

BUILDING CONSENT

76817P

PROPERTY ID

008457



76817P



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

DM 273400

008457

1. Project reference

- 1a. Building consent number 76817
- 1b. Site address 205 Mangere Road
N.P.
- 1c. Reason for amendment
☐ Change by owner
☐ Other, please specify
☒ Information request by council

2. Changes covered by this submission

- To minimise chargeable processing time, clearly identify all changes to plans and documentation:
- Hatch around the change with a "revision cloud"
 - Include a revision reference which relates to the schedule of changes on this form
 - Two sets of plans must be supplied

Plan affected by
amendment
(old plan number)

New plan number

Description of change

		Plumbing producer statement

For additional information, please turn over

3. Building warrant of fitness

Commercial only - Are there any amendments to systems for which a compliance schedule has been/will be issued?

☐ Yes ☒ No

4. Applicant's declaration

This amendment to the
abovementioned building
consent is made by me, as

☐ the owner of the property

☒ the applicant, authorised by the
owner to make this amendment

Signature

Andy Cleland

Name (print clearly)

24 15 07

Date

Office use only

Approved	Refused
PIM Co-ordinator	
Building	
Engineer	

Comments:

PTD

25 MAY 2007

11 Ardor Street, Private Bag 2025, New Plymouth 4310, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@updc.govt.nz, Website www.newplymouthnz.com



FROM : DAVE-THE-PLUMBER
/05/2007 11:15 0675797

PHONE NO. : 06 7588329
06 7588329 CLELANDS

MAY. 09 2007 11:26AM P1
PAGE 01/01

Dave The Plumber

10 Stoke Street
NEW PLYMOUTH
ph 0272 761046
fax 06 7588329

PLUMBING & DRAINLAYING PRODUCER STATEMENT

1	CONTRACT: Bathroom Alterations. 205 Mangorei Road. New Plymouth	JOB NO: 4606
2	BUILDING CONSENT NUMBER: 76817	
	TERRITORIAL AUTHORITY: NPDC	
3	PRODUCER'S NAME : Dave The Plumber	
	PRODUCER'S ADDRESS: 10 Stoke Street, New Plymouth	
4	PRODUCER'S WORK: Plumbing & Drainage	
5	CONTRACT DOCUMENTS:	
6	CONTRACT VARIATION NO. TO INCLUSIVE	

DECLARATION

We the Producer (3) believe on reasonable grounds, that all the works (4) completed by us on the above contract (1) have been carried out and completed in accordance with the contract documents (5) and authorised variations (6).

Signature of Duly Authorised Agent of Producer:

Date:

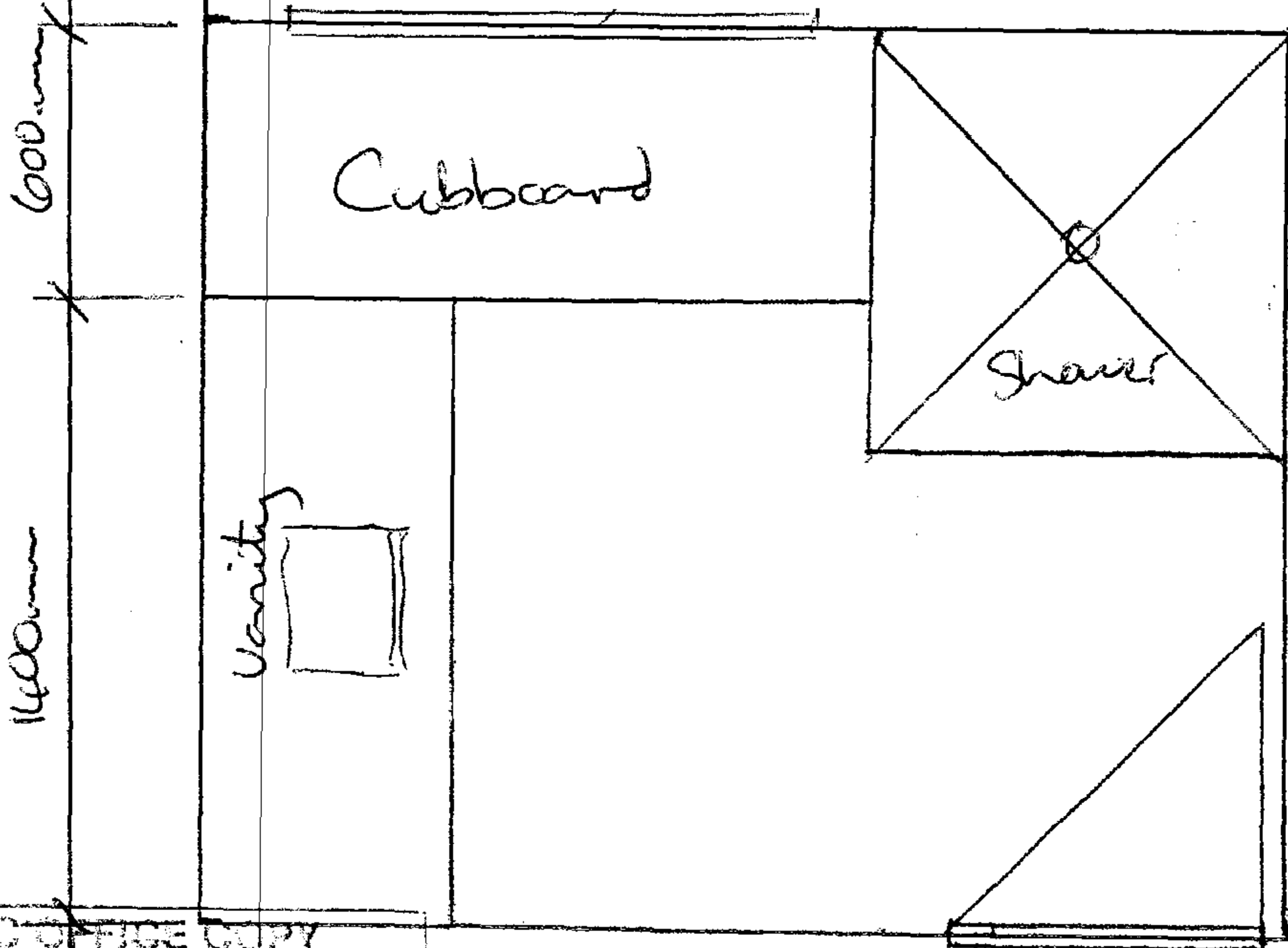
9-5-07

Position:

Partner.

