been entered into the system? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 07:13 am	
8. Miscellaneous:	N/A	MH	17/04/2023 07:13 am	
Supplementary Processing Notes:		MH	17/04/2023 07:13 am	No change to the existing provisions BA04 s.112 1b applies
B1: Wall & Ceiling Linings: Are wall and ceiling linings fit for purpose and are specifications suitable to ensure complying installation? Consider ceiling diaphragms - Rectangular, Length (L) shall not exceed 2 x width (W); Check sheet specifications and fixing; Protrusions (see NZS 3604:2011 13.5)	Y	MH	17/04/2023 01:41 pm	B1: Wall & ceiling lining construction: detailing is compliant. GIB Aqualine, ok to use as scope of use is in accordance with NZS3604. GIB linings comply with B1 (refer p.9 GIB specs online) so because of this I can be SORG that the proposed design complies with B1. All linings will be paint sealed with gloss or semi-gloss paint as noted sheet 1.
B1: Small Chimney: Does the chimney design comply with the design solution nominated, and with NZBC B1 & B2? This question does not address compliance with NZBC C1 - C6. Please GO TO C - FIRE SAFETY Para 7.5 after completing these questions. Please process chimney foundations and footings under B1: Foundations, Piles, Floors.				
B1: Small Chimney - Prompt List:	**N/A**	**MH**	**17/04/2023 07:14 am**	
Small Chimney1. Ground bearing: Is evidence provided to confirm that the chimney will be founded on good ground?	N/A	MH	17/04/2023 07:14 am	
2. Limitations: Have design limitations been checked and confirmed as complying?	N/A	MH	17/04/2023 07:14 am	
3. Foundations: Does detailing demonstrate compliance? [Check - reinforcing, size, grade, placement, concrete strength].	N/A	MH	17/04/2023 07:14 am	
4. Hearth: Are hearth construction requirements and limitations satisfied?	N/A	MH	17/04/2023 07:14 am	
5. Connections: Is detailing of connections and supports compliant?	N/A	MH	17/04/2023 07:14 am	
6. Brace demand: Is bracing demand compliant?	N/A	MH	17/04/2023 07:14 am	
7. B2: Is compliance with durability provisions satisfied? [Check impact on materials in relation to environment, and access & maintenance risk].	N/A	MH	17/04/2023 07:14 am	
8. E2: (Weather-tightness) - Is flashing detailing compliant?	N/A	MH	17/04/2023 07:14 am	
9. SED: Does the design demonstrate compliance and have construction monitoring requirements been entered into the system? Please review inspections and add further inspections as required to suit method of construction.	N/A	MH	17/04/2023 07:14 am	
10. Miscellaneous:	N/A	MH	17/04/2023 07:14 am	
Supplementary Processing Notes:		MH	17/04/2023 07:14 am	Not within scope of proposal

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B1: Masonry Construction (SED, NZS 4229, NZS 4230): Does the masonry design proposal demonstrate compliance with the design solution nominated and with NZBC B1 and B2? Please process the footings and foundations under B1: Foundations, Piles, Floors. Please process external tanking of blockwork under E2 - E2.3.4 - Drainage and Tanking. Please review inspections and modify as required.				
B1: Masonry Construction (SED, NZS 4229, NZS 4230) - Prompt List:	**N/A**	**MH**	**17/04/2023 07:14 am**	
Masonry Construction:1. Scope: Is the design within scope of the nominated design solution?	N/A	MH	17/04/2023 07:14 am	
2. Design principles: Do the design principles and requirements for construction comply?	N/A	MH	17/04/2023 07:14 am	
3. Durability: Has the correct site classification been applied and does the design satisfy provisions of NZBC Clause B2?	N/A	MH	17/04/2023 07:14 am	
4. Materials: Do the materials specified comply with the provisions of the nominated design solution?	N/A	MH	17/04/2023 07:14 am	
5. Fire resistance: Do components (walls, beams, columns etc.) have the required fire resistant rating for stability, integrity and insulation?	N/A	MH	17/04/2023 07:14 am	
6. Bracing demand: Are bracing demand provisions satisfied?	N/A	MH	17/04/2023 07:14 am	
7. Diaphragms: Are the requirements and provisions for diaphragms satisfied?	N/A	MH	17/04/2023 07:14 am	
8. Reinforcement: Is the design of reinforcement compliant?	N/A	MH	17/04/2023 07:14 am	
9. Structure: Is the design of structural walls, beams, columns, beam / column joints, bond beams and lintels compliant?	N/A	MH	17/04/2023 07:14 am	
10. Shrinkage, movement control: Are provisions for movement control and shrinkage satisfied?	N/A	MH	17/04/2023 07:14 am	
11. SED: Does the SED solution demonstrate compliance and have compliance monitoring requirements been entered into the system? [Check - Structural calculations; Check structural drawing coordination has occurred; Identify any third party documentation that is required under construction monitoring i.e. PS4; Review inspection requirements].	N/A	MH	17/04/2023 07:14 am	
12. Miscellaneous:	N/A	MH	17/04/2023 07:14 am	
Supplementary Processing Notes:		MH	17/04/2023 07:14 am	Not within scope of proposal.
B2: DURABILITY				
B2: DURABILITY: Does the design demonstrate compliance with Functional Requirement - B2.2? Review inspections and add / delete / modify inspection questions as required.				
B2: DURABILITY - Prompt List:	**Y**	**MH**	**17/04/2023 01:50 pm**	
Durability:1. B2.3.1a): Will building elements (including floors, walls and fixings) that provide structural stability to the building, or elements that are difficult to access or replace, or where failure of those elements would go undetected during normal use or maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 50 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1a) is satisfied. Framing H1.2, SG8 within framing section. 50 years.
2. B2.3.1b): Will building elements (including the building envelope, exposed plumbing in the sub-floor space, and in-built chimneys and flues) that are moderately difficult to access or replace, or where failure of those elements would go undetected during normal use of the building, but would be easily detected during normal maintenance, with only normal maintenance continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 15 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1b) is satisfied - 15 year durability provisions are satisfied: Proprietary shower unit, 15 years, long service history and B2/AS1 table 1 GIB Aqualine Wet Area Systems BRANZ Appraisal No. 427(referenced online), 50 years, 15 years;
3. B2.3.1c): Will building elements (including services, linings, renewable protective coatings, and fixtures) that are easy to access and replace, and where failure of those elements would be easily detected during normal use of the building, continue to satisfy the performance requirements for this code for the lesser of the stated intended life of the building or for 5 years?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.1c) is satisfied - 5 year durability provisions are satisfied. All other easy to access building elements have a 5 yr intended life.
4. B2.3.2: Do individual building elements that are components of a building system and are difficult to access or replace have all the same durability OR are installed in a manner that permits replacement of elements of lesser durability without removing elements that have greater durability and are not specifically designed for removal and replacement?	Y	MH	17/04/2023 01:50 pm	Compliance with B2.3.2 is satisfied.
5. Miscellaneous:	N/A	MH	17/04/2023 01:50 pm	There are no miscellaneous matters that require consideration.

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C: FIRE SAFETY				
C/AS1: SH				
C/AS1: Part 2: Fire Safety System [Para 2.2]: Has the designer specified a complying Smoke alarm system and correctly identified the location of the detectors?	Y	MH	17/04/2023 07:03 am	The designer has specified a complying Type 1 smoke alarm and identified the location of detectors correctly. S112 applies, existing as shown sheet 1.
C/AS1: Part 3: Means of Escape: Does the building design demonstrate compliance with SH means of escape provisions?	Y	MH	17/04/2023 07:03 am	The design demonstrates compliance with the SH means of escape provisions. No change to the existing provisions BA04 s.112 1b applies and DEOP for the dwelling is less than 25m - table 3.2 C/AS1
C/AS1: Parts 4 & 5: Control of Fire and Smoke Spread: Does the design demonstrate compliance with C/AS1 Parts 4 & 5 for control of Internal fire and smoke spread and external fire spread?				
C/AS1: Parts 4 & 5: Control of Fire and Smoke Spread - Prompt List:	**N/A**	**MH**	**17/04/2023 07:04 am**	
CONTROL OF INTERNAL FIRE AND SMOKE: Internal separations [Para 2. 3 & 4.1]: Are fire separations correctly located and do they have complying LIFE or PROPERTY ratings? Ensure complying detailing is provided for closures, penetrations and stopping.	N/A	MH	17/04/2023 07:04 am	
Surface finish [Para 4.2]: If foam plastics or combustible insulating materials form part of a wall or ceiling system, then will the completed system achieve a Group Number of not more than 3?	N/A	MH	17/04/2023 07:04 am	
CONTROL OF EXTERNAL FIRE SPREAD: Fire resistant ratings [Para 5.1]: Do external walls that are within 1m of a relevant boundary have an FRR of no less than 30/30/30?	N/A	MH	17/04/2023 07:04 am	
Roof projections [Para 5.2]: Do eaves projections of external walls that require an FRR, have an FRR of 30/30/30; or if not, does the walls fire rating extend up to the underside of the roof?	N/A	MH	17/04/2023 07:04 am	
3. Eaves rating [Para 5.2.2]: In cases where the eaves extends to within 650 mm of a relevant boundary; is the entire eaves construction and the wall from which it projects provided with an FRR of not less than 30/30/30?	N/A	MH	17/04/2023 07:04 am	
4. Protection from lower roof [Para 5.3]: Has fire spread from a roof that is close to and lower than an external wall of an adjacent building been mitigated by providing a 30/30/30 fire rating to the part of the roof that is within 5.0m horizontally of the wall?	N/A	MH	17/04/2023 07:04 am	
5. Exterior surface finishes [Para 5.4]: Do these comply with the provisions of C/AS1 Para 5.4? Not required if surface finishes are less than 1 mm thick and applied directly to non-combustible substrate.	N/A	MH	17/04/2023 07:04 am	
6. Carports & similar construction [Para 5.5]: Have provisions of C/AS1 Para 5.5 been satisfied?	N/A	MH	17/04/2023 07:04 am	
7. Specifications / detailing: Is complying construction detailing and specifications for fire rated construction provided ? [Check frame construction; Durability; Compatibility of wrap; Insulation; Materials; Finishes].	N/A	MH	17/04/2023 07:04 am	
8. Maintenance: Do maintenance requirements demonstrate that the fire rated elements will achieve 50 years durability?	N/A	MH	17/04/2023 07:04 am	
9. Miscellaneous:	N/A	MH	17/04/2023 07:04 am	
Supplementary Processing Notes:		MH	17/04/2023 07:04 am	No change to the existing provisions BA04 s.112 1b applies
C/AS1: Part 6: Firefighting: Does consent documentation confirm that the pavement is a) able to withstand laden weights of rescue vehicles, b) is traffic-able in all weather, c) is of appropriate width and height, and d) is provided with hard standing within 20 m of building entrance and inlets to sprinkler or hydrants?	N/A	MH	17/04/2023 07:04 am	This question does not apply to this project.
C/AS1: Part 7: Down Lights [Para 7.4]: Have the correct types of down lights been specified and do these comply with Para 7.4 of C1/AS1?				
C/AS1: Part 7: Down Lights [Para 7.4] - Prompt List:	**Y**	**MH**	**17/04/2023 07:06 am**	
1. Type: Have complying types of down lights been specified?	Y	MH	17/04/2023 07:06 am	No change to the existing provisions BA04 s.112 1b applies, specifications show alter light switch location only.
2. Clearance: Are insulation clearance distances specified?	N/A	MH	17/04/2023 07:06 am	This question does not apply to this project. No change to the existing provisions BA04 s.112 1b applies
3. Miscellaneous:	N/A	MH	17/04/2023 07:06 am	There are no miscellaneous matters that require consideration.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
C/AS1: Part 7: Open Fire Chimney [Para 7.5]: Does the chimney design demonstrate compliance with Para 7.5 of C1/AS1? THIS PROMPT LIST DOES NOT ADDRESS COMPLIANCE WITH NZBC B1 OR B2 - GO TO STABILITY - B1 - CHIMNEY AFTER COMPLETING QUESTIONS LISTED IN THIS PROMPT LIST.				
C/AS1: Part 7: Open Fire Chimney [Para 7.5] - Prompt List:	**N/A**	**MH**	**17/04/2023 07:04 am**	
1. Construction: Do chimney construction details comply with C/AS1 - Table 7.1 & Figure 7.1?	N/A	MH	17/04/2023 07:04 am	
2. Fire bricks: Are these correctly sized (i.e. not less than 50 mm thick)?	N/A	MH	17/04/2023 07:04 am	
3. Fireplace Joints: Are these non-combustible and sealed against leaks?	N/A	MH	17/04/2023 07:04 am	
4. Chimney brickwork: Is this correctly specified (i.e. min. 90mm thick single skin with 6.5mm grout)?	N/A	MH	17/04/2023 07:04 am	
5. Expansion: Has a complying expansion gap been provided to chimneys containing flues?	N/A	MH	17/04/2023 07:04 am	
6. Flue Size: Is the cross-sectional area of flues correct?	N/A	MH	17/04/2023 07:04 am	
7. Flue linings: Are these correctly specified?	N/A	MH	17/04/2023 07:04 am	
8. Chimney clearance: Is the clearance above roof correctly specified?	N/A	MH	17/04/2023 07:04 am	
9. Number: Is a separate flue provided to each fireplace?	N/A	MH	17/04/2023 07:04 am	
10. Flue joints: Are flue joints of non-combustible materials sealed against air leakage?	N/A	MH	17/04/2023 07:04 am	
11. Hearth Construction: Is this correctly specified?	N/A	MH	17/04/2023 07:04 am	
12. Clearance: Is clearance between chimneys, hearths and combustible materials correctly specified?	N/A	MH	17/04/2023 07:04 am	
13. Ventilation: Is a min. of 50 mm ventilated space provided between the outer face of the chimney and any combustible material?	N/A	MH	17/04/2023 07:04 am	
14. Miscellaneous:	N/A	MH	17/04/2023 07:04 am	
Supplementary Processing Notes:		MH	17/04/2023 07:04 am	No small chimney within scope of design
D: ACCESS		**MH**	**17/04/2023 07:06 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
D1: Access Routes				
E: MOISTURE				
E1: Surface Water		**MH**	**17/04/2023 07:08 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: External Moisture		**MH**	**17/04/2023 07:09 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: Roof Cladding				
E2: Wall Cladding				
E2: External Moisture re: Alt Solutions				
E3: Internal Moisture				
E3: Internal Moisture: Does the proposal comply with Functional Requirement E3.2 and demonstrate that buildings are constructed to avoid the likelihood of (a) Fungal growth or accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining house hold unit; and (c) Damage to building elements being caused by the presence of moisture? Review inspections and add / delete / modify inspection questions as required.				
E3: Internal Moisture - Prompt List:	**N**	**MH**	**17/04/2023 01:57 pm**	
E3 - Internal Moisture:1. E3.3.1: Does the design demonstrate that an adequate combination of thermal resistance, ventilation and space temperature is provided to all habitable spaces, bathrooms, laundry and other spaces where moisture is generated or may accumulate? LoA - does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.1 is demonstrated. Bathroom shown to have extraction fan vented to exterior, openings to the outside S112 applies - are no less than 5% of the floor area.
2. E3.3.2: Is freewater from accidental overflow from sanitary fixtures or sanitary appliances disposed of in a way that avoids loss of amenity or damage to household units or other property?	N/A	MH	17/04/2023 01:57 pm	This question does not apply to this Project. S112 applies, existing HWC.
3. E3.3.3: Are floor surfaces of spaces containing sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.3 is demonstrated. Sheet vinyl flooring shown to bathroom, seam sealed & sealant perimeter to skirting & fixtures.

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4. E3.3.4: Are wall surfaces adjacent to sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.3 is demonstrated. Noted on sheet 1, wet areas wall linings finished with resene bathroom acrylic satin finish.
5. E3.3.5: Are surfaces of building elements that are likely to be splashed or become contaminated in the course of the intended use of the building, impervious and easily cleaned?	Y	MH	17/04/2023 01:57 pm	Compliance with provisions of E3.3.5 is demonstrated. Floor and wall surfaces are impervious easily cleaned surfaces.
6. E3.3.6: Are surfaces of building elements that are likely to be splashed constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces? Please give careful consideration to tile showers and membrane systems.	N	MH	17/04/2023 01:57 pm	Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3.
7. Miscellaneous:	N/A	MH	17/04/2023 01:57 pm	This question does not apply to this Project.
Supplementary Processing Notes:		MH	17/04/2023 01:57 pm	6. Bathroom details within specifications indicate sealant to be installed to restrict water penetrating behind the shower liner, under the shower tray, and to prevent water from entering between the shower wall and base.
E3: Internal Moisture - Prompt List:	**Y**	**MH**	**20/04/2023 10:07 am**	**RFI Response**
E3 - Internal Moisture:1. E3.3.1: Does the design demonstrate that an adequate combination of thermal resistance, ventilation and space temperature is provided to all habitable spaces, bathrooms, laundry and other spaces where moisture is generated or may accumulate? LoA - does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.1 is demonstrated. Bathroom shown to have extraction fan vented to exterior, openings to the outside S112 applies - are no less than 5% of the floor area.
2. E3.3.2: Is freewater from accidental overflow from sanitary fixtures or sanitary appliances disposed of in a way that avoids loss of amenity or damage to household units or other property?	N/A	MH	20/04/2023 10:07 am	This question does not apply to this Project. S112 applies, existing HWC.
3. E3.3.3: Are floor surfaces of spaces containing sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.3 is demonstrated. Sheet vinyl flooring shown to bathroom, seam sealed & sealant perimeter to skirting & fixtures.
4. E3.3.4: Are wall surfaces adjacent to sanitary fixtures or sanitary appliances impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.3 is demonstrated. Noted on sheet 1, wet areas wall linings finished with resene bathroom acrylic satin finish.
5. E3.3.5: Are surfaces of building elements that are likely to be splashed or become contaminated in the course of the intended use of the building, impervious and easily cleaned?	Y	MH	20/04/2023 10:07 am	Compliance with provisions of E3.3.5 is demonstrated. Floor and wall surfaces are impervious easily cleaned surfaces.
6. E3.3.6: Are surfaces of building elements that are likely to be splashed constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces? Please give careful consideration to tile showers and membrane systems.	Y	MH	20/04/2023 10:07 am	Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3. 20/04/2023 - RFI Response - Resolved: GIB spec provided showing sealant to the vanity top, SORG. refer supplementary notes below.
7. Miscellaneous:	N/A	MH	20/04/2023 10:07 am	This question does not apply to this Project.
F: SAFETY OF USERS				
F1: Hazardous Agents on Site		**MH**	**17/04/2023 07:15 am**	Code Clause Disabled: Not applicable for this project. Existing dwelling
F2: Hazardous Building Materials				
F2: Hazardous Building Materials: Does the proposal comply with F2.2 and demonstrate that building materials which are potentially hazardous will be used in ways that avoid undue risk to people? Review inspections and add / delete / modify inspection questions as required.				
F2: Hazardous Building Materials - Prompt List:		**MH**	**17/04/2023 07:17 am**	
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	17/04/2023 07:17 am	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	17/04/2023 07:17 am	This question does not apply to this Project.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	17/04/2023 07:17 am	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	17/04/2023 07:17 am	This question does not apply to this Project.
5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).				
6. Miscellaneous:	N/A	MH	17/04/2023 07:17 am	There are no miscellaneous matters that require consideration.
F2: Hazardous Building Materials - Prompt List:	**N**	**MH**	**17/04/2023 01:47 pm**	
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	17/04/2023 01:47 pm	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	17/04/2023 01:47 pm	This question does not apply to this Project.
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	17/04/2023 01:47 pm	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	17/04/2023 01:47 pm	This question does not apply to this Project.
5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).	N	MH	17/04/2023 01:47 pm	Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants.
6. Miscellaneous:	N/A	MH	17/04/2023 01:47 pm	There are no miscellaneous matters that require consideration.
F2: Hazardous Building Materials - Prompt List:	**Y**	**MH**	**20/04/2023 10:09 am**	**RFI Response**
1. F2.3.1: (Harmful Concentrations) - Does the proposal confirm that the quantities of gas, liquid, radiation or solid particles emitted by materials used in the construction of buildings, will not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space?	Y	MH	20/04/2023 10:09 am	Compliance with F2.3.1 is satisfied. Minimal amounts of harmful particles from building products will be present during construction, safety guidelines when using, cutting and handling the products have been outlined within the product specifications and will be addressed under the H&S act onsite.
2. F2.3.2: (Manifestation) - Does the proposal verify that transparent panels capable of being mistaken for an unimpeded path of travel are marked to make them visible? LoA - This provision does not apply to Housing.	N/A	MH	20/04/2023 10:09 am	This question does not apply to this Project.
3. F2.3.3: (Impact) - Does the proposal confirm that glass or other brittle materials with which people are likely to come into contact will: (a) If broken on impact, break in a way that is unlikely to cause injury, or (b) Resist a reasonably foreseeable impact without breaking, or (c) Be protected from impact?	Y	MH	20/04/2023 10:09 am	SORG that SG is identified within sheet 1 to bathroom window as per NZS4223.3:2016.
4. Structural Glass Barriers: Do structural glass barriers satisfy provisions of NZBC Clause B1 7.0. See Reference Notes.	N/A	MH	20/04/2023 10:09 am	This question does not apply to this Project.

