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1896001500

10 STOUT STREET, WESTPORT

BULLER DISTRICT COUNCIL

PO Box 75, REEFTON
Telephone (03) 732 8821
Fax (03) 732 8822

WESTPORT

New Zealand

PO Box 21, WESTPORT
Telephone (03) 789 7239
Fax (03) 789 7233

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

TO: BULLER DISTRICT COUNCIL

(Cross each applicable box and attach relevant documents in duplicate)

PART A: GENERAL
(Complete Part A in all cases)

940121.

APPLICANT*

Name: P. B. G. Blaw
Postal Address: 10 Stout St
Westport
Contact (Print name & position):
Peter Blaw 7709 7239
Barbara Blaw 7889
Phone: Fax:

*Section 33 of the Building Act requires the applicant to be the owner of the land or a person who has entered an agreement to lease or purchase the land.

FOR COUNCIL USE

Street Damage	\$.....
BIA Levy	\$.....
BRANZ Levy	\$.....
Administration	\$ <u>30</u>
Processing	\$ <u>22.50</u>
Inspections	\$ <u>40.00</u>
Compliance Sched	\$.....
Code Comp Cert	\$ <u>20.00</u>
P I M	\$..... \$.....
Total Fee	\$ <u>112.50</u>

Receipt No: 123529
Received: 30/3/94
(Based on no of inspections)

PROJECT

New or relocated building ☐
Alteration ☒
Intended uses(s) [In detail]:
To install a Fatso Pot Bely
STOVE
Intended Life:
Indefinite but not less than 50 years ☐
Specified as 20 years ☐
Demolition ☐
Being stage 1 of an intended
..... stages.

Estimated Value (inclusive of GST)
\$ 1000
Floor Aream2

PROJECT LOCATION

Street Address (if any):
Legal Description:
Valuation Roll Number: 1896/015-00
Lot: DP:
Section: Block:
Survey District:

Signed by or for and on behalf of the applicant:

Name: X
Address: 10 Stout Street Date: 30.3.94

Continued

This application is for:

- ☐ Building consent only, in accordance with project information memorandum No.:....
- ☐ Both building consent and a project information memorandum

PART B: PROJECT DETAILS

[Complete Part B only if you have not applied separately for a project information memorandum.]

The project involves the following matters *[Cross each applicable box, if any, and attach relevant information in duplicate]:*

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- ☐ New provisions to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

[Complete Part C in all cases]

This application is accompanied by *[Cross each applicable box, attach relevant documents in duplicate]:*

- ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including—
 - ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART D: KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers)

Designer(s):
.....
Builder(s):
.....
Registered drainlayer:
Signature & Reg. No:
Registered plumber: *Peter Ashby*
Signature & Reg. No:
Registered gasfitter:
Signature & Reg. No:
Registered electrician:
Signature & Reg. No:
Other:
.....

PART E: COMPLIANCE SCHEDULE SYSTEMS

☐ The building will contain one or more of the following systems:

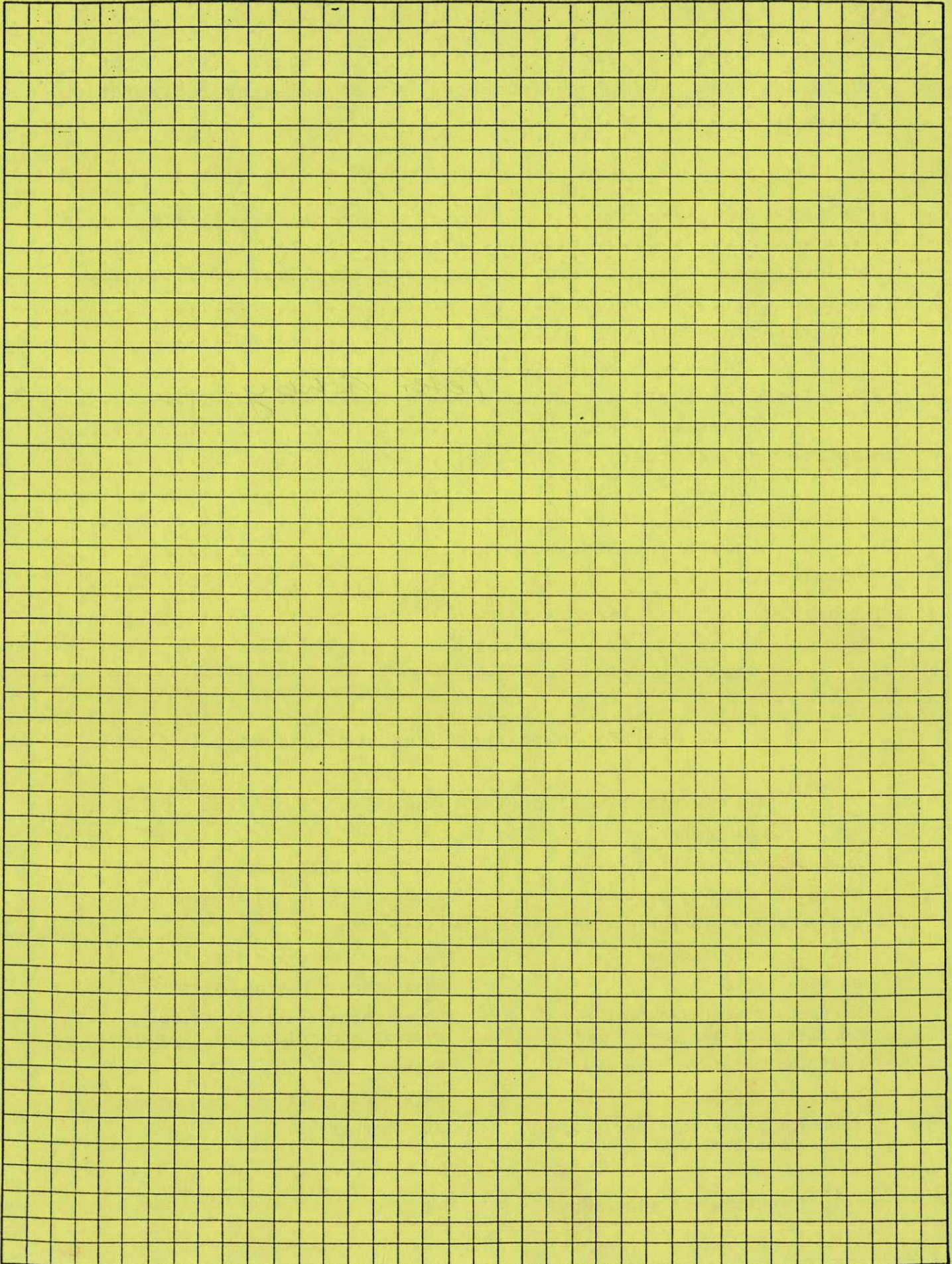
Automatic sprinkler systems	Automatic fire doors
Emergency warning systems	Emergency lighting systems
Escape route pressurisation systems	Riser mains
Back-flow preventers	Passenger carrying lifts
Service lifts	Escalators & moving walks
Mechanical ventilation & air conditioning systems	Other mechanical, electrical, hydraulic or electronic systems
Building maintenance units	Signs
Means of escape	Safety barriers
Access & facilities for people with disabilities	Fire hose reels

☐ None of the above

SITE PLAN:

Show position of proposed building in relation to boundaries and any other buildings on site. Distance of building from boundaries **MUST** be shown. Show any existing drains and proposed drainage layouts including septic tank and disposal pit/field where applicable. Show overhead and underground power lines, and their distances from proposed buildings.

SHOW POSITION OF BUILDING IN RELATION TO BOUNDARIES

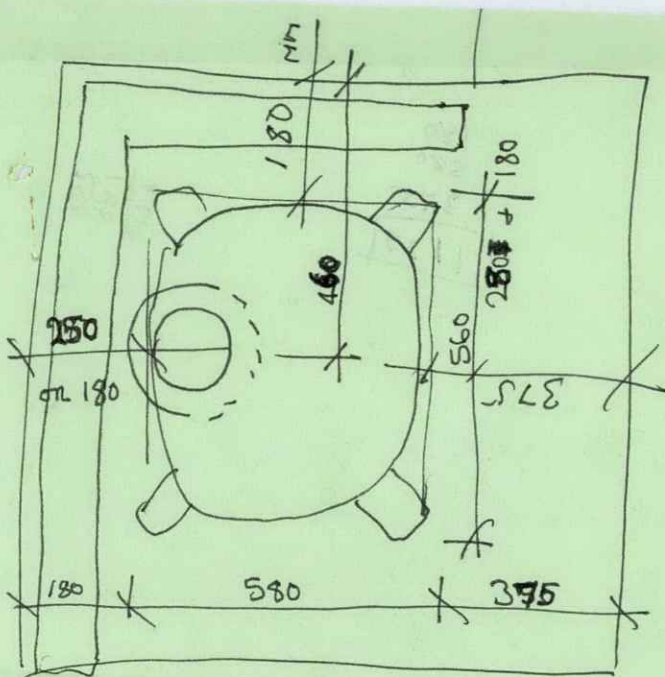


Received with thanks by 3/01
BULLER DISTRICT COUNCIL - WESTPORT

COPY *COPY* *COPY*

112.50-

112.50



BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

C O D E C O M P L I A N C E C E R T I F I C A T E Section 43(3), Building Act 1991

APPLICANT

P B A BLAIR
10 STOUT STREET
WESTPORT

CONSENT DETAILS

Consent/PIM No.: 940121
Date issued: 3/05/94
Valn No: 1896001500

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
INSTALL FATSO POT BELLY STOVE

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: DOMESTIC USE

PROJECT LOCATION: 10 STOUT STREET WESTPORT

LEGAL DESCRIPTION: Lot 5 DP 10639 Westport town Kawatiri SD

ESTIMATED VALUE: \$ 1,000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the attached details are \$ 20.00 Paid

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: J A Donaldson TECHNICAL OFFICER

DATE: 3/5/94

VALUATION NO: 1896/015-00

BUILDING CONSENT NO: 940121 DATE OF ISSUE: 20/4/94

SITE ADDRESS: 10 Stout Street, Wpt

Install Fatso Pot Belly Stove

Estimated Inspections: 1x St Damage Deposit: n/c

Completed (Signature):  Date: 2.5.94

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

B U I L D I N G C O N S E N T Section 35, Building Act 1991

APPLICANT

P B A BLAIR
10 STOUT STREET
WESTPORT

CONSENT DETAILS

Consent/PIM No.: 940121
Date issued: 20/04/94
Date of applicn: 30/03/94
Valn No: 1896001500

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
INSTALL FATSO POT BELLY STOVE

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: DOMESTIC USE

PROJECT LOCATION: 10 STOUT STREET WESTPORT

LEGAL DESCRIPTION: Lot 5 DP 10639 Westport town Kawatiri SD

ESTIMATED VALUE: \$ 1,000

CHARGES: The Council's charges paid on uplifting this
Building Consent, in accordance with the attached
details, are:

	\$	112.50
Street Damage Deposit	\$	0.00
B.I.A. Levy	\$	0.00
Building Research Levy	\$	0.00
TOTAL:	\$	112.50 Paid

The GST content of this total is \$12.50 **GST** Regd No. 51-751-094

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the following conditions:

CONDITIONS OF CONSENT 940121

- 1 An owner shall as soon as practicable advise the Buller District Council on the enclosed form, (Advice of Completion of Building Work), that the building work has been completed to the extent required by the building consent issued in respect of that building work.
- 2 This consent is issued on the basis that one (1) inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
- 3 After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
- 4 A building consent shall lapse and be of no effect if:- the building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow
- 5 A building consent shall lapse and be of no effect if reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the territorial authority in its absolute discretion may allow.
- 6 The solid fuel burning appliance and/or chimney installed pursuant to this consent is to be installed in accordance with NZS 7421.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____

J. McDonaldson

TECHNICAL CLERK

DATE: 20/4/94

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

P R O J E C T I N F O R M A T I O N M E M O R A N D U M 940121
Section 31, Building Act 1991

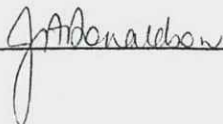
Issued in accordance with Building Consent No. 940121

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent

This project information memorandum includes:

- 1 THERE IS NO INFORMATION RELEVANT TO THIS BUILDING CONSENT APPLICATION.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:  TECHNICAL OFFICER

DATE: 20/4/94

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

A D V I C E O F C O M P L E T I O N O F B U I L D I N G W O R K Section 43(1), Building Act 1991

To: Buller District Council

Under Building Consent No.: 940121

From: P B A BLAIR
10 STOUT STREET
WESTPORT

You are hereby advised that

☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: _____

Position: _____ Date: _____

BULLER DISTRICT COUNCIL

WORK SHEET

OWNER: P.B.A. Blair BUILDER: As Owner + Peter Ashby
ADDRESS: _____ ADDRESS: _____
TELEPHONE: _____ TELEPHONE: _____

The following additional conditions are to be included with this consent:

STANDARD Conditions 1.2.3.9.10 -

The following action is required before a Building Consent can be issued:

Action Taken:

DATE: _____ SIGNED: _____

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No		<i>No relevant matters</i>
Fees	✓	
D.P. / Valuation Number Property File (Extn/Alteration)	✓	
Plumbing & Drainage		
As-Built Plans of Property		
Road Access/Water Connection/Sewer		
Site Investigation - Penetrometer including Power Lines		
Building Height, Distance from Boundaries, yards, Coverage etc		
Ventilation/Light		
Footings		
Masonry and Foundation Walls, including Vents		
Concrete Floor		
Timber Sub-Floor, Bracing and Flooring		
First Floor Framing		
Wall Construction		
Wall Bracing		
Roof Construction		
Roof Bracing		
Insulation		
Linings Internal/External		
Decks, Pools, Verandahs		
Electrical		
Access for Disabled - including visual & sound		
Fire - means of egress		
Compliance Schedule		
Permitted Activity???		
<i>Sprackles</i>	✓	

CONDITIONS OF BUILDING CONSENT NO9.4.0.121...

Owners Name:P.B.A.Blair..... FIELD INSPECTIONS

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS - The owner/builder shall notify the Inspectorate receptionist one working day (i.e. at least 24 hours) prior to the inspection being required for each of the following inspections:

☒ denotes required inspections

☒ Siting and Foundations

☐ Concrete Floor Slab

☐ Reinforcing Steel

☐ Insulation

☐ Pre-Lining

☐ Plumbing & Drainage

☒ Completion

1. **SITING** - All relevant boundary pegs must be identifiable.
2. **FOUNDATIONS** - When all trenches and footing excavations are completed and all reinforcing steel has been tied in place AND BEFORE ANY CONCRETE IS POURED, this includes pile and/or pole holes.
3. **CONCRETE FLOOR SLAB** (On Ground) - When all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and plumbing and drainage services installed AND BEFORE ANY CONCRETE IS POURED.
4. **REINFORCING STEEL** (General) - When all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slabs, lintels etc. AND BEFORE ANY CONCRETE IS POURED.
5. **INSULATION - SKILLION OR FLAT ROOFS** - When all the insulation material is installed in place, but PRIOR TO ANY ROOFING MATERIALS BEING FIXED.
6. **PRE-LINING/PLUMBING & DRAINAGE** - When all exterior cladding, windows, doors, etc. have been fixed in place and insulation is on site BUT PRIOR TO THE FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS). NB: Plumbing must be ready for inspection and drains completed but uncovered.
7. **COMPLETION** - When the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled 'Advice of Completion of Building Work' is required to be completed and forwarded to Council.

PROCEDURE FOR INSPECTIONS

The approved plans and specifications (stamped copies) must be available on the site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.

Hand-drawn floor plan of a room. The plan shows a rectangular room with a central circular feature labeled "FATSO POT BELLY". The dimensions are as follows:

- Room width: 375
- Room length: 3.75
- Central feature diameter: 580
- Brick floor to ceiling: 180
- Cavity: 25 mm

A door is located on the right wall, and a "Cavity" is indicated near the top wall.

APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes.
Building
P. & D.
Fire & Egress
Electrical
District Plan
Inspector *[Signature]* 14/4/94 Date

The solid fuel burning appliance and/or
chimney being installed pursuant to this
permit is to be installed in accordance
with NZS 7421.

The solid fuel burning appliance and/or chimney being installed pursuant to this permit is to be installed in accordance with NZS 7421.

WESTPORT BOROUGH COUNCIL

PERMIT FOR SANITARY PLUMBING AND/OR DRAINAGE WORK

Permit No 1496

Premises Owner
(or occupier)

K. Forsyth.

Site Address

10

STOUT ST

WESTPORT.

Authorised
Tradesperson

V. Wallis Plumber and Drainlayer
Ltd. P.O. Box 81 Westport.

Postal
Address

10 P.O. Box 81

STOUT Westport.

Val. Ref. No:

Description of Proposed Work:

Alter pipes in the wall for Tub and
washing machine.

Fees Paid:

\$ 15 : 50

Receipt No.

2418

Date

17 / 7 / 86

(INCLUDES G.S.T.)

THIS IS A TAX INVOICE

G.S.T. REGISTRATION No. 10-958-989

The tradesperson named above is hereby authorised to carry out, at the above premises, the work described herein, as set forth in the plans deposited with me, subject to the following conditions:

UT 18/5/87

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978 and must be completed within six months of the date of issue of this permit.

P. W. York

ENGINEER

(or other officer authorised by Local Authority)

Date of Issue 17 / 7 / 86

FIELD SHEET:

Date Inspected

REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date ____/____/____

WESTPORT BOROUGH COUNCIL

P.O. Box 21
WESTPORT

Phone 7239

APPLICATION FOR PLUMBING & DRAINAGE PERMIT

I, the undersigned, hereby make application for a permit to enable me to carry out the following plumbing and drainage work in accordance with the attached plan (for drainage) and specifications.

Owner: K Forsythe

Address: 10 Stuart St

Plumber & Drainlayer: VINCENT WALLIS Reg. No. 7058

PLUMBER & DRAINLAYER LTD.

Address: P.O. BOX 81
WESTPORT. PH. 7097

(Address and legal description where work is to be carried out.)
(Give full details including street name and number.)

Valuation Roll No. _____ Lot _____

D.P. _____ Sec. _____ Block _____

Survey District _____ (Rate demands give this information)

Street and Number 10 Stuart St

Work to be done alter pipes in wall for tub & w/m

Estimated Cost \$ 500 Permit fee \$ 15.50

I undertake to ensure that all work is carried out in accordance with the Drainage and Plumbing Regulations.

Plumber and Drainlayer (signed) Vallis 17 JUL 1986

Receipt No. 2418 Date _____

Permit No. 1496 Date 21/7/86

SCALE OF FEES (as from 1 April 1985)

1. DOMESTIC

i) Existing

Plumbing Alterations Only	\$12.00
Drainage Alterations Only	\$12.00
Drainage and Plumbing Alterations Combined	\$24.00

ii) New Dwellings

Plumbing Only	\$42.00
Drainage Only	\$42.00
Drainage and Plumbing	\$84.00

iii) Multi-unit Dwellings

Plumbing Only to 1st Dwelling	Unit: \$42: Every Additional
	Unit: \$24
Drainage Only to 1st Dwelling	Unit: \$42: Every Additional
	Unit: \$24
Drainage and Plumbing to 1st Dwelling:	Unit: \$84: Every Additional
	Unit: \$42

2. COMMERCIAL AND INDUSTRIAL

i) Existing

Plumbing Alterations Only	\$30.00
Drainage Alterations Only	\$30.00
Drainage and Plumbing Alterations Combined	\$60.00

ii) New Premises

Plumbing Only	\$60.00
Drainage Only	\$60.00
Drainage and Plumbing Combined	\$120.00

IMPORTANT

Special conditions apply in this area and should be checked by plumbers and drainlayers, e.g. -

1. Concrete floor - use of PVC and WC pans
2. Drainage inspections - require 48 hours' prior notice
3. Permits for all sanitary plumbing and drainage work before commencing work
4. Septic tanks and soakage methods
5. Use of PVC drains
6. Gully traps
7. Separate systems (stormwater and sewers) if applicable
8. Sewer, water and stormwater connection fees if applicable
9. Swimming pools

Generally, strict compliance with regulations is required, unless your intended variant has been approved by this office.

WESTPORT BOROUGH COUNCIL

PERMIT FOR SANITARY PLUMBING AND/OR DRAINAGE WORK

Permit No 1496

Premises Owner K. Forsyth.
(or occupier)

Site Address 10
STOUT ST
WESTPORT.

Authorised V. Wallis Plumber and Drainlayer
Tradesperson Ltd. P.O. Box 81 Westport.

Postal 10 P.O. Box 81
Address STOUT Westport.

Val. Ref. No: _____

Description of Proposed Work:

Alter pipes in the wall for Tub and washing machine.

Fees Paid: \$ 15 : 50 Receipt No. 2418 Date 17 / 7 / 86

(INCLUDES G.S.T.) THIS IS A TAX INVOICE G.S.T. REGISTRATION No. 10-958-989

The tradesperson named above is hereby authorised to carry out, at the above premises, the work described herein, as set forth in the plans deposited with me, subject to the following conditions:

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978 and must be completed within six months of the date of issue of this permit.

P. W. York
ENGINEER
(or other officer authorised by Local Authority)

Date of Issue 17 / 7 / 86

BUILDING PERMIT APPLICATION FORM

Local Authority

I, K.J. Foreyth (Builder), of 10 Stout St. (Address)

hereby apply for a building permit in respect of works detailed in the accompanying plans and specifications, at the property of K.J. Foreyth (Owner)

Street 10 Stout St. Township Westport.

Number on Valuation Roll

Lot D.P. Section Block

Site of Buildings: S.D.

The building works involve COAL & WOOD SHED.

Value of building (see back for example) 1300 Total floor area (sq. m.)

Est. value of building work: \$ 300 Est. Commencement date

Est. value of plumbing and drainage \$ Est. Completion date

Total \$ 300.

Plumber and Drainlayer Reg. No.

Address

NOTE: A separate application form for Plumbing and Drainage Works must be completed by the Registered Tradesman.

Fees Payable (see back for scale)

Building Permit Fee, etc. \$ 600 Receipt No. 8479 Date 9-11-79

Building Research Levy \$ Receipt No. Date

Plumbing and Drainage Fee \$ Receipt No. Date

\$ 600. TOTAL.

Nature of Permit (Tick Box)

New building including separate

buildings added to existing complex ☐

Conversion ☐

Repairs, alterations or extensions

to an existing building ☒

Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☐

If so, what precautions are being taken

Owner's Signature Mary E. Small

Builder's Signature

Permit No. 049503 Date 12/11/79.

Please read the other side carefully.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum): These must show any fall in the section—including the foundation height above ground level.

Other Services:

1. Stormwater connection.	2. Sewer connection.
3. Water connection.	4. Vehicle crossing.
5. Plumbing and drainage permit.	

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications, etc.
It is your responsibility to ensure that you comply.

PERMIT FEES
(Building Only)

Not more than	\$600 —	\$6.00	Not more than	\$6000 —	\$40.00
	800 —	8.00		7000 —	45.00
	1000 —	10.00		8000 —	50.00
	1200 —	12.00		9000 —	55.00
	1400 —	14.00		10,000 —	60.00
	1600 —	16.00		12,000 —	70.00
	1800 —	18.00		14,000 —	80.00
	2000 —	20.00		16,000 —	90.00
	3000 —	25.00		18,000 —	100.00
	4000 —	30.00		20,000 —	110.00
	5000 —	35.00		25,000 —	125.00
				30,000 —	140.00
				35,000 —	155.00
				40,000 —	170.00
				50,000 —	185.00

Fees for work valued at more than \$50,000:

\$15.00 per \$10,000 above \$50,000.