Received Time 9 May. 11:20

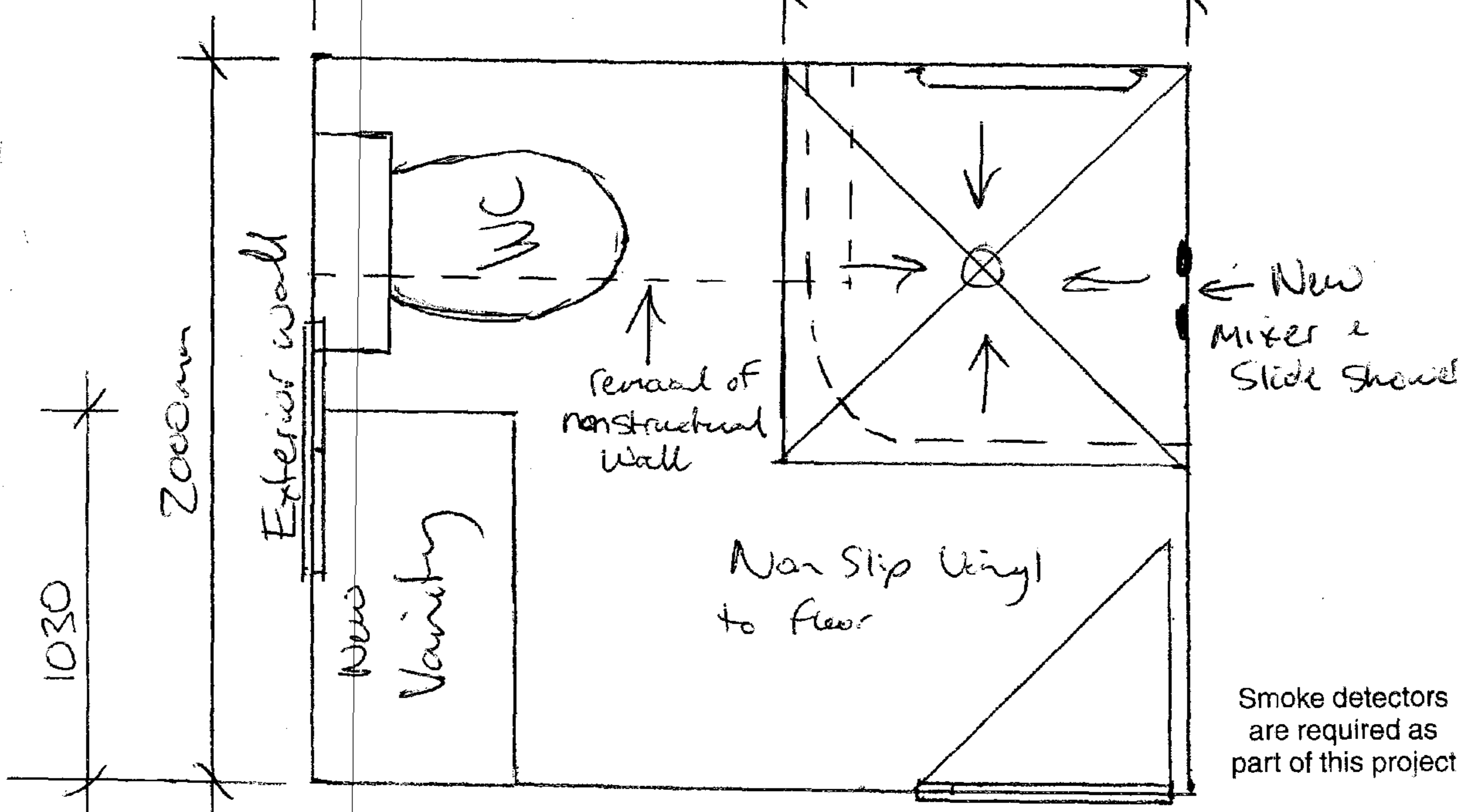
205 Mangorei Rd
New Plymouth



NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications.
Approved: *[Signature]* Date: 10/11/05/17/10/05

Existing

76816 / 76817 1300mm 1100mm



Proposed

CLELANDS CONSTRUCTION LTD.
61 KATERE ROAD. P.O. BOX 3240
Phone 758 0869 Fax 757 9752
NEW PLYMOUTH

Scale 1:20

 Zoom

Original scale on server was 1:308

Scale on this device will vary.

For HELP visit the [Help Page](#)

The supply of this plot and the information contained is subject to the Terms of Access and disclaimer agreed to upon access to the map-TV service.
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Area of Work

205 Mangorei Road
New Plymouth

NPDC Approved
10 NOV 2005

CLELANDS CONSTRUCTION LTD,
61 KATERE ROAD. P.O. BOX 3240
Phone 758 0869 Fax 757 9752
NEW PLYMOUTH

Housing Modification Schedules

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Water Closet (WC) Pan

SCOPE:

- To fit a new, or relocate an existing Water Closet Pan and connect to the existing waste water disposal system.

