

49 MT

BUILDING CONSENT

108312A

PROPERTY ID

016168

 108312A

70 06168



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Application No: BC09/108312
Related Pim Application No: PIM09/108298

Date Received: 13/10/2009
Name: Dwayne Eddie MCGUIGAN
Address: 39 Belt Road
NEW PLYMOUTH 4310

Legal No: LOT 2 DP 5046
Property ID: 16168

Category: 14

Residential/Farm - partial demolition and add bedroom, laundry, WC and kitchen extension to dwelling

		More info required	Applicant notified	Application correct
BC: Approvals:				9/11/09 Telene
Engineer :				
Time:				
BWOF:	if required	Yes		
Pool Fencing:		Yes		
PIM issue				19-10-09
Other				

Amendments

AMENDMENT
09-290610

16/8/10

RES2

FILE COMPLETE
CCC TO BE ISSUED

Approved 9/11/09

Not Approved _____



NEW PLYMOUTH DISTRICT COUNCIL

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COVER SHEET

Application No: **BC09/108312**
Related: Application No: **PIM09/108298**

Date Received: 14/10/2009

Dwayne Eddie MCGUIGAN
39 Belt Road
NEW PLYMOUTH 4310

Assessment: 11710/272.00

LOT 2 DP 5046
Property ID: 16168

Residential/Farm - partial demolition and add bedroom, laundry, WC and kitchen extension to dwelling

ENVIRONMENTAL HEALTH	Not Approved	Approved
Info pack	Date:	Date:

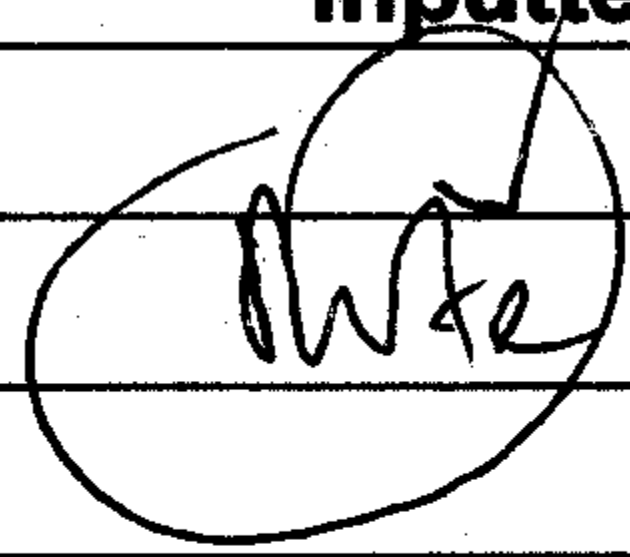
DEVELOPMENT ENGINEER	Not Finished	Finished
Memorandum of Encumbrance		
SOM (no inspection)		
SOM Release		
Development Contribution	Date:	Date: 16/10/09

PLANNING	Not Approved	Approved
RMA Certificate		
RC Granted	Date:	Date: 14/10/09

PIM CO-ORDINATOR	Inputted	Issued
	Date: 15/10/09	Date: 19/10/09

Project Information Memorandum

Only include information relevant to this project – complete prior to processing

PIM Details	Data checked & inputted
PIM Co-ordinator:	
Wind Zone MEDIUM	
Memo's	
WES WITHIN PMP Floor Level.	
REFER TO PERMISSABLE BUILDING	
PLATFORM LEVEL WORKS/SERVICES	OKS ✓
W73 20 01 29 DATED 25/9/96	
Key's this file should be in	
the filing room.	
No RICS.	
No Heritage.	
Development Engineer:	
Environmental Health:	
Planning:	



1. Property details

1a. Site Address
(Specify unit / level number,
location of building within site
/ block number, building name
and street name)

39 Belt Road
New Plymouth.

1b. Current lawfully
established use

Residential Dwelling

1c. Legal Description

Lot 2, DP 5046

1d. Rapid Number

2. Property owner details

2a. Name

Dwayne McQuigan

2b. Contact person
(If owner is a corporation,
partnership or trust)

4Site Design

2c. Postal address

P.O. Box 589
New Plymouth.

2d. Contact details

(06) 7695524

Phone

0272100564

Mobile

(06) 7695525

Fax

2e. Email

paul@4sitedesign.co.nz

3. Description of project

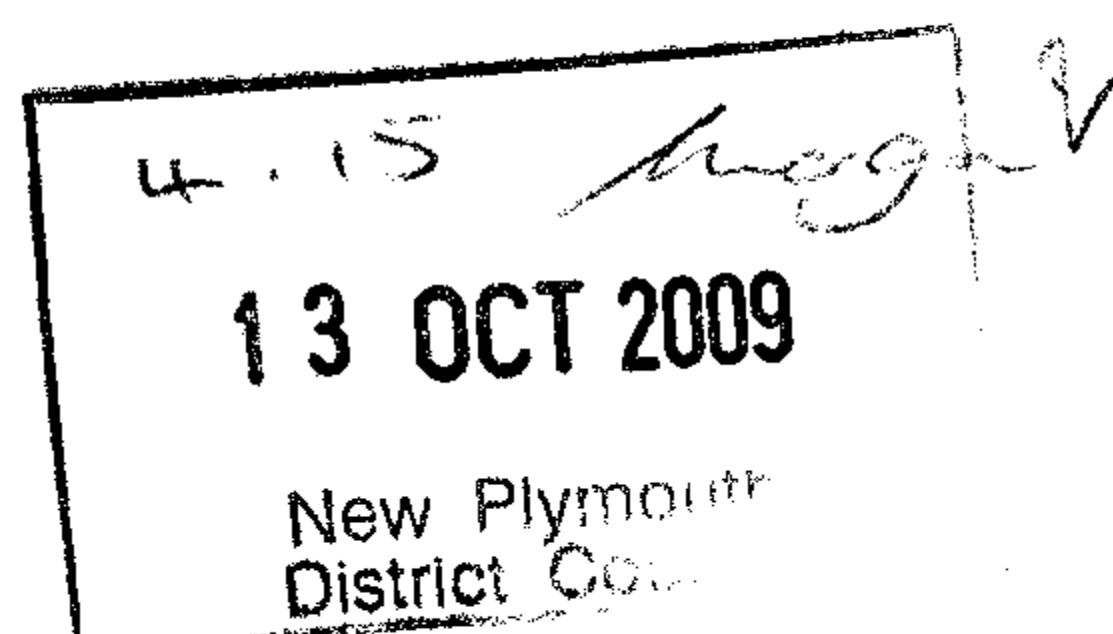
3a. Detailed description
of the development/
project

Bedroom, laundry, WC & Kitchen extension to
existing 2 bedroom dwelling

3b. Will business activities
take place when
building is completed?

☐ Yes

☒ No



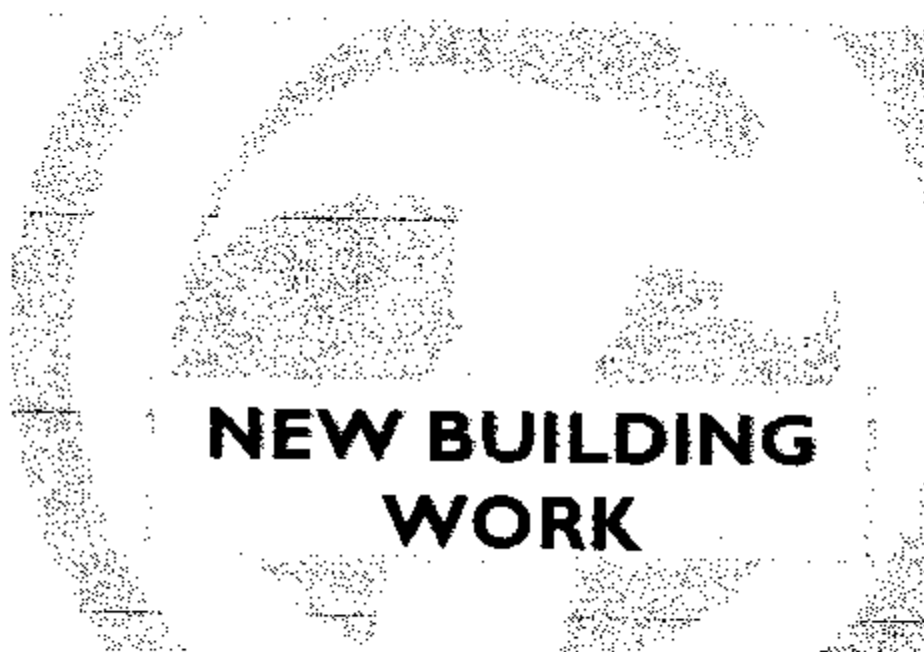
4. Council applications for this project

OFFICE USE

	Application attached	Have applied already (Write application no. if known)	Information provided
a. Common applications			
 Project Information Memorandum (PIM).....	☒		☐
 Building consent.....	☒		☐
 Vehicle crossing.....	☐		☐
 Encroachment licence.....	☐		☐
 Land use resource consent	☐		☐
 Subdivision resource consent.....	☐		☐
 Sewer connection/disconnection	☐		☐
 Stormwater connection/disconnection	☐		☐
 Water connection/disconnection	☐		☐
b. Non-residential applications			
 Discharge of trade waste consent.....	☐		☐
 Liquor licence	☐		☐
 Food premise licence.....	☐		☐
 Health act licence	☐		☐
<i>(Hairdressing, Camping ground, Funeral parlour, Offensive trade)</i>			
c. Other project authorisations			
 Fencing of swimming pools registration	☐		☐
 Building over council reticulation	☐		☐
 Craneage permit.....	☐		☐
d. Other project requirements			
 Rapid number.....	☐		☐
 Parking hood rental	☐		☐
 Refuse Collection.....	☐		☐
 Existing street damage declaration	☐		☐



6/1-995328
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BUILDING INSPECTION REPORT

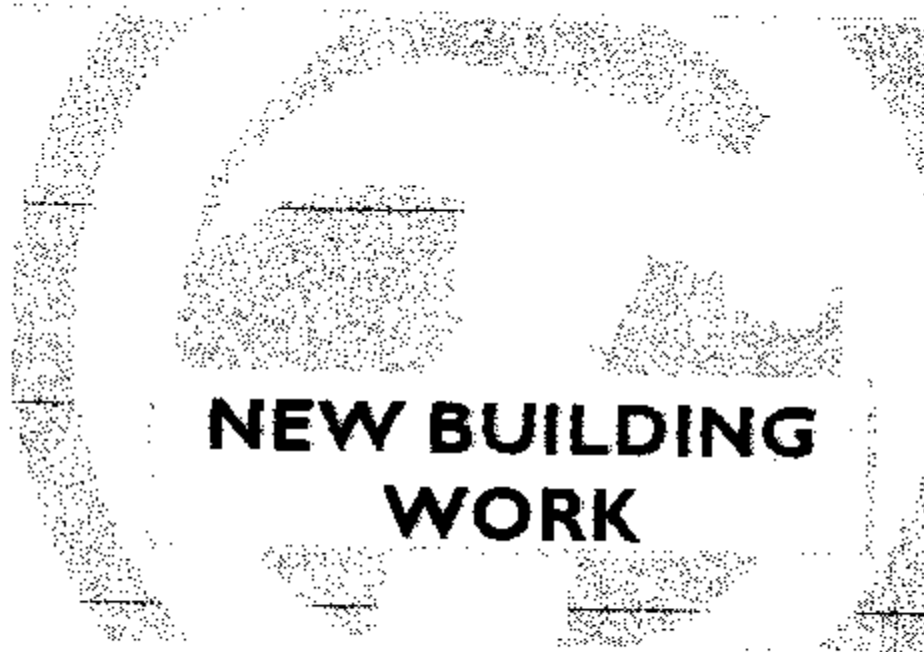
Type - Residential Final

Building Code Compliance

Read today	/	Property Details	39 Belt Road		Consent Number	108312
Customer	Nukes	Phone Number	272930187	Name of person on site	Dwayne Mcguigan	
Inspection Details		FINAL ON DWELLING ADDITIONS				
Call Details		Final inspection (248462)	PREVIOUS OUTSTANDING ITEMS		Resolved	
Item				Comments	Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?				N/A	
2.	EXTERNAL					
3.	Roof/Wall cladding and flashings			COMPLETED & SECURED	Pass	
4.	External moisture requirements			BUILDING CODE E2 REQUIREMENTS SATISFIED	Pass	
5.	FFL to surrounding ground clearances			EXIST GOUND SURFACES NOT EFFECTED	Pass	
6.	Surface water runoff			ESTABLISHED FALLS PROVIDED.	Pass	
7.	Gully dish heights (no <150mm below lowest fixture outlet)				Pass	
8.	Waste pipes sealed through gully dishes/foundation				N/A	
9.	Downpipes connected to spouting/house/soak hole				Pass	
10.	Downpipe spreaders				N/A	
11.	Overflow relief to enclosed deck/gutters				N/A	
12.	Wall cavity ventilation				N/A	
13.	Exposed fixings			DURABILITY TYPES COMPLY	Pass	
14.	Decks/barriers				N/A	
15.	Sub-floor ventilation			SLATTED BASE BOARDS IN PLACE	Pass	
16.	Terminal vent size and location			80mm TERMINAL VENT TO OUTSIDE	Pass	
17.	Shallow drains protected				N/A	
18.	Beam/post fixings				N/A	
19.	Penetrations/fixtures weathertight, insulated			UNDERFLOOR INSULATION COMPLETED.	Pass	
20.	Venting of top of brick cavity				N/A	
21.	INTERNAL					
22.	Floor & wall coverings			SEALED TIMBER STRIP FLOORING	Pass	
23.	Waste water fixture traps				Pass	
24.	Air admittance valves				N/A	
25.	Shower liners sealed against walls				Pass	
26.	Venting of internal moisture to outside			FOR KITCHEN AND LAUNDRY	Pass	
27.	Vanities sealed against walls				Pass	
28.	Impervious wall lining, sealant around bath				N/A	
29.	Toilet pan fixed to floor				Pass	
30.	Water temp				N/A	
31.	HWC, restraint, valves, hot pipe insulation within 2.0m			SIESMIC CHAIN RESTRAINT FITTED TO 70KG GAS BOTTLES & SEATED ON CONCRETE PADS	Pass	
32.	Safety glass, showers/bathrooms and windows				Pass	
33.	Stair tread, rise & graspable handrail				N/A	
34.	Stair/landing barrier				N/A	
35.	Supatub secured to wall				Pass	
36.	100mm restrictors (upper level windows <760mm above FFL)				N/A	
37.	Smoke detectors			ALL LOCATED WITHIN 3m OF BEDROOM OPENINGS DOORS	Pass	
38.	Woodfire as per specifications				N/A	



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BUILDING INSPECTION WORKSHEET

Type - Residential Final

Building Code Compliance

Read today	/	Property Details	39 Belt Road		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	Dwayne McGuigan
Inspection Details		FINAL ON DWELLING ADDITIONS				
Call Details		Final inspection (248462)	PREVIOUS OUTSTANDING ITEMS			Resolved
Item		Comments				Status
39.						????
40. CEILING SPACE						
41. Access to roof space						Pass
42. Ceiling insulation						Pass
43. Insulation clear of downlights						Pass
44. Fan ducting to exterior						Pass
45. Solid nogging behind apron flashings						N/A
46. Roof underlay						Pass
47.						????
48.						????
49.						????
50. DOCUMENTATION						
51. Application for CCC form provided & correctly filled in		RECEIVED				Pass
52. Electrical Certificate		RECEIVED				Pass
53. Gas Certificate		RECEIVED				Pass
54. Producer Statements/Warranties required						N/A
55. Consultant Reports						N/A
56. As-Built Drainage Plan in File						Pass
57. All inspections recorded						Pass
58. All Inspection requests addressed						N/A
59. All amendments approved & completed						N/A
60.						????
61.						????
62.						????
63. Any Variations to the approved plans and documents?		????				No
Comments / Photos						
ALL OTHER BUILDING CODE CHECKS COMPLETED AND COMPLIANCE SATISFIED.						
FINAL OUTCOME:	Approved for issue of CCC			Next likely Inspection:	????	
Inspection Date & Time: Friday, 2 July 2010 4:05 PM				Inspection took:	35 Mins	
Inspection Performed by: Chris Martul		Signature:				
		Sign				
		Clear				
Save As						



5/1-897322
NEW PLYMOUTH
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BUILDING INSPECTION CHECKLIST

Type = Post-Line
(Brace Elements)
Building Code Compliance

Read today	/	Property Details	39 Belt Rd, Np		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	
Inspection Details						
Call Details		Preline inspection (232613)		PREVIOUS OUTSTANDING ITEMS		????
Item			Comments			Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?					????
2.	Correct linings for system used					????
3.	Correct fasteners have been used. 32mm GIB® Grabber® or GIB® Nails for all GS systems and 32mm GIB Braceline® screws or 35mm GIB Braceline® nails for BL systems.					????
4.	Perimeter fastenings are correctly spaced for the system used					????
5.	Any opening larger than 90x 90mm is positioned in the middle third of the element both vertically and horizontally, Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.					????
6.	Brace Sheet lay-out					????
7.	Firewall fixings					????
8.	Perimeter of the diaphragm is fixed to a single continuous member along each edge					????
9.	Control joints					????
10.						????
11.						????
12.	Overall as per plans and documents					????
Comments / Photos		Inver has verified a pass on the above.				
Previous inspection requests still outstanding, please provide before next inspection is called for - some cannot be confirmed but have been left to continue without any more instructions.						
FINAL OUTCOME:		Amendment Required ☒ Typo error ☒ approved to continue.		Next likely Inspection:	Final	
Inspection date & Time: Thursday, 7 January 2010 2:18 PM				Inspection took:	15 Mins	
Inspection Performed by: Inver Hinz		Signature:				
		Sign				
		Clear				
Save As						

Rang Inver Hinz & has verified the
Post brace line inspection had passed.
He had forgotten to type in inspection results
2/7/10.



NEW PLYMOUTH
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892856



BUILDING INSPECTION CHECKLIST

Type = Pre-Line

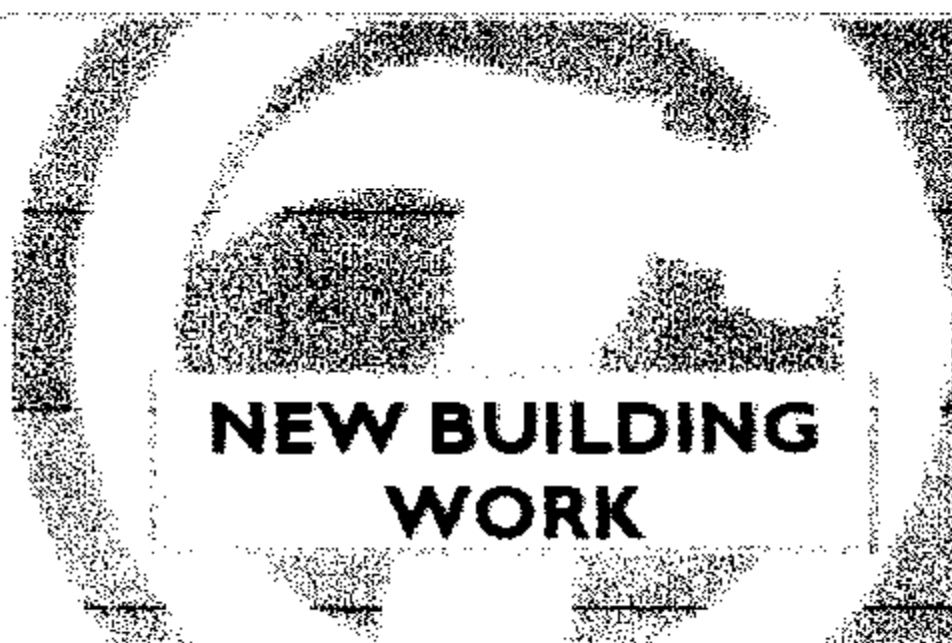
(Plumbing / Frame / Insulation)

Building Code Compliance

Read today		Property Details	Today 39 Belt Rd		Consent Number	108312
Customer	PLS Builders		Phone Number		Name of person on site	Troy
Inspection Details		Preline				
Call Details		PREVIOUS OUTSTANDING ITEMS			Deferred	
Item	Comments				Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as a basis for construction?				YES	
2.	Water supply pipe on test				mains pressure Pass	
3.	Secured as required by type used				clipped/rtv Pass	
4.	Sanitary plumbing size, falls, layout and venting				Pass	
5.	Roof and cladding on				Pass	
6.	Ceiling batten type, size spacing				Pass	
7.	Timber moisture content				<18% Pass	
8.	Brace element location & hold-down as per specified system				Pass	
9.	Fire wall framing/fixings as design				N/A	
10.	Air seal around exterior wall openings				Pass	
11.	Wall junctions secure				Pass	
12.	Diaphragm ceiling correct lay-out				N/A	
13.	Dragon ties				N/A	
14.	Stairs correct tread and rise with minimum head height				N/A	
15.	Insulation type and value as per plan				Pass	
16.	Fitted to all voids in external walls and ceiling				Pass	
17.	Fitted to dividing wall between dwelling and garage				N/A	
18.	25mm air gap between insulation & roof underlay				N/A	
19.	Strapping to blockwork				N/A	
20.					????	
21.					????	
22.					????	
23.					????	
24.	Overall as per plans and documents				Pass	
Comments / Photos						
FINAL OUTCOME:		Approved to Line		Next likely Inspection:	????	
Inspection Date & Time: Thursday, 24 December 2009 1:34 PM				Inspection took:	15 Mins	
Inspection Performed by: Larry Osborn		Signature:				
		Sign				
		Clear				
Save As						



3/1-882948
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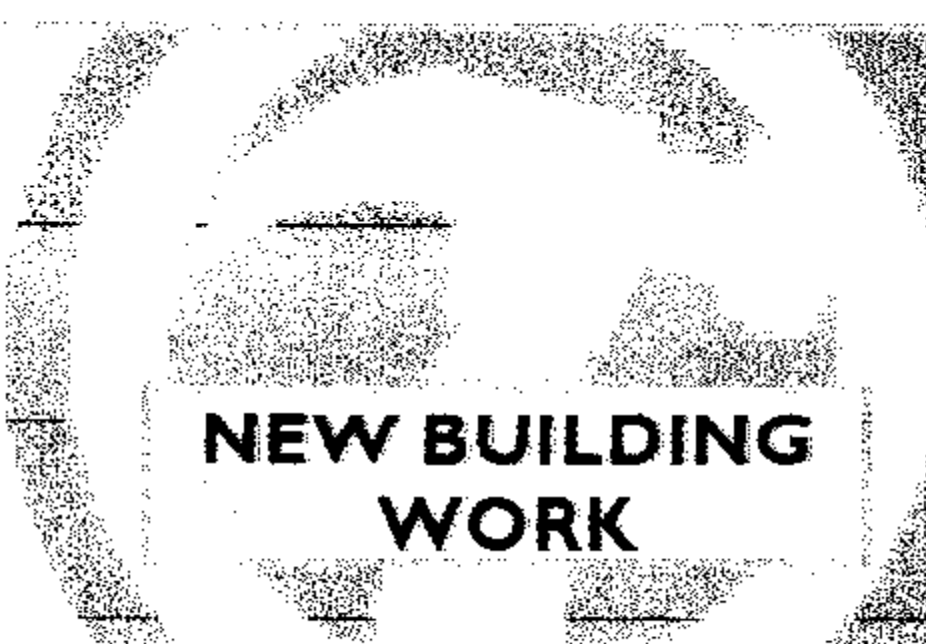
BUILDING INSPECTION CHECKLIST