Building research levy—up to \$3,000 no fee. Above that \$1.00 per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

1.		
Building Costs	\$16,000	
Estimated Plumbing and Drainage	\$1,500	
	<u> </u>	
Total	\$17,500	
Building Fee	\$90.00	
Research Levy * \$18.00		
	<u> </u>	
	\$108.00	

2.		
Building Costs	\$2,800	
Estimated Plumbing and Drainage	Nil	
	<u> </u>	
Total	\$2,800	
Building Fee	\$25.00	
Research Levy	Nil	
	<u> </u>	
	\$25.00	

* (\$1.00 per \$1,000 or part thereof)

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.

10 STOUT ST

WESTPORT.

27 .10 .79

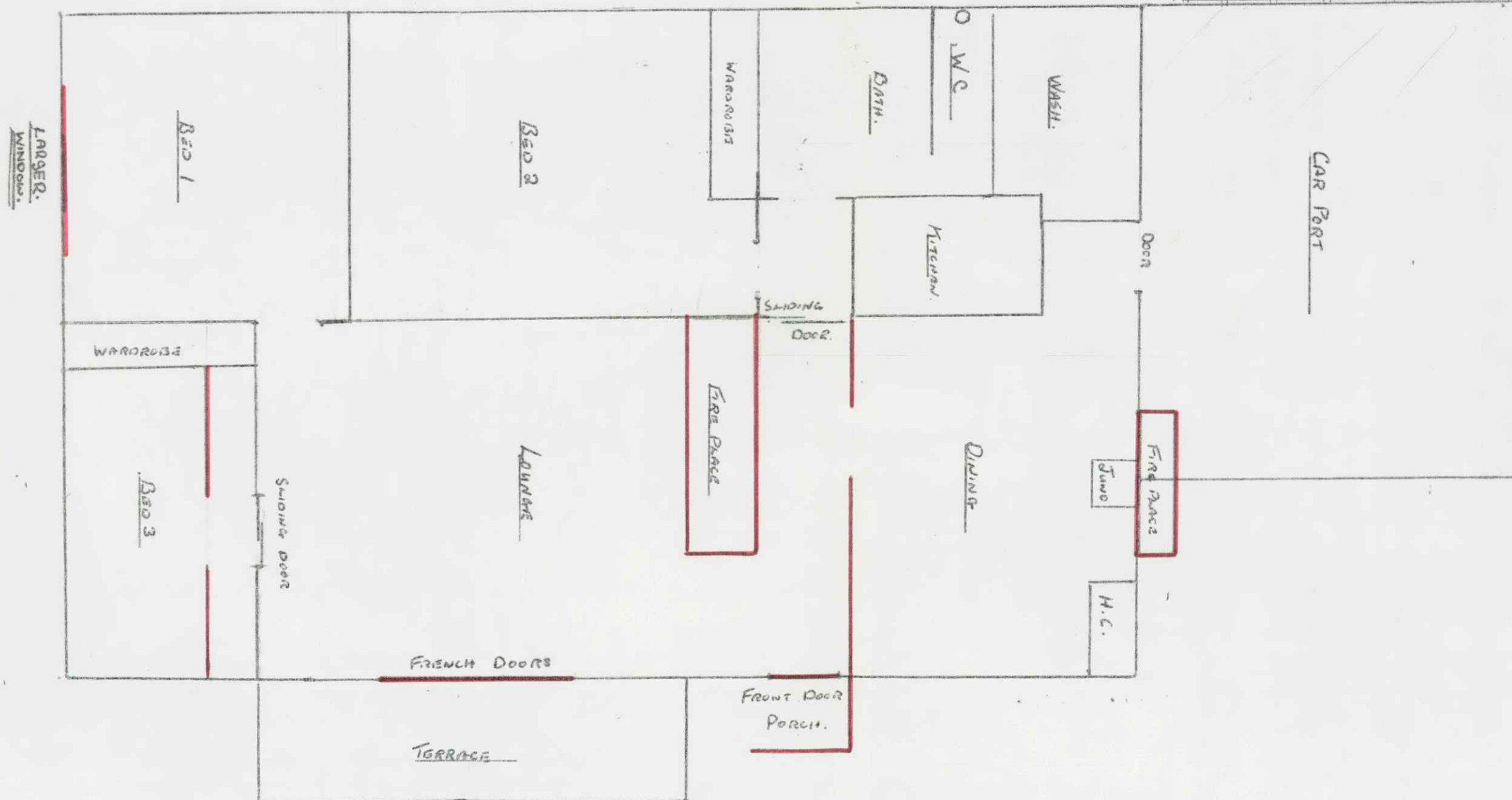
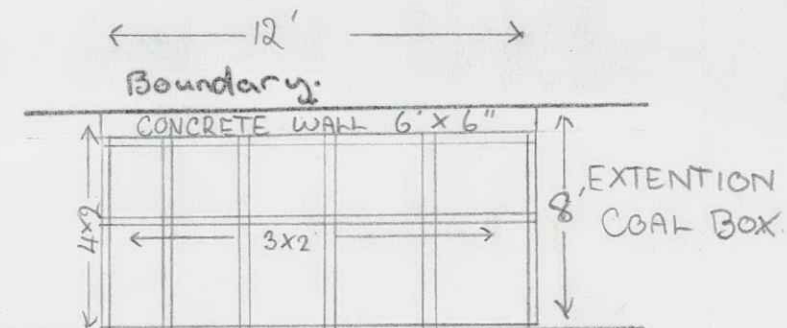
To whom it may concern.

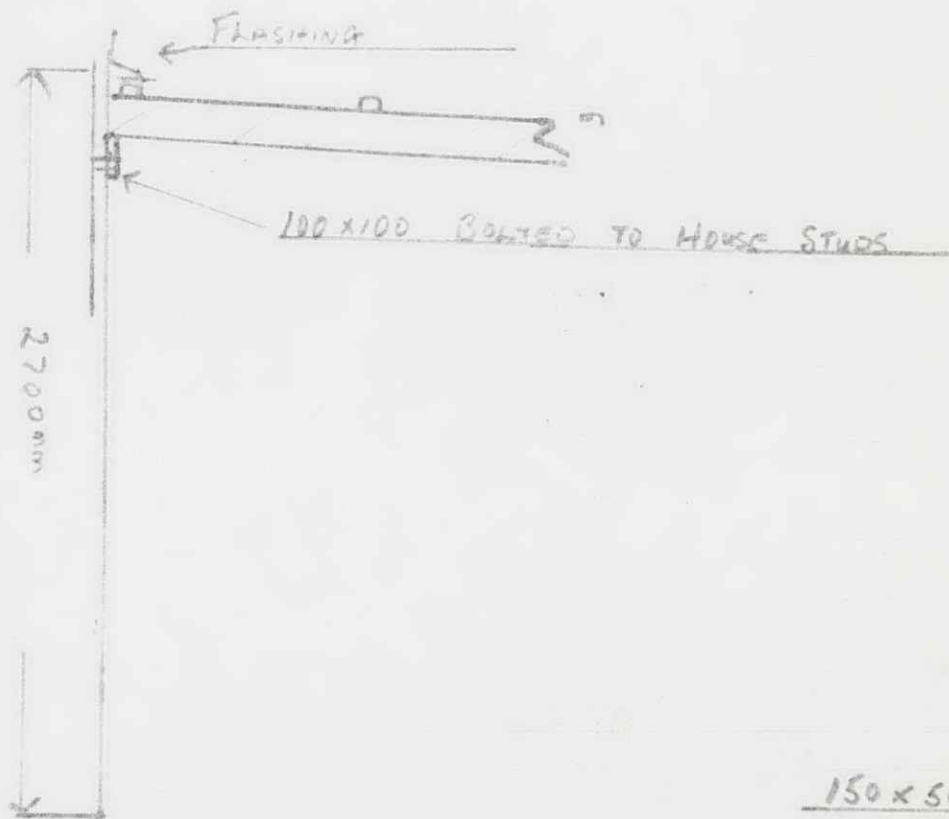
I the undersigned hereby
give permission to my next door
neighbour. namely. A. Douglas.
12 STOUT ST, WESTPORT. to erect.
a 6 FOOT X 6 inch concrete.
retaining wall for the purpose.
of a coal box wall.

K J FORSYTH.
K Forsyth

FLOOR PLAN OF PROPOSED ALTERATIONS TO MR K.J. FORSYTHE'S
 HOUSE AT 10 STOUT ST. WESTPORT. SCALE 5mm = 306mm.
 WORK INCLUDES REMOVING TWO FIREPLACES TWO INTERIOR
 WALLS FRONT DOOR AND PORCH, SHOWN IN RED. LOUNGE
 WINDOW REPLACED BY FRENCH DOORS OPENING ONTO
 CONCRETE TERRACE. ALL BEDROOMS AND LOUNGE REINFORCED WITH

CAR PORT TO BE BUILT WITH EXTERNAL
 CHIMNEY IS REMOVED.
 CONCRETE FLOOR AND FOUNDATION WALLS
 GALV. IRON ROOF
 GIB BOARD. RAFTERS 140 X 50





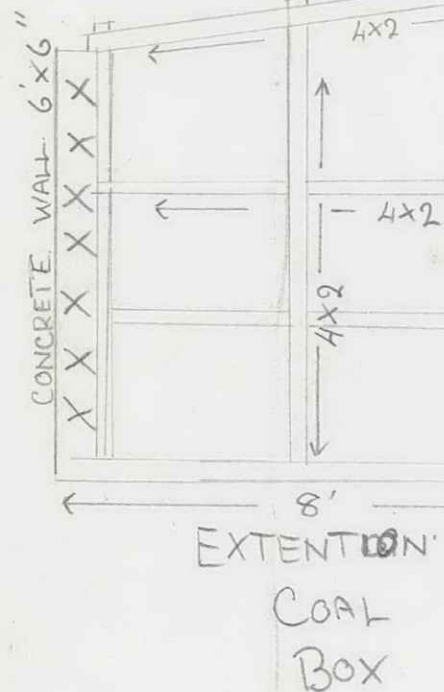
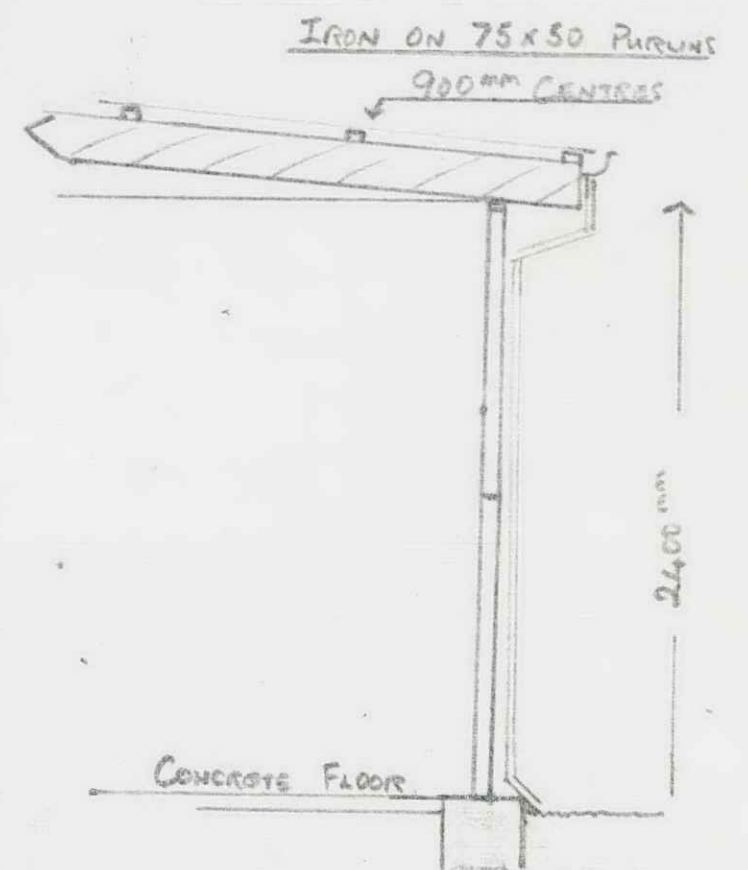
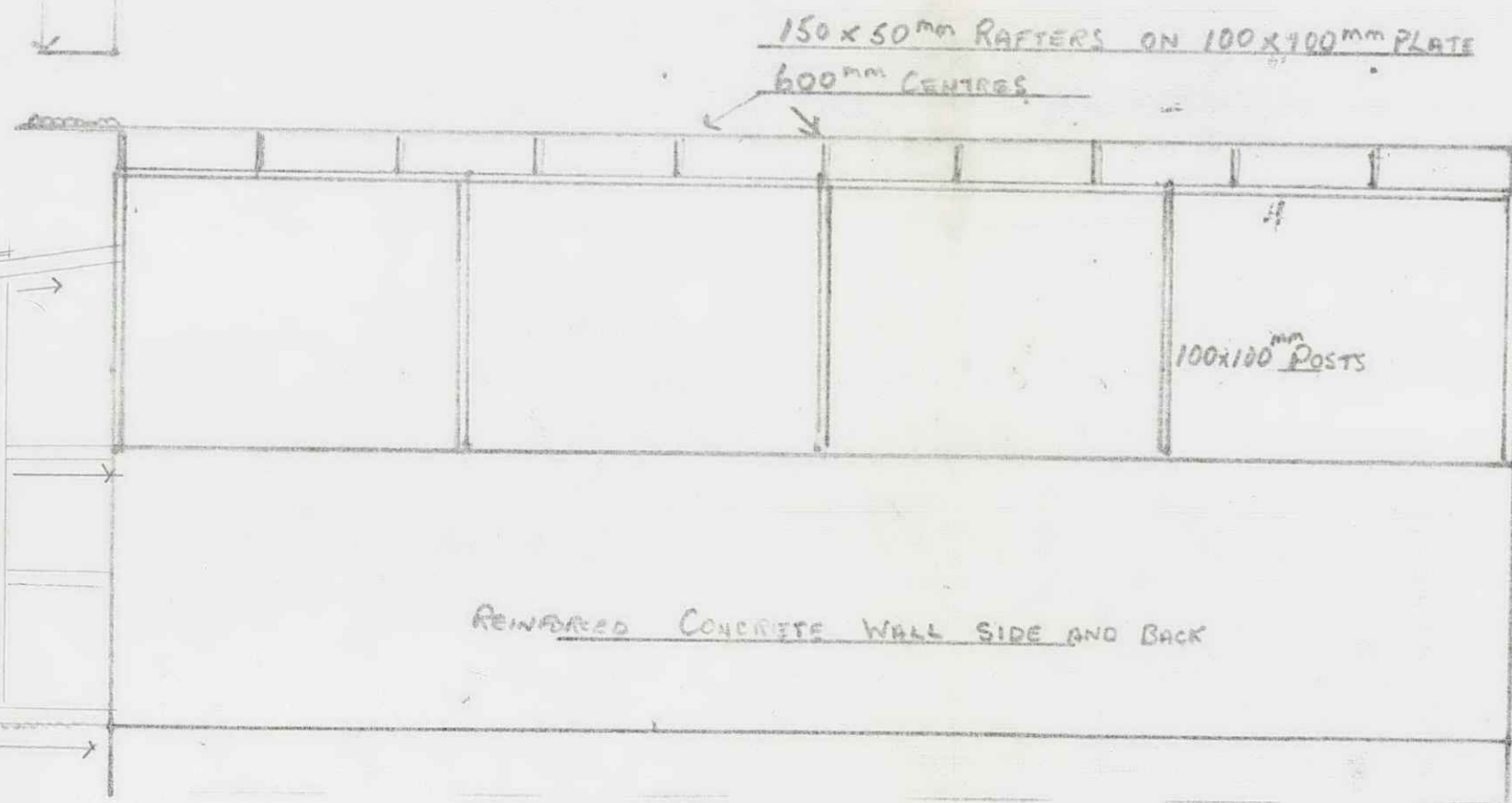
SCALE 10 mm = 300 mm

PROPOSED CARPORT

K J FORSYTH

10 STOUT ST

WESTPORT.





BULLER
DISTRICT COUNCIL

P.O. Box 21
Westport
New Zealand
Phone: (03) 789 7239
Fax: (03) 789 7233
www.bullerdc.govt.nz

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

P & BA Blair
10 Stout Street

No. 020247
Issue date: 8/08/02

WESTPORT

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages Install Fisher Denniston F/S S/H
Intended Life	Specified as Indefinite years
Intended Use	Domestic
Estimated Value	\$3,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council: *JA DONALDSON*

Name:

JA Donaldson

Date: *8.8.02*

Applicant Details: P. BA BLAIR Val.Ref: 1896/015.00

Site Address: 10 STOUT ST BC No.: 020247

WESTPORT Date: 10-7-02

Brand: FISHER Model: DENNISTON F/S

Flue Type: Single Shield ☐ Secondary Shield ☒ Double Shield ☐

Other: _____

Ventilated from: ~~room~~ / ceiling cavity / ~~outside building~~

Flue Shield Fitted: ~~YES~~ / NO

Flue passes through: ceiling / wall cavity / other _____

Screens	Material	Clearance			
	Brick. Air gap - Full height.	Factor	Nominal	Minimum	Actual
Side					200 to brick.
Rear					150
Corner					

Factor - $200 \times 0.2 = 40 - OK$

Hearth Type: Concrete with Tiles.

Hearth distances	Front	L. Side	R. Side	Corner
mm	360.	300.	300 to wall	

Birth - Factor. O.R. = 60. OK.

Free height above appliance - over 1500mm: YES / ~~NO~~ Other: _____

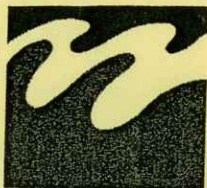
Wetback fitted: YES / NO Tempering valve fitted: YES / NO Bolted to hearth: YES / NO
Existing - replacement -

A full-page view of a blank sheet of yellow graph paper. The grid consists of small squares, approximately 1 cm by 1 cm each. The paper has a slightly aged or off-white yellow tone. There are no markings, text, or drawings on the page.

Installation approved: YES / NO

Date: 7/8/02.

Signature: K.A.



APPLICATION FOR A SPACEHEATER INSTALLATION

Section 33, Building Act 1991

Building Consent No.	6020247
Invoice No.	18773
Date Received	27.6.02
Fee \$150.00	351962

TO: BULLER DISTRICT COUNCIL
PART A: GENERAL

APPLICANT¹

Name: P. & B.A. Blair
Mailing Address: 10 Stout St
Westport.
Contact Name: Barbara

Position: owner
Phone: 7897889 Fax: work

PROJECT LOCATION

Street Address: 10 Stout St.
Westport.

Value of Project: \$ 3,000

Will the installation be fitted with a wetback water heater?

Yes



No



Is any existing spaceheater connected to a wetback water heater?

Yes



No



N/A



Other Notes: _____

LEGAL DESCRIPTION

Valuation Roll Number: 18960-01500
Lot: 5 DP: 10639
Section: Res Block: 3
Survey District: _____

DETAILS

(i.e. model, or type, free-standing or in-built)

Fisher - Denniston
Free Standing

INSTALLER'S NAME

CRAIG NEILL

SIGNED BY/FOR AND ON BEHALF OF
APPLICANT:

CW Neill

Name: CRAIG NEILL

Position: PLUMBER

Date: 17/6/2002

Please provide installation details overleaf

11.7.02

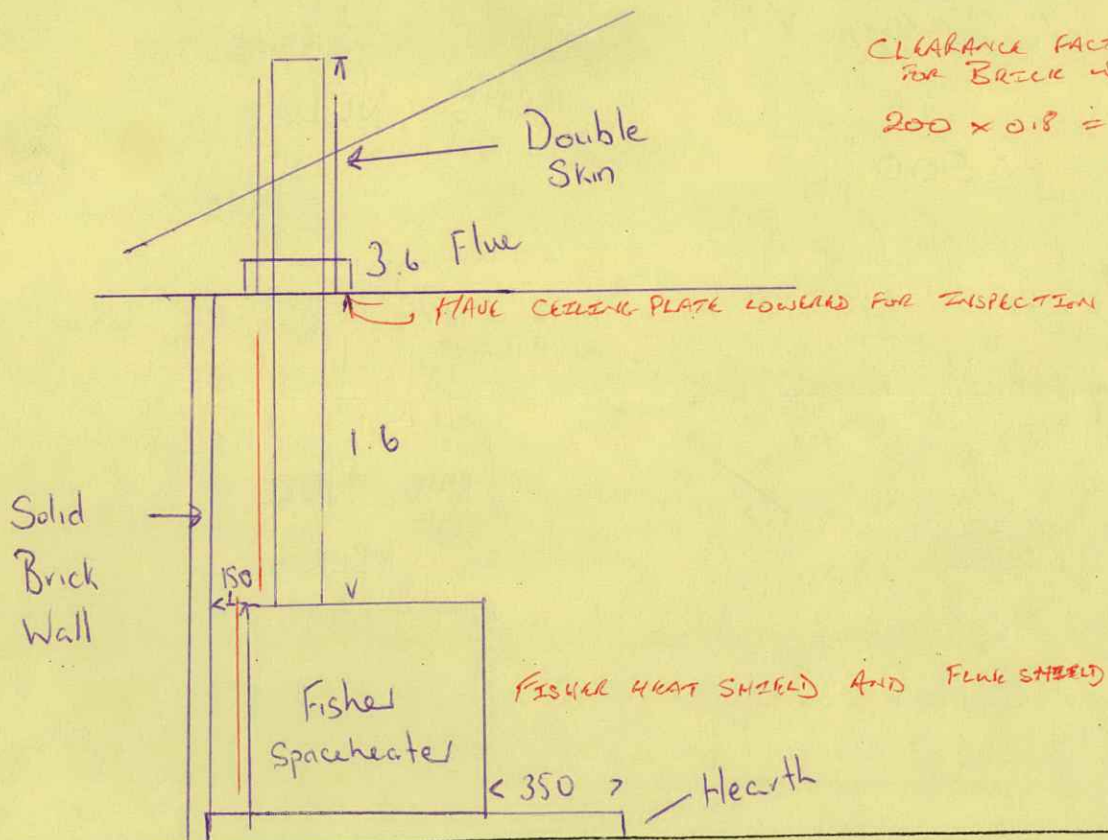
¹ Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

ROOM PLAN (Show room with dimensions in which the appliance/chimney is to be located)

APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building
P. & O.
Fire & Egress
Electrical
District Plan
Inspector *10/7/02* Date

CROSS SECTION (Show appliance/chimney, floor, wall and ceiling with dimensions)(to scale)



CLEARANCE FACTOR = 0.8
FOR BRICK WALL - NO AIR GAP.
 $200 \times 0.8 = 160 \text{ mm. TO WALL.}$

**** RECEIPT ****

Received with thanks by 3/01
BULLER DISTRICT COUNCIL - WESTPORT

26-06-02 16:11 Receipt no.351962

COPY *COPY* *COPY*

DR BC1

BUILDING CONSENTS-HO 150.00-

BUILDING CONSENTS-HOLDING A/C::::::

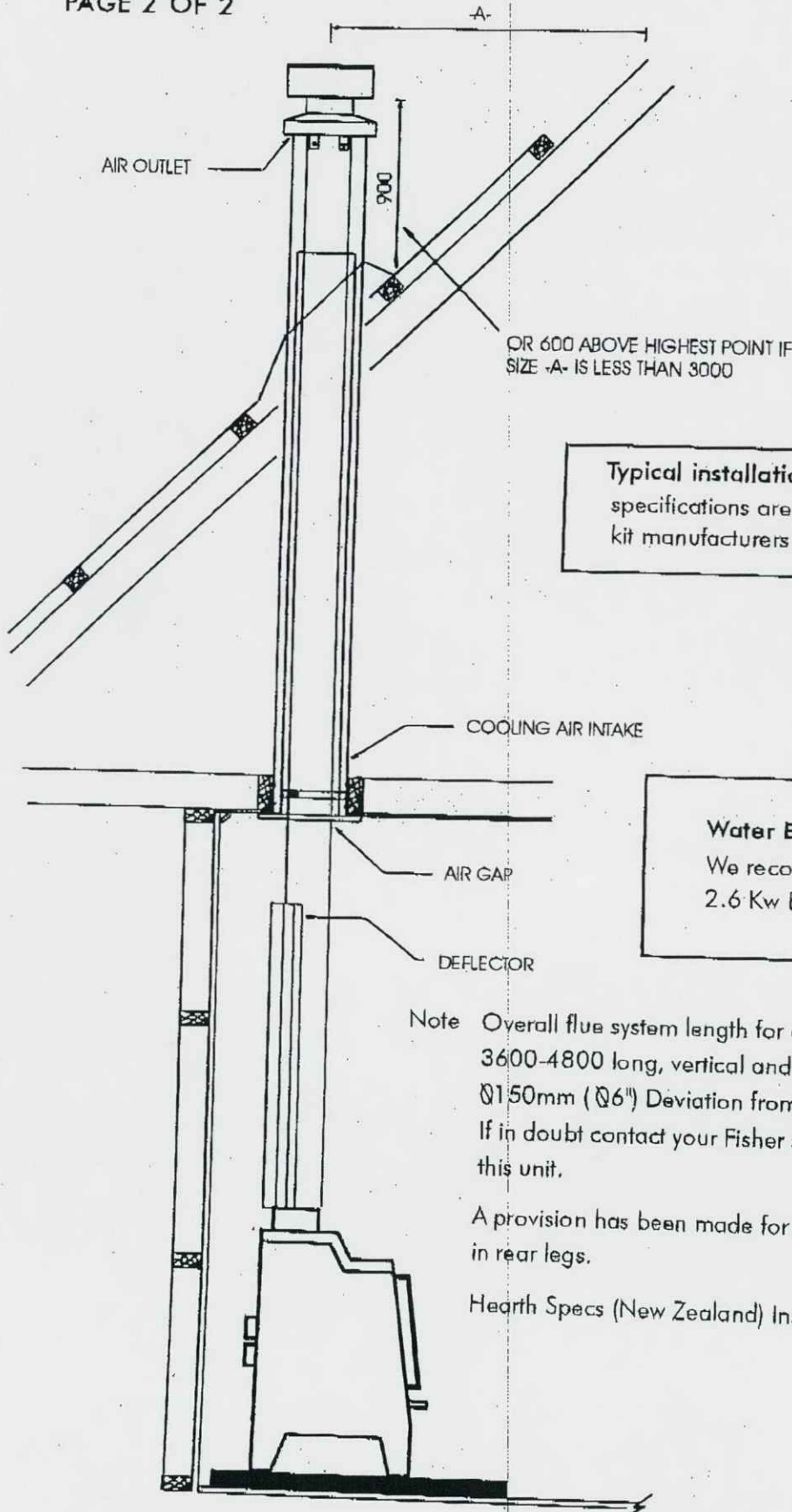
CQ WSP WESTPORT

P & BA BLAIR 150.00

FREE STANDING SPECIFICATIONS

PAGE 2 OF 2

MODEL: DENNISTON



Typical installation shown with NZS7421 Flue and roof specifications are recommendations only. Please follow flue kit manufacturers installation instructions.