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5. Asbestos: Is the presence and location of asbestos identified; and if so, are safety procedures for working with the product provided? If there is no asbestos hazard then please turn off the requirement for a pre-construction meeting inspection and the requirement for an Asbestos Assessment Report (under Required Documents).	Y	MH	20/04/2023 10:09 am	Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants. 20/04/2023 - RFI Response - Resolved: RFI response with notation shown for location and disposal should their be any asbestos. Phone call to agent to confirm all work to comply with health and safety at work (asbestos) regulations 2016, confirmed ok to insert note on behalf. SORG.
6. Miscellaneous:	N/A	MH	20/04/2023 10:09 am	There are no miscellaneous matters that require consideration.
F4: Safety from Falling		**MH**	**17/04/2023 07:15 am**	Code Clause Disabled: Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
F5: Construction and Demolition Hazards				
F5: Construction and Demolition Hazards: Does the proposal comply with Functional Requirement F5.2 and demonstrate that construction and demolition work on buildings will be performed in a manner that avoids the likelihood of objects falling on people or property on or off the site; Other hazards arising on the site affecting people off the site and other property; and unauthorised entry of children to hazards on the site. Selecting the Tick will apply Advice Note AN01 which advises the owner of their on-site obligations under F5.				
F5: Construction and Demolition Hazards - Prompt List:	**Y**	**MH**	**17/04/2023 07:19 am**	
1. F5.3.1: (Construction Methods) - Does the proposal demonstrate that suitable construction methods will be used to avoid the likelihood of tools or materials falling onto places where people might be present?	Y	MH	17/04/2023 07:19 am	Compliance with F5.3.1 is satisfied. This work site is located on residential site. Public will not have access to the site during construction. Site safety to be managed on site by contractor as per Health & Safety requirements.
2. F5.3.2: (Barriers) - Does the proposal demonstrate that where construction or demolition work presents a hazard in places to which the public has access, barriers will be provided and: (a) Be of appropriate height and construction to prevent site hazards from harming traffic or passersby, (b) Be difficult to climb, (c) Have no openings other than those approved by the territorial authority for access and viewing, (d) Have no gates or doors which project beyond the site when opened, (e) Contain no projection that would be a hazard to traffic or people, and (f) Be clearly marked where the barrier itself may otherwise present a hazard to traffic or passersby?	N/A	MH	17/04/2023 07:19 am	This question does not apply to this project
3. F5.3.3: (Restrict Children) - Does the proposal demonstrate that where a construction or demolition site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children?	Y	MH	17/04/2023 07:19 am	The proposal demonstrates compliance with F5.3.3. Worksite is not completely enclosed, and unauthorized entry by children is unlikely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity. Internal alteration only.
4. F5.3.4: (Falling Hazards) - Does the proposal demonstrate that suitable barriers will be constructed to provide a safe route for people where lifting equipment creates a risk of accident from objects falling on a place of public access, or where a similar risk results from the height at which construction or demolition work is being carried out?	N/A	MH	17/04/2023 07:19 am	This question does not apply to this Project. Internal alteration only.
5. Miscellaneous:	N/A	MH	17/04/2023 07:19 am	There are no miscellaneous matters that require consideration.
G: SERVICES				
G1 Personal Hygiene, G2 Laundering, G3 Food Preparation & Prevention of Contamination				
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation: Does the proposal satisfy the provisions of Functional Requirement G1.2, G2.2 and G3.2.1 and are the design details for personal hygiene, laundering, and food preparation areas compliant?				
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation - Prompt List:	**N**	**MH**	**17/04/2023 02:24 pm**	

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
PERSONAL HYGIENE:G1.3.1 & G1.3.3: Are facilities provided in convenient locations with sufficient numbers of sanitary fixtures that are appropriate for the people who are intended to use them?	Y	MH	17/04/2023 02:24 pm	Sanitary fixtures are provided in convenient locations with sufficient numbers and are appropriate for the people who are intended to use them. S112 applies, 3 bedroom dwelling.
G1.3.2: Are sanitary fixtures located to:(a) Facilitate sanitation, (b) Avoid risk of food contamination, (c) Avoid harbouring dirt or germs, (d) Provide appropriate privacy, (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, (f) Allow effective cleaning, (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and (h) Provide a healthy safe disposal system when non-water-borne disposal is used?	Y	MH	17/04/2023 02:24 pm	Checked floor plan and sanitary drainage plan sheet 1. Sanitary fixtures are located to:. (a) Facilitate sanitation, as per G1/AS1 figure 2 and 4 (b) Avoid risk of food contamination, as per SH use and section 3.2.1 at least one door between a soil fixture and a kitchen/food storage area (c) Avoid harbouring dirt or germs, as per figure 2 and flushing systems G1/AS1 section 2.2 (d) Provide appropriate privacy, as seen on floor plan with closeable door and walls to sanitary fixture locations (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, adequate separation shown on floor plan and wastewater discharge vented to G13/AS1/AS2 requirements (f) Allow effective cleaning, it is fair and reasonable to believe impervious easily cleanable sanitary fixtures will be provided. (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and, see G13 checklist considerations. (h) N/A Provide a healthy safe disposal system when non-water-borne disposal is used, S112 applies to existing.
G1.3.4 Are the facilities that are provided for people with disabilities accessible? LoA G1.3.4 does not apply to Housing, Outbuildings, Back country huts, Ancillary buildings, and Industrial buildings where no more than 10 people are employed.	N/A	MH	17/04/2023 02:24 pm	Limits on Application exclude this building from requiring accessible facilities.
LAUNDERING: G2.2: Are buildings provided with adequate space and facilities for laundering?[Check - Laundry location and spacial dimensions; Tub size and capacity; Space for washing machine; Service connections]. LoA G2.2 only applies to Housing, Old Peoples Homes, Camping Grounds and Work Camps.	N	MH	17/04/2023 02:24 pm	Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1.
G2.3.4: (Accessibility) - Are accessible facilities provided for people with disabilities? LoA G2.3.4 only applies to Camping Grounds.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no laundering facilities associated with this project.
FOOD PREPARATION AND PREVENTION OF CONTAMINATION:G3.2.1 & G3.3.4: Is the building provided with spaces & facilities for hygienic storage, preparation & cooking of food that are conveniently located and adequate for the intended use of the building? LoA - This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.2: Are the building/s that are used for storage, manufacture or processing of food, including animal products, constructed in a manner that safeguards contents from contamination?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.3: Are the building/s that are used for the medical treatment of humans or animals, or the reception of dead bodies, constructed to avoid the spread of contamination from the building contents?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as the buildings are not used for the medical treatment of humans or animals or for the reception of dead bodies.
G3.3.1: Are the food preparation facilities hygienic & include: (a) Space for a refrigerator, or perishable food storage area capable of being cooled & protected from vermin or insects, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (b) Means for food rinsing, utensil washing & waste water disposal, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food.(c) Means for cooking food,and LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centres. (d) Space and a surface for food preparation? LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centers.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G3.3.2: Do spaces used for food preparation and utensil washing have: (a) Interior linings and work surfaces that are impervious and easily cleaned, (b) All building elements constructed with materials which are free from hazardous substances which could cause contamination to the building contents, and LoA only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food. (c) Exposed building elements located & shaped to avoid accumulation of dirt? LoA does not apply to Housing.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no spaces used for food preparation and utensil washing associated with this project. S112 applies to existing.
G3.3.3: Is an adequate energy supply provided and is it appropriately located for use by cooking and refrigeration appliances?	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.5: (Accessibility) - Are accessible facilities provided for people with disabilities?LoA only applies to Camping Grounds and Accessible accommodation units in Communal Residential buildings.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
G3.3.6: Are spaces protected from the likelihood of contamination or vermin entering areas used for storage, processing or preparation of food, and do these have means of preventing contamination spreading from these areas to other spaces? LoA only applies to Commercial and Industrial buildings whose intended use includes handling of perishable foods, medical treatment of humans or animals, slaughter of animals or reception of dead bodies.	N/A	MH	17/04/2023 02:24 pm	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
Miscellaneous:	N/A	MH	17/04/2023 02:24 pm	There are no miscellaneous matters requiring consideration.
G1, G2, G3: Personal Hygiene, Laundering, Food Preparation - Prompt List:	**Y**	**MH**	**20/04/2023 07:16 am**	**RFI Response**
PERSONAL HYGIENE:G1.3.1 & G1.3.3: Are facilities provided in convenient locations with sufficient numbers of sanitary fixtures that are appropriate for the people who are intended to use them?	Y	MH	20/04/2023 07:16 am	Sanitary fixtures are provided in convenient locations with sufficient numbers and are appropriate for the people who are intended to use them. S112 applies, 3 bedroom dwelling.
G1.3.2: Are sanitary fixtures located to:(a) Facilitate sanitation, (b) Avoid risk of food contamination, (c) Avoid harbouring dirt or germs, (d) Provide appropriate privacy, (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, (f) Allow effective cleaning, (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and (h) Provide a healthy safe disposal system when non-water-borne disposal is used?	Y	MH	20/04/2023 07:16 am	Checked floor plan and sanitary drainage plan sheet 1. Sanitary fixtures are located to:. (a) Facilitate sanitation, as per G1/AS1 figure 2 and 4 (b) Avoid risk of food contamination, as per SH use and section 3.2.1 at least one door between a soil fixture and a kitchen/food storage area (c) Avoid harbouring dirt or germs, as per figure 2 and flushing systems G1/AS1 section 2.2 (d) Provide appropriate privacy, as seen on floor plan with closeable door and walls to sanitary fixture locations (e) Avoid affecting occupants of adjacent spaces from unpleasant odours, accumulation of offensive matter, or other source of annoyance, adequate separation shown on floor plan and wastewater discharge vented to G13/AS1/AS2 requirements (f) Allow effective cleaning, it is fair and reasonable to believe impervious easily cleanable sanitary fixtures will be provided. (g) Discharge to a plumbing and drainage system as required by Clause G13 when water-borne disposal is used, and, see G13 checklist considerations. (h) N/A Provide a healthy safe disposal system when non-water-borne disposal is used, S112 applies to existing.
G1.3.4 Are the facilities that are provided for people with disabilities accessible? LoA G1.3.4 does not apply to Housing, Outbuildings, Back country huts, Ancillary buildings, and Industrial buildings where no more than 10 people are employed.	N/A	MH	20/04/2023 07:16 am	Limits on Application exclude this building from requiring accessible facilities.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
LAUNDERING: G2.2: Are buildings provided with adequate space and facilities for laundering?[Check - Laundry location and spacial dimensions; Tub size and capacity; Space for washing machine; Service connections]. LoA G2.2 only applies to Housing, Old Peoples Homes, Camping Grounds and Work Camps.	Y	MH	20/04/2023 07:16 am	Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1. 20/04/2023 - RFI Response - Resolved: RFI response states: The laundry tub and washing machine are currently in the carport and have been for many years. The original laundry is currently used as a storage room. SORG, S112 applies.
G2.3.4: (Accessibility) - Are accessible facilities provided for people with disabilities? LoA G2.3.4 only applies to Camping Grounds.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no laundering facilities associated with this project.
FOOD PREPARATION AND PREVENTION OF CONTAMINATION:G3.2.1 & G3.3.4: Is the building provided with spaces & facilities for hygienic storage, preparation & cooking of food that are conveniently located and adequate for the intended use of the building? LoA - This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.2: Are the building/s that are used for storage, manufacture or processing of food, including animal products, constructed in a manner that safeguards contents from contamination?	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.2.3: Are the building/s that are used for the medical treatment of humans or animals, or the reception of dead bodies, constructed to avoid the spread of contamination from the building contents?	N/A	MH	20/04/2023 07:16 am	This question does not apply as the buildings are not used for the medical treatment of humans or animals or for the reception of dead bodies.
G3.3.1: Are the food preparation facilities hygienic & include: (a) Space for a refrigerator, or perishable food storage area capable of being cooled & protected from vermin or insects, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food. (b) Means for food rinsing, utensil washing & waste water disposal, LoA This provision only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres, and Commercial and Industrial buildings whose intended use includes the handling of perishable food.(c) Means for cooking food,and LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centres. (d) Space and a surface for food preparation? LoA This provision only applies to Housing, Work Camps, Old Peoples Homes, Early Childhood Centers.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.2: Do spaces used for food preparation and utensil washing have: (a) Interior linings and work surfaces that are impervious and easily cleaned, (b) All building elements constructed with materials which are free from hazardous substances which could cause contamination to the building contents, and LoA only applies to Housing, Work Camps, Old People's Homes and Early Childhood Centres and where appropriate Commercial and Industrial buildings whose intended use includes the manufacture, preparation, packaging or storage of food. (c) Exposed building elements located & shaped to avoid accumulation of dirt? LoA does not apply to Housing.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no spaces used for food preparation and utensil washing associated with this project. S112 applies to existing.
G3.3.3: Is an adequate energy supply provided and is it appropriately located for use by cooking and refrigeration appliances?	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project. S112 applies to existing.
G3.3.5: (Accessibility) - Are accessible facilities provided for people with disabilities?LoA only applies to Camping Grounds and Accessible accommodation units in Communal Residential buildings.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G3.3.6: Are spaces protected from the likelihood of contamination or vermin entering areas used for storage, processing or preparation of food, and do these have means of preventing contamination spreading from these areas to other spaces? LoA only applies to Commercial and Industrial buildings whose intended use includes handling of perishable foods, medical treatment of humans or animals, slaughter of animals or reception of dead bodies.	N/A	MH	20/04/2023 07:16 am	This question does not apply as there are no food preparation and prevention of contamination matters associated with this project.
Miscellaneous:	N/A	MH	20/04/2023 07:16 am	There are no miscellaneous matters requiring consideration.
G4: Ventilation				
G4: Ventilation: Does the proposal comply with Functional Requirement G4. 2 and demonstrate that spaces within buildings will be provided with adequate ventilation consistent with their maximum occupancy, and intended use? Record any arrangement for review of system design or shop drawings that may occur after consent is granted.				
G4: Ventilation - Prompt List:	**Y**	**MH**	**17/04/2023 07:35 am**	
1. G4.3.1: (Air Changes) - Do internal spaces have a means of ventilation with outdoor air that will provide adequate air changes to maintain air purity?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.1 is satisfied. Internal spaces have a means of ventilation with outdoor air that will provide adequate air changes to maintain air purity. G4.3.1. Air changes. Compliance is satisfied. Existing dwelling, Plans show natural ventilation provided to existing bathroom via the external joinery units, positions complying with G4/AS1 1.2.2 (b). external walls with opening windows.
2. G4.3.2: (Mechanical) - Does the proposal demonstrate that mechanical air-handling systems (if required) will be constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them?	N/A	MH	17/04/2023 07:35 am	refer below
3. G4.3.3: (Extract) - Does the building have a means of collecting or otherwise removing the following products from the spaces in which they are generated: (a) Cooking fumes and odours, (b) Moisture from laundering, utensil washing, bathing and showering, (c) Odours from sanitary and waste storage spaces, (d) Gaseous by-products and excessive moisture from commercial or industrial processes, (e) Poisonous fumes and gases, (f) Flammable fumes and gases, (g) Airborne particles, (h) Bacteria, viruses or other pathogens, or (i) Products of combustion?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.3 is satisfied. 3. Compliance with G4.3.3 is satisfied: As per G4/AS1 1.2.5 'Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flowrate not less than: a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.' specifications states bathroom to be fitted with mechanical ventilation, SORG (flow rate 25L/S) will be achieved and shown to vent to exterior. Therefore compliance of G4.3. 3(b,c) can be established.
4. G4.3.4: (Dispersal) - Will contaminated air will be disposed of in a way which avoids creating a nuisance or hazard to people and other property?	Y	MH	17/04/2023 07:35 am	Compliance with G4.3.4 is satisfied. Contaminated air will be disposed of in a way which avoids creating a nuisance or hazard to people and other property. Natural ventilation and appropriate separation as shown in floor plan sheet 3.
5. G4.3.5: (Combustion) - Will the quantities of air supplied for ventilation meet the additional demands of any fixed combustion appliances?	N/A	MH	17/04/2023 07:35 am	There are no additional demands of any fixed combustible appliances.
6. Windows: Does the proposal confirm that the window design will comply with provisions of NZBC B1, B2, E2, F4 and G4? [B1 - check that the windows are suitable for site specific structural design actions (dead load, live load, wind, snow, earthquake, rain etc); E2 - check weathertightness and flashing details comply; F2 - check glazing size, thickness, safety glass locations and aspect ratios; F4 - check for restrictors and manifestation; G4 - check sashes provide adequate ventilation with the exterior].	Y	MH	17/04/2023 07:35 am	Specifications and details reflect compliance will be achieved.
7. Maintenance: Are the maintenance, inspection and reporting procedures for mechanical systems specified?[Does not apply to residential dwellings]	N/A	MH	17/04/2023 07:35 am	This question does not apply to this Project. This is a residential application and these provisions do not apply.
8. Construction monitoring, required documents: Has this information been determined and entered into the system?	N/A	MH	17/04/2023 07:35 am	There is no construction monitoring associated with this buildings ventilation systems.
9. Miscellaneous:	N/A	MH	17/04/2023 07:35 am	There are no miscellaneous matters for consideration.
G5 Interior Environment, G6 Airborne & Impact Sound		**MH**	**17/04/2023 07:19 am**	Code Clause Disabled: Not applicable for this project.
G7 Natural Light, G8 Artificial Light, G9 Electricity				

