

LEVELS COUNTY COUNCIL

PERMIT NO: 2217

DATE:

APPLICATION FOR A BUILDING PERMIT

The Building Inspector,
Levels County Council,
TIMARU.

8 Kybur St

24821/179.00

Cont. by photo 16/11/2000

I, J. F. ESLER OF 50 KENT ST. TIMARU
hereby apply for a permit to erect/alter/repair DWELLING
to be erected for B. J. ESLER
on property in PLEASANT POINT
Road/Street KYBUR ST
in accordance with the plans and specifications attached.

11-7-74
Date

J. F. Esler
Signature

INFORMATION TO BE SUPPLIED BY THE APPLICANT:

Legal Description of property: Lot 55 D.P. 365
Rural Section:
Name & Address of Owner: B. J. ESLER 50A KENT ST
TIMARU
Name & Address of Builder: J. F. ESLER 50 KENT ST
TIMARU
Name & Address of Plumber & Drainlayer: P. CLELAND KEVIN ST TIMARU
D. Dunsfield Mile H.
Purpose for which building is to be used: DWELLING
Floor Area: 1250 SIF Estimated Value \$: 15000 - 00
Fees payable: Building Permit Fee \$: 48-00 - 700 - 00 P/D
Building Research Levy \$: 7-50 \$14300 - 00
Plumbing & Drainage Permit \$: 4-00
Amount enclosed \$: 59-50

FOR OFFICE USE ONLY

Permit approved subject to the following conditions:

.....
.....
.....
.....
..... Building Inspector Receipt No. 2327
..... Date Valuation Roll No. 24821/475

BUILDING PERMIT FEES

Estimated Value of Work:

Over	\$40	and not exceeding	\$200	Fee:
"	200	"	"	\$ 1
"	400	"	"	2
"	600	"	"	3
"	800	"	"	4
"	1,000	"	"	5
"	1,200	"	"	6
"	1,400	"	"	7
"	1,600	"	"	8
"	1,800	"	"	9
"	2,000	"	"	10
"	2,500	"	"	12
"	3,000	"	"	14
"	3,500	"	"	16
"	4,000	"	"	18
"	5,000	"	"	21
"	6,000	"	"	24
"	7,000	"	"	27
"	8,000	"	"	30
"	9,000	"	"	33
"	10,000	"	"	36
"	12,000	"	"	40
"	14,000	"	"	44
"	16,000	"	"	48
"	18,000	"	"	52
"	20,000	"	"	56
"	25,000	"	"	64
"	30,000	"	"	72
"	35,000	"	"	80
"	40,000	"	"	88
"		"	50,000	98

Fees for buildings valued in excess of \$50,000 are set out in the N.Z.S.S. 1900, Chapter 2, and will be supplied on request.

BUILDING LEVY

Not exceeding	\$3,000	Nil
Exceeding	3,000	\$1.50
	4,000	2.00
	5,000	2.50
	6,000	3.00
	7,000	3.50
	8,000	4.00
	9,000	4.50
	10,000	5.00
	11,000	5.50
	12,000	6.00
	13,000	6.50
	14,000	7.00
	15,000	7.50
	16,000	8.00
	17,000	8.50
	18,000	9.00
	19,000	9.50
	20,000	10.00

From 21,00 upward at rate of 50 cents per \$1000.

PLUMBING & DRAINAGE FEES

Not exceeding	\$50	\$-.50
	100	1.00
	200	2.00
	300	3.00
Exceeding	300	4.00

SPECIFICATION FOR RESIDENCE FOR

MRYMRS B.J. ESLEER

KYBER ST PLEASANT POINT

NOTICES:

The Contractor shall pay all Permit fees for the proper execution of the work and carry out the work in conformity with State Advances requirements and any Act of Parliament and local By-Laws and regulations applicable thereto.

DIMENSIONS:

The Contractor shall verify all dimensions shown or figured on the drawings. Figured dimensions are to be taken in preference to scaled dimensions, and all dimensions figures on the drawings are to rough faces.

INSURANCE:

The Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor shall be held responsible for any damage or loss by fire to the works and such things as are covered by the "Policy," until the completion of the contract.

EXCAVATOR

GENERAL EXCAV. OR:

Excavate for foundation walls, footings, blanks, etc. to the widths and depths shown on the drawings, and to an approved solid bottom. All footings to be inspected by Inspector before concrete is placed.

CONCRETE

PROPORTIONS OF CONCRETE:

One part cement, two parts sand and four parts coarse aggregate nominal mixed for not less than two minutes. Remove the entire contents of each batch after each mixing. "Ready Mix" concrete may be used if so desired. Place 12" x 4" ventilators at 6' c/c.