Water Booster

We recommend the use of the "Superior" 2.6 Kw Booster P/N 127174.

Note Overall flue system length for optimum performance should be between 3600-4800 long, vertical and have no bends. Flue pipes should be Ø150mm (Ø6") Deviation from this may alter heaters performance. If in doubt contact your Fisher supplier. Stainless steel deflector tested on this unit.

A provision has been made for seismic restraint by bolting through holes in rear legs.

Hearth Specs (New Zealand) Insulated Hearth.



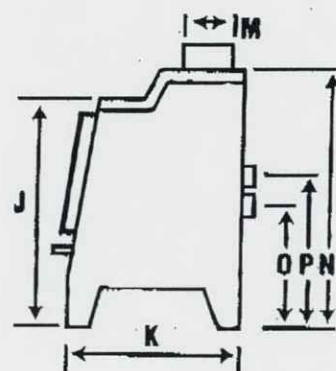
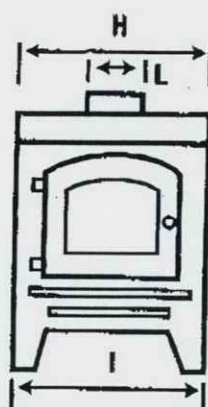
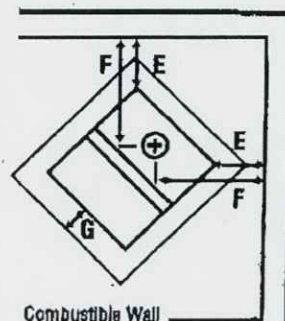
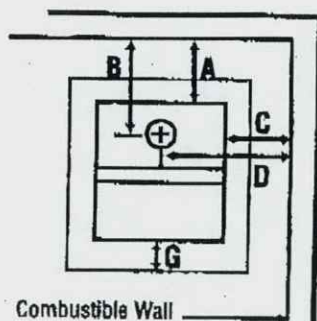
Effective December 1997

DENNISTON

MODEL: DENNISTON

FREE STANDING SPECIFICATIONS

PAGE 1 OF 2



Denniston Specifications

	A	B	C	D	E	F	G
New Zealand with S/S Flue Screen 1200	450	600	750	1045	600	925	300
New Zealand without Flue Screen	725	875	775	1070	600	925	300
Fisher Heatshield and S/S Screen	200	350	360	655	250	575	300

Measurements	H	I	J	K	L	M	N	O	P
	585	540	650	555	150	150	755	495	520

	DEPTH	WIDTH
Minimum Hearth Size	1020	1200

Estimated Peak Output (KW)	Max Log Length	Water Heating Option	Overnight Burning	Insulated Hearth
24	460	✓	✓	✓

TESTED AND APPROVED TO THE FOLLOWING STANDARDS

NZS 7421: 1990

RELiance GROUP LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE

CONDITIONS OF BUILDING CONSENT NO. 020247

Owners Name: PA BA BLAIR Field Inspections

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS - The owner/builder shall notify the Inspectorate Receptionist one working day (ie at least 24 hours) prior to the inspection being required for each of the following inspections: ☒ denotes required inspections.

- ☐ Siting and Foundations
- ☐ Reinforcing Steel
- ☐ Pre Lining
- ☒ Completion

- ☐ Concrete Floor Slab
- ☐ Insulation
- ☐ Post-Lining
- ☐ Plumbing & Drainage

1. **SITING** - All relevant boundary pegs must be identifiable.
2. **FOUNDATIONS** - When all trenches and footing excavations are completed and all reinforcing steel has been tied in place AND BEFORE ANY CONCRETE IS POURED, this includes pile and/or pole holes.
3. **CONCRETE FLOOR SLAB (On Ground)** - When all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and plumbing and drainage services installed AND BEFORE ANY CONCRETE IS POURED.
4. **REINFORCING STEEL (General)** - When all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slabs, lintels etc, AND BEFORE ANY CONCRETE IS POURED.
5. **INSULATION - SKILLION OR FLAT ROOFS** - When all the insulation material is installed in place, but PRIOR TO ANY ROOFING MATERIALS BEING FIXED.
6. **PRE-LINING/PLUMBING & DRAINAGE** - When all exterior cladding, windows, doors, etc, have been fixed in place and insulation is on site BUT PRIOR TO THE FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS). NB: Plumbing must be ready for inspection and drains completed but uncovered.
7. **POST LINING** - When all the internal wall and ceiling linings have been fixed in place (BUT PRIOR TO THE FIXING OF CORNICES OR SKIRTINGS OR GIB STOPPING).
8. **COMPLETION** - When the building is completed, including the installation of Insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled "Advice of Completion of Building Work" is required to be completed and forwarded to Council.

The approved plans and specifications (stamped copies) must be available on the site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. **IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.**

Building
 C.O.D.
 Fire & Egress
 Electrical
 District Plan
 Inspector 10/7/02 Date

[illegible]

BULLER DISTRICT COUNCIL

020247

WORK SHEET

OWNER: P. BA BLAIR BUILDER: CRAIG NEILL
ADDRESS: 10 STOUT ST ADDRESS: _____
WESTPORT
TELEPHONE: 789 7889 Wk TELEPHONE: _____

The following additional conditions are to be included with this consent:

STANDARD CONDITIONS: 1, 2, 3, 4, 7 to 17, 14

- (15) The ~~lower~~ heat shield and flue shield must be fitted for the correct clearance factors as shown.
- (16) Please have the ceiling plate lowered for final inspection to verify the flues clearances to combustible materials.

The following action is required before a Building Consent can be issued:

Action Taken:

APPROVED subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building

P & D.

Fire & Egress

Electrical

District Plan

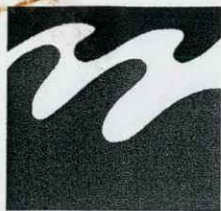
DATE: _____

SIGNED: _____

Inspector 10/7/02 Date

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No		
Fees		
D.P. / Valuation Number Property File (Extn/Alteration)		
Plumbing & Drainage		
As-Built Plans of Property		
Road Access/Water Connection/Sewer		
Site Investigation - Penetrometer including Power Lines		
Building Height, Distance from Boundaries, yards, Coverage etc		
Ventilation/Light/Glazing		
Footings		
Masonry and Foundation Walls, including Vents		
Concrete Floor		
Timber Sub-Floor, Bracing and Flooring		
First Floor Framing		
Wall Construction		
Wall Bracing		
Roof Construction		
Roof Bracing		
Insulation		
Linings Internal/External		
Decks, Pools, Verandahs		
Electrical		
Access for Disabled - including visual & sound		
Fire - means of egress		
Compliance Schedule		
Permitted Activity		
Durability		
Stairs		



BULLER
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Building Consent

Section 35, Building Act 1991

Application

P & BA Blair	No.	020247
10 Stout Street	Issue date	10/07/02
WESTPORT	Application date	27/06/02

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages Install Fisher Denniston F/S S/H
Intended Life	Specified as Indefinite years
Intended Use	Domestic
Estimated Value	\$3,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 020247. This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

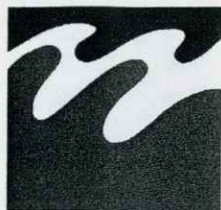
**THIS COPY MUST BE
RETAINED ON WORKS**

Signed for and on behalf of the Council: *JA DONALDSON*

Name:

JA Donaldson

Date: *10.7.02*



BULLER
DISTRICT COUNCIL

P.O. Box 21
Westport
New Zealand
Phone: (03) 789 7239
Fax: (03) 789 7233
www.bullerdc.govt.nz

1. The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a code compliance certificate being issued which verifies that the work complies with the New Zealand Building Codes.
2. An owner shall as soon as practicable advise the Buller District Council on the enclosed form, (Advice of Completion of Building Work), that the building work has been completed to the extent required by the building consent issued in respect of that building work.
3. All building materials and elements must comply with New Zealand Building Code Clause B2 Durability.
4. This consent is issued on the basis that ~~X~~ inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
5. Note: To ensure that ALL the work contained within this consent has been approved, it is recommended that final payment to contractors should not be made until a Code Compliance Certificate has been received.
6. THE FISHER HEAT SHIELD AND FLUE SHIELD MUST BE FITTED TO THE CORRECT CLEARANCE FACTORS, AS SHOWN.
7. PLEASE LEAVE THE CEILING PLATE LOWERED FOR THE FINAL INSPECTION, TO VERIFY THE FLUE'S CLEARANCES TO COMBUSTIBLE MATERIALS.

**THIS COPY MUST BE
RETAINED ON WORKS**

Project Information Memorandum 020247

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 020247

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

Signed by or for and on behalf of the Council: *JA DONALDSON*

Name:

JA Donaldson

Date: *10.7.02*

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: Buller District Council

Consent Details

P & BA Blair	No.	020247
10 Stout Street	Issue date	10/07/02
WESTPORT	Application date	27/06/02

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages Install Fisher Denniston F/S S/H
Intended Life	Specified as Indefinite years
Intended Use	Domestic
Estimated Value	\$3,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

You are hereby advised that

☐ All

☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☐ A final

☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates

☐ A code compliance certificate issued by a building certifier

☐ Producer statements

Signed by or for and on behalf of the owner:

Name:

Position:

Date:

Business hours contact phone no.:

BUILDING PERMIT APPLICATION FORM

(Including Chimney Permits)

I, PAUL REEDY (Builder), of Queen St. (Address)

hereby apply for a building permit in respect of works detailed in the accompanying plans and specifications, at the property of KENNETH JAMES FORSYTH (Owner) at 10 STOUT ST WESTPORT.

Number on Valuation Roll

Receipt No. 5047 12.10.78

Lot D.P. Section Block

Site of Buildings: S.D.

Street 10 STOUT ST

Township WESTPORT Riding

The building works involve Renovations

and the main use of the building will be DWELLING

Value of Building (see back for example)

If valued at more than \$20,000, or garage, etc., over 23.25 sq. metres state:

Est. value of building work: \$ 1000 00 Est. Commencement date 20.10.78

Est. value of plumbing and drainage \$ Est. Completion date 30.3.79

Total \$ 1000 00 Building Registration No.

Total floor area (sq. m.)

Fees Payable (see back for scale)

Building Permit Fee, etc. \$ 10 - 00 Receipt No. Date

Building Research Levy \$ Receipt No. Date

Total \$ 10 - 00

Street Damage Deposit \$

Nature of Permit (Tick Box)

New building including separate buildings added to existing complex ☐

Repairs, alterations or extensions to an existing building ☒

Conversion ☐

Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☒

If so, what precautions are being taken

K. Forsyth OWNER SIGNATURE

Please read the other side carefully.

BUILDING PERMIT

PERMIT NUMBER 046610. I.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Details Required (Two copies of each)

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum): These must show any fall in the section — including the foundation height above ground level.

Other Services: 1. Stormwater connection.
3. Water connection.
5. Plumbing and drainage permit.

2. Sewer connection.
4. Vehicle crossing.

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications etc.
It is your responsibility to ensure that you comply.

PERMIT FEES
(Building Only)

Not more than	\$600	—	\$6.00
	800	—	8.00
	1000	—	10.00
	1200	—	12.00
	1400	—	14.00
	1600	—	16.00
	1800	—	18.00
	2000	—	20.00
	2500	—	
	3000	—	25.00
	3500	—	
	4000	—	30.00
	5000	—	35.00

Not more than	\$6000	—	\$40.00
	7000	—	45.00
	8000	—	50.00
	9000	—	55.00
	10,000	—	60.00
	12,000	—	70.00
	14,000	—	80.00
	16,000	—	90.00
	18,000	—	100.00
	20,000	—	110.00
	25,000	—	125.00
	30,000	—	140.00
	35,000	—	155.00
	40,000	—	170.00
	50,000	—	185.00

Fees for work valued at more than \$50,000 available on request.

Building research levy—up to \$3,000 no fee. Above that 50c per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

1.		
Building Costs		\$16,000
Estimated Plumbing and Drainage		\$1,500
	Total	\$17,500
Building Fee	\$48.00	
Research Levy	* 9.00	
	<u> </u>	
	\$57.00	

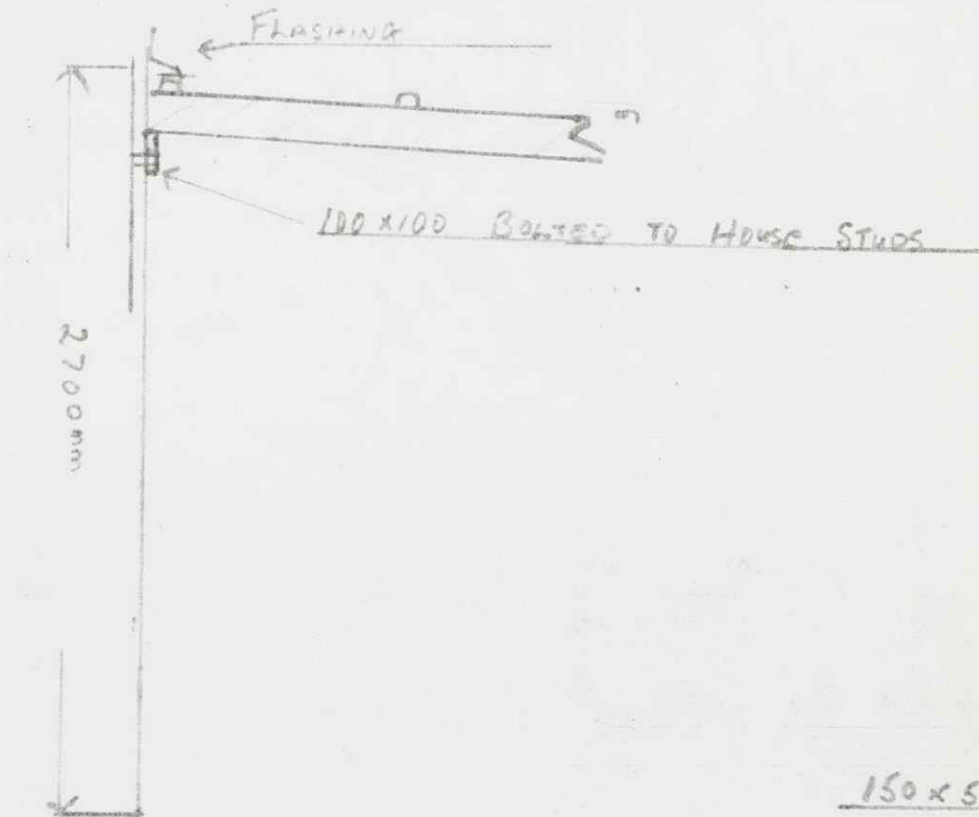
2.		
Building Costs		\$2,800
Estimated Plumbing and Drainage		Nil
	Total	\$2,800
Building Fee		\$14.00
Research Levy		Nil
	<u> </u>	
	\$14.00	

* (50c per \$1,000 or part thereof)

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.

APPROVED Subject to Compliance
with District Scheme, N.Z.S.S. 1900, Drainage
& Plumbing Regulations

Building ☒
Drainage ☒
Electrical ☒
Plumbing ☒
Town Plan ☒
Inspector 18/10/78 Date



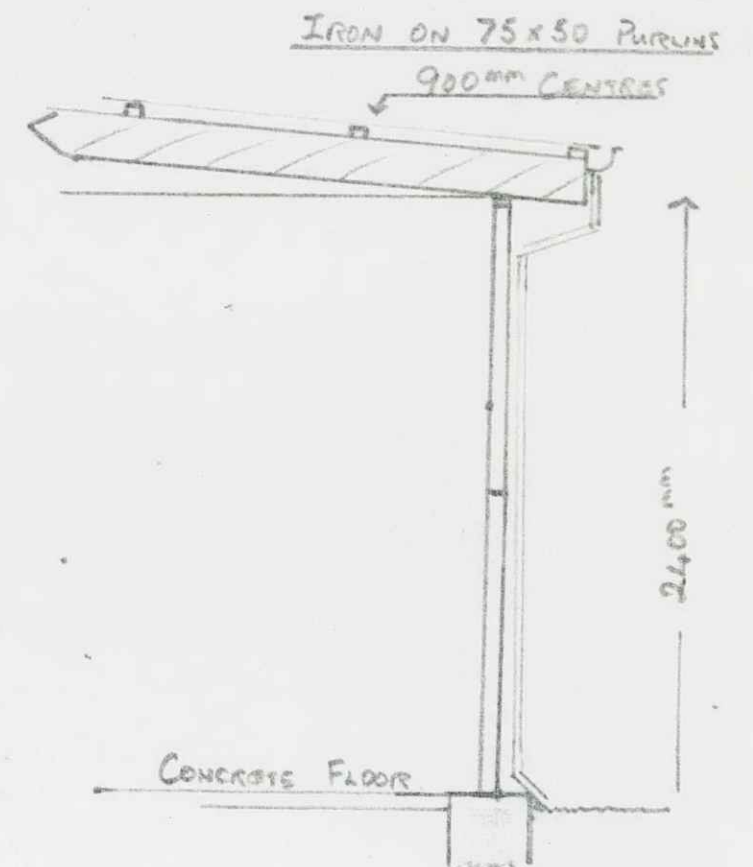
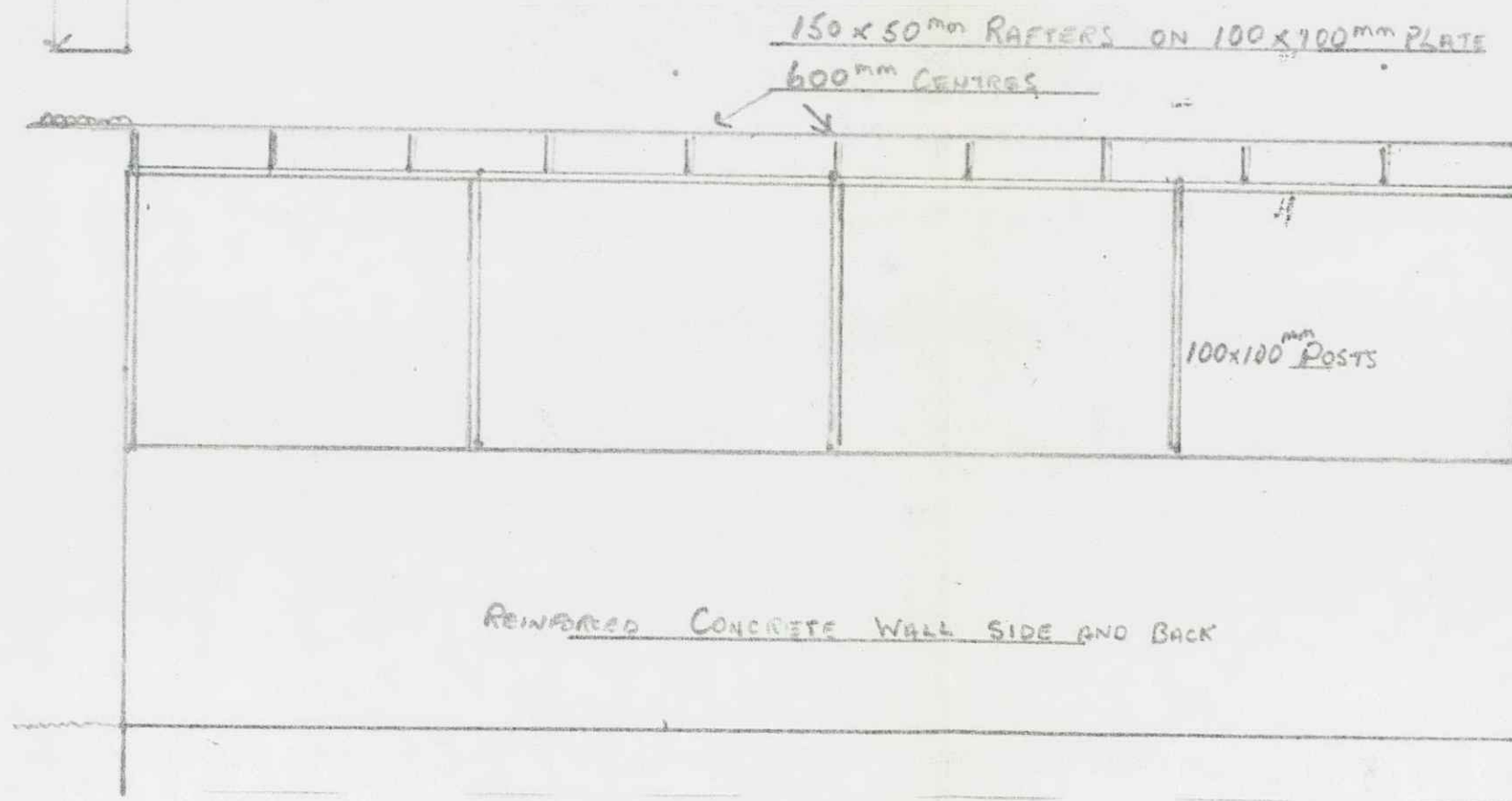
SCALE 10^{mm} = 300^{mm}

PROPOSED CARPORT.

