061003025
060928026

Selwyn DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004 BC061580

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

THE BUILDING

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

PIM COMPLETED

(refer to your Rates Account for details)

1. Site Address: OVERBURY CRES.
Street /Road

Rapid Number:
(Applies to Rural Properties Only)

2. Legal description: LOT 101, HIGHGATE D.P 367402, ROLLESTON ~~SDIN LOT 1 DP 361253~~
(This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.)

Valuation Roll Number: ~~24055.035.00~~ 24053 025 01

3. Building Name:
(Eg: Universities, etc where buildings have Official Names)

4. Location of Building within Site:
(Only Applicable to Sites such as Universities, Schools, etc)

5. Number of Levels: 6. Level/Unit No:

7. **Total Floor Area for New Work Only:-** 195 m²
Site coverage will be assessed by planning staff.

8. Current Lawfully Established Use: *(Eg. Use on any Previous Consent for the existing building)*

9. Year Building First Constructed:
(Only Applicable to Existing Buildings, Approximate Date is Acceptable Eg., 1920s or 1960-1970).

THE OWNER

10. Owner's Name: DENNIS ILTON AND VIV TUCKER
(Company or organizational name)

11. Contact Person:
(If Owner is not an Individual)

12. Mailing Address: 123 BERESFORD ST. CHCH

13. Street Address / Registered Office:

14. Phone Numbers: Mobile:
Daytime: After Hours: 3822307

15. Fax:

16. Email:

17. Website:

18. The following evidence of ownership is attached to this application:
- ☐ Current Certificate of Title
- ☑ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

19. Name of Agent: WOODLAND BUILDERS

20. Contact Person: RON DUFFIELD

21. Mailing/Billing Address: P.O. Box 11310 CHCH

22. Street Address / Registered Office: 95 MAIN SOUTH RD CHCH

23. Phone Numbers: Mobile:
Daytime: 3480864 After Hours:

24. Fax: 3480866

25. Email:

26. Website:

27. ☑ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

28. **Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

29. I Request that a:
- ☐ Project Information Memorandum Only (PIM)
- ☐ Building Consent for PIM No:
- ☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

RECEIVED 03 OCT 2006

For Office Use Only
RECEIVED 28 SEP 2006

Returned

THE PROJECT

30. Type of Building Work: *(eg dwelling, commercial, farm shed, garage, etc)*

RESIDENTIAL DWELLING

31. Will the Building Work Result in a Change of Use of the Building: ☐ Yes ☑ No

32. If 'Yes', Provide Details of the New Intended Use:
(Eg domestic use, shop, implement shed, garage to bedroom)

33. Intended Life of the Building:

☑ Indefinite but not less than 50 years

☐ Or Specified as _____ years

34. List Building Consents Previously Issued for **This Building** *(If Any)*: *(ie., Is this project being constructed in stages?, Is this consent for a Relocated or Transportable Building?)*

35. **Estimated Value (Inc GST) $** 210,000
(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

36. The following matters are involved in the project: *(Tick appropriate boxes that apply to your project)*

☐ Subdivision
☑ New or altered connections to public utilities
☐ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Building work over any existing drains or in close proximity to wells or water mains
☐ Alterations to land contours
☑ New or altered locations and/or external dimensions of buildings
☑ Disposal of stormwater and wastewater
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg. Planning Approvals, other Licenses)*

(Specify): _____

The following documents are attached to this application:-

☑ Site Plan, Floor Plans, and Elevations of the proposed building.
☑ Application Fee of $200.00. ***(Refer (a) on Back Page of this Form)***

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37. **The following documents are attached to this application:-**

☐ A Schedule of all the plans, specifications, and other documentation supplied with this application is attached.
☑ Two copies of Plans and Specifications for the Project. *(NOTE:- THREE Copies will be required for Commercial Projects)*
☐ Project Information Memorandum.
☐ Development Contribution Notice. *(If Applicable)*
☐ Certificate attached to Project Information Memorandum. *(Resource Management Act)*
☐ Specific arrangements for multiple or unusual Inspections documented.
☑ Application Deposit Fee of $200.00. ***(Refer (b) on Back Page of this Form)***

38. ☑ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause	Means of Compliance	Waiver/Modification Required
(list relevant Clause numbers of Building Code)	***(refer to relevant compliance document(s) or detail of alternative solution in the plans and specification)***	***(state nature of waiver or modification of Building Code required)***

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

Selwyn DISTRICT COUNCIL

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

REF No.....

8 November 2006

WOODLAND BUILDERS
PO BOX 11310
CHRISTCHURCH

FAXED

Dear Sir/Madam

RE: Application for Building Consent No. **061580**

DOMESTIC DWELLING
79 OVERBURY CRESCENT, ROLLESTON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

O.K
7/12/06

1. Please provide amended bracing calculation and plan for roof height above eaves more than 2m. Please note Winstone Wallboards do not recommend bracing element located in shower cubicles or behind bath because of NZBC durability requirements.
   amended plan & calculation provided.
2. Provide floor plan showing location of hot water cylinder. Hot water cylinder in roof space over 200 litres will require specific design for seismic restraints.
   shown on floor plan

No further processing of this application will take place until **all** of the above information is received.

Please ensure that you provide two copies of all additional information.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

Ramesh Chand
Service Delivery Officer
Building Control

Selwyn DISTRICT COUNCIL

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

REF No.....

29th September 2006

WOODLAND BUILDERS
ATTN : RON DUFFIELD
P O BOX 11310
CHRISTCHURCH

resupplied 3/10/06

DEAR SIR / MADAM

RE: APPLICATION FOR BUILDING CONSENT

DOMESTIC DWELLING
FOR LOT 101, HIGHGATE

This letter is to advise that we are unable to accept your building consent application for the above property at this time due to insufficient information being provided.

Due to the number of incomplete applications being presented, we have implemented a zero tolerance policy. All items listed on the checklist must be provided; failure to comply has resulted in your application being returned.

Please find enclosed:

- Your returned building consent documents
- An information leaflet which details the level of documentation required
- A checklist which needs to be completed to ensure that you have provided all required information to enable the consent to be accepted.

All queries relating to the above should be directed to the Customer Services Team, Building Control, phone 324 5839

Yours faithfully

S Titmuss
Customer Services Administrator

**** TRIAL ASSESSMENT FOR SELWYN DISTRICT COUNCIL – EFFECTIVE 1 SEPTEMBER 2006 ****

MAINLAND Building Consent Authorities

Residential PIM / Building Consent Application Checklist
(in conjunction with form ??)

PROJECT NO: ●

Project address: LOT 101, HIGHGATE

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULLAdditional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed			✓
All information identified on the cover sheet + Auck ✓			✓
Application fee $ 400 GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)			✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.		✓	✓
Copies of drawings as specified in the cover sheet			–
Site Plan – showing:			–
– All new & existing buildings, swimming pools			✓
– Any heritage buildings / trees or archaeological site information known		✓	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned resupplied 3/10			✓
– Building & site areas (including floor areas (m²) for all floors)			✓
– Vehicle access, crossing location, manoeuvre, and parking area resupplied 3/10			✓
– Street trees, poles, sumps, manholes, traffic islands outside the property		✓	
– Any hard-standing (sealed or concrete) areas with proposed drainage		✓	
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site		✓	
– All activities on a site indicated			✓
– Proposed & existing site & floor levels			✓
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)		✓	
– Intentions for the disposal of stormwater & sewer			✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)		✓	
Outline Floor plans (for all floors)		✓	✓
Outline Elevations			✓
Outline Cross Sections – (if required to show recession plane / daylight plane & height compliance)		✓	
---------- ***STOP HERE IF THIS IS A PIM ONLY APPLICATION*** ----------			
BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms		✓	
Foundation Plans (timber or concrete slab) including all details			✓
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods			✓
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms			✓
Detailed Elevations - including door & windows showing opening sashes			✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form resupplied 3/10			✓
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section			✓
Framing Details - including floor joist layout plans if applicable) resupplied 3/10			✓
Construction Details - with **all** materials, fixings etc noted			✓
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings			✓
Internal Waterproofing Details - including **all** wet areas & surface finishes			✓
Plumbing Details - including layout plan / schematic & water supply details			✓
Specifications - relevant to the project			✓
Bracing Design - calculations, schedule and layout plans			✓
Roof Truss Design - including layout plan, fixings and specific design for lintels where required			✓
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer		✓	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)		✓	
Sediment Control Management Plan (if required by site location)		✓	

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

P+38

Selwyn DISTRICT COUNCIL

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

REF No. 061580

29th September 2006

WOODLAND BUILDERS
ATTN : RON DUFFIELD
P O BOX 11310
CHRISTCHURCH

DEAR SIR / MADAM

RE: APPLICATION FOR BUILDING CONSENT

DOMESTIC DWELLING
FOR LOT 101, HIGHGATE

This letter is to advise that we are unable to accept your building consent application for the above property at this time due to insufficient information being provided.

Due to the number of incomplete applications being presented, we have implemented a zero tolerance policy. All items listed on the checklist must be provided; failure to comply has resulted in your application being returned.

Please find enclosed:

- Your returned building consent documents
- An information leaflet which details the level of documentation required
- A checklist which needs to be completed to ensure that you have provided all required information to enable the consent to be accepted.

All queries relating to the above should be directed to the Customer Services Team, Building Control, phone 324 5839

Yours faithfully

S Titmuss
Customer Services Administrator

MAINLAND Building Consent Authorities

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(in conjunction with form ??)

PROJECT NO:

Project address: LOT 101, HIGHGATE

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PIM			
Application form COMPLETED & signed			✓
All information identified on the cover sheet + Auth ✓			✓
Application fee $ 400 GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)			✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.			✓
Copies of drawings as specified in the cover sheet			–
Site Plan – showing:			–
– All new & existing buildings, swimming pools			✓
– Any heritage buildings / trees or archaeological site information known		✓	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned			X
– Building & site areas (including floor areas (m²) for all floors)			✓
– Vehicle access, crossing location, manoeuvre, and parking area			X
– Street trees, poles, sumps, manholes, traffic islands outside the property		✓	
– Any hard-standing (sealed or concrete) areas with proposed drainage		✓	
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site		✓	
– All activities on a site indicated			✓
– Proposed & existing site & floor levels			✓
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)		✓	
– Intentions for the disposal of stormwater & sewer			✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)		✓	
Outline Floor plans (for all floors)		✓	✓
Outline Elevations			✓
Outline Cross Sections – (if required to show recession plane / daylight plane & height compliance)		✓	
---------- *STOP HERE IF THIS IS A PIM ONLY APPLICATION* ----------			
BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms		✓	
Foundation Plans (timber or concrete slab) including all details			✓
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods			✓
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms			✓
Detailed Elevations - including door & windows showing opening sashes			✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form			X
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section			✓
Framing Details - including floor joist layout plans if applicable			X
Construction Details - with **all** materials, fixings etc noted			X
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings			✓
Internal Waterproofing Details - including **all** wet areas & surface finishes			✓
Plumbing Details - including layout plan / schematic & water supply details			✓
Specifications - relevant to the project			
Bracing Design - calculations, schedule and layout plans			✓
Roof Truss Design - including layout plan, fixings and specific design for lintels where required			✓
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer		✓	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)		✓	
Sediment Control Management Plan (if required by site location)		✓	

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

P138

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

REF No.....

Building Consent 061580

Section 51, Building Act 2004

Street address of building:	79 OVERBURY CRESCENT, ROLLESTON
Legal description:	LOT 101 DP 367402
Valuation number:	2405302501
Rapid number:	
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	D C ILTON & V D TUCKER

Applicant/Agent:	WOODLAND BUILDERS
Contact person:	RON DUFFIELD
Mailing address:	PO BOX 11310, CHRISTCHURCH
Street address/registered office:	95 MAIN SOUTH ROAD, CHRISTCHURCH
Phone number:	
Landline:	348 0864
Mobile:	
Daytime:	
After hours:	
Facsimile number:	348 0866
Email address:	
Website:	

The following building work is authorised by this building consent:

Description:	DOMESTIC DWELLING
Intended Use:	3 Bedroom Domestic Dwelling with attached double garage 195sqm.
Estimated Value:	$210,000

Building Consent Authority Charges

This consent will be granted when the invoiced costs are paid in full. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

This building consent is granted 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 valid for 12 months from the date of granting.

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.

2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.

3. The complete set of Approved Building Consent documents (including stamped plans and specifications) MUST be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ **Inspection 1**

Excavation for foundations including ground bearing capacity.

Reinforcing steel in foundation before concrete is poured.

❑ **Inspection 2**

To check DPC, reinforcing/thickenings/waste pipes to floor slab before concrete is poured.

❑ **Inspection 3**

Structural framing and fixings prior to building wrap, soffit, and roofing installation.

Valley and secret gutter flashings prior to roofing installation.

❑ **Inspection 4**

Inspection of building wrap, DPM, and flashings prior to veneer construction.

❑ **Inspection 5**

Veneer mid height inspection for cavity width, tie fixing, and check for mortar droppings.

❑ **Inspection 6** **NOTE: A weathertight exterior is required before a preline inspection occurs.**

Plumbing pipe work prior to fixing internal linings.

Preline moisture test and structural framing check including confirmation of treated timber where required.

Bracing elements prior to fixing of internal linings.

Completeness of insulation prior to fixing of internal linings.

Window installation to check ventilation, air seals, and glazing.

❑ **Inspection 7** **NOTE:- All drainage work must be inspected prior to backfilling.**

Inspection and testing of sanitary sewer.

Connection to sewer lateral.

Spouting including rain water heads, overflows and downpipes.

Stormwater disposal to soakholes.

❑ **Inspection 8**

Check nailing off bracing panels before stopping work is carried out.

Inspection 9

Hot water reticulation valving.

Check temperature of hot water.

Seismic restraints to hot water cylinder and storage tanks.

Smoke alarm installation.

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Note:-

An 'as built' truss layout, showing truss and top plate connectors, and a Producer Statement together with the lintel sizes outside the scope of NZS 3604 must be submitted to the Selwyn District Council Building Consent Authority for approval prior to the pre-wrap inspection.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

01 FEB 2007

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 7/12/06

Selwyn DISTRICT COUNCIL

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

WOODLAND BUILDERS
PO BOX 11310
CHRISTCHURCH

GST Number: 53-113-451
Invoice Date: 13/12/06
Customer No: BC061580

Tax Invoice 39923

Quantity	Description	Rate	Amount	
	061580 : 79 OVERBURY CRESCENT, ROLLESTON DOMESTIC DWELLING Owner: D C ILTON & V D TUCKER			
	ADMINISTRATION/PROCESSING/ISSUE FEE		486.90	*
	PLANNING		11.25	*
	BUILDING RESEARCH LEVY		210.00	OG
	DBH LEVY		413.70	*
	INSPECTIONS (INCL. TRAVEL)		1,335.02	*
	PRODUCER STMNT ASSESSMENT		10.00	*
		BEFORE GST	2,216.10	
		(* Includes GST) GST	250.77	
		Cash Received	200.00CR	

Total incl. GST 2,266.87

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

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

WOODLAND BUILDERS
PO BOX 11310
CHRISTCHURCH

Customer No.: BC061580
Invoice No.: 39923
Total Due: 2,266.87

Amount Enclosed:

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Tan + Tucker CONSENT NO : 06580

AGENT: Woodland Builders ON ACCOUNT : ~~YES~~ / NO

DEPARTMENT SIGN OFFS	BUILDING ON HOLD F.I.	BUILDING FINAL SIGN OFF	PLANNING	BCA SIGNATORY SIGNOFF
DATE REQUIRED				12/12/06
COMPLETED SIGN & DATE	~~8/11/06~~	~~7/12/06~~	BM 17/10/06.	SM

DEADLIINE DATE: 21-11-06 FORMALLY RECEIVED DATE: 20-10-06

TYPE OF WORK: Domestic Dwelling ALLOCATED TO: RC

INTENDED USE
(if changed from PIM):

PROCESS SIGN OFFS

PURPOSE GROUP: _____ FHC: _____ OCCUPANT LOAD: _____
PURPOSE GROUP: _____ FHC: _____ OCCUPANT LOAD: _____

APPLICATION	SIGN & DATE
LOCATION RECEIVED	
PREVIEWED BY	Jenny/Sam 3-10-06
LOADED BY	Jenny 25-10-06.
DOES SITING MATCH PIM ISSUED? (IF NO SETUP/CIRC AMENDED PIM)	YES / NO
THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE	YES / NO
COMPLIANCE SCHEDULE SYSTEMS/FEATURES LIST:-	
ATTACHMENTS *(Specify)*: CCC Application Form Amendment to Compliance Schedule Form	✓
BC COPIED/COMPILED BY	Jenny 14-12-06

FURTHER INFORMATION REQUESTED AT PREVIEW STAGE:-

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	ASSESSMENT OF:	DATE SENT	DATE RECEIVED	SIGN OFF
NZ FIRE SERVICE (WHERE IDENTIFIED IN PIM)				
ECAN	Heating Appliance			
ECAN	Effluent Disposal			
Westtimber	Truss	8/11/06.		

BUILDING CONSENT COSTINGS

BC 061580

ADMINISTRATION	UNITS		RATE/UNIT	
Processing Consent	4			
Issue, photocopy & administer consent CCC 3 + Mail 3 + 3	9			
Inspection recording (Inspections x 3)	27			
ADMINISTRATION UNITS SUB-TOTAL	40	X	$4.50	180.00
PROCESSING				
Processing Building Consent	30+3			
Further Information	9			
Other:				
Sign Off / Audit Approval	2			
PROCESSING UNITS SUB-TOTAL	44	X	$6.975	306.90
ADMINISTRATION & PROCESSING SUB-TOTAL				$ 486.90

INSPECTIONS

TYPE	DETAIL	UNITS
1	20.01, 20.02	6
2	30.01	6
3	40.03, 50.11	12
4	40.04	4
5	60.01	4
6	40.01, 40.10, 40.11, 40.12, 40.13, 40.15	12
7	70.01, 70.10, 70.11, 50.10, 70.21	15
8	90.01	4
9	70.42, 70.43, 70.44, 100.06, 110.01	18
10		
11		
12		
13		
Total		81

BUILDING NOTES:
BN03

Inspections	9	X Travel Time	8	=	72		
					153	X $6.975	1067.18
Inspections	9	X Distance	48	=	432	X $0.62	267.84
INSPECTIONS SUB-TOTAL							$ 1335.02

CONSULTANTS

PLANNING RECHECK	1 X $11.25	$ 11.25	(insert if applicable)
OTHER (List):		$	
		$	
		$	
WATER CONNECTION FEE	$56-25		

C/T	P/S	OTHER (List):	
$	$ 10	$	(insert if applicable) →

LESS DEPOSIT $

Check Sheet 1 Storey Dwelling

Valuation File Checked:

Date: 8/11/06					BC No. 061580
Clause	**Non Compliant**	**Compliant**	**N/A**	**Means of compliance**	**Comments**
HB New Zealand Building Code Handbook					
A1 Classified Use					– domestic dwelling plus attached garage
B1 Structure					
Foundations					– alternative solution
Slab					
Slab Thickenings (see truss design)					– marked on truss plan
Piles (Incl bracing)			✓		
Bearers			✓		
Floor Joists			✓		
Load Bearing Walls		/			
Stud centres GL					
Long Studs			/		
Lintels		/			on truss layout plan
Bracing GL					
Brace calculations					} amended required.
Brace distribution					
Cladding (Type)					
Support Beams					
Garage Lintel					– flitch beam
Trusses					
Truss Fixings					BN03
Roof Framing					
Roof Bracing					–
Solid fuel Heater			✓		
PRODUCER STATEMENT					
B2 Durability					
Durability evaluation					
Durability applications (Brick)		/			
Generic materials					
Timber Treatments		–			
C1 Outbreak of Fire					
Solid Fuel Heater (Heat Transfer)			✓		
C2 Means of Escape					
Escape Path Lengths.(24m max)			/		
C3 Spread of Fire					

Check Sheet 1 Storey Dwelling

Date: 9/11/06					BC No. 061580
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
Distance off boundary (1m)					
C4 Structural...			✓		
D1 Access Routes					
Slip Resistance					
Ramps					
D2 Mechanical...			✓		
E1 Surface Water					
Minimum floor levels					
Down pipes					- on site plan
Gutters					
Protection from flooding					
Soak pit or other					- soakholes
E2 External					
Weather tightness risk factors					
Floors					
Cladding Systems					brick Veneer
Roofing systems					longrun corrugated.
E3 Internal Moisture					
Prevention of fungal growth					
Overflow					
Water splash					
Wet Area Shower			✓		
F1 Hazardous...			✓		
F2 Hazardous Building Materials					
Glazing					
F3 Hazardous...			✓		
F4 Safety from...					
Opening windows					
Barriers					
F5 Construction			✓		
F6 Lighting...			✓		
F7 Warning Systems					- shown on floor plan
Location					
F8 Signs			✓		
G1 Personal Hygiene					
Number of sanitary fixtures					
Location					
G2 Laundering					- back of garage
Laundering Facilities					-

Check Sheet 1 Storey Dwelling

Date: 8/11/06					BC No. 061580
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
G3 Food Preparation and Prevention of Contamination					
Appliances & Facilities					
G4 Ventilation					
Ventilation					
Ventilation rate					
G5 Interior Environment					
Temperature control & Space					
G6 Airborne...			✓		
G7 Natural Light					
Vertical window in external walls					
Awareness of outside environment			✓		
G8 Artificial Light					
Illuminance					
G9 Electricity					
Electrical installation					
G10 Piped Services			✓		
G11 Gas...			✓		
G12 Water Supply					+ council supply available
Water supply system					
Requirements for hot water system					
Materials and installation					
G13 Foul Water					
Effluent Disposal			✓		+ council Retwal
Bedroom Numbers					
EDS Tank Size					
EDS Daily Flow					
Gully traps					
Pipe materials					
Support & Thermal movement					
Discharge pipes					
Drain ventilation materials of pipes & joints					
Vent pipes					
Pipe gradient					
Sanitary Plumbing					
Bedding & backfill					

Check Sheet 1 Storey Dwelling

Date: 3/11/06					BC No. 061580
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
Drains under buildings					
G14 Industrial			✓		
G15 Solid Waste			✓		
H1 Energy Efficiency					
Thermal envelope					Walls R: 2.2 Ceiling R: 2.6 Floor R: - Specified
Hot water system					270 Lit hwc

The Housing Specialist

Specifications
New Home

Lot 101 Highgate, Rolleston
for V Tucker & D Ilton

INDEX:

1. PRELIMINARY AND GENERAL
2. EXCAVATION AND HARDFILL
3. CONCRETE
4. BUILDER
5. ROOFING & GUTTERING
6. ALUMINIUM JOINERY
7. ELECTRICAL
8. PLUMBING
9. DRAINS
10. EXTERIOR CLADDING
11. DOOR JOINERY & HARDWARE
12. KITCHEN JOINERY
13. GIBSTOPPING
14. PAINTING
15. FLOORCOVERINGS
16. HEATING

This Specification supercedes the detailed quotation previously supplied.

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1. PRELIMINARY AND GENERAL

1.1 Extent of work

This Specification and the attached Drawings describe the work to be done and the materials to be used for the construction of a three bedroom **home at Lot 101 Highgate, Rolleston**

1.2 Consents, Building Act (2004) and By-Laws

The Contractor shall comply with all the requirements of the Building Act (2004) and all local Territorial Authority requirements.

Permit Fee to be paid and uplifted by owner.

1.3 Drawings

The Drawings and Specifications show the extent of the work, but The Housing Specialist gives no guarantee that every detail is shown.

Work or materials shown on the Drawings or included in this Specification and not shown on the Drawings must be supplied as though both shown and specified

Should there be any omission, doubt or ambiguity as to the meaning of any part of the Drawings or Specifications, the Contractor shall contact The Housing Specialist before continuing any work.

The Contractor shall verify all dimensions and levels prior to commencement of any work. Figured dimensions on the Drawings are to be taken in preference to scaled dimensions.

1.5 Engineer's Report

No allowance has been made in the Contract price for the cost of an Engineer's report/design if required by the controlling Territorial Authority or The Housing Specialist .

1.6 Materials and Workmanship

All materials shall be the best of their respective kinds, qualities, classes and grades as specified. They shall comply with the relevant N.Z. Standard of their kind and with the New Zealand Building Code. The Contractor shall remove immediately from the site all materials rejected by The Housing Specialist .

All work shall be carried out with the best trade practice, under the supervision of competent experienced, and where relevant, registered tradespeople and in accordance with the Drawings and Specification to the satisfaction of The Housing Specialist . All defective or damaged work shall be removed and made good to the satisfaction of The Housing Specialist

Should any Contractor consider that any surface, fitting or joinery has not been left in a condition as to allow that trade to produce a workmanlike finish, The Housing Specialist Ltd shall be notified immediately before any further work is done. Failure to notify The Housing Specialist in this respect shall render that trade responsible for any subsequent substandard finish.

1.7 Subcontracting

The Contractor shall not subcontract any portion of the work without the written consent of The Housing Specialist .

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1.8 Co-operation

All Contractors shall co-operate with each other and co-ordinate their respective activities so that the Contract progresses smoothly.

1.9 Variations and Extras

No allowance has been made in the Contract price for any changes to the Drawings, Specifications or Contract made by the Client subsequent to signing of the Contract. The cost of any changes made by the Client after the signing of the Contract will be met by the Client on the next relevant progress payment.

The cost of any changes made by the Client after the signing of the Contract shall be agreed in writing by The Housing Specialist , and the Client prior to the commencement of any work. No instruction shall be considered extra work or a variation of the Contract unless by the written consent of The Housing Specialist Ltd and the Client.

1.10 Painting

The Contract allows for up to 3 white based colours to be applied to the Interior. Should there be more colours used or Dark based colours used an extra charge will apply.

1.11 Protection of Property

The Contractor shall protect all property and shall make good all damage at his/her own expense. The Contractor shall make good at his/her own expense and to the satisfaction of the controlling Territorial Authority, any damage done to footpaths, kerbs and drains etc.

1.12 Cleaning up

At the completion of the work, the contractor shall remove all rubbish, debris and equipment from the site. The whole of the work shall be left clean and tidy. Any site cleaning up work required to be done shall be charged to the Contractor responsible.

1.13 Insurance

The Contractor shall take out General Public Liability Insurance. The Housing Specialist shall be responsible for Builders All Risk & Public Liability Insurance for the duration of the construction period.

The Housing Specialist and Contractors will take precaution when traversing across existing properties as not to do any damage, but shall not accept any liability for any damage that may arise.
We must have clear access to site.

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2. EXCAVATION AND HARDFILL

2.1 Scope

The work in this section includes all labour, materials and equipment necessary to carry out and complete the stripping, excavation for building foundations and floor slabs and supply and laying of hardfill together with any other items of work reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

2.2 Site Stripping and Excavation

The Contractor shall be responsible for the removal of all vegetation, roots and other unsuitable material from the area to be covered by the proposed buildings and associated works.

The Contractor is responsible for excavating for foundations and concrete floors. Foundations are to be excavated to a minimum depth of 300mm , to the satisfaction of The Housing Specialist and the controlling Territorial Authority. A minimum depth of 50mm is to be excavated under all concrete floors. All soft spots found during excavation shall be reported immediately to The Housing Specialist . Excavated material shall be stockpiled on site where directed by the Builder. Avoid covering topsoil with the subsoil.

2.3 Hardfill

The Contractor shall be responsible for placing a minimum of 150mm of hardfill beneath all concrete floors. Hardfill shall be well compacted and levelled. Hardfill specifications method of compaction shall comply with the regulations of the controlling Territorial Authority.