PRELIMINARY AND GENERAL

- The Housing Modification Schedules shall be read in conjunction with sketches/drawings and summary sheet provided by the Specialised Housing Assessor and Agreement for Contractor Services
- Where a site visit has not been undertaken to ascertain the conditions, levels, boundary positions, access etc. no variations will be given by reason of ignorance of the site or existing site conditions
- The water closet is to be installed or relocated in the location shown on the proposed sketch plan and summary sheet. Any variation is to be approved by the Specialised Housing Assessor and *Enable New Zealand*
- A building consent is required for a new installation, or relocating the existing water closet pan. The Contractor shall arrange to obtain all necessary consents from the local Territorial Authority
- All work must comply with the Building Act, relevant clauses of the NZ Building Code and product manufacturer specifications
- The Contractor shall provide necessary protection to the client and other person/s from holes, unsafe building, falling and other hazards
- Damage resulting from failure to protect adequately will be made good at the Contractor's expense
- The installation of the water closet pan and associated work is to be carried out by skilled tradespeople using best trade practice and materials.

PLUMBING and DRAINLAYING

- All Plumbing and Drainage shall be carried out by a suitably qualified person approved under the Plumbers, Gasfitters and Drainlayers Act 1976

Relocate existing

- Disconnect and remove the existing water closet pan, cistern and associated pipework. Fit in new position. Extend cold water supply, soil line and fit venting as necessary to reconnect pan in the new position.

New

- Supply and install water closet pan, cistern and seat. Extend existing cold water supply and connect to cistern
- Make a connection into the existing sewer line or exposed soil line, extend graded pipe and connect to the new pan, complete with anti siphon venting as required.

COMPLETION

- Clean down all work, test and leave in a tidy condition ready for use.

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NOT INCLUDED

Ministry of Health funding will not cover the following:

- Additional work requested by the property owner and/or client
- Refurbishment of the whole area and/or room
- Installation of new water supply and waste water disposal system
- Repairs and Maintenance
 - Upgrading plumbing system
 - Replacing rotten material.

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Remove Internal Wall

SCOPE:

- To remove internal timber wall to achieve open area.

PRELIMINARY and GENERAL:

- The Housing Modification Schedules shall be read in conjunction with sketches/drawings and summary schedule sheet provided by the Specialised Housing Assessor and the Agreement for Contractor Services
- Where a site visit has not been undertaken to ascertain the conditions, levels, boundary positions, access etc. no variations will be given by reason of ignorance of the site or existing site conditions
- The wall to be removed is in the location shown on the proposed sketch plan. Any variations are to be approved by the Specialised Housing Assessor and *Enable New Zealand*
- A building consent is required for the removal of the wall. The Contractor shall arrange to obtain all necessary consents from the Territorial Authority
- All work must comply with the Building Act, relevant clauses of the NZ Building Code and product manufacturer specifications
- The Contractor shall provide necessary protection to the client and other person/s from holes, unsafe building, falling and other hazards
- The wall shall be removed and made safe by skilled tradespeople using best trade practice and materials
- Damage resulting from failure to protect adequately will be made good at the Contractor's expense.

CARPENTRY

- Protect all parts of the existing building not to be demolished. Demolition work shall be carried out in a manner that will create as little as possible disruption to the client's use of the building
- Provide structural support to existing building as necessary during demolition. Support is to remain in place until new work is strong enough to support the existing structure
- Support ceiling on both sides of the wall to be removed
- Remove skirtings, scotias (cornices), any doors, frame and architraves as required
- Remove framing and linings as required to accommodate the required opening
- Install lintel (as required) to support load from above opening. Lintel size to be determined from relevant table in NZS 3604. (Code of practice for light timber framed buildings not requiring specific design)
- Trim around the opening to provide a neat and tidy finish matching the existing as close as possible.

PAINTING

- Paint trim and finishing timbers to match existing. Apply one sealer undercoat and two top coats
- Make good the affected wall and floor area where the wall has been removed. This involves tidying up the paint/wallpaper and flooring to match existing as close as possible.