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Processing - AUDIT	Y/N	User	Date	Notes
G7, G8, G9: Light and Electricity: Does the proposal comply with Functional Requirements G7.2, G8.2 and G9.2? [i.e. G7.2 - habitable spaces provide adequate openings for natural light and visual awareness of the outside environment; G8.2 - buildings are provided with adequate artificial lighting; G9.2 - Electrical installations are safe for their intended use].				
G7, G8, G9: Light and Electricity - Prompt List:	**Y**	**MH**	**17/04/2023 07:29 am**	
G7: NATURAL LIGHT:G7.2: Are the habitable spaces within Housing, Old Peoples Homes and Early Childhood Centres provided with adequate openings for natural light and for a visual awareness of the outside environment? [Check - a) that natural light will provide an illuminance of no less than 30 lux at floor level for 75% of the standard year and (b) openings to give awareness of the outside are transparent and are provided in suitable locations? LoA - G7.2 only applies to Housing, old peoples homes and early childhood centres.	Y	MH	17/04/2023 07:29 am	The habitable spaces within the building will be provided with adequate openings for natural light and for a visual awareness of the outside environment. The proposal confirms that natural light will provide an illuminance of no less than 30 lux at floor level and that transparent openings are provided in suitable locations. No change to the existing provisions BA04 s.112 1b applies.
G8: ARTIFICIAL LIGHT:G8.2: Does the proposal demonstrate that spaces within buildings used by people are provided with adequate artificial lighting (min. 20 lux at floor level) which when activated in the absence of sufficient natural light, will enable safe movement? [Check the location of lights and switches at top and bottom of stairs, exit ways and common spaces]. LoA - G8.2 applies to:All exitways in Multi-unit and Group Dwellings, Communal and Non Communal Residential, Commercial and Industrial buildings. All access routes except those in Outbuildings, Ancillary buildings and Back Country huts.All common spaces within Multi-unit and Group Dwellings, Communal and Non Communal Residential buildings. Note: The LoA on G8. 3 removes the requirement to provide 20 lux at floor level when Clause F6 applies.	Y	MH	17/04/2023 07:29 am	The proposal demonstrates that spaces used by people will be provided with adequate artificial lighting (min. 20 lux at floor level) and when activated in the absence of sufficient natural light will enable safe movement. Information also reflects that lights and switches will be located at the top and bottom of stairs, exitways and in common places. No change to the existing provisions BA04 s.112 1b applies.
G9: ELECTRICITY: G9.3.1: Does the proposal demonstrate that the electrical installation shall incorporate systems to: (a) Protect people from contact with parts of the installation which are live during normal operation, and to prevent parts of the installation or other building elements becoming live during fault conditions, (b) Permit the safe isolation of the installation and of electrical fittings and appliances, (c) Safeguard people from excessive temperatures resulting from either normal operation of electrical equipment, or from currents which could exceed the installation rating, (d) Safeguard people from injury which may result from electromechanical stress in electrical components caused by currents in excess of the installation rating, (e) Protect building elements from risk of ignition, impairment of their physical or mechanical properties, or function, due to temperature increases resulting from heat transfer or electric arc, (f) Operate safely in its intended environment, and (g) Safeguard against ignition of the surrounding atmosphere where it is potentially flammable or explosive?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.1 is satisfied. The supplied project specifications references the relevant electrical standards. Building inspector is to get electrical certificate as per Section 92(4) of the Building Act 2004 from installer when the work has been completed. Any electrical work to comply with G9 and AS/NZS 3000. Advice note for electrical works certificate has been added to the Form 5.
G9.3.2: Does the proposal demonstrate that an electrical installation supplying an essential service shall: (a) Maintain the supply for a time appropriate to that service, and (b) Be capable of being isolated from the supply system, independently of the remainder of the installation?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.2 is satisfied. Basic electrical spec provided. COC to be provided on completion and before CCC issued
G9.3.3: Does the proposal demonstrate that an electrical installation connected to an electrical supply system, shall contain safeguards which protect the safety features of the external supply?	Y	MH	17/04/2023 07:29 am	Compliance with G9.3.3 is satisfied. Electrical CoC from suitably qualified professional is required as part of the CCC application. Reliance on the installation by a suitably qualified professional is essential in this case. Thus am SORG that compliance with G9 will be met.
G9.3.4: Does the proposal demonstrate that in buildings intended for use by people with disabilities, light switches and plug socket outlets shall be accessible and usable? LoA - G9.3.4 does not apply to Housing, Outbuildings, Ancillary buildings and Industrial buildings where no more than 10 people are employed.	N/A	MH	17/04/2023 07:29 am	Limits on application apply which excludes the need to answer this question.
Miscellaneous:	N/A	MH	17/04/2023 07:29 am	There are no miscellaneous matters requiring consideration.
G10 Piped Services, G11 Gas As An Energy Source		**MH**	**17/04/2023 07:19 am**	Code Clause Disabled: Not applicable for this project.
G12: Water Supplies				
G12: Water Supply: Does the proposal comply with Functional Requirement G12. and demonstrate that buildings provided with water outlets, sanitary fixtures or sanitary appliances have safe and adequate water supplies?				
G12: Water Supply - Prompt List:	**Y**	**MH**	**17/04/2023 07:27 am**	

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G12.3.1 & G12.3.2: (Potable water) - Does the proposal demonstrate that water intended for human consumption, food preparation, utensil washing or oral hygiene is potable and that the system will be: (a) Protected from contamination, (b) Installed in a manner which avoids the likelihood of contamination within the system and the water main, and (c) Installed using components that will not contaminate the water? Apply an Advice note advising that certification of the potable water supply will be required if the water supply is not provided by a NUO (network utility operator).	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.1 & G12.3.2 is satisfied. The proposal confirms that the water supply is potable and fit for human consumption, and will be protected from contamination, installed in a manner that avoids contamination within the system and the water main using components that will not contaminate the water supply. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.3: & G12.3.4: (Non-potable water) - Does the proposal demonstrate that a non-potable water supply system used for personal hygiene will be installed in a manner that avoids the likelihood of illness or injury being caused by the system and that water pipes and outlets provided with non-potable water are clearly identified?	N/A	MH	17/04/2023 07:27 am	There is not a non-potable water supply associated with this project.
G12.3.5 & G12.3.6: (Hot water) - Does the proposal demonstrate that sanitary fixtures and sanitary appliances will be provided with hot water when intended to be used for: (a) utensil washing; and (b) personal washing, showering or bathing; and that the hot water will be delivered at a temperature that prevents scalding? LoA - G12.3.5 (b) only applies to Housing, Retirement homes, Early Childhood Centres - Therefore; buildings that are not classified as housing, retirement homes or early childhood centres still require hot water if utensil washing will occur.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.5 & G12.3.6 is satisfied. The proposal demonstrate that sanitary fixtures and appliances used for utensil washing, personal washing, showering or bathing will be provided with hot water that will be delivered at a temperature that prevents scalding. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.7: (Water supply system) - Does the proposal demonstrate that water supply systems will be installed in a manner that: (a) Pipes water to sanitary fixtures and sanitary appliances at flow rates adequate for the correct functioning of those fixtures and appliances under normal conditions, (b) Avoids the likelihood of leakage, (c) Allows reasonable access to components likely to need maintenance, and (d) Allows the system and any back flow prevention devices to be isolated for testing and maintenance?	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.7 is satisfied. No change to the existing provisions BA04 s.112 1b applies, SORG.
G12.3.8: (Pressure relief) - Does the proposal demonstrate that vessels used for producing or storing hot water are provided with safety devices that: (a) Relieve excessive pressure during both normal and abnormal conditions, and (b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture? tick N/A if the proposal uses a califont system i.e. Infinity Gas Water Heater.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.8 is satisfied - pressure relief is provided. No change to the existing provisions BA04 s.112 1b applies, SORG.
G12.3.9: (Legionella) - Does the proposal demonstrate that a hot water system must be capable of being controlled to prevent the growth of legionella bacteria? tick N/A if the proposal uses a califont system i.e. Infinity Gas Water Heater.	Y	MH	17/04/2023 07:27 am	Compliance with G12.3.9 is satisfied - temperature control is provided to the hot water supply. No change to the existing provisions BA04 s.112 1b applies, existing HWC therefore SORG.
G12.3.10: (Accessibility) - Does the proposal demonstrate that water supply taps are accessible and usable for people with disabilities? LoA - only applies to buildings identified under section 47 A of the Act.	N/A	MH	17/04/2023 07:27 am	There are no accessible facilities so accessible taps will not be required.
Miscellaneous:	N/A	MH	17/04/2023 07:27 am	There are no miscellaneous matters requiring consideration.
G12: Wet back / Water Booster: Does the proposal for the installation of the wet back / water booster system demonstrate compliance with G12 & H1. 2b)?				
G12: Wet back / Water Booster - Prompt List:	**N/A**	**MH**	**17/04/2023 07:25 am**	
1. Design: Does the design and schematic demonstrate compliance with provisions of building code clauses G12 & H1?	N/A	MH	17/04/2023 07:25 am	
2. Specification: Do these identify: a) complying materials, b) open vented cylinder, c) copper pipework, d) that the storage vessel is of appropriate size, e) pipe work is correctly sized, f) length of runs comply, g) provision for expansion to non-vented systems without discharge of hot water, h) insulation of pipe runs, i) sufficient support for the system and comply seismic restraint?	N/A	MH	17/04/2023 07:25 am	
3. Venting: Is venting compliant?	N/A	MH	17/04/2023 07:25 am	
4. Temperature control: Is the proposal for temperature control compliant and does it identify that the temperature is sufficient to avoid growth of legionella bacteria and to avoid scalding?	N/A	MH	17/04/2023 07:25 am	
5. Drainage & pressure relief: Is a compliant solution provided to satisfy drainage and pressure relief provisions?	N/A	MH	17/04/2023 07:25 am	
6. B2: Does the proposal demonstrate compliance with durability provisions and is sufficient access available to enable service and maintenance?	N/A	MH	17/04/2023 07:25 am	

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7. Protection: Does the proposal satisfy building code provisions for protection of the water supply?	N/A	MH	17/04/2023 07:25 am	
8. H1 - Energy: Will the proposal facilitate the efficient use of hot water, and limit heat loss?	N/A	MH	17/04/2023 07:25 am	
Supplementary Processing Notes:		MH	17/04/2023 07:25 am	No wetback/water booster within scope of application
G13: Foul Water				
G13: Foul Water: Does the proposal comply with G13.2 and demonstrate that buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed will be provided with: (a) an adequate plumbing and draining system to carry foul water to appropriate outfalls, and (b) if no sewer is available, an adequate system for the storage, treatment, and disposal of foul water?				
G13: Foul Water - Prompt List:	**Y**	**MH**	**17/04/2023 02:29 pm**	
1. G13.3.1: (Above ground plumbing system) - Does the proposal demonstrate that the system will be constructed to: (a) Convey foul water from buildings to a drainage system, (b) Avoid the likelihood of blockage and leakage, (c) Avoid the likelihood of foul air and gases entering buildings, and (d) provide reasonable access for maintenance and clearing blockages? Select N/A if there is no above ground plumbing system associated with this project.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.1 is satisfied - documentation demonstrates that the above ground plumbing system will be constructed in a complying manner. G13/AS1, 100mm branch drain @ 1:60 fall, checked fixture units against table 2, maximum length complies with figure 5 (unvented system). existing 80mm TV specified on sheet 1 near the head of the drain. existing ORG located at head of main drain, aligns with 3.3. GT charged by last fixture (bath/sink).
2. G13.3.2: (Foul water drainage system) - Does the proposal demonstrate that the system will: (a) Convey foul water to an appropriate outfall, (b) Be constructed to avoid the likelihood of blockage, (c) Be supported, jointed and protected in a way that will avoid the likelihood of penetration of roots or the entry of ground water, (d) Be provided with reasonable access for maintenance and clearing blockages, (e) Be ventilated to avoid the likelihood of foul air and gases accumulating in the drainage system and sewer, and (f) Be constructed to avoid the likelihood of damage from superimposed loads or normal ground movement? Select N/A if there is no foul water drainage system associated with this project.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.2 is satisfied - documentation demonstrates that the foul water drainage system will be constructed in a complying manner. Design shows 100mm sewer drain pipe at 1:60 fall to connect into existing, 40mm waste pipe to shower, existing tub waste - gradient achievable onsite (existing subfloor, will be hung under existing subfloor therefore SORG). Draining to existing on-site WW, not increasing occupancy, SORG.
3. G13.3.3: (Sewer connection - available) - Does the proposal demonstrate that the connection will be made in a manner that avoids damage to the sewer and to the approval of the network utility operator? Select N/A if this proposal does not include connection to a sewer and does not require the approval of the NUO.	N/A	MH	17/04/2023 02:29 pm	This question does not apply to this Project.
4. G13.3.4: (Sewer connection - unavailable) - Does the proposal demonstrate that facilities for the storage, treatment, and disposal of foul water will be constructed: (a) With adequate capacity for the volume of foul water and the frequency of disposal, (b) With adequate vehicle access for collection if required, (c) To avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 Water Supplies, (d) To avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991, (e) From materials that are impervious both to the foul water for which disposal is required, and to water, (f) To avoid the likelihood of blockage and leakage, (g) To avoid the likelihood of foul air and gases accumulating within or entering into buildings, (h) To avoid the likelihood of unauthorised access by people, (i) To permit easy cleaning and maintenance, (j) To avoid the likelihood of damage from superimposed loads or normal ground movement, and (k) If those facilities are buried underground, to resist hydro static uplift pressures? SDC - If this question is ticked please add advice note AN 15a to Form 5. Select N/A if this proposal is for connection into a NUO system.	Y	MH	17/04/2023 02:29 pm	Compliance with G13.3.4 is satisfied, S112 applies as existing system.
5. Existing drains: Are any existing drains being connected into or being built over and if so, are these in sound condition? Select N/A if there is not a connection into existing drains.	Y	MH	17/04/2023 02:29 pm	SORG that the existing drain being connected to is in sound condition as it has current in service history
6. Redundant drains or septic tanks: Are there any drains or septic tanks on site that will become redundant as a result of the proposed building work and if so, is this documented? Select N/A if this proposal does not involve making any existing systems redundant.	N/A	MH	17/04/2023 02:29 pm	There are not any drains or septic tanks on site that will become redundant as a result of the proposed work associated with this application.

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7. Miscellaneous:	N/A	MH	17/04/2023 02:29 pm	There are no miscellaneous matters that require consideration.
G13 / VM4 Foul Water: Onsite Wastewater Disposal: Does the proposal demonstrate compliance with G13.2 and G13/VM 4 Foul Water: Onsite Disposal? Note: VM 4 provides for onsite disposal designs for the treatment of foul water for flow rates up to a maximum of 14,000 liters/ week from a population equivalent of up to 10 persons (A dwelling unit accommodating more than 10 persons is subject to Specific Engineer Design and is outside of VM 4).				
G13 / VM4 Foul Water: Onsite Wastewater Disposal - Prompt List:	**N/A**	**MH**	**17/04/2023 02:25 pm**	
1. Scope: Is the solution within the scope of G13/ VM4 and is the design flow volume nominated? Note: VM 4 provides for onsite disposal designs for the treatment of foul water for flow rates up to a maximum of 14,000 liters/ week from a population equivalent of up to 10 persons (A dwelling unit accommodating more than 10 persons is subject to Specific Engineer Design and is outside of VM 4).	N/A	MH	17/04/2023 02:25 pm	
2. Section 75: Is the on-site disposal system contained and constructed within a single allotment?	N/A	MH	17/04/2023 02:25 pm	
3. Plans: Are all components of the wastewater system located on the the site plan and floor plans and shown to scale and dimensioned? (ensure that the plans show the floor plans of all buildings serviced by the proposed waste water system and reserve fields).	N/A	MH	17/04/2023 02:25 pm	
4. Design Verification: Is the design accompanied by a Statement of Design from a suitably qualified person confirming compliance with AS/NZS 1547: 2012? (PS1 from CPEng or IPENZ)	N/A	MH	17/04/2023 02:25 pm	
5. Design Flow Allowances: Have the correct design flow allowances been applied for the proposed water source (see AS/NZS 1547:2012 Table H3 or H4 - onsite / tanks/ reticulated / bore water)?	N/A	MH	17/04/2023 02:25 pm	
6. Tank Construction: Is the type of tank construction identified and does it satisfy provisions of AS/NZS 1546.1?	N/A	MH	17/04/2023 02:25 pm	
7. System Dispersal: Is a comply description of the system provided? (Primary / secondary / tertiary, disposal system bed/ trench / pressure compensated drip irrigation or mound)	N/A	MH	17/04/2023 02:25 pm	
8. System Treatment: Does the system demonstrate compliance with AS/NZS 1547:2012 para 1.2.1.1? (OSET or EU or EPA)	N/A	MH	17/04/2023 02:25 pm	
9. Primary System - Tank Size: Does the tank size comply with NZS AS/NZS 1547: 2012 Appendix J Tables?	N/A	MH	17/04/2023 02:25 pm	
10. Secondary System - Method: Is the method of producing secondary quality effluent identified? (e.g. peat, sand, wetland, AWTS)	N/A	MH	17/04/2023 02:25 pm	
11. Tertiary System: It the type of tertiary system nominated and complying?	N/A	MH	17/04/2023 02:25 pm	
12. Disinfection: Is the type of disinfection system nominated and complying?	N/A	MH	17/04/2023 02:25 pm	
13. Dispersal System: Does the dispersal system comply with the appropriate reference in Appendix L of AS/NZS 1547:2012? (Trenches and Beds - AS/NZS 1547:2012 Figures L 1-5, ETA/ ETS Figures L6 and L7, Irrigation systems M1-M3, Mounds N1)	N/A	MH	17/04/2023 02:25 pm	
14. Operational and Management Plan: Does the plan demonstrate compliance? (refer AS/NZS 1547:2012 Tables J 1-3)	N/A	MH	17/04/2023 02:25 pm	
15. Water Conservation: Do the water reduction fixtures comply with AS/NZS 1547:2012 Table H3, Note 3?	N/A	MH	17/04/2023 02:25 pm	
16. Soil and Site Evaluation: Does the evaluation demonstrate compliance with AS/NZS 1547:2012 Fig B1 and para D3.1.1 and is this supported with photographs?	N/A	MH	17/04/2023 02:25 pm	
17. Separation from Water Sources: Does the solution demonstrate compliance with AS/NZS 1547:2012 Tables R1 & R2?	N/A	MH	17/04/2023 02:25 pm	
18. Design Loading Rate / Design Irrigation Rate: Do these demonstrate compliance with AS/NZS 1547:2012 Tables L1, M1 and N1?	N/A	MH	17/04/2023 02:25 pm	
19. Slope / Levels: Do these demonstrate compliance with AS/NZS 1547: 2012 Tables M2?	N/A	MH	17/04/2023 02:25 pm	
20. Protection: Is protection of the effluent field compliant with AS/NZS 1547: 2012 section 5.5.3.7?	N/A	MH	17/04/2023 02:25 pm	
21. Miscellaneous:	N/A	MH	17/04/2023 02:25 pm	