Type = Drainage
(Including on-site disposal)
Building Code Compliance

Read today	/	Property Details	39 Belt Rd		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	NUKES
Inspection Details		DRAINAGE LAYED IN GROUND				
Call Details		Prewrap (230557)	PREVIOUS OUTSTANDING ITEMS			Deferred
Item			Comments			Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction		Consent Plans are on site			YES
2.	Pipe material		DN 100 SEWER LAYED			Pass
3.	Drain depth		MIN COVER ACHIEVED AT HEAD OF NEW DRAINS.			Pass
4.	Bedding of drain		FIRM UNDER FOOT ON CLAY ASH BEDDING MATERIAL			Pass
5.	Gradient		1:79 MIN GRADE RECORDED WITH REST STEEPER			Pass
6.	Water test		SEAL TEST ON & HOLDING.			Pass
7.	Septic tank/effluent disposal as per design					N/A
8.	Connection to main					Pass
9.	Gully traps		ACCESS TRAP DOOR WILL BE PROVIDED IN DECK FLOOR ABOVE GULLY			Pass
10.	As-built provided		RECEIVED			Pass
11.						???
12.						???
13.						???
14.						???
15.						???
16.						???
17.	Overall as per plans and documents					Pass
Comments / Photos						
FINAL OUTCOME:		Approved to backfill		Next likely Inspection:	Pre-line (plumbing)	
Inspection Date & Time: Wednesday, 9 December 2009 10:58 AM				Inspection took:	15 Mins	
Inspection Performed by: Chris Martul		Signature:				
		Sign				
		Clear				
Save As						



3/- 482938
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BUILDING INSPECTION CHECKLIST

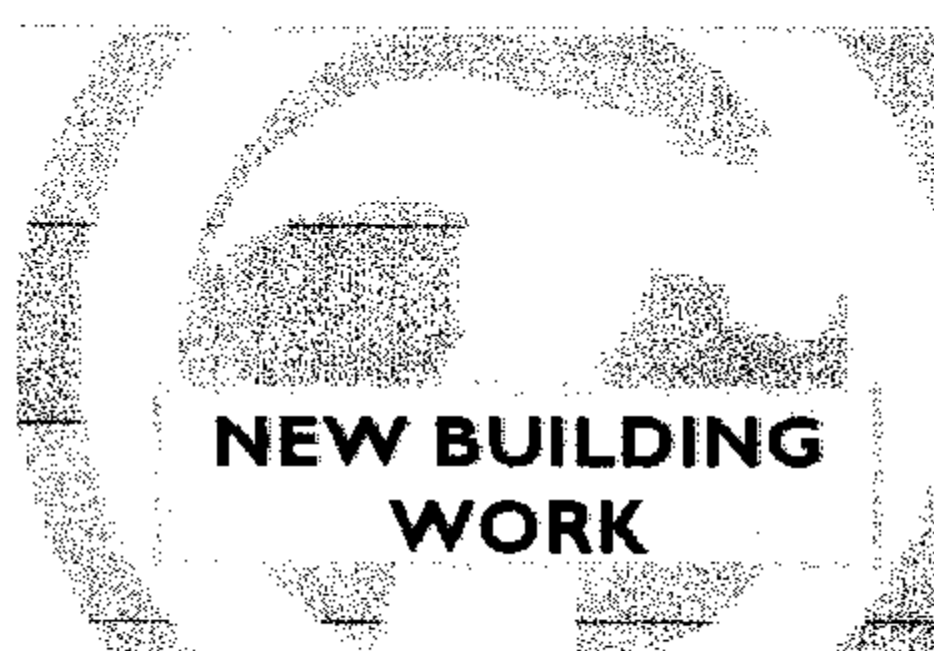
Type = Pre-Wrap
(Framing/Fixings)
Building Code Compliance

Read today	/	Property Details	39 Belt Rd		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	NUKES
Inspection Details		PREWRAP FRAMING & FIXINGS				
Call Details		Prewrap (230557)		PREVIOUS OUTSTANDING ITEMS		Deferred
Item		Comments				Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?		Consent Plans are on site			YES
2.	Uplift fixings		STRAP MIDDLE STUD TO TOP PLATES DIRECTLY BELOW ROOF APEX ON FRONT GABLE WALL. ALL OTHER FIXINGS IN PLACE.			Pass
3.	Floor plan lay-out		PROVIDE AMENDED FLOOR PLAN SHOWING NEW WINDOW OPENING & LINTEL SIZE ADDED TO SOUTH WALL.			Deferred
4.	Timber grading and treatment		VSG H3.2 EXPOSED SOFFIT RAFTERS / REST OF ROOF AND WALL FRAMING			Pass
5.	Bottom plate anchors		TRIPPLE GUN NAIL PERIMETER WALLS			Deferred
6.	Brace element location & hold-down as per specified system		PROVIDE ADDITIONAL VERT NOGS FOR SECONDARY STRAPS TO BLI ELEMENTS AS DISCUSSED.			Deferred
7.	Lintels and beams		STRENGHTEN UP 145X45 WITH 190X45 NAILED ON OPPOSITE SIDE FOR CEILING STRUT BEAM WHERE PART WALL REMOVED. REST OF LINTELS & FIXINGS CORRECT			Deferred
8.	Truss fabricators lay-out and fixing detail on site		HAND PITCHED ROOF			N/A
9.	Trusses and fixings as above		CONNECTIONS AS PER PLAN DETAILS WITH STRAPS ALSO FIXED OVER RAFTER TOPS AND RIDGE BOARD.			Pass
10.	Purlin type, size, spacing, fixing		SOME Z NAILED & PURLIN SCREWED.			Pass
11.	Frame over foundation (6mm)					N/A
12.	Floor slab cuts as per plan					N/A
13.	Roof bracing		IN PLACE			Pass
14.	Dragon Ties					N/A
15.	Flooring laid and fixed as per spec		NATIVE STRIP FLOORING			Pass
16.	Sill trimmers					Pass
17.	Trimmer studs					Pass
18.	Blocking under top plates (single plate)		ALL DOUBLE PLATED			N/A
19.	100mm step down to enclosed deck		YET TO CONSTRUCT			N/A
20.	Enclosed deck/balustrade timber treatment					N/A
21.	Nogs to suit cladding					Pass
22.	Solid nogging behind apron flashings					N/A
23.	Fasica/spouting clear of frame and cladding					N/A
24.	Firewall framing/fixings as design					N/A
25.	Gutter & enclosed roof timber treatment					N/A
26.	Specific design fixings					N/A
27.						???
28.						???
29.						???
30.						???
31.						???

type error



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BUILDING INSPECTION CHECKLIST

Type = Pre-Wrap
(Framing/Fixings)
Building Code Compliance

Read today	/	Property Details	39 Belt Rd		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	NUKES
Inspection Details		PREWRAP FRAMING & FIXINGS				
Call Details		Prewrap (230557)		PREVIOUS OUTSTANDING ITEMS		Deferred
Item				Comments		Status
32.						???
33. Overall as per plans and documents						???
Comments / Photos						
ADDRESS THE ABOVE DEFERRED CHECK ITEMS AS NOTED. EXPOL UNDER FLOOR YET TO BE FITTED. ✓ CRC S/S -ZINC SPRY PAINT APPLIED OVER ANCHOR PILE FIXINGS WHERE BELOW 600 ABOVE GROUND (3 COATS WILL BE APPLIED AS STATED BY NUKES.) ✓ ENSURE ALL SILL & HEAD FLASHINGS ARE INSTALLED AS PER PLAN DETAILS. ✓						
FINAL OUTCOME:		Approved to continue subject to above		Next likely Inspection:	Pre-line (plumbing)	
Inspection Date & Time: Wednesday, 9 December 2009 10:52 AM				Inspection took:	40 Mins	
Inspection Performed by: Chris Martul		Signature:				
		Sign				
		Clear				
Save As						



NEW BUILDING
WORK

Read today	/	Property Details	39 Belt Rd		Consent Number	108312
Customer	Nukes		Phone Number		Name of person on site	
Inspection Details		sub floor				
Call Details						
Item			Comments		Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?				YES	
2.	Pile size, treatment, height as per plan				Pass	
3.	Bearer size, treatment, as per plan				Pass	
4.	Bearer-pile fixings				Pass	
5.	Fixing durability		fixings <600mm to surrounding ground are required to be S/Steel Galv type with CRC S/S & Zinc painted over 3 coats.		FAIL	
6.	Joist size, span, spacing, treatment		H3.2		Pass	
7.	Solid blocking / flitches				Pass	
8.	Crawl space		450mm		Pass	
9.	Sub-floor venting		get to complete		Deferred	
10.	Insulating correct		get to install expols		Deferred	
11.	12kn anchor and brace connections				Pass	
12.	DPC between foundation and plate				N/A	
13.	Pile to beam / Bearer connections		provide solid packers in lieu of wedges		FAIL	
14.	Lateral bracing systems				N/A	
15.					???	
16.					???	
17.					???	
18.					???	
19.					???	
20.	Overall as per plans and documents				???	
Comments / Photos						
			Next likely Inspection:	???		
Inspection Date & Time: Date & Time: Tuesday, 1 December 2009 9:25 AM			Inspection took:	10 Mins		
Inspection Performed by: Larry Osborn		Signature:				
		Sign				
		Clear				
Save As						



NEW PLYMOUTH
DISTRICT COUNCIL
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872708

NEW BUILDING
WORK

BUILDING INSPECTION CHECKLIST

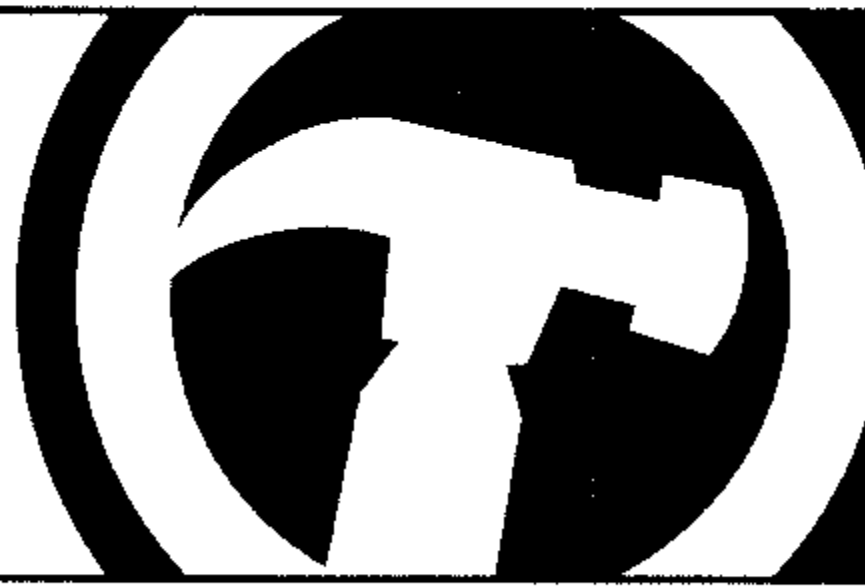
Type: Foundation (Timber)

Building Code Compliance

Read today	/	Property Details	39 Belt Rd, Np		Consent Number	108312
Customer	Nukes		Phone Number	272930187	Name of person on site	Builder
Inspection Details		Piles to New Addition New Copper Pipe to Existing Bathroom				
Call Details		(229014)	PREVIOUS OUTSTANDING ITEMS			Not re
Item			Comments			Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction?					YES
2.	SITING AND SITE EXCAVATION					
3.	Site boundaries					Pass
4.	Building size/location as per plan					Pass
5.	Contour of site and ground lines as per plan					Pass
6.	Floor 150mm above road crown or lowest point on-site					Pass
7.	FOUNDATION					
8.	Pile / Post layout as design			An additional row has been provided against house		Pass
9.	Pile / Post treatment					Pass
10.	Cut ends treated					N/A
11.	Firm bearing			Pile @ S/W cm to be extended down to firm		Pass
12.	Depths as required (anchor, brace, std)					Pass
13.	Pile / Post footing size , as per type and plan					Pass
14.	Concrete strength			17.5mpa min		Pass
15.	Any buried services within the vicinity of the structure (Soak holes, Septic tank, Sewer pipes, electrical, gas lines, etc.)			Electrical cables to be keep out of concrete		Pass
16.	Copper pipe to existing Bathroom			On 1500kpa, well supported		Pass
17.						???
18.						???
19.	Overall as per plans and documents					Pass
Comments / Photos						
FINAL OUTCOMES		Approved to place concrete		Next likely Inspection:	Pre-wrap (framing/fixings)	
Inspection Date & Time: Last Print Date & Time: Monday, 23 November 2009 1:03 PM				Inspection took:	20 Mins	
Inspection Performed by: Karl Steer		Signature: Sign Clear				
Save As						



NEW PLYMOUTH
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FORM
Application for
Code Compliance Certificate
Form 6, Section 92, Building Act 2004

1. The building consent

1a. Building consent no.

BC 09/108312

Site address

39 Beth Rd

1b. Issued by



New Plymouth District Council



Other - please specify

2. Property owner details

2a. Owner details



Have not changed since the
building consent was lodged
Proceed to section 3



Have changed since the building
consent was lodged
Complete 2b and 2c

2b. Name

Wayne McQuigan

Contact person

(If owner is a corporation,
partnership or trust)

Postal address

39 Beth Rd

Contact numbers

067585196

Phone

027

Mobile

()

Fax

Email

2c. Evidence of ownership
attached

(Only required if ownership has
changed)



Certificate of title (copy)



Sale and purchase agreement



Lease agreement



Other document showing full name of legal
owner(s), such as a rate instalment notice

3. Applicant details

3a. I am the



Property owner
Proceed to 3b



Lessee
Provide details below



Agent
Authorised by owner/lessee
Provide details below

Name

Te Paea Welo

Postal address

PO Box 6118 Moturua
New Plymouth

Contact numbers

067515607

Phone

(027) 2920187

Mobile

()

Fax

Email

p/builders@xtm.co.nz

3b. Preferred means for
formal correspondence



Mail



Email



Fax

Please turn over

OFFICE USE ONLY

Date received

File Ref

RG-02-10-03

Application #

BC /

Received by

Document #

Property ID

Land ID

4. 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.

5. Key personnel

Designer	Name/registration no.	4 Site Design	
	Contact details	Address	478 C Carbury rd
		Phone/email	06 769 5524
Builder	Name/registration no.	PLS Builders (NP) LTD	
	Contact details	Address	101 Myraman rd
		Phone/email	06 751 5007 plsbuilders@xtra.co.nz
Drainlayer	Name/registration no.		
	Contact details	Address	
		Phone/email	()
Plumber	Name/registration no.	Gordon Huggie 19866	
	Contact details	Address	5 Bell St Welbourn NP
		Phone/email	()
Gasfitter	Name/registration no.		
	Contact details	Address	
		Phone/email	()
Electrician	Name/registration no.	Nathan Stanger	
	Contact details	Address	~~11 King St~~ #248195 219284
		Phone/email	02 722 55727
Other	Name/registration no.		
	Contact details	Address	
		Phone/email	()

6. Application

6a. Date building work completed: 25/4/2010

6b. The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

6c. I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

X  2 17 11/10
Signature Date

X Te Papa Heco (Nukes)
Name (print clearly)



Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 39 Belt Road NEW PLYMOUTH 4310
Legal Description of land where building is located: LOT 2 DP 5046
Current, lawfully established use: Dwelling
Year first constructed: Circa 1940s

The Owner

Name of owner:	Dwayne Eddie McGuigan	Phone number: (Bus.)	-
Contact Person:	4Site Design	(Pvt.)	06 758 5196
Mailing Address:	39 Belt Road NEW PLYMOUTH	Facsimile number:	-

Building Work

Building Consent number:	BC09/108312
Description of work:	Partial demolition, add bedroom, laundry, WC & kitchen extension to dwelling
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 10 September 2010



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Project File Checklist

Building Consent No: BC 108312

1. Pre-CCC Audit Checklist

This is a checklist for ensuring that building consents are ready for issue of code compliance certificate subject to payment of fees and charges. This form is to be completed by an authorised NPDC Officer. After completion, the project file is now passed to Building Administration for fees check and CCC issue.

	Reviewed	Not Applicable
Application for CCC	☒	☐
Energy Certificates - Gas	☒	☐
- Electrical	☒	☐
As-built drainage plan	☒	☐
Producer statements – list below	☐	☒
	☐	☒
	☐	☒
Fire services inspection certificate	☐	☒
Consultant report – list below	☐	☒
	☒	☐
All inspections recorded	☒	☒
All inspection requests addressed	☐	☒
All amendments approved and completed	☒	☐
All building consent conditions met	☒	☐
Comments ☐ Please turn over.		

Name: CHRIS MARTAL

Signature: [Signature]

Date: 16/8/10

2. Building Consent Application Document Checklist

This checklist is for recording the documents handed over to Administration Services Team in compliance with s16.2, Building Regulations and s238, Building Act 2004.

	Attached	Not Applicable
Building Consent Application Form	☒	☐
PIM copy	☒	☐
Building Consent copy	☒	☐
RMA Certificate copy	☐	☒
CCC Audit Checklist and contents	☒	☐
Code Compliance Certificate copy	☒	☐
Inspection Checklist <u>6</u>	☒	☐
Plans - Specification	☒	☐
- Calculation	☒	☐
- Superseded plans	☐	☒
Correspondence - Letters	☒	☐
- Invoice	☐	☒
- Others <u></u>	☒	☐
Certificate for Public Use	☐	☒
Waiver Certificate	☐	☒

Name: Diane Mann

Signature: [Signature]

Date: 19/8/10



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

YOUR INSPECTIONS FOR THIS BUILDING PROJECT (BC NO.: BC09/108312)

When replying please quote: DM863455 - BC09/108312
Property ID: 16168

6 November 2009

Owner: Dwayne McGuigan

Property Address: 39 Belt Road NEW PLYMOUTH 4310

Project Description: Residential/Farm - partial demolition and add bedroom, laundry, WC and kitchen extension to dwelling

This schedule indicates the anticipated scope of inspections required by the council in relation to the building work. Inspection is required before covering up part of the building work.

Note: ☒ Ticked inspections are the types of inspections that your building work must comply with before a code compliance certificate can be issued. Otherwise, a notice to fix may be issued. The number of inspections on the table below is an estimate and may change depending on how you carry out the building work.

	No. of Inspections	Inspection Types
☒		Siting/excavation
☐		Foundations (in-ground/concrete)
☒	1	Foundations (timber)
☐		Foundation wall (in situ/concrete block/timber)
☒	1	Pre-flooring sub-floor
☐		Concrete slab (may include siting and foundation)
☐		Sanitary drains (under slab)
☒		Sanitary drains (under timber floor)
☒	1	Pre-wrap (framing/fixings)
☐		Cavity battens/flashings
☐		Sheet fixing
☐		Mesh, control joints, etc.

	No. of Inspections	Inspection Types
☐		Scratch coat
☐		Cladding (sheet fixing/pre-coating)
☐		Half high brick (ties, flashings, etc)
☒		Pre-line (plumbing)
☒	1	Pre-line (frame)
☒		Pre-line (insulation)
☒	1	Post-line (brace elements)
☒		Drainage (including on-site disposal)
☐		Pre-installation/chimney cavity check
☐		Specialist inspection (i.e. engineer)
☒	1	Final Inspection

- **Requesting an inspection.** Bookings may fill up two or more days in advance. Requests for inspection must be booked as soon as you know that you will be ready. Having your representative and consent plans and documentation on-site during the inspection will enable the inspector to discuss the issues directly, thus avoiding delays.
- **Inspection fees.** Additional costs incurred due to extra inspections, late cancellations or other related services must be paid before the issue of a CCC.
- **Issue of CCC.** When you have completed your building work, you must submit your application for a CCC. A copy of the form is included in this package.

Signed for and on behalf of New Plymouth District Council

Helene Andrews
Building Consents Officer

CONSUMERS COPY



Plumbers,
Gasfitters and
Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No

518480

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

Installation address:

(Box No's not acceptable)

Please complete in block letters

(Number) 39 BELT ROAD

(Street name)

LYN MOUTH

(Suburb)

NEW PLYMOUTH

(Town/City)

Consumer:

MR DWAYNE MCGUIGAN

(Title)

(Family/Business name)

(Initials)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance				Flue			Ventilation		
Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location	
1	WST OUTSIDE	OWN NORTH WALL	BOSCH 2.6E	200 m ³ /h		NA		NA	

Registered Gasfitter/s Supervised by certifier

Name

GORDON CRAVES

Registration No

199866

Name

TOM WALKER

Registration No

10069

Certificate owner

Registration No

G. CRAVES

05114

On behalf of

Address

STATIC ELAPB
172 LEMON STREET
NEW PLYMOUTH

Category

- ☒ Domestic
☐ Commercial
☐ Industrial
☐ Temporary
☐ Other

Type (Regulation 24(1))

- ☒ New
☐ Addition,
☐ Replacement
☐ Alteration
☐ Repair following accident

Gas Type

☐ NG

☒ LPG

☐ TLP

☐ Bio

Name of Gas Supplier

ROCK GAS. 2 pack

Pipework Installed
(attach pipework diagram)

☒ YES

☐ NO

Test Results

min

Duration

7.00

kPa

Test pressure

2.75

kPa

Loss / gain

0

kPa

Working pressure

2.75

Test Date

30/03/10

I certify that :-

- ☒ All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
☒ The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
☒ Gasfitting work to which this certificate applies
☐ **does** ☐ **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

GORDON CRAVES

Address

5 BELL STREET

Registration No

05114

Signature

G. Craves

Date

30/03/10

(If other than certifying gasfitter)

RESIDENTIAL		PIM 108298		Name Se	Sign
		Zone Res B		Page C23	Area 688 sqm
No.	Rule	Suspend	RMA	OK	Notes
5	Daylighting N E W S			✓	
6	Road Daylighting N E W S			✓	
7	Max height 9m			✓	
8	Max length 30m			✓	
9	1 Building per ROW			✓	
10	Max Coverage Papakainga				
11	Max Coverage Res A 40%			✓	
12	Max Coverage Res B 50%				688 x 1409 275.2
13	Max Coverage Res C 35%				
14	Max Cov Front Yard A&C 35%				
15	Max Cov Front Yard B 50%				
16	Min Setback 1.5/12m 50%				
17	Min Setback 22m H Voltage				
18	Financial Parking CBD				
19	Relocate				
28	Sign 120mm in Less 70km				
47	Excavation 20m3/100m2				
73	Access point				
74	Parking				
75	Loading				
76	Driveway				
77	Manoeuvring				
78	Queuing				
79	1 Tree per 4 parks				
	Traffic Generation(ROW/Local)				
81	Total over 24 hours	30			
82	Total between 7am & 10pm	22			
83	Hourly - 7am & 10pm	8			
84	Total between 10pm & 7am	8			
85	Hourly - 10pm & 7am	6			
	Traffic Generation(St Hyw/col/l)				
86	Total over 24 hours	108			
87	Total between 7am & 10pm	100			
88	Hourly - 7am & 10pm	8			
89	Total between 10pm & 7am	16			
90	Hourly - 10pm & 7am	8			
Overlays					
	View Shelt		OK		
	H2b		OK		

N 7426 x 1.43 +3 ✓

E. 8840 x 1.19 +3 ✓

PJM Section 3.2 - CAG - Other authorisations needed for this project

Other authorisations needed for this project

☒ No information

☐ Building over Council Reticulation

☐ Building encroachment / use of council owned land

☐ Encroachment Licence - tables etc

☐ Existing encroachment license

☐ Access Affects Street Trees, Sumps, Light Columns, Junction Boxes and Power Poles

Impact

☐ Vehicle Crossing to the applicant's Property

Vehicle Access to the Applicant's Property is not possible due to the Change in Gradient of the Access at the Road Boundry.