K J FORSYTH

10 STOUT ST

WESTPORT.



APPROVED Subject to Compliance
with District Scheme, N.Z.S.S. 1900, Drainage
& Plumbing Regulations

Building.....

.....

Fire & Egress.....

Boundary.....

Town Plan.....

Inspector.....

FLOOR PLAN OF PROPOSED ALTERATIONS TO MR K.J. FORSYTHE'S

HOUSE AT 10 STOUT ST. WESTPORT. SCALE 5mm = 306mm.

WORK INCLUDES REMOVING TWO FIREPLACES TWO INTERIOR

WALLS FRONT DOOR AND PORCH, SITOWN IN RED LOUNGE

WINDOW REPLACED BY FRENCH DOORS OPENING ONTO

CONCRETE TERRACE. ALL BEDROOMS AND LOUNGE REMAINED WITH

CAR PORT TO BE BUILT WITH EXTERNAL

CHIMNEY IS REMOVED.

CONCRETE FLOOR AND FOUNDATION WALLS

GAUG. IRON ROOF

GIB BOARD. RAFTERS 140 X 50





Telephone 8405

7269

P.O. Box 247

Westport

BULLER COUNTY COUNCIL**BUILDING PERMIT APPLICATION**Permit No. 26676

Application Date _____

OWNERName Ken ForsythMailing Address 10 STOUT STWESTPORTPhone 8058**BUILDER**Name Ken ForsythMailing Address 10 STOUT STWESTPORTPhone 8058**PLUMBER/DRAINLAYER**Name NA Reg. No. _____

Mailing Address _____

I HEREBY APPLY FOR A PERMIT TO CARRY OUT THE BUILDING WORKS AS DESCRIBED HEREUNDER AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ATTACHED.

(N.B.: All drawings to be in black ink)

SITE**LEGAL DESCRIPTION**Street No. 10Valuation Roll No. 1890 / 055 / 00 / 000Street Name STOUTLot 5 D.P. 10639Town/District Westport

Section _____ Block _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USEGarage Double

Proposed Commencement

Date: _____

FLOOR AREA**DWELLING UNITS**

Whole

Sq. Metres

Number

Erected

IESTIMATED
VALUES

\$

Building

Plumbing

Drainage

TOTAL

5600.002500.005600.002500.00**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING — include dwelling added, exclude domestic garages



FOUNDATIONS ONLY



ALTERED, REPAIRED, EXTENDED include conversion and resited buildings



NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions



DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit Fee, Etc.

(See fees overleaf)

\$ 66.00

Building Research Levy

(See fees overleaf)

\$

Plumbing and Drainage Fee

\$

Street Damage Deposit

\$

Water/Sewer Connection

\$

Vehicle Crossing

\$

TOTAL 66.00Receipt No. 4972Date 7 NOV 1986

Receipt No. _____

Date _____

Please complete this form carefully!

The supply of incorrect or incomplete information may DELAY the issue of the permit sought.

IMPORTANT: Has the building site ever been filled:

Yes ☐No ☐

If so, what precautions are being taken _____

IS THE BUILDING SITE SUBJECT: Flooding ☐ Erosion ☐ Slippage/Subsidence ☐

Applicants Signature _____

(Builder/Owner)

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

ACCORDING TO THE ESTIMATED VALUE OF THE BUILDING WORK

SCALE OF FEES

Building Value	Fee	Building Value	Fee	Building Value	Fee
up to 1000	\$20.00	up to 10000*	\$115.00	up to 20000	\$163.00
2000	25.00	11000	121.00	25000	183.00
3000	30.00	12000	126.00	30000	200.00
4000	40.00	13000	132.00	35000	216.00
5000	50.00	14000	137.00	40000	231.00
6000	60.00	15000	141.00	45000	245.00
7000	70.00	16000	146.00	50000	258.00
8000	80.00	17000	151.00		
9000	90.00	18000	155.00		
		19000	159.00		

Fees for works valued at more than \$50000, use:
$$FEE = \sqrt{\frac{4}{3}}(\text{BUILDING VALUE})$$

(Indicative fees are: \$60000=\$283.00; \$70000=\$306.00; \$80000=\$327.00; \$90000=\$346.00; \$100000=\$365.00).

***BUILDING RESEARCH LEVY:** In addition to the Building Permit Fee a building Research Levy based upon \$1 per \$1000 or part thereof of total permit value is required to be paid.

Permits of lesser value than \$10,000 are exempt from this levy.

BUILDING VALUES: Are based on values for completed work as given in the current edition of the Building Economist.

The following are the current minimum rates upon which Building Values will be assessed.

New Dwellings	\$500 per	Garages, Carports	\$125 per
Additions and Alterations	square metre	Outbuildings etc.	square metre
Commercial and Industrial			

STREET DAMAGE DEPOSITS: In those circumstances where it is considered that damage to streets, kerbs, or footpaths is likely to occur during the course of construction a Street Damage Deposit will be payable. The deposit required is normally \$200.00.

The deposit, less any amount assessed by council required to carry out repair work, will be refunded.

LEGAL DESCRIPTION OF PROPERTY: (page one — this must be obtained from the Rate Demand, Title Deeds of Valuation Advice (i.e. Lot No., D.P., etc.)

If the property has been purchased in the last 12 months, please indicate the previous owner's name.

Previous Owner. _____

DEMOLITION PERMITS: A Demolition Permit must be obtained prior to the demolition of substantial buildings (e.g. dwelling houses, commercial/industrial buildings, halls etc.) An application fee of \$10 is payable. In certain circumstances a street damage deposit will be payable.

Persons demolishing buildings must have all services disconnected (e.g. water, sewer, stormwater, power etc.) in an approved manner by the appropriate registered tradesmen or supply authority prior to commencing demolition.

The demolition site is to be left clear, level and free from ponding water.

NOTE: NO SECOND HAND OR SIMILAR BUILDING MATERIALS MAY BE USED WITHOUT PRIOR APPROVAL. PERMITS MUST BE OBTAINED BEFORE ANY WORK IS STARTED, AND FEES AS ABOVE MUST ACCOMPANY EVERY APPLICATION.

SITE PLAN:

Show position of proposed building in relation to boundaries and any other buildings on site. Distance of building from boundaries MUST be shown. Show any existing drains and proposed drainage layouts including septic tank and disposal pit/field where applicable.

SHOW POSITION OF BUILDING IN RELATION TO BOUNDARIES

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for drawing a site plan. The grid is bounded by a thick black line on the top, bottom, and sides.

Siting of Buildings — General Requirements

Residential Zone	Road Boundary	Rear Boundary	Side Boundary
Dwellinghouse	5m	6m	3m one side
Accessory Building	*	1.5	1.5 other side

* In the residential zone accessory buildings must be sited in rear or side yards. In exceptional circumstances council may grant dispensation for the siting of such building in front yards.

Rural Zone	Road Boundary	Other Boundaries
Dwellinghouse	10m	3m
Accessory Building	15m	3m

Different requirements apply to corner, rear and irregular shaped lots in the residential zone and also in the Resort, Commercial, Service and Industrial Zones.

Plans & Specifications Must be drawn in BLACK INK and supplied in Duplicate as follows:

Minor Works

Garages, Carports
Outbuildings etc.

Site Plan (As per page 3)
Floor Plan
Cross Section
Two Elevations

Major Works

New Dwellings
Alterations & Additions to Houses,
Commercial and Industrial Buildings etc.

Site Plan (As per page 3)
Floor Plan
Cross Section
Four Elevations
Full and Detailed Specifications

Note:

If the Building Site is other than flat include a cross-section showing lie of the land.

FINAL CHECK LIST

HAVE YOU

- | | TICK |
|---|--------------------------|
| 1. Completed this application form in full? | ☐ |
| 2. Had plans drawn in black ink? | ☐ |
| 3. Attached two sets of required plans? | ☐ |
| 4. Attached two sets of specifications? | ☐ |
| 5. Attached completed Drainage and Plumbing Application Form? | ☐ |

6. Allowed for the following time lapse between Lodgement of this Application and Issue of Building Permit

- | | |
|---|--------------------------|
| i. Works of less than \$10,000 Building Value. | ☐ |
| -6 working days. | |
| ii. Works of more than \$10,000 Building Value. | ☐ |
| -14 working days. | |

Permits can only be processed on receipt of all the required information together with fees.

Lack of information and/or fees will result in unnecessary delay to the issue of your permit.

Inspector: M _____

File No. _____

Receipt No. 4972/60-00

Date Permit Issued 10 / 11 / 86

OWNER

Name Mr Ken Forsyth

Mailing Address 10 STOUT ST
Westport.

BUILDER

Name Mr. K. Forsyth

Mailing Address 10
stout st.
Westport

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 10

Street Name stout

Town/District Westport.

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 1890 / 055

Lot _____

D.P. _____

Section _____

Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Double Garage. For vehicles and storage.

FLOOR AREA

Whole
Sq. Metres

DWELLING UNITS

Number
ErectedESTIMATED
VALUES
\$

Building

Plumbing

Drainage

TOTAL

5,600 .00

5,600 .00

NATURE OF PERMIT (TICK BOX)

☐

NEW BUILDING

- exclude domestic garages and domestic outbuildings

☐

FOUNDATIONS ONLY

☐ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances☐NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions☒DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit \$ 60.00
Street Damage Deposit . \$
Building Research Levy .. \$
Plumbing \$
Drainage \$
Sewer Connection \$Water Connection \$
Vehicle Crossing Levy ... \$
M.S. Plumbing \$
G.S.T. \$ 6.00
TOTAL: \$ 66.00

Receipt No. 4972

Date of Payment 7 / 11 / 86

Authorised Officer P.W. York.

Special Conditions:

① If garage is to be 0.3m from the boundary it will require a 1hr fire rating on either side of the stud. 16.0mm G.b. and 1.5m back on the roof. BUT - ② If located at least 0.9m from legal boundary no fire rating is req.

Inspections will be required in due course.

Date Inspected

REMARKS (e.g. stage reached with work)

6/1/87 (1) Doubling studs required for lintel supports.
(2) Metal plates req. to join. Top plates on long walls.

(CONTINUED OVER)

[illegible]

For Col

8 / 1 / 87

10 Stout Street

Westport

12.11.86.

Westport Borough

Council.

Building Inspector.

I, the undersigned
give K.J. Foreyth of 10 Stout
Street permission to build
a double garage (plans
as enclosed) to .9 of a
metre of the boundry
between our two properties.

3 Douglas

SPECIFICATIONS FOR MINOR WORKS

(For Buildings, House Alterations and Additions, Garages, Sheds etc)

Specification of materials to be used in the construction of

..... *GARAGE* at *10 STOUT ST WSP*
 for Mr/Mrs/Miss *K. J. FORSYTH* of *10 STOUT ST WSP*

These specifications are to be accompanied by:

- ✓ 1. Floor Plan
- ✓ 2. Elevation Drawings
- ✓ 3. Site Plan - showing distances to boundaries and proposed sewer and stormwater drains
- ✓ 4. Building Permit Fee
5. ~~Building and Plumbing Application and Fee~~

S P E C I F I C A T I O N

Foundations	<i>CONC. SLAB ON GROUND</i>	Reinforcing	<i>2xR12 RODS plus R12 TIES AT 600 c/s</i>
Piles	<i>N/A</i>	at	
Sleeper Plates	<i>N/A</i>	Spanning	m atc/s
Floor Joists	<i>N/A</i>	Spanning	m atc/s
Rafters	<i>SPECIFIC DESIGN TRUSS</i>	Spanning	m atc/s
Ceiling Joists	<i>N/A</i>	Spanning	m atc/s
Purlins	<i>100x50 ON EDGE</i>	Spanning	<i>2.1</i> m at <i>1000</i> c/s
Studs	<i>100x50</i>	Height	<i>2.7</i> m at <i>600</i> c/s
Dwangs	<i>100x50</i>	at	<i>900</i> c/s
Ceiling Runners or Joist Stiffeners	<i>N/A</i>	at	c/s
Wall Plates	<i>100x50</i>		
Bracing	<i>METAL ANGLE BRACE - REFER DESIGN.</i>		
Ridge and Valley Boards	<i>N/A</i>		
Exterior Cladding	<i>CSE.</i>		
Exterior Cladding Underlay	<i>N/A</i>		
Interior Lining	<i>N/A APART FROM FIRE RATED BOV WALL</i>		
Roofing Underlay	<i>BUILDING PAPER.</i>		
Insulation	<i>N/A</i>		
Lintels:	150 x 50 up to 1.8 m Clear opening		
	200 x 50 up to 2.1 m Clear opening		
	300 x 100 up to 3.8 m Clear opening		
	(to be supported on full length		
	Doubling Stud at all openings)		

Okay
Paul Wood 14/11/86

 BUILDER'S SIGNATURE

BUILDING PERMIT

(Office Copy)

AUTHORITYStats. No. **E 026676**
No. _____Receipt No. 4972/60.00Date Permit Issued 10 / 11 / 86**OWNER**Name Mr Ken ForsythMailing Address 10 STOUT STWestport.**BUILDER**Name Mr. K. ForsythMailing Address 10stout st.Westport**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**Street No. 10Street Name stoutTown/District Westport.

Riding _____

LEGAL DESCRIPTIONValuation Roll No. 1890 / 055

Lot _____ D.P. _____

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USEDouble Garage. For vehicles and storage.**FLOOR AREA**Whole
Sq. Metres**DWELLING UNITS**Number
ErectedESTIMATED
VALUES
\$Building
Plumbing
Drainage5,600 .00

TOTAL

5,600 .00**NATURE OF PERMIT (TICK BOX)**☐**NEW BUILDING**

- exclude domestic garages and domestic outbuildings

☐**FOUNDATIONS ONLY**☐**ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED**

- include installation of heating appliances

☐**NEW CONSTRUCTION****OTHER THAN BUILDINGS** - include demolitions☒**DOMESTIC GARAGES****AND DOMESTIC OUTBUILDINGS****FEES APPLICABLE**

Building Permit	\$ <u>60.00</u>	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____	Vehicle Crossing Levy ...	\$ _____
Building Research Levy ..	\$ _____	M.S. Plumbing	\$ _____
Plumbing	\$ _____	G.S.T.	\$ <u>6.00</u>
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
		TOTAL:	\$ <u>66.00</u>

Receipt No. 4972Date of Payment 7 / 11 / 86Authorised Officer P.W. York.

Special Conditions: (In addition to those noted on reverse):

① If garage is to be 0.3m from the boundary it will require a 1hr fire rating on either side of the stud. 16.0mm Gib. and 1.5m back on the roof. But ② If located at least 0.9m from legal boundary no fire rating is req.

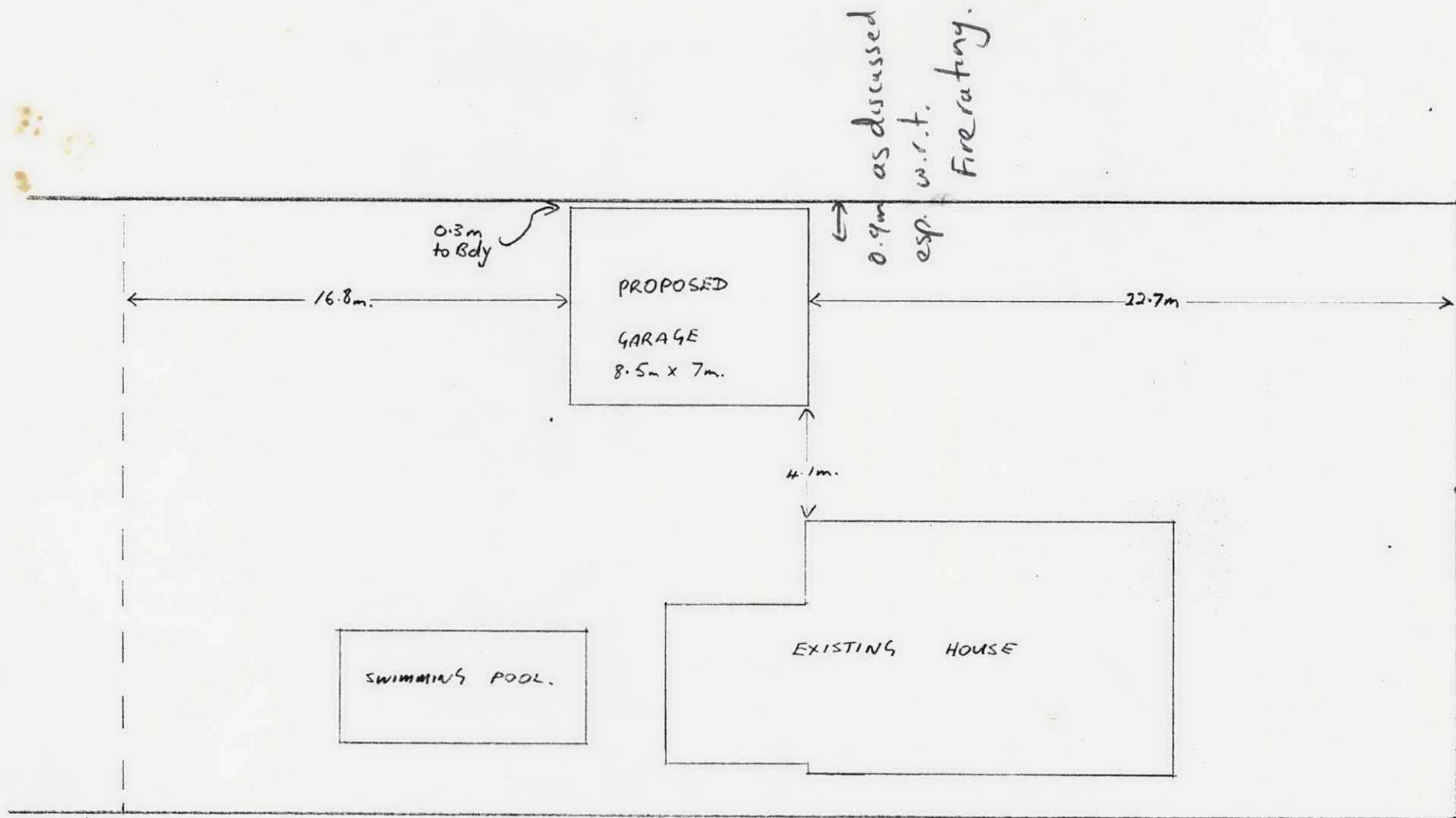
Inspections will be required in due course.

NOTICE TO APPLICANT

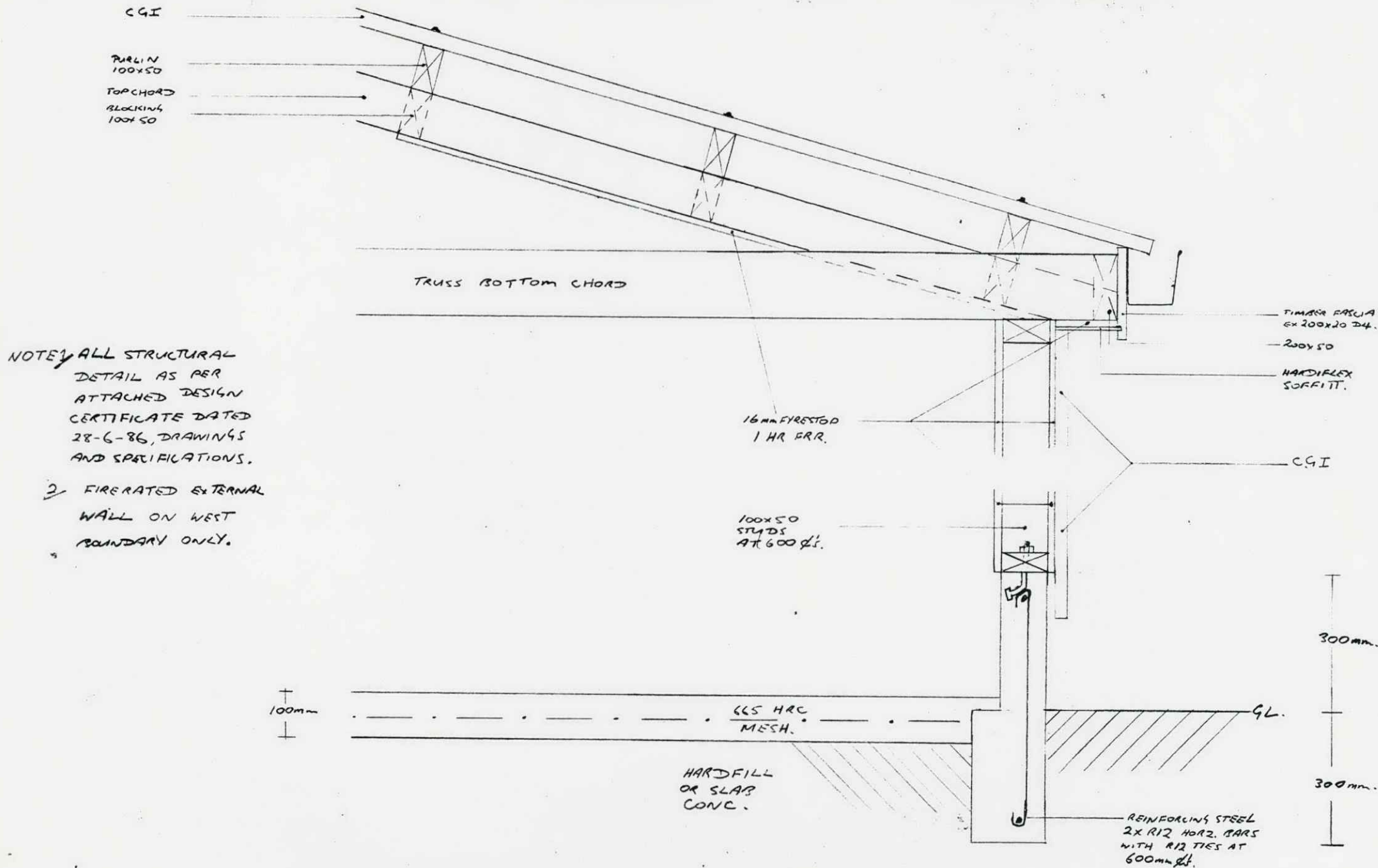
PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A



PROPOSED GARAGE - MR + MRS K. J. FORSYTH		N.T.S.
SITE PLAN	10 STOUT ST WESTPORT	CMC 9/86



PROPOSED GARAGE - MR+MRS K.J. FORSYTH		1:10
TYPICAL	10 STOUT ST	CML
CROSS-SECTION	WESTPORT	9/86

DESIGN CERTIFICATE

GARY W. CHALMERS
Civil/Structural Engineer
P. O. Box 3083
CHRISTCHURCH

To

.....

.....