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Supplementary Processing Notes:		MH	17/04/2023 02:25 pm	Connecting to existing WW, not increasing occupancy therefore not considered.
H: ENERGY EFFICIENCY		MH	17/04/2023 07:02 am	Code Clause Disabled: Not applicable for this project. No change to existing,
HEATING APPLIANCES		MH	17/04/2023 07:02 am	Code Clause Disabled: Not applicable for this project.
Solid Fuel Burner				
Gas - Liquid Fuel Burning Appliances				
Radiators				

BC FINAL

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MAIN BUILDING - R1 DWELLING ADDITION - ALTERATION - Code Clause Management History			
Code Clause	**Initials**	**Date**	**Reason/Notes**
B1: Foundations, Piles, Floors	MH	17/04/2023 07:13 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies.
B1: Sub-floor, Mid-floor, Deck	MH	17/04/2023 01:40 pm	Not applicable for this project. Not within scope of proposal, internal alts only.
D: ACCESS	MH	17/04/2023 07:06 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E1: Surface Water	MH	17/04/2023 07:08 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
E2: External Moisture	MH	17/04/2023 07:09 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
F1: Hazardous Agents on Site	MH	17/04/2023 07:15 am	Not applicable for this project. Existing dwelling
F4: Safety from Falling	MH	17/04/2023 07:15 am	Not applicable for this project. No change to the existing provisions BA04 s.112 1b applies
G5 Interior Environment, G6 Airborne & Impact Sound	MH	17/04/2023 07:19 am	Not applicable for this project.
G10 Piped Services, G11 Gas As An Energy Source	MH	17/04/2023 07:19 am	Not applicable for this project.
H: ENERGY EFFICIENCY	MH	17/04/2023 07:02 am	Not applicable for this project. No change to existing,
HEATING APPLIANCES	MH	17/04/2023 07:02 am	Not applicable for this project.

Processing Time Clock Start Date: 05/04/2023 03:42 pm

Decision To Grant: BC230302 by Mike Harry @ 20/04/2023 10:37 am

Documentation demonstrates compliance with the Building Code and Building Act 2004. Requests for further information have been addressed and reasons for these have been recorded in each instance. Building Consent can be granted and issued on payment of the appropriate fees and levies.

BC FINAL

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05 April 2023

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION - VETTING

REFERENCE: BC230302
LOCATION: 1922 Motueka Valley Highway, Motueka-Woodstock
PROJECT: Internal alteration

We have carried out some initial checks of your application and require the following information before we can accept it for processing.

Main Building

Deposit / Fee
Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00

Application Form
Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.

If you are unable to respond to this request within 10 working days, please let us know, as if we don't hear from you, your application may be refused.

If we have missed any of the information, please let us know its location so that it can be re-checked. Please contact us if you have any questions.

Yours sincerely

Kate Stoneman

Building Support Officer
On behalf of Tasman District Council

http://www.tasman.govt.nz
189 Queen Street, Richmond 7020
Tel.: 03 543 8400 Email: building.support@tasman.govt.nz

17 April 2023

John and Gloria Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Dear John and Gloria Anderson

REQUEST FOR FURTHER INFORMATION

REFERENCE: BC230302
LOCATION: 1922 Motueka Valley Highway, Motueka-Woodstock
PROJECT: Internal alteration

Thank you for your building consent application. We have reviewed it and we need some more information to make sure the proposed work meets the requirements of the Building Act 2004.

We are required to process your application within 20 working days, however this time is paused until you provide the below information:

Main Building

E3: Internal Moisture
Please provide a detail for the hand basin to wall lining. For guidance, refer E3/AS1 figure 3.

F2: Hazardous Building Materials
Due to the age of the dwelling (1977) there is a high chance existing building elements will contain asbestos. Please provide notation identifying any areas where this likely to be located, and how the presence of the product will be managed on site to minimize health risks to contractors and building occupants.

G1, G2, G3: Personal Hygiene, Laundering, Food Preparation
Please provide further information to demonstrate that the building is provided with adequate complying space and facilities for laundering. For guidance, refer G2/AS1 1.0 & figure 1.

Please ensure all items are addressed in a single response, and that this includes:

- A covering note outlining the response to each item
- Revised documents that clearly identify changes (e.g. referenced by revision clouds and document

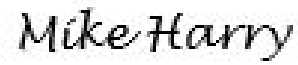
versions)

- Files that are in PDF format and to scale
- Only provide information specifically relating to this project

If you are unable to respond within 20 working days, please get in contact, as we may refuse to grant the consent if we do not hear from you. If you have any questions please contact me on 03 543 8400.

You may receive requests for further information from other areas of Council, and these should be addressed separately to this request.

Yours sincerely



Building Technical Officer
On behalf of **Tasman District Council**

Required Documents Audit on BC230302

Main Building

G9: Energy works certificate (Final)

- {no file(s) uploaded}

G12: Pipework pressure test documentation (Wastepipes)

- {no file(s) uploaded}

G12: Pipework pressure test documentation (Preline)

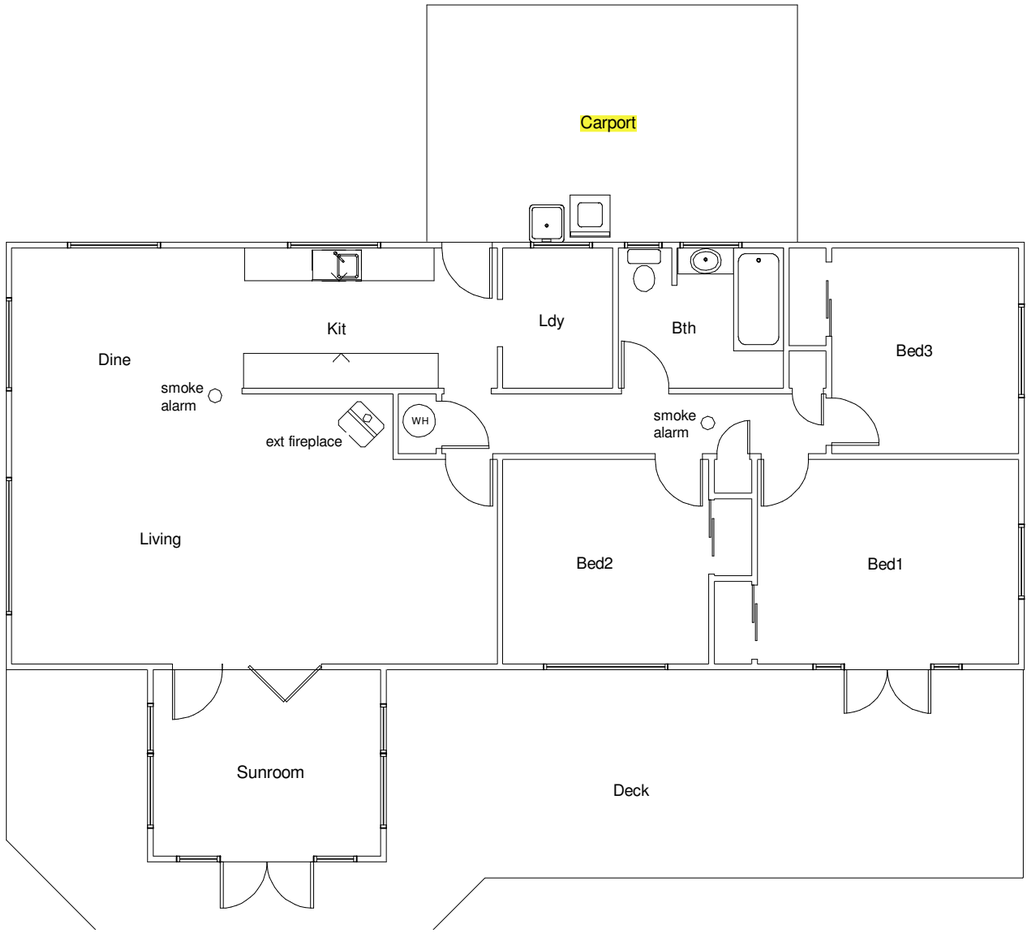
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Miscellaneous documents

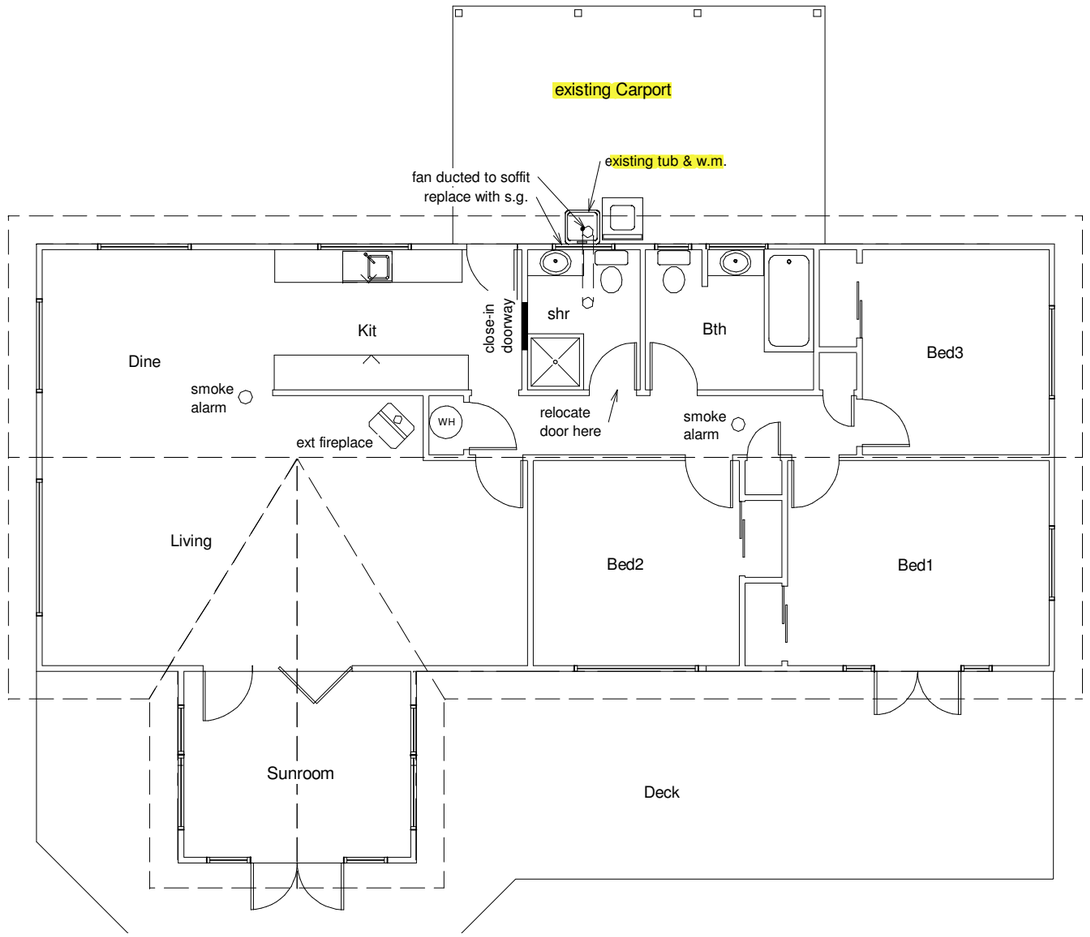
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Minor variations

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EXISTING FLOOR PLAN 1:100

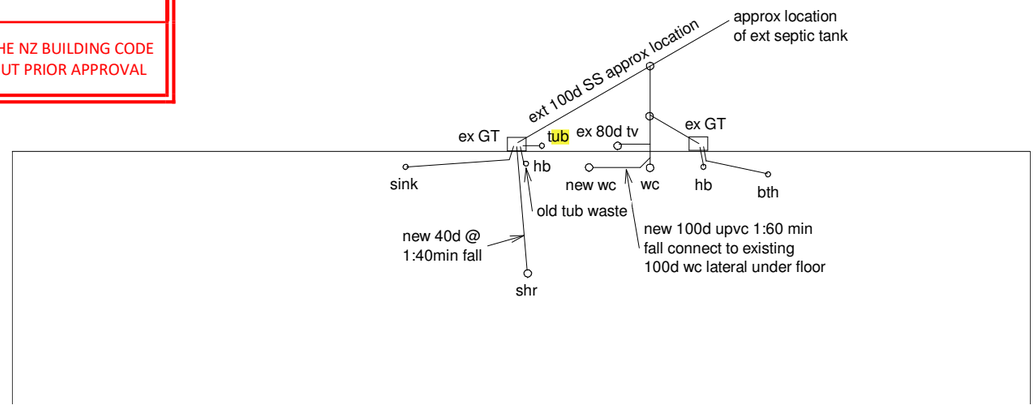


PROPOSED FLOOR PLAN 1:100

Line walls with 10mm Gib Aqualine. Stop to level 4.
Shower; Clearlite or similar acrylic cubicle installed to manufacturers instructions.
Architraves 20x12 pine & 80x12mm pine skirtings.
Floor; sheet vinyl, seam-sealed & sealant perimeter to skirting & fixtures.
Paint walls & ceiling with pigmented sealer + 2 coats Resene Bathroom acrylic satin finish. Door, architraves & skirting; 2 coats waterbourne enamal.
Replace glazing with safety glass (existing awning window)

NOTE; the soffit material may contain asbestos. Drill 150dia hole with holesaw with rubber boot that collects the dust. Wear mask and appropriate clothing. Double bag cut-out and dust and dispose to Landfill.

Disposal of any asbestos to an authorised disposal site, all work to comply with Health and Safety at Work (Asbestos) Regulations 2016.



DRAINAGE PLAN 1:100

Install new 100d wc lateral, connected to existing wc lateral under floor (timber floor)
Install new 40d shower waste to existing GT

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED BUILDING CONSENT DOCUMENTATION

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Tasman District Council
BUILDING CONSENT AUTHORITY
RECEIVED
Date: 20/04/2023

amd 19-4

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone B

CONVERT LAUNDRY TO BATHROOM
1922 MOTUEKA VALLEY HIGHWAY

Owner J Anderson 03 5268644 or 0211147730	17/03/23	SHT 1

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED BUILDING CONSENT DOCUMENTATION
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

SPECIFICATION FOR
1922 MOTUEKA VALLEY HIGHWAY
CONVERT LAUNDRY INTO 2ND BATHROOM

PRELIMINARY AND GENERAL
This work comprises converting the laundry into a 2nd bathroom as detailed on the drawings.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any variation from the plans must be approved by the territorial authority, minor variations may be approved by the building inspector. Amended plans shall be supplied to the territorial authority.

CARPENTRY
Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3602. Grade SG8. H1.2 treated.
Relocate door as shown on plan, frame old opening, remove linings as required. After plumbing installed, replace insulation and reline walls with 10mm Gib Aqualine. Fit 40mm H3.1 pine architraves & 60mm skirtings and 30mm bevelled scotia.
Arrange for existing window glazing to be replaced with grade A safety glass (obscured).
Install ceiling fan and ducting to soffit (coordinate with electrician).

ELECTRICAL
Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards. Install switched socket by vanity, alter light switch location and install ceiling fan wiring.

PLUMBING
Plumbing shall be by registered plumber and comply with the NZBC G12 & G13. Notify the Contractor of positions of blocking etc for the support of fittings. Holes for pipes shall be minimum size required and positioned to ensure the structural integrity of the building is not compromised.
Internal water pipes shall be butylene. Lag all hot water pipes and all pipes in ceiling with Climaflex XT foam pipe lagging (or similar). Pressure test on completion.
Waste pipes; reuse existing tub waste for vanity, install new 40d shower waste @ 1:40 minimum gradient to existing GT. Connect new 100d toilet waste to existing toilet lateral under the floor, 1:60 minimum gradient.

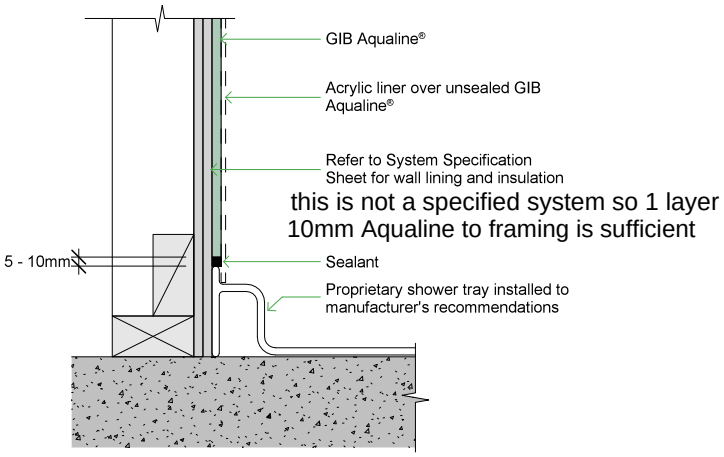
PAINTING AND GIB STOPPING
The work shall be carried out by competent trades people in accordance with NZS 7703 and the NZBC.
Materials and workmanship shall be to a high standard and as specified by manufacturer, applied within the required temperature range and with surface to the required moisture level.
Stopping shall be in accordance with GIB's fixing and jointing instructions to Level 4 finish.
PAINTING; Cover all adjoining surfaces and areas liable to damage. Fill nail holes and sand to a smooth finish. Surfaces must be clean, dry and sanded before painting and between coats.
Walls and ceiling; 1 coat pigmented sealer + 2 coats acrylic enamel (satin). Do not paint behind shower wall liners. Door (incl. top & bottom), jambs, architraves, skirtings etc; sealer + 2 coats acrylic enamel (semi gloss).