ADDITIONAL COMPLIANCE

- The Contractor shall supply and install approved smoke detectors as required to comply with the Building Code
- The smoke detector is to be battery powered and fitted with a hush facility with a minimum duration of 60 seconds
- The smoke detector(s) shall be located on escape routes on each level of the dwelling. On levels containing sleeping spaces a smoke detector is required within 3 metres of the bedroom door.

COMPLETION

- Clean down all work and leave in a tidy condition ready for use.

NOT INCLUDED

Ministry of Health funding will not cover the following:

- Additional work requested by the property owner and/or client
- Refurbishment of the whole area or room
- Repairs and Maintenance

Housing Modification Schedules

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Wet Area Shower

SCOPE:

- To remove existing bath/shower, install a wet area with level access.

PRELIMINARY AND GENERAL

- The Housing Modification Schedules shall be read in conjunction with sketches/drawings and summary schedule sheet provided by the Specialised Housing Assessor and the Agreement for Contractor Services
- Where a site visit has not been undertaken to ascertain the conditions, levels, boundary positions, access etc. no variations will be given by reason of ignorance of the site or existing site conditions
- The wet area shower is to be installed in the location shown on the proposed sketch plan and summary sheet. Any variation is to be approved by the Specialised Housing Assessor and *Enable New Zealand*
- A building consent is required for the installation of a wet area level access shower and associated work. The Contractor shall arrange to obtain all necessary consents from the local Territorial Authority
- All work must comply with the Building Act, relevant clauses of the NZ Building Code and product manufacturer specifications
- The Contractor shall provide necessary protection to the client and other person/s from holes, unsafe building, falling and other hazards
- Damage resulting from failure to protect adequately will be made good at the Contractor's expense
- The wet area shower and associated work is to be carried out by skilled tradesmen using best trade practice and materials.

CARPENTRY

Demolition

- Remove bath/shower trims and linings (as required) to allow access to services and to fit fixing.
- Protect all parts of the existing building not to be demolished. Demolition work shall be carried out in a manner that will create as little as possible disruption to the client's use of the building
- Provide structural support to existing building as necessary during demolition. Support is to remain in place until new work is strong enough to support the existing structure.

Materials

- All concrete shall be 17.5 Mpa after 28 days
Note: An approved premix product, incorporating a curing agent to hasten the drying process may be used
- Grades of timber are specified in the National Grading Rules. The timber shall be free from shakes, loose knots, and gum streaks. Sub-standard or warped timber shall not be used
- All exposed woodwork shall be machine dressed with the edges arised. On exposed work, remove hammer bruises, rough and uneven patches
- All nails shall be punched below the exposed surface of the timber

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- All timber shall be thoroughly seasoned or kiln dried. Framing timber shall have moisture content of less than 24%
- All timber shall be treated as follows
 - Interior framing or finishing timber shall be treated to NZTPA Hazard Class H.1 Group A specification
 - Exterior or timber in wet or damp conditions shall be treated to NZTPA Hazard Class H.3 and H.4 Group B Specification.

Construction

- The floor in the wet area is to fall a minimum of 20 to 25mm toward the waste
Note: Enable New Zealand will not consider funding for levelling the existing floor outside the wet area. This is a repairs and maintenance issue to be addressed by the contractor with the property owner.