I, GARY WILLIAM CHALMERS

being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have supervised the design of, and the computations for

A TIMBER FRAMED GARAGE

shown on the accompanying ^{sketches} plan(s), numbered WPT 05 Sheets 1 to 6

titled PROPOSED GARAGE - K FORSYTHE

dated 28/6/86 and described in the accompanying specifications

for a LIGHT TIMBER FRAMED GARAGE

(TYPE OF STRUCTURE)

proposed to be erected for MR K FORSYTHE

on lot Section Deposited Plan No.

Located at

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in NZS 4203

and further that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications.

Various aspects of the design are in accord with the following relevant standards

NZS 3603, NZS 3404

Signature: G W Chalmers Date 28-6-86

Professional Qualifications BE (HONS) MIPENZ

Address PO BOX 3083 CHRISTCHURCH

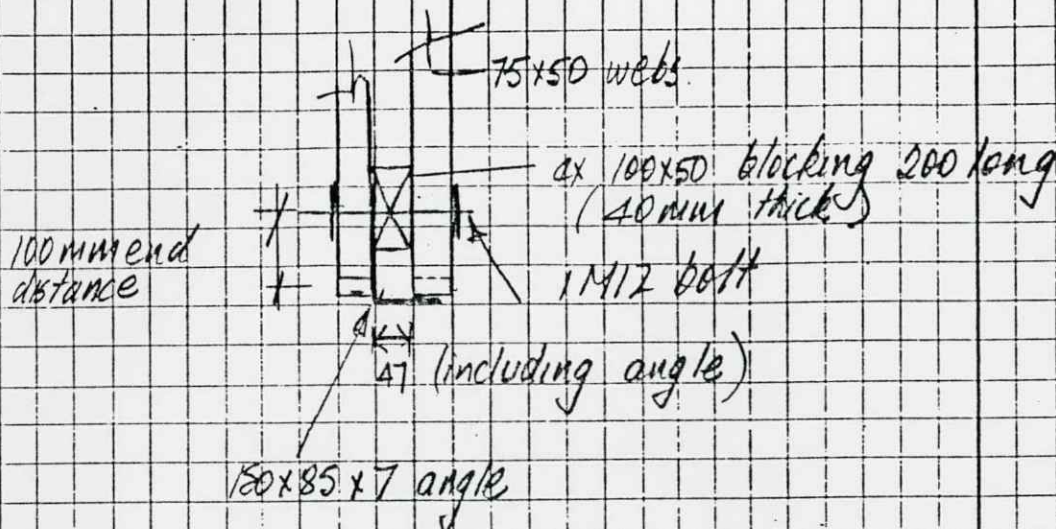
WPT 05/01

Project PROPOSED GARAGE K FORSYTH		Job ref	
Part of structure TRUSSES		Calc sheet no 1	rev 1
Drawing ref	Calc by GWC	Date 28/6/86	Check by Date

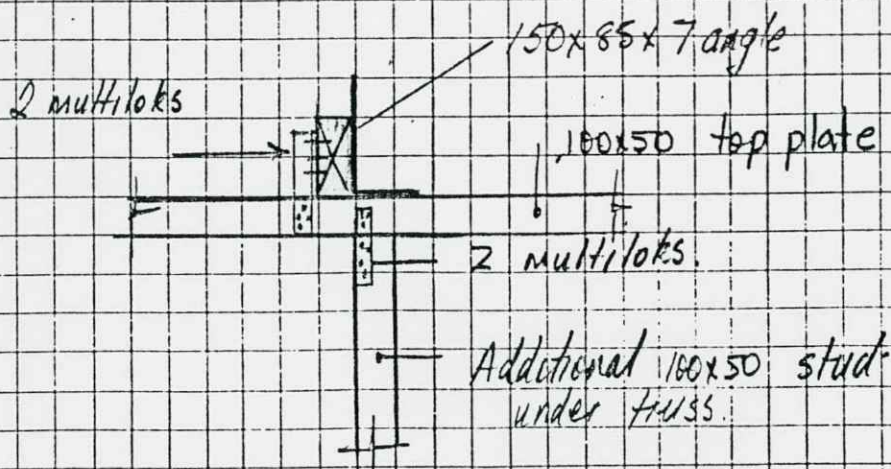
Ref

Calculations

Output



SECTION B-B



SECTION C-C

WAT 05/2

GARY W. CHALMERS
Civil/Structural Engineer
P. O. Box 3083
CHRISTCHURCH

Project

Job ref

Part of structure

Calc sheet no rev

Drawing ref

Calc by

Date

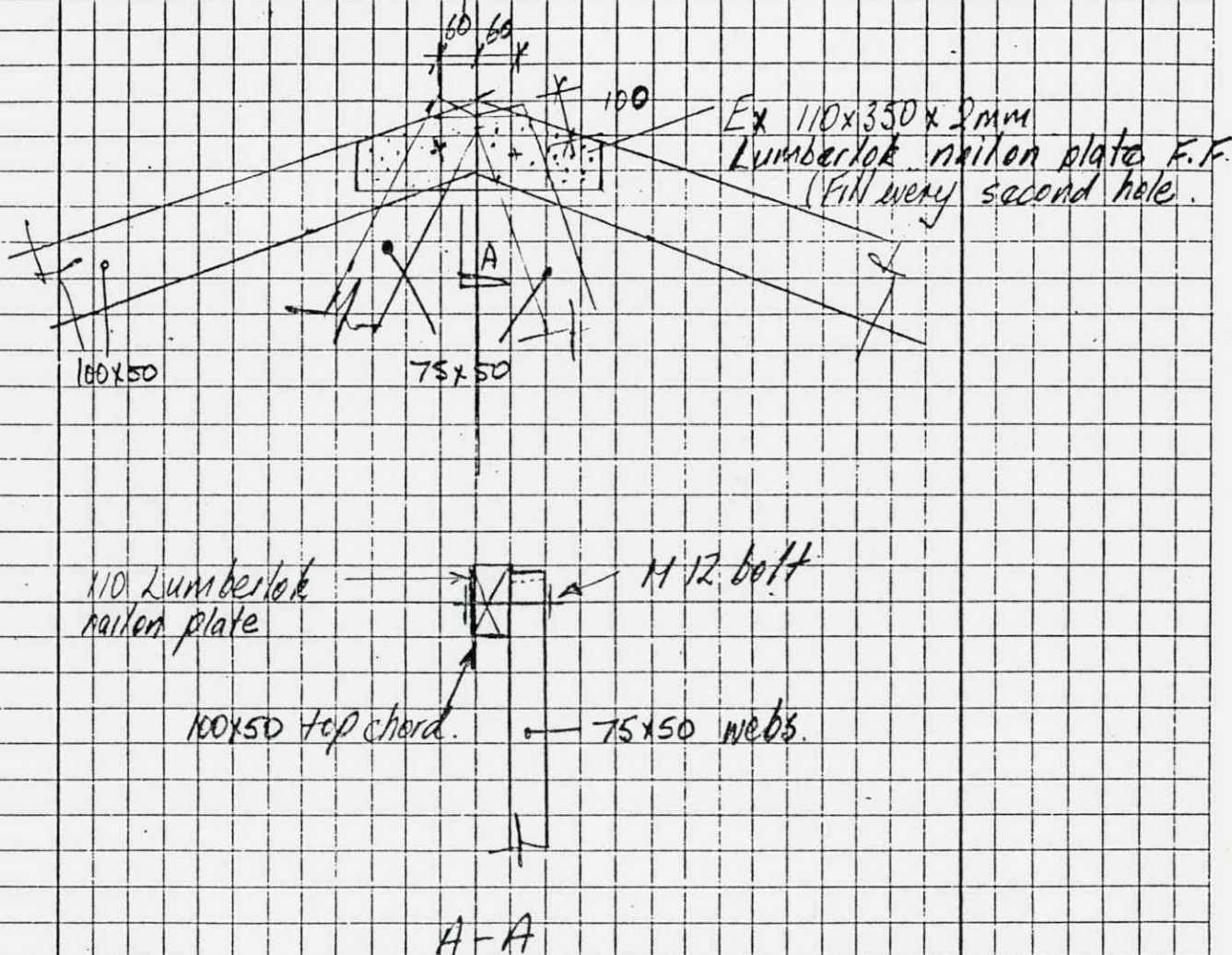
Check by

Date

Ref

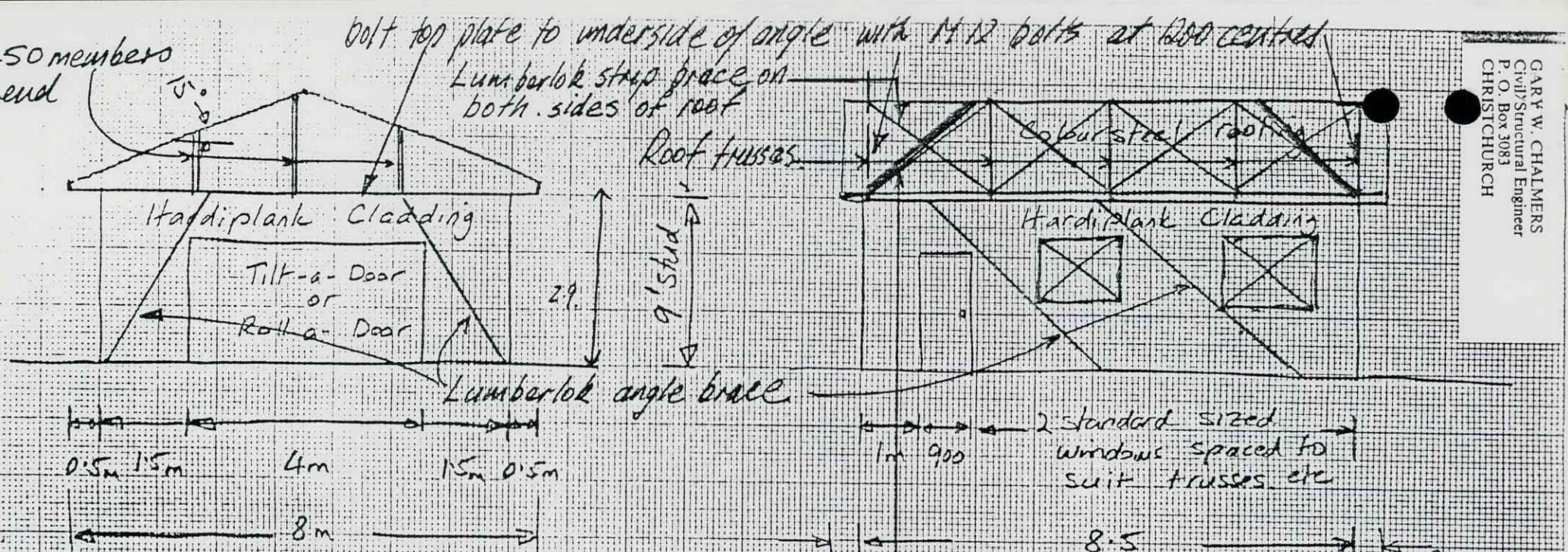
Calculations

Output



WPT 05/03

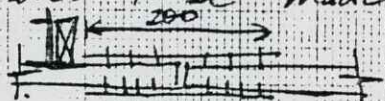
100x50 members
each end



North Elevation

100x50 members at 1/2 points of truss span
from purlin down to truss bottom chord.
Fix with M12 bolt to purlin and Lumberlok GF1
East Elevation clear to 150x85x72

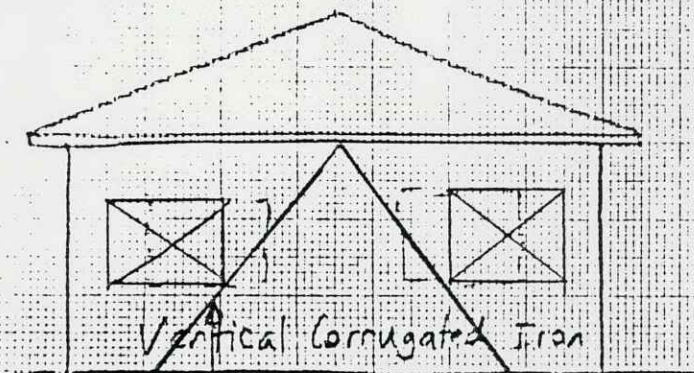
Notes: 1) All top plates to be made continuous with Lumberlok strip brace 200 mm long



Use 6 x 3.15 ϕ nails each side of the joint both top and bottom. Joint to be adjacent to truss.

2) Fix strip brace in accordance with manufactures recommendations using 4 No 3.15 ϕ x 30 long galv nails at each end and 2 at each purlin crossing. Fix at each end to truss top chord in plane of roof.

WHT05/04

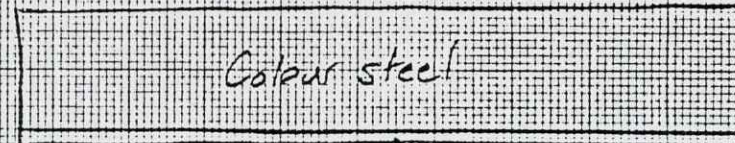


2 Standard Sized
Windows to suit
bracing etc.

let in angle brace
Lunkerlok angle brace.

South Elevation

9 foot
Stud



Vertical Corrugated Iron

let in angle brace
(Lunkerlok angle brace)

200mm

8.5

200mm

fix bottom plate M12 bolts 1200mm and
max of 150mm from end of plate
(typical for all bottom
plates)

West Elevation

WPT 05/05

Project PROPOSED GARAGE
K FORSYTHE

Job ref

Part of structure
SPECIFICATION.

Calc sheet no
1

rev
1

Drawing ref

Calc by
gwc

Date

28/6/86

Check by

Date

Ref

Calculations

Output

SPECIFICATION.

1. GENERAL: This specification shall be read in conjunction with design sketches sheets WAT 05 sheets 1 to 5
2. LIGHT TIMBER FRAMED CONSTRUCTION shall be in accordance with NZS 3604 (code of practice for light timber framed construction not requiring specific design) unless shown otherwise on the design sketches.
3. TIMBER SPECIES shall be Rimu to Building grade A specification
4. DAMP PROOF COURSE shall be provided under all timber in contact with concrete
5. NAILS are to be of galvanised steel.
6. NAIL PLATES, NAIL STRAP AND WIRE DOGS shall be of galvanised steel as manufactured by Lumberlok and installed in accordance with the manufactures recommendations.
7. BOLTS NUTS AND WASHERS shall be galvanised. All bolts are to have 50x50x3mm galvanised washers under the head of the bolt and under nuts.
8. STEEL shall be mild steel
9. DISTANCE TO LEGAL BOUNDARY shall satisfy the local authority requirements for a non fire rated wall.

WAT 05/6



Head Office: Smythe House, O'Rorke Road,
Penrose, Auckland 6, New Zealand.
Postal Address: Private Bag, Auckland 1, N.Z.
Telephone 592-899 (20 lines).
Facsimile 594-629.
Telex NZ2411, Telegrams "Pinex"

N.Z. Forest Products Limited

September 24th, 1986

Mr K. Forsythe
10 Stout Street
WESTPORT

*Phone 8085 - K Forsyth
Building problems.*

Dear Mr Forsythe

I acknowledge receipt of your telephone call to our Christchurch office regarding the Weatherside cladding on your home.

We will arrange for a representative to call and make an inspection. Because of the number involved and the need to do the work thoroughly, we have found the inspections more time consuming than originally anticipated. These constraints, coupled with the need to work on an area by area basis, may result in a delay of up to three months. It is our intention to advise during the week preceding the inspection.

You will note that we have included a card to verify the date when the property was built. To allow us to proceed promptly with your enquiry would you please ask your local building inspector to complete the detail and return the card to us.

Yours faithfully
N.Z. FOREST PRODUCTS LIMITED

W.S. Speight

W.S. Speight
Technical Sales Manager
PANEL PRODUCTS

Encl.

*Reply 12/11/86
checked files.*

*3 cards to date: Mr Shaw
Mr Forsyth
Mr Philip.*

Westport Borough Council

No. _____

Inspector: M. _____

File No. _____

Receipt No. 1666

Date Permit Issued 15 / 6 / 92

OWNER	
Name	<u>Housing Corp of NZ</u>
Mailing Address	<u>P.O. Box 220</u> <u>Greymouth</u>

BUILDER	
Name	<u>J.R. Easton</u>
Mailing Address	<u>10 Watson St</u> <u>Westport</u>

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	<u>10</u>
Street Name	<u>Plant St</u>
Town/District	<u>Westport</u>
Riding	_____

LEGAL DESCRIPTION	
Valuation Roll No.	_____
Lot	D.P. _____
Section	Block _____
Survey District	_____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Installation of a Flue ~~and~~ spaceheater

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	_____	Number Erected	_____
ESTIMATED VALUES \$	Building	<u>480</u>	<u>00</u>
	Plumbing	_____	_____
	Drainage	_____	_____
	G.S.T.	_____	_____
	TOTAL	<u>480</u>	<u>00</u>

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☒	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☐	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>22</u>	<u>73</u>	Water Connection	\$ _____	Receipt No. <u>1666</u> Date of Payment <u>15 / 6 / 92</u> Authorised Officer _____	
Street Damage Deposit	\$ _____			\$ _____		
Building Research Levy	\$ _____			\$ _____		
Plumbing	\$ _____			\$ _____		
Drainage	\$ _____			\$ _____		
Sewer Connection	\$ _____			\$ _____		
Vehicle Crossing Levy	\$ _____			\$ _____		
M.S. Plumbing	\$ _____			\$ _____	G.S.T.	\$ <u>25.27</u>
				TOTAL:	\$ <u>25.00</u>	

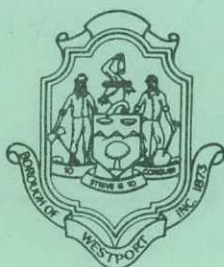
Special Conditions: _____

* Please advise for inspection or completion.

Date Inspected _____ REMARKS (e.g. stage reached with work) _____

[illegible]

COMPLETED (Signature) _____ Date ____/____/____



P.O. Box 21
Westport

Telephone 7239
Westport

BOROUGH OF WESTPORT

APPLICATION FOR INSTALLATION OF APPLIANCES AND/OR CHIMNEY PERMIT

N.B. ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED

OWNER

Name Housing Corp. of N.Z.

Address P.O. Box 235 Greyouth

Phone

APPLICANT

Name S.R. Easton

Address 10 Watson St.

Phone 8697

SITE

Street No. 10

Valuation Roll No.

Street Name Stout St.

Lot D.P.

SPECIFICATION OF WORK TO BE CARRIED OUT

The installation of a Flue Only (Brand Name)

Heating/~~Cooking~~ appliance

Chimney/or Flue Material Type (Please Tick)

Brick ☐

Concrete ☐

Metal ☒

Pumice ☐

If other specify Spireloc

Installation Cost \$980.00

Is a **WET BACK** to be connected to the appliance?

(Please Tick) Yes ☐

No ☐

Capacity of Tank

Craftsman Plumber Name Reg. No. 4287

Full Postal Address

Signed S.R. Easton

Craftsman Plumber

NOTE : (Space on the reverse side of the form is provided for a room and appliance location, plan and cross section)

Fees Applicable

Chimney/Appliance only \$25.00

Chimney/Appliance and Wetback \$41.00

OFFICE USE ONLY 25.

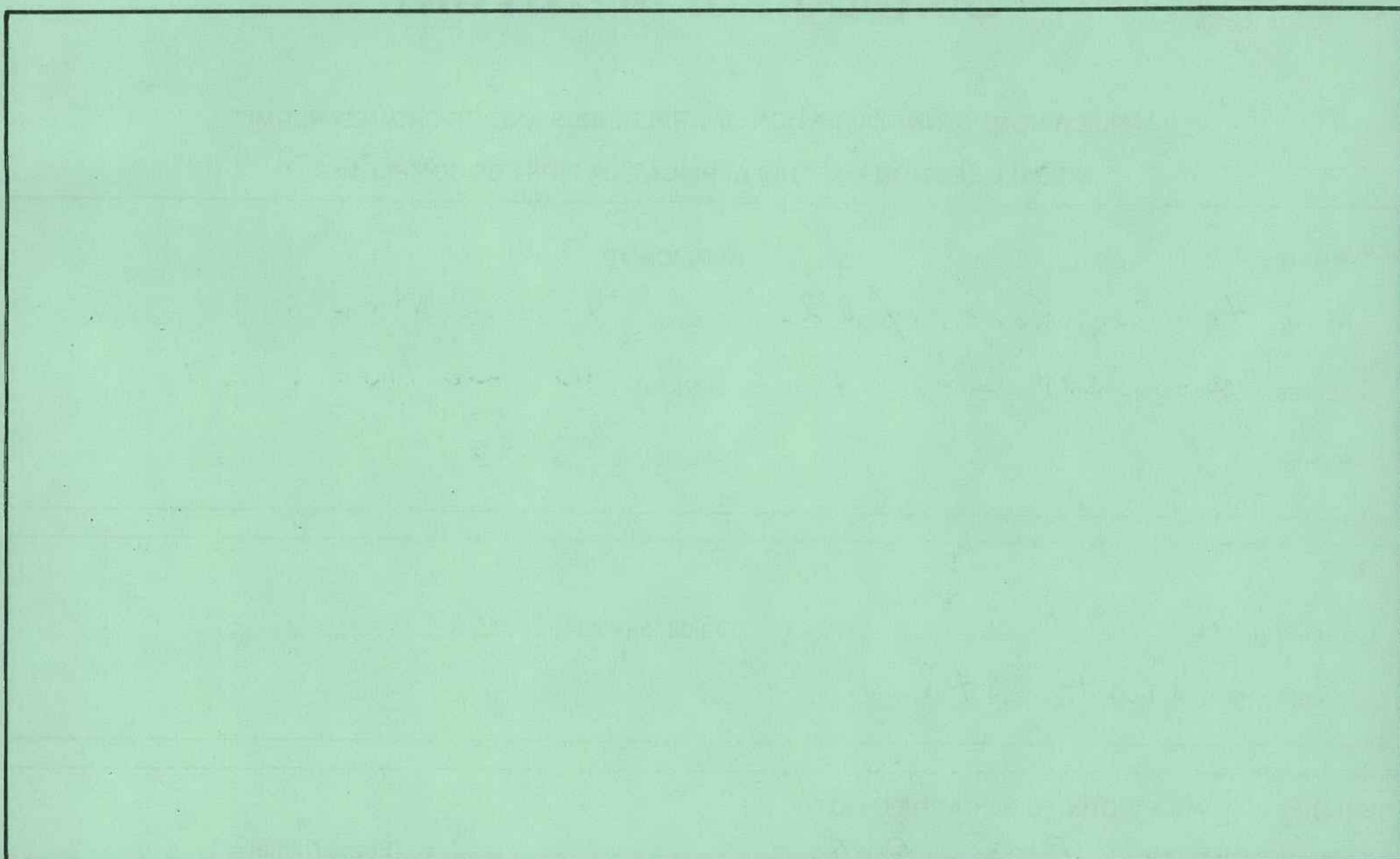
Amount \$

Receipt No. 1666

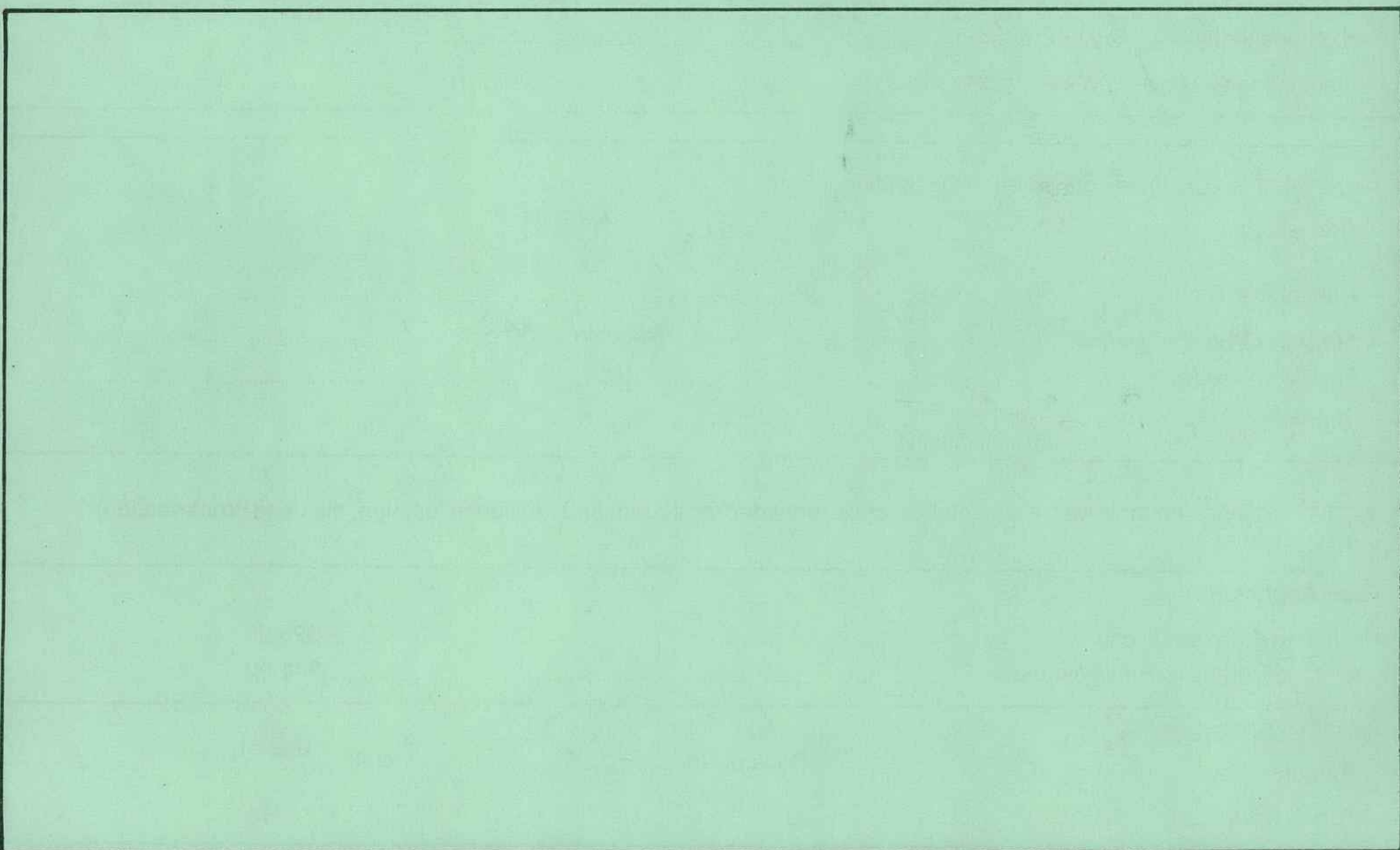
Date 15 JUN 1988

Permit No.