FIXTURES & FINISHINGS
Floor; apply UZIN PE460 sealer to manufacturers instructions and glue vinyl flooring with UZIN KE68 adhesive. Seal perimeter to skirtings and fixtures.
Showers; 900x900 Clearlite or similar acrylic 2 sided cubicle.
Seal back of vanity to wall.
Contractor to fit door hardware, door stops, toilet roll holder, towel rail and mirror as required by owner.

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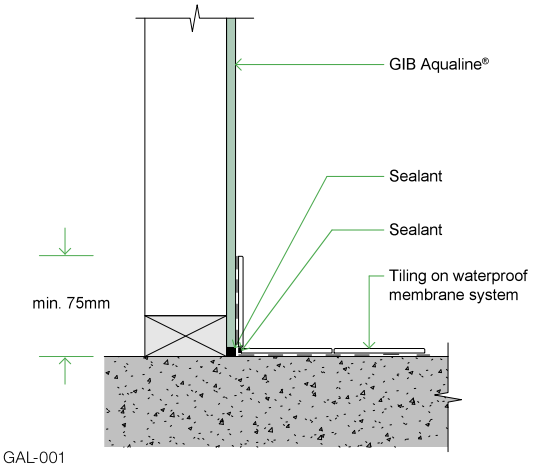
BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



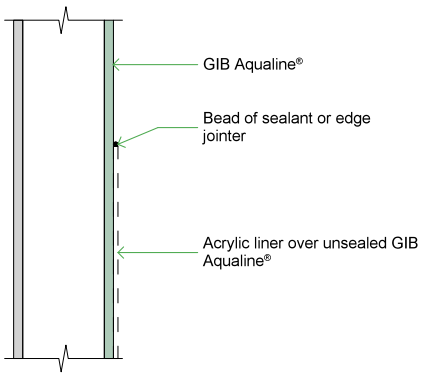
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

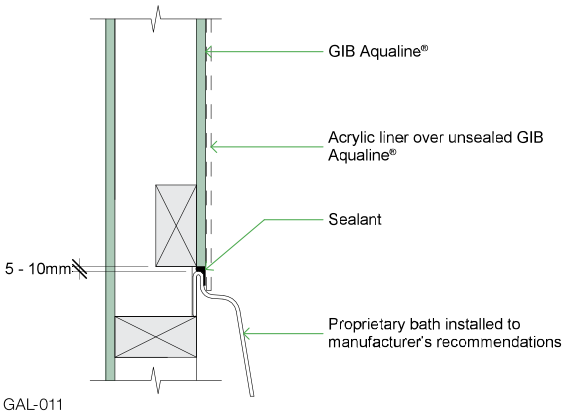
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



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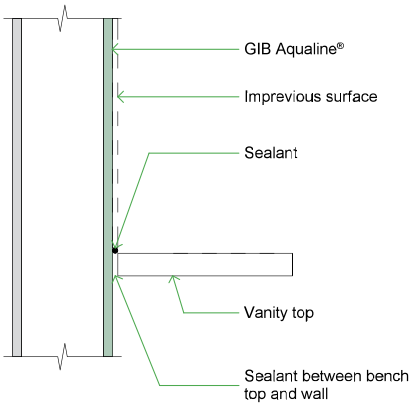
BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

A: BATH LINING JUNCTION



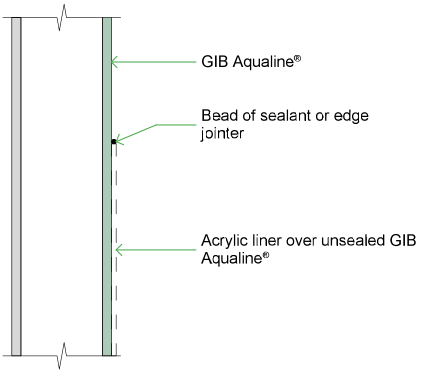
GAL-011

B: VANITY TOP LINING JUNCTION



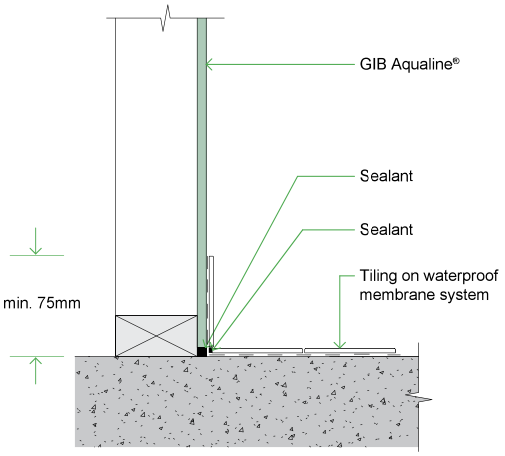
GAL-023A

C: UNSEALED PLASTERBOARD LINING



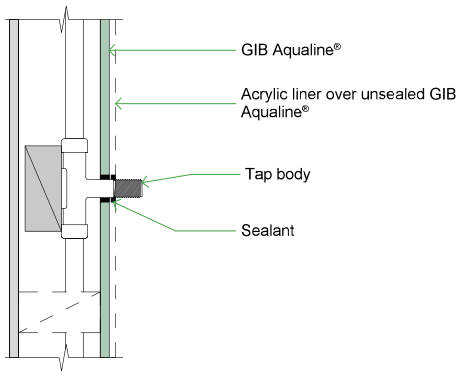
GAL-028

D: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

E: SEALING SEMI WET AREA PENETRATION



GAL-019

F: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



Tasman District Council
BUILDING CONSENT AUTHORITY
RECEIVED
Date: 20/04/2023

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

PRODUCT DATA SHEET

2-Component Epoxy Primer-Sealer

UZIN PE 460

Epoxy primer for damp or weak surfaces

Description:

UZIN PE 460 is an epoxy resin primer with low odor, mainly used as a moisture barrier up to 5 CM-% on cement screeds or concrete. For interior and exterior use.

As a blocking primer:

- on unheated cement screeds with residual moisture up to 5 CM-% (6 % per weight)

As a strengthening primer:

- on weak, porous or cracked substrates

As a bonding primer:

- grit-blinded or in connection with UZIN PE 280 prior to levelling work with UZIN cement- or calcium sulphate levelling compounds
- on dense or very absorbent substrates
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in domestic, commercial and industrial locations

As an epoxy mortar:

- in connection with the special filler UZIN XS





GEV-EMICODE EC 1 PLUS very low emission

LEED contributing product

Product Benefits / Properties:

UZIN PE 460 impresses by fast curing and functionality also at low temperatures

Composition: Polyamine cured epoxy resin.

- Reduced odour during application
- High barrier effect against moisture
- Excellent surface wetting properties
- Water- and frost-resistant
- System component in PAH decontamination
- Solvent-free
- EMICODE EC 1 R PLUS / very low emissions

Technical Data:

Packaging:	metal combi-can		
Packsizes:	5 kg, 10 kg		
Shelf life:	min. 12 months		
Colour wet / dry:	transparent / brownish		
Mixing ratio:	A : B = 1.9 : 1 parts by weight		
Pot life:	25 – 30 minutes*		
Consumption:	200 – 600 g / m² per coat*		
Working temperature:	min. 10 °C at floor level and + 3 °C above dew point		
Set to foot traffic:			
temperature:	10 °C / 50 °F	20 °C / 68 °F	30 °C / 86 °F
time:	21 hrs.	8 hrs.	5 hrs.
Final strength:	after 3 – 5 days*		

*At 20 °C / 68 °F and 65 % relative humidity.

UZIN | A Brand of Uzin Utz AG

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GB | Uzin Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 (0)1788 530 080 | Fax +44 (0)1788 536 508 | E-mail info@uzin.co.uk | Internet www.uzin.co.uk

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

UZIN PE 460

Substrate Preparation:

The substrate must be sound, load bearing, dry, free from cracks, clean and free from materials which would impair adhesion (e.g. dirt, oil, grease). The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported.

Any weakly bonded or soft surface sections (e.g. separating agents, loose residues of adhesives, levelling compounds, coverings or paints) have to be removed by brushing, abrading, grinding or shot-blasting. Thoroughly vacuum to remove loose material and dust. Dense, smooth and metal surfaces should be degreased and abraded. On metal surfaces, pre-test for adhesion strength. Always allow the primers to dry completely.

Refer to the Product Data Sheets for other products used.

Application:

1. Before use, allow the combi-cans to come to room temperature. Punch several times through the plastic plug and the floor of the upper container (hardener B). Allow the hardener to drain completely into the lower container (resin A). Remove the empty upper container and thoroughly blend the components with the UZIN spiral mixer (A). Decant the mixed material into an oval bucket and mix briefly once again.
2. Immediately apply an even coat of the primer onto the substrate with the UZIN Nylon Fibre Roller (B). On smooth surfaces, it can be spread with a B2 notched trowel and then evenly rolled out using the fibre roller. Ensure a fully sealed coat. Allow for the limited working time.
3. When the first coat is dry to accept foot traffic, but within 48 hours, apply the second coat using cross-strokes. To visually differentiate between the coats, mix approx. 1 % of UZIN Epoxy-Colourant into the second coat (C).
4. With subsequent levelling work, the last (wet) coat has to be sanded immediately with UZIN quartz sand 0,8 (approx 3 kg / m²) (D). After curing vacuum thoroughly.
5. in case of using UZIN PE 460 as a moisture barrier an UZIN PE 280 as a Primer the minimum quantity of UZIN PE 460 has to be 500 g/m² in one layer.
6. Clean tools immediately after use with UZIN VE 124. Hardened material can only be removed by mechanical means. When hardened, sweep off loose sand and vacuum.









Application Chart:

Consumption according to surface condition and resin temperature, application with the UZIN Nylon Fibre Roller:

Substrate	Consumption
Rough, shot-blasted or ground surfaces	300 – 600 g/m²*
Lightly shot-blasted surfaces, application with B2 notched trowel	approx. 500 g/m²*
Sanded surfaces, old adhesive residues	250 – 350 g/m²*
Smooth, dense and non-absorbent surfaces	200 – 250 g/m²*
Barrier-coat on a new, trowelled and smoothed cement screed	approx. 350 g/m²/1st coat* approx. 250 g/m²/2nd coat*

*At 20 °C / 68 °F and 65 % relative humidity and acclimatised containers.
At lower temperatures, material consumption is increased.

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

UZIN PE 460

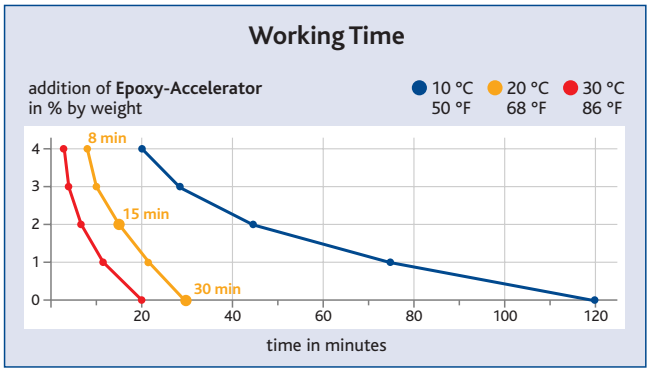
Extended application field:

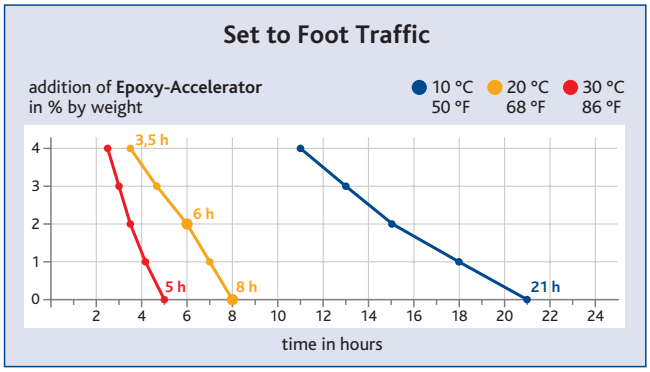
- providing a barrier against high residual moisture in non-heated, cement-based substrates such as e.g. cement screeds, concrete slabs or bonded constructions in direct contact with ground moisture up to 5 CM-% and 6 % by weight.
- surface strengthening or priming of dry, mineral surfaces, including or weak, even heated substrates. For cement-, calcium sulphate-, magnesia-, and stone-wood-screeds, concrete, chipboard P4 – P7, OSB 2 – OSB 4 boards and pre-finished screed sections.
- priming of ceramics and natural stone, reconstituted stone, terrazzo, metal (obtain technical advice), coatings and seal-coats (sanded until matt).
- priming of substrates with well bonded residues of bitumen-based or water-soluble adhesives, paints or levelling compounds (including spent sulphite adhesive residues).
- priming prior to application of epoxy-, PUR or silane-based adhesives.
- producing a reaction resin mortar, when mixed with UZIN XS, for filling holes and surface damage. Prime the surfaces and apply the mixed epoxy mortar wet-in-wet onto the primer.
- for the shut-off of dry mature and prove surfaces to protect from moisture. cement from thin-and medium-bed mortars at subsequent laying of large format tiles or laying in the middle bed process.

Practical Note:

To accelerate the setting process, up to max. 4 % of UZIN Epoxy-Accelerator can be added to the primer. Application of the following coat can then be carried out earlier than without the accelerator, ideally the same day.

In the following diagrams, the working time and setting time are shown depending on accelerator quantity and temperature.





An addition of 2 % allows two coats to be applied within one day.

Caution: at 4 % accelerator quantity, the working time is drastically reduced. Only use this quantity in conjunction with adequate experience and lower temperatures!



BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

UZIN PE 460

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Allow containers to come to room temperature before use.
- Optimum work conditions are 15 – 25 °C, floor temperature above 15 °C / 59 °F and relative air humidity below 65 %. Low temperatures shorten, whilst high temperatures lengthen the working and curing time.
- **Caution:** Epoxy materials can become extremely hot in the container after mixing. Therefore apply the primer immediately, do not leave the container unattended after mixing and remove it to outdoors to allow residue to react.
- As a damp-proofing barrier up to 5 CM-% under mineral levelling compounds, a double application is required. Does not replace damp-proofing in accordance with DIN 18 195, Part 4.
- A surface barrier-coat cannot be applied on moisture-sensitive substrates or old cement screeds with levelling compound residues and in direct contact with ground moisture.
- For barrier-coats on cement screeds or concrete slabs with incorporated underfloor heating or concrete core cooling, obtain technical advice.
- For direct adhesion of wood flooring onto ungritted UZIN PE 460, UZIN reaction resin adhesives must be used within 48 hours.
- For use in PAH decontamination please refer to the detailed system recommendations and notes on the internet (ww.uzin.de).
- For coating on metal, prepare a test area and obtain technical advice.
- Do not mix part quantities!
- When mixed with e.g. UZIN Epoxy Accelerator and / or UZIN Epoxy Colourant there is no guarantee for the emission class EC 1 R PLUS anymore.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – DIN 18 356 “Working with wood flooring”
  – TKB publication “Assessment and preparation of substrates for floor covering and wood flooring work
  – BEB publication “Assessment and preparation of subfloors”

Protection of the Workplace and the Environment:

Solvent-free. Non flammable. Comp. A: Contains epoxy resin: Irritant. Comp. B: Contains amine hardener: Corrosive. Both components: May cause irritations or burns to eyes, skin or respiratory system. May cause sensitisation by skin contact. Use barrier cream, protective gloves and safety-goggles. After contact with skin, wash immediately with plenty of water and soap. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. In liquid form, ”hazardous to the environment”, therefore do not allow into drains, water courses or landfill.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk. Does not contaminate the indoor air quality with either formaldehyde or other volatile compounds. EMICODE EC 1 R PLUS – very low emission.

Disposal:

Where possible, collect product residues and re-use. Do not empty into drains, sewers or ground. Empty, scraped and drip-free metal containers are recyclable. Liquid residues as well as containers with liquid residues are special waste, those with mixed and cured residues are Construction Waste. Therefore collect waste material, mix both components and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

PRODUCT DATA SHEET

1-Component Hybrid Adhesive

UZIN KE 68

1-component hybrid adhesive for heavy duty

Description:

UZIN KE 68 is a ready to use and user-friendly 1-component hybrid adhesive. The adhesive with very low emissions is the ideal problem solver in areas with higher demands, e. g. in areas with higher temperatures or with water coming from above in the joints. Furthermore, UZIN KE 68 is suitable in areas with higher mechanical loads, e. g. in front of lifts or in areas loaded with hand pallet trucks. For interior use.

As a special adhesive:

- for rubber in tiles up to 4 mm (e.g. norament®)
- for LVT
- for PVC and CV floor coverings in tiles
- for click LVT
- for rubber granulate coverings or underlays (e.g. Regupol®)
- for linoleum in tiles up to 4 mm thickness
- for indoor entrance mats
- for artificial grass or sports floor coverings
- in combination with UZIN RR 185 and industrial floor coverings (e.g. Gerflor GTI®)
- on levelled, absorbent or non-absorbent substrates
- on flexible or deformable substrates (underlays, e.g. UZIN RR 188 or UZIN RR 189, wood, on metal substrates, please ask UZIN technical service for advice)
- on warm water underfloor heating system
- for exposure to castor wheels in accordance with DIN EN 12 529
- for heavy wear in residential, commercial and industrial locations
- for wet shampooing and spray extraction cleaning according to RAL 991 A2





UZIN ÖKOLINE

GEV-EMICODE EC 1 PLUS very low emission

BLAUER ENGEL DAS UMWELTZEICHEN

www.blauer-engel.de/uz113

Product benefits / properties:

UZIN KE 68 offers a high dimension stability and strength, also under extreme conditions.

Composition: Silane-terminated prepolymers, mineral fillers, additives.

- Ready to use
- Good ridge formation
- High temperature stability
- Solvent-free
- EMICODE EC 1 R PLUS / very low emission
- RAL-UZ 113 / Environmentally compatible because of low emission

Technical specifications:

Packaging:	Plastic bucket
Pack size:	14 kg
Shelf life:	min. 12 months
Colour wet / dry:	beige
Consumption:	250 – 450 g/m²
Working temperature:	min. 15 °C / 59 °F at floor level
Working time:	up to 40 minutes*
Set to traffic:	after 24 hours*
Final strength:	after 3 – 5 days*
Sealing / filling joints:	after 12 – 24 hours*

*At 20 °C and 65 % relative humidity, depending on the type of floor covering and the absorbency of the substrate.