2.4 Variation and Extras

The Contract has been priced assuming that the section is level and the substrata is solid bearing. Should excavation to a greater depth than shown on the Drawings be required by the controlling Territorial Authority and/or The Housing Specialist Ltd and/or the Site Engineer, the cost shall be charged as an extra to the Client and be paid at the second progress payment. The Contractor shall be paid for such additional work at a rate approved by The Housing Specialist Ltd in writing before any additional work is carried out. Should the Contractor excavate to a greater depth than detailed on the Drawings or approved by the controlling Territorial Authority and/or The Housing Specialist and/or the Site Engineer, he/she shall, at his/her own expense, fill to the proper level with site concrete as specified in Section 3 of this Specification.

Section vendor quarantee on section soundness.

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3. CONCRETE

3.1 Scope

The work in this section includes all labour, materials and equipment necessary to supply and deliver to the site all concrete for the foundations and floor slabs together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

3.2 Materials and Workmanship

All materials and workmanship shall comply with NZS 3109 (1997). Foundations 20MPA concrete and floor slab shall be 17.5 MPa concrete. The Contractor shall ensure that the floor slab surface is smooth and level, free from any ridges or depressions and shall conform to an acceptable tradesmanlike finish.

3.3 Variations and extras

The Contract has been priced assuming that the section is level and the substrata is solid bearing. Should any concrete above the amount allowed for in the Contract price be required by the controlling Territorial Authority and/or The Housing Specialist and/or the Site Engineer, the cost shall be charged as an extra to the Client and shall be paid at the second progress payment. The Contractor shall be paid for such additional work at a rate approved by The Housing Specialist in writing before any additional work is carried out.

Refer to Clause 2.4.

No allowance for plastering of foundations

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4. BUILDER

4.1 Scope

The work in this section shall include all labour, materials, equipment and co-ordination necessary to carry out and complete the building as shown, together with any other items of work reasonably inferred as part of this section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

4.2 Workmanship and Materials

All carpentry work shall be carried out under the supervision of a competent and experienced tradesperson and in accordance with NZS 3604 (1999). All work shall be fabricated and erected in accordance with the best trade practice and shall be constructed and assembled true to square, straight and fit according to the details and the specification.

All concrete work and formwork shall comply with NZS 3109 (1997). All formwork shall be constructed to provide a high standard of finish. No allowance has been made for the plastering of foundations.

4.3 Setting out

The Contractor is responsible for ensuring that the works are correctly set out on the building site. He/she will confirm that all survey and/or ground marks required to achieve an accurate set out are in place. Any marks not in place or disturbed are to be notified to The Housing Specialist . The Contractor is responsible for ensuring that all such marks are not damaged or disturbed by his/her works and he/she shall take such measures as are necessary to protect these marks. He/she will be held liable for the cost of reinstatement of any marks disturbed by him/her.

4.4 Formwork

All formwork as supplied by the building contract shall be ex 25mm rough sawn timber and braced so as to prevent any distortion. All joints shall be tight so as to prevent any leakage and to ensure that a high standard of finish is achieved. (No allowance has been made for the plastering of foundations).

The cost of any extra concrete due to leakage under the formwork shall be the responsibility of the Contractor.

4.5 Reinforcing

Allow to place and tie reinforcing as required. Reinforcing shall be accurately placed, adequately supported and secured against displacement during concrete placement.

Foundation walls shall be continuously reinforced as detailed on the Plans. The bottom bar of the wall shall have a minimum cover of 75mm. Foundation walls shall be tied to the floor slab by R10 bars at not less than 600mm centres extending into the floor slab not less than 600mm with a minimum cover of 75mm and 50mm in the foundation wall and floor slab respectively.

All reinforcing shall be tied to the R10 ties / links with tiewires.

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4.6 Damp Proof Course and Insulation

Allow to lay 250micron DPC to the underside of the floor slab in accordance with the Manufacturer's recommendations to provide a waterproof membrane. Ensure that the DPC is lapped a minimum of 150mm and sealed with pressure sensitive tape. Any penetrations through the waterproof membrane shall be sealed.

4.7 Concrete floor

No concrete shall be placed until excavations, formwork and reinforcing have been approved by the Building Inspector or the Site Engineer.

Allow to co-operate with other Contractors to provide for electrical conduits, plumbing wastes, water feed etc as required by other contractors. All embedded pipes to comply with NZS 3109 (1997).

Concrete floor slab shall be a minimum 100mm thick and shall be cut into 4 metre squares unless mesh is indicated on the Drawings. The Contractor shall be responsible for the protection of the slab and any damaged or sub-standard slab shall be repaired or remade to the satisfaction of The Housing Specialist .

4.8 Wall Framing

All framing to be Number 1 Grade 94 x47mm, oregan studs to be at 600mm centres with two rows of dwangs equally spaced. Top and bottom plates are to be 94 x 47mm with top plates being joined with nail plates. Exterior bottom plates are to be fixed with bottom plate fixing anchours at 900mm centres. A Ramset nail washer is to be fixed adjacent to each connector.

Interior bottom plates may be fixed with Ramset or similar approved fittings.

Ceiling plate is to be 150mm x 40mm.

All exterior wall framing is to be covered with building paper complying with NZBC E2/AS1 clause 2.4 and is to be securely fixed to studs, dwangs and plates with a minimum 75mm overlap.

All trimmings, straightening and packing of studs, dwangs and joists necessary to enable tradesmanlike fixing of wall linings is to be completed by the Builder.

All lintels are to comply with NZ Standard 3604 (1999).

The Builder should note any Engineers lintel designs where high load points may occur in terms of NZ Standard 3604 (1999).

4.9 Fastening

All aspects of fastening shall comply with NZS 3604 (1999).

Frames to be bolted with M12 true bolts at bracing units
Nails, bolts and screws of all external work shall be galvanized. Nails to be punched where work is to be decorated.

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4.10 Bracing
Allow to fix all bracing as shown in the Drawings in accordance with the manufacturer's recommendations and to comply with NZS 3604 (1999).

4.11 Trusses
Allow to fix trusses as detailed on the truss layout provided.

4.12 Soffit
Allow to fix 4.5mm **Hardiflex** soffit where shown on the Drawings.

4.13 Insulation
Allow to fit **R2.2 wall** batts to external walls and **R 2-6 batts** to **ceiling** spaces of the house, to manufacturer's specification and to comply with NZBC H1/AS1.

4.14 Aluminium joinery
Take delivery and install all aluminium windows and doors. Fit flashings as necessary to ensure that the job is thoroughly water tight.

4.15 Doors
Take delivery and install all external and internal doors and door handles.
Ensure that all doors are hung in a tradesmanlike manner .

4.16 Interior linings
Allow to line internal timber frame walls and all ceilings with 10mm thick Plaster Board and fix in accordance with the manufacturer's specifications. Aqualine gibboard to bathroom and ensuite. Ensure all linings are true and plumb. All linings are to be carried to floorlevel,intowardrobes and cupboards and behind all fittings. The moisture content of all framing shall be within the acceptable range and complying with the Local Territorial Authority requirements before fitting of linings.

4.17 Skirtings
Allow to fix **60 x12mm bevelled Paint grade** skirtings to all wall and floor junctions including the hot water cupboard, wardrobes and cupboards.

4.18 Ceiling access
Allow to provide an access hole in the ceiling of the garage.

4.19 Wardrobes
Allow to install wardrobes. Wardrobes are to be lined with 9.5mm thick Plaster Board. Provide each wardrobe with PVC Basket type shelves 2 per wardrobe with clothes rail.

4.21 Kitchen Joinery
The joiner is to install kitchen joinery as shown on the Plans. Kitchen layout and joinery is to comply with NZBC G3/AS1 with particular emphasis on the preparation area.

The Contractor shall ensure that all necessary plumbing fittings are installed before fitting of the joinery.

4.22 Laundry Cabinet and tub
Install laundry cabinet as shown on the Plans. The Contractor to ensure that tub pre-plumbing is completed before final fitting of the cabinet fix to wall

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4.23 Bathroom

Install bathroom joinery including vanity units and shower cubicles which are to comply with the requirements of the NZBC G1/AS1 and E3/AS1
Install towel rails to bathroom and ensuite.
Install toilet roll holders to both toilets

The Contractor is to ensure that the Plumber has installed the shower tray (plumbed) and any other required fittings are in place before he/she commences work

4.24 Co-operation

Co-operate and co-ordinate with other trades as required to ensure that all work on site is carried out in an efficient and effective manner.

Co-operate with all contractors for the correct positioning of all bolts, wire ties, dwangs and fittings etc.

Co-operate with plumber in building in the various plumbing and sanitary fittings as described in Section 8 of this specification.

Co-operate with electrician in building in the meter box, switch board and other electrical fittings as described in Section 7 of this specification.

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5. ROOFING AND GUTTERING

5.1 Scope

The work in this section includes all materials, labour and equipment necessary to supply and install the following together with any other items reasonably inferred to be part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

(a) Roof: **Corrigated Coloursteel**

Colour

(b) Ridge cap: **Standard**

Colour

Colour _____

(d) Fascia and gutter: **Coloursteel with external gutter**

Colour

(e) Downpipes: Coloursteel

Colour

5.2 Workmanship and Materials

All work shall be carried out in accordance with the manufacturer's instructions by skilled tradespeople to give a thoroughly water tight job.

Roofing underlay shall be self supporting breather type building paper complying with NZS 2295 (1988). Amendment A

A written guarantee will be required from the roofing Contractor, stating that the entire roof has been laid in accordance with the manufacturer's instructions and is completely watertight and weatherproof. Any damage to buildings caused by water or the like will be made good at the roofing Contractor's own expense.

5.3 Co-operation

The contractor shall co-operate with the builder to ensure all flashings are correctly fixed to ensure a water tight job.

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6. ALUMINIUM JOINERY

6.1 Scope

The work in this section shall include all labour, materials and equipment necessary for the construction and delivery to the site of all aluminium windows and doors as shown on the drawings, complete with all friction stays, catches, essential window hardware and glazing.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

6.2 Materials and Workmanship

All materials shall comply with NZS 3504 (1979) (Specifications for Aluminium Windows) and tested and approved in accordance with NZS 4211 (1985) (Performance of Windows). Glazing shall be in accordance with NZS 4223 and Part 3 (1999) and the NZBC F2/AS1 in respect to safety glass. Ventilation to all areas of the house to comply with NZBC G4/AS1 except where mechanical or other means of ventilation are used.

Entrance Door to be Boulevard in aluminium frame

All windows to be **Double glazed except door in garage which is single glazed**

Glass shall be float glass, except in the **toilet & bathroom** which shall be obscure glass.

The powder coated aluminium frames are to have mitred corners with neat and tightly fitting joints. All aluminium frames are to have self draining condensation channels and shall be supplied with **25mm treated H3.1 pinus radiata paint grade rebated reveals**.

All hardware to Aluminium windows and doors to be **.**

The colour of the aluminium frames is to be:

All aluminium frames are to be square and shall be purpose made to fit the individual openings. Any errors in sizes shall be the manufacturer's responsibility and shall be corrected at his/her expense. The direction of window and door openings shall be that identified on the Drawings. Window latches to be black wedgeless sash handles. Door handles to be black Iseo 781 lever lock.

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7. ELECTRICAL
20m of 16mm N/S Single core mains and phone cable allowed for.

7.1 Scope
The work in this Section shall be carried out by a Registered Electrician and shall include all labour, materials and equipment necessary to carry out and complete the electrical installations as shown including the connection to the Local Power supply Authority mains system, together with any other items of work reasonably inferred as part of this section,

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

7.2 Workmanship and Materials
All work shall be carried out by a Registered electrician in strict accordance with the latest Electrical Wiring Regulations and all its amendments and shall comply with the NZ Electrical Code of Practice ECP50 and ECP51, the Building Act 1992 and the local Territorial Authority requirements.

The work shall be completed and left in running order to the satisfaction of The Housing Specialist . The electrician shall at his/her own expense renew work that proved defective from faulty materials or workmanship during the first year after completion date.

Cables and flexibles shall be 250v grade T.P.S. to comply with NZ Standard 6401(1973).

7.3 Fees
Obtain all necessary permits for this Section.

7.4 Switch board & Meter box
Provide and install a RCD single phase recessed circuit breaker switch board complete with all necessary control and ancillary equipment where shown on the drawings. Quickset fuses to be used. Correctly label all fuses and switches.

Provide and install a steel meter box where shown on the Plans.

7.5 Switches and power points
Allow to supply and wire 10amp, insulated Clipsal S2000 series switches mounted 1200mm above the concrete floor.

Allow to supply and install 230v, 10amp, 3 pin flush type power points mounted 300mm above the floor, except in the kitchen and the bathroom where the power points shall be installed 225mm above the bench top and the vanity respectively. Mount power points for the washing machine and refrigerator 1200mm above the concrete floor. Power points to be double switched with safety shutters.

Eighteen (18) double plugs have been allowed
Five (5) single plugs.
Two (2) RCD Plugs
Two (2) 2 way switching
One (1) Pantry light
One (1) Heat Pump circuit
One (1) Skope recessed heater

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7.6 Electrical fittings

The Contractor shall install the following fittings. Allow to supply and install all switches and power points as necessary to install fittings.

	Model	Supplied by	
Underbench oven	**F&P BI602E**	**S/S**	**THS**
Ceramic Hobb	**F&P CT560C**	**S/S**	**THS**
Rangehood	**Forma 900mm canopy**	**S/S**	**Joiner**
Wastemaster	**F&P WD1001**		**THS**
Dishwasher	**F&P DW920**	**S/S**	**THS**
Auto Garage door opener	**2 Remotes**		**Dominator**
2 x 150mm Extractor Fans			**Electrician**
2 Heated towel rail 60 watts	**White**		**Electrician**

7.7 Light fittings

Interior,

Supply and install -twenty-nine (29) downlights,
-two (2) batten holders

Exterior,

Supply and install -one (1) Sensorlight,
-one (1) spotlight

7.8 Hot water Supply

Install an **270litre Hot water cylinder** .

7.9 Telephone and Television

Allow to lay, in conjunction with Telecom, underground cable from the boundary to the house.

Allow to supply and fit three(**3**) Telecom jack points.

Allow to supply and fit **three** (**3**) T.V. points.

7.10 Co-operation

The Electrician shall co-operate with all other Contractors in all phases of work in particular the following:

Co-operate with the Builder to provide temporary power to the site

The Contractor shall confirm the precise locations of all electrical fixtures and fittings with the Client prior to commencing any work.

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8. PLUMBING

8.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the installation of water reticulation (from toby box), sanitary services and fittings (from gully traps / vents inclusive), all vent pipe fittings and cappings and downpipes and associated brackets (snow strapping if required), together with any other items of work reasonably inferred as part of this section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

8.2 Workmanship

All work shall be carried out by registered tradespersons in accordance with the regulations of the controlling Territorial Authority and the Building Act 2004. All work and materials are to comply with the relevant NZ Standard and the NZBC Clauses G1 - G4 and G10 - G15 and in particular

B2 Durability
E1 Surface water (for stormwater)
G12 Water supplies (for plumbing)
G13 Foul water (plumbing wastes and drainage)

Water supply pipes to be "h.d" Alkathene completed with approved pipe fittings to NZ Standard 7602 (1977).

8.3 Cold Water Supply

Tap off from the main service pipe at the toby box in the street with 20mm Polybutylene/Polyethylene or similar approved pipe. Run the pipe not less than 450mm below finished ground level to the house foundation entry point, then through or under the foundations to the gravity fed roof tank. All pipework to be PVC Polypropylene, 20mm diameter mains with 15mm diameter branches. All pipework to be clipped in accordance with NZBC G12/AS1 and G13/AS1 6.3.1 .

Cold water supply above the ground may be in copper or approved Polybutylene pipe. Copper tubing shall be seamless cold drawn to comply with NZ Standard 3501 (1976). Polybutylene pipe shall comply with NZ Standard. All branches to be as short, straight, secure and at as even gradient as possible with easy bends used throughout. Use only approved connections throughout.

8.4 Hot Water Supply

Supply and install **270 litre Hot water cylinder**
system with 20mm diameter supply pipe and 15mm diameter branches or risers to sink, bath, shower and laundry tub. Hot water supply pipework to be copper piping or approved polybutylene piping. Copper tubing shall be seamless cold drawn to comply with NZ Standard 3501 (1976). Polybutylene pipe shall comply with NZ Standard.

Provide a drain and temporing valve to the cylinder. Tempering valve to comply with NZ Standard 4617 (1989) to all hot water supply pipe work prior to all fittings. Set valve to 55 degrees centigrade in accordance with NZBC G12/AS1. Seismic restraints shall be fitted to the top and bottom of the cylinder.

All pipework to be clipped in accordance with NZBC G12/AS1 and G13/AS1

Insulate all hot water pipes to required standard.

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8.5 Waste pipes and traps

Waste pipes, vents and traps are to be installed with all work carried out in accordance with the manufacturers instructions and specifications. Care is to be taken where pipes and wastes are running horizontally.

Wastes, vents and soil pipes shall be rigid PVC having solvent welded joints to comply with NZ Standard 7643 (1979).

Traps shall be white polypropylene with screwed joints to NZ Standard BCG13/AS1.

8.6 Fittings

Set up the following fittings, complete with wastes, traps, back vents, soil stacks and terminal vents. Flash all vent pipes through the roof. Terminal vents to be in wall cavity. Provide cleaning eyes to all waste pipes at junctions and all necessary overflow pipes.

The shower trays are to be installed before the Builder finishes off shower joinery and must comply with NZBC E3/AS1

Bathroom

Bath:	**Englefield Sorrento bath 1675mm white**
Shower:	**1m x 1m corner shower cubicle with soap recess, glass screen and door and easy clean trap.**
Vanity:	**900mm Picasso wall mounted vanity with mirror over**

Toilet

Bella Vista Stylo Toilet Cistern
Techno Chrome toilet roll holder

Ensuite

Shower	**1m x 1m corner shower cublicle with soap recess, glass screen and door and easy clean trap.**
Vanity	**900mm Picasso wall mounted vanity with mirror over**

Toilet **Bella Vista Stylo Toilet Cistern**
Techno Chrome toilet roll holder

Laundry

Supertub ST3100

Kitchen

Sink.
Dishwasher
Rangehood
Waste Disposal

If fittings other than white are requested, The Housing Specialist accept no responsibility for manufacturer colour variation.

8.7 Taps, faucets, shower mixing valves etc

Supply and set up the following taps and all other taps, valved etc as necessary

2 x Stella slide shower rose
3 x Laska shower/bath mixers
3 x Laska basin mixers
1 x ZA90162 Bath spout
1 x Laska Kitchen mixer
Three (3) brass garden taps, 600mm above the ground level.

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8.8 Downpipes

Allow to supply and fit **Colorsteel** downpipes to droppers in gutter system including two brackets to each downpipe.Comply with NZBC E1/AS1 .

8.9 Testing

At the completion of work test all water supply pipework at maximum pressure available and comply with any Local Authority requirements or procedures.

8.10 Co-operation

The Plumber shall co-operate with all other Contractors in all phases of work in particular the following:

The Contractor shall co-operate with the Builder to organise temporary water supply to the site.

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9. DRAINS

9.1 Scope

The work in this Section shall include all labour, materials and equipment necessary for all surface and foulwater drainage up to ground level to connect to the Plumbers work including:

(a) Lay 100mm diameter sewer lines including all fittings, manholes and inspection chambers, gully traps and connections for soil and waste pipes and terminal vents.

(b) Lay 100mm diameter stormwater pipes including all connections.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

9.2 Materials and Workmanship

The whole of this work shall be carried out by registered drainlayers and to the satisfaction of the Building Inspector. The work shall conform to the requirements of the NZ Building Act (1992) and relevant NZ Standards and the Territorial Authority regulations. The work shall be completed in accordance with the New Zealand Building Code Clauses G1 - G4, G10 - G15 and G13 AS2 and with good trade practice and in particular

B2 Durability
E1 Surface water (for stormwater)
G13 Foul water (plumbing wastes and drainage)

The drainlayer shall obtain all relevant permits, service all notices, pay all fees required and arrange for all tests.

General drains shall be UPVC and comply with NZ Standard 7643(1979).
Concrete shall be 17.5MPa and comply to NZ Standard 3109(1997).

Sewer and stormwater drains shall comply with NZBC G13/AS1.

9.4 Drain trenches

The excavation of trenches for drains shall be approximately 200 - 400mm wider than the pipe OD to allow for sufficient space to place sidefill. The trench shall be excavated 80 - 100mm below the pipe bedding to be placed. The trench shall be accurately made with base clean and true to grade to enable layering and jointing to be properly carried out. Trenches shall be kept firm and dry and shall be opened up only in lengths that can be protected, utilised and refilled within a reasonable time.

9.5 Bedding

PVC pipes shall be placed on a bedding of granular material 80 - 100mm thick extending to the sides of the trench and sufficiently deep to provide one quarter diameter haunching to the pipe.

The bedding material shall be gravel with a maximum particle size of 20mm and may be single sized or graded.

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9.6 Fittings

The Drawings show the layout of the drainage. Additional fittings that are normally required such as inspection points and inspection bends etc but are not specifically shown must be allowed for to comply with normal practice under the regulations or special requirements of the Territorial Authority requirements.

9.7 Joints

The pipes are to be jointed by push in rubber ring or solvent cementing as appropriate and shown in the manufacturer specifications.

9.8 Pipelaying

Pipes shall be laid on the bedding to a regular and even fall, and shall be checked for grade every two metres. The pipe barrel must be uniformly and continuously supported with holes scooped out under jointing sockets.

9.9 Sidefill and Cover

Sidefill shall be placed as soon as practiable after laying. Sidefill material shall be gravel. either single size or graded with minimum of fines and a maxiumu particle size of 20mm. This material must completely fill the space between the pipe and the trench wall and give 80 - 100mm of cover to the pipe barrel.

9.10 Backfill

Properly backfill all trenches with excavated material after testing, consolidate as filling proceeds. No mechanical compaction shall be used untill at least 300mm of backfill has been placed.

9.11 Sewer drains

Provide all necessary bends, junctions, inspections fittings etc. Bed gullies in concrete and fit preformed plastic sumps complete with grate and cover. Sumps shall be 100mm above existing ground level. Connect to terminal vent and gully trap and connect to lateral inside boundary

9.12 Stormwater drains

Provide all necessary bends, junctions, inspection fittings etc. Bed "easy bends" in concrete below downpipe entries; fit grating and cover plate cut around downpipe. Connect to stormwater drains and run to culvert.

9.13 Gully Traps

Supply and fit all gully traps as required.

9.14 Co-operation

The drainlayer shall confer with the plumber and shall arrange with the builder before the foundations are laid to fix the exact position of all connections of waste and drainage.

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10. EXTERIOR CLADDING

10.1 Scope

The work in this section shall include all materials, labour and equipment necessary to carry out and complete the exterior cladding as shown, together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

10.2 Materials and Workmanship

All work shall be in accordance with NZ3604 (1999), NZS 4229 (1999), 4230 (1990) and the NZBC B1/ AS1. Cement shall comply with NZSS 3122. All water shall be potable. Sand for mortar shall be No 1 grade and / or shall comply with the relevant clauses of NZSS 3103.

Exterior cladding to the house and garage shall be 70 series **brick with grey mortar PC sum of 78 cents per brick.**

Mix mortar in approved mixer to form a homogenous mass in the colour specified. Mortar shall be discarded if not used within 90 minutes of mixing.

Lay bricks in stretcher bond to a true level line and plumb face, with consistant joints not less than 9.5mm wide. A cavity not less than 40mm or more than 75mm shall be maintained between the timber frame and the brick veneer. Bricks to have a 70mm bearing on the foundation. Keep cavity clean and free of mortar droppings and protrusions and free of all pipework or electrical wirings.

Build in approved face fixed galvanised ties at a maximum of 600 crs horizontally and a maximum 400mm vertically or 450mm both ways. Form weep / vent holes in the top and bottom course by raking out every third perpendicular in each of those courses.

The Contractor is to allow for any pipes, conduits or other fittings required by other Contractors. All Penetrations to be watertight sealed.

The Contractor shall clean down all work when completed and leave free from stains. Remove all associated debris from the site.

Bricks left over shall be left clean and stacked on palletts for return.

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11. DOOR JOINERY & HARDWARE

11.1 Scope

The work in this Section shall include all the materials, labour and equipment necessary to construct and deliver to the site all the internal doors together with all the essential hardware.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

All doors are to be square and shall be supplied with **25mm paint** grade reveals. Direction of doors openings to be that identified on the Drawings. All doors shall be site measured before construction.

All Door hardware to be **Windsor "Luna" nickel chrome**

'Futura woodgrain' colorsteel sectional garage door (Auto opener 2 remotes)

Entrance door Boulavard (in aluminium frame)

Prehung Boulavard paintgrade doors in paint reveals

Prehung Double Boulavard paintgrade with clear glass open top to Family/Entry & Lounge/Entry

Aluminium sliders with 9mm MDF painted panel to linen and robes/paint grade reveals

Door stops to all doors as required.

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12. JOINERY

Kitchen:

12.1 Scope

The work in this section includes all labour, materials and equipment necessary to construct and deliver to the site all kitchen joinery, together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

12.2 Workmanship and Materials

Cupboard front finishes with **2mm PVC edging**
Melamine Colour: _____

Formica top **Rolled edge Colour:** _____

Sink inserts **Single bowl with drainer**
Drainage tray **Left hand**

Door handles:
Pantry: with adjustable shelves

The Contractor shall provide the following fittings as listed and owner to supplied fittings as listed.

	Model		Supplied by
Underbench oven	**F&P BI602E**	**S/S**	**THS**
Ceramic Hobb	**F&P CT560C**	**S/S**	**THS**
Rangehood	**Parmco 900mm Canopy**		**Joiner**
Wastemaster	**F&P WD1001**		**THS**
Dishwasher	**F&P DW920**	**S/S**	**THS**

All joinery shall be site measured before construction.

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13. GIBSTOPPING

13.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the plastering, together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

13.2 Materials and workmanship

The Contractor shall stop all Gibraltor Board surfaces in accordance with the manufacturer's instructions to **a standard smooth level 4** finish.
Soft Touch mouldings to external corners

13.3 Protection

The Contractor shall adequately protect all dressed woodwork, joinery, fittings and all other finished surfaces against plaster droppings or damage. The Contractor shall make good all damaged surfaces at his/her own expense to the satisfaction of The Housing Specialist .

13.4 Cleaning

The Contractor shall make good all plaster work after other trades. On completion of the work, the Contractor shall have all ceilings, walls, woodwork and joinery carefully dusted and wiped down and windows washed. If the Contractor fails to leave the work free of dust and plaster droppings, he/she shall be charged the cost of commercial cleaners by the Housing Specialist.

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14. PAINTING

14.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the painting as shown, together with any other items of work reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

14.2 Materials and Workmanship

All materials shall be of approved colour as indicated by The Housing Specialist and shall conform to the relevant NZ standards and shall be delivered to the site in unbroken packages bearing brand and maker's name.

The Contractor shall apply one sealer coat and one undercoat prior to applying the oil based top coat. When water based paint is used, the Contractor shall apply one sealer coat and two top coats.

It is the Contractors responsibility to notify any defects to plaster work to The Housing Specialist prior to commencing any work.

The work shall be executed by competent tradespeople and shall be carried out in accordance with the best trade practice.

The Contract allows for up to 3 white based colours to be supplied to the Interior. Should there be more colours used or Dark based colours used an extra charge will apply.

14.3 Protection of work

The painter shall take adequate measures to protect all work during painting.