ROOM PLAN (Show room with dimensions in which the appliance/chimney is to be located and adjoining rooms)



CROSS SECTION (Show appliance/chimney, floor, wall, and ceiling with dimensions) (to scale).



BUILDING PERMIT

(Office Copy)

AUTHORITYStats. No. **G****063456**Westport Borough Council

No. _____

Receipt No. 1666Date Permit Issued 15 / 6 / 88**OWNER**Name Housing corp of NZ
Mailing Address P.O. Box 235
Greymouth**BUILDER**Name J. R. Easton
Mailing Address 10 Watson st
Westport**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**Street No. 10
Street Name Stout st
Town/District Westport
Riding _____**LEGAL DESCRIPTION**Valuation Roll No. _____
Lot _____ D.P. _____
Section _____ Block _____
Survey District _____**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**Installation of a Flue ~~only~~ spaceheater**FLOOR AREA**Whole
Sq. Metres**DWELLING UNITS**Number
ErectedESTIMATED
VALUES
\$Building
Plumbing
Drainage
G.S.T.
TOTAL980 00
980 00**NATURE OF PERMIT (TICK BOX)**

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>22</u> <u>73</u>	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____		\$ _____
Building Research Levy ..	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ <u>2</u> <u>27</u>
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>25</u> <u>00</u>

Receipt No. 1666
Date of Payment 15 / 6 / 88
Authorised Officer _____

Special Conditions: (In addition to those noted on reverse): _____

* Please advise for inspection on
completion.**NOTICE TO APPLICANT**

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BUILDING PERMIT APPLICATION FORM

Local Authority WESTPORT

I, KENNETH JAMES FORSOUTH (Builder), of 10 STOUT ST (Address)

hereby apply for a building permit in respect of works detailed in the accompanying plans and

specifications, at the property of KENNETH JAMES FORSOUTH (Owner)

Street 10 STOUT ST Township WESTPORT

Number on Valuation Roll

Lot D.P. Section Block

Site of Buildings: S.D.

The building works involve Swimming pool.

Value of building (see back for example) Total floor area (sq. m.)

Est. value of building work: \$ 1000 Est. Commencement date 1.5.81

Est. value of plumbing and drainage \$ NIL Est. Completion date 1.6.81

Total \$ 1000

Plumber and Drainlayer Ron Humphries Reg. No.

Address Queen St WESTPORT

NOTE: A separate application form for Plumbing and Drainage Works must be completed by the Registered Tradesman.

Fees Payable (see back for scale)

Building Permit Fee, etc. \$ 10.00 Receipt No. 3215 Date 28.4.81

Building Research Levy \$ Receipt No. Date

Plumbing and Drainage Fee \$ Receipt No. Date

\$ TOTAL.

Nature of Permit (Tick Box)

New building including separate buildings added to existing complex ☐ Conversion ☐ Repairs, alterations or extensions to an existing building ☐ Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☐

If so, what precautions are being taken

Owner's Signature

Builder's Signature

Permit No. 018290 Date 28/4/81

Please read the other side carefully.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum): These must show any fall in the section—including the foundation height above ground level.

Other Services: 1. Stormwater connection.
3. Water connection.
5. Plumbing and drainage permit.

2. Sewer connection.
4. Vehicle crossing.

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications, etc.
It is your responsibility to ensure that you comply.

New Fees as from 1st April 1981

PERMIT FEES
(Building Only)

Not more than \$600	\$6.00
800	8.00
1000	10.00
1200	12.00
1400	14.00
1600	16.00
1800	18.00
2000	20.00
3000	25.00
4000	30.00
5000	35.00

Not more than \$6000	\$40.00
7000	45.00
8000	50.00
9000	55.00
10,000	60.00
12,000	70.00
14,000	80.00
16,000	90.00
18,000	100.00
20,000	110.00
25,000	125.00
30,000	140.00
35,000	155.00
40,000	170.00
50,000	185.00

Fees for work valued at more than \$50,000:

\$15.00 per \$10,000 above \$50,000.

Building research levy—up to \$3,000 no fee. Above that \$1.00 per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

1. Building Costs	\$16,000
Estimated Plumbing and Drainage	\$1,500
Total	\$17,500

Building Fee	\$90.00
Research Levy * \$18.00	
	<u>\$108.00</u>

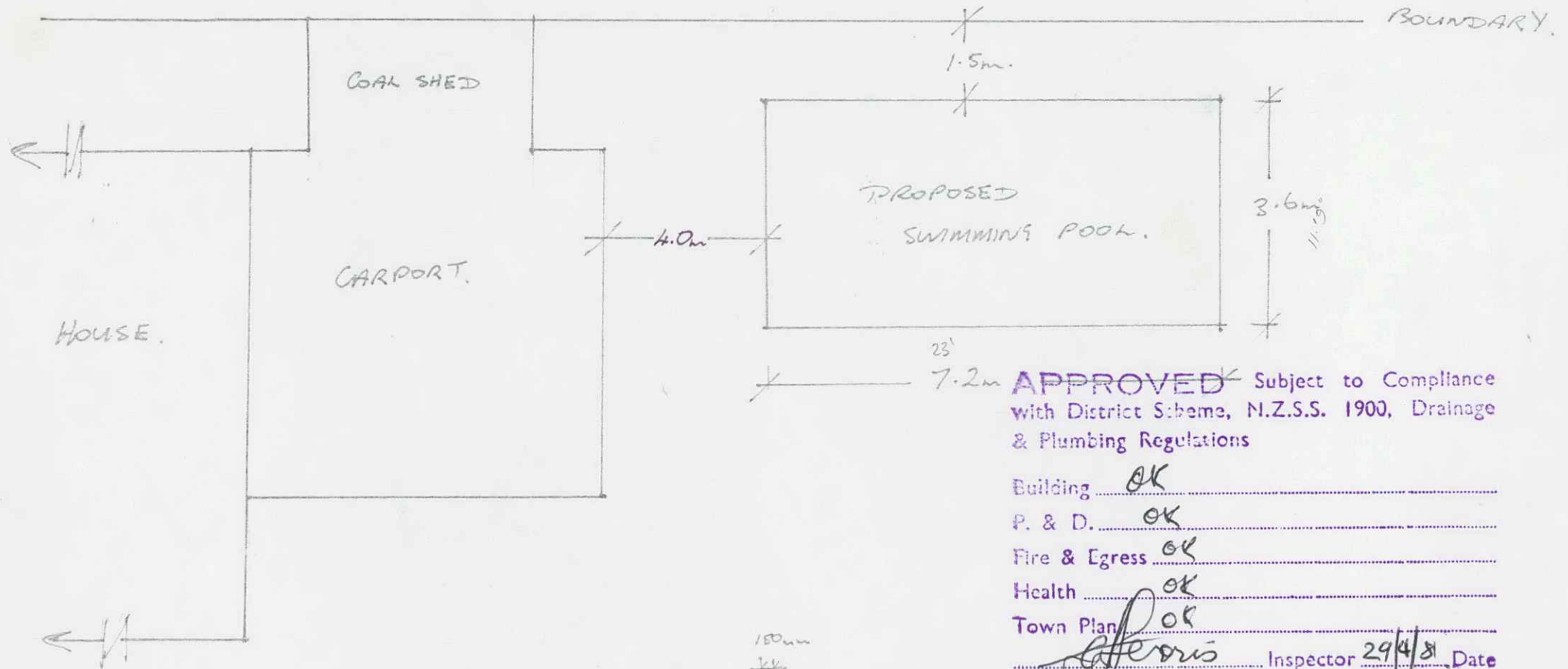
2. Building Costs	\$2,800
Estimated Plumbing and Drainage	Nil
Total	\$2,800

Building Fee	\$25.00
Research Levy	Nil
	<u>\$25.00</u>

* (\$1.00 per \$1,000 or part thereof)

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.

DOUGLAS PROPERTY.

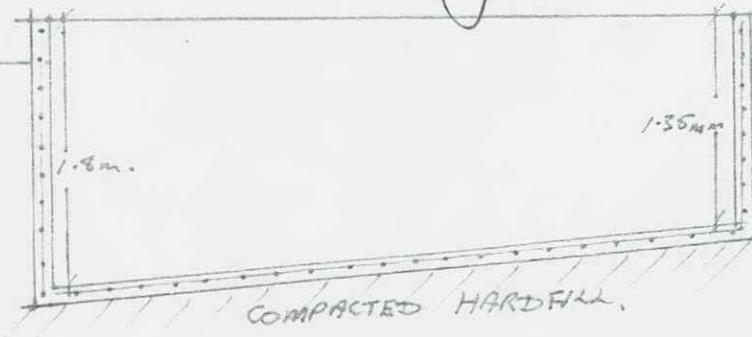


APPROVED Subject to Compliance with District Scheme, N.Z.S.S. 1900, Drainage & Plumbing Regulations

Building OK
 P. & D. OK
 Fire & Egress OK
 Health OK
 Town Plan OK
 Inspector 29/4/81 Date

STOUT STREET.

PROPOSED FINISHED G.L.



HRC 66E MESH IN ALL WALLS AND FLOOR.
 R12mm STEEL RODS IN WALLS AT APPROX 1m

PROPOSED SWIMMING POOL DRAWINGS NOT FOR MR & MRS K. FORSYTH, TO SCALE 10 STOUT ST, WSPT.

ENTERED

WATER

As Built / Asset Update Sheet



CONTRACT

Job Number: V611 ITEM 30

Date: 8.2.10

Address: 10 Stout St

Replace toby + valve

Pipe Size & type Installed:

Pipe Size & Type Connected to: 15mm Alk

Condition of Existing Asset: Good

Bedding materials: Dirt

Distances From:

To:

Filled Out By: Rex Walker



House
10 Stout St

BULLER DISTRICT COUNCIL
21 MAY 2010
per

Drive

Parcel Boundary

COPIED TO PROPERTY

FILE
BULLER DISTRICT COUNCIL
DATE
21 MAY 2010
per

Fence

2.800

300

0.3m

19.100

-draw existing lateral in



BULLER DISTRICT COUNCIL

WESTPORT

PO Box 75, REEFTON
Telephone (03) 732 8821
Fax (03) 732 8822

NEW ZEALAND

www.bullerdc.govt.nz
PO Box 21, WESTPORT
Telephone (03) 789 7239
Regulatory Services (03) 789 6022
Fax (03) 789 7233

APPLICATION FOR BUILDING CONSENT

Section 33,

Building Act 1991

To: **BULLER DISTRICT COUNCIL**

(Cross each applicable box and attach relevant documents in duplicate)

Inv. No. 25763

BC No. 040332

PART A GENERAL

(Complete Part A in all cases)

APPLICANT *

Name: Diane Jack

Address: C/- 10 Stout ST
Westport

Contact: (Print name & position)

Alan Kennedy
Builder

Phone: 7846878 Fax: 7846878

* Section 33 of the Building Act requires the applicant to be the owner of the land or a person who has entered an agreement to lease or purchase the land.

FOR COUNCIL USE

BIA Levy (3204 0906) .65c/\$1,000 \$ 30.55

BRANZ Levy (3204 0905) \$1/\$1,000 \$ 47.00

Administration \$ 60.00

Processing \$ 216.00

Inspections \$ 360.00

Compliance Sch. \$ NA

Code Com. Sch. \$ 36.00

PIM \$ NA

Information \$ 672.00

Total Fee (3204 0601) \$ 749.55

Receipt No. 405561

Received: 2.8.04

(Based on X5 No. of inspections)

Due by Date: 16.8.04

PROJECT

New or relocated building ☒

Alteration ☐

Description of Work and Intended Use

Cottage

Intended Life:

Indefinite but not less than 50 years ☐

Specified as years

Demolition ☐

Being stage of an intendedstages(s)

Estimated Value (inclusive of GST)

\$ 46,750.00

Floor area 38.88 m²

Unit/s ☐ Storey/s ☐

PROJECT LOCATION

Street Address (if any): 10 Stout ST

Westport

Legal Description:

Valuation Roll No. 1896/015.00

Lot: DP

Section: Block:

Survey District:

Building P & D

Fire & Egress

Electrical

District Plan

Date: 29.7.04

Inspector 12/8/04 Date

Signed by or for and on behalf of the applicant:

Name: (Print) Alan Kennedy

Address: 170 Derby ST

APPROVED

Subject to compliance with District Plan, Building Act, N.E. Building Codes

Building

P & D

Fire & Egress

Electrical

District Plan

RD Scan

Continued

This application is for:

- ☐ Building consent only, in accordance with Project Memorandum No.
- ☐ Both Building Consent and a Project Information Memorandum

PART B: PROJECT DETAILS

[Complete Part B only if you have not applied separately for a Project Information Memorandum]

The project involves the following matters *[cross each applicable box, if any, and attach relevant information in duplicate]*:

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings, location of overhead power lines.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Office Use Only: Yes / No Action taken:

PART C: BUILDING DETAILS

[Complete Part C in all cases]

This application is accompanied by *[cross each applicable box, attach relevant documents in duplicate]*:

- ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the Building Code, with supporting documents, if any, including:-
- ☐ Building certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

PART D: KEY PERSONNEL

[Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers]

Designer(s):

Builder(s): Kennedy Builders

Registered Drainlayer: Craig Neil

Signature & Registration No.

Registered Plumber: Craig Neil

Signature & Registration No.

Registered Gasfitter:

Signature & Registration No.

Registered Electrician: STU Morrison

Signature & Registration No.

Other:

PART E: COMPLIANCE SCHEDULE SYSTEMS

☐ The building will contain one or more of the following systems:

Automatic Sprinkler Systems	Automatic Fire Doors
Emergency Warning Systems	Emergency Lighting Systems
Escape Route Pressurisation Systems	Riser Mains
Back-Flow Preventers	Passenger Carrying Lifts
Service Lifts	Escalators & Moving Walks
Mechanical Ventilation & Air Conditioning Systems	Other Mechanical, Electrical, Hydraulic or Electronic Systems
Building Maintenance Units	Signs
Means of Escape	Safety Barriers
Access & Facilities for People with Disabilities	Fire Hose Reels

☐ None of the Above

BUILDING CONSENT

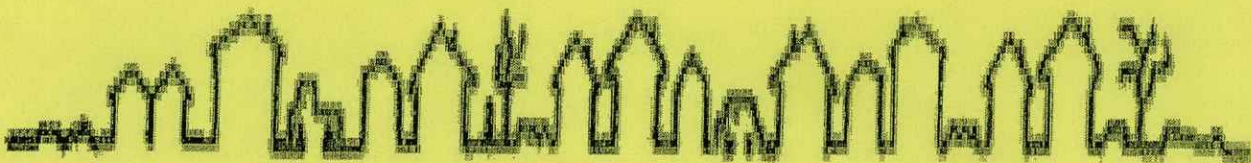
CHECK LIST

Before you lodge the building consent application, the following checklist should be completed:

HAVE YOU

- ☐ Provided two (2) copies of all the required plans
- ☐ Indicated location of any overhead power lines on site plan
- ☐ Noted the builders/plumbers names
- ☐ Included vehicle approach application
- ☐ Included application for water, sewer or stormwater
- ☐ Included engineer design details if applicable
- ☐ Included bracing schedule
- ☐ Included fire design of the building works
- ☐ Signed the application

PLEASE READ THE ATTACHED INFORMATION SHEET



***** RECEIPT *****

GST Reg. No. 51-751-094

Received with thanks by 5/01

BULLER DISTRICT COUNCIL - WESTPORT

30-07-04 13:07 Receipt no.405561

COPY *COPY* *COPY*

DR BC040332

BLDG CONSENT FEE A & P K 749.55-

DIANE JACK::C/- 10 STOUT STREET:WESTPOR

CQ ANZ WESTPORT

AP & PA KENNEDY 749.55



Code Compliance Certificate

Section 95, Building Act 2004

Application

DIANE JACK
C/- 10 STOUT STREET
WESTPORT

No. 040332
Issue date 8/07/05

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages CONSTRUCT VERSATILE COTTAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$47,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: J.A. DONALDSON

Date: 8/7/05

FIELD CARD

VALUATION No. 1896/015-00

SMOKE
DETECTORS ☐

BULLER DISTRICT COUNCIL

Building Consent No. 040332

Date of Issue: 13/8/04

Applicant: DIANE JACK

Site Address: 10 STOUT ST WESTPORT

Description of Consented Work:

CONSTRUCT VERSATILE COTTAGE

Estimated Inspections: 5

RAPID No.

DATE INSPECTED	REMARKS (eg, stage reached with work)
11/8/04	PIKE HOLE INSPECTION : ANCHOR PILES 900 x 450 x 450 OK. STANDARD PILES OK. BOUNDARY DISTANCES OK. FINISHED FLOOR HEIGHT 900mm ABOVE CROWN OF ROAD (STOUT STREET). APPROVED TO POOR. R/S Scott
15.9.04	REQUEST FOR PRELIM INSPECTION. GENERAL FRAMING MOISTURE CONTENT 12 1/2 - 14 1/2 % LSP TREATED H1-2 FRAMING (GREEN)? COULD BE H3.1. WALL BRACING IS ACCEPTABLE, ROOF BRACING IS AS SPECIFIED, HAS ROOF PLANE AND ROOF SPACE BRACING. WINDOWS ARE FLASHED AND INSTALLATION APPEARS SATISFACTORY. CEILING BATTENS ARE GALVANIZED IRON, FIXINGS OK ALL OTHER MECHANICAL FIXINGS ARE IN PLACE. PLUMBING IN PLACE BUT NOT UNDER PRESSURE. GAS WATER HEATING SYSTEM ATTACHED TO OUTSIDE WALL
Actual Inspections	X5

Completed (signature):



Date: 6/7/05

SERVICES CHECKLIST

Pre Pour Foundation	Preline Plumbing	Pre Stopping	Final (Comm/Ind)
Siting/Levels/Bearing	Pipe Type/Sizing	Brace Element Fixings	Downpipe/Rainhead
Ground Condition	Water Isolation Valve	Fire Lining Fixings	Gully Trap/T.Vent
Reinforcing/Slab Ties	Lagging/Pressure Test	Final (Residential)	Trade Waste
Sub-floor Drainage	Anti-scald, fitted	Smoke Alarms	Glass/Safety/Visibility
AS 3500/drainage/G13	Soil Pipes/Vents	Wall Cladding/Cert.	Barriers/Stairs/Rails
Overflow Relief	Fire Resistant Lining	Downpipes/Flashings	Anti-scald, Provided
Pre Pour Slab	Penetration/Connection	Roof Tank/HWC Restraint	Ventilation
Tailings/DPM	Concrete Construction	Anti-scald Protection	Fire Resistant Rating
Mesh	Reinforcing/Eng.Repts	Gully Dish/Waste Pipes	Fire Alarm Type
Wastes/Lagging	Blockwork Construction	Main Vent/AAV	Egress/Signage
Sub Floor	Reinforcing/cleanouts	Surface Water Sumps	Accessible Facilities
Pile Connections	Steel Construction	Submersed Outlets	" Route
Bearers/Joists/Treatment	Size/Connections	HWC/Valves	" Toilet
Sub Ventilations	Solid Plaster System	Barriers/Stairs/Rails	" Grab rails
Sub Insulation	Substrate/Contrl/Flash	Stair/Treads/Risers	" Hardware
Pre line Building	Brick/Shelf Angle	Ventilation of Spaces	" Carpark/Signage
M/C - Walls %	Connections	Ceiling Insulation	Producer Statements
M/C - Ceilings %	1/2 High Brick Insp.	Fire Resistant Rating	Structural ()
Plate/Truss Fixings	Cavity/Expansion	Glazing/Safety	As Built Drainage Plan
Framing/Grade	Drainage	Access/Routes/Non-slip	HVAC
Bracing/Roof & Walls	Bedding/Cover	Retaining Wall/Drainage	Fire Alarm Installer
Floor Joist Layout	Inspection/MV	Swimming Pool/Fence	F.P.I.S.
Lintels/Girders Loads	F.W → Approved Outfall	Solid Fuel Heater	Emergency Lighting
Insulation Walls	S.W → Approved Outfall	Garden heights to F.F.L.	Pressurisation/Extraction
Insulation Ceilings	Main Vent Position	Drainage Plan	Sprinklers
Roof Cladding		Gas Certificate	Back Flow
Flashings		Electrical Certificate	Compliance Schedule

Comments

ADJACENT TO SHOWER. SUBFLOOR FIXINGS ARE AS REQUIRED (STAINLESS STEEL)
FOIL OVER JOISTS

CEILING + WALL BATTS IN PLACE (CEILING R 2.6, WALLS R 2.2). OK
TO LINE WALLS THAT DON'T CONTAIN PLUMBING. *Repl*

17.9.04 POSTLINE INSPECTION APPROVED ALL BRACING FIXINGS ARE SATISFACTORY. *Repl*

5/11/04

FINAL: SMOKE ALARMS INSTALLED, ROOF CLADDINGS FLASHED CORRECTLY, FLASHING TO WINDOWS/
DOORS OK. VENTILATION OK. INSULATION TO CEILING IN PLACE. GLAZING TO
STANDARDS. ITEMS TO BE RECEIVED ① GULLY TRAP TO BE PROTECTED. ② SEALING BEHIND
VANITY AND KITCHEN BENCH TOPS. ③ STORMWATER TO SOAKPIT. ④ DRAINAGE AND PLUMBING
LAY OUT BY GRAIG NEIL FOR EFFLUENT DISPOSAL SYSTEM AND PRODUCER STATEMENT. FINAL
NOT APPROVED!! ⑤ ELECTRICIAN CERT REQUIRED.