UZIN | A brand of Uzin Utz Group

DE | Uzin Utz AG | Dieselstraße 3 | 89079 Ulm | Telefon +49 731 4097-0 | Telefax +49 731 4097-110 | E-Mail info@uzin.de | Internet www.uzin.de

GB | Uzin Utz UK Ltd. | Unit 2, Mitchell Court | Central Park, Rugby, Warwickshire | CV23 0UY | Phone +44 1788 530 080 | Fax +44 1788 536 508
E-mail uzin.uk@uzin-utz.com | Internet www.uzin.co.uk

BC230302 TASMAN DISTRICT COUNCIL - APPROVED DOCUMENTS 20/04/2023

UZIN KE 68

Substrate Preparation:

The subfloor must be level, sound, load bearing, dry, free from cracks, clean and free from material which would impair adhesion (e.g. dirt, oil, grease). The surface must be vacuumed, primed and levelled thoroughly with a high-tensile cementitious compound. Suitable primers and levelling compounds can be found in the UZIN product guide. On flexible substrates, such as mastic asphalt or underlays, smooth as required with the 2-component PU-levelling compound UZIN KR 410 and adhere the covering within 24 to 48 hours. Degrease and abrade dense and smooth substrates and prime with suitable product if necessary. The substrate must be tested in accordance with applicable standards and bulletins and any deficiencies must be reported. Always allow primer and levelling compound to dry well all the way through.

Refer to the Product Data Sheets for other products used.

Application:

1. Apply adhesive uniformly with suitable notched trowel onto the substrate. Do not apply more adhesive than can be laid with good wetting of the back of the covering within the working time.
2. Lay in the covering, rub down and, after approx. 1 hour, roll. When using dark floor coverings, please watch that there is no adhesive in the joint area.
3. Remove residues while fresh with clothes of UZIN Clean-Box. Hardened adhesive can only be removed mechanically.

Consumption information:

Type of backing	Notch Size	Consumption*
Smooth	A 5	250 – 300 g/m²
Slightly structured	A 2	350 – 400 g/m²
Linoleum	B 1	400 – 450 g/m²

* At 20 °C and 65 % relative humidity, with tempered adhesive buckets on UZIN NC 170 LevelStar.

Important Notes:

- Shelf life minimum 12 months in original packaging when stored in relatively cool conditions. Frost resistant up to – 25 °C. Allow adhesive to reach room temperature before use.
- Optimum work conditions are 18 – 25 °C, floor temperature above 15 °C and relative air humidity below 65 %. Low temperatures and low air humidity lengthen, whilst high temperatures and high air humidity shorten the drying time.
- Before bonding floor coverings must be adequately acclimatised and free from tension and must be adapted to the common indoor climate for future use.
- UZIN KE 68 is suitable for use under goods handling trucks with very heavy loading up to 30 kp/cm^2.
- UZIN KE 68 must be protected from alkaline moisture. In areas where water occurs only from the substrate, you have to use e.g UZIN PE 460 as a moisture barrier below the levelling compound. In areas where water also or only occurs from above, you have to use e.g UZIN PE 460 as a moisture barrier on the levelling compound.
- For the applications coating, sealing, cleaning and maintaining the products of UZIN Care can be used to (UZIN Basic Cleaner, UZIN Turbo Protect Plus, UZIN Resilient Sealer, UZIN Resilient Care, UZIN Refresher). For further information please refer the separate product data sheets.
- The following standards, regulations and publications are applicable and especially recommended:
  – DIN 18 365 “Working with floor coverings”
  – TKB specification sheet “Assessment and preparation of surfaces for floor covering and wood floor covering”
  – BEB specification sheet “Assessment and preparation of surfaces”
  – TKB specification sheet “Adhesion of elastomeric floor coverings”

Protection of the Workplace and the Environment:

Solvent-free adhesive containing methoxysilane. Keep out of the reach of children. When curing, produces traces of methanol. Ensure good ventilation during and after application / drying! Do not eat, drink or smoke during the installation. Wear suitable gloves. After contact with eyes or skin, wash immediately with plenty of water. Do not allow to enter the sewer system, bodies of water or the soil. Clean the tools with water and soap immediately after use. No preservatives added.

Observe safety information on product label as well as safety data sheet. Once cured, has a neutral odour and presents no physiological or ecological risk.

Hotline for allergy information +49 731 4097-0.

EMICODE EC 1 R PLUS – Very low emission.

Disposal:

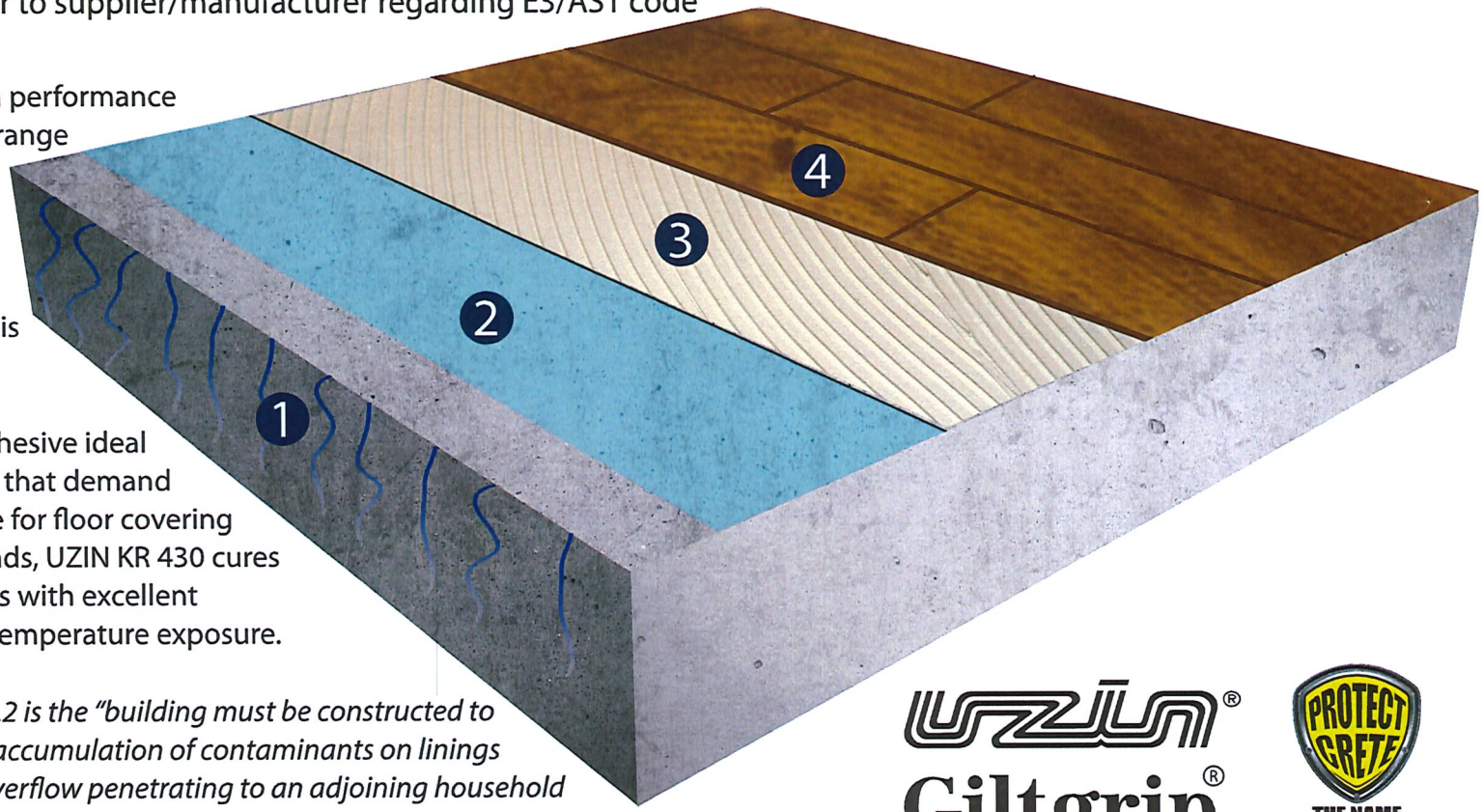
Where possible, collect product residues and re-use. Do not allow dispersal into drains, sewers or ground. Empty, scraped and drip-free containers are recyclable. Containers with liquid residue, as well as the liquid product, are classed as Special Waste. Dried product residues are classed as Construction Waste. Therefore collect waste material and allow to harden, then dispose as Construction Waste.

The above information is based on our experience and careful investigations. The variety of associated materials and different construction and working conditions cannot be individually checked or influenced by us. The quality of your work depends, therefore, on your own professional judgement and product usage. If in doubt, conduct a small test or obtain technical advice. Observe the installation recommendations of the covering manufacturer. The publication of this Product Data Sheet invalidates all previous Product Information. The respective updated version of this datasheet can be found on our Homepage under www.uzin.com.

.UXURY VINYL TILE (LVT) WET ROOMS WATERSPLASH INSTALLATION SYSTEM ALTERNATIVE SOLUTION - E3/AS1 BUILDING CODE- INTERNAL MOISTURE FOR FINISHES TO FLOORS: BATHROOMS

Must be read in conjunction with E3/AS1 November 4th 2021 Building Code. The following information is based on adhesive performance only to assist in the Alternative Solutions options for the installer. It is essential the LVT supplier provides their own documentation as to the floorcoverings suitability as required by E3/AS1.

1. Concrete substrate treated with Protect Crete Densi-Proof (Optional.)
2. Subfloor Preparation Systems (Optional site specific as required.)
   Subfloor primed with Uzin PE280 (Non-porous) or Uzin PE520 (Porous)
   OPTION 1.) Uzin NC160 or NC170 Levelling Compound
   OPTION 2.) Uzin NC888 feather Finish
3. **ADHESIVE OPTION 1:** UZIN KE68T 1- Component Hybrid Adhesive
   ADHESIVE OPTION 2: UZIN KR430 2-Part Urethane Adhesive
4. Luxury Vinyl Tile (LVT) as Specified: Refer to supplier/manufacturer regarding E3/AS1 code compliance.



Uzin KE68T adhesive is a single component high performance 'urethane type' adhesive that issuited to a large range of installations requiring high dimensional stability in extreme conditions such as sun-drenched areas, high point loading and areas requiring water-resistance from the top of the floorcoverings (wet areas). Uzin KE68T adhesive is suited to installations on floors and walls.

UZIN KR 430 is a 2-component polyurethane adhesive ideal for the installation of all types of floor coverings that demand reliable bonding in extreme conditions. Suitable for floor covering installations subject to heavy use and rolling loads, UZIN KR 430 cures to an extremely high final strength and hardness with excellent resistance to plasticizers, surface moisture and temperature exposure.

The Functional requirement given in the clause E3.2 is the "building must be constructed to avoid the likelihood of – (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture"

UZIN®
Giltgrip®

PROTECT CRETE
THE NAME SAYS IT ALL

BC230302 | 21 Apr 2023
Vetting Started Date: 05/04/2023 10:40 am
Vetting Completed Date: 06/04/2023 09:02 am

Vetting Status: Completed

VETTING CHECKLIST - MAIN BUILDING - R1 Dwelling Addition - Alteration - AUDIT	Y/N	User	Date	Notes
Application Form : Has the application form been properly completed?	N	KSt	05/04/2023 12:10 pm	Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.
	VRFI	KSt	05/04/2023 02:40 pm	Application shows year dwelling constructed 1980. Please confirm if Council can update year of construction to 1977 as per our records.
	Y	KSt	06/04/2023 09:01 am	VRFI Response: Customer advised Council could update year of construction.
Deposit / Fee: Has the appropriate deposit / fee been paid?	N	KSt	05/04/2023 12:08 pm	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00
	VRFI	KSt	05/04/2023 02:40 pm	Please arrange payment of the deposit fee to complete the s45 lodgment process. The deposit/fee for the application is $1750.00
	Y	KSt	06/04/2023 09:02 am	VRFI Response: Deposit notification sent
Evidence of Ownership / Owner's Permission: Has the applicant provided a current Record of Title or evidence of ownership that is in the owner's name; 0R if the application has been submitted by an agent is owner's permission provided? If Title is not yet available a subdivision scheme plan is required. If the legal description for subdivision is not available please ensure that the parent title is recorded on the application.	Y	KSt	05/04/2023 12:11 pm	Record of title provided less than 3 months old.
LBP Details / Certificate of Work / Statutory Notice: If the proposal includes Restricted Building Work then is the application accompanied by: (a) names of each LBP involved AND; (b) Certificate of Work OR (c) Statutory Declaration? Select N/A if the application does not include Restricted Building Work.	Y	KSt	05/04/2023 12:13 pm	Certifcate of design work provided by designer - checked on register OK
Ground Condition / Geotechnical Report: Has a ground condition report been provided? This should be provided by a Chartered Engineer or qualified Geotechnical Engineer if conditions other than "good ground" exist.	N/A	KSt	05/04/2023 12:13 pm	This question does not apply to this project.
Resource Management Information: Does RMA information include a plan showing site and land information with details of proposed site coverage, floor areas for each level of each building, and with elevations depicting recession / daylight planes and height compliance? Select N/A if the application does not require RMA input.	N/A	KSt	05/04/2023 12:14 pm	This question is not relevant to this project.
Construction over an Easement: Has the building been located to ensure that it will not be constructed over an easement?	N/A	KSt	05/04/2023 12:14 pm	This question does not apply to this project.
Site Plans: Do site plans provide sufficient information to enable a compliance decision?	N/A	KSt	05/04/2023 12:17 pm	This question does not apply to this application.
Floor Plans: Do floor plans provide the requisite information to enable a compliance decision? (ensure information includes the location of smoke detectors and electrical layout)	Y	KSt	05/04/2023 12:18 pm	Plans show the electrical layout and smoke detector locations. a) All rooms clearly identified and labelled b) The location of smoke detectors c) Type of shower - proprietary
Elevations: Is sufficient information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Bracing Detail: Is sufficient bracing information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Roof Frame Detail: Is sufficient information provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Construction & Weathertightness Detailing: Is sufficient detail provided to enable a compliance decision?	N/A	KSt	05/04/2023 12:18 pm	This question does not apply to this application.
Waterproofing Details: Is there sufficient waterproofing information to enable a compliance decision?	Y	KSt	05/04/2023 12:21 pm	Proprietary shower Waterproofing specs received

VETTING CHECKLIST - MAIN BUILDING - R1 Dwelling Addition - Alteration - AUDIT	Y/N	User	Date	Notes
Plumbing & Drainage Detailing: Is sufficient plumbing and drainage information provided to enable a compliance decision?	Y	KSt	05/04/2023 01:27 pm	Draining plan provided showing falls, pipe sizes and materials.
Specifications: Are specifications project specific and do they identify project location, scope of work for each trade, materials, finishes, workmanship; and the appropriate Standards that apply to this project?	Y	KSt	05/04/2023 12:25 pm	Adequate information is provided.
Hazardous Substances: If storage and use of hazardous substances occurs in this building then are the hazards identified along with the location and quantities that are proposed to be stored?	N/A	KSt	05/04/2023 12:25 pm	There is no declaration of hazardous substances associated with this project.
Approvals from Other Authorities: Does this application involve approvals from other Authorities; and if so have these been provided?	N/A	KSt	05/04/2023 12:25 pm	This question does not apply to this project.
Engineer Verification: Is Specific Engineer Design (SED) accompanied by sufficient information to enable a compliance decision?	N/A	KSt	05/04/2023 12:25 pm	No SED or Calcs associated with this work.
		KSt	05/04/2023 12:28 pm	User cleared the answer for this question.
	N/A	KSt	05/04/2023 01:28 pm	No SED or Calcs associated with this work.
Energy Efficiency: Does information provided demonstrate how H1 energy efficiency provisions will be satisifed?	N/A	KSt	05/04/2023 12:27 pm	This question does not relate to this project.
Miscellaneous:	N/A	KSt	05/04/2023 01:28 pm	There are no miscellaneous matters.