14.4 Exterior

Area	Finish	Colour
Cladding	**Brick**	
Fascia	**Colourstеel**	_____
Downpipes	**Colourstеel**	

14.5 Interior

Area	**Finish**	**Colour**
Walls and ceilings in bathroom:	**Paint**	
Skirtings	**Paint**	
Doors & jambs	**Paint**	
Window reveals	**Paint**	

Kitchen joinery , laundry cabinet and vanities to be prefinished by manufacturer.

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15 FLOORCOVERINGS

Supply and install **First Light Carpet** on turbo tread underlay and smoothedge to Lounge Family/Dining, Hall, 3 Bedrooms and robes.

Supply and install **Tiles** to Kitchen, Ensuite, Bathroom, WC.

16 HEATING

Supply and install **Fujitsu ATSA18L Inverter Heat Pump to Dining Room**

Supply and install **Skope recessed panel heater to Lounge.**

Please note:

No allowance for Drive, Patios, Paths & Landscaping

Progress payment will be required.

7 year Master Build Guarantee

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

BUILDING CODE SECTIONS AND CLAUSES

Clause [tick relevant clause numbers of building code]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable put n/a]	
☑ B1 Structure	B1/AS1 3.0, 6.0, 7.0 B1/VM1	B1/AS4 B1/VM4
☑ B2 Durability	B2/AS1	
☑ C1 Outbreak of fire	C/VM1 1.1	
☑ C2 Means of escape	C/AS1 3.4	
☐ C3 Spread of fire	N/A	
☐ C4 Structural stability during fire	N/A	
☑ D1 Access routes	D1/AS1 1.2	
☐ D2 Mechanical installations for access	N/A	
☑ E1 Surface water	E1/AS1 2.0.1, 3.0, 4.0, 5.0	
☑ E2 External moisture	E2/AS1 4.0, 5.0, 8.1, 8.4, 9.1, 9.2, 9.6, 10.3	
☑ E3 Internal moisture	E3 AS1 1.0, 2.0, 3.0	
☐ F1 Hazardous agents on site	N/A	
☑ F2 Hazardous building materials	F2/AS1 1.0	
☐ F3 Hazardous substances and processes	N/A	
☐ F4 Safety from falling	N/A	
☑ F5 Construction and demolition hazards	F5/AS1	
☐ F6 Lighting for emergency	N/A	
☑ F7 Warning systems	F7/AS1 1.1.6, 1.3, 3.0	
☐ F8 Signs	N/A	
☑ G1 Personal hygiene	G1/AS1	
☑ G2 Laundering	G2/AS1	
☑ G3 Food preparation and prevention of contamination	G3/AS1 1.0	
☑ G4 Ventilation	G4/AS1	
☑ G5 Interior environment	G5/AS1 1.0	
☐ G6 Airborne and impact sound	N/A	
☑ G7 Natural light	G7/AS1	
☑ G8 Artificial light	G8/AS1	
☑ G9 Electricity	G9/AS1 1.0.1	
☑ G10 Piped services	G10/AS1	
☑ G11 Gas as an energy source	G11/AS1	
☑ G12 Water supplies	G12/AS1 2.0, 3.0, 5.3, 6.0, 7.0, 9.0	
☑ G13 Foul water	G13/AS1 G13/AS2	
☐ G14 Industrial liquid waste	N/A	
☐ G15 Solid waste	N/A	
☑ H1 Energy efficiency	H1/AS1	

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CLADDING RISK MATRIX SCHEDULE

PROJECT LOT 101, HIGHGATE

WALL ELEVATION: WEST RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUB TOTAL EACH RISK FACTOR
WINDZONE (NZS3604)	0		0		1	✓	2		1
NUMBER OF STOREYS	0	✓	1		2		4		0
ROOF/WALL JUNCTIONS	0	✓	1		3		5		0
EAVE WIDTH	0		1	✓	2		5		1
ENVELOPE COMPLEXITY	0		1	✓	3		6		1
DECKS	0	✓	2		4		6		0
							TOTAL RISK SCORE		3

WALL ELEVATION: NORTH RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUB TOTAL EACH RISK FACTOR
WINDZONE (NZS3604)	0		0		1	✓	2		1
NUMBER OF STOREYS	0	✓	1		2		4		0
ROOF/WALL JUNCTIONS	0	✓	1		3		5		0
EAVE WIDTH	0		1	✓	2		5		1
ENVELOPE COMPLEXITY	0		1	✓	3		6		1
DECKS	0	✓	2		4		6		0
							TOTAL RISK SCORE		3

WALL ELEVATION: EAST RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUB TOTAL EACH RISK FACTOR
WINDZONE (NZS3604)	0		0		1	✓	2		1
NUMBER OF STOREYS	0	✓	1		2		4		0
ROOF/WALL JUNCTIONS	0	✓	1		3		5		0
EAVE WIDTH	0		1	✓	2		5		1
ENVELOPE COMPLEXITY	0		1	✓	3		6		1
DECKS	0	✓	2		4		6		0
							TOTAL RISK SCORE		3

WALL ELEVATION: SOUTH RISK FACTOR	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	SUB TOTAL EACH RISK FACTOR
WINDZONE (NZS 3604)	0		0		1	✓	2		1
NUMBER OF STOREYS	0	✓	1		2		4		0
ROOF/WALL JUNCTIONS	0	✓	1		3		5		0
EAVE WIDTH	0		1	✓	2		5		1
ENVELOPE COMPLEXITY	0		1	✓	3		6		1
DECKS	0	✓	2		4		6		0
							TOTAL RISK SCORE		3

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Table 1: Definitions of risk
Paragraph 3.1.1, Figure 1

A: Wind zone	**Low risk**	Low *wind zone* as described by NZS 3604
	Medium risk	Medium *wind zone* as described by NZS 3604
	High risk	High *wind zone* as described by NZS 3604
	Very high risk	Very high *wind zone* as described by NZS 3604
B: Number of storeys	**Low risk**	One *storey*
	Medium risk	Two *storeys* in part
	High risk	Two *storeys*
	Very high risk	More than two *storeys*
C: Roof/wall intersection design	**Low risk**	Roof-to-wall intersection fully protected (e.g. hip and gable roof with *eaves)*
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no *eaves*)
	High risk	Roof-to-wall intersection fully exposed (e.g. *parapets* or *eaves* at greater than 90° to vertical with soffit *lining*)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, *chimneys* etc)
D: Eaves width (1)	**Low risk**	Greater than 600 mm at first floor level
	Medium risk	450 – 600 mm at first floor, or over 600 mm at second floor level
	High risk	100 – 450 mm at first floor, or 450 – 600 mm at second floor level
	Very high risk	0 – 100 mm at first floor, or 100 – 450 mm at second floor level, or 450 – 600 mm at third floor level (2)
E: Envelope complexity	**Low risk**	Simple rectangular, L, T or boomerang shape, with single *cladding* type
	Medium risk	More complex, angular or curved shapes (e.g. Y or arrowhead) with single *cladding* type
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple *cladding* types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design	**Low risk**	None, timber slat *deck* or porch at ground level
	Medium risk	Fully covered in plan by roof, or timber slat *deck* attached at first or second floor level
	High risk	*Enclosed deck* exposed in plan or cantilevered at first floor level
	Very high risk	*Enclosed deck* exposed in plan or cantilevered at second floor level or above

NOTES:

(1) *Eaves* width measured from external face of wall *cladding* to outer edge of overhang, including gutters and fascias.

(2) Balustrades and *parapets* count as 0 mm *eaves*.

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Table 2: Building envelope risk matrix
Paragraph 3.1.2, Figure 1

Risk factor	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
	Risk severity								
Wind zone (per NZS 3604)	0		0		1		2		
Number of storeys	0		1		2		4		
Roof/wall intersection design	0		1		3		5		
Eaves width	0		1		2		5		
Envelope complexity	0		1		3		6		
Deck design	0		2		4		6		
							Total risk score:		

(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)

Table 3: Suitable wall claddings
Paragraphs 3.1.2, 3.4.1.1, 3.4.2.1, 3.4.2.2, 3.4.3.2, 9.1.1, 9.4.1.2, 9.4.1.3, 9.6, Figure 1

Risk Score	Suitable wall claddings[1]	
	Direct fixed to framing	**Over 20 mm minimum drained cavity**
0 – 6	a) Timber weatherboards – all types b) Fibre cement weatherboards c) Vertical profiled metal [3] – corrugated and symmetrical *trapezoidal* only d) Fibre cement sheet [4] e) Plywood sheet f) *EIFS*	a) *Masonry veneer* [2] b) *Stucco* c) Horizontal profiled metal [3] – corrugated and *trapezoidal* only
7 – 12	a) Bevel-back weatherboards b) Vertical board and batten c) Vertical profiled metal [3] – corrugated only	a) *Masonry veneer* [2] b) *Stucco* c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) *EIFS*
13 – 20	a) Vertical profiled metal [3] – corrugated only	a) *Masonry veneer* [2] b) *Stucco* c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) *EIFS* i) Bevel-back weatherboards
Over 20	a) Redesign the *building* to achieve a lower score, or b) Specific design – The design may need changing to reduce the risk – The *territorial authority* or *building certifier* will require more comprehensive details and documentation providing evidence of *weathertightness* – The *territorial authority, building certifier*, designer or *owner* may require more inspections – A third party audit of design by a *weathertightness* expert may be required.	

NOTES:
(1) **The wall claddings in this table are limited to those covered in this Acceptable Solution.**
(2) Traditional *masonry veneer* as per SNZ HB 4236, with minimum 40 mm cavity.
(3) Refer Figure 38 for profiles.
(4) Except *stucco* over a fibre cement backing.

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AGREEMENT LETTER

DATE: 27/09/06

FABRICATOR: WESTERMERE

JOB NAME: ILTON TUCKER LOT 101 HIGHGATE ROLLESTON

BUILDING CONSENT NO: 061580
(Provided by relevant Consenting Authority at time of Consent application).

Attn: Territorial Authority
Environmental Services Unit

FAXED

We have been engaged to provide the trusses and/or frames for the above project. To allow completion of the consent application we have supplied the following information:

(a) Truss layout and Producer Statement.
(b) Any slab thickening requirements detailed.
(c) All truss loaded lintels that are either inside or outside the requirements of NZS3604:1999.
(d) All roof bracing details as required by NZS3604:1999.

On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone HIGH

Snow Load 44.0 m/s

Earthquake Zone N.A.

Roof Material IRON

Treatment Definition: External Walls N.A Roof Trusses U/T

Internal Walls N.A

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

(1) A full 'as-built' layout and Producer Statement.
(2) Specific truss/truss fixings done as per NZS3604:1999, Clause 10.2.2.6.1.
(3) Specific top plate to stud fixings that comply with NZS3604:1999, Table 8.18.
(4) Specific lintel fixings outside NZS3604:1999.

It should be noted that the details provided have been designed to comply with the Building Code and the relevant standards. Any increase above these standards is only at the preference and request of the building owner.

Acknowledgement of this letter, along with the Building Consent number, is required by our company as soon as available.

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Westimber Ltd

Job: [redacted] 3044
Description:

Client: THE HOUSING SPECIALIST
Phone:

Site: ILTON TUCKER
LOT 101 HIGHGATE
ROLLESTON
Phone:

MiTek 20/20 - Engineering 4.3 Gamma2 (Build 1174) MiTek New Zealand Ltd. Printed: 09:51:15 27 Sep 2006

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM

Certification of MiTek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss design computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This compute design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requiremen the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The ow must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss
Timber Group: WT_DDPx45

Roof
Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Qur = 0.250 kPa
Qc = 1.000 kN

Pitch: 28.00 deg

Ceiling
Material: Gib Board 12mm
Dead Load: 0.200 kPa
Restraints: 600 mm centres

Std Overhang: 600 mm

Wind
Area: High (44.0 m/s)
Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

Snow
Location: Zone 4 at 100 m
Open Ground Load: 0.550 kPa
Basic Roof Load: 0.440 kPa

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. T timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List
Legend: * = detail only, ? = input only~~Txx~~ = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
HTG01	1	6628	28.00	900	J01	1	2927	28.00	900	J04C	1	2127	28.00	900
J01C	1	2927	28.00	900	J01A	1	2927	28.00	900	J04D	1	2127	28.00	900
J01E	1	2927	28.00	900	J01B	1	2927	28.00	900	J05	1	1227	28.00	900
T01	3	9500	28.00	900	J01D	1	2927	28.00	900	J05A	1	1227	28.00	900
T02	2	5800	28.00	900	J01F	1	2927	28.00	900	J05B	1	1227	28.00	900
T03	1	6100	28.00	900	J02	1	2027	28.00	900	J05C	1	1227	28.00	900
T04	1	4400	28.00	900	J02A	1	2027	28.00	900	J06	1	2177	28.00	900
T06	1	7500	28.00	900	J02B	1	2027	28.00	900	J06A	1	2177	28.00	900
T06A	2	7500	28.00	900	J02C	1	2027	28.00	900	J06B	1	2177	28.00	900
T07	2	7500	28.00	900	J03	1	1977	28.00	900	J07	1	1277	28.00	900
T08	1	7500	28.00	900	J03A	1	1977	28.00	900	J07A	1	1277	28.00	900
T08A	2	7500	28.00	900	J03B	1	1977	28.00	900	J07B	1	1277	28.00	900
TG01	1	9500	28.00	900	J03C	1	1977	28.00	900	J07C	1	1277	28.00	900
TG01A	1	9500	28.00	900	J03D	1	1977	28.00	900	J08	1	2827	28.00	900
TG02	1	5800	28.00	900	J04	1	2127	28.00	900	T05	1	4400	28.00	900
TG03	1	6100	28.00	900	J04A	1	2127	28.00	900					
TR01	2	9500	28.00	900	J04B	1	2127	28.00	900					

Total quantity : 56

The computer design input has been carried out by:

Signed: VERN KLASSEN Date: 27/09/06

Name of Computer Operator: Vern Klassen
Qualifications and Title: Precut Manager
Company: **Westimber Ltd**

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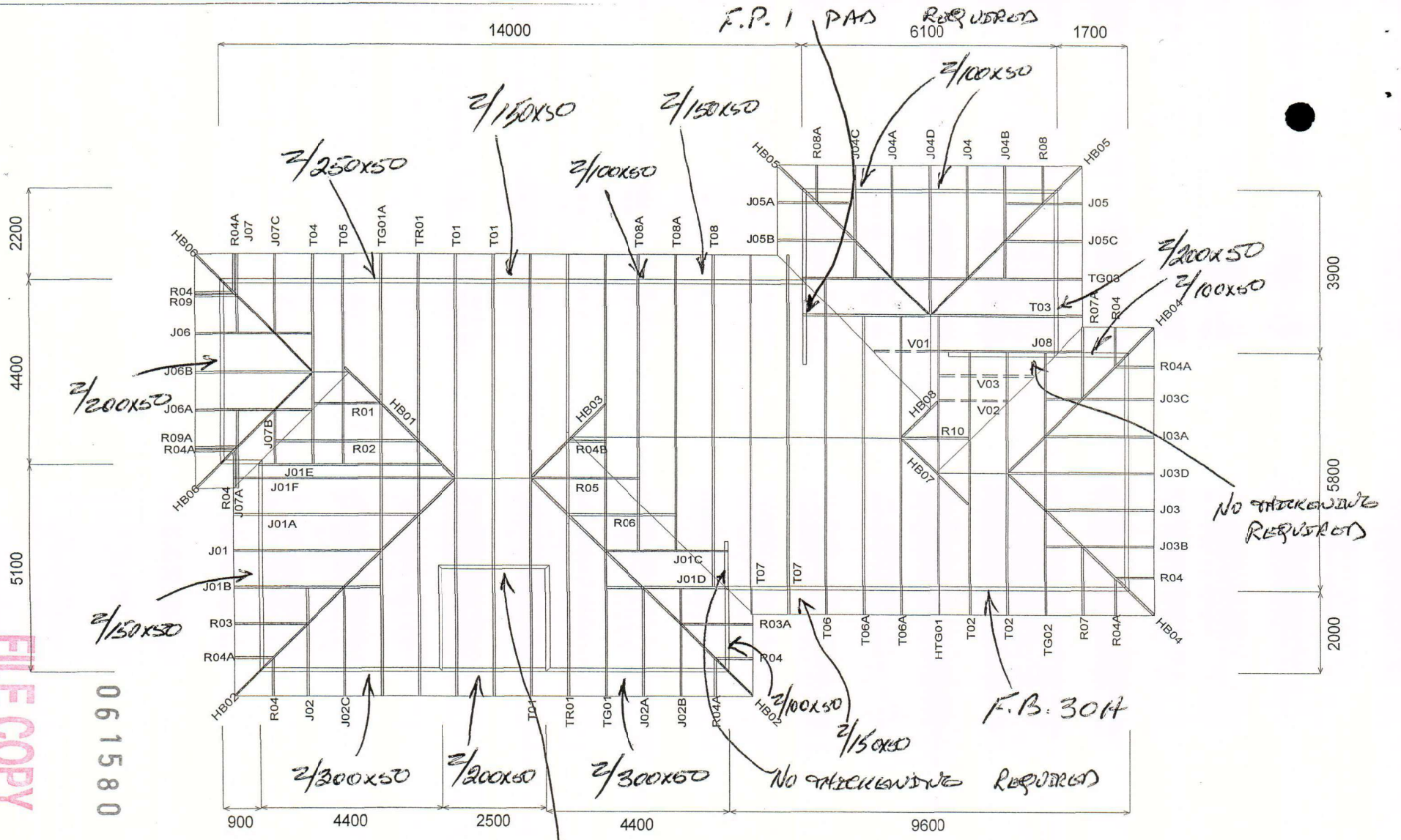
Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: ..... Date: .....

Name: ..... Company: .....



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Nestimber Ltd

P O Box 5015
Broughs Road
Christchurch
New Zealand
Telephone: Ph 03 360 2100
Fax: Fax 03 366 6170

Name: THE HOUSING SPECIALIST
Address: ILTON TUCKER
LOT 101 HIGHGATE
ROLLESTON

Telephone:

Job: 3044

File location: C:\MITEK \JOBS\3044\

Scale: 1 : 125 | Date: 27/09/2006 | Drawn By: Vern Klassen

Job Details:

Snow Zone:	Zone 4	Snow Altitude:	100 m
Wind Area:	High	Design Wind Speed:	44.0 m/s
TC Restraints:	900 mm	BC Restraints:	600 mm
Roof Material:	Galv Iron .5mm	Ceiling Material:	Gib Board 12mm
Roof Live Load:	0.250 kPa	Snow Load:	0.440 kPa
Roof Pitch:	28.00 deg	Truss Centres:	900 mm

SLAB THICKENING & STUD REQUIREMENT SELECTION CHART

GANG-NAIL®

Max tru[illegible]rs @ 1200mm.
Min truss crs @ 600mm.
Assume walls are fully lined on at least one face.
Assume full bearing on top plate (i.e. no eccentric loading).

SD = Special Design.
Max truss span 12m.
All timber Min Grade MSG8 or VSG8.
For MSG6 or Non-Verified No1 Fr Grade refer to Timber Specs on page 2.

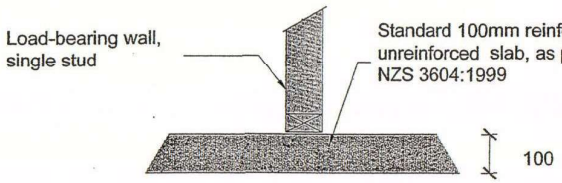
TRUSS BEARING REACTION	SLAB THICKENING DETAIL		STUD REQUIREMENTS UNIFORM DIST LOADS OR CONCENTRATED LOADS	
	CONCENTRATED LOAD	UNIFORM DIST LOAD	STUD HEIGHT	STUD REQUIREMENTS
Bearing reaction up to & including **10kN**	**STANDARD** unreinforced or reinforced slab as per NZS 3604:1999	**STANDARD** unreinforced or reinforced slab as per NZS 3604:1999	2400 2700 3000	**Refer to NZS 3604:1999**

TRUSS BEARING REACTION	SLAB THICKENING DETAIL		STUD HEIGHT	STUD NO's UNDER TRUSS	MIN TIMBER SIZE
Bearing reaction up to & including **20kN**	**TYPE FP1** 375 x 375 PAD	**TYPE FS1** 300 STRIP THICKENING	2400	2	90 x 35
			2700	2	90 x 45
			3000	3	90 x 45

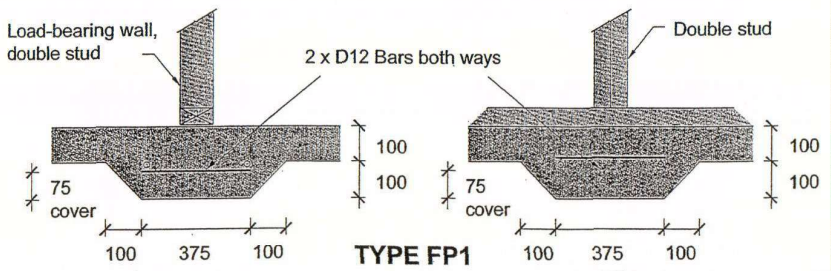
TRUSS BEARING REACTION	SLAB THICKENING DETAIL		STUD HEIGHT	STUD NO's UNDER TRUSS	MIN TIMBER SIZE
Bearing reaction up to & including **30kN**	**TYPE FP2** 450 x 450 PAD	**TYPE FS2** 450 STRIP THICKENING	2400	3	90 x 45
			2700	3	90 x 45
			3000	4	90 x 45

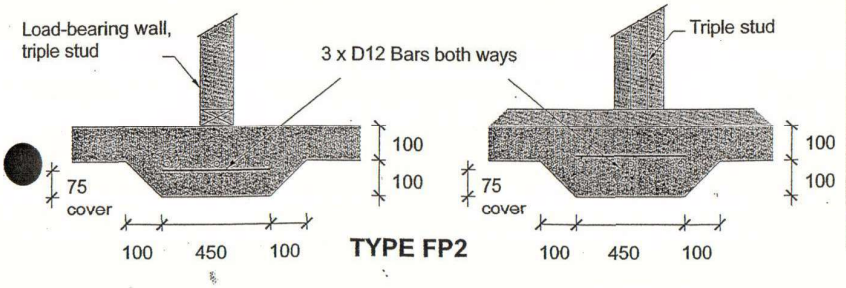
SLAB THICKENING DETAILS

CONCRETE PAD OPTIONS
(for concentrated loads)



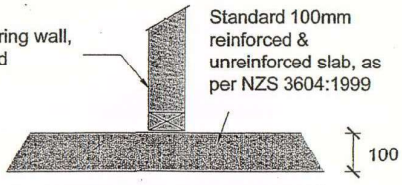
STANDARD 100MM SLAB



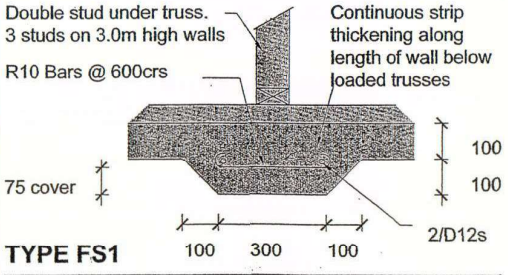


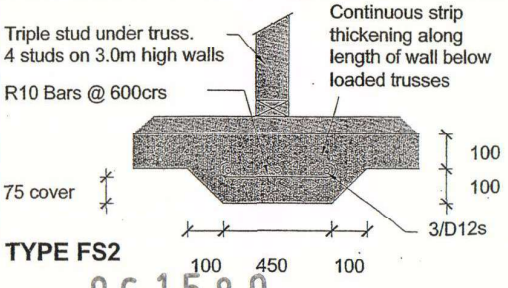
NOTE. FP = Foundation Pad FS = Foundation Strip

CONTINUOUS CONCRETE THICKENING OPTIONS
(for uniformly distributed loads)



STANDARD 100MM SLAB





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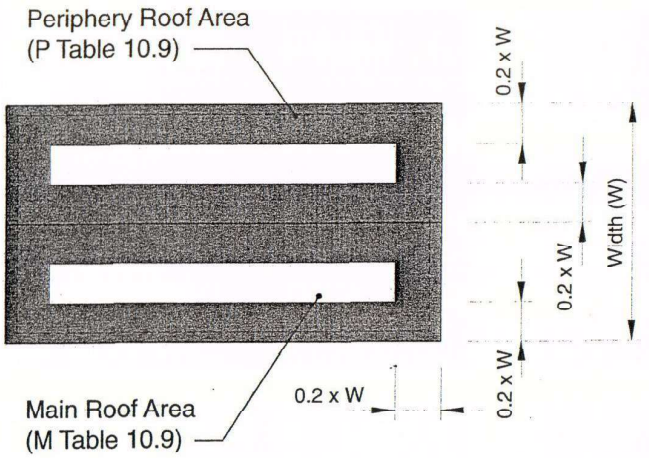
PURLIN & BATTEN FIXING CHART

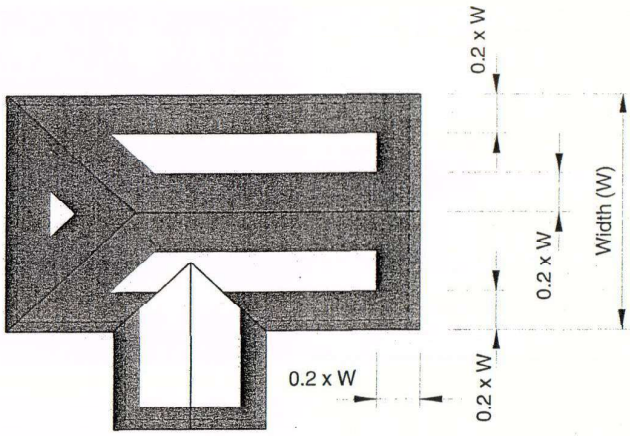
(COMPLIES WITH NZS 3604:1999 TABLE 10.10)

NOTE:

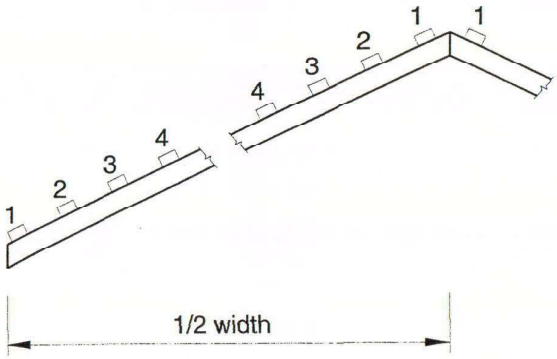
- Max. truss overall roof span 12m
- All purlin and batten sizes as NZS 3604:1999 Section 10.
- These fixings assume purlin or battens are fixed over top of truss or rafter.



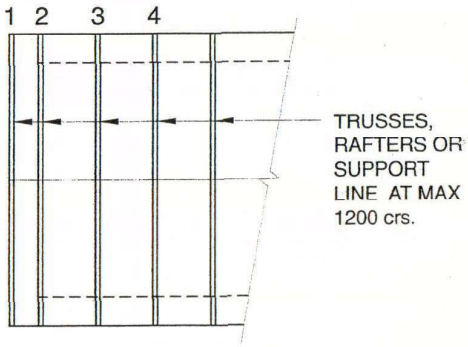
PLAN GABLE



PLAN HIP ENDS



PURLIN LAYOUT (MAX 1200 crs.)



LAYOUT ON GABLE END

LUMBERLOK®

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MiTek™
MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
CHRISTCHURCH
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Phone: (03) 348 8691
Fax: (03) 348 0314
www.miteknz.co.nz
HOME OF GANG-NAIL® BUILDING SYSTEMS

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SELECTION CHART
(minimum fixing requirements)

1. HEAVY ROOFS

All purlins and/or battens use fixing Type A only on roof width (w) up to 12m.