☐ Excavation on or near a road reserve. (Safety)

☐ Damage to Council Owned Assets

☐ Trade Waste

Close

PJM Section 7.4 - Schedule of Matters

Closing statement

As these matter(s) will or may materially affect the building work to which the attached project information memorandum relates, until they have been addressed [no building work may proceed / building work may only proceed to the extent stated below]

[Detail building restrictions if building work is restricted]

Failure to comply with the requirements of this notice may result in legal action being taken against you under the relevant statute or bylaw.

Dated this [day] day of [month] [year]

[Type your name here]

[Type Your Position Here]

New Plymouth District Council

Project location: [Type address]

Project description: [Type project description]

Close

PIM No. 09/108298
Finished / Suspend
Time (mins) 10

PJM Section 2.3 - Water, stormwater, reticulation sewer system

Water, stormwater, reticulation sewer system

Water:

- ☒ No information - Water
- ☐ No requirements - water
- ☐ Rural water supply
- ☐ Urban water supply
- ☐ Water supply for additional dwelling
- ☐ No water reticulation / Potable water supply required
- ☐ Water disconnection from metered / unmetered supply
- ☒ Connection to water supply

Sewer:

- ☒ No information - sewer
- ☐ No requirements - sewer
- ☐ Connection to existing common private drain
- ☐ Sewer connection
- ☐ Sewer disconnection (for building demolition or removal)
- ☐ No sewer reticulation / onsite sewerage disposal required
- ☒ Connection to existing private drains serving the property

Stormwater:

- ☐ No information - stormwater
- ☐ No requirements - stormwater
- ☐ Urban residential disposal
- ☐ Other urban disposal
- ☐ Rural stormwater disposal
- ☐ Stormwater disconnection
- ☒ Existing stormwater disposal

Other Information:

- ☐ Council reticulation plan
- ☐ Drainage plan

Close

PJM Section 2.4 - Information held by council

Information held by council

00	Section	Heading	Statement - for office use only
☐			Actual statement (Will not appear in the completed document)
			Statement - To appear on letter if ticked
			Revised statement (This will appear in the final document if ticked)
			Impact of the above statement
			Impact (This will appear in the final document if ticked)

Delete Add new Save Close

7500
Trunk
Sewer
Depth - 30

NPDC Customer Service Officer - Property ProductionN Database ntier - 10.02.00/002

FileEditViewToolsActionsWindowHelp

My WorkplacesMy Reports and FilesAnnouncementsRemindersPreferences

HomeMoreProperty EnquiryApplication EnquiryApplication Creator WizardReceipt Entry

View

backhomewindrwscclearretrieve

NPDC Customer Service Officer

New Plymouth District Council

Links to other Functions

Property Transfer Maintenance

Property Maintenance

Other Certificate

Owner Certificate

Property Due Amounts

Property Clone Process

Address Maintenance

Postponed Rates

Scheme Account Maintenance

Water Connection

Water Account

ePayments Enquiry

Rate Book

Proforma Documents

Images Maintenance

Attribute Enquiry

Charge Enquiry

Transaction Enquiry

Property Enquiry

Hummingbird

GISBOOST

Property

Property ID: 15188

Address: 39 Belt Road NEW PLYMOUTH 4310

Legal Desc: LOT 2 DP 5046

Owners: Dwayne Eddie MCGUIGAN(Own)

Service Address: 39 Belt Road NEW PLYMOUTH

Rate Codes: Analysis - Rateable Recovery - Direct Debit Payments Assessment - 11710/272.00

Property Rates

Status: Current

Property Type: Res

Electorate:

Default Postal Address: 39 Belt Road NEW PLYMOUTH

Legal Description: LOT 2 DP 5046

Additional Description:

Charge Balance: 1,304.16

Rates Balance: 1,304.16

Water Balance: 0.00

Owners

Land

Valuations

Summary

Topics

Applications

Change

ALERTS

Configure your alerts

0 Events

0 Workflow

Start

Task

Inbox - Microsoft Outlook

Windows Explorer DM Fx...

NPDC Customer Servi

GISBOOST Man Viewer -

Document Set ID: 1033408
Version: 1, Version Date: 16/09/2010

Electrical Certificate of Compliance

For prescribed electrical work that is carried out on electrical installations and involves the laying or re-terminating or the replacing or re-positioning of conductors (including fittings attached to these conductors). To be completed whether or not an inspection is required.

No. 3035008

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Wayne McGintyPhone: 0274579645Address of installation: 39 Belt Road

Postal address of customer (if different)

WORK DETAILS

22 No. of lighting outlets ☐ 1 No. of ranges14 No. of socket outlets ☒ No. of water heatersWas any installation work carried out by the homeowner? ☐ Yes ☒ No

Please tick (✓) as appropriate where work involves:

☒ Mains ☒ Main earthing system☒ Switchboard ☒ Earthing system

Description: Rewire existing house and
Replace Mains from point of entry
Moving meters outside.
Install new earth lead and electrode
Install 22 New power points and
14 socket outlets as per plan
Over power point 15A fuses
Gas electric oven.

It is recommended that test results be recorded here:

Visual Examination ☐Earth Continuity ☒ 0.02 Ω Bonding ☐Polarity ☐Insulation Resistance 299 + MohmOther HIGH MAINS EARTH LOOPDue to POLE CONNECTION.

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: Robert HoadRegistration no: 269259Company: Regal Zone ElectSignature: [Signature]Date: 8-12-09Contact Ph No: 027 2255727

CERTIFICATION OF ELECTRIC LINES

To be completed where a separate electrical worker has installed the electric line portion of the mains.

Name:

Registration no:

Company:

Signature:

Date:

Contact Ph No:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☒ New mains☒ Switchboard☒ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name: D. KingRegistration no: I248195Signature: [Signature]Date: 8 12 9Daytime Contact Ph No: 0274797325

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

DOMESTIC/FARM

Owners Name: McQuigam

Total Value: 22,000

Total Base Fee 642.00 ✓

B Research Levy 22.00 ✓

DBH Levy 43.34 ✓

Accreditation Fee 25.96 ✓

Total 733.30

Paid —

Receipt No —

To be invoiced ☒ **Yes** ☐ **No**

Signature Regan

**Development contributions may
apply to some projects**

Project: 4 Site Design



Building Consent No: BC09/108312
Section 51, Building Act 2004

Building

Street address of building: 39 Belt Road NEW PLYMOUTH 4310
Legal description of land where building is located: LOT 2 DP 5046
Building name: Dwelling

Owner

Name of owner: Dwayne Eddie Mcguigan
Applicant: 4site Design
Applicant contact address: PO Box 589, NEW PLYMOUTH

Ph (work): 06 769 5524
Fax: 06 769 5525

Phone (private): 027 210 0564
Email address: 06 769 5525

Building work

The following building work is authorised by this consent:

Project: Partial demolition & add bedroom, laundry, WC and kitchen extension to dwelling

Intended use: Residential use

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.

This building consent is subject to the following conditions:

Additional Conditions

There are no conditions relating to this Building Consent.

1. Inspections

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

2. Durability of Building Elements

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the Territorial Authority may issued a "Notice to Fix" which if not met could result in legal action appropriate in the circumstances.

3. Construction and Demolition Noise

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the council's website or by contacting the Council.

4. Lapse and Cancellation of Consents

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. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

5. Additional Costs and Refunds

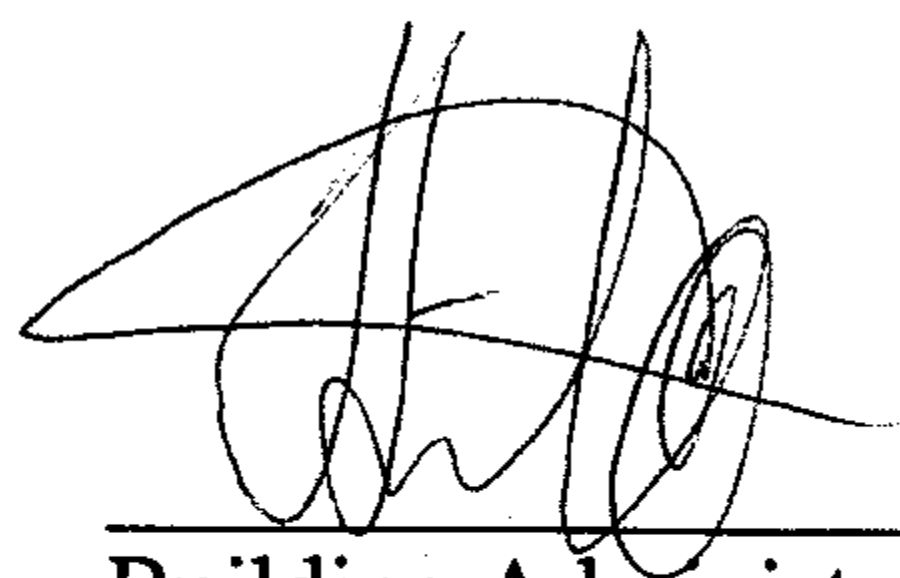
Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.

6. Completion of Building Project

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A Compliance Schedule is not required for the building.



Building Administration Officer

Date: 13 November 2009



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Project Information Memorandum (PIM)

Section 34, Building Act 2004

Application details

Project No.

PIM No:

PIM09/108298

Date application lodged : 14 October 2009

Date PIM issued : 19 October 2009

Applicant's details

Name : 4SITE DESIGN

Date new information received :

Address : PO Box 589

Reason for re-issue :

NEW PLYMOUTH

Date PIM re-issued :

Project description

Description : Residential/Farm - partial demolition and add bedroom, laundry, WC and kitchen extension to dwelling

Intended use : Residential dwelling

Intended life : Indefinite but not less than 50 years

Floor area : 13.8m²

Property details

Legal description : LOT 2 DP 5046

Address: 39 Belt Road

NEW PLYMOUTH 4310

Property owner details

Name: Dwayne Eddie MCGUIGAN

Address: PO Box 589

NEW PLYMOUTH

THE IMPACT ON YOUR PROPOSED PROJECT

This is confirmation that, subject to the Building Act 2004, this building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained.

Your building project requires further authorisations or revision for the following reasons:

Signed for and on behalf of New Plymouth District Council


PIM Co-ordinator

**This is not a building consent. Your next step is to obtain a building consent prior to commencement of work.
Please contact us with any queries you may have on 759 6060**

Section 1: What is a Project Information Memorandum (PIM)

The PIM provides an applicant with information about land and about the other statutes and requirements that might be relevant to the proposed building work, other than construction design and features required under the Building Act 2004. This information enables the applicant to assess the feasibility of the project before proceeding with the preparation of the building consent application.

Section 2: Property information related to this project

Section 2.1 - Heritage status of the building and / or land

No Information - Heritage

There is no information held by the Council applicable to the project.

Section 2.2 Special features of the land (Natural Hazards)

Wind Zone Information

The proposed building is in an area shown to be a medium wind zone on the Council's wind maps. This designation is indicative only and may alter due to topography, shelter, etc. Designers are advised to check the wind zone using the method provided in New Zealand Standards 3604.

This information is indicative and may be used for design purposes. However this wind zone value should be checked against the NZS 3604 calculation method, which requires that topography, nearby tall buildings be taken into account.

Section 2.3 - Water, Stormwater and Reticulation Sewer Systems

Connection to existing private drains serving the property

The property has an existing connection to the Council's sewer reticulation which shall be used for sewerage disposal.

Connection to water supply (existing internal reticulation)

The property has an existing water connection to the Council reticulation. This new development should be connected to the existing on site pipe work.

Existing stormwater disposal (Residential)

The property has an existing method of stormwater disposal which shall be utilised for this project.

Section 3: Other authorisations needed for this Project

No comments applicable to the project.

Section 4: Authorisations for this project that have been refused

No comments applicable to the project.

Section 5: Building Consent Matters

No comments applicable to the project.

Section 6: Advice Notes

Re-issue of PIM

A territorial authority may where it becomes aware of errors or omissions or where new information is received, reissue this project information memorandum subject to the applicable time limitations and conditions of Section 34 of the Building Act 2004.



Dwelling application checklist

New Dwellings, Alterations, Additions,
Sleepouts & Relocated Buildings

PIM and Building Consent

How to use this checklist

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

Later, additional information may be requested during the processing of your building consent to confirm compliance with the Building Code. Processing time will be suspended until information is received.

- ✓ All items on this checklist must be ticked to show that they are either provided (**P**) or are not applicable to your project (**N/A**).

Office
use

Applicant use

P - Information provided

N/A - Not applicable to this project

P N/A

○ ○

○ ○

○ ○

○ ○

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1. Minimum building consent application documentation

- a Complete application forms.
- b **Two full sets** of plans and specifications.
- c **One site/location** plan showing complete floor area (m²) and cladding elevations.
- d All plans drawn to a recognised metric scale; include a north arrow; and drawn in black ink (not pencil or red pen).
- e Land undergoing subdivision - if the title has not yet been issued for land you wish to build on, the council may or may not accept your building consent application depending on the status of the subdivision. Refer to the Land Undergoing Subdivision Checklist.

P N/A

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2. Site/location plan

- a Accurate site plan showing street name and boundary dimensions.
- b Location of existing and proposed buildings, building area, distances to boundaries, and distances between buildings.
- c Current and proposed use of site and buildings.
- d Existing and proposed access for vehicles, driveway gradient, and off-street parking.
- e Existing contours.
- f Alterations to land contours; retaining, cut, fill and their intended quantities; site datum for floor levels.
- g Easements, public drains and service connections (where known).
- h Identification of streams and drains, and normal flow levels relative to site datum.

P N/A

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3. Plumbing and drainage

- a Nominate plumbing/drainage design standard (eg. AS/NZS 3500 or G13).
- b Plumbing and drainage layout plan, including falls.
- c Method of water heating system.
- d Fixtures. (If the building has plumbing fixtures on an upper level, provide layout drawing showing wastes, pipes and falls, e.g., an isometric layout).
- e On-site wastewater disposal design.

P N/A

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4. Elevations

- a North, south, east and west elevations showing original and proposed ground levels at buildings and boundaries.
- b Relationship of finished ground level (after landscaping) relative to floor levels.
- c Dimensions of openings (doors and windows).
- d Specify cladding systems and roofing type and any other relevant details.
- e Roof pitch and height to apex of building.
- f Height and daylighting angles.

P N/A

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5. Foundation plan

- a Design details of all new foundations and reinforcing.
- b Concrete slab design, including reinforcing and contraction control cuts/joints.
- c Pile layout and footing design.
- d Sub-floor framing including bracing.
- e Upper storey floor design (if applicable).

Please turn over

Office use	Applicant use	P - Information provided	N/A - Not applicable to this project
	P N/A	6. Floor plan	
	☒ ☐	a Complete floor plan(s) with walls/partitions, and doorways, and the use of each area.	
	☒ ☐	b Smoke detectors indicated (must be in or within 3m of each bedroom).	
	P N/A	7. Fire rating	
	☐ ☒	a Fire rating system for all walls closer than 1m to a boundary.	
	P N/A	8. Cross sections and details	
	☒ ☐	a E2 Risk Matrix and weathering details.	
	☒ ☐	b Wall details showing cladding, framing, insulation, linings, etc.	
	☒ ☐	c Roof/wall intersection showing eaves, gutters, flashings and top plate fixings.	
	☒ ☐	d Wall/floor intersection.	
	☒ ☐	e Window, door and critical intersections.	
	☒ ☐	f Door and window lintel sizes.	
	☐ ☒	g Truss layout with girder trusses indicated.	
	☐ ☒	h Stairs, handrails and barriers.	
	☐ ☒	i Decks, pergolas, verandas, porches, carports and garages.	
	P N/A	9. Bracing design and calculations	
	☒ ☐	a Bracing details and calculations for wall and sub-floor.	
	☐ ☒	b Sub-floor bracing for decks projecting more than 2m from the house.	
	P N/A	10. Specifications	
	☐ ☒	Specifications must be relevant to the particular buildings and to the plans submitted and shall include the building envelope. They must give a full description of the type, size and grade of materials to be used and the method of construction. Include manufacturer's specifications for all relevant parts of building elements, detailing where they apply to your project.	

Other information that may be required

	P N/A	11. Specific engineering design	
		Design work from an engineer must have calculations and structural drawings provided. When engineering drawings are provided from persons other than the engineer, they must be acknowledged by the engineer (signed) as meeting engineering design requirements. Specific engineering design may include (this list is not exhaustive):	
	☐ ☒	a	Special ground conditions, including building over uncertified fill, peat or soft ground or closeness to steep banks.
	☐ ☒	b	Retaining walls.
	☐ ☒	c	Earthworks/stability of adjacent sites and support of adjacent structures.
	P N/A	12. Heating	
	☐ ☒	a	If a free-standing or insert wood fire is to be installed, the location is to be shown on the floor plan and the manufacturer's installation specifications provided.
	☐ ☒	b	If woodburner is secondhand and more than two years old, confirm a new flue will be installed, and provide a letter from a member of the Home Heating Association confirming that the wood fire has been inspected and is suitable for reinstallation.
	P N/A	13. Swimming pool	
	☐ ☒	If the plan shows an outdoor swimming pool/spa, fencing details and pool manufacturer's specifications must be provided.	
	P N/A	14. Other supporting documentation or plans	
	☐ ☒	This is a generic checklist for this project type. There may be other information that you know about, specific to your project or site, that has not been covered in the above items.	
		15. Tick method of payment	
		☐ cash/cheque/eftpos	☒ pre-approved account customer

OFFICE USE ONLY

Further information required? Y / N

Application accepted? Y / N
Further information provided? Y / N

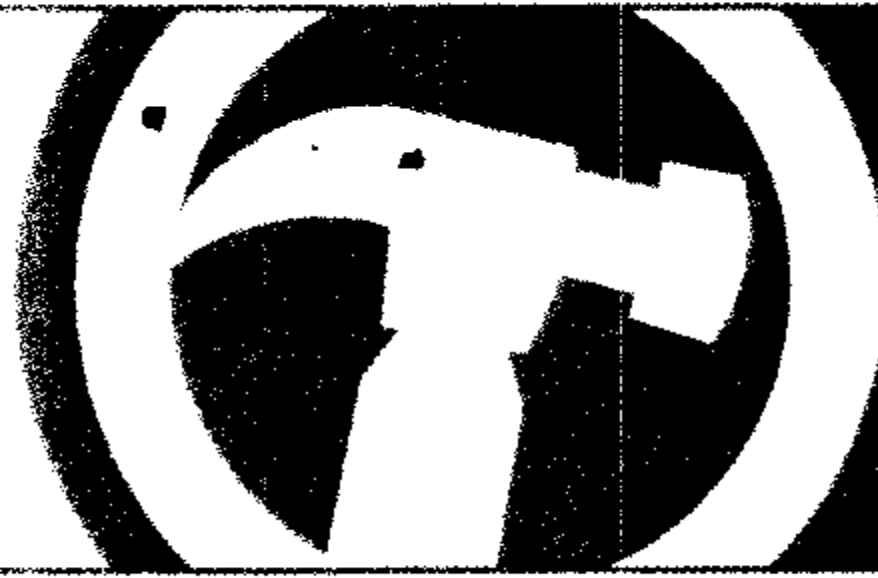
Date of acceptance
Officer

13.10.09

Heard



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



FORM Application for PIM and/or Building Consent

Form 2, Sections 33 or 45, Building Act 2004

This form must be accompanied by an Application Cover Page Form.

Fill this form out with the assistance of the PIM and/or Building Consent Guide - numbers on this form relate to explanatory notes in the guide.

1. Applicant details

1a. I am the

☐

Property owner

As stated on the
Application Cover Page Form
Proceed to 1b

☐

Lessee

Provide details below

☒

Agent

Authorised by owner/lessee
Provide details below

Name

4SiteDesign

Postal address

P.O. Box 589

New Plymouth

Contact numbers

06 7695524

Phone

0272100564

Mobile

06 7695525

Fax

Email

paul@4sitedesign.co.nz

1b. Preferred means for
formal correspondence

☒

Mail

☐

Email

☐

Fax

1c. Evidence of ownership
attached

☐

Certificate of title (copy)

☐

Sale and purchase agreement

☐

Lease agreement

☒

Other document showing full name of legal
owner(s), such as a rate instalment notice

1d. I request that you issue the following approval(s) for the building work described in this application

☒

Project information
memorandum

Complete sections 2, 3 and 7

☒

Building consent

Complete section 2, and sections 4 to 7

2. The project

Description of the building work

2a. Type of work

☐

New building

☒

Alteration

☐

Log fire

☒

Addition

☐

Relocation

☐

Plumbing and
drainage only

☒

Demolition/Removal

☐

Re-pile existing building

2b. Category of work

☒

Residential

☐

Outbuilding/ancillary

☐

Milking shed

☐

Commercial/
Industrial/
Community

☐

Replacement or upgrade
of on-site waste disposal
(septic tank)

2c. Will the building work
result in a change of use
of an existing building?

☐

Yes

☒

No

Current use

Residential Dwelling

Intended use

Residential Dwelling

2d. Year building first
constructed

1940's

2e. Floor area

Total floor area affected by building work

13.8 m²

2f. The completed building
will be:

☒

Single storey, single unit building

☐

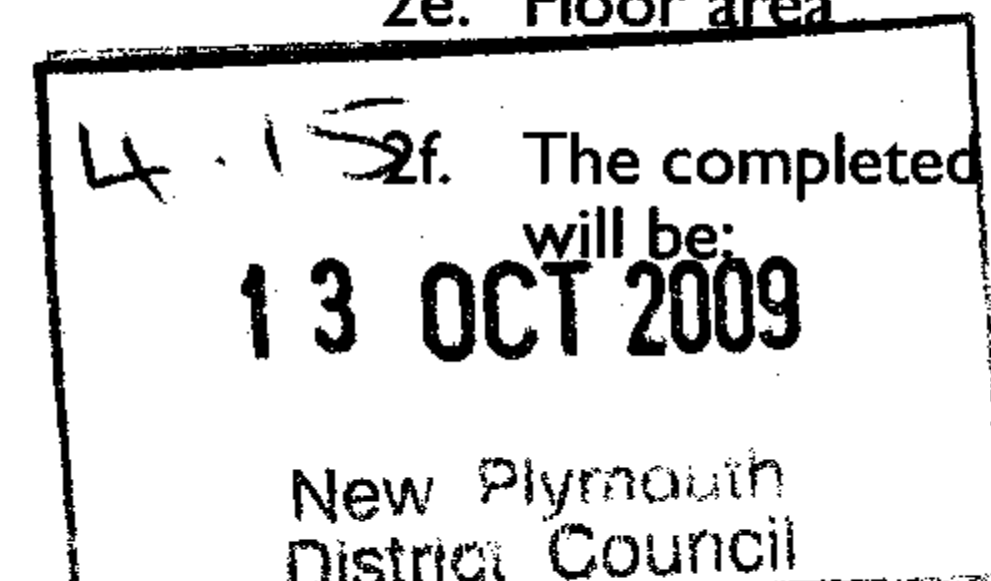
Multi-storey or multi-unit building - please specify

Number of units

1

Number of storeys

1



OFFICE USE ONLY

Date received 13.10.09

File Ref

RG-02-10-03

Scale Code

KES 2

Application #

PIM 09/108299

Received by [signature]

Document #

Planning/EH requirements?