BC FINAL

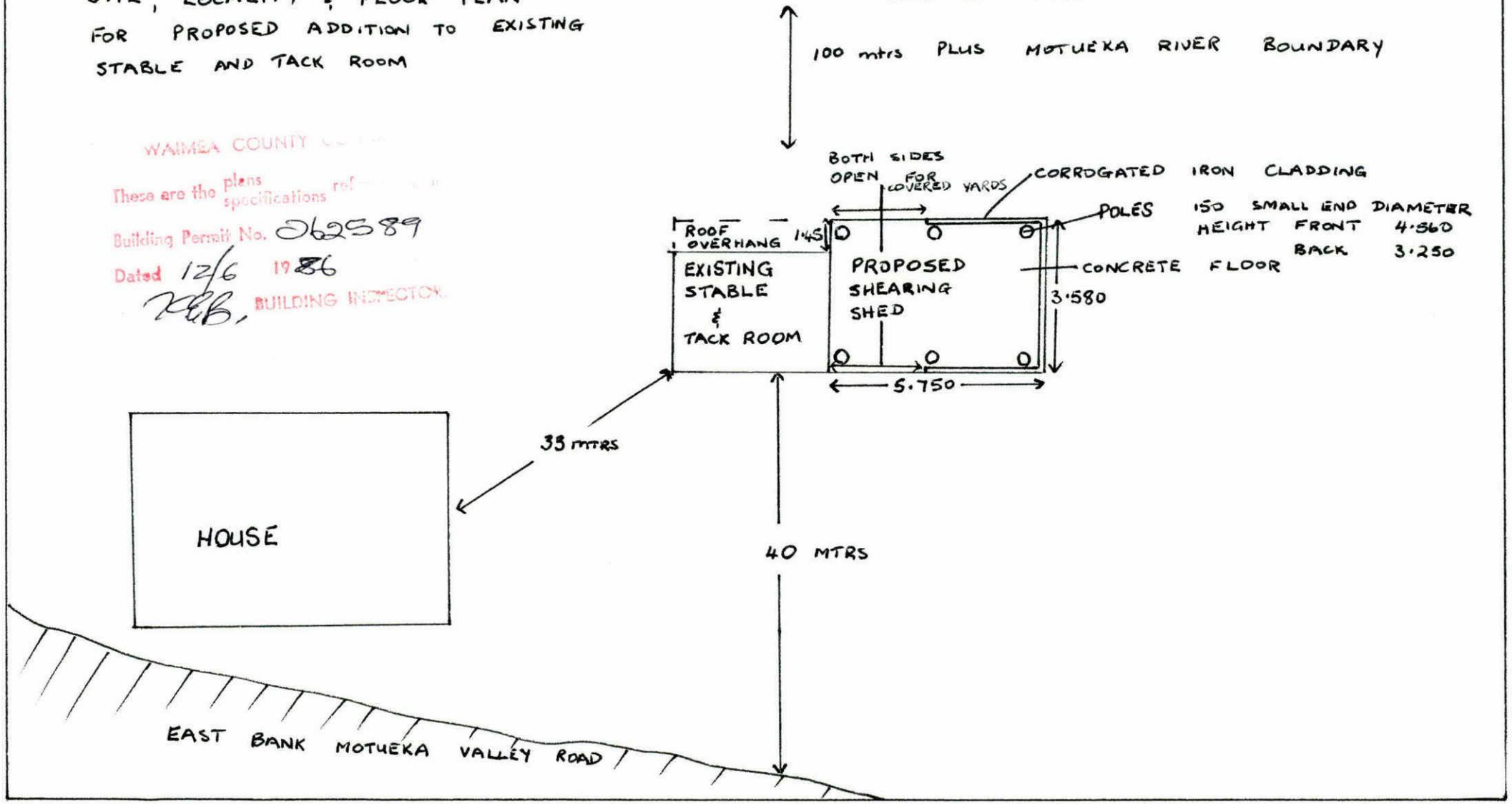
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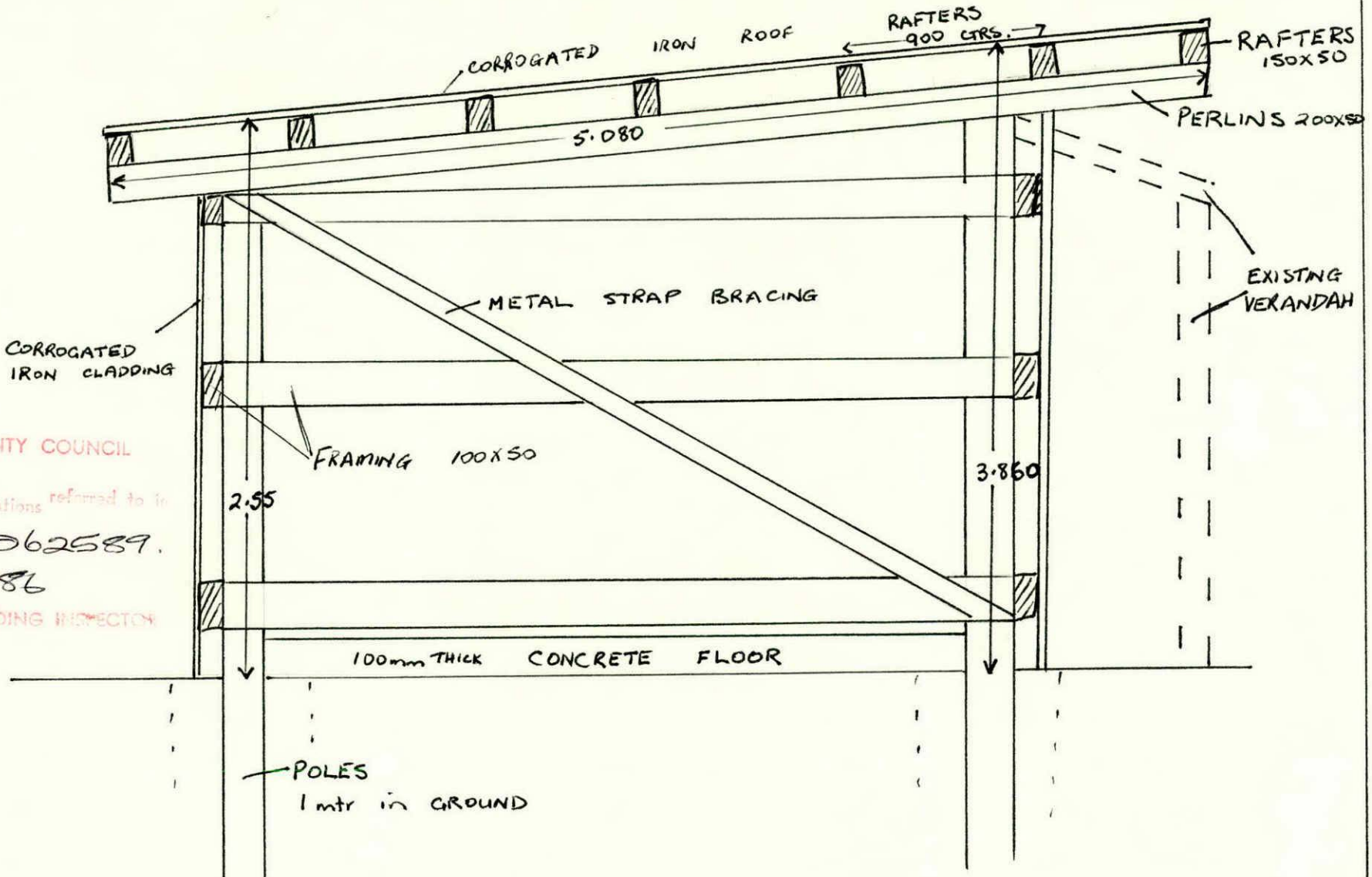
PROPOSED SHEARING SHED FOR MISS L.A. FOOTE

LOT PT
SEC. 4 SQ T
BLK IX AREA 20.5277

SITE, LOCALITY & FLOOR PLAN
FOR PROPOSED ADDITION TO EXISTING
STABLE AND TACK ROOM

WAIMEA COUNTY
These are the plans specifications ref
Building Permit No. 062589
Dated 12/6 1986
BUILDING INSPECTOR





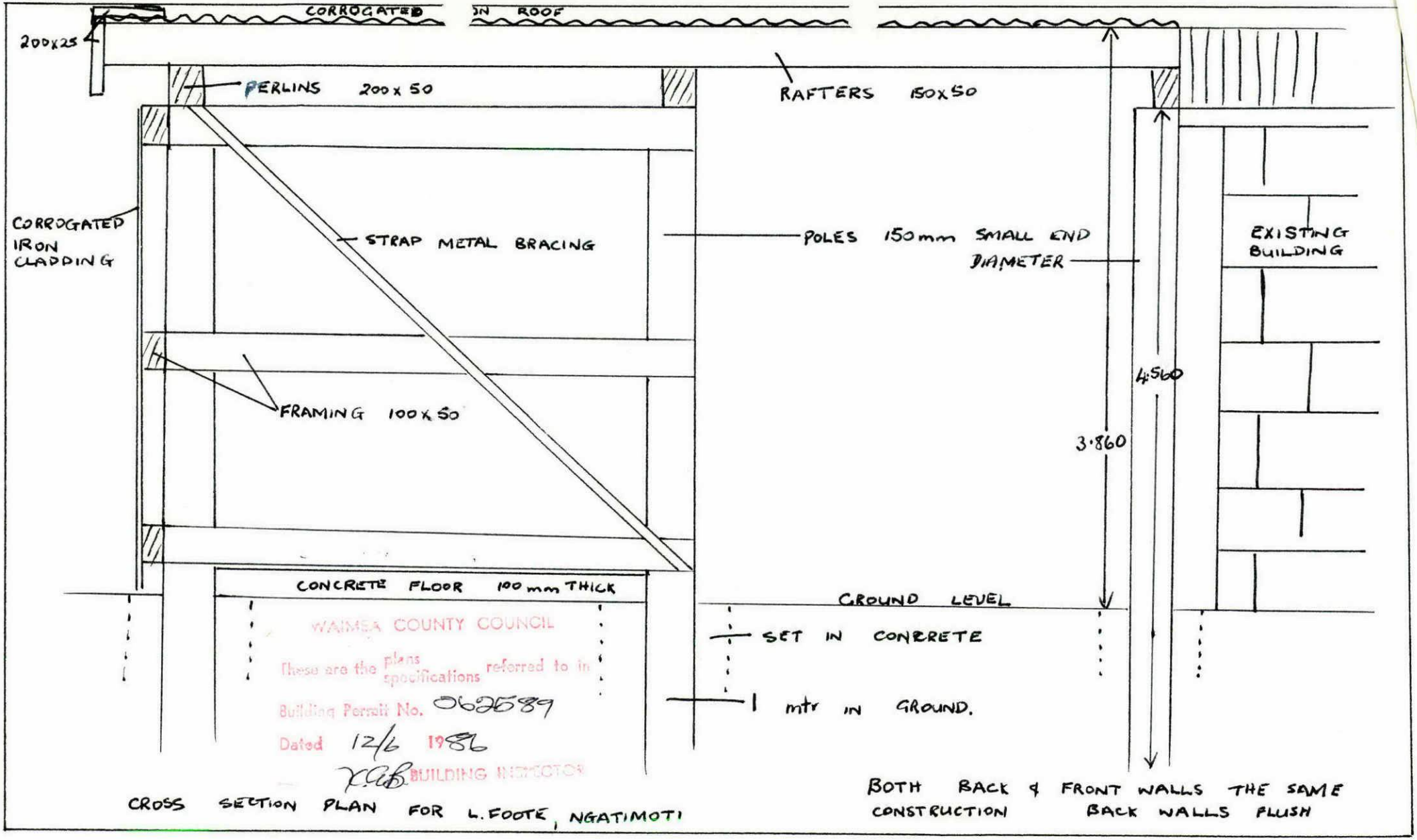
WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in Building Permit No. 062589.

Dated 12/6 1986

KEEB, BUILDING INSPECTOR

END VIEW CROSS SECTION FOR L. FOOTE NGATIMOTI


CORROGATED ON ROOF
200x25
PERLINS 200 x 50
RAFTERS 150x50
CORROGATED IRON CLADDING
STRAP METAL BRACING
POLES 150mm SMALL END DIAMETER
EXISTING BUILDING
FRAMING 100 x 50
4·560
3·860
CONCRETE FLOOR 100 mm THICK
GROUND LEVEL
SET IN CONRETE
1 mtr IN GROUND.
WAIMEA COUNTY COUNCIL
These are the Plans specifications referred to in
Building Permit No. 062589
Dated 12/6 1986
BUILDING INSPECTOR
CROSS SECTION PLAN FOR L. FOOTE, NGATIMOTI
BOTH BACK & FRONT WALLS THE SAME CONSTRUCTION
BACK WALLS FLUSH

WAIMEA COUNTY COUNCIL

062589
BUILDING P & D PERMIT

189 QUEEN STREET, RICHMOND, NEW ZEALAND
P. O. BOX 3050 TELEPHONE 8176

VALUATION REF. NO. 1928054200
DATE: 12/6/86.

APPLICATION FOR PERMIT: BUILDING, PLUMBING, DRAINAGE.

OWNER

Name: MISS L.A. FOOTE
Mailing Address: TE PUKEAWA
R.D. 1. MOTUEKA
Phone No. 896 NG1

BUILDER

Name: MS. P.H. COLLINS
Mailing Address: R.D.2.
WAKEFIELD, NELSON
Phone No. NN 34016

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No.: MAIN Rd
treet Name: EAST BANK RD.
Town/District: NGATIMOTI
Riding: WAIMEA

LEGAL DESCRIPTION

Valuation Roll No.: 1928054200
Lot: PT P
Section: 4 sq T Block: IX
Survey District: MOTUEKA
Area in ha.: 20.5277 m²

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ADDITION TO STABLE USED FOR SHEARING GOATS.

FLOOR AREA

Whole Sq. Metres: 24

DWELLING UNITS

Number Erected: NIL

ESTIMATED VALUES $

Building	1000
Plumbing	
Drainage	
TOTAL	1000

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED — include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

NOTES TO APPLICANT

1 Two copies of documents must accompany this application.
2 Building Permit documents shall include: site plan, detailed plan, elevations, cross sections and building specifications.

NB: The site plan must show position of building on section and distance from boundaries.

SIGNATURES

BUILDER/~~PLUMBER/DRAINLAYER (Delete~~ where not applicable)
NAME P.H. COLLINS REG. NO.
SIGNATURE [signature] DATE 8.6.86
APPLICANT SIGNATURE [signature] DATE 11/6/86.

WAIMEA PRINT

FOR OFFICE USE ONLY

LETTER SENT FOR FEES
FEES PAID: BUILDING $ PLUMBING DRAINAGE $ BRANZ LEVY $
PAID BY RECEIPT No. DATED
CONDITIONS OF PERMIT

ISSUE OF PERMIT APPROVED: [signature] BUILDING INSPECTOR. DATE 12/6/87
P & D APPROVED P & D INSPECTOR DATE

WAIMEA COUNTY COUNCIL

SCHEDULE OF FEES

From 1st April 1985

BUILDING

ESTIMATED VALUE OF WORK $			FEE $
Value up to		1 000	12.00
1 001	-	2 000	17.00
2 001	-	3 000	25.00
3 001	-	4 000	35.00
4 001	-	5 000	42.00
5 001	-	6 000	52.00
6 001	-	7 000	55.00
7 001	-	8 000	60.00
8 001	-	9 000	65.00
9 001	-	10 000	70.00
10 001	-	12 000	76.00
12 001	-	14 000	83.00
14 001	-	16 000	90.00
16 001	-	18 000	97.00
18 001	-	20 000	105.00
20 001	-	25 000	120.00
25 001	-	30 000	140.00
30 001	-	35 000	155.00
35 001	-	40 000	170.00
40 001	-	50 000	205.00
50 001	-	60 000	240.00
60 001	-	70 000	265.00
70 001	-	80 000	295.00
80 001	-	90 000	315.00
90 001	-	100 000	345.00
100 001	-	120 000	360.00
120 001	-	140 000	380.00
140 001	-	160 000	400.00
160 001	-	180 000	415.00
180 001	-	200 000	430.00

FOR EVERY $50 000 or PART THEREOF IN EXCESS OF $200 000 add $30.00

PLUMBING & DRAINAGE

IF THE VALUE OF THE PROPOSED WORK (Excluding materials) DOES NOT EXCEED - $		
50.00	fee of	$ 6.00
75.00	-	9.00
100.00	-	12.00
200.00	-	15.00
300.00	-	18.00
400.00	-	21.00
500.00	-	24.00
600.00	-	27.00
700.00	-	30.00
800.00	-	33.00
900.00	-	36.00
1 000.00	-	39.00
1 200.00	-	45.00
1 600.00	-	51.00
1 800.00	-	57.00
2 000.00	-	69.00

IF THE VALUE EXCEEDS $2 000 THE FEES SHALL BE $69.00 PLUS $6.00 FOR EVERY $200 OR PART THEREOF IN EXCESS OF $2 000.

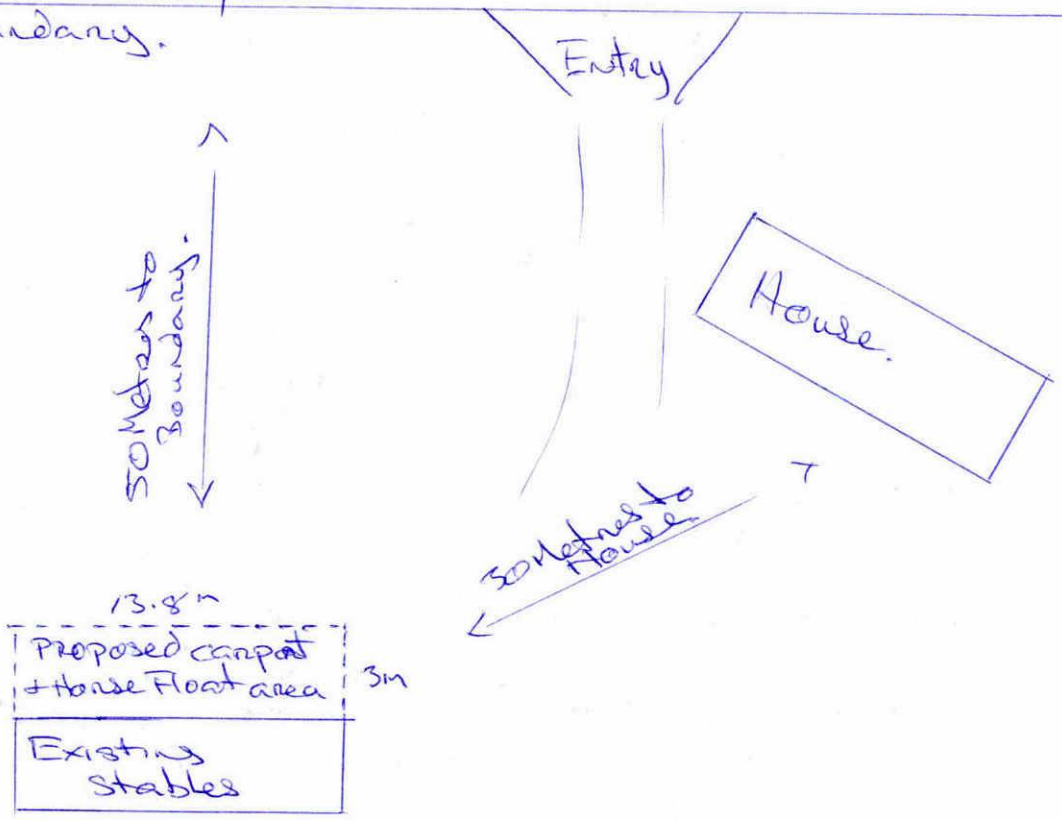
BUILDING RESEARCH ASSOCIATION OF N.Z. LEVY

The rate is $1.00 for each $1 000 (or part thousand) of the total value of work except that no levy is payable if the total value is less than $10 000.

e.g. Total value of $2 500 levy is Nil
" " $4 300 " " Nil
" " $15 000 " " $15.00

STATE HIGHWAY 61

Boundary.