Shower Floor

- **Concrete** – Cut and remove the existing concrete floor in the shower area only and replace with new concrete with a 25mm fall to the waste. Leave ready to take non-slip vinyl
- Install an approved vapour barrier under the concrete slab and ensure that moisture will not enter the building through the floor
- **Timber** – The flooring within the shower area shall be 17mm thick exterior grade construction plywood laid to provide a 25mm four way fall to waste. Plywood shall be fixed to joists and perimeter dwelling with BMA countersunk Pozidrive screws at 150mm centres

Existing Bathroom Floor (outside of wet area)

- **Concrete** - Prepare existing floor to give smooth, even surface to take non-slip vinyl floor covering
- **Timber** - fix 4.75mm standard hardboard to floor using staples or galvanised nails at 100mm centres, to give smooth, even surface to take non-slip vinyl floor covering
- For both concrete and timber floors the surface is to be left clean and smooth ready to take the non-slip safety vinyl floor covering
- All framing is to be correctly set out, with all necessary fixings built in for hardware, plumbing and other fixtures
- Supply and fix all obviously necessary, but not specifically mentioned, fixings and materials
- Frame up for walls and partitions with studs at 600mm max. c/c, dwangs at 800mm max. c/c, full width of framing. Plates shall be in long lengths, properly spiked and halved at joints, and well nailed. Provide the required dwangs to suit fittings etc. Provide 100 x 75mm trimmer studs at all openings
- Place a layer of approved 3 ply bituminous fabric between all timbers coming into contact with concrete or wet areas. Fabric shall be full width of timbers and neatly cut for bolts and other fixings
- Supply and fix an approved wet wall lining around the shower area in strict accordance with manufacturers instructions and recommendations. Linings to be complete with single length PVC edge mouldings, caps, expansion margins and bottom edge drip detail
Note: The wet wall linings are to be packed off the wall to provide an anti-capillary gap between the lining and the vinyl flooring. The wet wall linings shall extend down an appropriate distance to create a waterproof joint

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- Replacement linings to other parts of the bathroom shall be wet area 9.5 Gibraltar board, fixed and stopped in strict accordance with the manufacturer's instructions. Linings to other areas shall match existing
- Skirtings and trim throughout shall match existing
- Allow to patch and make good all existing walls and ceilings damaged during reconstruction.

VINYL FLOORING

- Supply and install approved non-slip safety vinyl floor coverings
- All vinyl flooring to be laid in strict accordance with the manufacturer's instructions and recommendations
- The vinyl flooring shall be finished to ensure that it provides waterproofing to comply with the New Zealand Building Code, clause E3
- The floor shall be fully prepared, with all imperfections made good, prior to the laying of the vinyl floor

Note: The flooring subcontractor shall not proceed with the laying of the vinyl flooring on floors with excessive falls, insecure construction or poor surface finishing

- Vinyl flooring shall be installed with an adhesive deemed suitable for the purpose by the manufacturer. Trim neatly around all fittings, architraves, and doorjambes
- Vinyl shall be set out and laid in such a manner as to keep sheet junctions to a minimum
- All sheet junctions shall be heat welded. Vinyl to shower areas shall be bonded to floor with approved epoxy adhesive
- Vinyl flooring is to be coved up shower walls at least 200mm
- Mitred corners to up-stands (coving) shall be bonded and sealed with colour matched epoxy sealers providing good coverage within seams
- The Property Owner is to select the colour of the vinyl.

PLUMBING and DRAINLAYING

- All Plumbing and Drainage shall be carried out by a suitably qualified person approved under the Plumbers, Gasfitters and Drainlayers Act 1976
- Supply and install an approved easy clean shower waste outlet suitable for use with vinyl in a wet area shower. **Note:** The use of a standard shower waste will not be accepted
- The waste outlet is to be recessed into the shower floor allowing the top of waste to align flush with the vinyl flooring to prevent water ponding
- Where new shower valve, slide rail and flexi hose are to be installed, the Contractor and/or plumber shall confirm the suitability of the existing/specified mixer and that the existing plumbing system will provide sufficient water pressure/flow. If the plumbing system is insufficient, the Contractor shall ensure that the property owner is aware of this. Cost of additional work to rectify is the Property Owner's responsibility
- The new shower-mixing valve shall be compatible with the water supply system. The flexihose shall have a large bore suitable to ensure there is minimal loss in water pressure/flow
- Confirm heights of fittings from the Specialised Housing Assessor's sketch and summary schedule sheet
- The hot water temperature at the sanitary fixture (shower) is to be such that it will not scald. Methods to achieve this are:-
 - Installation of an approved heat-tempering valve to the hot water supply
 - Fitting a shower mixer that has a temperature lock feature incorporated in it.