Y/N

Application #

BC09/108316

Property ID 116768

Owner ID

131908

Relevant planning/EH forms provided? To council/customer

Y/NA

Invoiced or Receipt #

Invoice

Land ID 47878

Amount paid

\$ -

Liardet St, Private Bag 2025, New Plymouth 4342, NZ. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

2. The project - continued

2g. Intended life of the building

☒ Indefinite but not less than 50 years

☐ Less than 50 years - please specify

years

2h. Estimated value of the building work

\$ 22 000 . 00

including GST

2i. Have any PIM and/or building consents been issued previously for this project?

☐ Yes

Provide details below

☒ No

Consent issued by

Date of consent

Consent number

3. Project information memorandum - do not fill in this section if the application is for a building consent only

The project involves

☐ Land undergoing subdivision, where title has not yet been issued.

☐ Alterations to land contours.

☐ New or altered connections to public utilities (water/stormwater/sewer).

☒ New or altered locations and/or external dimensions of buildings.

☐ Building work over, or adjacent to, any road or public place.

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

☐ New or altered access for vehicles.

☒ Disposal of stormwater and wastewater.

☐ Other matters known to the applicant that may require authorisations from the council - please specify.

4. Building consent - do not fill in this section if the application is for a project information memorandum only

The following plans and specifications are attached to this application:

☒ Two full sets of plans and specifications. Refer acceptance checklist.

☒ PLUS one set showing:

☒ Site/location plan.

☐ Complete floor plan and floor area (m²) shown.

☒ Cladding elevations.

☐ Other - please specify.

5. Compliance with New Zealand Building Code - do not fill in this section if the application is for a PIM only

Clause

Tick relevant building code clauses

Means of compliance

Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.
If not applicable, write N/A

Alternative solutions

☒ B1 Structure	B1/AS2	NZS 4229	NZS 3604	NZS 4203	B1/AS2
☒ B2 Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	B2/AS1
☐ C Fire safety	C/AS1				N/A
☐ D1 Access routes	D1/AS1		NZS 4121		N/A
☐ D2 Mechanical installations for access	D2/AS1		NZS 4322	EN/81	N/A
☒ E1 Surface water	E1/AS1		AS/NZS 3500		E1/AS1
☒ E2 External moisture	E2/AS1		Specific design		E2/AS1
☐ E3 Internal moisture	E3/AS1				N/A
☐ F1 Hazardous agents on site	F1/AS1				N/A
☐ F2 Hazardous building materials	F2/AS1		NZS 4233		N/A
☐ F3 Hazardous substances and processes	F3/AS1				N/A
☐ F4 Safety from falling	F4/AS1		Fencing of Swimming Pools Act		N/A
☐ F5 Construction and demolition hazards	F5/AS1				N/A
☐ F6 Visibility in escape routes	F6/AS1				N/A
☒ F7 Warning systems	F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	F7/AS1
☐ F8 Signs	F8/AS1				N/A
☐ G1 Personal hygiene	G1/AS1				N/A
☐ G2 Laundering	G2/AS1				N/A
☐ G3 Food preparation and prevention of contamination	G3/AS1				N/A
☒ G4 Ventilation	G4/AS1	AS 1668.2			G4/AS1
☐ G5 Interior environment	G5/AS1				N/A
☐ G6 Airborne and impact sound	G6/AS1				N/A
☒ G7 Natural light	G7/AS1				G7/AS1
☒ G8 Artificial light	G8/AS1		NZS 6703		G8/AS1
☒ G9 Electricity	G9/AS1				G9/AS1
☐ G10 Piped services	G10/AS1		NZS 5261		N/A
☐ G11 Gas as an energy source	G11/AS1				N/A
☒ G12 Water supplies	G12/AS1		AS/NZS 3500.2	AS/NZS 3500.5	G12/AS1
☒ G13 Foul water	G13/AS1	AS/NZS 3500.2	AS/NZS 1547		G13/AS1
☐ G14 Industrial liquid waste	G14/AS1				N/A
☐ G15 Solid waste	G15/AS1				N/A
☒ H1 Energy efficiency	H1/AS1	NZS 4214	NZS 4218 ALF design manual	NZS 4243	H1/AS1

Use this box if you need more space to detail how you propose to comply with the building code.

Waiver/modification required

State nature of waiver or modification of building code clause required. A separate application is required. See "application for waiver and modification" - APP-062-F.

Please turn over

6. Compliance schedule - do not fill in this section if the application is for a project information memorandum only

- ☒ There are no specified systems identified as part of this application - Proceed to section 7.
- ☐ The specified systems for the building are indicated below:

Removed
New
Existing
Altered

- | | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|------|---|
| ☐ | ☐ | ☐ | ☐ | SS1 | Automatic systems for fire suppression (e.g. sprinkler systems). |
| ☐ | ☐ | ☐ | ☐ | SS2 | Automatic or manual emergency warning systems for fire or other dangers. |
| ☐ | ☐ | ☐ | ☐ | SS3 | Electromagnetic or automatic doors or windows (e.g., ones that close on fire alarm activation). |
| ☐ | ☐ | ☐ | ☐ | | SS3/1 Automatic doors. |
| ☐ | ☐ | ☐ | ☐ | | SS3/2 Access controlled doors. |
| ☐ | ☐ | ☐ | ☐ | | SS3/3 Interfaced fire or smoke doors or windows. |
| ☐ | ☐ | ☐ | ☐ | SS4 | Emergency lighting systems. |
| ☐ | ☐ | ☐ | ☐ | SS5 | Escape route pressurisation systems. |
| ☐ | ☐ | ☐ | ☐ | SS6 | Riser mains for use by fire services. |
| ☐ | ☐ | ☐ | ☐ | SS7 | Automatic backflow preventers connected to a potable water supply. |
| ☐ | ☐ | ☐ | ☐ | SS8 | Lifts, escalators, travelators or other systems for moving people or goods within buildings. |
| ☐ | ☐ | ☐ | ☐ | | SS8/1 Passenger carrying lifts. |
| ☐ | ☐ | ☐ | ☐ | | SS8/2 Service lifts. |
| ☐ | ☐ | ☐ | ☐ | | SS8/3 Escalators and moving walks. |
| ☐ | ☐ | ☐ | ☐ | SS9 | Mechanical ventilation or air-conditioning systems. |
| ☐ | ☐ | ☐ | ☐ | | SS9/1 Air conditioning systems. |
| ☐ | ☐ | ☐ | ☐ | | SS9/2 Ventilation systems. |
| ☐ | ☐ | ☐ | ☐ | | SS9/3 Fire/smoke dampers. |
| ☐ | ☐ | ☐ | ☐ | SS10 | Building maintenance units providing access to exterior and interior walls of buildings. |
| ☐ | ☐ | ☐ | ☐ | SS11 | Laboratory fume cupboards. |
| ☐ | ☐ | ☐ | ☐ | SS12 | Audio loops or other assistive listening systems. |
| ☐ | ☐ | ☐ | ☐ | | SS12/1 Audio loops. |
| ☐ | ☐ | ☐ | ☐ | | SS12/2 FM radio frequency systems and infrared beam transmission systems. |
| ☐ | ☐ | ☐ | ☐ | SS13 | Smoke control systems. |
| ☐ | ☐ | ☐ | ☐ | | SS13/1 Mechanical smoke control. |
| ☐ | ☐ | ☐ | ☐ | | SS13/2 Natural smoke control. |
| ☐ | ☐ | ☐ | ☐ | | SS13/3 Smoke curtains. |
| ☐ | ☐ | ☐ | ☐ | SS14 | Emergency power systems for or signs relating to, a system or feature specified for any of the above systems or features. |
| ☐ | ☐ | ☐ | ☐ | | SS14/1 Emergency power systems. |
| ☐ | ☐ | ☐ | ☐ | | SS14/2 Signs. |
| ☐ | ☐ | ☐ | ☐ | SS15 | Other fire safety systems or features. |
| ☐ | ☐ | ☐ | ☐ | | SS15/1 Systems for communicating spoken information intended to help evacuation. |
| ☐ | ☐ | ☐ | ☐ | | SS15/2 Final exits (as defined in the Building Code). |
| ☐ | ☐ | ☐ | ☐ | | SS15/3 Fire separations (as defined in the Building Code). |
| ☐ | ☐ | ☐ | ☐ | | SS15/4 Signs for communicating information intended to help evacuation. |
| ☐ | ☐ | ☐ | ☐ | | SS15/5 Smoke separations (as defined in the Building Code). |

- ☐ Systems that relate to:
- ☐ Safety barriers.
 - ☐ Means of access and facilities that meet the requirements of section 118.
 - ☐ Hand-held hose reels for fire fighting.
 - ☐ Any signs that are required by the building code or section 120.

7. Applicant's declaration

I understand that as the applicant, the council will send all invoices for fees to the fee payer, and that all correspondence related to the application will be sent to me.

I confirm that I have read and understood the privacy statement in the PIM and/or Building Consent Guide, and that the information provided on the application form is true and correct.


Signature

13/10/09

Date

Natasha S. Fleet
Name (print clearly)



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Application for
Building Consent
Amendment
Building Act 2004

1. Project reference

- 1a. Building consent number **BC 09/10 8312**
- 1b. Site address
39 Belt Road
New pLymouth
- 1c. Reason for amendment
☒ Change by owner
☐ Other, please specify
☐ Information request by Council

AMENDMENT

01 29 06 10

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**

28 JUN 2010

New Plymouth
District Council

Plan affected by
amendment

(old plan number)

New plan number

Description of change

A2-1	A2-1	Shower & W5 added, Plumbing, floor plan, & piles amended

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

Date

Corey Good C/-4Sitedesign

Name (print clearly)

24/6/2010

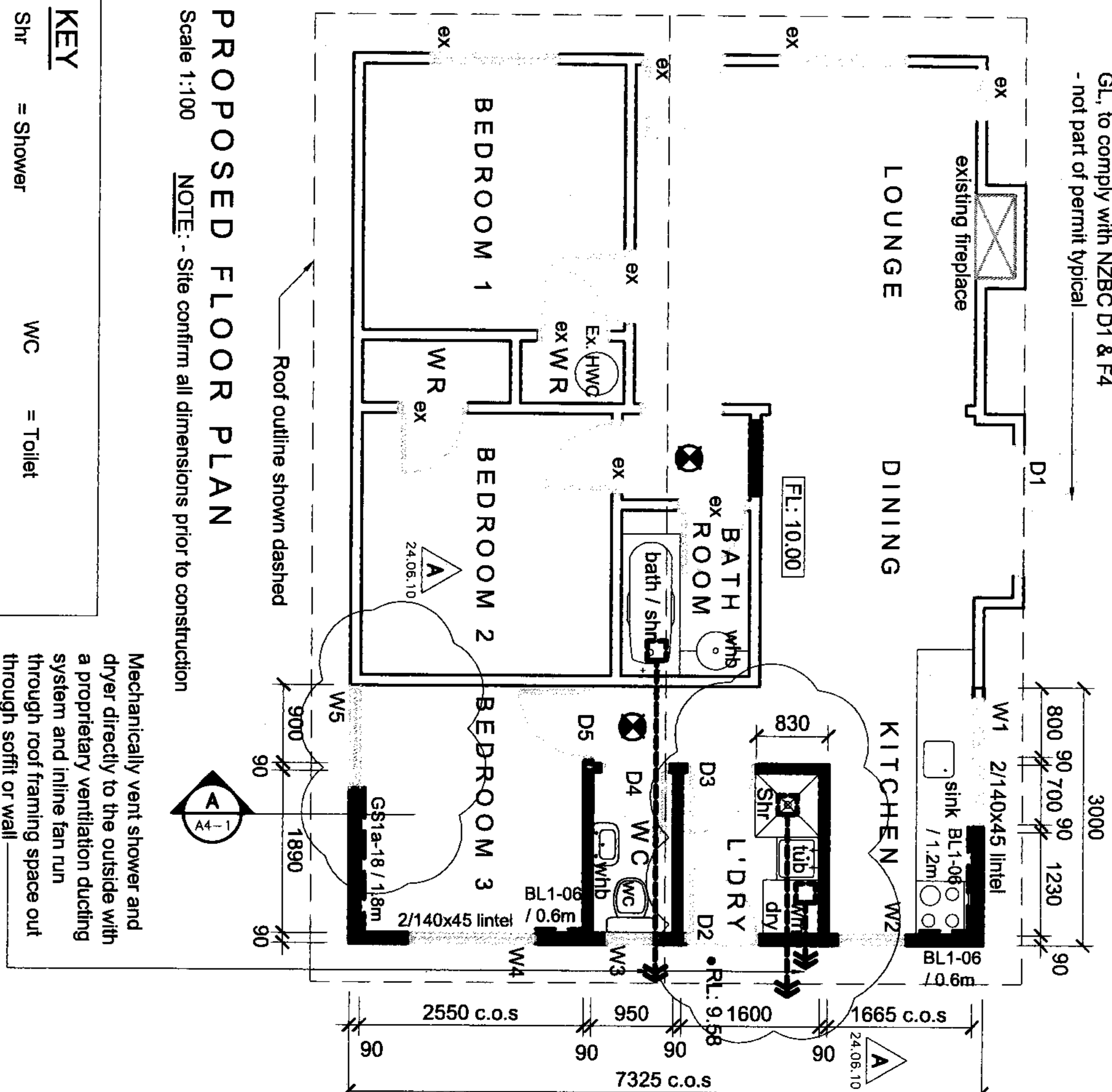
Office use only

Approved	Refused
PIM Co-ordinator	
Building	
<i>Helene</i>	
Engineer	

Comments:

PTO

Any new timber framed entry porches - less than 1.0m above GL, to comply with NZBC D1 & F4 - not part of permit typical

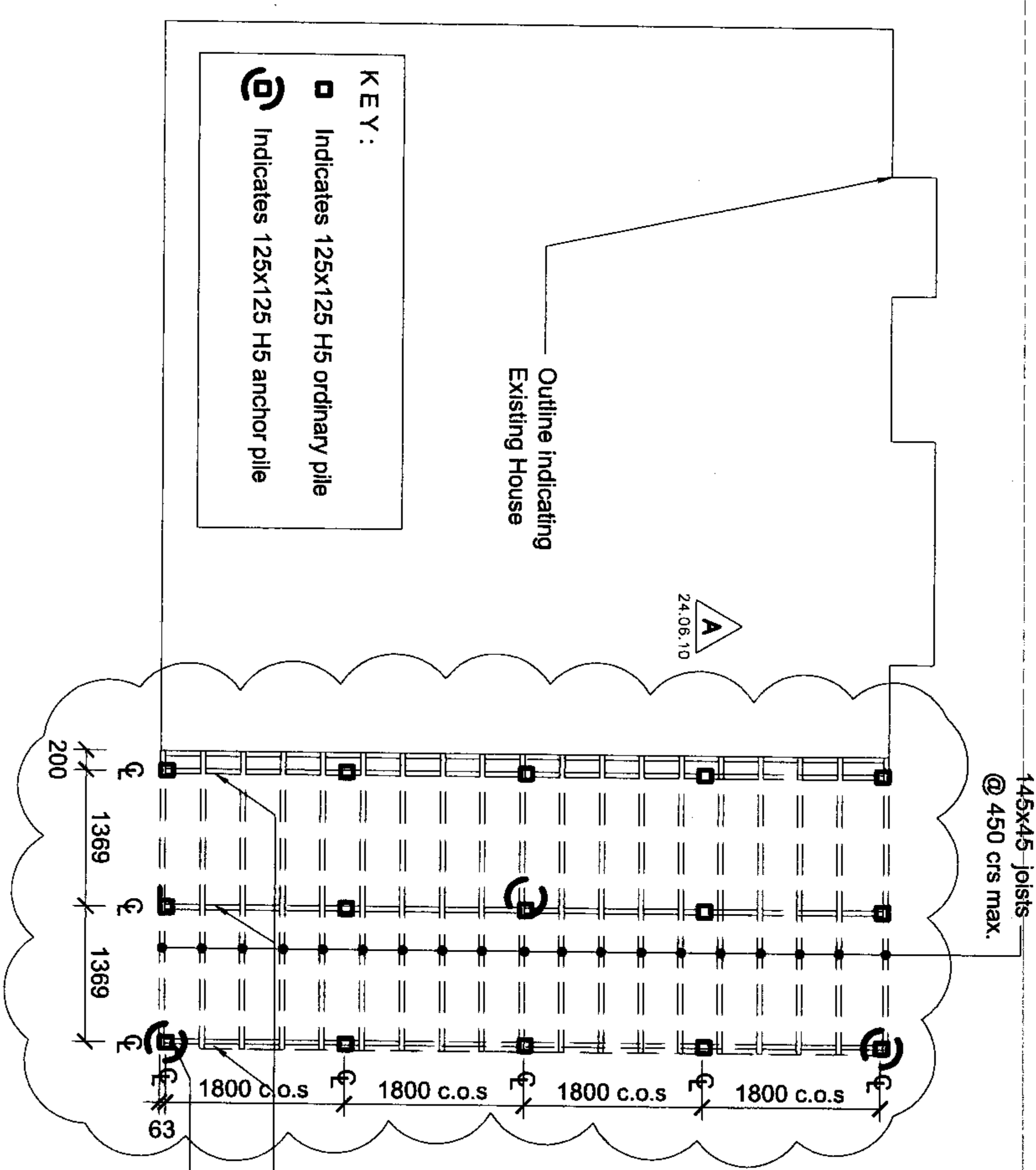


PROPOSED FLOOR PLAN

Scale 1:100 NOTE: - Site confirm all dimensions prior to construction

KEY	
Shr	= Shower
Dry	= Dryer
W/M	= Washing machine
WC	= Toilet
Whb	= Wash hand basin
	= Battery operated Smoke Alarm

Mechanically vent shower and dryer directly to the outside with a proprietary ventilation ducting system and inline fan run through roof framing space out through soffit or wall



KEY:	
□	Indicates 125x125 H5 ordinary pile
⊗	Indicates 125x125 H5 anchor pile

FLOOR FRAMING PLAN

Scale 1:100

NOTE: - Site confirm all dimensions prior to construction Allow to solid block @ midspan & all over lines of support typical

- Studs:**
- All new studs to be 90x45 @ 600 max. c/s typical unless noted otherwise
 - Nog @ 800 max. c/s typical

Lintels:

- All lintels to be 2/ 90x45 unless noted otherwise
- Lintel over W1 to be fixed with:
 - = 25x1 strap with 6/ 30x2 5mm nails per end
 - over top plate and 150mm on each side of lintel
 - on one side fixing lintel to doubling stud
 - on one side fixing stud to floor framing / blocking (refer to NZS 3604 Figure 8.12)
- All other Lintels fixed to trimming stud with:
 - = 3/ 90x3.15 power driven nails or
 - = 4/ 75x3.15 skew nails or
 - = 2/ 100x3.75 end nailed

Electrical Note:

- Confirm electrical and lighting requirements with owner prior to construction
- All downlights to be CA type downlights

Insulation

- All new exterior timber walls to have R2.4 batts wall insulation
- All new ceilings to have R3.2 batts ceiling insulation
- All new timber floors to have Expol underfloor insulation
- All glazing to be single glazed to match existing

Lining Notes:

- All new walls to be lined with 10mm Standard Gfb, stopped to Level 4, paint finish unless noted otherwise
- All new ceilings to be lined with 13mm Standard Gfb, stopped to Level 4, paint finish unless noted otherwise
- Kitchen wall behind gas hob to be lined with 10mm Gfb Aqualine, stopped to Level 4, paint finish with splashback and clearances to comply with NZS 5261.2003 (if hob is gas)

General Notes:

- Allow to make good all wall, floor and ceiling linings / coverings and trim etc. as required due to demolition
- Confirm all new floor coverings and electrical / lighting requirements with owner prior to construction
- All Showers to be proprietary moulded shower units

Door & Window Notes:

- D1 - Double external timber glazed door - c.o.s. To fit within existing window opening
- D2 - 760 leaf - external timber glazed door
- D3 & D4 - 710 leaf internal door to match existing
- D5 - 760 leaf internal door to match existing

- W1 & W4 - 1500 wide x 1000 high timber window
- W2 - 800 wide x 1000 high timber window
- W3 - 600 wide x 1000 high timber window (obscure glass)
- W5 - 1200 wide x 1000 high timber window

Note: - All windows to have head height to match existing - site confirm

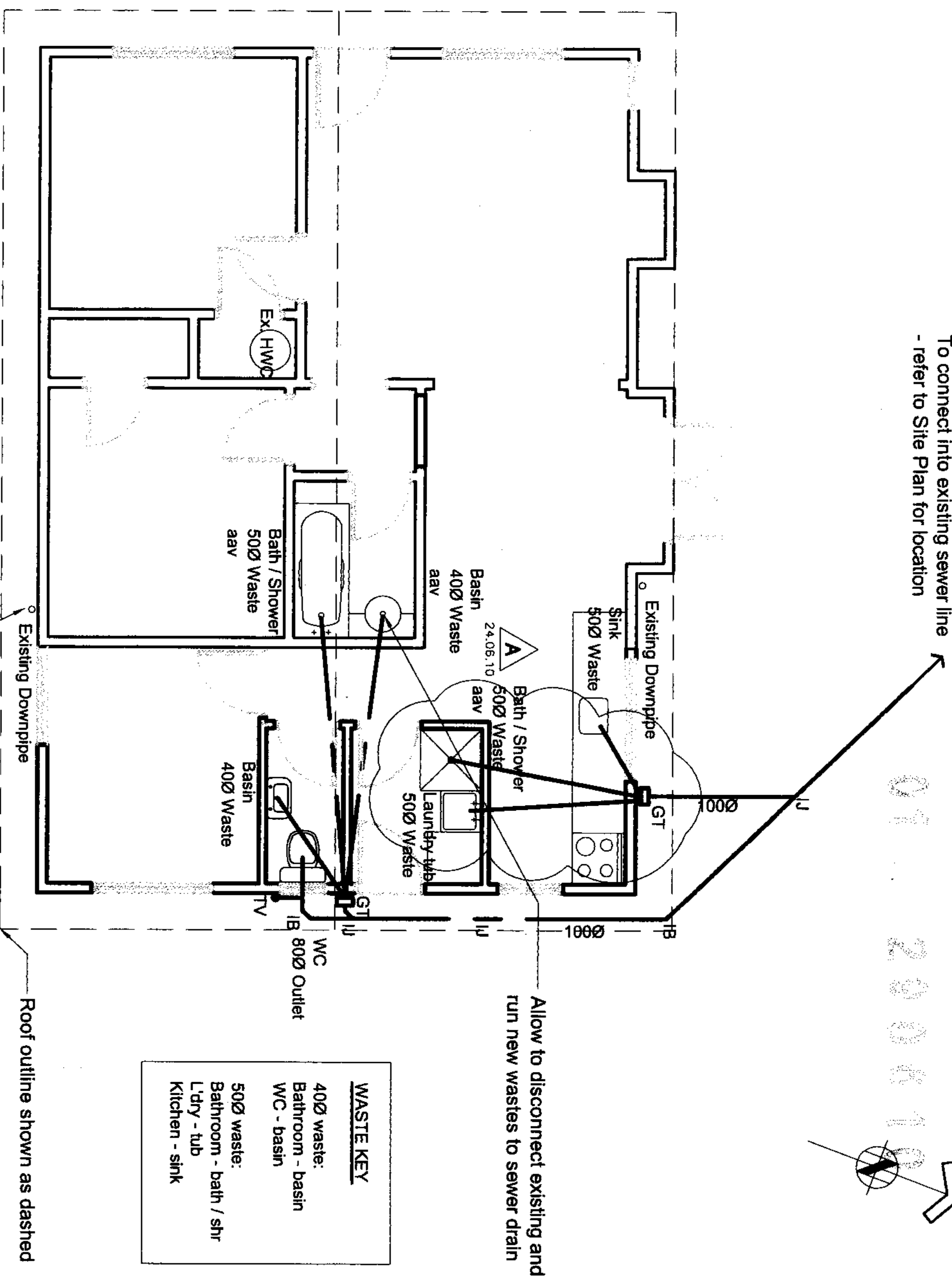
- Confirm all door and windows with owner prior to construction
- Refer to Elevations for openings