Builder: Plumber: Drainlayer: Gas Fitter:

All work inspected is in accordance with the Building Consent

Rectification time frame: / /

Key R - Rectification Required
✓ - Approved to Proceed

10 Stout St.

BC. 04 0332.

6/7/05.

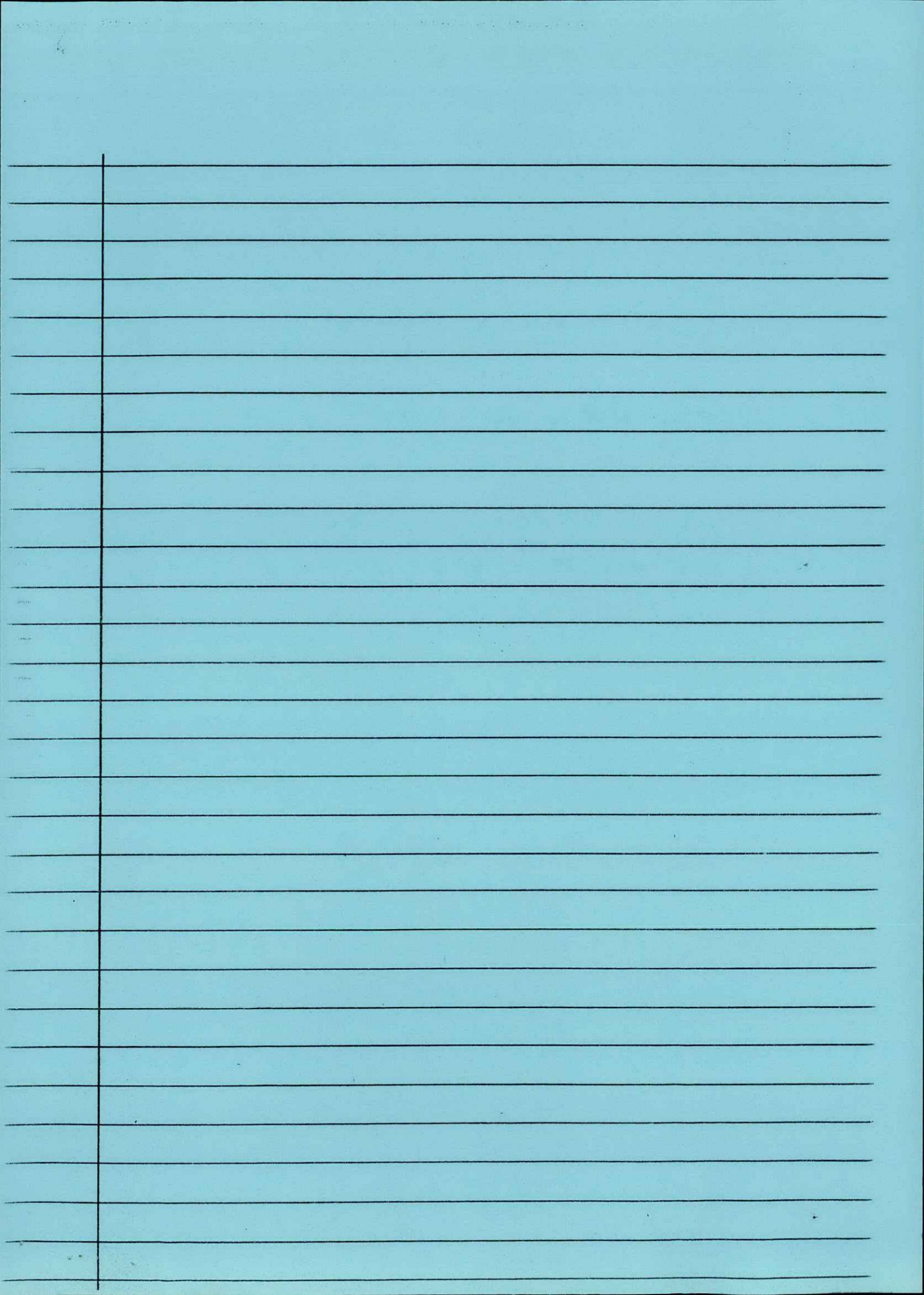
Final inspection.

Happy with workmanship from Craig West. No leaks etc. Measured sewer pipes. Pump chamber - 50mm class 'e' pipe clipped to fence and connected into earthenware pipe by gully of dwelling.

Happy to issue C.C.C. All.

checked swimming pool. All good. All.

What is the
swimming pool
check about?





BULLER
DISTRICT COUNCIL

PO Box 21
Westport
New Zealand
Phone: 03 788 9111
Fax: 03 788 8041
www.bullerdc.govt.nz

Reference: 1896001500

5 November 2004

Diane Jack
10 Stout Street
WESTPORT

Dear Diane

FINAL INSPECTION ON VERSATILE DWELLING. BC040332

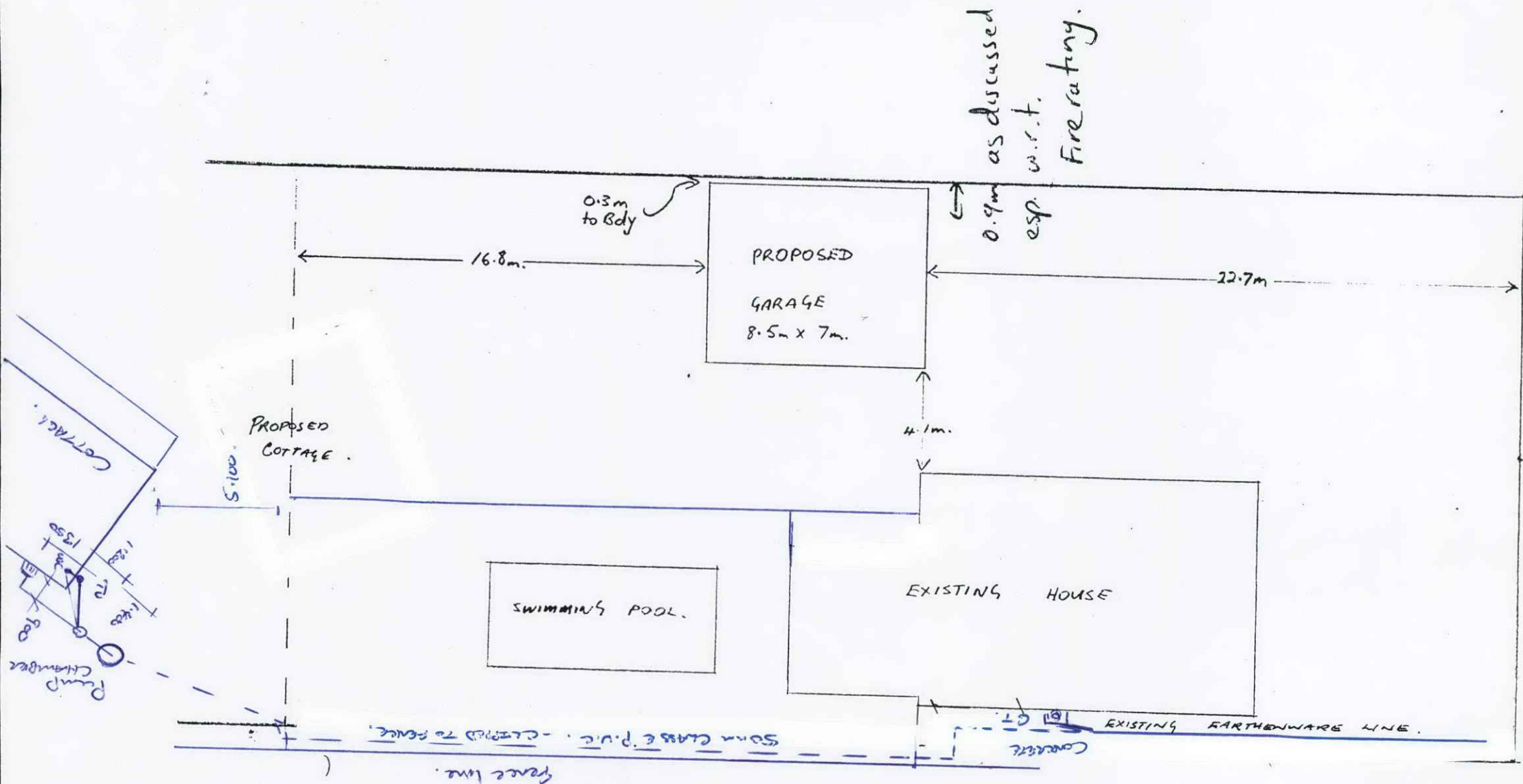
Following my inspection of your Versatile dwelling on 5/11/04, the items listed below are required to be rectified before council will issue a Code Compliance Certificate.

- ✓ (1) Gully trap is required to be protected around its perimeter to eliminate damage to gully.
- ✓ (2) Sealing behind vanity and kitchen tops to prevent water egress.
- ✓ (3) Stormwater from spouting and downpipes must be to an approved soakage pit.
- (4) Plumbing and drainage site plans and Producer statement required from Craig Neil to verify method of effluent disposal and as laid drainage plan.
- (5) Electrical certificate required from electrician on completion of this work.

Please contact me on (03) 788 9112 if you have any quires.

Yours faithfully

Dean Scarlett
GENERAL INSPECTOR



PROPOSED GARAGE - MR + MRS K. J. FORSYTH	N.T.S.
SITE PLAN	10 STOUT ST



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **1510072**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Diane Jack**

Phone:

Address of installation **10 STOUT STREET.**

Postal address of customer (if not as above) **Westport**

WORK DETAILS

9 No. of lighting outlets

☒ No. of ranges

Please tick (✓) as appropriate where work includes:

14 No. of socket outlets

☒ No. of water heaters

☐ Mains

☐ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

☐ Switchboard

☐ Electric lines

Description **2 X EXT LIGHTS**
2 X EXT PLUGS. FAN/PUMP.
NEW INSTALLATION.
Run 24E SUB FROM
GARAGE.
RCCB ON D.B

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance **799.9** Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name

S MOLLISON

Registration no.

E10372

Company

Signature

Date

20.11.04

Contact Ph No.

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☐ New mains

☐ Switchboard

☐ Earthing system

☐ Installation work in hazardous areas

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

Name

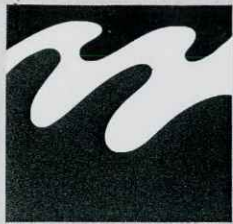
Registration no.

Signature

Date

Contact Ph No.

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



BULLER
DISTRICT COUNCIL

P.O. Box 21
Westport
New Zealand
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

Building Consent

Section 35, Building Act 1991

Application

DIANE JACK
C/- 10 STOUT STREET
WESTPORT

No.	040332
Issue date	13/08/04
Application date	2/08/04

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages CONSTRUCT VERSATILE COTTAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$47,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

Builder: KENNEDY BUILDERS

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	672.00
Building Research Levy	\$	47.00
Building Industry Authority Levy	\$	30.55
Total	\$	749.55

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

**THIS COPY MUST BE
RETAINED ON WORKS**

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

Signed for and on behalf of the Council:

Name: JA DONALDSON

Date: 13/8/04

1. Restrictions on the Erection of Buildings, Scaffolding and other Structures:
Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line.
2. To enquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
3. Inspections are required as shown on attached Field Inspection sheet.
4. The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a code compliance certificate being issued which verifies that the work complies with the New Zealand Building Codes.
5. An owner shall as soon as practicable advise the Buller District Council on the enclosed form, (Advice of Completion of Building Work), that the building work has been completed to the extent required by the building consent issued in respect of that building work.
6. All building materials and elements must comply with New Zealand Building Code Clause B2 Durability.
7. This consent is issued on the basis that inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
8. Note: To ensure that ALL the work contained within this consent has been approved, it is recommended that final payment to contractors should not be made until a Code Compliance Certificate has been received.
9. After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
10. A building consent shall lapse and be of no effect if:- the building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow
11. A building consent shall lapse and be of no effect if reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the territorial authority in its absolute discretion may allow.
12. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
13. Restrictions on the Erection of Buildings, Scaffolding and other Structures:
Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line.
14. To enquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
15. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.

**THIS COPY MUST BE
RETAINED ON WORKS**

16. Gib board manufacturers recommend that for levels of Gib Board finish 3, 4 or 5 that the framing moisture content should not be greater than 16% at the time of lining. This recommendation is to minimise instances of joint or surface defects developing.
17. The New Zealand Building Code requires that the moisture content shall not be greater than 24% at the time of lining.
18. All glazing is to comply with the requirements of NZS 4223 and window frames are to comply with NZS 4211. ✓
19. SMOKE ALARMS WITH HUSH FACILITIES MUST BE INSTALLED IN THIS BUILDING PRIOR TO A FINAL INSPECTION BEING CARRIED OUT AND A CODE COMPLIANCE CERTIFICATE BEING ISSUED. ✓
20. STORMWATER IS TO BE CONNECTED TO WESTPORT'S STORMWATER SYSTEM OR TO A SOAKHOLE ON SITE, DIVERTED AWAY FROM THE DWELLING. X
21. SEWER LINES ARE TO BE CONNECTED TO WESTPORT'S SEWAGE DISPOSAL SYSTEM. DRAINAGE PLAN AND PROPOSED SITE FROM CRAIG NEILL.
22. PLEASE NOTE THE CHANGE TO BRACING CALCULATION SHEET B. REQUIRES GIB1A 2.1 LONG AND VF7.6 LONG. ✓
23. CRAIG NEILL IS YOUR NOMINATED REGISTERED PLUMBER.
24. CHECK EXISTING HOUSE SEWER MAIN TO ENSURE SUFFICIENT GRADIENTS CAN BE ACHIEVED TO THE NEW DWELLING. ✓ PUMP.
25. AN ELECTRICAL CERTIFICATE FROM THE ELECTRICIAN IS REQUIRED ON COMPLETION OF THIS WORK.

THIS COPY MUST BE
RETAINED ON WORKS

Project Information Memorandum 040332

Section 31, Building Act 1991

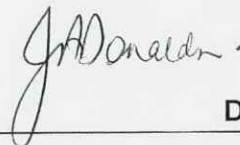
Issued in accordance with Building Consent No. 040332

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

Signed by or for and on behalf of the Council:

Name: JA DONALDSON



Date: 13/8/04

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To:

Consent Details

DIANE JACK	No.	040332
C/- 10 STOUT STREET	Issue date	13/08/04
WESTPORT	Application date	2/08/04

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages CONSTRUCT VERSATILE COTTAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$47,000
Location	10 Stout St, Westport
Legal Description	Lot 5 DP 10639 town of Westport
Valuation No.	1896001500

You are hereby advised that

- ☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: _____

Position: _____

Date: _____

Business hours contact phone no.: _____

WORK SHEET

OWNER: DIANE JACK BUILDER: KENNEDY BUILDERS
 ADDRESS: CL 10 STOUT ST ADDRESS: _____
WESTPORT
 TELEPHONE: _____ TELEPHONE: 7896878

The following additional conditions are to be included with this consent:

STANDARD CONDITIONS: 1,2,3,4,5,6,7-12,16,18,19,20,24,

- STORMWATER IS TO BE CONNECTED TO WESTPORTS STORMWATER SYSTEM, OR TO A SOAK
PILE OR SEPTIC - DEVERT AWAY FROM DWELLING.
- SEWER CONNECTION ARE TO BE CONNECTED TO WESTPORTS TOWN SEWER SYSTEM.
- NOTE: CHANGE TO BRACING CALCULATION SHEET B. REQUIRES 418/4 2.1 LONG AND
VF7.6 LONG
- CRAIG NEIL IS YOUR NOMINATED REGISTERED PLUMBER.
- CHECK EXISTING HOUSE SEWER MAIN TO ENSURE SUFFICIENT GRADIENTS CAN
BE ACHIEVED TO THE NEW DWELLING.
- ELECTRICAL CERTIFICATE REQUIRED FROM ELECTRICIAN ON COMPLETION.

The following action is required before a Building Consent can be issued:

Action Taken:

Date: _____

Signed: _____

APPROVED Subject to compliance
 with District Plan, Building Act, N.Z. Building Code.

Building
 P. & D.
 Fire & Egress
 Electrical
 District Plan
 Inspector R.D. Scott 12/8/04 Date

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No.	OK.	
Fees	OK.	
DP /Valuation No. Property File (Extension/Alteration)	OK.	LOT 5 DP 10639. TOWN OF WESTPORT. 1896001500.
Plumbing & Drainage	OK.	CRAIG NEIL IS YOUR NOMINATED PLUMBER.
As-built Plans of Property	OK.	Checked existing sewer line. EASTERN SIDE OF SECTION. (KARTERWARE)
Road Access / Water Connection / Sewer	OK.	NO VEHICULAR ACCESS AVAILABLE. SEWER TO TOWN SUPPLY. WATER /SEWER TO WESTPORT SYSTEM. STORMWATER TO TOWN SUPPLY.
Site Investigation – Penetrometer including power lines	OK.	PILES HOLES INDICATE RIVER RUN GRAVELS OVER SITE. APPEARS SOLID. NO POWER LINES.
Building Height, Distance from Boundaries, Yards, Coverage etc	OK.	BOUNDARIES OK WEST SIDE 6m. EAST SIDE 4.5m. HEIGHT 4.0 APPROX.
Ventilation /Light / Glazing	OK.	
Footings	OK.	ANCHOR PILE 200 x 400 x 4m STANDARD PILES. 200 x 200 IN 9000 GRADE.
Masonry and Foundation Walls, including vents	N/A	
Concrete Floor	N/A	
Timber sub-floor, Bracing and Flooring	OK.	AS
First Floor Framing	OK.	90 x 35. H1.2. c 600 f
Wall Construction	OK.	90 x 35 H1.2 x 600 f. LINTERS TO VENTILATION DESIGN.
Wall Bracing	OK.	LINER CHANGED FROM GIBB TO GIBB 2.1 AND VIZ-6 DUE TO SHOWER.
Roof Construction	OK.	PURCH CUT BETWEEN TRUSSES & 1200 CENTRES.
Roof Bracing	OK.	SINGLE STRAP ROOF BRACE
Insulation	OK.	2.2 WALL 2.6 CEILING.
Linings - Internal / External	OK.	SUPERCLAD TO VENTILATION DESIGN. EXTERIOR 10 GIB INTERIOR WALL. FLASHING OK.
Decks, Pools, Verandahs	OK.	TO VENTILATION DESIGN. VB2000 SERIES. SHEET 18.
Electrical	OK.	STU WOODLISON. ELECTRICAL CERTIFICATE REQUIRED.
Access for Disabled – including visual & sound	N/A	
Fire – Means of Escape/Smoke Detectors	N/A	
Compliance Schedule	N/A	
Permitted Activity	OK.	RESIDENTIAL.
Durability	OK.	PS1
Stairs	N/A.	
Rapid No.	N/A	

CONDITIONS OF BUILDING CONSENT NO. 040332

Owners Name: DIANE JACK Field Inspections

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS - The owner/builder shall notify the Inspectorate Receptionist one working day (ie at least 24 hours) prior to the inspection being required for each of the following inspections: ☒ denotes required inspections.

- ☒ Siting and Foundations
- ☐ Reinforcing Steel
- ☒ Pre Lining
- ☒ Completion

- ☐ Concrete Floor Slab
- ☐ Insulation
- ☒ Post-Lining
- ☒ Plumbing & Drainage

1. **SITING** - All relevant boundary pegs must be identifiable.
2. **FOUNDATIONS** - When all trenches and footing excavations are completed and all reinforcing steel has been tied in place AND BEFORE ANY CONCRETE IS POURED, this includes pile and/or pole holes.
3. **CONCRETE FLOOR SLAB** (On Ground) - When all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and plumbing and drainage services installed AND BEFORE ANY CONCRETE IS POURED.
4. **REINFORCING STEEL** (General) - When all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slabs, lintels etc, AND BEFORE ANY CONCRETE IS POURED.
5. **INSULATION - SKILLION OR FLAT ROOFS** - When all the insulation material is installed in place, but PRIOR TO ANY ROOFING MATERIALS BEING FIXED.
6. **PRE-LINING/PLUMBING & DRAINAGE** - When all exterior cladding, windows, doors, etc, have been fixed in place and insulation is on site BUT PRIOR TO THE FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS). NB: Plumbing must be ready for inspection and drains completed but uncovered.
7. **POST LINING** - When all the internal wall and ceiling linings have been fixed in place (BUT PRIOR TO THE FIXING OF CORNICES OR SKIRTINGS OR GIB STOPPING).
8. **COMPLETION** - When the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled "Advice of Completion of Building Work" is required to be completed and forwarded to Council.