PLASTERER

All foundations and steps and terraces to be plastered. All plastering shall be carried out by skilled and experienced tradesman in accordance with the best trade practice for the various operations.

CARPENTER

TIMBER:

All timber shall conform to grades defined by F.P.S.B. 10's 169, 1938 and Amendments, and which shall form part of this specification.

Unless otherwise shown on the drawings, all external timber for joinery etc. shall be B.S. Timber. All framing shall be B.S. Tim or Radiata Pine Treated. All internal finishing timber shall be of B.S. Tim. Timbers shall be to the sizes shown on the drawings and as specified.

SEASONING OF ALL TIMBER:

Before being machined, all joinery and dressing timbers shall be thoroughly air seasoned or kiln dried, and before being built in, all framing timbers shall be thoroughly seasoned. All joinery, dressed and finished timbers, and all prebuilt components shall be stacked under cover from the weather at all times prior to erection on the site. Internal finishings: timbers to be machine banded.

BARRETTING:

Between timber and concrete by an approved three-ply damp-proof material.

SCHEDULE OF TIMBER GRADES:

USE:

Sleepers, Sleeper Plates, Floor Joists, Trimmer Joists, Timbers in contact with concrete or brickwork or within 1'6" of the ground.

Wall Framing

All interior finishing woodwork

TIMBER:

Treated Radiata or Heart Rimu

Treated Radiata Pine or Rimu B.A.

Rimu Dressing A.

SCHEDULE OF TIMBER SIZES:

<u>Designation:</u>	<u>Sizes:</u>
Plates and Studs	4"x2"
Opening Studs	4"x3"
Ceiling Joists	4"x2"
Rafters	4"x2"
Floor Joists	5"x2" 8"x2"

Remarks:

18" max. crs
To openings more than 3'-6" wide.
18" crs.
At 3'0" crs.
at 18" crs.

SCHEDULE OF TRIMMERS AND BEAMS TO STATE ADVANCED SPECIFICATIONS:

<u>Span:</u>	<u>Size:</u>
To 3'-0"	4"x2"
To 4'-6"	4"x3"
To 7'-0"	2 1/2"x2"
To 9'-0"	2 5/8"x2"

Note:

Check all beams 1/2" into studs.

WALL FRAMING:

(a) All framed walls and partitions shall have top and bottom plates against which all studs shall bear evenly. Fix both the top and bottom plates in long lengths, halve and well nail at junctions, angles, and butts and over a bearing. Gang nail all joints.

(b) Cut dwangs between studs at not more than 2'6" crs, apart to all walls, 3"x2" to external, and 4"x2" to internal walls.

(c) Bracings: All corners of exterior walls shall be braced in a horizontal place at the top ceiling level with 6"x1": fix diagonally across the corner, from 6'0" out from the corner along each wall, and well spiked to the top plates.

Each exterior wall, and each bearing partition wall, and every partition wall more than 6'0" long, shall be braced with 6"x1" checked +2 into the studs, at least one brace to each wall, or to each 15'0" of a wall.

FLOORING:

Provide and fix Particle Board Flooring.

EAVES:

Eaves and soffits shall be constructed as shown on the drawings and the soffits lined with 3/16 Flexiboard, and finished with 1 1/4" Bungalow mould.

WALL LININGS:

Bedroom Lounge Hall and
Dining room.
Kitchen Bathroom Laundry and
Toilet
Shower

Gibraltar Board

3/16" Hardboard
Seratone

CEILINGS:

Lounge Bedroom Kitchen Living room to be Pinex Tiles and BNC 7 Pinex Mould

All other ceilings to be Pinex Softboard. Finish with 'T' - mould & Bungalow mould.

BATH:

Build in 5ft 6in bath with toe space, line the front with hardboard. Finish with quadrants or other neat mouldings at the edges against walls or fittings.

SHOWER:

Build in shower box in seratone and finish with plastic moulds.

FINISHINGS:

- (a) Skirting - viz 3"x $\frac{1}{2}$ " splay dressed skirting to all rooms. Mitre external angles and scribe internal angles.
- (b) Architraves - Architraves are to be splayed out of 3"x $\frac{1}{2}$ " with angles mitred.

JOINERY

The timber for Joiner's work to be sound and well conditioned, clean, free from wanes, open shakes, and all to be thoroughly air or kiln seasoned. Timber for various items shall be in accordance with the following schedule;

TIMBER:

Door frames	Kiamu, D.A.R. or White Pine Treated.
Backdoor	Cedar or White Pine Treated.
Doors (internal)	Mahogany flush panel ply, 1st quality, plus full glass doors lounge to dining room lounge to Hall.