2. LIGHT ROOFS

A. BATTENS - Max. span 1200
- Max crs. 400
- Roof width (w) up to 12m.

L & M wind loads use Type B fixing on all battens.

H & VH wind loads use Type C on all battens.

B. PURLINS - Max. span 1200, Max crs. 900 or
- Max. span. 900, Max crs. 1200

L & M wind loads use Type C fixing on purlin No.2 and Type B on all other purlins for all roof widths (w) up to 12m.

H & VH wind loads

1. On roof width (w) up to 8m;
Use Type D fixing on purlin No. 2 and Type C on all other purlins.

2. On roof width (w) up to 12m;
Use Type D fixing on purlins No. 2 & 3 and Type C on all other purlins.

C. PURLINS AND BATTENS ON GABLE END
- Max. span 1200, Max crs. 900 or
- Max. span. 900, Max crs. 1200

L & M wind loads use Type B fixing on support line No. 1, Type C on support lines No. 2, 3, & 4 and all other support lines as per Section A or B above.

H & VH wind loads use Type C fixing on support line No. 1, Type D on support lines No. 2, 3, & 4 and all other support lines as per Section A or B above.

STANDARD FIXING OPTIONS

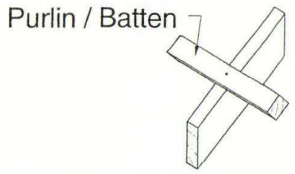
LUMBERLOK®

FIXING DEFINITIONS

NAIL = Either 90 x 3.15 Power driven
or 100 x 3.75 Hand driven
SCREW = 100 x 10 gauge **LUMBERLOK** Purlin screw
WIREDOG = Either left hand or right hand **LUMBERLOK** wiredog.

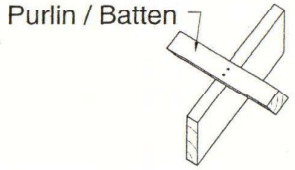
FIXING TYPE A
0.40kN

1 NAIL



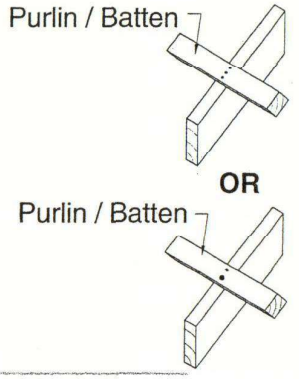
FIXING TYPE B
0.70kN

2 NAILS



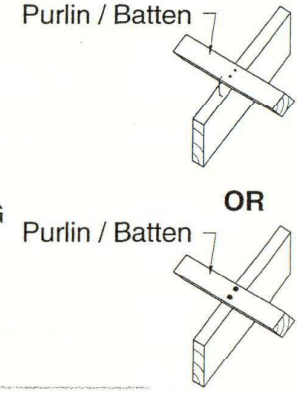
FIXING TYPE C
1.20kN

3 NAILS
OR
1 NAIL + 1 SCREW



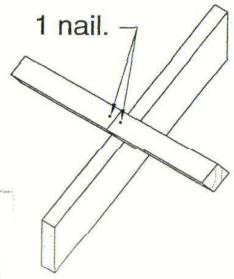
FIXING TYPE D
2.00kN

2 NAILS + 1 WIREDOG
OR
2 SCREWS

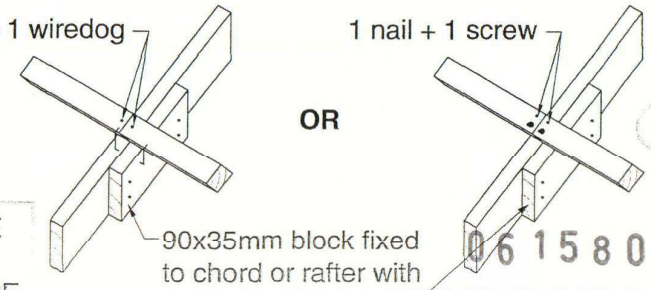


PURLIN / BATTEN SPLICE FIXING OPTIONS

NOTE:
Skew nail when fixing to 35mm rafter or truss.



FIXING TYPE A & B OVER PURLIN SPLICE



FIXING TYPE C & D OVER PURLIN SPLICE

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STUD TO TOP PLATE FIXING SCHEDULE

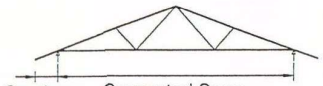
(ALTERNATIVE TO NZS 3604:1999 TABLE 8.18)

NOTE:

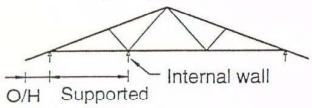
- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa. Refer to table 8.19, NZS3604:1999 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made. Refer to the **LUMBERLOK®** Truss Fixing Chart.
- Gable end wall top plate/stud connections require only 2x90x3.33 nails driven vertically into stud through top plate.
- All Fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.

LOADED DIMENSION DEFINITION

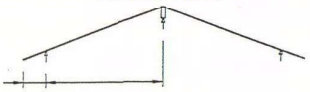
Standard truss



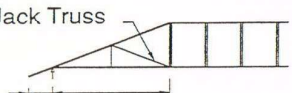
Internally supported truss



Rafter Roof



Jack Truss



$$\text{LOADED DIMENSION} = \frac{\text{SUPPORTED SPAN}}{2} + \text{OVERHANG}$$

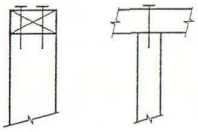
SELECTION CHART FOR FIXING LOADS - TOP PLATE TO STUD

Loaded Dimension	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
1.5	A	A	B	B	A	A	B	B
2.0	A	B	B	C	A	A	B	B
2.5	A	B	C	C	A	A	B	C
3.0	B	B	C	D	A	A	B	C
3.5	B	B	C	D	A	A	B	D
4.0	B	C	D	D	A	A	C	D
4.5	B	C	D	D	A	B	C	D
5.0	B	C	D	D	A	B	C	D
5.5	B	C	D	D	A	B	C	D
6.0	B	C	D	-	A	B	D	D

- All studs at 600 crs.
- For studs at 400 crs decrease loaded dimension by 33%.
- All trusses at 900 crs.
- For trusses at 1200 crs increase loaded dimension by 33%.

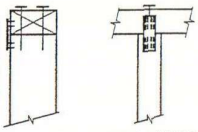
FIXING OPTIONS

FIXING TYPE A 0.7kN



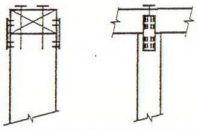
2/90x3.33 plain steel wire nails driven vertically into stud.

FIXING TYPE B 1.7kN



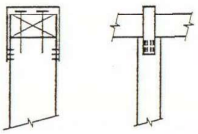
2/90x3.33 plain steel wire nails driven vertically into stud, plus single **TYLOK 2T4** plate.

FIXING TYPE C 2.7kN



2/90x3.33 plain steel wire nails driven vertically into stud, plus pair **TYLOK 2T4** plates.

FIXING TYPE D 6.0kN

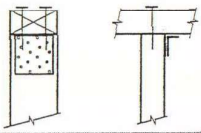


2/90x3.33 plain steel wire nails driven vertically into stud, plus **TYLOK Stud tie.**

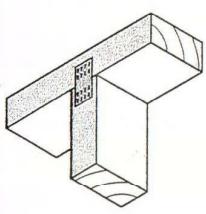
OR

Sheet brace strap 400 with 6/30x3.15 nails each stud face.

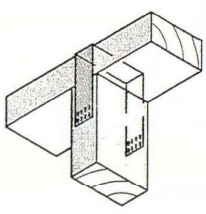
OR



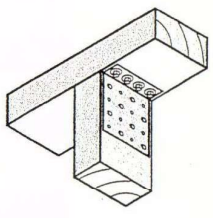
2/90x3.33 plain steel wire nails driven vertically into stud, plus **6kN Stud Anchor.**



TYLOK 2T4



TYLOK STUD TIE OR SHEET BRACE STRAP 400



6kN STUD ANCHOR

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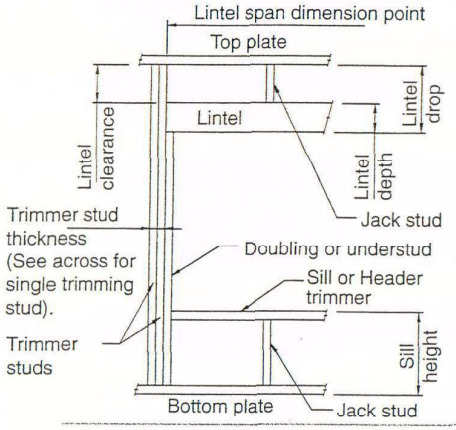
LINTEL FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:1999 TABLE 8.14 & FIGURE 8.12)

DEFINITIONS



SELECTION CHART FOR LINTEL FIXING

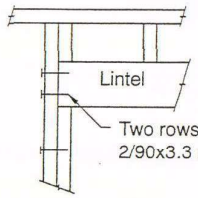
Lintel Span	Loaded Dimension *See reverse side	Light Roof Wind Zone L	M	H	VH	Heavy Roof Wind Zone L	M	H	VH
1.5	2.0	A	A	B	B	A	A	B	B
	3.0	A	B	B	C	A	A	B	B
	4.0	A	B	C	C	A	A	B	C
	5.0	B	B	C	C	A	A	C	C
	6.0	B	B	C	D	A	A	C	C
2.0	2.0	A	B	B	C	A	A	B	B
	3.0	A	B	C	C	A	A	B	C
	4.0	B	B	C	C	A	A	C	C
	5.0	B	C	C	D	A	A	C	C
	6.0	B	C	C	D	A	B	C	D
2.4	2.0	A	B	B	C	A	A	B	B
	3.0	B	B	C	C	A	A	C	C
	4.0	B	C	C	D	A	A	C	C
	5.0	B	C	C	D	A	B	C	D
	6.0	B	C	D	D	A	B	C	D
3.0	2.0	A	B	C	C	A	A	B	C
	3.0	B	B	C	D	A	A	C	C
	4.0	B	C	C	D	A	B	C	D
	5.0	B	C	D	D	A	B	C	D
	6.0	C	C	D	-	A	B	D	D
3.6	2.0	B	B	C	C	A	A	B	C
	3.0	B	C	C	D	A	B	C	C
	4.0	B	C	D	D	A	B	C	D
	5.0	C	C	D	-	A	B	D	D
	6.0	C	D	D	-	A	D	D	-
4.2	2.0	B	B	C	C	A	A	C	C
	3.0	B	C	D	D	A	B	C	D
	4.0	C	C	D	-	A	B	D	D
	5.0	C	D	D	-	A	B	D	-
	6.0	C	D	-	-	A	C	D	-
4.8	2.0	B	C	C	D	A	A	C	C
	3.0	B	C	D	D	A	B	C	D
	4.0	C	C	D	-	A	B	D	D
	5.0	C	D	-	-	A	B	D	-
	6.0	C	D	-	-	A	C	D	-

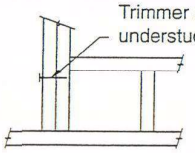
NOTES:

- Lintels accepting Girder trusses for ALL load cases use:
  Fixing type C where contributary area = 10m²
  Fixing type D where contributary area = 20m²
- All cases outside this require specific design

LINTEL FIXING TYPES

TYPE A
1.4kN

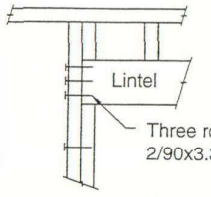


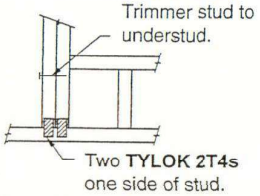


Fixing of jack stud to lintel & top plate, as per top plate schedule, see reverse side.

"All other nailing as Table 8.19"

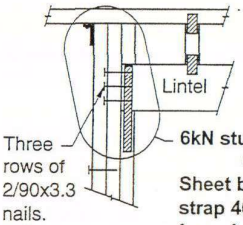
TYPE B
4.0kN





"All other nailing as Table 8.19"

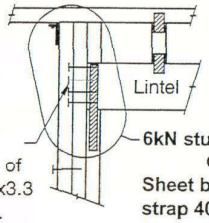
TYPE C
7.5kN



6kN stud anchor
OR
Sheet brace strap 400 one face of stud & lintel, 6/30x3.15 nails each end
OR
TYLOK Stud tie.

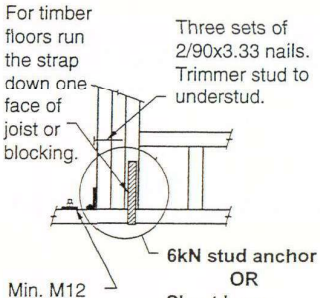
"All other nailing as Table 8.19"

TYPE D
13.5kN

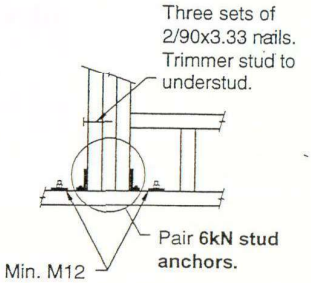


6kN stud anchor
OR
Sheet brace strap 400 one face of stud & lintel, 6/30x3.15 nails each end
OR
TYLOK Stud tie.

"All other nailing as Table 8.19"



6kN stud anchor
OR
Sheet brace strap 400 wrap around bottom plate. 6/30x3.15 nails each end
OR
TYLOK Stud tie.



Pair **6kN stud anchors.**

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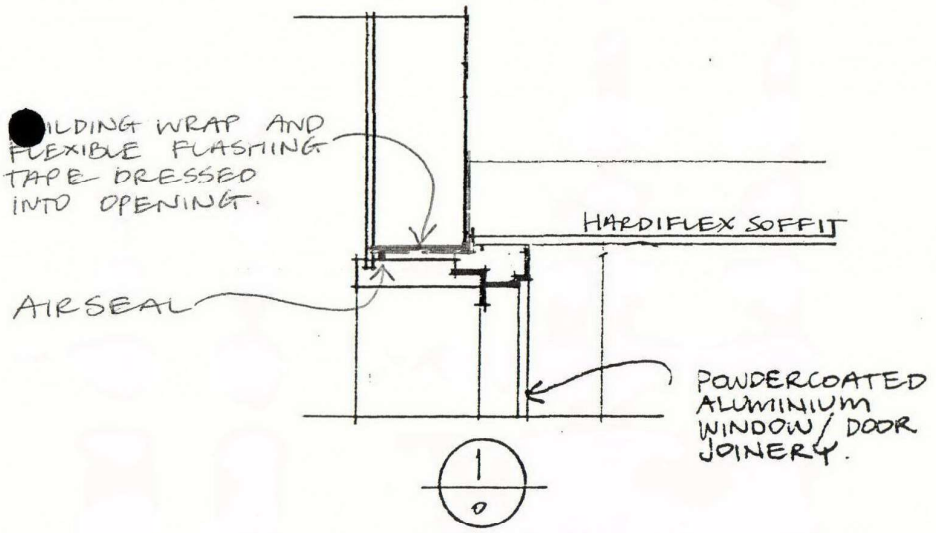

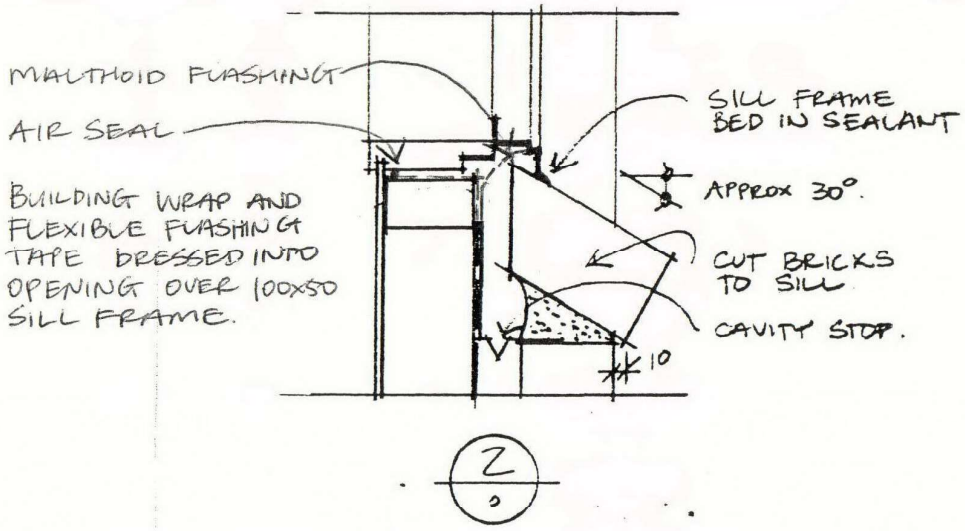

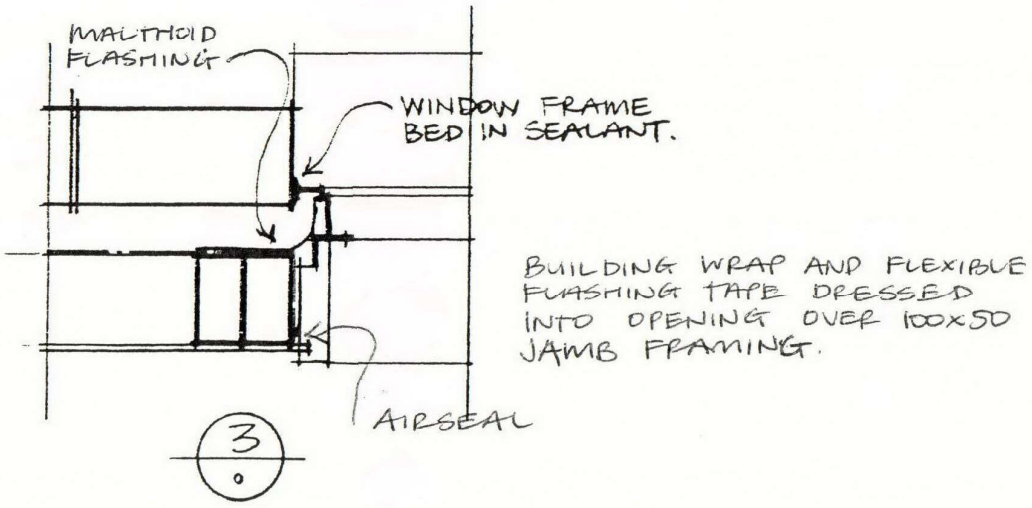

STANDARD WINDOW DETAILS for BRICK VENEER

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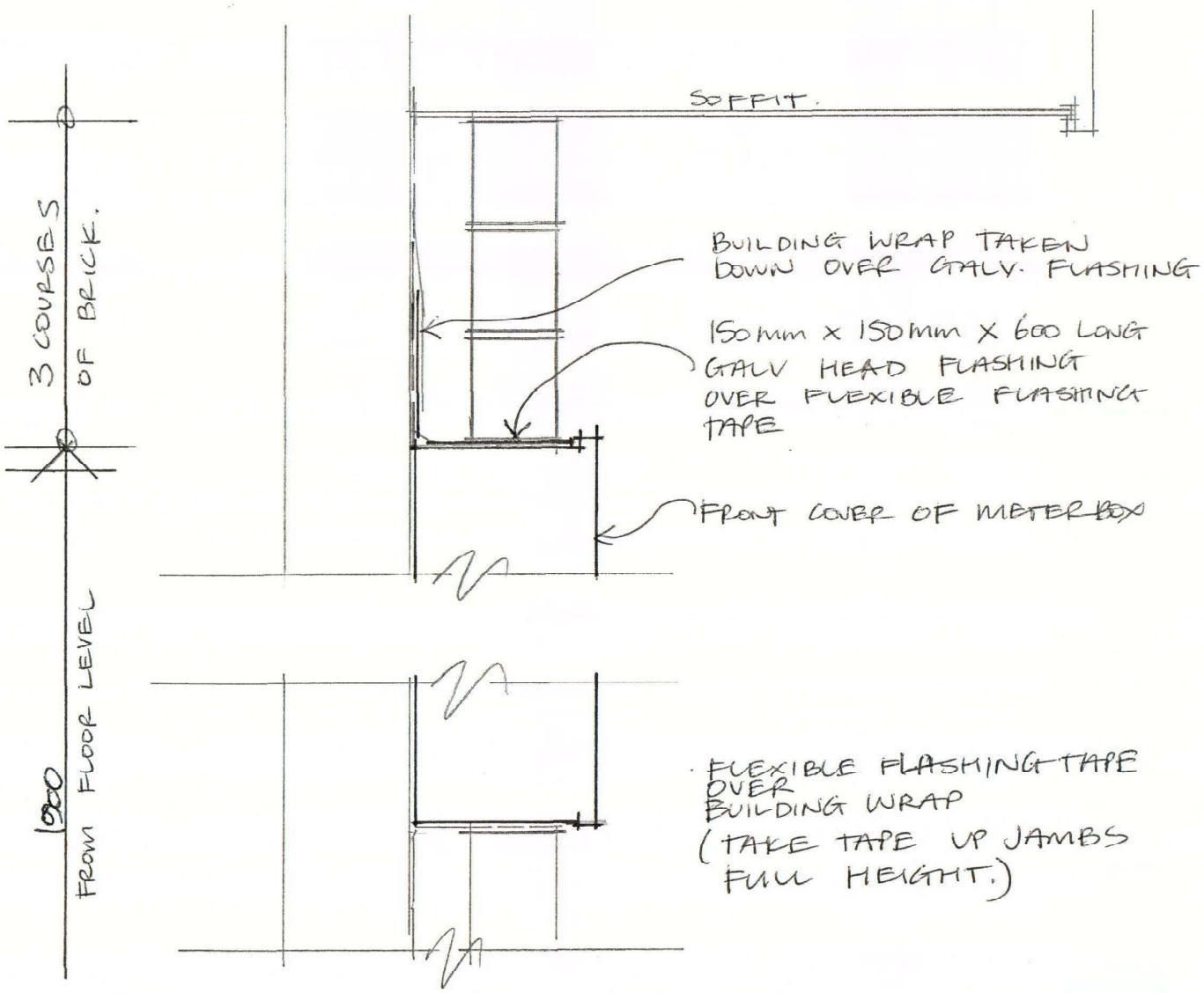

METER BOX FLASHINGS

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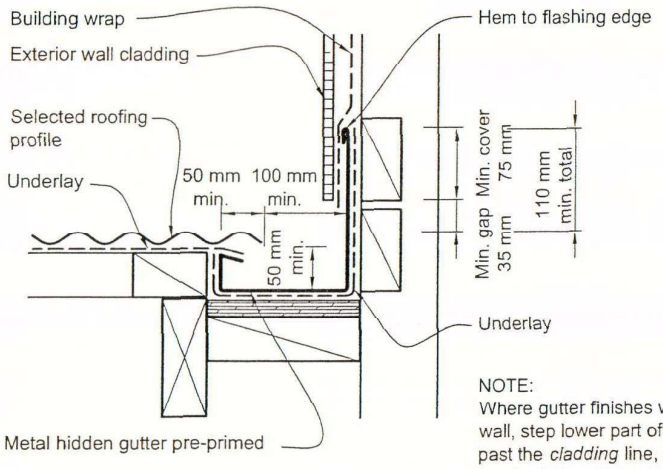
Figure 50: Hidden gutter for profiled metal
Paragraph 8.4.16.1



NOTE:
Where gutter finishes within the length of the wall, step lower part of gutter out to 10 mm past the *cladding* line, while maintaining required clearances, to allow the gutter to feed into the lower *eaves* gutter.

Figure 51: Valley gutters for profiled metal
Paragraph 8.4.16.2

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

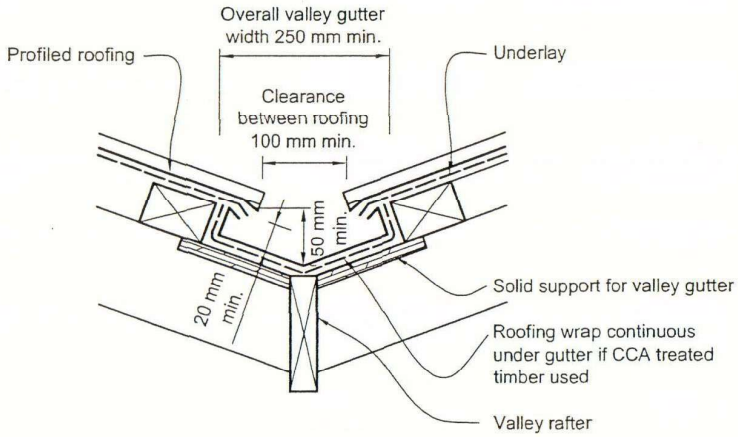


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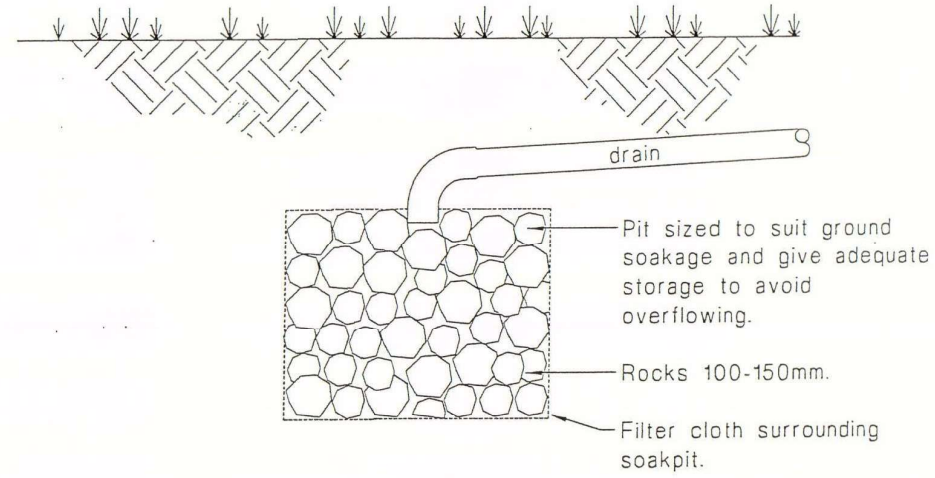
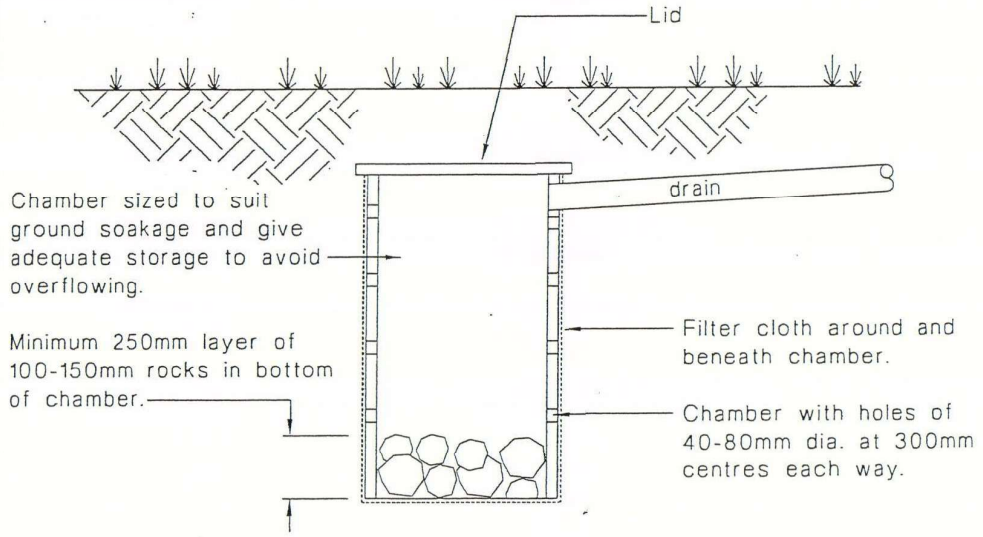
Figure 13: Soak Pit for Surface Water Disposal
Paragraph 9.0.4



(a) Rock soak pit



(b) Chamber soak pit

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Installation Instructions 2 sided and 3 sided trays and linings.