- All new windows and doors to be timber framed (reused existing or new)
- Exterior windows and doors to be installed strictly with the manufacturers instructions and recommendations and good trade practice
- Comply with NZS 3504, NZS 4211 and NZS 4223
- Liaise with owner on glazing tint & type
- Obscure glass to be etched glass
- All architraves to match existing unless noted otherwise
- All glazing to be single glazed to match existing

BRACING LEGEND

- [GS1a-18]** 10mm Standard Gfb (1.8m - 2.4m long) on one face with diagonal steel brace
- [140x90 or 2/140x45 Bearers @ c/s shown]**
- [125x125 H5 piles @ c/s shown]**
- [BL1-06]** Gfb Braceplate (0.6m or longer) on one face with hold down end straps

ALL ELEMENTS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS PUBLISHED LITERATURE & NZS 3604 1999



PLUMBING & DRAINAGE PLAN

Scale 1:100

NOTE: - Site confirm all dimensions prior to construction

PLUMBING AND DRAINAGE NOTES

Foul Water Sanitary Plumbing shall comply with NZBC G13/AS1 & G13/AS2

Stormwater drainage shall comply with NZBC E1/AS1

Size all wastes & drains to comply with the above, lay all drains to acceptable falls

Water supply & reticulation shall comply with NZBC G12/AS1

All drains shall be pvc
All water supply pipes shall be K2 piping

All plumbing and drainage shown as indicative only.
Plumber to confirm plumbing and drainage layout complying with the New Zealand Building Code

- Site confirm location of existing HWC if required prior to construction

PLUMBING & DRAINAGE KEY:

Minimum Pipe Gradients	
GT	1:40
GULLY TRAP	1:40
TV	1:40
WC	1:80
TOILET PAN	1:100
Whb	1:100
WASH HAND BASIN	1:100
Shr	1:100
AIR ADMITTANCE VALVE	1:100

TERMINAL VENT SIZE	
- DN50 TV = >10 ≤30	

AMENDMENT

01 - 200610

REVISION:	
A	Shower added
	W5 added
	Plumbing amended
	Floor Plan amended
	New row of piles added
	24.06.10

JOB TITLE:
Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

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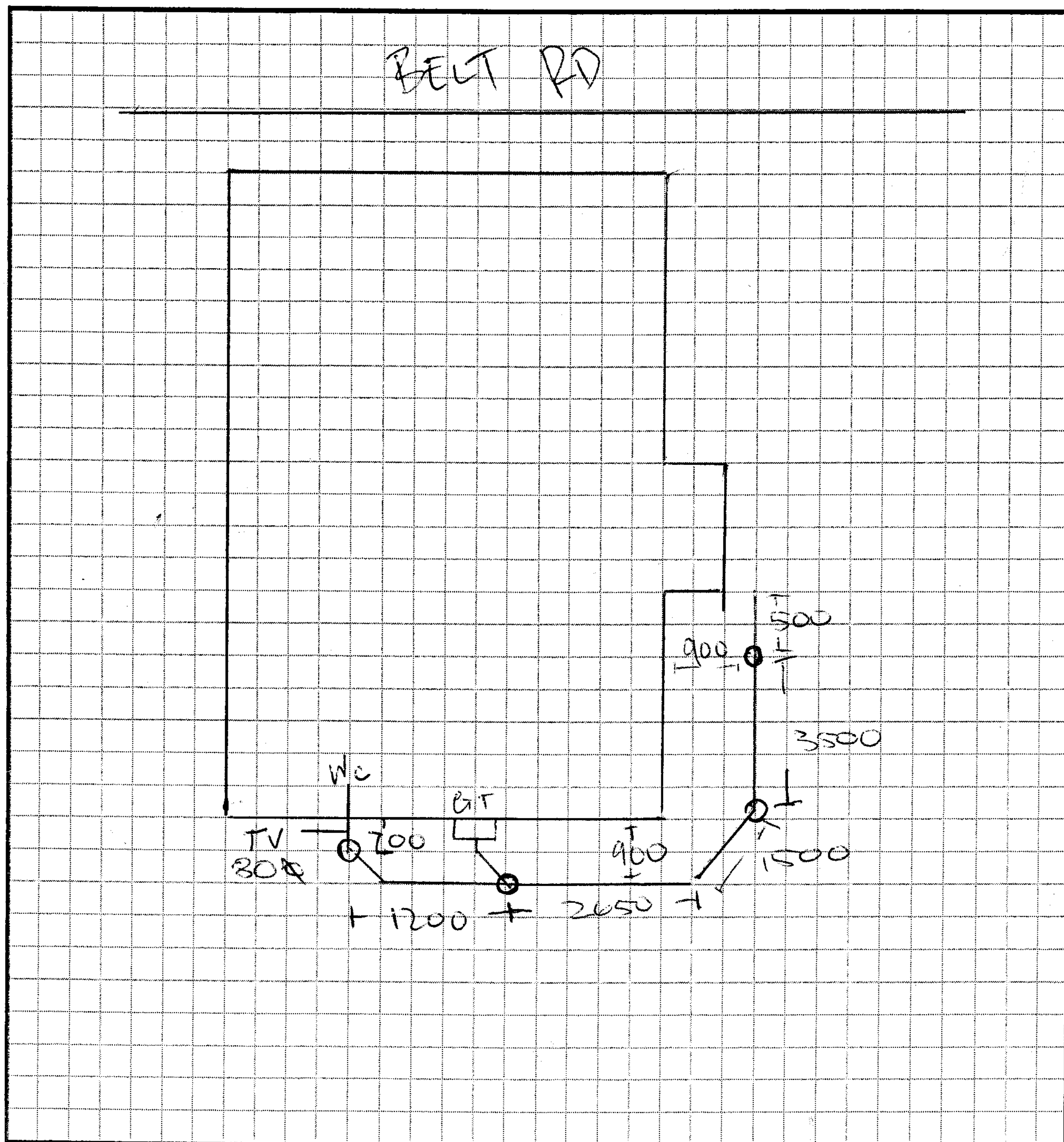
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CHECKED: -
DATE: September 2009
JOB No.: 5802
SHEET No.:
REVISION: A

A2-1



Date: 25.11.09

Registration No. 19543
PI 016168



Note: Show terminal vent size, location, and all relevant dimensions to inspection points

- ☒ G13/AS1
☐ AS/NZS: 3500

Receipt by the NPDC of this record does not imply endorsement of its accuracy.

ALTERATION FOR

DWAYNE MCGUIGAN

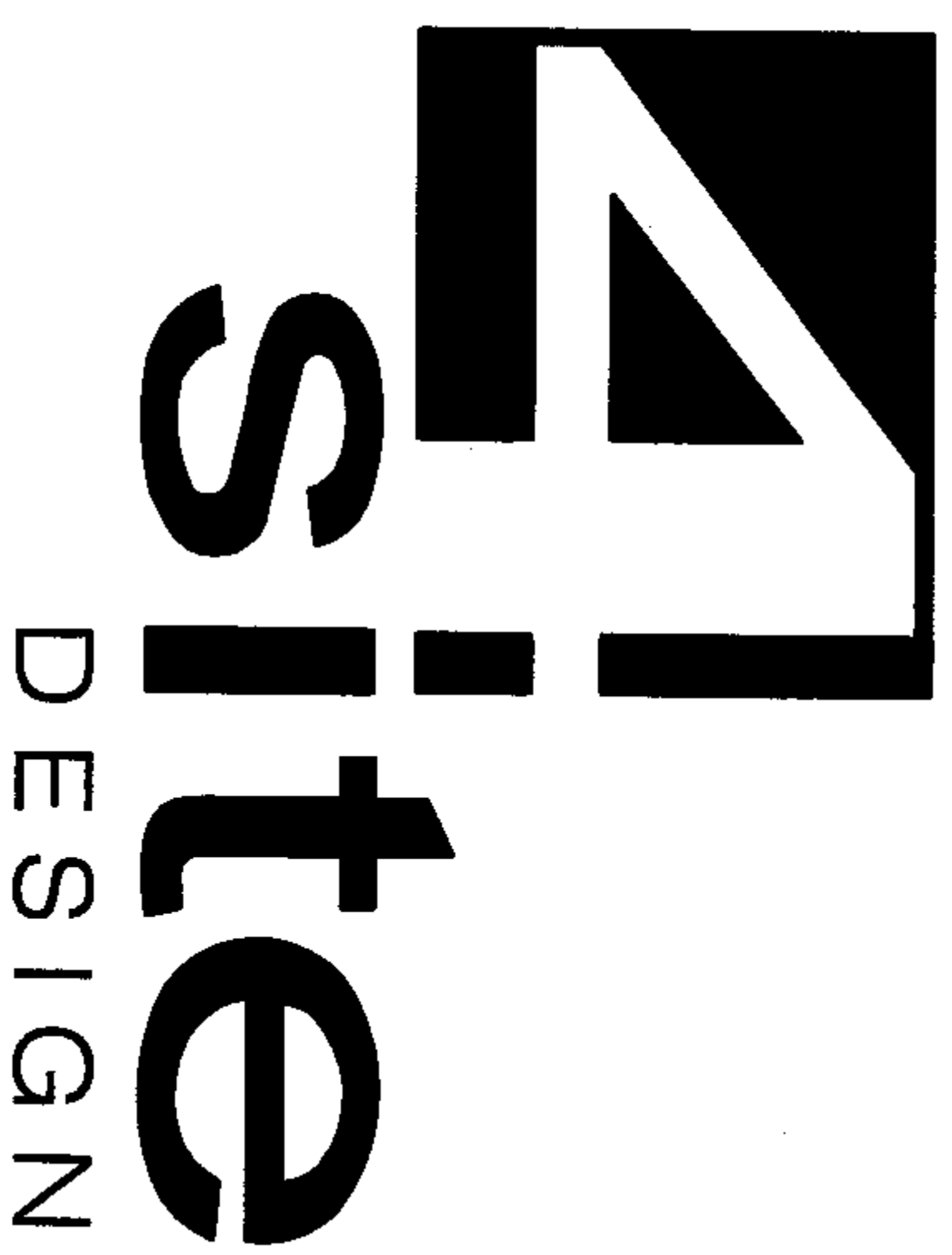
39 Belt Road, New Plymouth

Job No : 5502
September 2009

BN 7/11/09
8009108312

Drawing Index

- A1-1 - SITE PLAN
- A1-2 - EXISTING / DEMOLITION PLAN
- A2-1 - PROPOSED FLOOR / PLUMBING & DRAINAGE / FLOOR FRAMING PLANS
- A2-2 - ROOF FRAMING / ROOF PLANS
- A3-1 - ELEVATIONS
- A4-1 - CROSS SECTIONS A-A / ROOF & FOUNDATION DETAILS
- A4-2 - ROOF & CLADDING DETAILS



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NPDC Approved
09 NOV 2009

TIMBER TREATMENT SCHEDULE

NOTE: - All structural timber to be MSG8 or VSG8 as per NZS 3604:1993

BUILDING ELEMENT	TREATMENT LEVELS
- Roof framing, trusses & ceiling joists - Interior wall framing, including bottom plates - Exterior wall framing in low risk, single storey masonry veneer buildings	- H3.1 treated, planer gauged radiata pine.
- Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings - Enclosed framing within skillion roofs	- H3.1
- Subfloor framing	- H3.1
- Enclosed framing within flat roofs - Framing for enclosed decks & balconies - Framing within enclosed balustrades - Some framing supporting decks & balconies	- H3.1
- Unroofed decking & external stairs, handrails & balustrades	- H3.2
- Piles & other structural in ground material	- H5
- Exposed roof framing (including beams, rafters, outriggers, rafter tails etc)	- H3.2

SITE AREA

SITE AREA = 688.3m²

FLOOR PLAN AREA

EXISTING FLOOR PLAN AREA = 63.4m²
PROPOSED FLOOR PLAN AREA = 77.2m²

TECHNICAL NOTES:

- Contractor shall check all dimensions & levels on site before starting construction.
- Concrete construction shall comply with NZS 3109
- Concrete Strengths @ 28 days
 - Foundations 20 MPa
 - Blockfill 20 MPa
 - Floor slab 20 MPa
- Masonry construction shall comply with NZS 4210
- Reinforcing steel shall comply with NZS 4671
- Reinforcing Grades
 - D = Deformed grade 300
 - H = Deformed grade 500
 - R = Plain grade grade 300

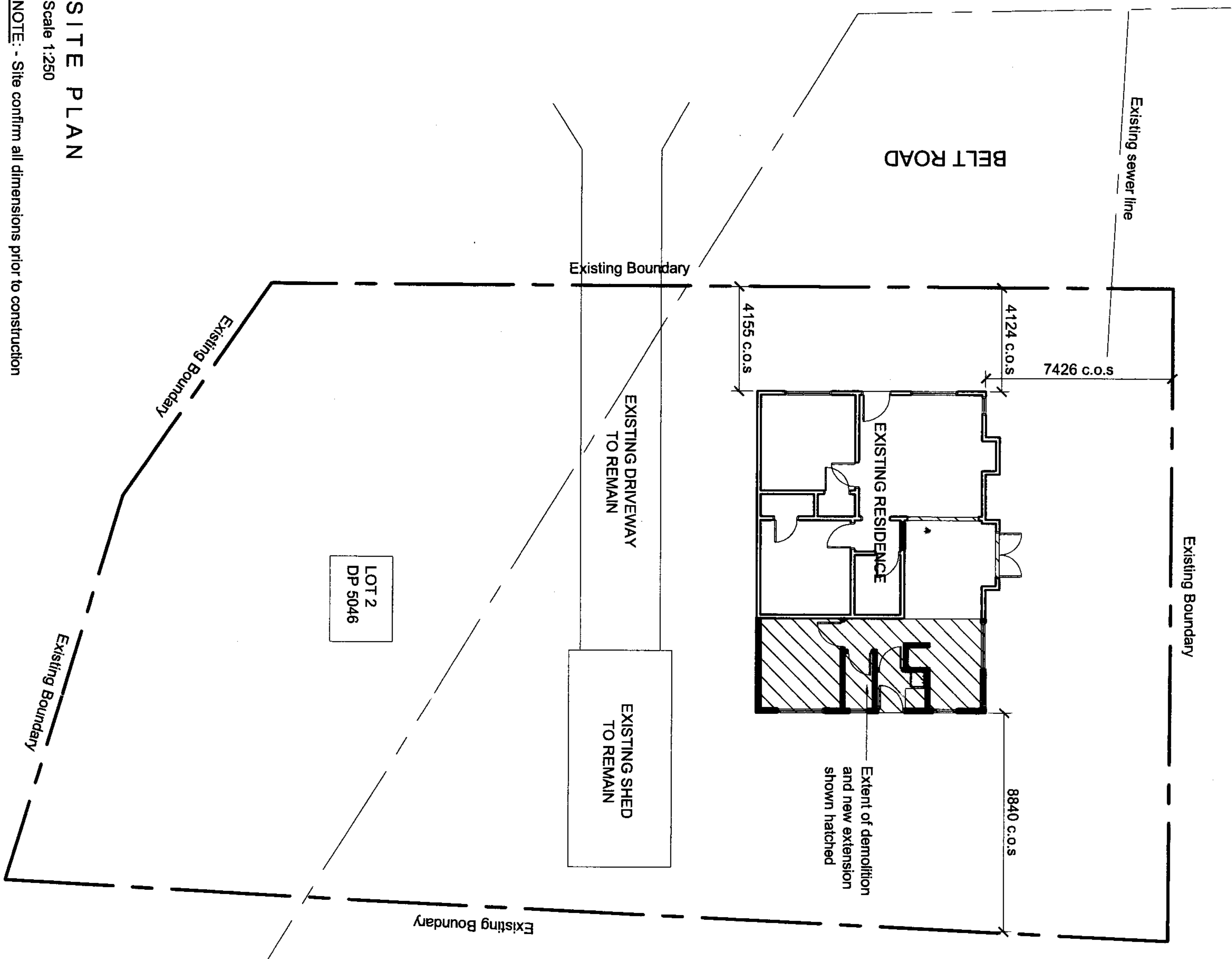
GENERAL NOTES:

- All new construction where not specifically designed shall comply with the NZ Building Code Handbook and shall conform to NZS 3604:1999
- Builder to check all dimensions prior to construction, manufacture or fixing in of any part and shall allow to adjust for fitting tolerances.
- Dimensional errors shall not be the responsibility of the designer or the design firm or his agents
- All exposed metal fasteners and plates shall be stainless steel in accordance with NZS 3604 : 1999 Section 4 Durability Table 4.1

SITE PLAN

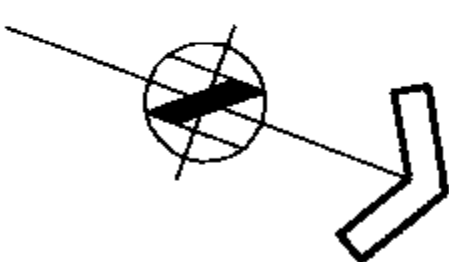
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NOTE: - Site confirm all dimensions prior to construction



TECHNICAL NOTES:

- Reinforcing Covers (mm) minimum
 - Cast against ground 75
 - Formed in-situ 50
 - Block walls 50
 - Floor slabs - Top 30
 - Btm 30
- Steel fabrication to NZS 3404, Steel sections to AS 3678 & AS 3679
- Welding to AS/NZS 1554.1, Welds all 6mm fillet welds unless noted otherwise.
- Bolts grade 8.8 hot dip galvanized
- Finishing to steelwork specified to suit the environment with a minimum of power wire brushing and a zinc silicate primer



REVISION:	

JOB TITLE:

Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

APDC Approved

09 NOV 2009



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SCALE: 1:250

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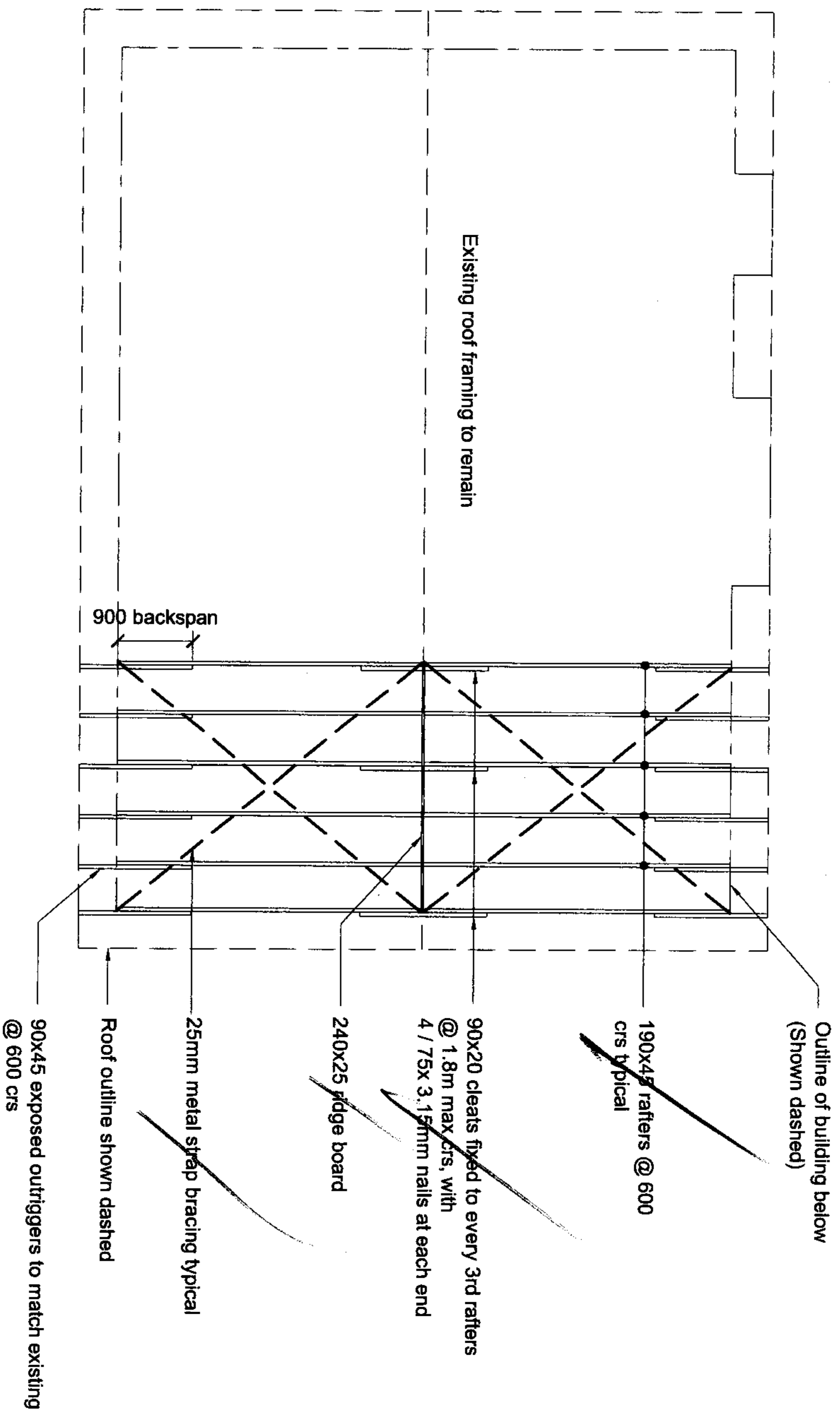
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DATE: September 2009

JOB No.: 5502

SHEET No.:

A1-1



ROOF FRAMING PLAN

Scale 1:100

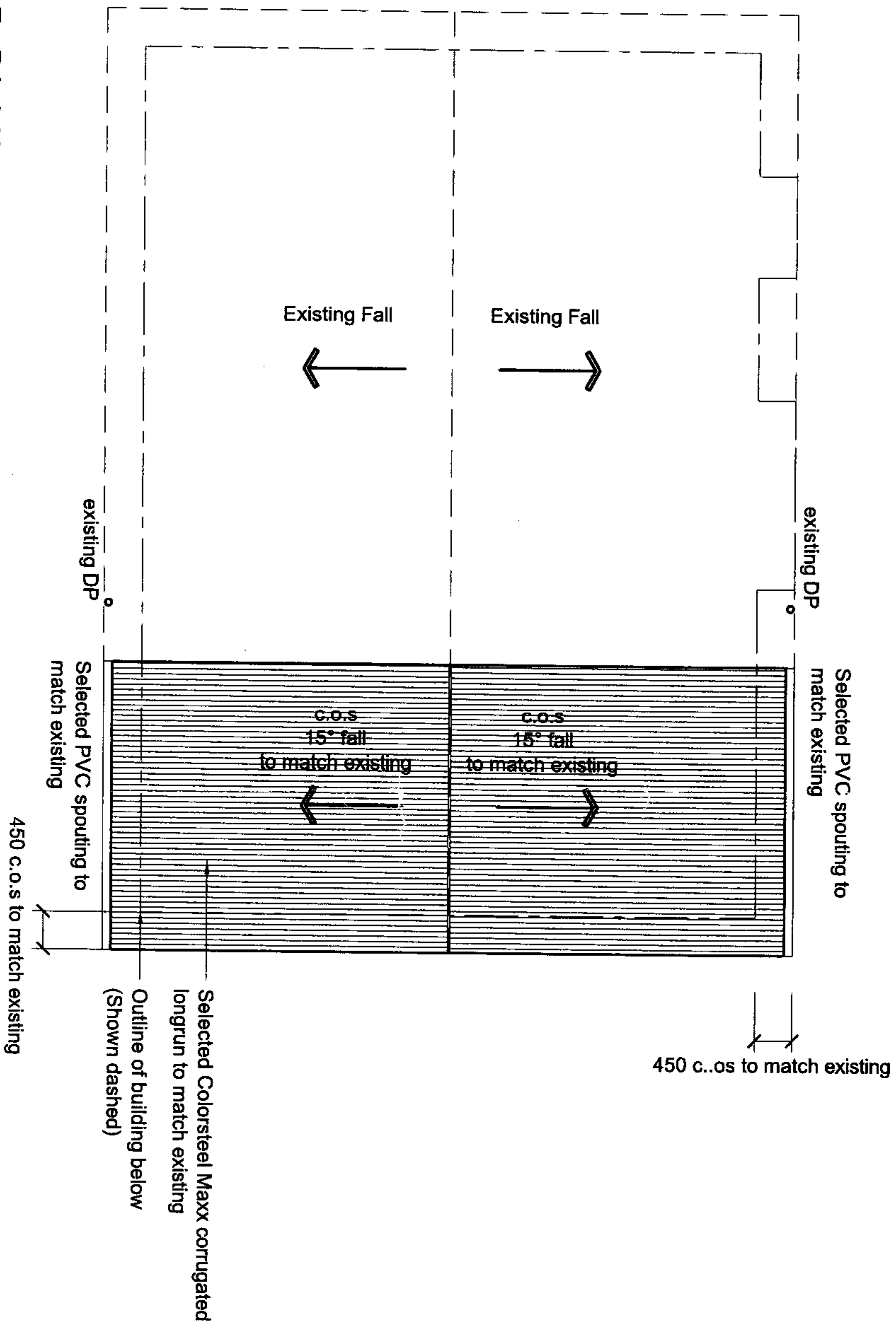
NOTE: - 140x45 ceiling joists @ 600 c/s max typical not shown for clarity

Purlins:

- Purlins fixed with 2/ 100x3.75mm skew nails and 1 wire dog or 2/ 100x3.75mm skew nails and 1/ 14g Type 17 screws to AS 3556

Rafters:

- Rafters fixed with 2/ 100x3.75mm skew nails and 1 wire dog (2.7kN)



ROOF PLAN

REVISION :		
-	-	-

JOB TITLE :

Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

NPDC Approved
09 NOV 2008

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SCALE : 1:100

DRAWN : CG

CHECKED : -

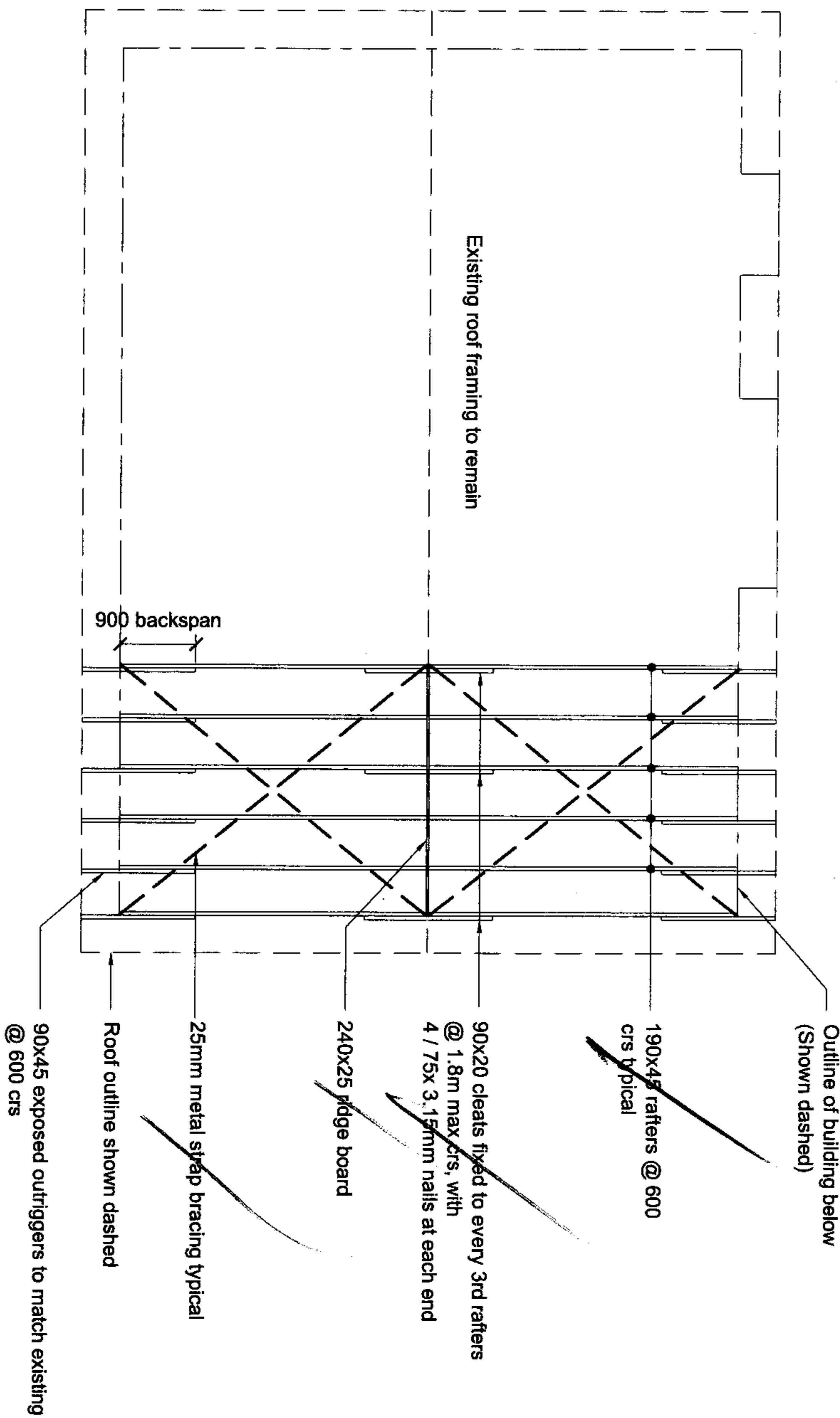
DATE : September 2009

JOB No. : 5502

SHEET No. :

REVISION : -

A2-2



ROOF FRAMING PLAN

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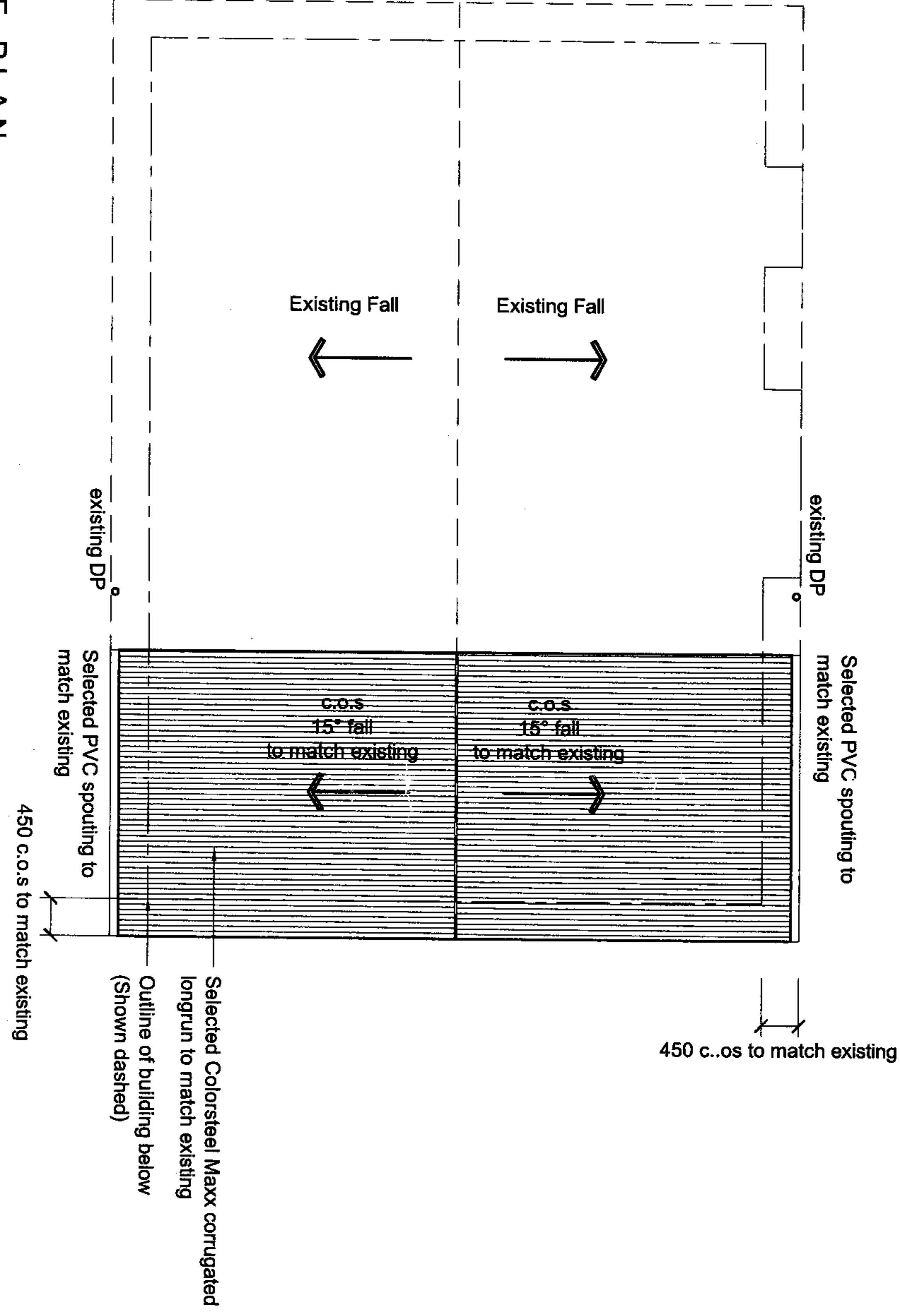
NOTE: - 140x45 ceiling joists @ 600 crs max typical not shown for clarity

Purlins:

- Purlins fixed with 2/ 100x3.75mm skew nails and 1 wire dog or 2/ 100x3.75mm skew nails and 1/ 14g Type 17 screws to AS 3566

Rafters:

- Rafters fixed with 2/ 100x3.75mm skew nails and 1 wire dog (2.7kN)



ROOF PLAN

09 NOV 2009

NPDC Approve
Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

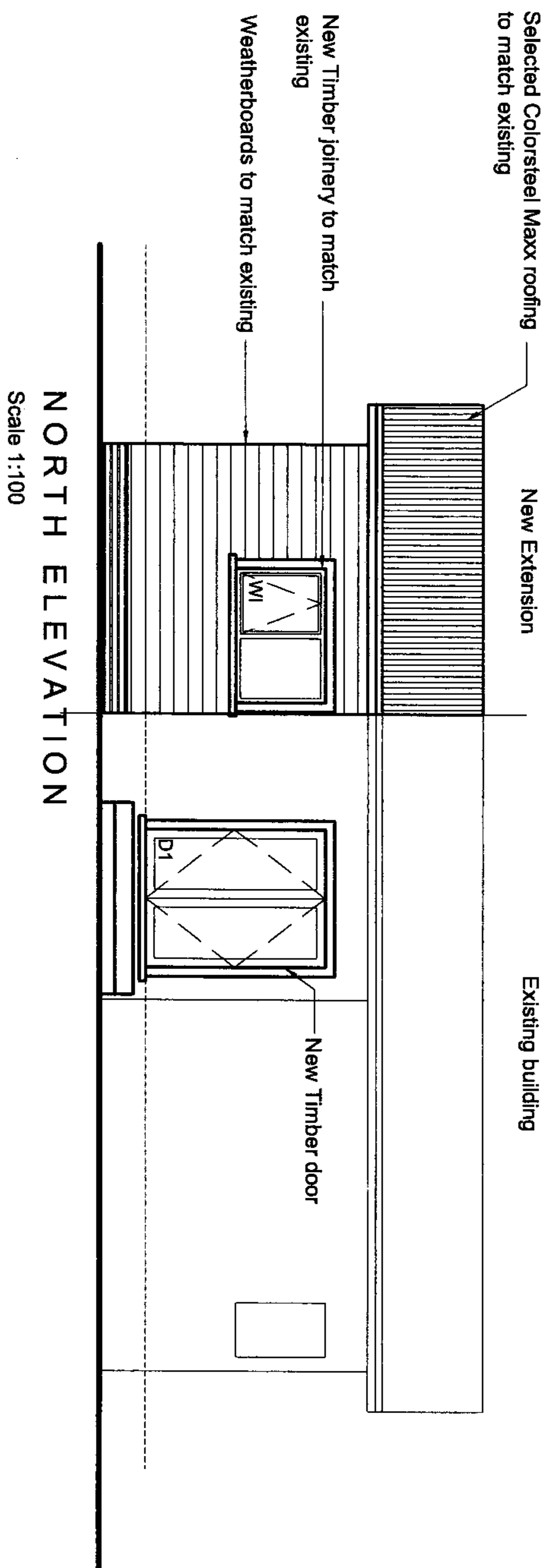
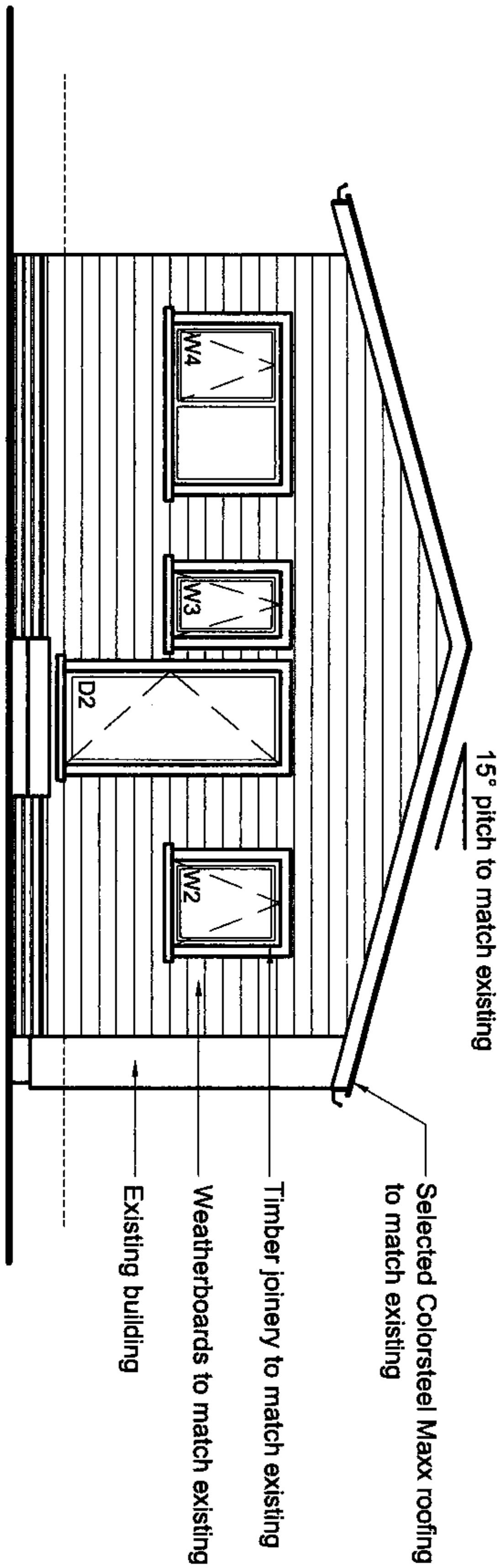
REVISION:	



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SCALE: 1:100
DRAWN: CG
CHECKED: -
DATE: September 2009
JOB No.: 5902 REVISION: -
SHEET No.: A2-2

EAST ELEVATION
Scale 1:100



REVISION:	
JOB TITLE:	

Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

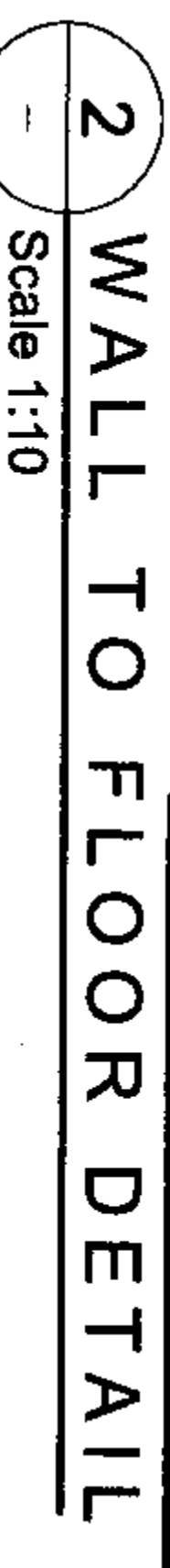
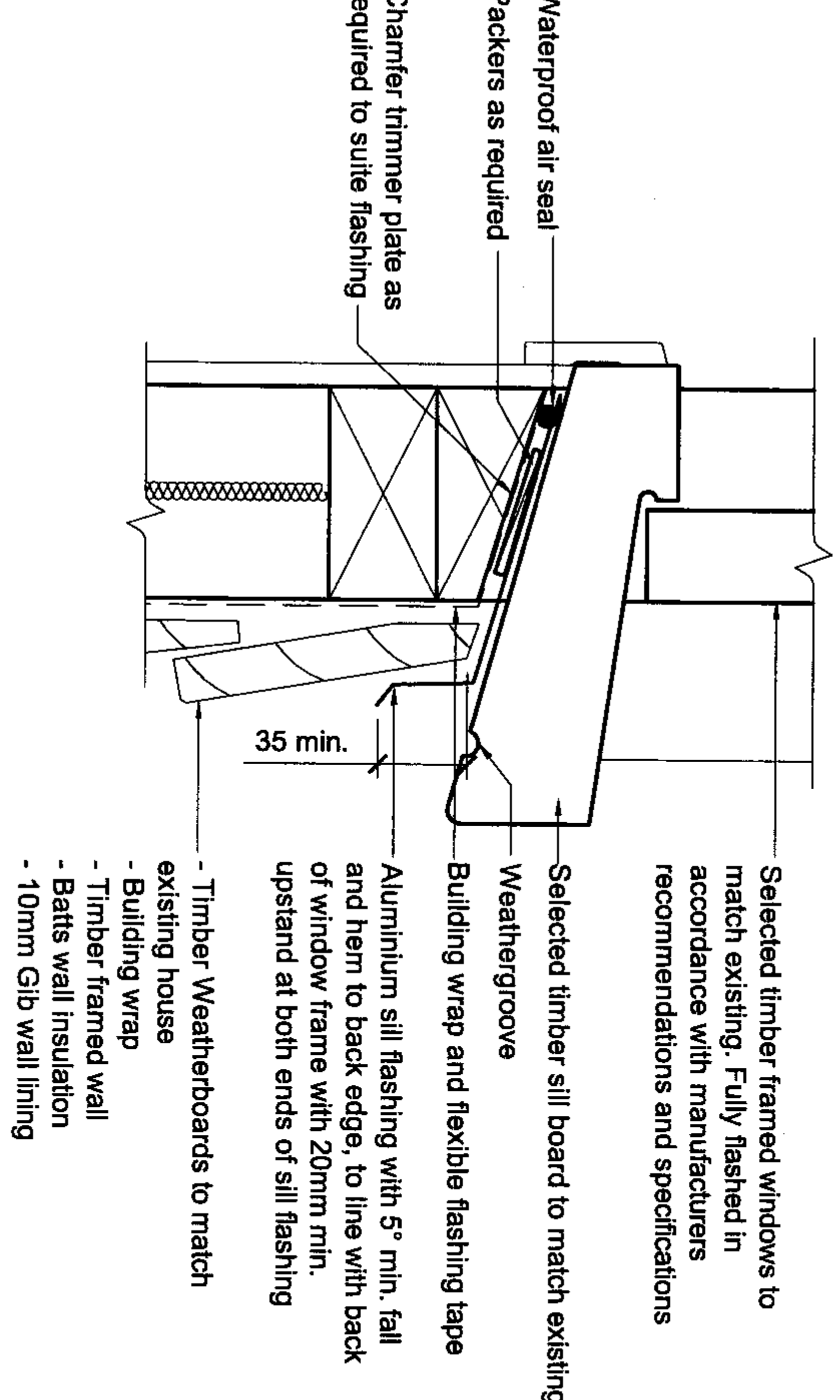
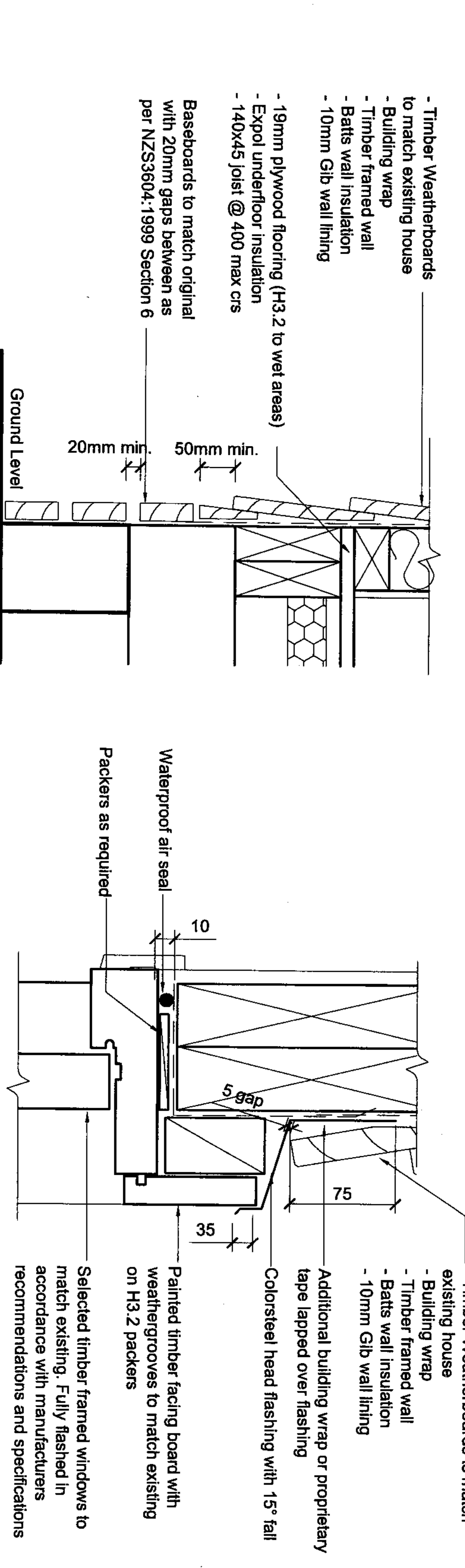
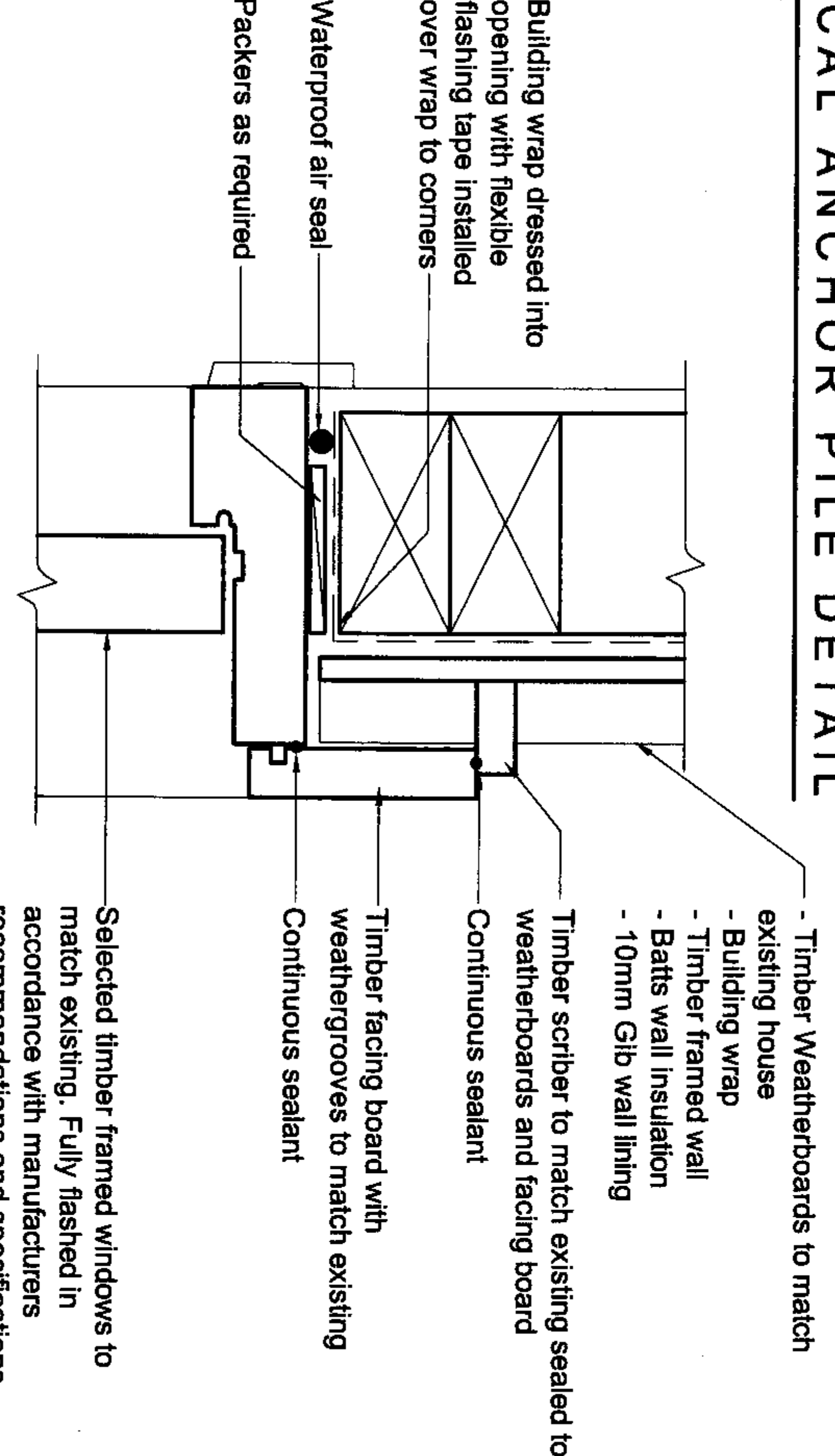
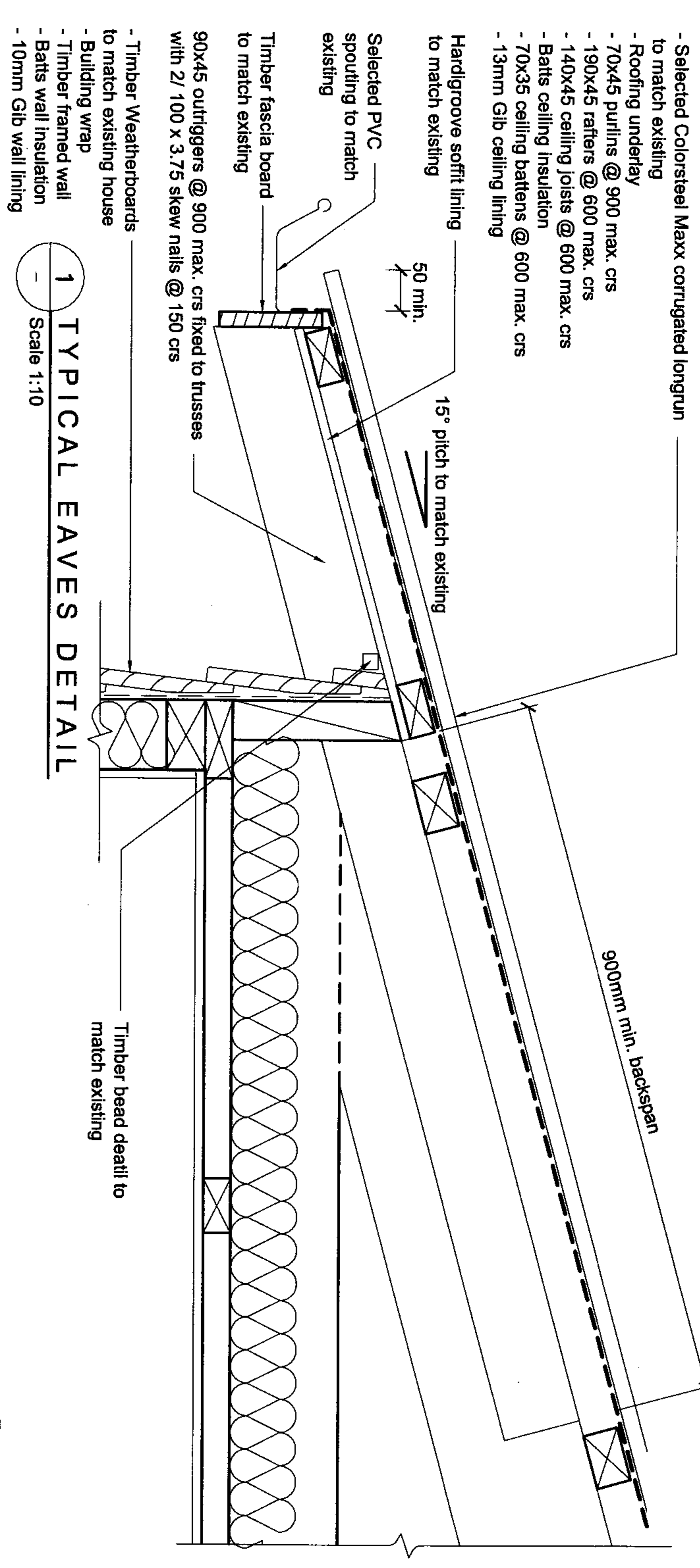
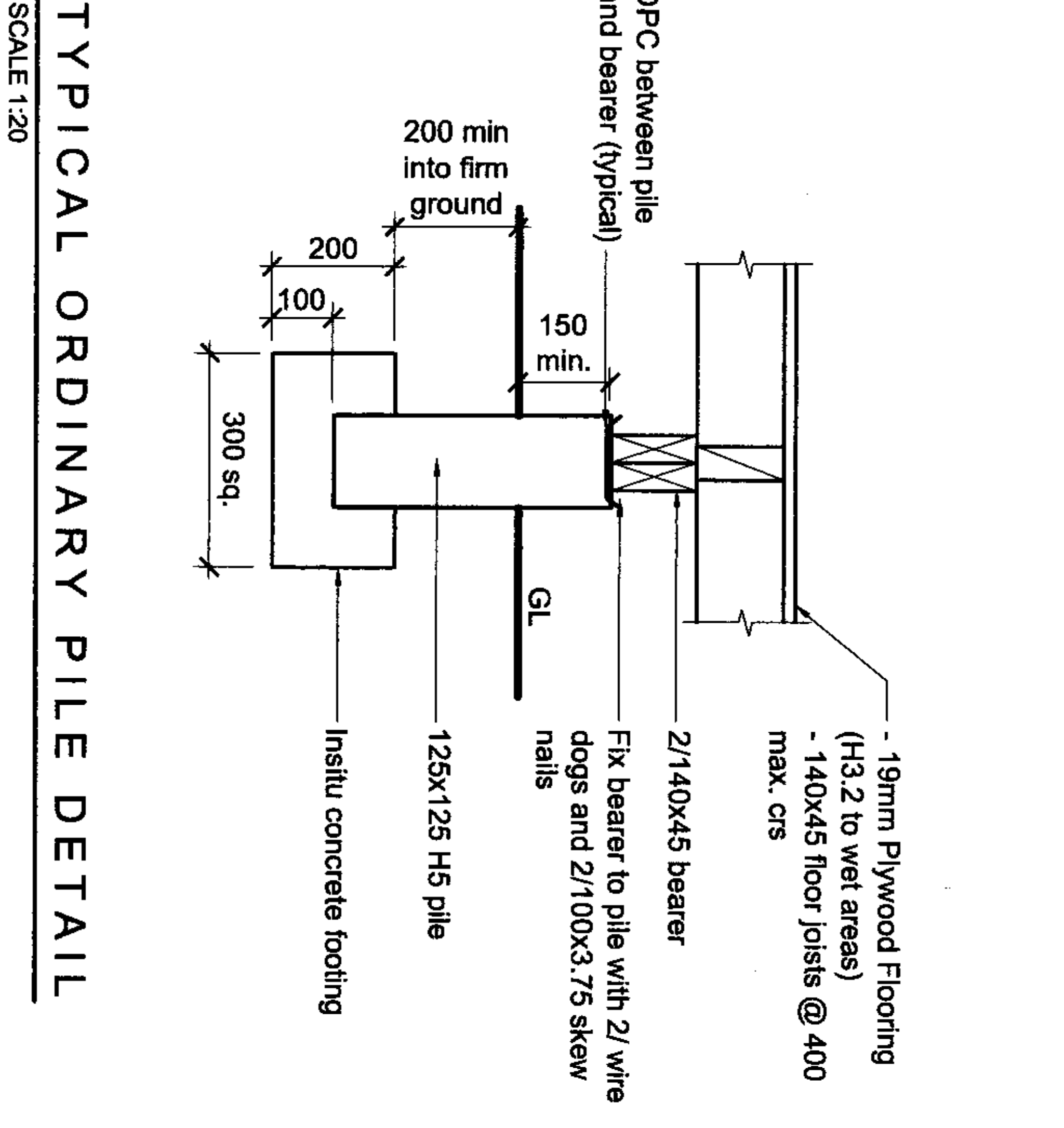
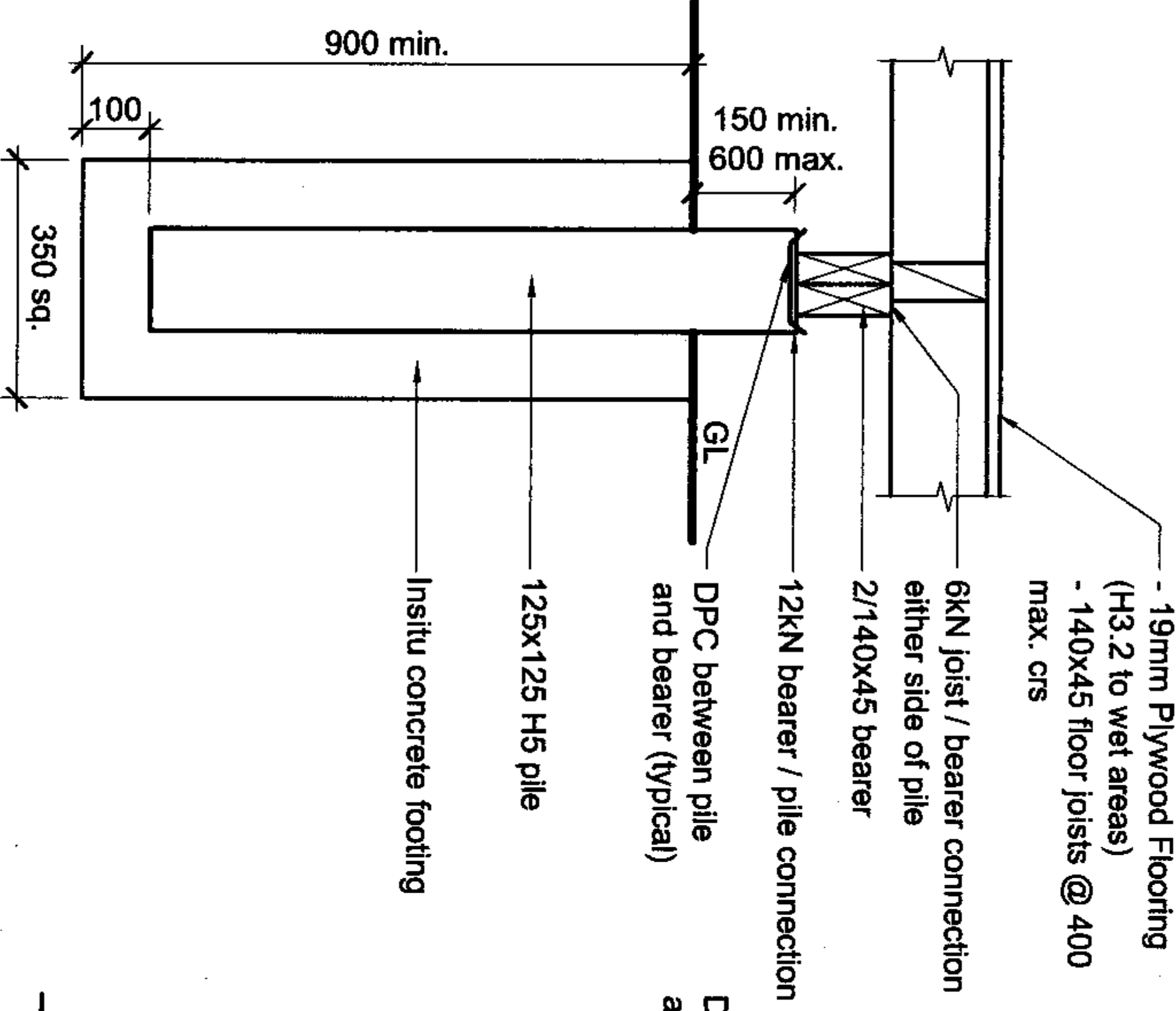
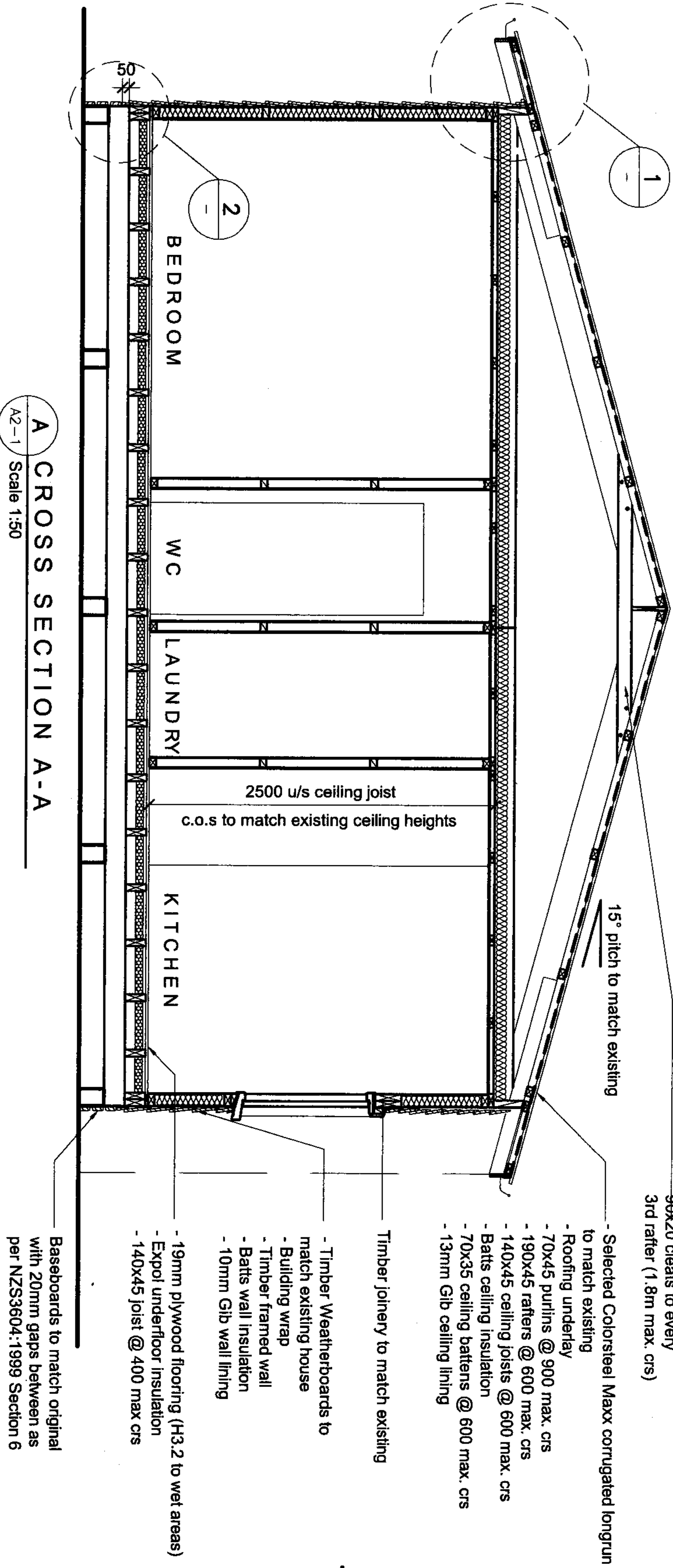
APBC APPROVE
09 NOV 2009



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SCALE: 1:100
DRAWN: CG
CHECKED:
DATE: September 2009
JOB No.: 5502
SHEET No.:
REVISION: -

A3-1



Site DESIGN

Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

REVISION:

JOB TITLE:

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SCALE: 1:50 1:20 1:10

DRAWN: CG

CHECKED:

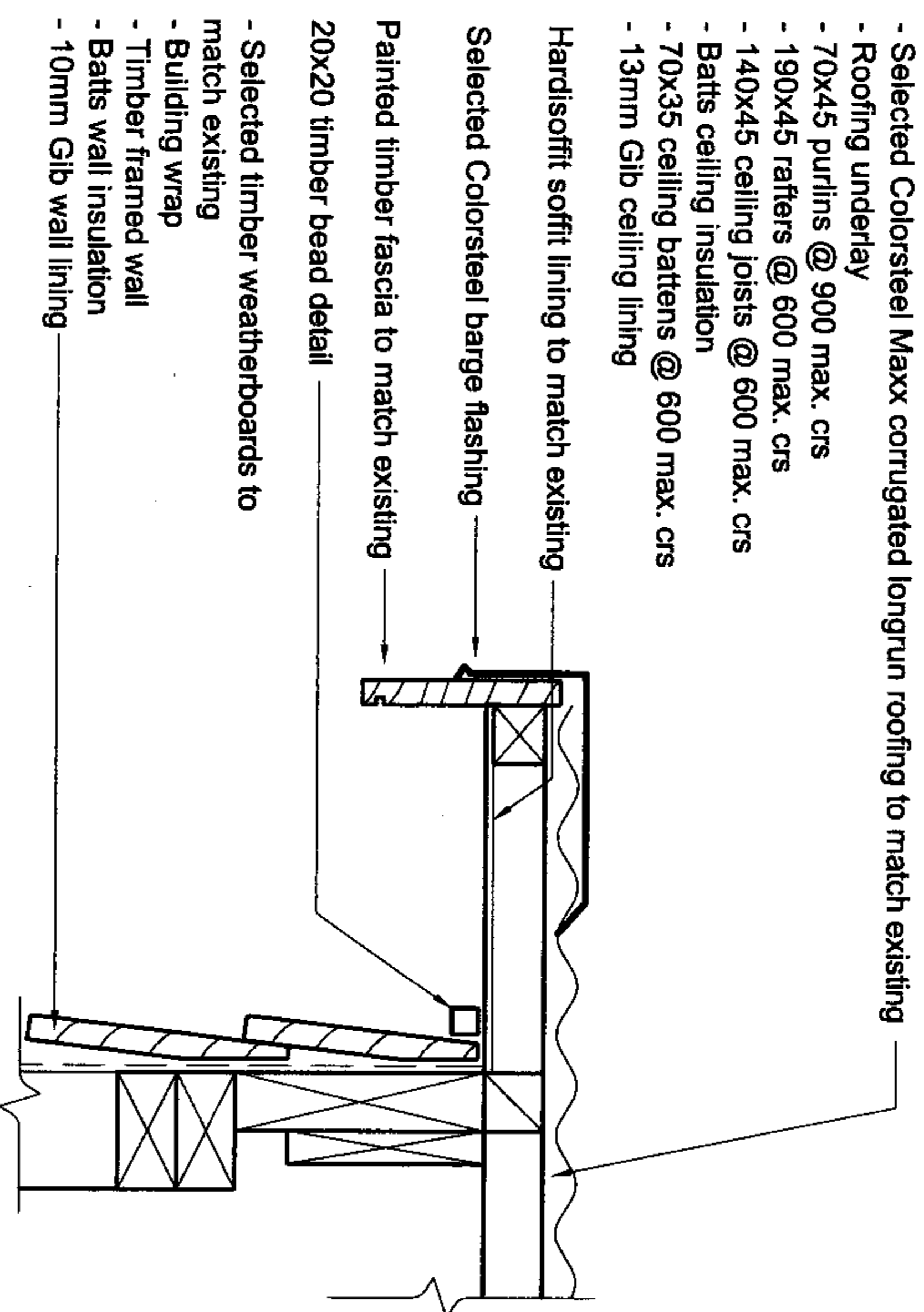
DATE: September 2009

JOB No.: 5502 REVISION: -

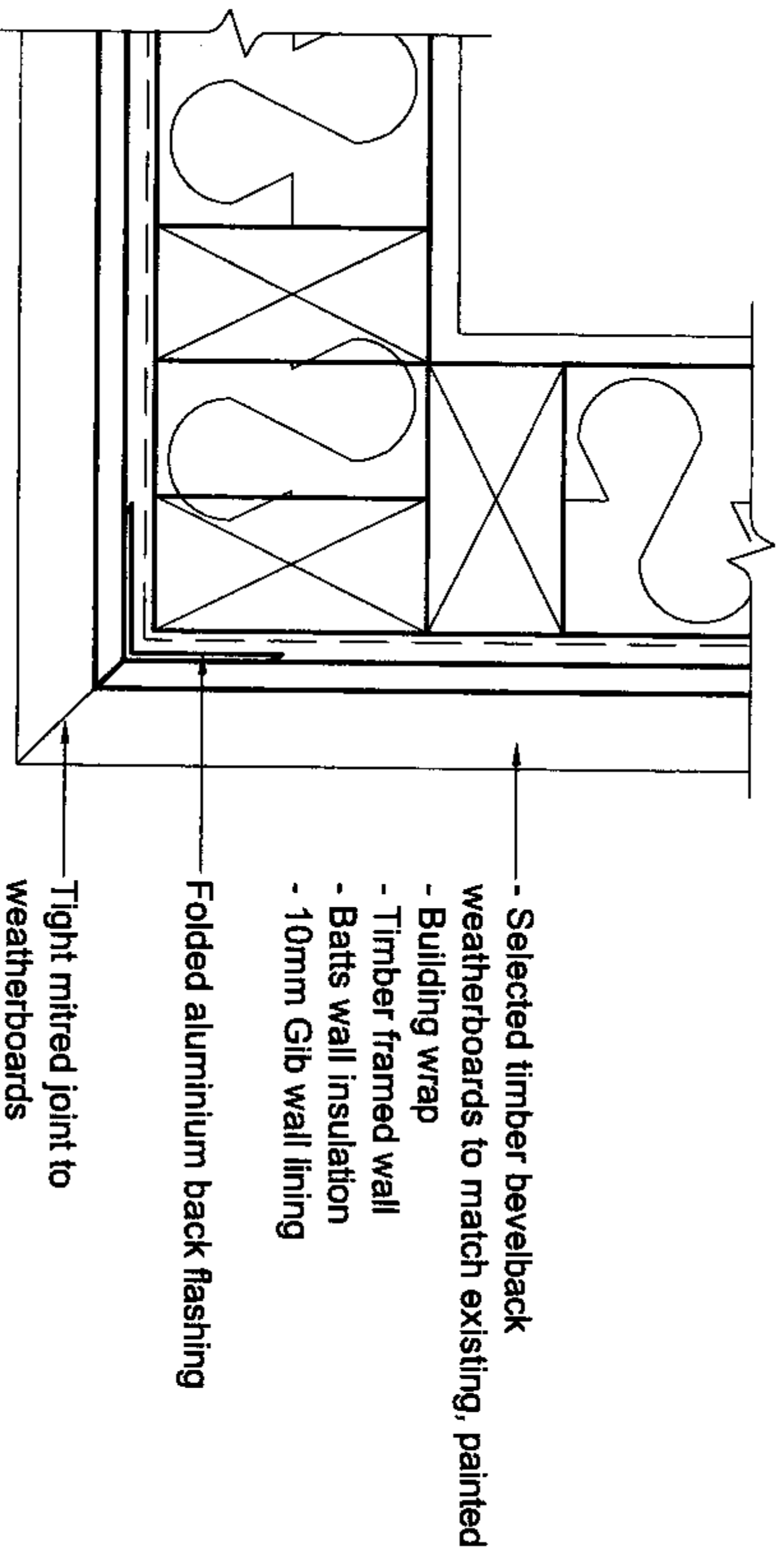
SHEET No.: **A4-1**

09 NOV 2009

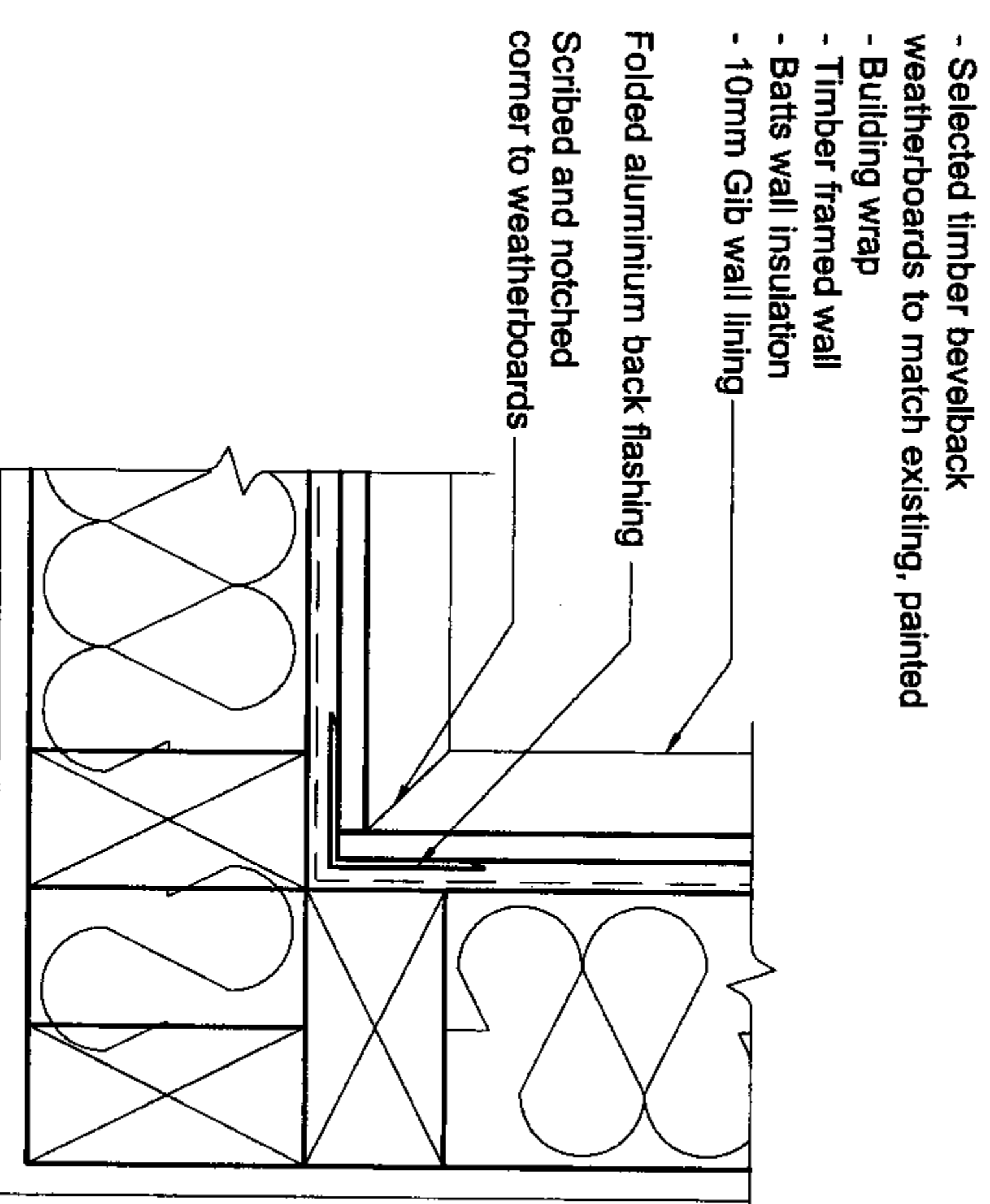
NPDC Approved



TYPICAL NEW BARGE DETAIL
SCALE 1:10



TYPICAL EXTERNAL CORNER DETAIL
SCALE 1:5



TYPICAL INTERNAL CORNER DETAIL
SCALE 1:5

REVISION:		

JOB TITLE:
Alteration for
DWAYNE MCGUGAN
39 Belt Road
New Plymouth

APDC Approved
03 NOV 2009

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SCALE: 1:10, 1:5
DRAWN: CG
CHECKED:
DATE: September 2009
JOB No.: 5502
SHEET No.:
REVISION: -

A4-2

THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 108312 ADDRESS: 39 Belt Rd

Amendment No & Date of Amendments that these superseded plans relates to are:

1. AMENDMENT 6.

01 290610 7.

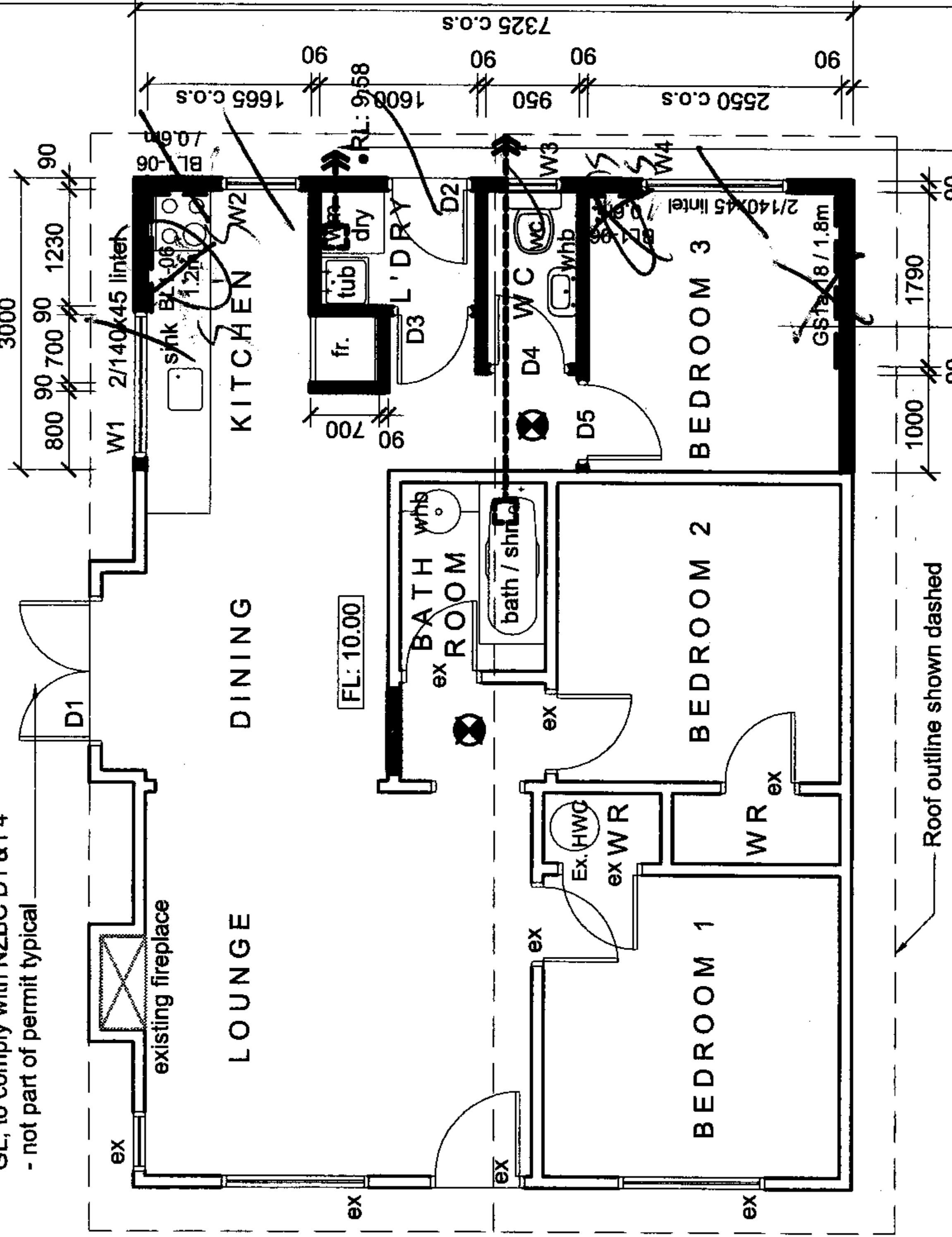
3. 8.

4. 9.

5. 10.

THESE ARE TO BE KEPT AND
SCANNED AT THE END OF THE
PROJECT FOR FUTURE REFERENCE

Any new timber framed entry porches - less than 1.0m above GL, to comply with NZBC D1 & F4 - not part of permit typical



PROPOSED FLOOR PLAN

Scale 1:100 NOTE: - Site confirm all dimensions prior to construction

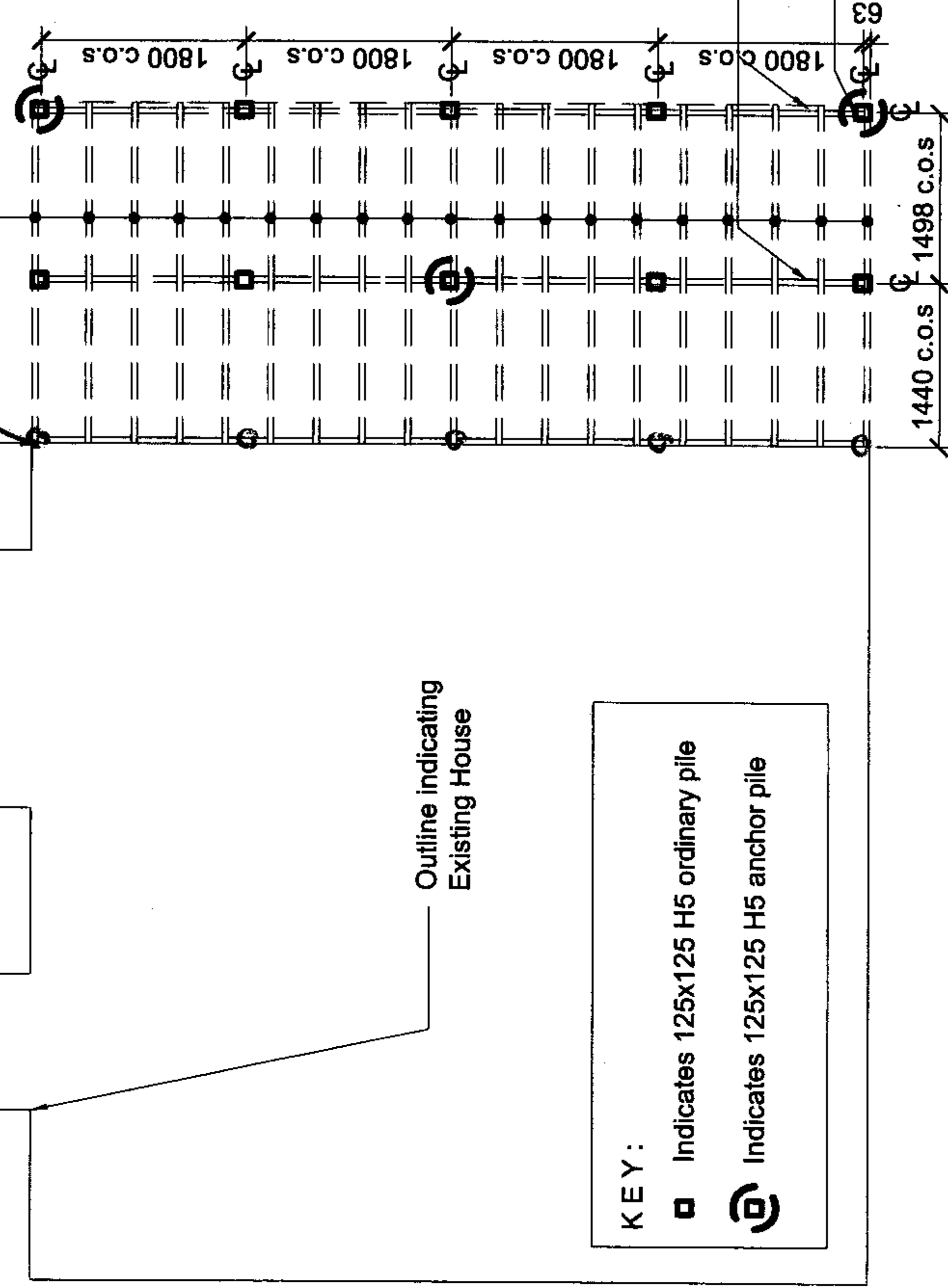
KEY

Shr	= Shower	WC	= Toilet
Dry	= Dryer	Whb	= Wash hand basin
WM	= Washing machine	Whb	= Battery operated Smoke Alarm

Mechanically vent shower and dryer directly to the outside with a proprietary ventilation ducting system and inline fan run through roof framing space out through soffit or wall

145x45 stringer fixed with M12 bolts @ 900 c/s max to existing foundation

145x45 joists @ 400 c/s max.



KEY :

- Indicates 125x125 H5 ordinary pile
- Indicates 125x125 H5 anchor pile

FLOOR FRAMING PLAN

Studs:
- All new studs to be 90x45 @ 600 max. c/s typical unless noted otherwise
- Nog @ 800 max. c/s typical

Intels:
- All lintels to be 2/ 90x45 unless noted otherwise
- Lintel over W1 to be fixed with:
= 25x1 strap with 6/ 30x2.5mm nails per end
- over top plate and 150mm on each side of lintel
- on one side fixing lintel to doubling stud
- on one side fixing stud to floor framing / blocking (refer to NZS 3604 Figure 8.12)
- All other Lintels fixed to trimming stud with:
= 3/ 90x3.15 power driven nails $\overline{qr}$
= 4/ 75x3.15 skew nails $\overline{qr}$
= 2/ 100x3.75 end nailed

Electrical Note:
- Confirm electrical and lighting requirements with owner prior to construction
- All downlights to be CA type downlights

Insulation
- All new exterior timber walls to have R2.4 batts wall insulation
- All new ceilings to have R3.2 batts ceiling insulation
- All new timber floors to have Expol underfloor insulation
- All glazing to be single glazed to match existing

Lining Notes:

- All new walls to be lined with 10mm Standard Gib, stopped to Level 4, paint finish unless noted otherwise
- All new ceilings to be lined with 13mm Standard Gib, stopped to Level 4, paint finish unless noted otherwise
- Kitchen wall behind gas hob to be lined with 10mm Gib Aqualine, stopped to Level 4, paint finish with splashback and clearances to comply with NZS 5261:2003 (if hob is gas)

General Notes:

- Allow to make good all wall, floor and ceiling linings / coverings and trim etc. as required due to demolition
- Confirm all new floor coverings and electrical / lighting requirements with owner prior to construction

Door & Window Notes:

D1 - Double external timber glazed door - c.o.s. To fit within existing window opening
D2 - 760 leaf - external timber glazed door
D3 & D4 - 710 leaf internal door to match existing
D5 - 760 leaf internal door to match existing

W1 & W4 - 1500 wide x 1000 high timber window
W2 - 800 wide x 1000 high timber window
W3 - 600 wide x 1000 high timber window (obscure glass)

Note: - All windows to have head height to match existing - site confirm
- Confirm all door and windows with owner prior to construction
- Refer to Elevations for openings

- All new windows and doors to be timber framed (reused existing or new)
- Exterior windows and doors to be installed strictly with the manufacturers instructions and recommendations and good trade practice
- Comply with NZS 3504, NZS 4211 and NZS 4223
- Liase with owner on glazing tint & type
- Obscure glass to be etched glass
- All architraves to match existing unless noted otherwise
- All glazing to be single glazed to match existing

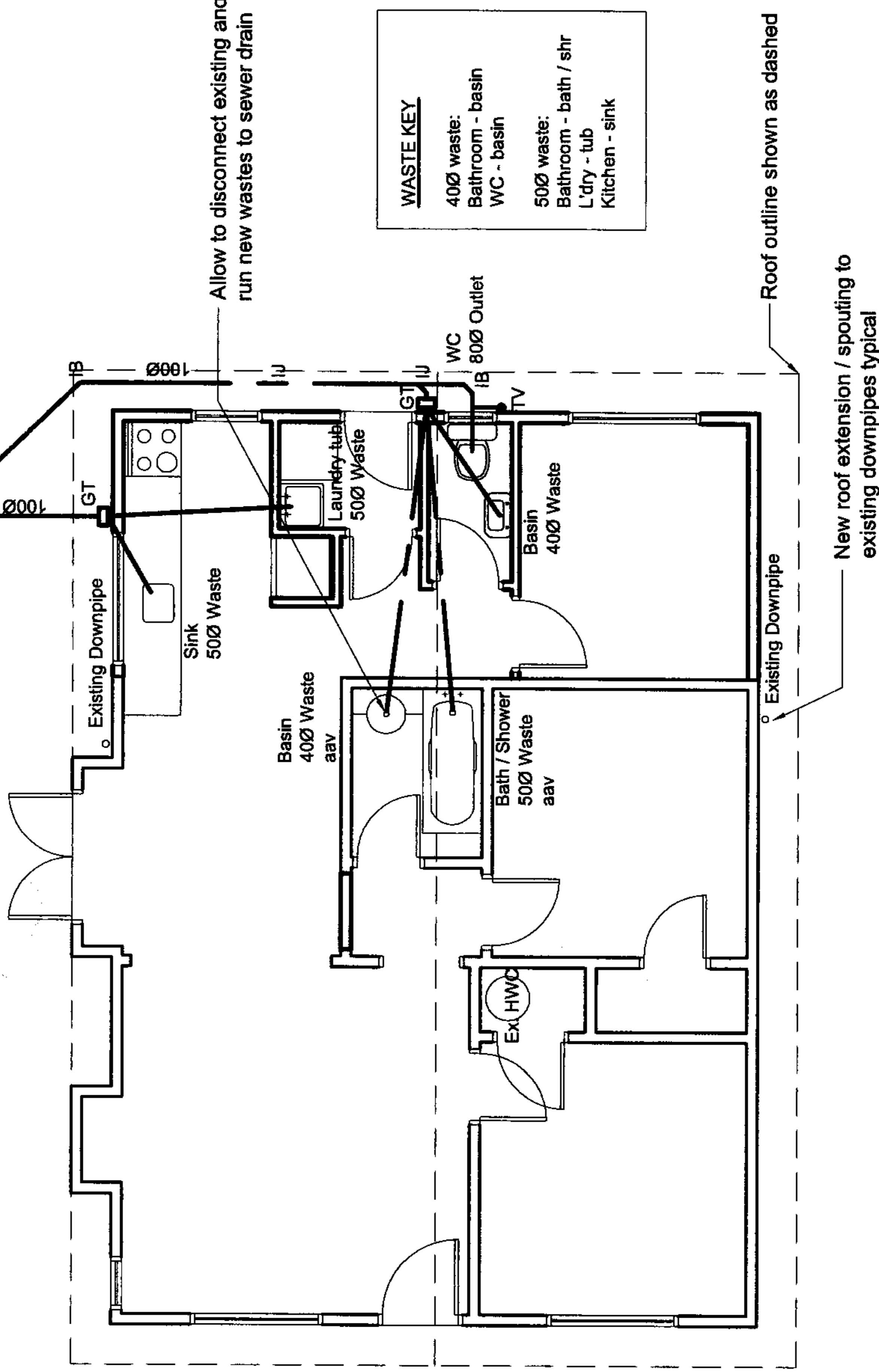
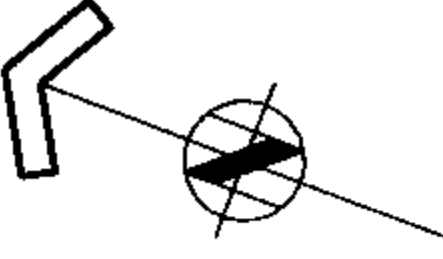
BRACING LEGEND

GS1a-18 10mm Standard Gib (1.8m - 2.4m long) on one face with diagonal steel brace
BL1-06 Gib Braceline (0.6m or longer) on one face with hold down end straps

ALL ELEMENTS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS PUBLISHED LITERATURE & NZS 3604 1999

29-6-10

To connect into existing sewer line - refer to Site Plan for location



PLUMBING & DRAINAGE PLAN

Scale 1:100

NOTE:

- Site confirm all dimensions prior to construction

PLUMBING AND DRAINAGE NOTES

Foul Water Sanitary Plumbing shall comply with NZBC G13/AS1 & G13/AS2

Stormwater drainage shall comply with NZBC E1/AS1

Size all wastes & drains to comply with the above, lay all drains to acceptable falls

Water supply & reticulation shall comply with NZBC G12/AS1

All drains shall be pvc

All water supply pipes shall be K2 piping

All plumbing and drainage shown as indicative only.

Plumber to confirm plumbing and drainage layout complying with the New Zealand Building Code
- Site confirm location of existing HWC if required prior to construction

PLUMBING & DRAINAGE KEY:

GT	GULLY TRAP
TV	TERMINAL VENT
WC	TOILET PAN
Whb	WASH HAND BASIN
Shr	SHOWER
aav	AIR ADMITTANCE VALVE

Minimum Pipe Gradients

400	1:40
500	1:40
800	1:60
1000	1:100

TERMINAL VENT SIZE

- DN60 TV = > 10 ≤ 30

REVISION :	
JOB TITLE :	

Alteration for
DWAYNE MCGUIGAN
39 Belt Road
New Plymouth

NPDC Approver

09 NOV 2009

4site
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SCALE : 1:100

DRAWN : CG

CHECKED : -

DATE : September 2009

JOB No. : 5502

REVISION : -

SHEET No. :

A2-1