Kitchen fittings or fixtures

Kiamu D.A.

Aluminium sliding doors to terrace.

FABRICATION:

Construct all joinery work in the soundest possible manner. Perform all necessary morticing, tenoning, grooving, matching, tonguing, housing, rebating and all other works necessary for correct joining. Provide all screws, hinges, nails or other fixings that may be necessary for the proper execution of the joinery work specified.

FINISH:

All dressing grades shall be Machine dressed for the types, location and window sizes and construct each item in accordance with the plan. These shall be all Aluminium frames.

KITCHEN CUPBOARD DOORS AND OTHER CABINET DOORS:

Mahogany where Varished.

All inside joinery doors, flush panel doors, wardrobe doors, linen cupboard doors etc. to be Mahogany with the exception of the laundry, W.C. and Bath which will be painted.

SINK TOP:

Provide one stainless steel sink top. Terraza top to dressers etc.

CABINETS:

Provide a unit with doors to bathroom. As on plan.

KITCHEN FITTINGS:

All materials shall be dressed and glass papered. Provide a toe space to all fittings, such toe space to be continue round all fittings and angles made by fittings.

All shelving shall be dressed dry material. Construct all fittings and fixtures shown on the 1/8" scale drawings, and in accordance with any details shown on the drawings.

WARDROBES:

Wardrobes are to have full width shelf at height of 5'6" and a 3/4" dia. pipe rail supported on neat wooden fillets 2" below shelf.

NOT WATER CYLINDER CLOSET:

H., cupboards to have 5 rows of shelves out of 3"x1" material, spaced 1/4" apart. Fix 3"x2" bearers to support the cylinder.

HARDWARE

The Contractor shall furnish the whole of the hardware of whatever kind that may be necessary to execute in good and substantial manner the whole of the work specified for the Carpenter and Joiner.

Allow \$100.00 for P.B. sum for latches, locks, flush, pulls, cupboard catches and towel rails etc.

PLASTERING

Open fire.

PLUMBERGENERAL:

Provide all material, labour, and plant necessary to complete the work in accordance with the drawings and specification, Health Department or any other, or local body regulations appertaining thereto. Do all that appertains to the trade which is shown on the drawing or implied in the specification.

FLASHINGS:

Generally provide all flashings required by all other trades to make the building weathertight. Flash and counter flash all pipes, vents and exhausts with 4lb lead.

SPOUTING AND DOWNPIPES:

Provide and fix spouting and 2 downpipes of 24 gauge galv. iron. Arrange spouting in even grades, giving correct falls to outlets and support spouting on brackets at 3' intervals.

VENT AND SOIL STACKS:

The above shall be provided as required and where directed by the Drainlayer. Up to 6'0" from the ground, vent stacks be P.V.C.

PIPEWORK:

All tubing carrying hot water shall be seamless cold drawn copper tubing of full bore as specified, and 19 s.w.g. for 1" or below and 18 gauge for 1 1/4" or 1 1/2" internal diameter. Fittings for copper tubing shall be Crox or other approved gunmetal fittings. Cold water shall be distributed in Galv. pipe and copper. Support all pipes both vertically and horizontally throughout their lengths to avoid sagging in any direction. Conceal all pipes whenever possible.

HOT AND COLD WATER COCKS AND VALVES:

All cocks and control valves shall be of approved manufacture and of weight and quality to comply with the Local By-Laws. All exposed taps and stop cocks inside the building shall be streamlined C.P. on brass, screwed into wingback bands or to be fixed to dwangs with brass screws. Provide taps and valves to all fittings and to the following sizes and details:

Bath	3/4" dia. C.P. streamline 3" extension bib.
Sinks	1/2" dia. C.P. streamline 3" extension anti-splash.
	Provide a combination tap to house only.
Basins	1/2" dia. C.P. streamline pillar cocks.

COLD WATER SUPPLY:

Supply 400 gal. concrete tank and steel stand installed 5ft from house. Water shall be obtained from the local water supply. Within the limits of the buildings all cold water shall be conveyed in 3/4" dia. Galv. with 1/2" dia. branches to all fittings except the bath.

Sink water piping outside the limits of the building not less than 18" into the ground and enter the building under or through the wall foundation. Take branches to the H.W. cylinder, sink, bath and 2 outside hose taps, W.C. flushing cisterns and to shower and washing machine.

PLUMBER (cont)

HOT WATER SUPPLY SYSTEM:

All piping conveying hot water, including exhaust pipe from hot water cylinder and the cold water feed pipe to the cylinder, shall be copper tube. No piping shall be exposed to view.