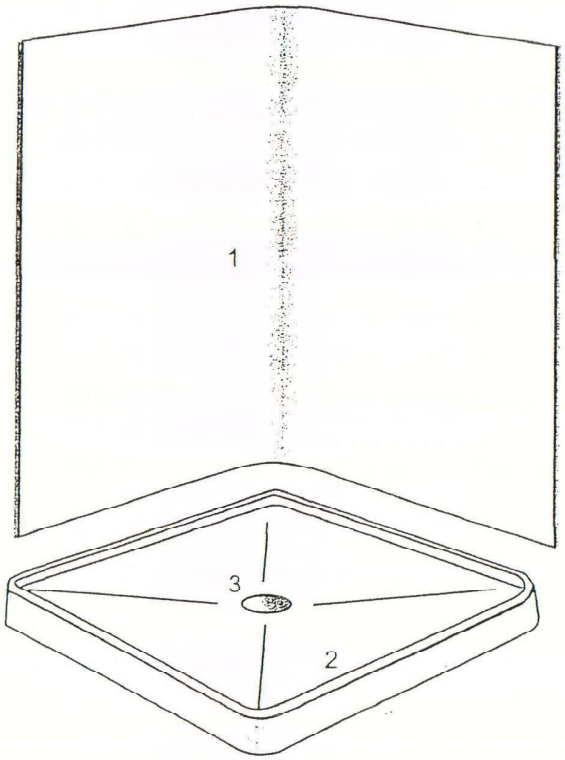
Bathroom Solutions Ltd
T/A **Showerwell**
56 Hayton Road
P.O. Box 7551, Christchurch
Tel. (03) 343 2223 Fax (03) 343 2915

(1) Shower Lining

(2) Shower Tray

(3) Waste Fitting

For fitting door see separate instructions.

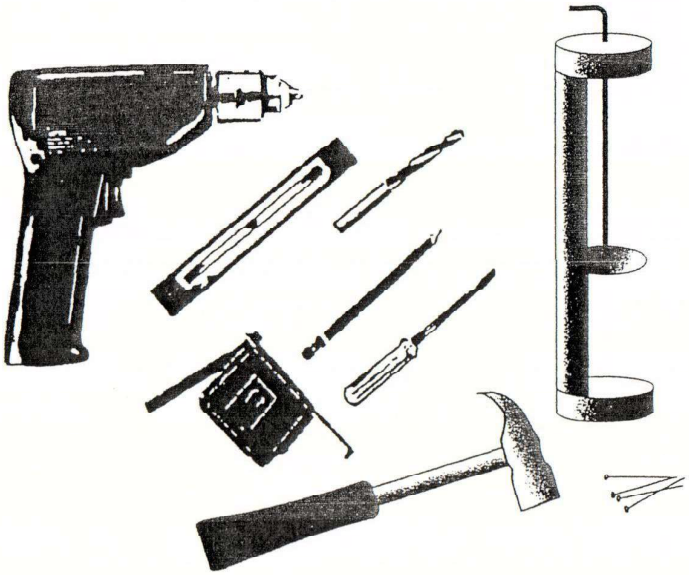


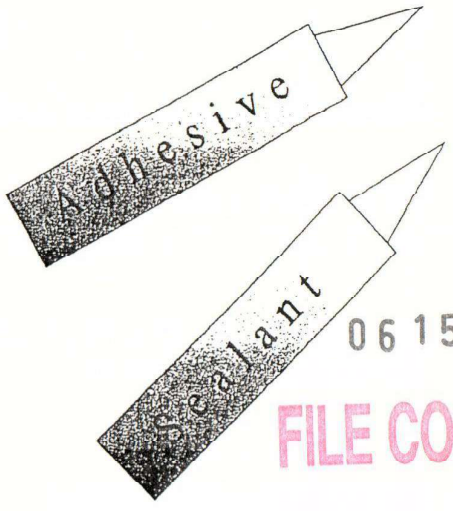
You will need the following tools to complete the installation of your shower:

Caulking gun • Pencil • Hammer • Nails
Drill • Spirit level • Tape measure • Screwdriver

Your Installation Kit (included in the packaging) contains :

Panel adhesive
Coloured silicone sealant





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Bathroom Solutions Ltd
T/A Showerwell
56 Hayton Road, PO Box 7551, Christchurch. Tel. (03) 343 2223 Fax (03) 343 2915

Dear Customer
The unit that you have purchased has been designed and manufactured to the highest standards. Please read these instructions carefully and ensure that you fully understand the installation process and how they apply to your unit before proceeding further. Incorrect installation could nullify the Warranty.

Please unwrap and check the product carefully upon receipt to ensure that the product has not been damaged by handling during transport. No claims will be entertained regarding face damage to the product after seven (7) days of dispatch from our warehouse.

GENERAL INFORMATION

DO NOT

- Use any other adhesive other than that supplied with the Shower Kit, some adhesives are non compatible and will chemically react with the shower wall linings or tray.
- Attempt to nail through the shower lining without prior drilling.
- Allow organic solvents (ie turps, nail polish remover, paint stripper etc) to come into contact with the shower wall lining.
- Walk on surface whilst wearing shoes or drop heavy objects onto surface.
- Knock corner of the shower lining with any force or object.
- Seal the inside of the door/return showerpanel ie. your Showerdoor is designed to be sealed from the **outside only** . No silicone should be visible from inside the shower.

CLEANING

You may use an everyday, non-abrasive household cleaner. Stubborn stains or soap build up on the glass shower doors and screens may be removed by using our Showerwell shower cleaner.

Fixing Tray & Acrylic Linings

STEP 1 **Hole width** in the concrete / wooden floor for the waste, should not exceed 300-350mm diameter. Once waste has been positioned the hole should be backfilled with suitable material to fully support the tray. (Fig. 1)

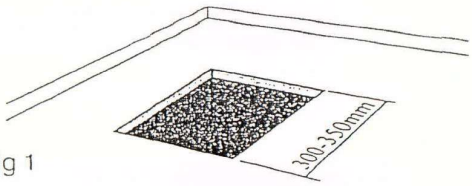

Fig 1

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STEP 2 **Site preparation.** Check all walls are square and level. If not, you may need to correct this by adjusting with packing as required.

STEP 3 **Framing.** Solid fixing is required up the walls and around the top of the tray, (see Fig. 2) for positioning.
Horizontal fixing should be 130mm from floor bottom. Position extra vertical studs 910mm from corner to outside of stud if using 900mm tray or 1010mm if using 1000 tray. (see Fig. 2)

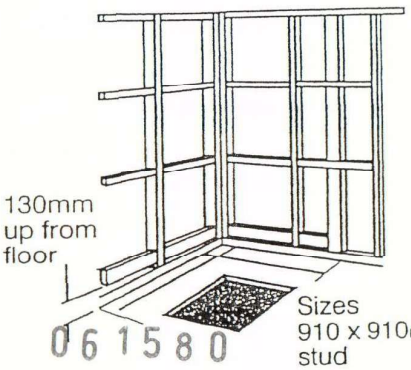


Fig 2

NOTE: 3 Wall trays require 900mm clearance between studs.
Framing should extend 50mm past the front of the tray.
(Fig. 3 & 4)

Fig 3

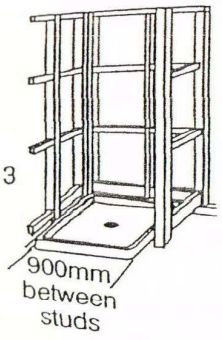
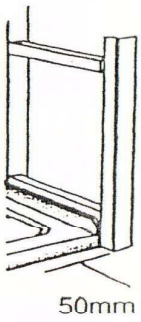


Fig 4



STEP 4 Fix wall gib to framing according to manufacturer's instructions and place tray in position against gib-board.
Mark around the perimeter of the tray.
(Fig. 5 & 6)
NOTE: While installing Shower Kit, it is advisable to place a suitable soft cloth inside the shower tray to protect it while assembling the unit.

Repeat process for 3 sided tray.

Fig 5

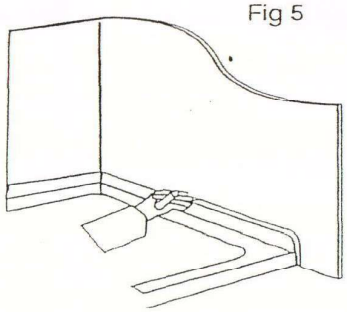
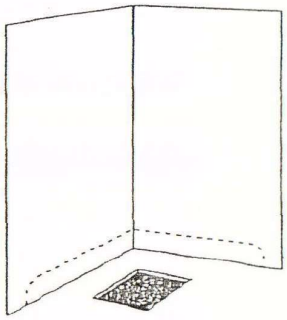


Fig 6



STEP 5 Remove tray, and cut around marked line and remove gib-board (Fig. 7 & 7A)
Renail cut edge to the studs after removal of gib board.

Fig 7

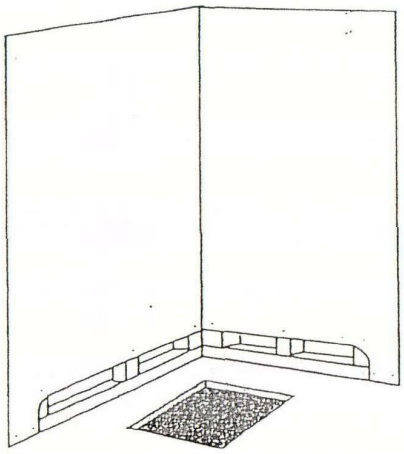
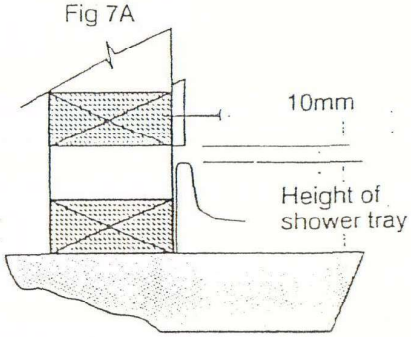


Fig 7A



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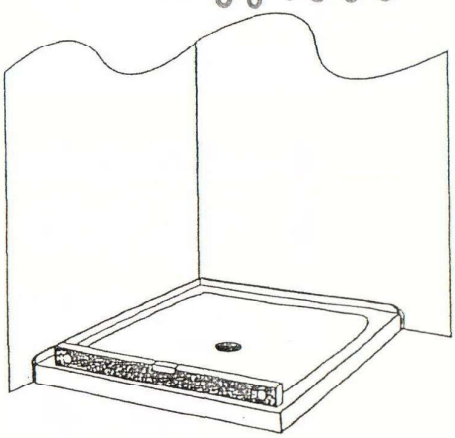
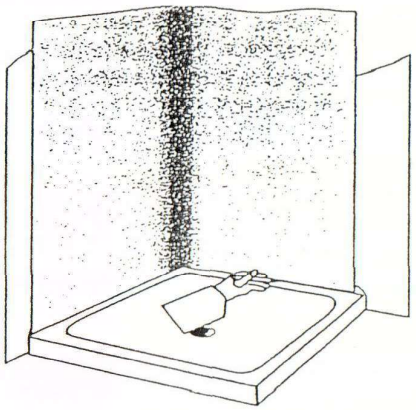
STEP 6 Place tray in position against studs and make sure the tray is level to ensure complete drainage of tray.
NOTE: The tray may require checking into the studs to ensure a good fit in cases where the walls are not at exact right angles which exposes the roll of the tray, preventing the lining dropping onto the flat of the tray, or causing the lining to bulge out over the exposed roll of the tray.

Fig 8



STEP 7 Dry fit linings. Scribe if required to ensure neat fit around top of tray (Fig 9) for both 2 sided and 3 sided trays.
Front edge of the linings should finish flush with the front edge of the tray.

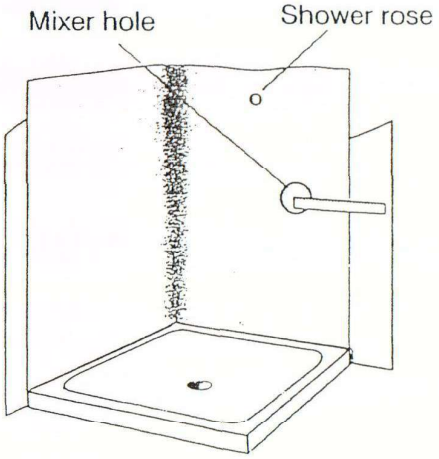
Fig 9



STEP 8 Mark and drill holes for plumbing fittings (Fig 10)

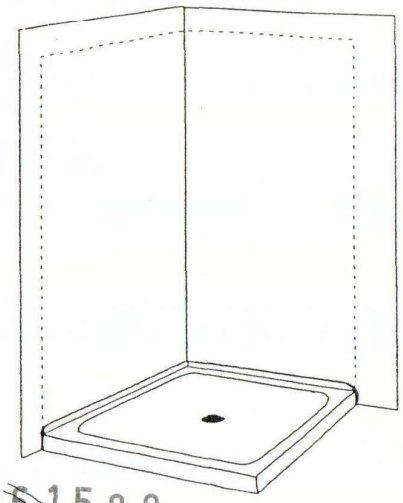
NOTE: These can be cut out with a holesaw or a series of holes using a small blunt drill bit. Ensure linings are fully supported behind for the drilling operation.

Fig 10



STEP 9 Reposition lining on tray and mark around the perimeter to indicate the glue line.
(Fig 11)

Fig 11



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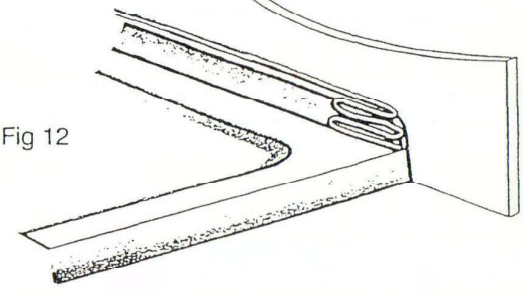
STEP 10 **Sealing** Before fitting the wall lining, apply a solid bead of silicone along the top face around the entire roll of the tray. Then apply a second bead 50mm long at the front corners of the tray; beneath the top bead. The second bead is not required at the front corners of the tray on a 4 sided tray and applies to flat top trays only. (Fig 12)

Fig 12



STEP 11 **Gluing Lining** apply continuous vertical beads of adhesive approx 100mm apart. (Fig 13)
NOTE: Use only the wallboard adhesive supplied with your fitting kit. **Use 1½ tubes of adhesive for each wall.**
Use of non recommended adhesive will void all warranty claims.
NOTE: Dust off back of lining before final fitting commences.

You should allow only approx 5-10 minutes between the application of the wallboard adhesive and final positioning of wall linings. To position wall linings start from the corners and work out towards the edge, ensuring that the wall board and lining bond over the entire area.

Repeat process for 3 sided lining.

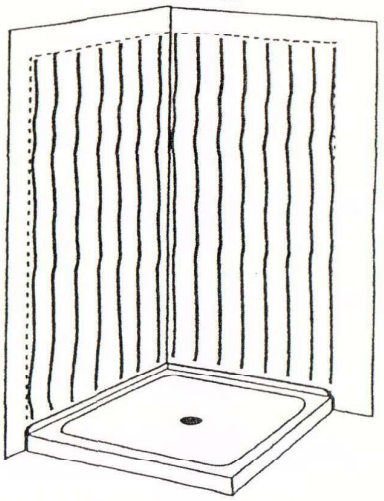


Fig 13

STEP 12 Ensure the neat fit is maintained around the top of the tray, wipe off any silicone that may appear from beneath the linings.
Brace the linings as shown for 24 hours before removing the braces (Fig 15 & 15a)

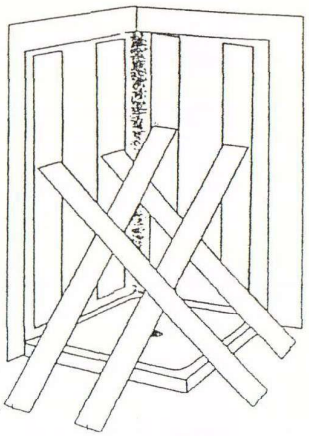


Fig 15

STEP 13 **Clean up**. Wipe off excess dirt with a clean rag, any marks, silicone etc. can be wiped up with meths.
DO NOT use solvents or solvent based cleaners under any circumstances.

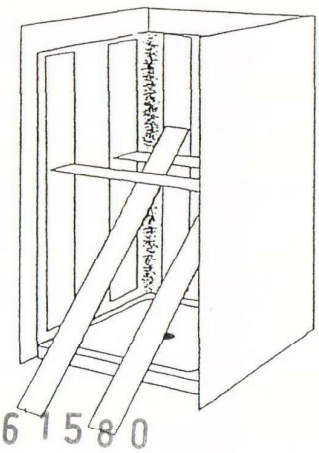


Fig 15a

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HINTS : **Drilling** ... can be drilled with normal drills.

Sawing ... ensure shower wall linings are fully supported before drilling or cutting.
The saw blade should barely protrude beyond the sheet.
Work with a stop whenever possible.
Carefully start to saw the sheet while the saw is running.
Make sure to guide the cut exactly and do not twist the blade.
Saw with a moderate feed rate.

Breaking after scoring ... score workpiece several times (thickness in mm= number of score lines) using a score knife or similar - break across an edge.

Showerwell
HOME PRODUCTS

56 Hayton Road, Sockburn, Christchurch
P O Box 7551, Sydenham, Christchurch
Phone (03) 343 2223

INSTALLATION CHECK LIST

This check list should be read in conjunction to the full ShowerKit installation instructions.

1. Framing timber to be installed with correct clearances etc

2. Walls and floor to be level and plumb

3. Plumber or other qualified person to install tray and tap ware correctly (as per local body regulations and/or building consent requirements)

4. Gib board to be installed as per manufacturers instructions. Note: both "Aqualine" moisture resistant Gib and standard Gib board are suitable for installation *behind* the shower lining but some local authorities require the use of moisture resistant Gib and you should check this before proceeding.

The Gib should only be plastered with an initial application to smooth out any joints which may be visible after the lining is fitted. *Note that a top coat of plaster, any type of paint or sanding of the plaster surface to a smooth finish will inhibit the performance of the lining adhesive and installation warranties will be void.*

5. Proceed with installation of the linings and door as per our instruction manual. If Showerwell is to do this please call us and arrange for an

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installation. Please be aware that at busy periods installers are often booked up to a week in advance. Ensure that the gib is dust free and that the installer will have unhindered access to the bathroom (Remember he will be carrying a large and cumbersome shower door). Due to safety and insurance requirements it is not possible for an installer to remove his shoes. If this is a problem please place plastic sheeting or similar over the entire entry point through to the installation area.

PLEASE NOTE THAT SOME LOCAL AUTHORITIES NOW REQUIRE THE TOP OF THE WALL LINING BE SEALED. PLEASE CHECK THIS WITH YOUR BUILDING CONSENT OFFICER

6. After installation is complete do not touch the new door for 24 hours. This will ensure that all glues and sealers will dry. If the door is opened or the shower used before this period silicone may ooze into the shower tray and as a result leaks may occur.

7. Clean the inside of the shower with *Showerwell Shower Cleen* (available from our office) or other acrylic safe products. To remove any water scale or soap scum use *Showerwell sparkle cleaner* which is a specialist glass cleaner also available from our office.

8. Payment will be required on installation. Please ensure that you have a cheque or cash on hand. If you wish to pay by credit card or eft-pos this must be done in advance at our office (we do not accept Diners card, Bankcard or American Express). Installation cannot proceed if payment is not available at the time of installation.

9. Please retain your proof of purchase. This will be required in the event that you require after sales service.

10. Enjoy your Showerwell Shower - made with pride in our Christchurch factory.

Should you require clarification or have any questions related to any Showerwell products or their set up and installation call us.

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Bathroom Solutions Ltd T/A Showerwell Home products

T: 03-343-2223

APPROVED MATERIALS LIST

NailBond PB

Used as an adhesive between Gib board and sanitary grade acrylic wall linings
Manufacturer: Sika/Fosroc

SILAFLEX NG

Used as a sealant between shower base up stand and wall lining to ensure a water tight barrier between the two surfaces
Manufacturer: Sika/Fosroc

GAPS 'N' Cracks evo3

Used as a sealant along the top edge of sanitary grade acrylic wall linings and Gib board wall linings (when required by local authorities).
Manufacturer: Sika/Fosroc

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Silaflex NG

FOSROC constructive solutions

One part fast cure neutral silicone sealant

Uses

Silaflex NG has been formulated for use as a joint sealant between plastic shower, bath and basin units and adjacent building components.

Silaflex NG is suitable for general purpose sealing to and between a wide range of plastics.

Advantages

- Excellent adhesion to acrylic, ABS and polycarbonate plastics.
- Recommended for use with Hardiglaze®, Duracryl®, Clearlite Showers, Athena Showers, and Seratone Silverseal.
- Remains flexible at low (-40°C) and high (150°C) temperatures.
- U.V. resistant.
- Fast cure.
- Low shrinkage during cure.
- Available in a range of colours to co-ordinate with bathroomware.
- Contains mould inhibitors.*

Description

Silaflex NG is a neutral cure, new generation, silicone sealant which provides a permanent watertight seal to various substrates including plastics, ceramics, and some powder coated surfaces.

Technical Support

Fosroc offers a comprehensive range of high performance, high quality repair, maintenance and construction products. In addition, Fosroc offers a technical support package to specifiers, end users and contractors, as well as on site technical assistance in locations all over the world.

Durability

Silaflex NG exceeds the 15 year minimum requirements of the durability provisions of the New Zealand Building Regulations 1992 Clause B2 providing:

(a) It is used in strict accordance with the manufacturer's recommendations.

(b) It is used with the design parameters stated in this data sheet.

(c) It is used in conjunction with other approved building systems and materials.

Durability covers weathering and adhesion characteristics. For conditions outside those stated in this data sheet, contact our Technical Advisory Service.

Fosroc reserves the right to modify this time period depending on but not limited to, climatic, site and environmental conditions such as chemical attack, abrasion, water immersion and adverse climatic and temperature conditions.

Limitations

Fungicide is present in Silaflex NG. Use only Silaflex RTV Clear for aquariums or where contact with food or food handling equipment is likely.

* Mould inhibitors will minimise but not totally prevent mould growth. Clean regularly with a suitable household cleaner or bleach to prevent mould growth.

Do not use Silaflex NG on bituminous surfaces or in floor joints.

Will not bond to polyethylene, polypropylene or similar plastics.

Silaflex NG is recommended for use only as described in the Uses section of this data sheet.

Properties

Uncured sealant:	
Form:	Smooth, non-slump paste
Colours:	Ice White, Almond Ivory, Mist Grey
Density:	1.05 g/cm^3
Solids content:	95% approximately
Toxicity:	Moderately toxic. Silaflex NG contains fungicide.
Application temperature range:	5°C to 50°C

Cured sealant:	
Form:	Elastomeric rubber
Toxicity:	Non toxic when cured
Typical hardness Shore A:	25
100% modulus:	0.35-0.40 MPa
Flammability:	Non flammable
Paintability:	Will not accept paints
Chemical resistance:	Resistant to weak acids and alkalis, soaps and detergent. Not resistant to petrol and aggressive solvents.

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Silaflex NG

Service temperature range:	Minus 40°C to 150°C	
Movement:	Butt joints	±25%
	Lap joints	±50%
Movement Accommodation Factor:	25	

Movement Accommodation Factor (MAF)

The Movement Accommodation Factor is a figure quoted indicating the ability of a sealant to accommodate joint movement throughout the service life of that sealant, expressed as a percentage of the joint width at time of sealing.

Sealants may withstand considerably higher joint movements than their quoted MAF, but continued movements outside recommended levels may result in premature failure.

To calculate the desired joint width knowing the expected maximum working movement of joint:

$$W = \frac{M}{MAF/100} + M$$

W = joint width
M = expected maximum working movement of joint
MAF = Movement Accommodation Factor of that sealant

Instructions for use

Joint size

Silaflex NG may be applied in joints with a minimum joint size of 5 mm wide x 5 mm deep and a maximum joint size of 25 mm wide x 10 mm deep.

Preparation

Joint surfaces must be clean, dry and free from frost. Remove all dirt, laitance, loose material, mould release and curing agents, and foreign matter.

In all joints a bond breaker must be used to prevent sealant contact with the back of the joint, and hence allow optimum performance.

In shallow joints self-adhesive polyethylene tape can be used.

Deep joints should incorporate a backing strip such as Fosroc PEF Rod to support the sealant while also acting as a bond breaker.

For a neat finish mask the areas adjacent to the joint.

Priming

On most surfaces sealant adhesion will be improved by the use of a primer. In applications where adhesion is critical (e.g. high movement joints) a primer should be used.

For glass, ceramics and mill finished aluminium no priming is required. For powder coated aluminium, priming requirements will vary. Consult Fosroc's Technical Advisory Service or conduct an adhesion test.

For timber and other porous surfaces use Fosroc Primer No. 10.

Most plastics do not require a primer although an adhesion test is recommended prior to application.

Application

Cut the end off threaded stub on cartridge, screw on nozzle and cut nozzle to desired bead size at a 45° angle.

Fit cartridge into a Fosroc skeleton gun.

Extrude the sealant firmly into joint to ensure complete contact with joint faces.

Smooth finish if necessary with a spatula wetted with a dilute detergent solution.

Cleaning

Clean tools immediately after use with Fosroc Powdercoat Cleaner.

Estimating

Packaging

Silaflex NG is supplied in 300 ml cartridges.

Coverage

On average one 300 ml cartridge will supply 15 metres of 5 mm sealant bead.

Storage

Shelf life 9 months when sealed and stored in cool, dry conditions.

Health and safety

Warning

Silaflex NG may be harmful if swallowed or inhaled and may cause skin or eye irritation.

Fuller details on each of the products mentioned are available on the product Material Safety Data Sheets. To ensure no harm is caused to persons using Fosroc products, it is recommended that the appropriate Material Safety Data Sheets are read by all concerned. Contact Fosroc for copies.

First Aid

Swallowed: Do not induce vomiting, give a glass of water to dilute and contact a doctor immediately.

Skin: Remove contaminated clothing, wash with warm soapy water. Do not scrub.

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Inhaled: Remove person to fresh air. Get medical advice if breathing becomes difficult.

Eyes: Hold open and flood with water for at least 15 minutes. Get medical advice.

For emergency information contact the National Poisons Information Centre, phone 0800 764 766 (0800 POISON).

Disposal

Dispose of according to local authority regulations. Do not dispose of down drains or into local waterways.

Additional information

Silaflex NG is one product in the Fosroc range of sealants. Other product ranges include concrete surface treatments, concrete repair and protection, waterproofing, grouts, flooring, roofing, adhesives and architectural coatings.

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Gaps 'n' Cracks evo³

FOSROC constructive solutions

High performance acrylic gap filler

Uses

For gap filling of exterior (painted) and interior wall and ceiling joints and cracks in plaster boards and timber. For filling gaps in door and window frame surrounds, skirting boards and stairways where movement may occur.

Advantages

- Flexible
- Durable
- Paintable
- Easy application
- No joint priming required

Description

Gaps'n'Cracks evo³ with advanced polymer technology is an easily applied acrylic emulsion that cures quickly to form a permanently flexible seal which possesses excellent primerless adhesion to most building materials. The sealant is non-staining and can be painted or papered over approximately one hour after application.