TASMAN DISTRICT COUNCIL

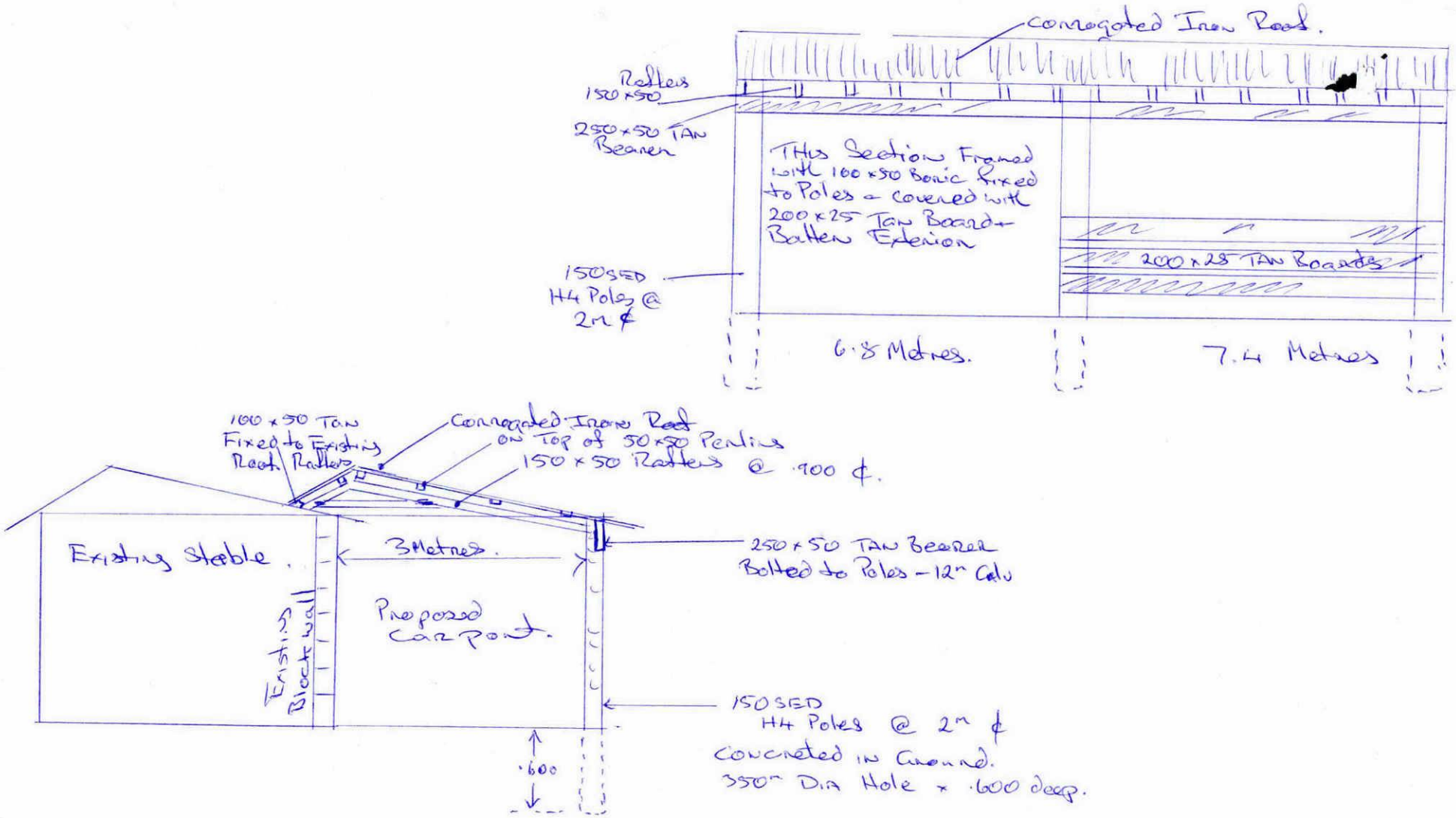
These are the plans specifications referred to in Building Permit No. 59768

Date 6-5-1991

BUILDING INSPECTOR.

L.A. Foote.
TE PUKEANA FARM
Ngatimoti

Motueka River


Corrugated Iron Roof.
Rafters 150 x 50
250 x 50 TAN Bearer
This Section Framed with 100 x 50 Boric fixed to Poles - covered with 200 x 25 TAN Board + Batten Exterior
150 SED H4 Poles @ 2m ¢
200 x 25 TAN Boards
6.8 Metres.
7.4 Metres
100 x 50 TAN Fixed to Existing Roof Rafters
Corrugated Iron Roof on Top of 50 x 50 Purlins
150 x 50 Rafters @ 900 ¢.
Existing Stable.
3 Metres.
250 x 50 TAN Bearer Bolted to Poles - 12" Cnr
Proposed Car Port.
Existing Block wall
150 SED H4 Poles @ 2m ¢ Concreted in Ground. 350" Dia Hole x 600 deep.
600

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. H 059768

Tauranga District Council No. 32.

Inspector: M_____ File No._____

Receipt No. 8368 Date Permit Issued 6 / 5 / 91

OWNER

Name L. H. Foote

Mailing Address Te Puke via Tauranga

BUILDER

Name R. Smith

Mailing Address Omanu Valley Road, RD 1 Whakatane.

NCL 809

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name Highway 61.

Town/District Maketu

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 19080 - 6112 - 00.

Lot _____ D.P. _____

Section 14 Sec 14 Sp 7 Block IX

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Horse Float & Carport

FLOOR AREA

Whole Sq. Metres N.D.

DWELLING UNITS

Number Erected _____

ESTIMATED VALUES $

Building	6000 00
Plumbing	
Drainage	
G.S.T.	
TOTAL	6000 00

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	77 00	Water Connection	
Street Damage Deposit			
Building Research Levy			
Plumbing			
Drainage			
Sewer Connection			
Vehicle Crossing Levy		G.S.T.	
M.S. Plumbing		TOTAL:	77.00.

Receipt No. 8368.

Date of Payment 1 / 5 / 91

Authorised Officer M A Bruce p/p A.G.W.

Special Conditions:

1) Horse entry floor to footing concrete.

2) Provide termiticide spraying to structure.

John

Date Inspected	REMARKS (e.g. stage reached with work)
4-91	Checked footings

(CONTINUED OVER)

Date Inspected	

TDC Tasman District Council

PRIVATE BAG RICHMOND

59768

19280-542-00.

APPLICATION FOR BUILDING PERMIT

6-5-91

OWNER

Name: K.A. FOOTE

Mailing Address: TE PUKEAWA FARM
Ngatimoti

Phone No.:

BUILDER

Name: A. Smith

Mailing Address: Graham Valley Rd
R.D.1 Motueka

Phone No: N.A.I. 809

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No.: Highway 61

Street Name: Ngatimoti

Town/District:

Riding:

LEGAL DESCRIPTION

Valuation Roll No.: 19280-542-00

Lot: D.P.:

Section: PT SEC 4 SQ7 Block: IX

Survey District:

Area in ha.: m²

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

HorseFloat + Canpoart.

FLOOR AREA

Whole Sq. Metres: 42

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building:

Plumbing:

Drainage:

TOTAL: 6000

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED — include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

NOTES TO APPLICANT

1 Two copies of documents must accompany this application.

2 Building Permit documents shall include: site plan services plan, detailed plan, elevations, cross sections and building specifications

NB: The site plan must show position of building on section and distance from boundaries.

SIGNATURES

BUILDER/~~OWNER~~ (delete where not applicable)

NAME: A Smith

SIGNATURE: A Smith DATE: 24-4-91

FOR OFFICE USE ONLY

LETTER SENT FOR FEES: 24-4-91

FEES PAID: BUILDING $: 97.00 PLUMBING DRAINAGE $: BRANZ LEVY $:

PAID BY: A. SMITH RECEIPT No.: 8368 ** 1 DATED: 1-5-91

CONDITIONS OF PERMIT: ① Notify prior to pouring concrete ② Provide adequate guttering to old structure

ISSUE OF PERMIT APPROVED: Arnold BUILDING INSPECTOR DATE: 3-5-91

P & D APPROVED: P & D INSPECTOR DATE:

SCHEDULE OF FEES

From 8 May, 1989

BUILDING FEES

Not Exceeding	Fee (includes GST)
2,000	$33 minimum charge
4,000	55
6,000	77
8,000	95
10,000	110
15,000	140
20,000	165
25,000	195
30,000	220
35,000	250
40,000	275
45,000	300
50,000	330
60,000	380
70,000	425
80,000	470
90,000	510
100,000	550

* 100,000 - 200,000 - $22 per 10,000 or part of plus $330
* 200,000 - 500,000 - $17 per 10,000 or part of plus $430
* 500,000 and over - $11 per 10,000 or part of plus $730

Space Heater Permits $33

Building Research Association Levy

Levy is payable on total value (incl. P. & D.)
Less than $20,000 - no fee
$20,000 and above - $1 per $1,000 or part thereof

Plumbing and Drainage Fees

Where value of work (labour only) does not exceed

$200	fee of	$40
$500	fee of	$60
$750	fee of	$80
$1000	fee of	$100

For each additional $500 or part thereof in excess of $1,000 add $20

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

J ANDERSON
2098 MOTUEKA VALLEY HWY
RD1
MOTUEKA

Consent Details

Consent/PIM No.: 010091
Date issued: 26/03/01

Valn No:

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
INSTALL WOOD BURNER

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: HEATING

Project Location:

Legal Description:

Estimated Value: $ 1,500

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:

Position: Date:

19280 54200

Tasman District Council

FILE

Reference:

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: TASMAN DISTRICT COUNCIL

Consent Details

J ANDERSON	No.	010091
2098 MOTUEKA VALLEY HWY	Issue date	1/02/01
RD1	Application date	30/01/01
MOTUEKA		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES INSTALL WOOD BURNER
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	HEATING
Estimated Value	$1,500
Location	
Legal Description	
Valuation No.	

You are hereby advised that

___ All

___ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

___ A final

___ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

___ Building certificates

___ A code compliance certificate issued by a building certifier

___ Producer statements

Work complete
cc please

Signed by or for and on behalf of the owner:

Name:

Position: **Date:**

Business hours contact phone no.:

☐ ***Main Office***
189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 543-9524

☐ ***Murchison Service Centre***
92 Fairfax Street
Murchison
Tel (03) 523-1012
Fax (03) 523-1013

☐ ***Motueka Service Centre***
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Fax (03) 528-9751

☐ ***Golden Bay Service Centre***
78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525- 9972

Tasman District Council

CODE COMPLIANCE CERTIFICATE

To avoid delays and assist the Tasman District Council in issuing a Code Compliance Certificate, please have the tradesmen used on your building project sign the following:

"The building work has been carried out in accordance with the building consent and the Building Code."

TRADE	NAME	ADDRESS	SIGNATURE	DATE
Builder				
Craftsman Plumber				
Registered Drainlayer (As-built plan submitted - YES/NO)				
Plasterer or Blocklayer				
Roofing and Spouting				
Heating installation				
Other (please state)				

REPORT FOR LOCAL AUTHORITY

INSTALLATION OF SOLID FUEL BURNER

Premises Owned By		Late L Foote.
Location		Emergency No 2098 Motueka Valley Highway.
Make		Kent.
Model		Tile Fire.
Age		20-25 years.
Freestanding Unit		Yes.
Inbuilt Unit		N/A.
Hearth	> distance from front of unit	200mm, not complying.
	> distance from side of unit	200mm.
	> type	Tile over concrete.
Unit	> distance to heat sensitive material	220mm from back corners.
	> heat screen	No.
	> heat screen type	
	> fire box in good condition	Yes.
	> wet back installed correctly	Yes.
	> seismic restraints fitted	Yes.
Flue	> distance to heat sensitive material	450mm.
	> heat shield fitted	No.
	> distance to ceiling/roof timbers	Complies.
	> system through ceiling/roof	Complies.
	> flue above roof	Yes.

Inspection	To check separation distances and condition of heater.
Remedial work required	I have recommended that a 10mm thick piece of Hardies sheet be cut and placed to extend 300mm in front of the heater and 200mm to the side to act as an ash hearth. This piece of material would fit in under the heater and could also be attached on top of the hearth.
Section 64 of the Building Act	In my opinion, at the time of my inspection and when the ash hearth is put in place the heater was not considered dangerous as set out in the act.

Signed [signature] Date 5-9-00

19280/54200.

FILE

COLIN AITKEN
INSPECTION SERVICES LTD
Registered Member Building Officials Institute of New Zealand

23 Trolove Place
Stoke, Nelson
Phone/Fax: (03) 547 3277
Cell Phone: 025 751 966
E-mail: colin.aitken@xtra.co.nz

19-9-00

Building Inspector
Tasman District Council
7 Hickmott Place
Motueka

Dear Sir

I wist to advise you that I have carried out a further inspection of the property previously owned by the late L Foote situated at Emergency Number 2098 Motueka Valley Highway.

In my report dated 5-9-00 some remedial work was required to be carried out.

I wish to confirm that this remedial work has now been completed.

I request that this notice be placed on the property file for future reference.

If you have any questions please contact me.

Yours faithfully

Colin Aitken

Tasman District Council

19280 542 00

Reference:

B U I L D I N G C O N S E N T S U M M A R Y

Applicant

J ANDERSON
2098 MOTUEKA VALLEY HWY
RD1
MOTUEKA

Consent Details

Consent/PIM No.: 010091
Date issued: 1/02/01

Valn No:
Phone No:

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
INSTALL WOOD BURNER

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

ntended Uses: HEATING

Project Location:

Legal Description:

Estimated Value: $ 1,500

INSPECTION DETAILS:

SIGNED: _____ DATE: _____

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Tasman District Council

Reference:

CONDITIONS OF CONSENT 010091

1 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.

2 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..

3 All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.

4 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.

5 The appliance, hearth and flue is to be installed in accordance with the manufacturer's installation specifications (a copy of which is to be on-site for Council inspection purposes) and NZS7421, which includes seismic restraint. WETBACKS DO NOT PROVIDE SEISMIC RESTRAINT.

6 Please arrange for final inspection once fire unit installed.

7 Please arrange for inspection of chamber prior to installation of any in built fireplace.

8 No part of the roof framing can be interferred with, without Building Inspector approval.

9 Council recommends annual maintenance of the heating appliance installed. Possible replacement of the appliance should be considered at five years.

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Tasman District Council

BC FORM 20.DP – July 1998

FILE

APPLICATION FOR A LOG BURNER

This application is made under Section 33 of the Building Act 1991

To: Tasman District Council

Building Consent No: BC 010091

Date Issued: 01-02-01

Fee Paid ($85.00 Free-standing / $100.00 Inbuilt or Wetback): _____

APPLICATION DETAILS

APPLICANT*

John Anderson
Full name of applicant

2098 Motueka Valley Hwy
Postal Address

R.D.1, Motueka

Name and Address for Service (if different to above)
(Name and Address to which documentation will be sent)

Contact Name

Postal Address

Phone: 526-8644 Fax: _____

*Under Section 33 of the Building Act, 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 any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

2098 Motueka Valley Highway
Street Address

R.D.1
Legal Description

19280/60700
Valuation Number

TOTAL ESTIMATED VALUE OF PROJECT

Total (Incl GST) $ 1500.00

DETAILS

(i.e. Model, Wetback, Free-standing or In-built)

Install new wood-burning stove w/wet back

NEW/SECONDHAND

If secondhand we require certification from registered repairer.

INSTALLER'S NAME

Bay Machinery

Signed:
by/for and on behalf of applicant:

Name: _____

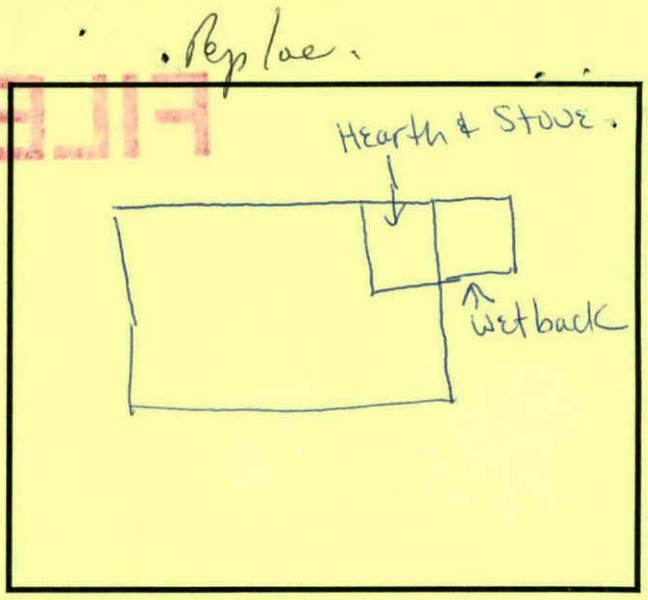
Position: _____

Date: _____

Please complete floor plan (overpage) to show the use of room and location of log burner

Use of room (e.g. lounge)

Please draw room and mark location of log burner in space provided.



TASMAN DISTRICT COUNCIL OFFICES			
MAIN OFFICE	MOTUEKA SERVICE CENTRE	GOLDEN BAY SERVICE CENTRE	MURCHISON SERVICE CENTRE
189 Queen Street Private Bag 4, Richmond 7031 Ph: (03) 544-8176 Fax (03) 544-7249	7 Hickmott Place P O Box 123, Motueka 7161 Ph: (03) 528-7700 Fax: (03) 528-9751	78 Commercial Street P O Box 74, Takaka 7172 Ph: (03) 525-9516 Fax: (03) 525-9972	92 Fairfax Street Murchison 7191 Ph: (03) 523-9004 Fax: (03) 523-1012

For Office Use Only			
A01	✓	The appliance, hearth and flue are to be installed in accordance with the manufacturer's installation specifications and NZS 74212, which includes seismic restraint. WETBACKS DO NOT PROVIDE SEISMIC RESTRAINT.	
A02	✓	Please arrange for final inspection once fire unit is installed.	
A03		Please arrange for inspection of chamber prior to installation of any in-built fireplace.	
A04	✓	Please arrange for a plumbing inspection for heating appliances containing wetbacks that connect to new or existing hot water cylinders to ensure that installation of tempering valves is correct. This is to be done as soon as the appliance is installed.	
A05		No part of the roof framing can be interfered with, without Building Inspector approval.	
A06		Council recommends annual maintenance of the heating appliance installed. Possible replacement of the appliance should be considered at five years.	
Date Received:		Approved for Issue of Consent:	
Consent Officer:		Technical Officer:	

Tasman District Council

Reference:

Building Consent

Section 35, Building Act 1991

Application

J ANDERSON	No.	010091
2098 MOTUEKA VALLEY HWY	Issue date	1/02/01
RD1	Application date	30/01/01
MOTUEKA		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	INSTALL WOOD BURNER
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	HEATING
Estimated Value	$1,500
Location	
Legal Description	
Valuation No.	

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	$	100.00
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	100.00

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.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 010091.It is your responsibility to ensure all conditions are complied with. The building consent does not guarantee or imply continuous supervision by Council.

Signed for and on behalf of the Council:

Name: **Date:**

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Tasman District Council

Reference:

2 Conditions of Building Consent 010091

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2. A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
3. All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.
4. This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.
5. The appliance, hearth and flue is to be installed in accordance with the manufacturer's installation specifications (a copy of which is to be on-site for Council inspection purposes) and NZS7421, which includes seismic restraint. WETBACKS DO NOT PROVIDE SEISMIC RESTRAINT.
6. Please arrange for final inspection once fire unit installed.
7. Please arrange for inspection of chamber prior to installation of any in built fireplace.
8. No part of the roof framing can be interferred with, without Building Inspector approval.
9. Council recommends annual maintenance of the heating appliance installed. Possible replacement of the appliance should be considered at five years.

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