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Note: These shower mixers may only be used where the hot and cold water supplies are from the same source.

ELECTRICAL

- Check position of existing electrical fittings. Reposition fittings, or replace with fully enclosed waterproof fittings as required to comply with AS/NZS 3000:2000 (Wiring Rules)
- All workmanship, materials and equipment shall as a minimum requirement, comply with the New Zealand Building Code G9, and all relevant regulations including the NZ Electrical Wiring Regulations, NZS 3000. All materials shall comply with the relevant NZ Specifications and where these are not available, with the relevant British Standard Specification
- All wiring shall be concealed
- Inspect and test the installation and supply the owner with a signed Energy Certificate. For work requiring a Building Consent a copy of the Energy Certificate shall be forwarded to the Local Territorial Authority.

GLAZING

- Safety glass is required to all glazing in the bathroom that is less than 1500mm above the abutting finished floor level or standing area of a bath/shower.
Note: Safety glass is not required where a vanity unit or a bench of a minimum height of 760mm and a minimum width of 300mm is located in front of the window (regardless of the window height)
- Glass shall be of the best quality, free from bubbles and other imperfections and comply with NZS 4223 and amendments
- All glazing shall comply with the New Zealand Building Code F2 and NZS 4223 and amendments
- Protect all glass against damage during construction
- Remove all labels, spots, marks and streaks from glass leaving both sides of glass clean.

PAINTING AND DECORATING

- The work shall be carried out in accordance with the New Zealand Building Code B2 and NZ Standard 7703 Painting of Buildings
- No painting work shall be done in dusty, wet or very damp conditions.
- All materials shall conform to the relevant NZ Standard Specifications and shall be delivered to the site in unbroken packages bearing the maker's brand name. All undercoats to be the same brand as finish coats. All materials to be of approved brands
- Take adequate measure to protect work, both during and after painting. Provide trays for materials and wraps to protect floors and walls. Where possible door and window furniture and electrical fittings shall be removed prior to painting
- The painter is responsible for ensuring that surfaces are in a condition that makes a first class finish possible. All preparatory work is deemed to be included in the contract. Before applying each coat, rub down rough places and other imperfections with glass paper to obtain a good surface
- Materials shall be the best of their respective kinds available, and shall be applied in accordance with the manufacturer's recommendations. The paint system shall be deemed suitable for its purpose by the paint manufacturer

- The new work and the immediate area only are to be painted and/or decorated
- Remove all waste materials and clean spots off glazing and other surfaces to leave the work clean and tidy for occupation.

GENERAL

- Supply and install an approved shower curtain track (Mactrack) 2.0m above floor to form complete enclosure. The curtain track shall be positioned 100mm inside the formed wet area
- Supply and install an approved waterproof weighted shower curtain. The curtain shall be of sufficient length to contact floor
- Supply and install handrails as specified
- All handrails shall be securely fixed to walls/wall framing with stainless steel screws
- Confirm heights of fittings from the Specialised Housing Assessor's sketch and summary schedule sheet

COMPLIANCE

- The contractor shall supply and install approved smoke detectors as required to comply with the Building Code.
 - The smoke detector is to be battery powered and fitted with a hush facility with a minimum duration of 60 seconds
 - The smoke detector(s) shall be located on escape routes on each level of the dwelling. On levels containing sleeping spaces a smoke detector is required within 3 metres of the bedroom door.

COMPLETION

- Clean down all work, test and leave in a tidy condition ready for use.

NOT INCLUDED

Ministry of Health funding will not cover the following:

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