Gaps'n'Cracks evo³ is suitable for use as an acoustic sealant for use in conjunction with other approved components in meeting a maximum STC (Sound Transmission Class) level of 60, as defined in the NZ Building Code Section G6 - 'Airborne and Impact Sound'.

Technical support

Fosroc offers a comprehensive range of high performance, high quality repair, maintenance and construction products. In addition, Fosroc offers a technical support package to specifiers, end users and contractors, as well as on site technical assistance in locations all over the world.

Durability

The durability of Gaps'n'Cracks evo³ will depend on conditions of use. Contact Fosroc for further information.

Limitations

Not suitable for immersion.

Not suitable for exterior use unless painted over.

Not suitable for higher movement expansion joints.

Do not use in floor joints or for filling gaps in T & G flooring.

Gaps'n'Cracks evo³ is recommended for use only as described in the Uses section of this datasheet.

Properties

Form:	Non slumping paste
Solids content:	Minimum 82%
Density at 25°C:	1.56 g/ml
Colour:	White
Physical or chemical change:	Curing by loss of water
Application temperature range:	5°C to 40°C
Skinning time at 25°C:	20 minutes
Cure rate at 20°C 65% RH:	Two weeks for total cure of 10 mm bead
Water immersion:	Will resist water but not suitable for immersed joints
Typical Hardness Shore 'A':	50 - 55
Toxicity:	Non toxic when cured
UV resistance:	Good
Service temperature range:	5°C to 50°C
Movement Accommodation Factor:	± 7.5%

Movement Accommodation Factor (MAF)

The Movement Accommodation Factor is a figure quoted indicating the ability of a sealant to accommodate joint movement throughout the service life of that sealant, expressed as a percentage of the joint width at time of sealing.

Sealants may withstand considerably higher joint movements than their quoted MAF, but continued movements outside recommended levels may result in premature failure.

To calculate the desired joint width knowing the expected maximum working movement of joint:

$$W = \frac{M}{MAF/100} + M$$

W = joint width
M = expected maximum working movement of joint
MAF = Movement Accommodation Factor of that sealant

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Gaps 'n' Cracks evo³

Instructions for use

Preparation

All surfaces must be clean, dry and grease-free.

Priming

No priming required. However, on very porous surfaces a primer coat using one part Gaps'n'Cracks evo³ and 10 parts water may be applied to seal the surface. Allow to dry for one hour before applying Gaps'n'Cracks evo³.

Application

Cut end off threaded stub on cartridge, screw on nozzle and cut to desired bead size at a 45° angle.

Fit cartridge into Skeleton gun and extrude sealant into the joint or gap.

Smooth off seal immediately with a wet spatula or sponge.

Cleaning

Clean up hands and equipment with clean or soapy water.

Estimating

Packaging

Gaps'n'Cracks evo³ is supplied in 300 ml cartridges.

Coverage

On average one 300 ml cartridge will supply 15 metres of 5 mm sealant bead.

Storage

Shelf life 12 months when sealed and stored in cool, dry conditions.

Health and safety

Warning

Gaps'n'Cracks evo³ may be harmful if swallowed and may cause skin or eye irritation.

Fuller details are available on the product Material Safety Data Sheet. To ensure no harm is caused to persons using Fosroc products, it is recommended that the Material Safety Data Sheets is read by all concerned. Contact Fosroc for copies.

First Aid

Swallowed: Do not induce vomiting, give a glass of water to dilute and contact a doctor immediately.

Skin: Remove contaminated clothing, wash with warm soapy water. Do not scrub.

Eyes: Hold open and flood with water for at least 15 minutes. Get medical advice.

For emergency information contact the National Poisons Information Centre, phone 0800 764 766 (0800 POISON).

Disposal

Dispose of according to local authority regulations. Do not dispose of down drains or into local waterways.

Additional information

Gaps'n'Cracks evo³ is one product in the Fosroc range of sealants. Other product ranges include concrete surface treatments, concrete repair and protection, waterproofing, grouts, flooring, roofing, adhesives and architectural coatings.

Gap'n'Cracks and evo³ are trademarks of Fosroc International Limited.

Important note
Fosroc products are guaranteed against defective materials and manufacture and are sold subject to the company's terms and conditions of sale, a copy of which may be obtained on request. Whilst Fosroc endeavours to ensure that this technical information is correct at the time of printing, it is the customer's responsibility to satisfy themselves by checking with the compay that this information is still accurate at the time of use, that the product is suitable for the intended application, and that the actual conditions of use are in accordance with those recommended. Because Fosroc has no control over the conditions of use of its products, all recommendations or suggestions regarding the use of these products are made without guarantee.

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February 2003
NZ/G12/04

Nailbond PB

FOSROC constructive solutions

Solvent based gun grade wallboard adhesive

Uses

Nailbond PB is used for bonding wallboards, panelling and wall linings to timber or metal studs. It will also bond to expanded polystyrene, ceramic, cork, glass mirrors*, and concrete.

* See also Limitations.

Advantages

- Fast curing.
- Panels can be relocated for up to 20 minutes after positioning.
- Excellent adhesion to most common building materials, including polystyrene.
- Easy to apply and clean up.

Description

Nailbond PB is a solvent based gun grade adhesive for bonding wallboards, panelling and wall linings to a variety of substrates.

Technical support

Fosroc offers a comprehensive range of high performance, high quality repair, maintenance and construction products. In addition, Fosroc offers a technical support package to specifiers, end users and contractors, as well as on site technical assistance in locations all over the world.

Durability

Nailbond PB exceeds the 15 year minimum requirements of the durability provisions of the New Zealand Building Regulations 1992 Clause B2 providing:

(a) It is used in strict accordance with the manufacturer's recommendations.

(b) It is used within the design parameters stated in this datasheet.

(c) It is used in conjunction with other approved building systems and materials.

Durability covers adhesion characteristics. For conditions outside those stated in this datasheet, contact our Technical Advisory Service.

Fosroc reserves the right to modify this time period, depending on but not limited to, climatic, site and environmental conditions such as chemical attack, abrasion, water immersion and adverse climatic and temperature conditions.

Limitations

Not recommended for immersion, exposure to sunlight or exterior use.

Nailbond PB is recommended for use only as described in the Uses section of this datasheet.

Mirrors: Plastic or vinyl-backed glass mirrors are not designed to be bonded with any solvent based adhesives. Standard glass mirrors can be bonded with Nailbond PB. If in doubt, Nailbond PB should be tested for compatibility or Fosroc's Technical Advisory Service consulted prior to use.

Properties

Form:	Smooth paste
Solids content:	65% approx. by weight
Cure type:	Solvent release
Application temperature range:	5°C to 35°C
Skinning time:	3-5 minutes
Relocation time:	Up to 20 minutes, depending on temperature and ventilation
Flammability:	Flammable solvents are released during cure
Toxicity:	Non toxic when cured
Movement accommodation:	Slight, will accept normal building movement

Instructions for use

Preparation

All surfaces must be clean, dry, and free from all dust, laitance, scale, rust, loose particles, grease and foreign matter, including loose plaster and wallpaper.

Application

1 Cut end off nozzle at a 45° angle to give a 5 mm - 6 mm bead, pierce the internal membrane with a nail or similar.

2 Fit the cartridge into the Handigun and apply a continuous bead to all studs, joists, dwangs and other bearing surfaces. Pay attention to centre and edges of surfaces. Alternatively, heavy blobs of Nailbond PB can be used at 250 mm - 500 mm centres. On polystyrene, thin beads only should be used.

3 Locate the panel onto the adhesive within 10 minutes, and press firmly. If necessary, panels can be relocated for up to 20 minutes.

4 Brace the panel for 24 hours, or fix with nails around the edges.

Cleaning

Clean up with Fosroc TCN Thinner/Cleaner.

Curing

At 20°C - 24 hours.

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Nailbond PB

Estimating

Packaging

Nailbond PB is supplied in 375 ml cartridges and 600 ml sausages.

Coverage

On average: one 375 ml cartridge of Nailbond PB will yield 20 metres of 5 mm bead.

one 600 ml sachet of Nailbond PB will yield 30 metres of 5 mm bead.

Storage

Nailbond PB has a shelf life of 6 months when sealed and stored in cool, dry conditions.

Health and safety

Warning

Nailbond PB is flammable. Nailbond PB may be harmful if swallowed or inhaled and may cause skin or eye irritation. Intentional misuse by deliberately inhaling vapour can be harmful or fatal.

Precautions

Store in original container in a cool, dry place away from naked flame. Avoid contact with the skin and eyes, avoid breathing vapour. Do not eat, drink or smoke while using. Wear protective (PVC) gloves and eye protection when mixing or using. Use only in well ventilated places away from heat, sparks and naked flames.

Fuller details on each of the products mentioned are available on the product Material Safety Data Sheets. To ensure no harm is caused to persons using Fosroc products, it is recommended that the appropriate Material Safety Data Sheets are read by all concerned. Contact Fosroc for copies.

First Aid

Swallowed: Do not induce vomiting, give a glass of water to dilute and contact a doctor immediately.

Skin: Remove contaminated clothing, wash with warm soapy water. Do not scrub.

Inhaled: Remove person to fresh air. Get medical advice if breathing becomes difficult.

Eyes: Hold open and flood with water for at least 15 minutes. Get medical advice.

For emergency information contact the National Poisons Information Centre, phone 0800 764 766 (0800 POISON).

Disposal

If spilt, absorb with clay, sand, earth etc. Collect and seal in properly labelled metal containers. Dispose of according to local authority regulations. Do not dispose of down drains or into local waterways.

Additional information

Nailbond PB is one product in the Fosroc range of adhesives. Other product ranges include concrete surface treatments, concrete repair and protection, waterproofing, grouts, flooring, roofing, joint sealants and architectural coatings.

Nailbond PB is the trademark of Fosroc International Limited.

Important note
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Technical Advisory Service Hotline - Fax 04 568 8476

December 2004
NZ/N60/03

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WATTYL PaintWorks®

Paintworks Specification NZ 030.3

System	Taubmans Gaylon Satin Enamel
Substrate	Interior - New unpainted paper-faced plasterboard
Category	Premium – Turps Based Enamel

Product Features
Taubmans Gaylon Satin Enamel is a high quality, hard wearing satin enamel finish, which resists abrasion and protects interior surfaces. Taubmans Gaylon Satin Enamel offers outstanding durability and washability.

Surface Preparation. Refer to section 4 of the Wattyl Specifiers Manual
Minimum Surface Preparation. Ensure the surface is clean, dry and free of all loose material. Fill any holes or surface imperfections with a spackling compound. Sand the filled areas. Do not sand the uncoated paper-faced plasterboard.

Application Details	Data Sheet	Coverage m²/L	Film Thickness (microns) Wet	Film Thickness (microns) Dry	Dry Times (minimum) Touch	Dry Times (minimum) Recoat
First Coat: **Taubmans UnderProof Undercoat & Wallboard Sealer** *(equipment: brush, roller or spray)*	TA010	8-14	71 to 125	26-45	4 hours	24 hours
Second Coat: **Taubmans Gaylon Satin Enamel** *(equipment: brush, roller or spray)*	TA051	14-16	63-71	28-32	4 hours	24 hours
Third Coat: **Taubmans Gaylon Satin Enamel** *(equipment: brush, roller or spray)*	TA051	14-16	63-71	28-32	4 hours	24 hours

Recommended Uses
For interior use only.
For use on suitably prepared timber, plaster, cement, fibre cement, paperfaced plasterboard, galvanised iron, bare steel and previously painted surfaces.

Additional Notes
Leave seven days after application of final coat before washing.

Avoid using household cleaners containing high levels of ammonia for a period of two weeks after application of the enamel.

Caution
Provide adequate ventilation during use.

Application **should not** be carried out if the air temperature or the substrate temperature is below 10°C or above 35°C. The temperature must not fall below 10°C during the drying process.

1. This information is provided with respect to the listed Wattyl products. Wattyl recommends that:
(a) you review the Technical Data Sheets (TDS) and Materiel Safety Data Sheet (MSDS) before you use or handle the product; (b) the product be used only in accordance with the information provided by Wattyl; (c) the product be transported, stored and handled in accordance with the information on the (MSDS) and relevant TDS; and (d) you thoroughly test the product, using the recommended application method on a sample of intended substrate, before using the product.
2. The information in this technical data sheet was prepared using information gathered during product development. While Wattyl endeavours to update this information and maintain the accuracy and currency of its contents, Wattyl cannot guarantee that the information provided is wholly comprehensive.
3. Wattyl recommends that you conduct such additional investigations as may be necessary to satisfy yourself of the accuracy, currency and comprehensiveness of the information on which you rely in using and handling the product. If this datasheet is greater that 3 years old at the time of reading, or if you require further information please contact your nearest Wattyl Office.
4. To the full extent permitted by law, Wattyl's liability for breach of a condition or warranty implied into the contract for sale between Wattyl and you by law is limited at Wattyl's election to: (a) the replacement of the product; or (b) payment of the cost of replacing the product.

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WATTYL PaintWorks®

Paintworks Specification NZ 030.4

System	Taubmans Gaylon Satin Enamel
Substrate	Interior - New unpainted timber
Category	Premium – Turps Based Enamel

Product Features
Taubmans Gaylon Satin Enamel is a high quality, hard wearing satin enamel finish, which resists abrasion and protects interior surfaces. Taubmans Gaylon Satin Enamel offers outstanding durability and washability.

Surface Preparation. Refer to section 4 of the Wattyl Specifiers Manual
Minimum Surface Preparation. Ensure surface is clean and dry. Fill holes and cracks with Wattyl Colourwood Wood Stop Putty (WA163) *before* applying a primer, sealer undercoat. Allow 2 hours to dry, sand smooth and remove all dust and residue.

Application Details	Data Sheet	Coverage m²/L	Film Thickness (microns) Wet	Dry	Dry Times (minimum) Touch	Recoat
First Coat:						
Taubmans UnderProof All Purpose Undercoat *(equipment: brush, roller or spray)*	TA004	8-14	71-125	39-68	4 hours	16 hours
Second Coat:						
Taubmans Gaylon Satin Enamel *(equipment: brush, roller or spray)*	TA051	14-16	63-71	28-32	4 hours	24 hours
Third Coat:						
Taubmans Gaylon Satin Enamel *(equipment: brush, roller or spray)*	TA051	14-16	63-71	28-32	4 hours	24 hours

Recommended Uses
For interior use only.
For use on suitably prepared timber, plaster, cement, fibre cement, paperfaced plasterboard, galvanised iron, bare steel and previously painted surfaces.

Additional Notes
Leave seven days after application of final coat before washing.
On dark coloured timbers such as Cedar or on new tanalised or LOSP treated timber the use of Taubmans UnderProof Oil Based Wood Primer is recommended to prevent the possibility of stain bleed with light coloured acrylic topcoats

Caution
Provide adequate ventilation during use.
Application **should not** be carried out if the air temperature or the substrate temperature is below 10°C or above 35°C. The temperature must not fall below 10°C during the drying process.

1. This information is provided with respect to the listed Wattyl products. Wattyl recommends that:
(a) you review the Technical Data Sheets (TDS) and Material Safety Data Sheet (MSDS) before you use or handle the product; (b) the product be used only in accordance with the information provided by Wattyl; (c) the product be transported, stored and handled in accordance with the information on the (MSDS) and relevant TDS; and (d) you thoroughly test the product, using the recommended application method on a sample of intended substrate, before using the product.
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3. Wattyl recommends that you conduct such additional investigations as may be necessary to satisfy yourself of the accuracy, currency and comprehensiveness of information on which you rely in using and handling the product. If this datasheet is greater that 3 years old at the time of reading, or if you require further information please contact your nearest Wattyl Office.
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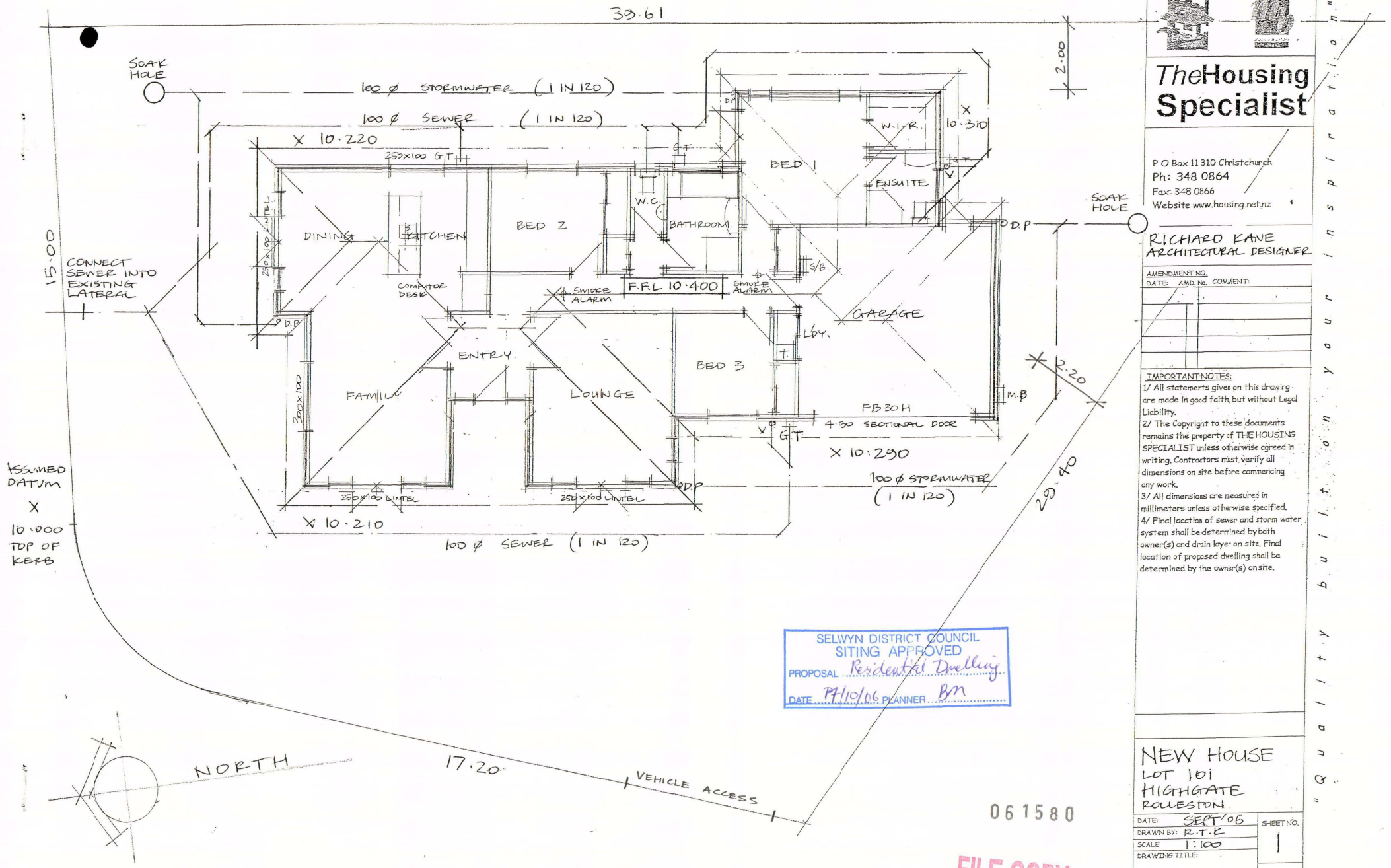

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Residential Dwelling
DATE 27/10/06 PLANNER BM

061580

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The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.	DATE:	AMD. No.	COMMENT:

IMPORTANT NOTES:

1/ All statements given on this drawing are made in good faith, but without Legal Liability.

2/ The Copyright to these documents remains the property of THE HOUSING SPECIALIST unless otherwise agreed in writing. Contractors must verify all dimensions on site before commencing any work.

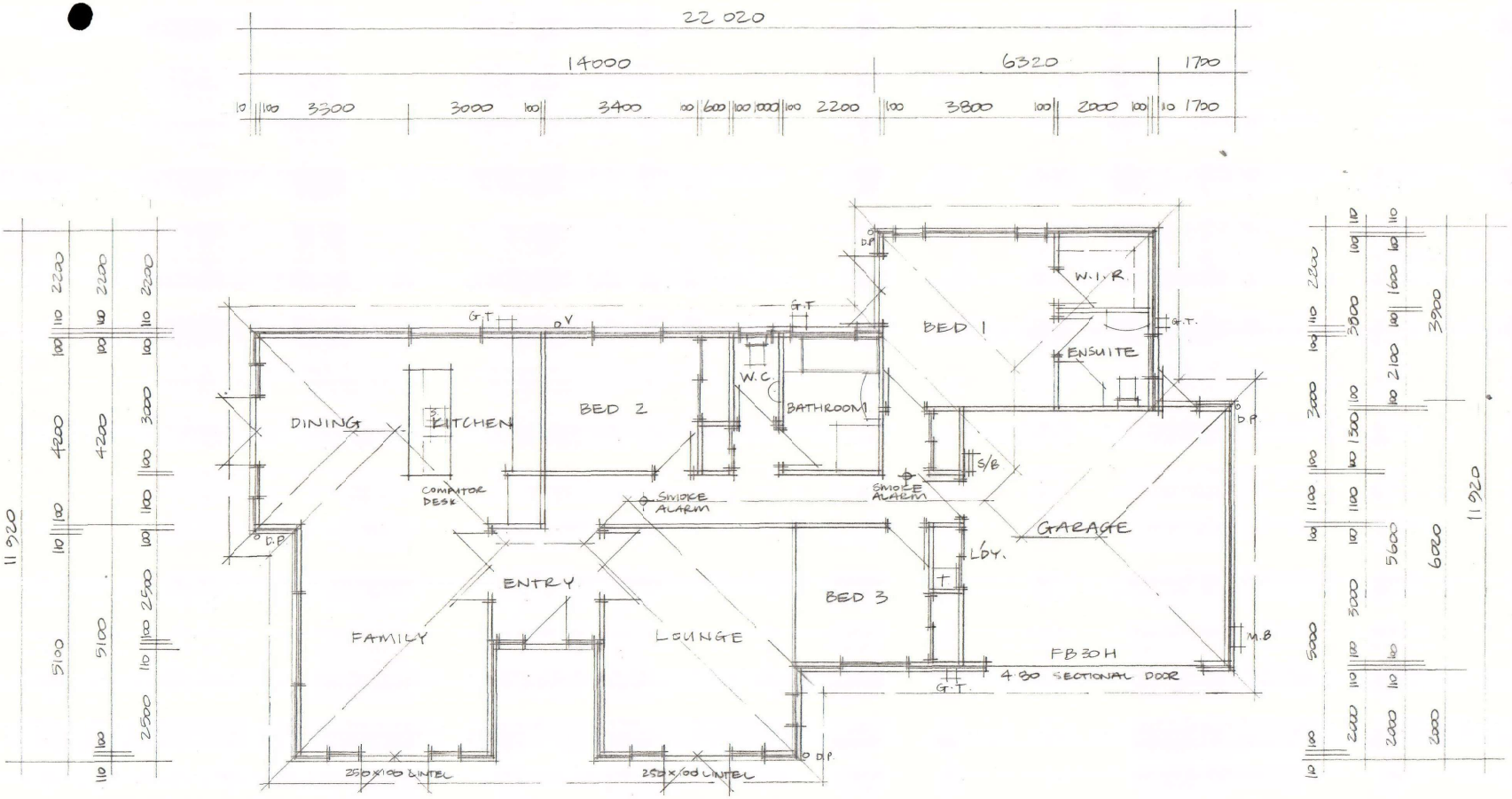
3/ All dimensions are measured in millimeters unless otherwise specified.

4/ Final location of sewer and storm water system shall be determined by both owner(s) and drain layer on site. Final location of proposed dwelling shall be determined by the owner(s) on site.

NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT/06	SHEET NO.	1
DRAWN BY:	R.T.K		
SCALE	1:100		
DRAWING TITLE:	SITE PLAN	IN SET OF	

"Quality building inspiration"



PROPOSED FLOOR PLAN
195 SQ. METRES

NOTE: ALL EXTERNAL LINTELS TO BE 200x100 UNLESS SHOWN.

SUPERSEDED 7/12/06

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.	DATE:	AMD. No.	COMMENT:

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3/ All dimensions are measured in millimeters unless otherwise specified.
4/ Final location of sewer and storm water system shall be determined by both owner(s) and drain layer on site. Final location of proposed dwelling shall be determined by the owner(s) on site.