HOT WATER CYLINDER:

Provide a 60 gallon electric. (Night Rate)

Lagging: Completely cover all hot water piping with hair felt tightly wrapped around the pipe and secured with copper binding wire at not more than 2" pitch.

WASTES:

Provide wastes to all sanitary fittings, Sinks, Bath, tub and shower shall be of 1½ dia. All other wastes shall be 1/4" dia. screwed plastic and complete traps, cleaning eyes, and anti-syphon pipes where necessary. Terminate wastes with a full downward bend into gully.

SANITARY FITTINGS:

All sanitary fittings shall be free from blemishes, Bath, sinks tubs and basins shall be fitted with plugs and C.P. chains and plated brass grated waste connections.

Bath. Provide a 5 ft 6ins Bath. Arrange for setting in timber frame. co-operate with Carpenter in this work. Builder will supply bathroom Akronite top. Plumber will supply 22"x16" Basin.

W.C. Where indicated W.C. on the plan, provide and fix a white glazed, verterous china, wash down pedestal water closed with approved double flap plastic seat with C.P. fittings and rubber buffers. Provide pans with approved "low-Down" flushing cistern.

Shower Provide S.S.Shower tray and mixer valve (Topliss)

DRAIN LAYER

Take sewer drain from toilet, bath, basin, tub, shower and sink. Provide all materials, labour and plant necessary to complete the job in accordance with the drawings and specification. Health Department and Local Body Regulations to be adhered to.

ELECTRICIAN

SUPPLY: Make arrangements with the local electric power supply Authority for connection.

WORKMANSHIP:

The whole of the work to be carried out by a registered wiring Contractor in wiring systems approved and recognised by the various By-Laws and regulations of the Local Supply Authority.

POINT OF ENTRY:

The point of entry for services shall be as directed and determined by the Local Suppl. Authority's Engineer in callaboration with and to the satisfaction of the employer.

SWITCHBOARD:

Switchboard shall be flush type adequalety hinged to wood frames and recessed into the thickness of the wall in the location directed. Drill panel as required for Supply Authority's meters and provide and wire all necessary equipment with at least two circuit fuses for lighting. All fuses shall be clearly marked to show the circuits they control.

SWITCHES:

Flush plates shall be approved white thermosetting plastic.

Provide Galvanized Meter Box where directed by the Local Authority.

SCHEDULE OF LIGHTING AND PLUG SOCKETTE:

Allow for _____ light points.
 Allow for _____ heat points.
 Allow for shaving point in bathroom.
 Allow \$ _____ for electric range.
 Allow for _____ T.V. outlet (s)

PAINTERMaterials

All materials shall be delivered in unbroken packages, bearing brand and makers name complete. Materials shall be applied strictly in accordance with the manufactures printed instructions. Only finishes manufactured by approved firms shall be applied.

WORKMANSHIP:

All work shall be of the highest standard, performed by skilled tradesman and finished to satisfaction. Between each coat, rough patches etc, shall be rubbed down with glass paper to obtain a good surface. Any work damaged by dust, rain or by any other cause shall be rubbed down and recoated. Each coat of paint is to be finished with one coat over all surfaces before a further coat is applied. At completion make good inside and out after all trades A colour scheme will be provided.

PROTECTION ON WORK:

The Contractor is to take adequate precautions during and after painting operations, both inside and out, to protect his work from dust, dirt or any disfigurement whatsoever. Care is to be taken in cutting in around door and window furniture and disfigurement of same is to be cleaned off at completion.

Wall paper inside wardrobes;

Apply 3 coats best quality paint to all exterior woodwork, spoutings and downpipes. Finish all rooms lined with hardboard with enamel, after receiving a coat of sealer and 2 undercoats. Finish all rooms lined with Gibraltar board with wall papers to the value of \$ _____ per roll. Paint all pinex and tile ceilings. Bathroom, kitchen, laundry and W.C. are to be enamelled. Paint all woodwork. All Mahogany doors to be varnished. Spouting and Down Pipe to be treated with a galvanized iron primer.

GLAZIER

Glaze all windows and doors with clear glass, use heavy glass where required. Bathroom and W.C. to be obscure, Mirror in Bath Room.

BLOCKLAYER

Build exterior walls to house in Oatmeal concrete block. Joints to be pointed. Finish with paving slabs to sills. Provide approved dampcourse and secure all work to framing with No.8 galv. wire ties at every 4th course and 6'crs. Build in vents at 6'crs.

Build a fireplace to house with precast chimney and build a surround of _____. Allow the sum of \$ _____ for this.

ROOFER

Provide and fix Corrugated Galvanised Iron Roofing on netting and Building paper.