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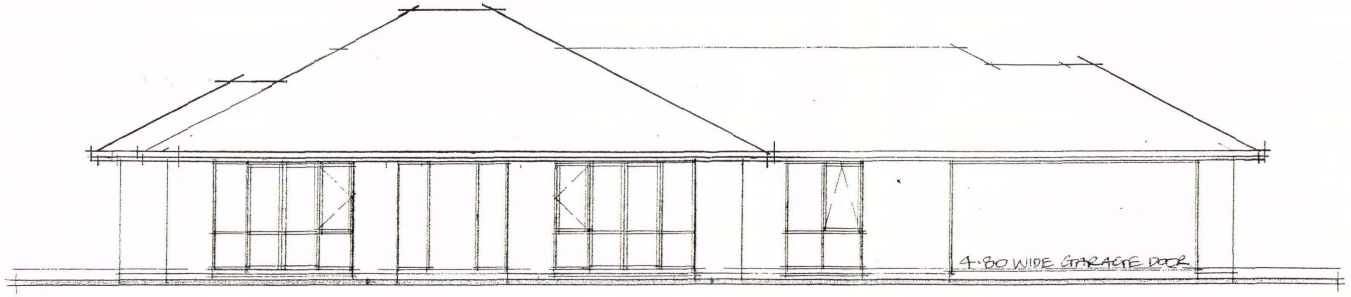
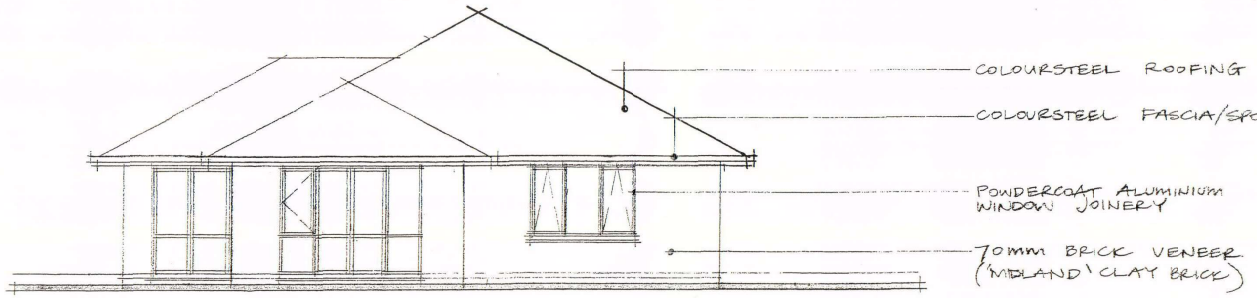
NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT '06
DRAWN BY:	R.T.K
SCALE	1:100
DRAWING TITLE:	FLOOR PLAN
SHEET NO.	2
IN SET OF	

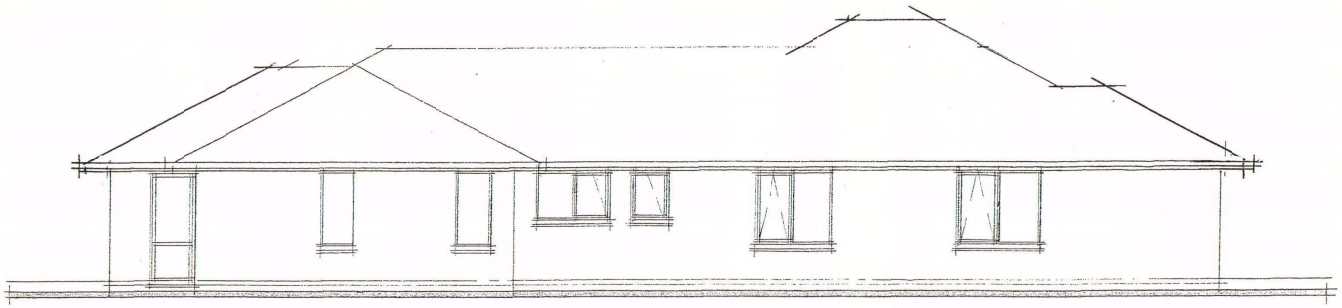
"Quality built on your inspiration"



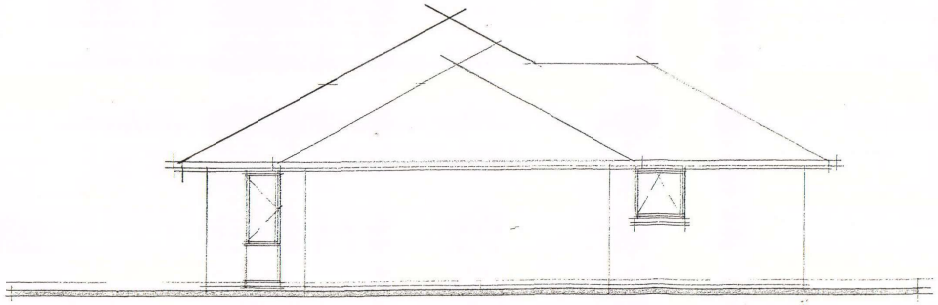
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.		
DATE:	AMD. No.	COMMENT:

IMPORTANT NOTES:

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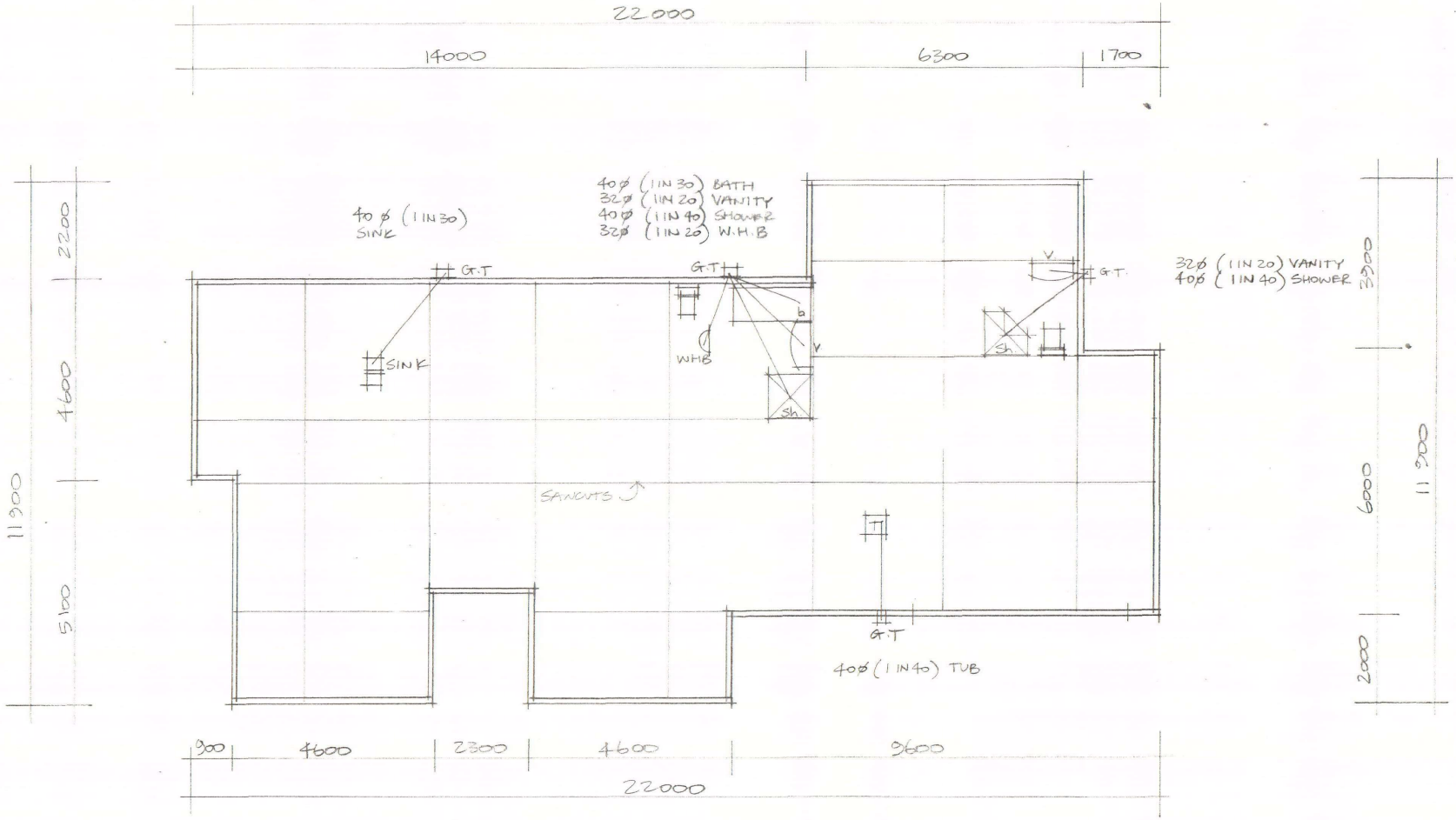
061580
FILE COPY

NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE: SEPT '06	SHEET NO. 3
DRAWN BY: R.T.K	
SCALE 1:100	
DRAWING TITLE: ELEVATIONS	IN SET OF

"Quality built on your inspiration"



FOUNDATION PLAN

TheHousing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.
DATE: AMD. No. COMMENT:

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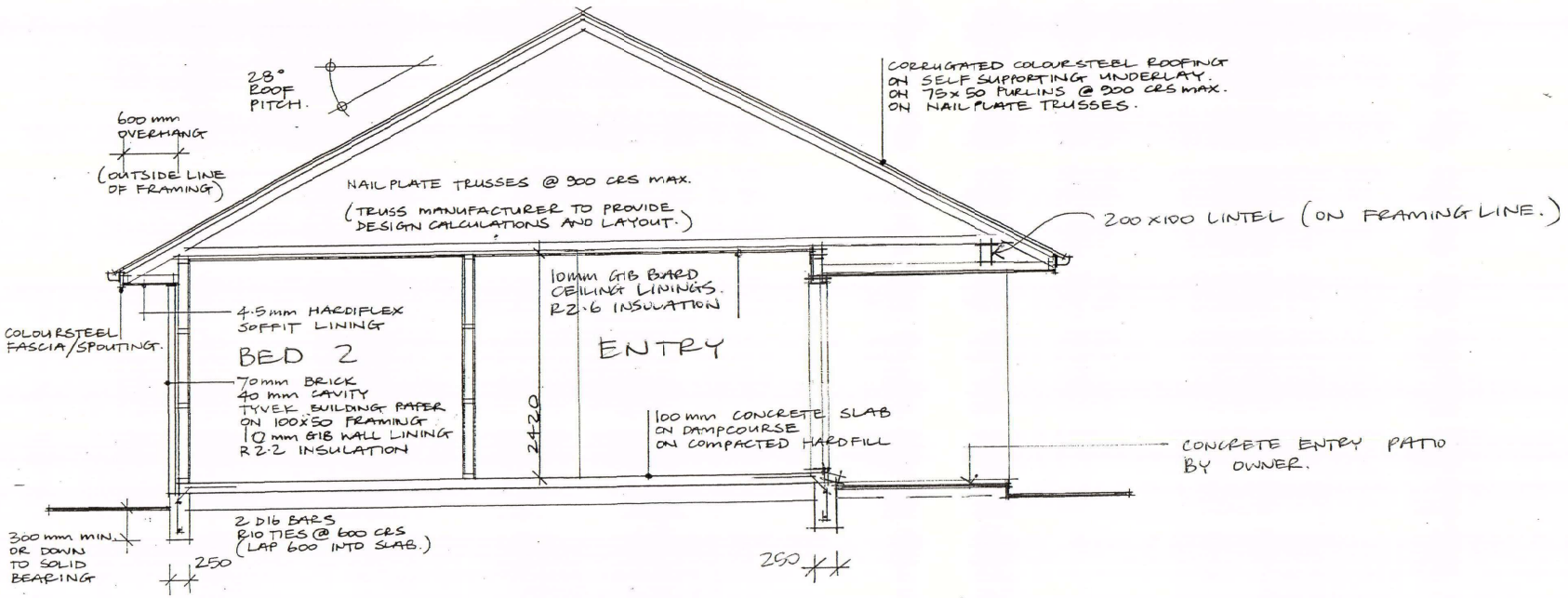
NEW HOUSE
LOT 101
ROLLESTON

DATE: SEPT'06
DRAWN BY: R.T.K
SCALE 1:100
SHEET NO. 4
DRAWING TITLE: FOUNDATION PLAN
IN SET OF

"Quality built on your inspiration."



CROSS SECTION A-A

FRAMING NOTE
ALL FRAMING TO BE 94x47 NZ OREGON N°1 GRADE

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.	DATE:	AMD. No.	COMMENT:

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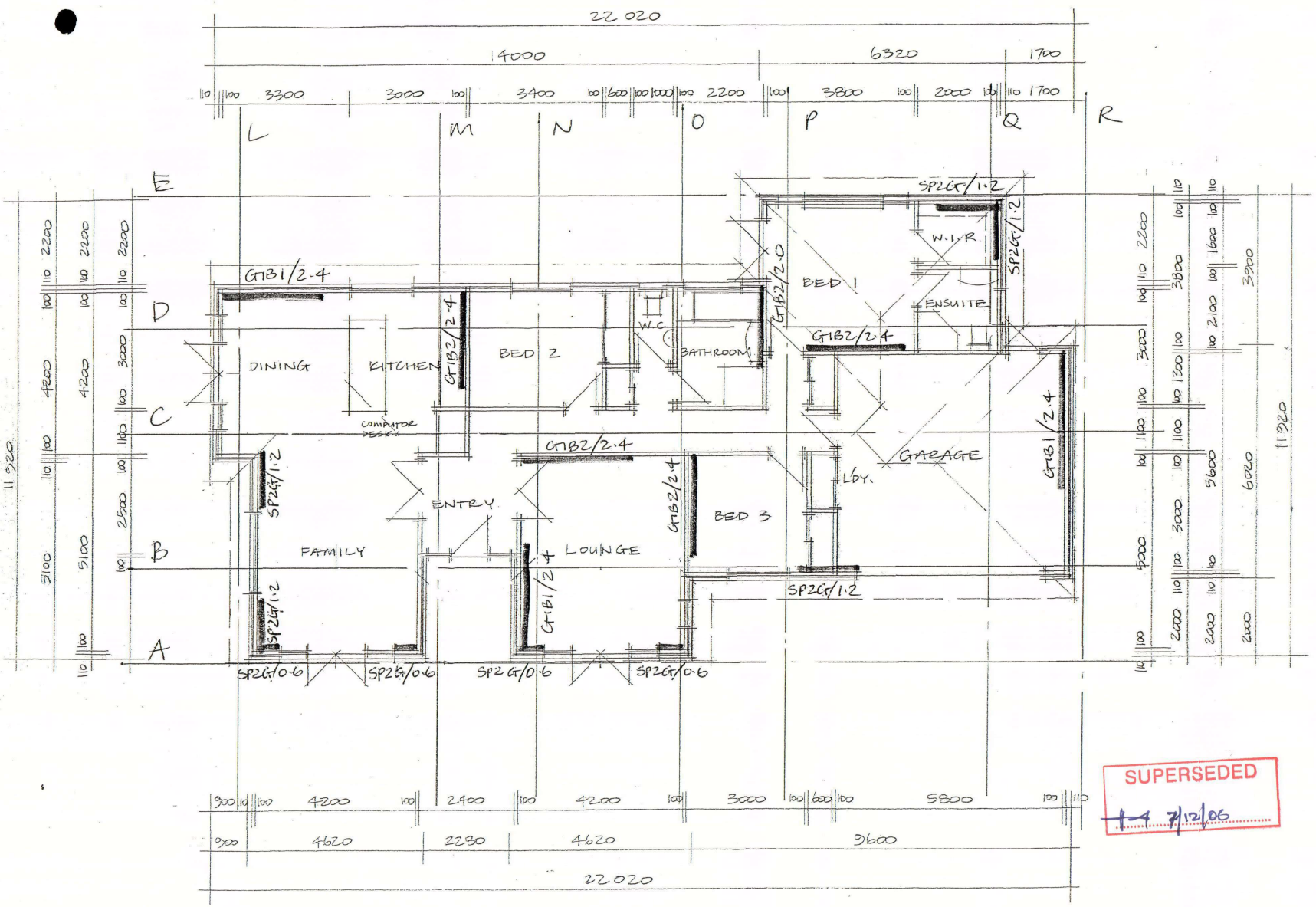
NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE: SEPT '06	SHEET NO. 5
DRAWN BY: R.T.K	
SCALE 1:50	
DRAWING TITLE: SECTION	IN SET OF

"Quality built on your inspiration"



PROPOSED FLOOR PLAN
195 SQ. METRES

SUPERSEDED
7/12/06

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.
DATE: AMD. No. COMMENT:

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NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT '06
DRAWN BY:	R.T.K
SCALE	1:100
DRAWING TITLE:	BRACING PLAN
SHEET NO.	5
IN SET OF	

"Quality built on your inspiration"

Wall Bracing Calculation Sheet

Job Details

box 1

Name

Street and Number

Lot and DP Number LOT 101 HIGHGATE

City/Town/District ROLLESTON

Location of Storey: (single) ~~upper of two~~ ~~lower of two~~ Floor load: (2kPa) ~~3kPa~~

Building height to apex 4.5 m — Roof weight (light) heavy

Roof height above eaves 2.0 m — Cladding weights:

Subfloor ~~light/medium/heavy~~

Stud height 2.4 m — Lower Storey ~~light/medium~~ (heavy)

Average roof pitch 28° — Upper Storey ~~light/medium/heavy~~

Building length BL = 22.0 m — Room in Roof Space Yes (No)

Building width BW = 12.5 m — Gross Building Plan Area, GPA = 195 m²

Note: *When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

Wind Zone

box 2

Region: R1	0 ✓	Terrain: Inland	0	Exposure: Sheltered	0	Topography: Gentle	0 ✓
R2	1	Coastal	1	Exposed	1 ✓	Moderate	1
						Extreme	3

Total points 1 — BUT DESIGN FOR HIGH.

Wind Zone: Low (0) — Very high (3)

Medium (1) — Specific Design (4)

✓ High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A (B) C

BUs required Wind

box 4

From Table ~~W1A/W1B~~

W along = 64 BUs/m

W across = 54 BUs/m

Total wind load,

W ALONG:

W along x BW = 800 BUs

W ACROSS

W across x BL = 1188 BUs

BUs required Earthquake

box 5

From Table ~~EQ1/EQ2~~ (EQ3) ~~EQ4/EQ5/EQ6~~

E = 4.2 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 819 BUs

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		1	SP2G	0.6			95	57
		2	SP2G	0.6			95	57
		3	SP2G	0.6			95	57
		4	SP2G	0.6			95	57
B		5	SP2G	1.2			95	114
C		6	GIB2b	2.4			70	168
D		7	GIB1b	2.4			50	120
		8	GIB2b	2.4			70	168
E		9	SP2G	1.2			95	114
Totals Achieved					W		E	912
From Sheet A Totals Required					W	800	E	819
Wreq/Ereq =					* 0.97			

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
L		10	SP2G	1.2	95	114	95	114
		11	SP2G	1.2	95	114	95	114
M		12	GIB2b	2.4	80	192	70	168
N		13	GIB1b	2.4	75	180	50	120
O		14	GIB2b	2.4	80	192	70	168
P		15	GIB2a	2.0	75	150	60	120
Q		16	SP2G	1.2	95	114	95	114
R		17	GIB1b	2.4	75	180	50	120
Totals Achieved					W	1236	E	1038
From Sheet A Totals Required					W	1188	E	819
Wreq/Ereq =					* 1.45			

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

SUPERSEDED 7/12/06

061580

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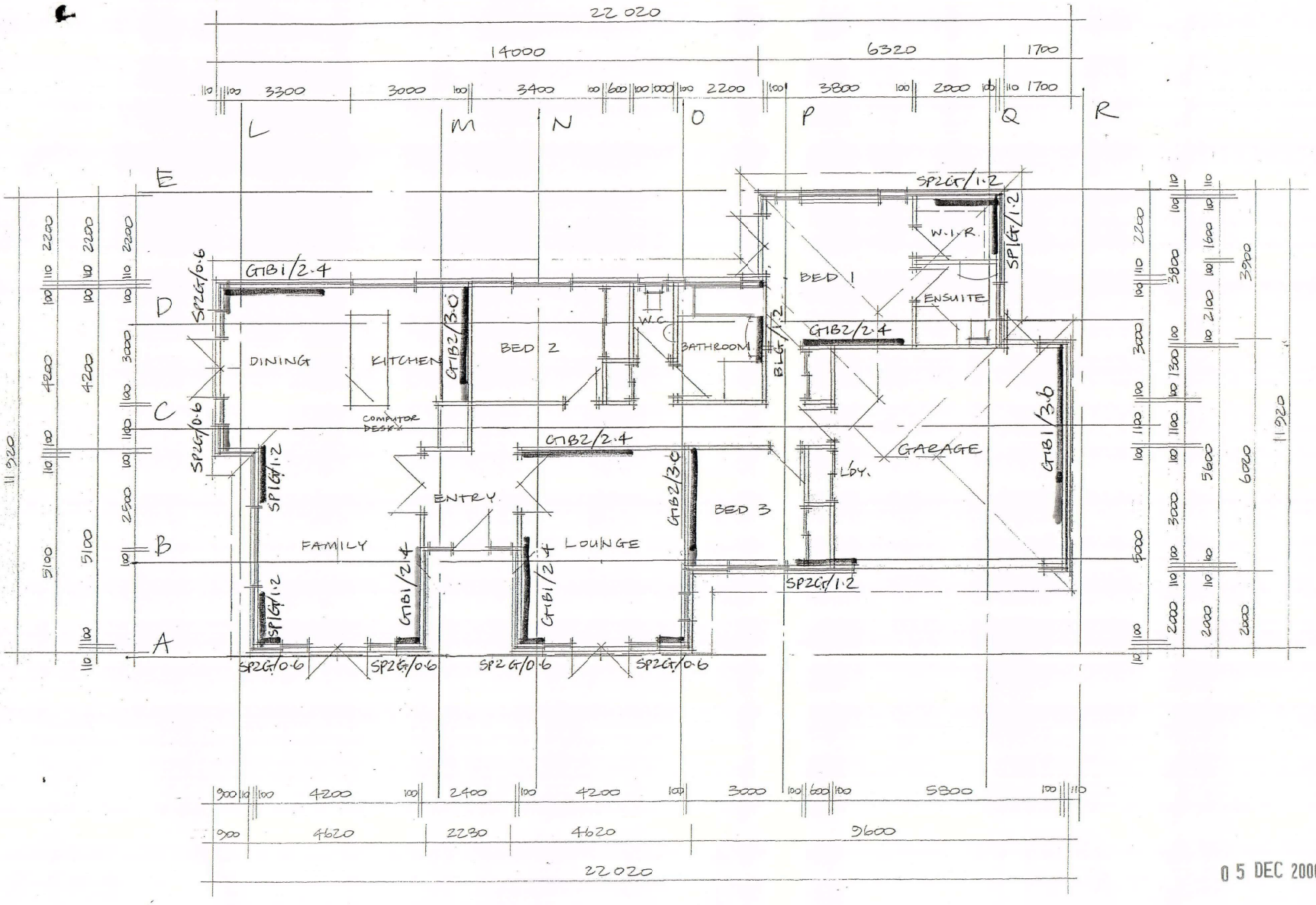

PROPOSED FLOOR PLAN
195 SQ. METRES

05 DEC 2006

06158

FILE COPY

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P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO. DATE:	AMD. No.	COMMENT:
DEC'06	A	AMENDED FOR CONSENT.

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NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT'06	SHEET NO. 5A
DRAWN BY:	R.T.K	
SCALE	1:100	
DRAWING TITLE:	BRACING PLAN	IN SET OF

"Quality built on your inspiration"

Wall Bracing Calculation Sheet

Job Details

box 1

Name

Street and Number

Lot and DP Number LOT 101 HIGHGATE

City/Town/District ROLLESTON

Location of Storey: single/~~upper of two~~/~~lower of two~~ Floor load: (2kPa)/~~3kPa~~

Building height to apex 4.5 m — Roof weight (light)/heavy

Roof height above eaves 3.0 m — Cladding weights:

Stud height 2.4 m — Subfloor ~~light/medium/heavy~~

Average roof pitch 28° — Lower Storey ~~light/medium~~/(heavy)

Upper Storey ~~light/medium/heavy~~

Room in Roof Space Yes / (No)

Building length BL = 22.0 m — Gross Building

Building width BW = 12.5 m — Plan Area, GPA = 195 m²

Note: *When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 ✓	Inland	0 ✓	Sheltered	0	Gentle	0 ✓
R2	1	Coastal	1	Exposed	1 ✓	Moderate	1
						Extreme	3

Total points 1 — BUT DESIGN FOR HIGH.

Wind Zone: ___ Low (0) ___ Very high (3)

___ Medium (1) ___ Specific Design (4)

✓ High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A (B) C

BUs required Wind

box 4

From Table W1A/W1B

W along = 78 BUs/m

W across = 78 BUs/m

Total wind load,

W ALONG:
W along x BW = 975 BUs
W ACROSS
W across x BL = 1716 BUs

BUs required Earthquake

box 5

From Table ~~EQ1/EQ2~~/(EQ3)/~~EQ4/EQ5/EQ6~~

E = 4.2 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 819 BUs

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		1	SP2G	0.6	95	57	95	57
		2	SP2G	0.6	95	57	95	57
		3	SP2G	0.6	95	57	95	57
		4	SP2G	0.6	95	57	95	57
B		5	SP1G	1.2	110	132	95	114
C		6	GIB2b	2.4	80	192	70	168
D		7	GIB1b	2.4	75	180	50	120
		8	GIB2b	2.4	80	192	70	168
E		9	SP1G	1.2	110	132	95	114
Totals Achieved					W	1056	E	912
From Sheet A Totals Required					W	975	E	819
Wreq/Ereq =				* 1.20				

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
L		10	SP1G	1.2	110	132		
		11	SP1G	1.2	110	132		
		12	SP2G	0.6	95	57		
		13	SP2G	0.6	95	57		
M		14	GIB2b	3.0	80	240		
		15	GIB1b	2.4	75	180		
N		16	GIB1b	2.4	75	180		
O		17	GIB2b	3.0	80	240		
P		18	BLG	1.2	150	180		
Q		19	SP1G	1.2	110	132		
R		20	GIB1b	3.6	75	270		
Totals Achieved					W	1800	E	
From Sheet A Totals Required					W	1716	E	
Wreq/Ereq =				* 2.10				

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

05 DEC 2006
061580
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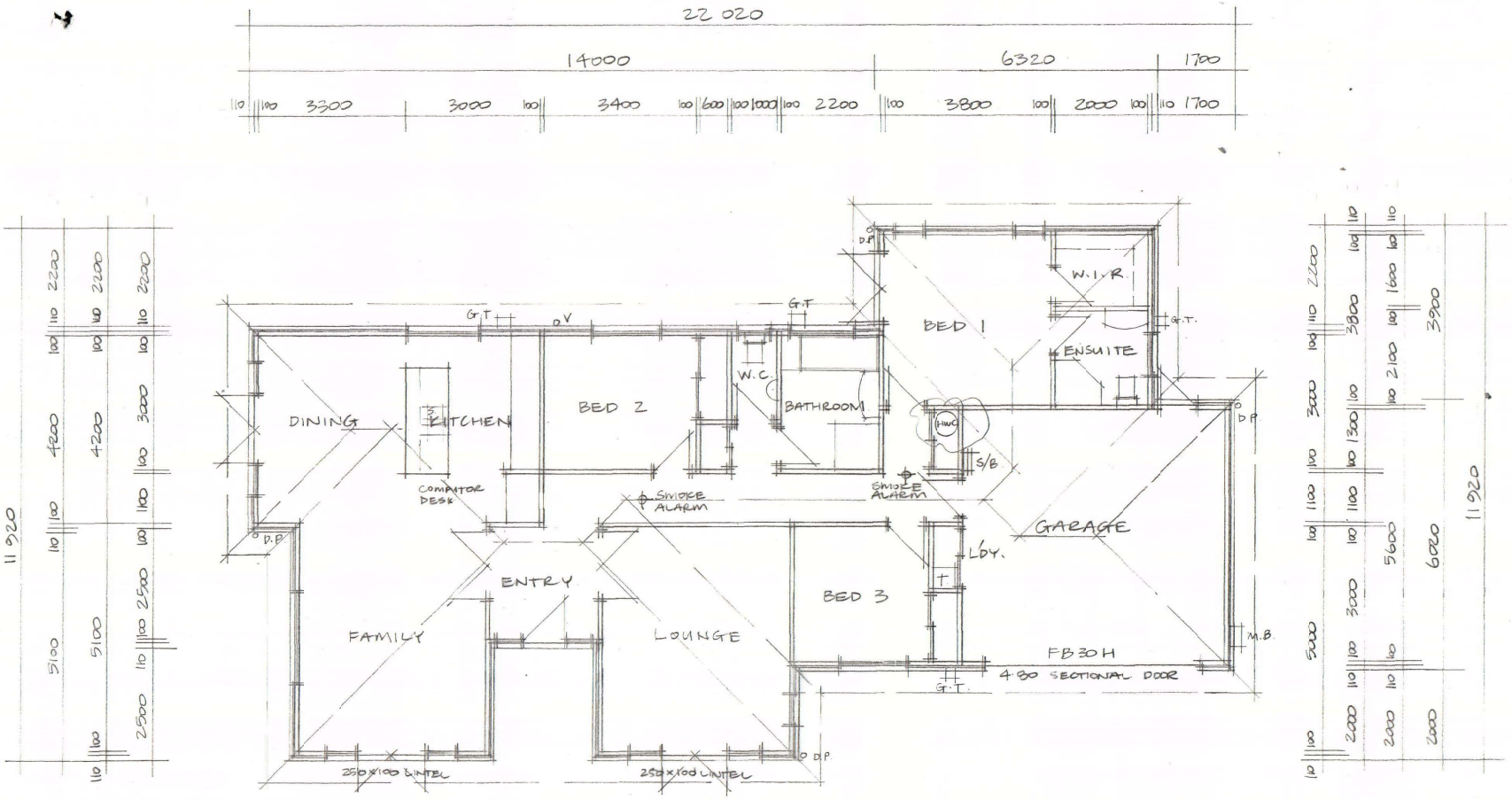

PROPOSED FLOOR PLAN
195 SQ. METRES

NOTE: ALL EXTERNAL LINTELS TO BE 200x100 UNLESS SHOWN.

05 DEC 2006
061580

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Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO. DATE:	AMD. No.	COMMENT:
DEC'06	A	HW.C SHOWN

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NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT'06	SHEET NO. 2A
DRAWN BY:	R.T.K	
SCALE	1:100	
DRAWING TITLE: FLOOR PLAN		IN SET OF

"Quality built on your inspiration"

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: J Hon & Tucker CONSENT NO: 061580

AGENT: Woodland Builders ON ACCOUNT: YES / NO

DEPARTMENT SIGN OFFS	BUILDING	PLANNING	ASSETS	TA SIGNATORY
DATE REQUIRED	19/10/06	13/10/06	9/10/06	
COMPLETED SIGN & DATE	SRC 15 ... 2006	BM 16/10/06	9/10	19/10/06

PIM DUE FOR ISUE BY: 1/11/06 FILE LOCATION/NAME: G:\CONSENTS\ 061580PIM.doc

TYPE OF WORK: Domestic Dwelling PIM FEE PAID: $200-00

SITE LOADINGS:- EQ: B SNOW: 0.43 WIND: H ALT: 50 CORO: 2

PROCESS SIGN OFFS

APPLICATION	SIGN & DATE
PREVIEWED BY	Sam / Jenny 3-10-06
LOADED BY	Stacey 3/10/06
HISTORIC PLACES TRUST NOTIFIED	
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED	
COPY OF PIM TO BE SENT TO FOOD & HEALTH YES / (NO)	SRC 15 OCT 2006
COPY OF PIM TO BE SENT TO ORION YES / (NO)	SRC 15 OCT 2006
PIM SENT OUT WITH ALL ATTACHMENTS BY	Annie 19/10/06

ATTACHMENTS

PROPERTY MAP	✓
WATER MAP	✓
PIPED STORMWATER MAP	✓
SEWER MAP	✓
EXISTING / AS BUILT DRAINAGE PLAN	✓
RM CERTIFICATE	
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER *(specify)*: Water Connection Form	✓

ASSETS

Sewer	
✓	EN01
	EN02
	EN03
	EN04
	EN05
	EN06
	EN07
	EN08

Stormwater	
✓	EN10
	EN11
	EN12
	EN13
	EN14
	EN15
	EN16

Hazards	
	EN20
	EN21
	EN22
	EN23
	EN24

Water	
✓	EN30
	EN31
	EN32
	EN33
	EN34
	EN35
	EN36

Entrances	
✓	EN40
✓	EN41
	EN42
	EN43
	EN44
	EN45
	EN46
	EN46a

Entrances	
	EN47
	EN48
✓	EN49
	EN50
	EN51
	EN52

Comments:-

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

REF No.....

Project Information Memorandum 061580

Section 34, Building Act 2004

Application

Owner: D C ILTON & V D TUCKER		
WOODLAND BUILDERS	No.	061580
PO BOX 11310	Issue date	19/10/06
CHRISTCHURCH	Formally Received Date	3/10/06

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.
	Being Stage 1 of an intended 1 Stage
	DOMESTIC DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 Bedroom Domestic Dwelling with attached double garage – 195m²
Estimated Value	$210,000
Location	OVERBURY CRESCENT, ROLLESTON
Legal Description	LOT 101 DP 361253
Valuation No.	2405503500

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: _____ **Date:** 19/10/06

Building Department Comments

Building Control Officer: - Scott Copplestone

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B (as per NZS3604)
Snow Load (Sg)	:	0.43 kPa
Site Wind Speed	:	44 m/s High
Altitude	:	50 m (amsl)
Corrosion	:	2 (as per NZS3604)

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

Potential contamination may exist resulting from the previous use of this site as an orchard and associated spray programmes. A soil sample analysis would confirm any further information of this nature.

Planning Department Comments

Buildings Compliance : Planner - BM

Resource Consent Required? NO

Based on the plans and details submitted with this application, this building complies with the relevant provisions of the Proposed District Plan and no resource consent is required.

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

Activity:

Activity: Erecting residential dwelling
Zoning: Living 1

Current Resource Consents:

Previous resource consents granted / refused for this property?
None Found

Land Features:

Designations: None Found

Heritage Items : None Found

Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : None Found

Assets Department Comments

Sewer – Council sewage scheme is available to this site.

Stormwater from the roof(s) is to be disposed of to ground via a sealed system.

Water supply – Council water supply available. The supply is metered. The application fee is $56.25. See attached form.

This subdivision has an irrigation system. If trees need to be removed to install an entranceway the irrigation pipe will need to be reinstated at an approximate depth of 400mm and ducting installed under the driveway to protect the pipe. Unless reinstatement is undertaken by an approved Council operator no responsibility will be accepted for subsequent failure of the entranceway.

Entrances – Form and seal vehicle entranceway minimum three metres wide between the property boundary and the edge of seal (urban).

Any damage to council footpaths and berms within the road reserve shall be at the applicants cost to repair.

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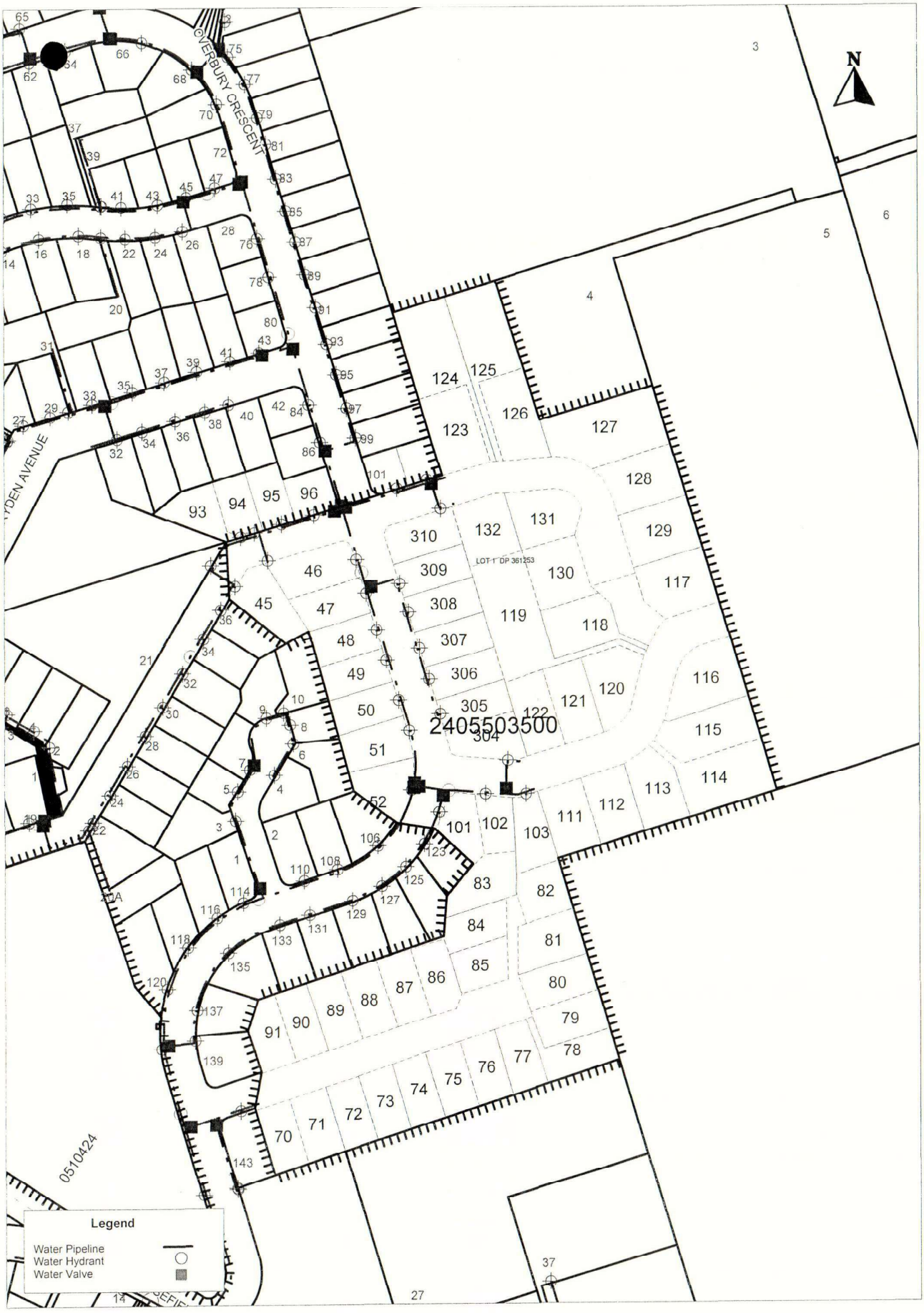
Property Map

Selwyn DISTRICT COUNCIL



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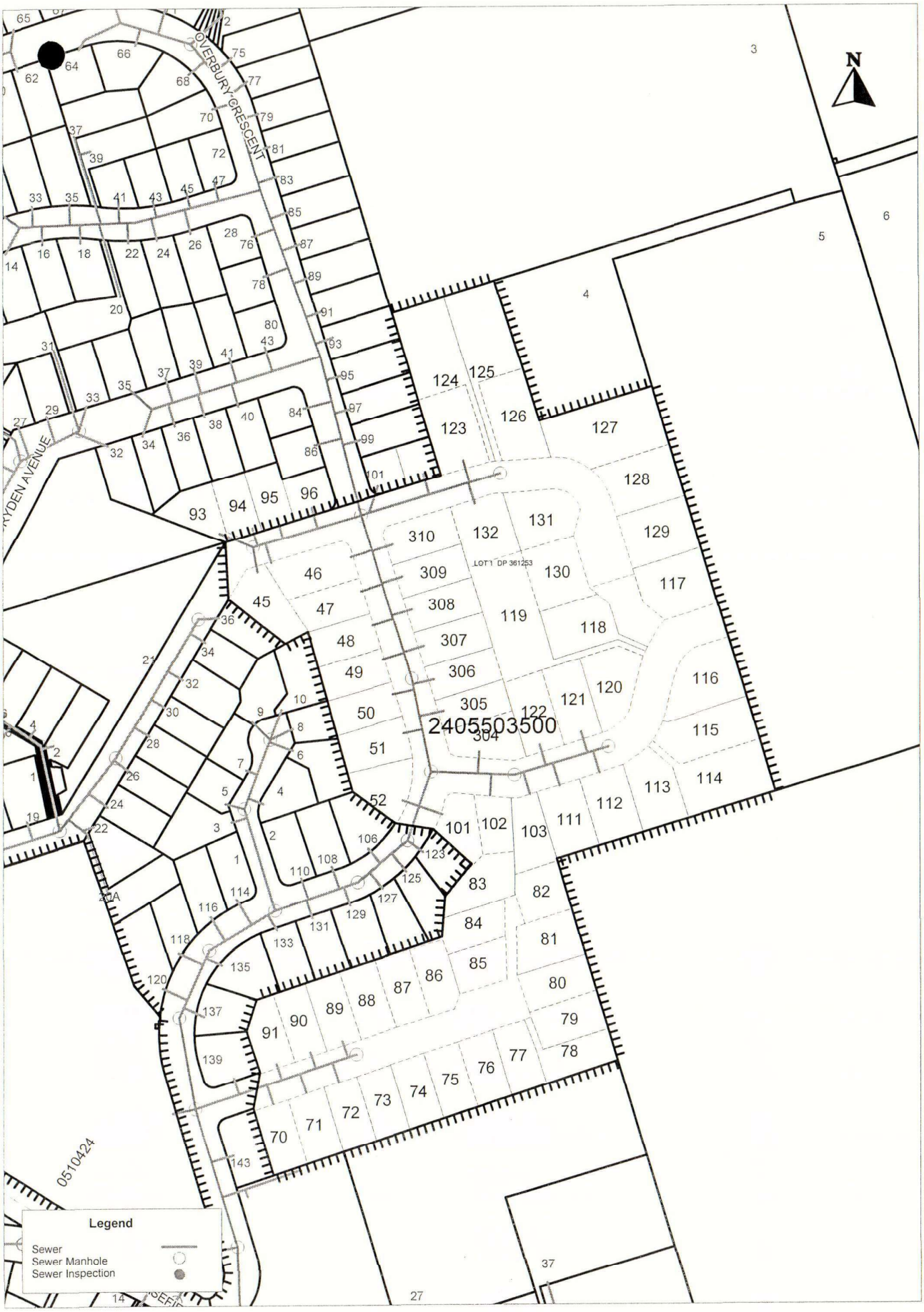
Note: Measurements are approximate only and should be checked on site.

Water Supply Map

Selwyn DISTRICT COUNCIL



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Sewer Map

Selwyn DISTRICT COUNCIL

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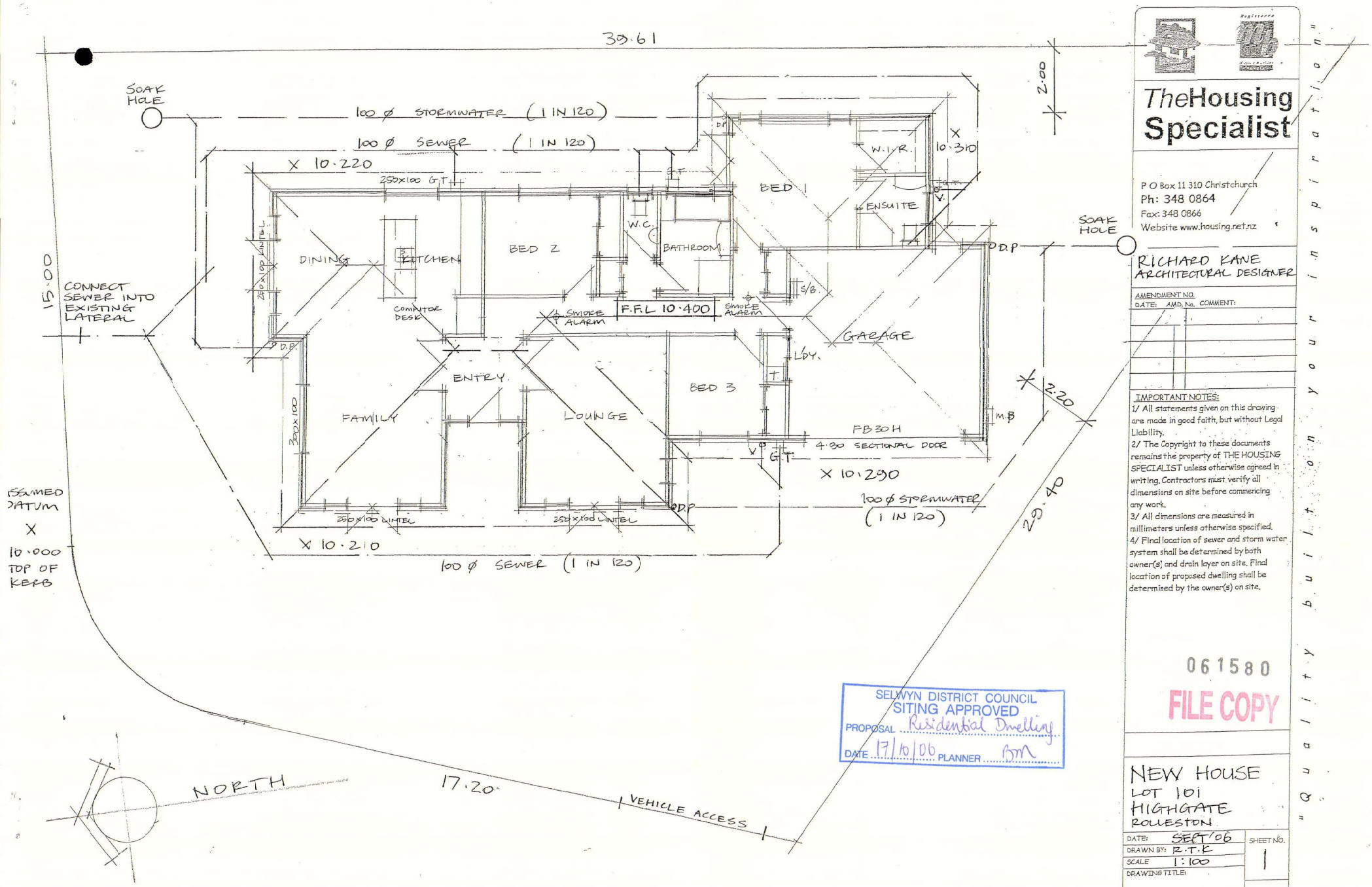
Note: Measurements are approximate only and should be checked on site.

Piped Stormwater Map

Selwyn DISTRICT COUNCIL



SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Residential Dwelling
DATE 17/10/06 PLANNER BM

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website www.housing.net.nz

RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.	DATE:	AMD. No.	COMMENT:

IMPORTANT NOTES:
1/ All statements given on this drawing are made in good faith, but without Legal Liability.
2/ The Copyright to these documents remains the property of THE HOUSING SPECIALIST unless otherwise agreed in writing. Contractors must verify all dimensions on site before commencing any work.
3/ All dimensions are measured in millimeters unless otherwise specified.
4/ Final location of sewer and storm water system shall be determined by both owner(s) and drain layer on site. Final location of proposed dwelling shall be determined by the owner(s) on site.

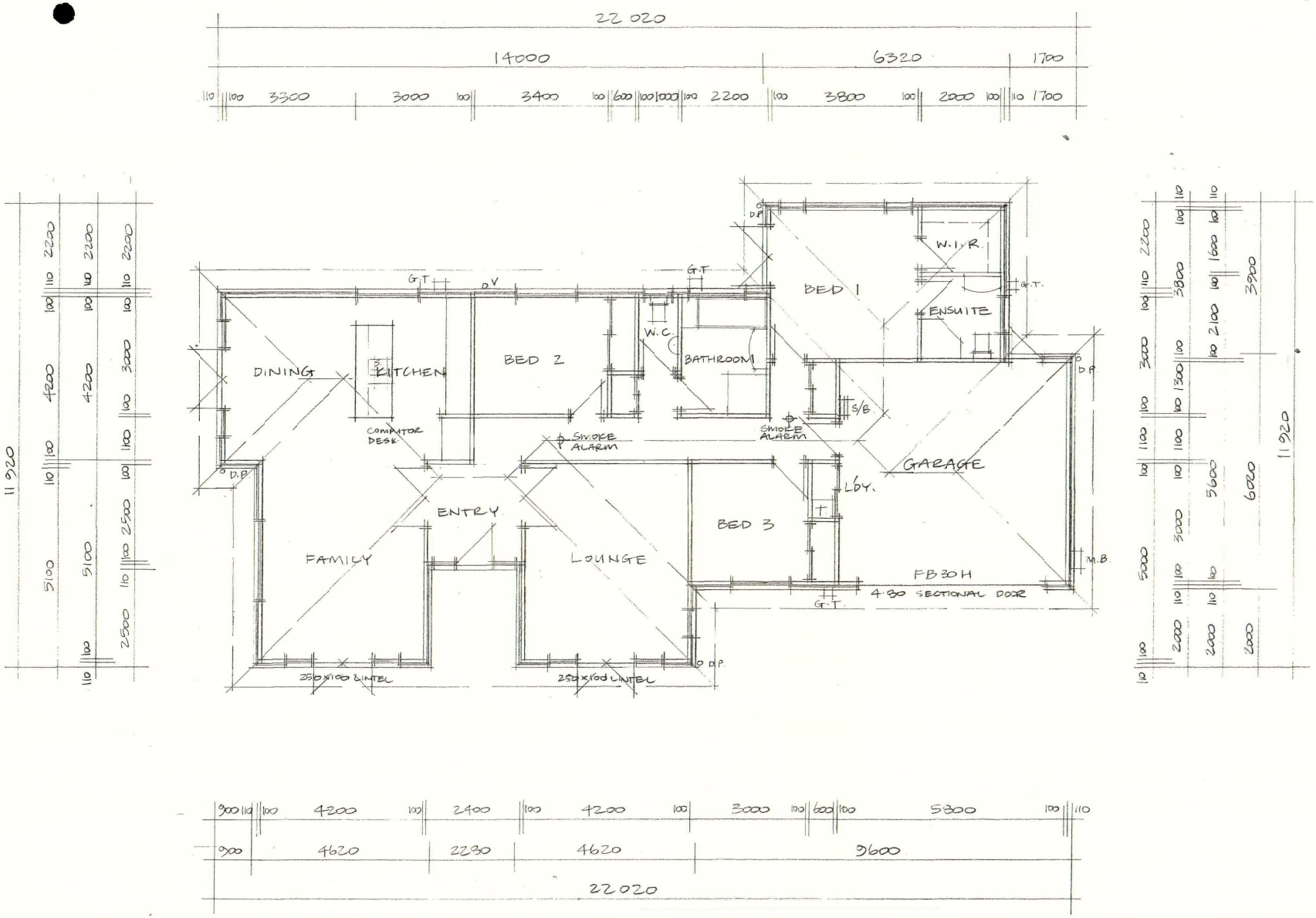
061580

FILE COPY

NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT/06
DRAWN BY:	R.T.K
SCALE	1:100
DRAWING TITLE:	SITE PLAN
SHEET NO.	1
IN SET OF	

"Quality built to your inspiration"



PROPOSED FLOOR PLAN
195 SQ. METRES

NOTE: ALL EXTERNAL LINTELS TO BE 200×100 UNLESS SHOWN.

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061580

FILE COPY

NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT '06
DRAWN BY:	R.T.K
SCALE	1:100
DRAWING TITLE:	FLOOR PLAN
SHEET NO.	2
IN SET OF	

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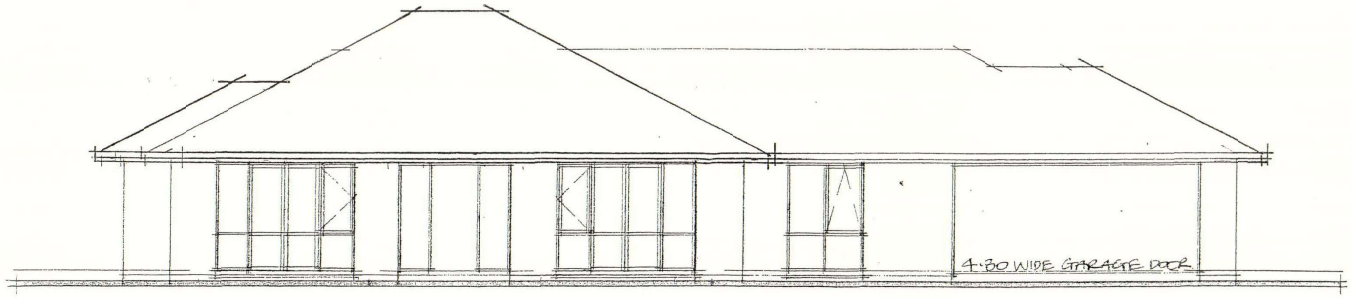
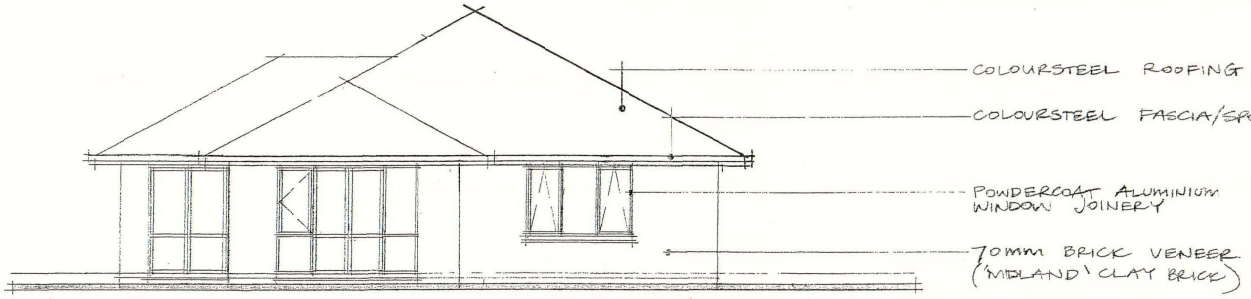
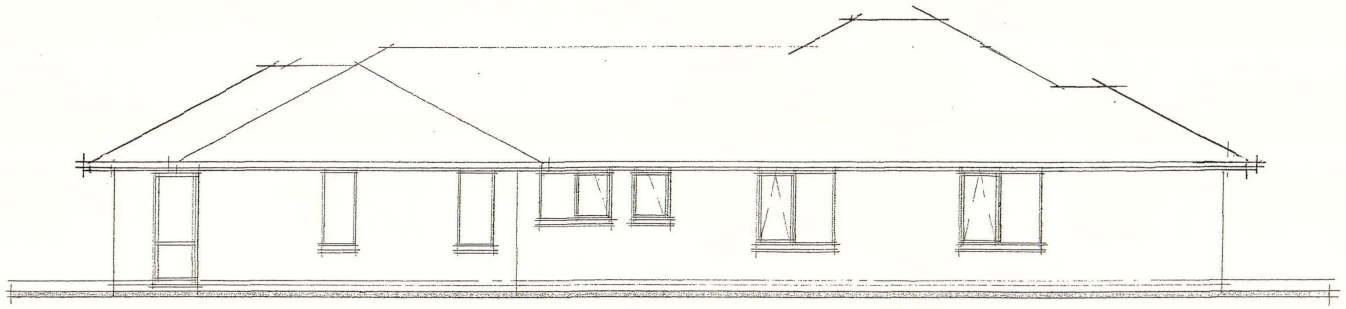


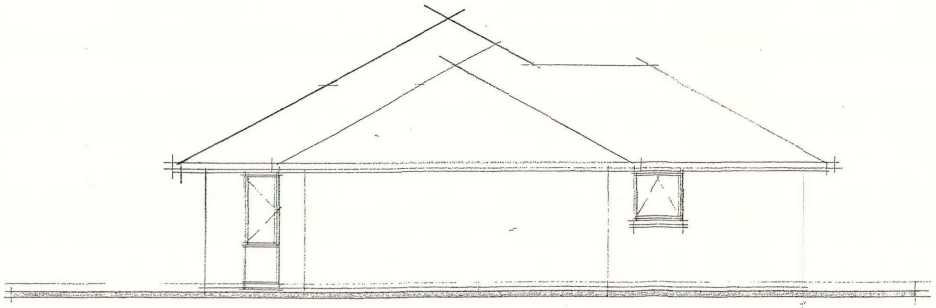
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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RICHARD KANE
ARCHITECTURAL DESIGNER

AMENDMENT NO.	DATE:	AMD. No.	COMMENT:

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061580

FILE COPY

NEW HOUSE
LOT 101
HIGHGATE
ROLLESTON

DATE:	SEPT '06	SHEET NO.
DRAWN BY:	R.T.K	3
SCALE	1:100	
DRAWING TITLE:	ELEVATIONS	IN SET OF

COMPLIANCE SCHEDULE

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

39. ☐ The specified systems for the building are as follows:

40. ☐ The following specified systems are being altered, added to, or removed in the course of the building work *(Specify)*:

41. ☑ There are no specified items in the building.

SIGNATORY

Signed by or for and on behalf of the Owner/Applicant _____

☐ Owner ☑ or Agent/Applicant Date: 28/9/06

Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".

NOTES BY APPLICANT

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

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)
A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.
A fixed fee of $200.00 is required to accompany your PIM application.

(b) Building Consent (BC)
A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.
A deposit fee of $200.00 is required to begin processing your application.
Once the building consent has been processed, you will receive notification which will include where appropriate an invoice for the balance of the fees payable.
Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications
Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided the application will be returned. Combined applications must be accompanied by a deposit of $400.00.

INSPECTIONS

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.
During the process of construction, inspections will be necessary to confirm all work complies. The Building Consent Authority requires at least 1 working days notice prior to inspection. However this notification will not guarantee an inspection will be available at the requested time. All work for inspection must be fully completed prior to the inspection visit being made.
The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Department of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with any District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Department to determine the process from there. Telephone 324 5868.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than 2 years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note:- Certificates will be required from all trades involved in the project.
In the event that no application for Code Compliance is made, the Building Consent Authority will within the 2 year period issue a Notice To Fix.