The approved plans and specifications (stamped copies) must be available on the site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. **IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.**

dale.reg.archer.condbuil

Building
 P & D
 Fire & Egress
 Electrical
 District Plan
 Inspector R. J. Smith 12/8/04 Date

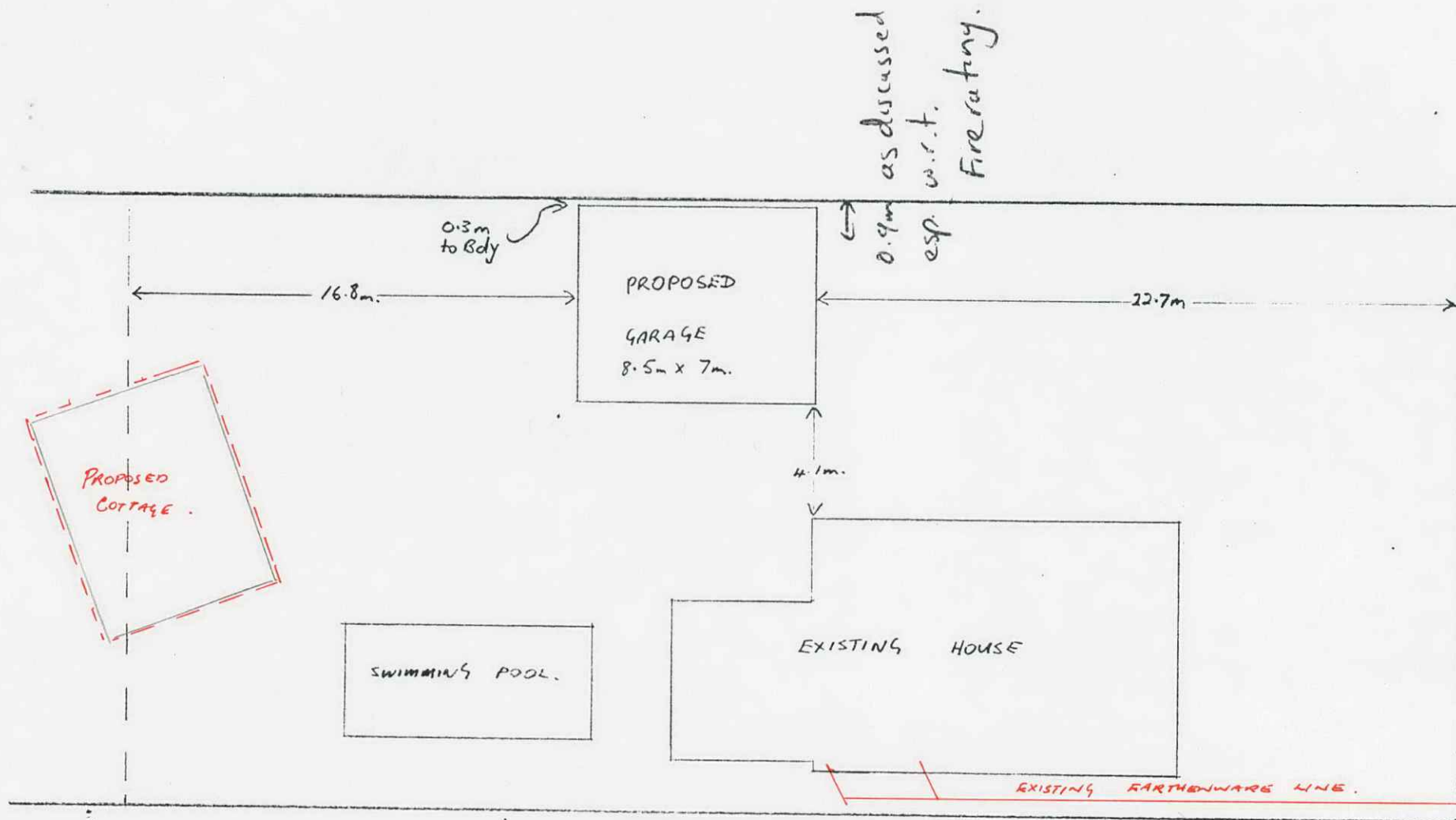
SERVICES CHECKLIST

Pre Pour Foundation		Preline Plumbing		Pre Stopping		Final (Comm/Ind)	
Siting/Levels/Bearing		Pipe Type/Sizing		Brace Element Fixings		Downpipe/Rainhead	
Ground Condition		Water Isolation Valve		Fire Lining Fixings		Gully Trap/T.Vent	
Reinforcing/Slab Ties		Lagging/Pressure Test		Final (Residential)		Trade Waste	
Sub-floor Drainage		Anti-scald, fitted		Smoke Alarms		Glass/Safety/Visibility	
AS 3500/drainage/G13		Soil Pipes/Vents		Wall Cladding/Cert.		Barriers/Stairs/Rails	
Overflow Relief		Fire Resistant Lining		Downpipes/Flashings		Anti-scald, Provided	
Pre Pour Slab		Penetration/Connection		Roof Tank/HWC Restraint		Ventilation	
Tailings/DPM		Concrete Construction		Anti-scald Protection		Fire Resistant Rating	
Mesh		Reinforcing/Eng.Repts		Gully Dish/Waste Pipes		Fire Alarm Type	
Wastes/Lagging		Blockwork Construction		Main Vent/AAV		Egress/Signage	
Sub Floor		Reinforcing/cleanouts		Surface Water Sumps		Accessible Facilities	
Pile Connections		Steel Construction		Submersed Outlets		“ Route	
Bearers/Joists/Treatment		Size/Connections		HWC/Valves		“ Toilet	
Sub Ventilations		Solid Plaster System		Barriers/Stairs/Rails		“ Grab rails	
Sub Insulation		Substrate/Contrl/Flash		Stair/Treads/Risers		“ Hardware	
Pre line Building		Brick/Shelf Angle		Ventilation of Spaces		“ Carpark/Signage	
M/C – Walls %		Connections		Ceiling Insulation		Producer Statements	
M/C – Ceilings %		½ High Brick Insp.		Fire Resistant Rating		Structural ()	
Plate/Truss Fixings		Cavity/Expansion		Glazing/Safety		As Built Drainage Plan	
Framing/Grade		Drainage		Access/Routes/Non-slip		HVAC	
Bracing/Roof & Walls		Bedding/Cover		Retaining Wall/Drainage		Fire Alarm Installer	
Floor Joist Layout		Inspection/MV		Swimming Pool/Fence		F.P.I.S.	
Lintels/Girders Loads		F.W → Approved Outfall		Solid Fuel Heater		Emergency Lighting	
Insulation Walls		S.W → Approved Outfall		Garden heights to F.F.L.		Pressurisation/Extraction	
Insulation Ceilings		Main Vent Position		Drainage Plan		Sprinklers	
Roof Cladding				Gas Certificate		Back Flow	
Flashings				Electrical Certificate		Compliance Schedule	

Comments

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Builder:	Plumber:	Drainlayer:	Gas Fitter
All work inspected is in accordance with the Building Consent		Key R – Rectification Required ✓ - Approved to Proceed	
Rectification time frame: / /			



PROPOSED GARAGE - MR + MRS K. J. FORSYTH		N.T.S.
SITE PLAN	10 STOUT ST WESTPORT	CMC 9/86

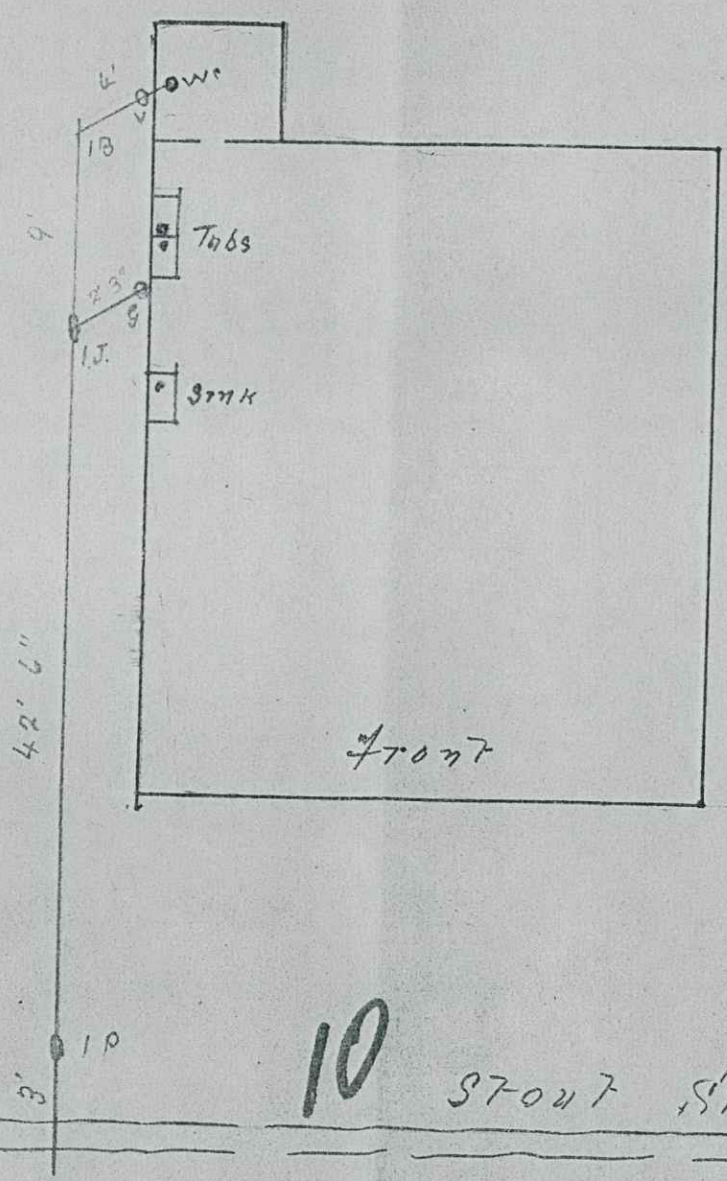
PORT BOROUGH COUNCIL. GRAM.

Section No. *A*
STOUT

SCALE: Feet to 1 Inch.

nks, Lavatories, Wash Houses, Downpipes, Traps, or other appliances, also position and levels and gr
e shown on this Plan, which must be drawn to scale in ink. This Plan must be submitted with appli
accompanied by an inspection fee of 5s.

Sub 4



J.H.
F
12

10 *STOUT STREET*

Approved *A Dalkie* Over



MiTek New Zealand Ltd.

PO Box 3887

Riccarton, CHRISTCHURCH

www.mitek.nz.co.nz

HOME OF GANG-NAIL® BUILDING SYSTEMS

Gib® Bracing Calculation Sheet A

single storey

V56A

Job Details

Name	Diana Jack	
Street and Number	10 Stout Street	
Lot and DP Number		
City/Town/District	Westport	
Designer and date	Mitek NZ Ltd	25-Jun-04
Company Name	VERSATILE BUILDINGS	

Building Specification

Location of Storey	single	▼
Floor Loading	2 kPa	▼
Foundation Type	subfloor	▼
Building Height to Apex (m)	5	▼
Roof Height above Eaves (m)	2	▼
Stud Height (m)	2.4	▼
Cladding Weight (top or single)	light	▼
Cladding Weight (lower)	light	▼
Cladding Weight (subfloor)	light	▼
Roof Weight	light	▼
Roof Pitch (degrees)	0-25	▼
Room in Roof Space	no	▼
Building Length (m)	7.2	
Building Width (m)	5.4	
Gross Building Plan Area (m2)	38.8	

APPROVED Subject to compliance with District Plan, Building Act, N.Z. Building Codes

Building
P & D.
Fire & Egress
Electrical
District Plan
Inspector *R.D. Scott* 12/8/04 Date

not applicable (single storey building)

Building Location

Wind Zone	High	Earthquake Zone
Region	R1 ▼	A ▼
Terrain	Coastal ▼	
Exposure	Sheltered ▼	
Topography	Moderate ▼	

Bracing Units required for Wind

per m	subfloor	walls
W along	100	64 BUs/m
W across	92	54 BUs/m
Totals	subfloor	walls
W along	540	346 BUs
W across	662	389 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	9.4	6.7 BUs/m2
Totals	subfloor	walls
E along	365	260 BUs
E across	365	260 BUs

VERSATILE
BUILDINGS



MiTek New Zealand Ltd.

PO Box 3887

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HOME OF **GANG-NAIL®** BUILDING SYSTEMS

Gib® Wall Bracing Sheet B

Diana Jack

single storey

V56A

Along		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	72	1	Gib®	Gib1a	2.1	2.4	116	105
		2						
		3						
line totals		4						
W	116	5						
EQ	105	6						
B	70	1	Gib®	Gib2a	2.4	2.4	180	144
		2						
		3						
line totals		4						
W	180	5						
EQ	144	6						
C	72	1	Gib®	Gib1a	2.4	2.4	132	120
		2						
		3						
line totals		4						
W	132	5						
EQ	120	6						
D		1						
		2						
		3						
line totals		4						
W		5						
EQ		6						
E		1						
		2						
		3						
line totals		4						
W		5						
EQ		6						
Totals Achieved							428	369
Totals Required (from Sheet A)							346	260

Wind Earthq.

OK OK



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HOME OF **GANG-NAIL®** BUILDING SYSTEMS

Gib® Wall Bracing Sheet B

Diana Jack

single storey

V56A

Across								
Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	54	1	Gib®	Gib1b	3	2.4	225	150
		2	Gib®	Gib1a	2.1	2.4	116	105
		3	MITEX	VF7	0.6	2.4	50	40
line totals		4						
W	225	5						
EQ	150	6						
N	70	1	Gib®	Gib2a	1.8	2.4	135	108
		2						
		3						
line totals		4						
W	135	5						
EQ	108	6						
O	54	1	MiTex	VF7	0.6	2.4	50	40
		2	MiTex	VF7	0.6	2.4	50	40
		3						
line totals		4						
W	100	5						
EQ	80	6						
P		1						
		2						
		3						
line totals		4						
W		5						
EQ		6						
Q		1						
		2						
		3						
line totals		4						
W		5						
EQ		6						

						Wind	Earthq.
Totals Achieved						460 OK 401	338 OK 535
Totals Required (from Sheet A)						389	260

VERSATILE
BUILDINGS



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Riccarton, CHRISTCHURCH
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Gib® Subfloor Bracing Sheet B Diana Jack single storey

V56A

Along								
Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	8W	9EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved	
a	line totals	1	NZS3604	anchor pile	2	320	240	
W	320	2						
EQ	240							
b	line totals	1	NZS3604	anchor pile	1	160	120	
W	160	2						
EQ	120	3						
c	line totals	1	NZS3604	anchor pile	1	160	120	
W	160	2						
EQ	120	3						
d	line totals	1	NZS3604	anchor pile	2	320	240	
W	320	2						
EQ	240	3						
e	line totals	1						
W		2						
EQ		3						
f	line totals	1						
W		2						
EQ		3						
g	line totals	1						
W		2						
EQ		3						
h	line totals	1						
W		2						
EQ		3						
i	line totals	1						
W		2						
EQ		3						
j	line totals	1						
W		2						
EQ		3						

					Wind	Earthq.
Totals Achieved					960	720
					OK	OK
Totals Required (from Sheet A)					540	365

VERSATILE
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HOME OF **GANG-NAIL®** BUILDING SYSTEMS

Gib® Subfloor Bracing Sheet B Diana Jack single storey

V56A

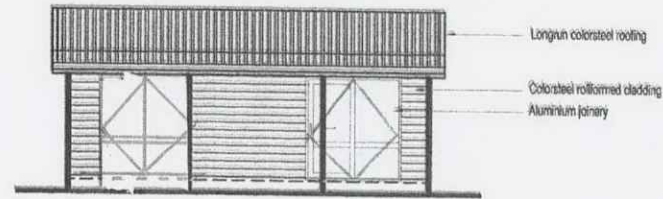
Across							
Bracing Line		Bracing Elements provided				Wind	Earthq.
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	line totals	1	NZS3604	cantilever pile	2	140	60
W	140	2					
EQ	60	3					
n	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
o	line totals	1	NZS3604	anchor pile	2	320	240
W	320	2					
EQ	240	3					
p	line totals	1					
W		2					
EQ		3					
q	line totals	1					
W		2					
EQ		3					
r	line totals	1					
W		2					
EQ		3					
s	line totals	1					
W		2					
EQ		3					
t	line totals	1					
W		2					
EQ		3					
u	line totals	1					
W		2					
EQ		3					
v	line totals	1					
W		2					
EQ		3					

					Wind	Earthq.
Totals Achieved					780	540

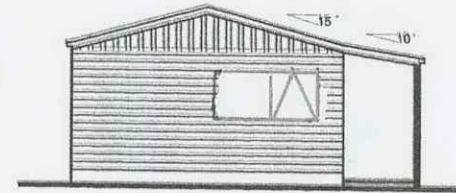
Totals Required (from Sheet A)					OK 662	OK 365
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APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

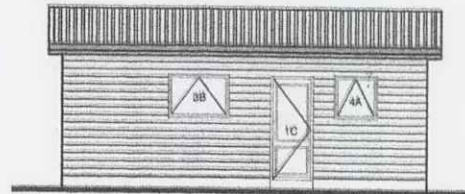
Building
P & D
Fire & Egress
Electrical
District Plan
Inspector *R. S. S. S.* 12/9/04 Date



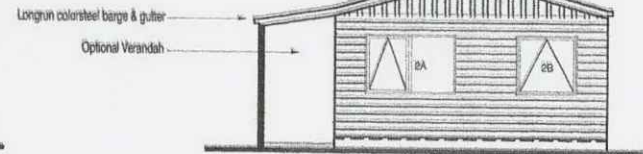
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

VERSATILE
BUILDINGS

PROJECT TITLE Proposed home for:
D. Jack
10 Stout St

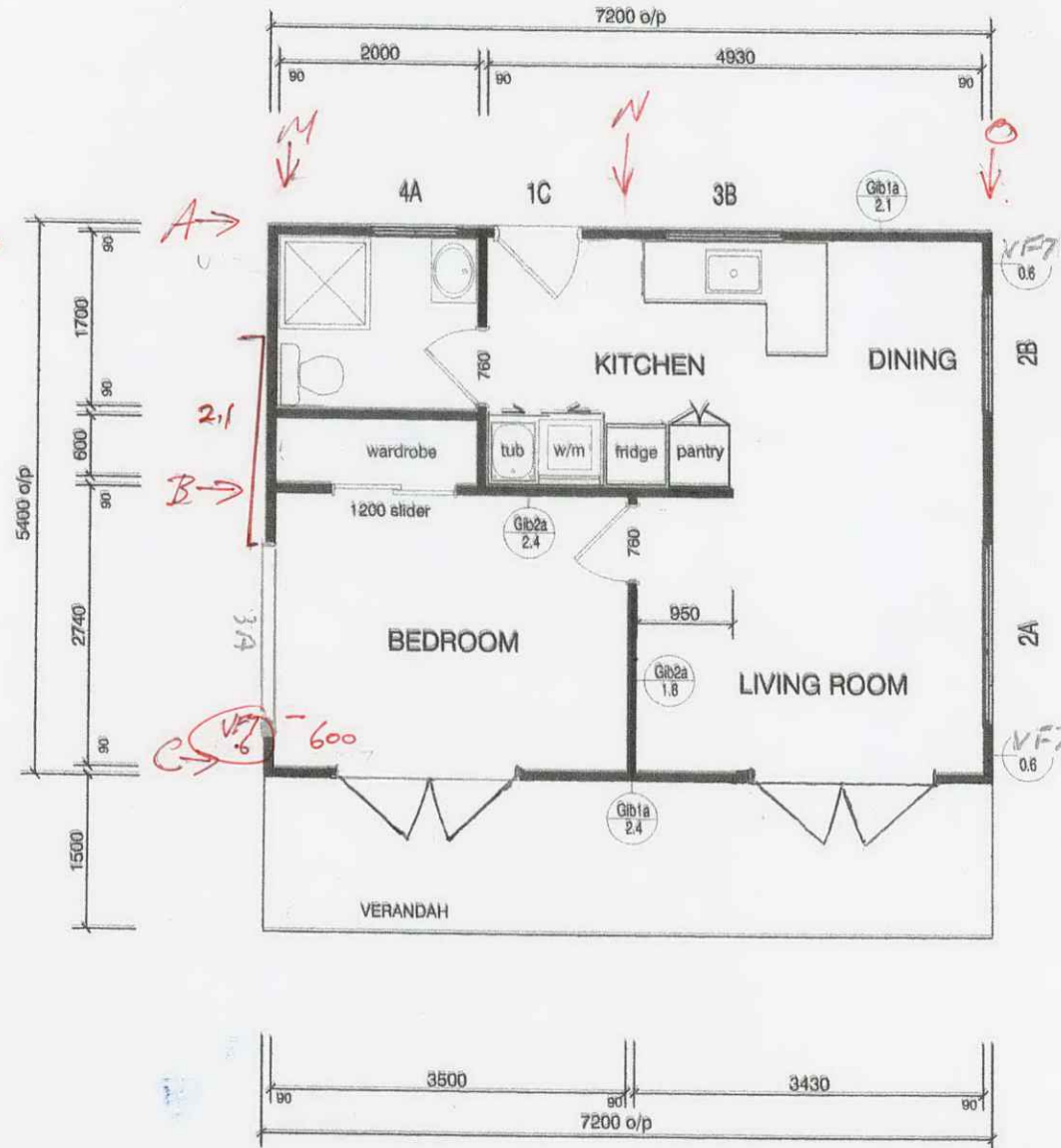
DRAWING TITLE
Franklin - Elevation A

Note: Construction to comply with NZS 3604 (1999)
and the New Zealand Building Code 1992

SCALE: 1:100 DATE: JUN 03
DRAWN: VBL FILE: 2201A

SHEET:
2
OF: 3

NOTE - BRACE CHANGED
ON LINE W DUE TO
SHOWER GIB 1a 2.1
AND VF7 REQUIRED.



VERSATILE
BUILDINGS

PROJECT TITLE
Proposed home for:
D. Jack
10 Stout St

DRAWING TITLE
Franklin - Floor Plan A

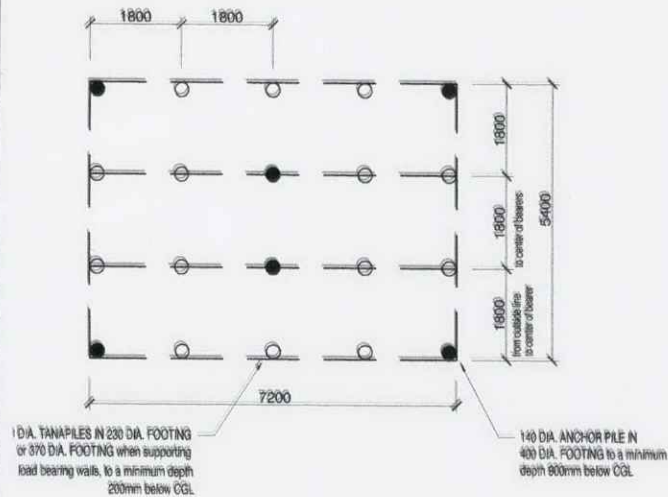
FLOOR AREA
OPTIONAL VERANDAH
38.88m²
10.80m²

Note: Construction to comply with NZS 3604 (1999)
and the New Zealand Building Code 1992

SCALE: 1:50
DATE: JUN 03
DRAWN: VBL
FILE: 1201A

SHEET: 1
OF: 3

Pile Layout

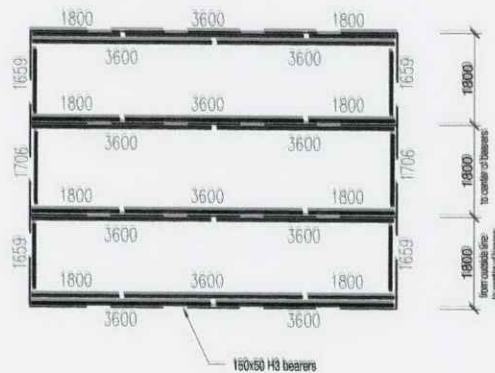


Parts List

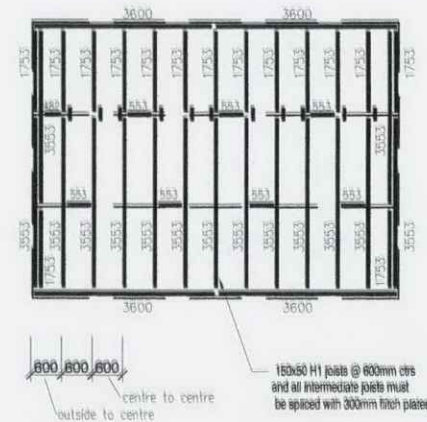
PART	SIZE / GRADE	QUANTITY	LENGTH	PART	SIZE / GRADE	QUANTITY	LENGTH
Bearers	150x50 H3	12	3600	Blocks	150x50 H13	7	553
Bearers	150x50 H3	8	1800	Blocks	150x50 H13	1	482
Boundry Bearers	150x50 H3	2	1706	Fitch Plates	150x50 H13	11	300
Boundry Bearers	150x50 H3	4	1659				
Joists	150x50 H13	15	3553	Standard Piles	140mm dia.	14	
Joists	150x50 H13	15	1753	Anchor Piles	140mm dia	6	
Boundry Joist	150x50 H13	4	3600				

WARNING: This flooring layout is for Kopine 'UltraLock' flooring system. There is no solid blocking required for this product. If standard HD Flooring sheets are used solid blocking must be provided in accordance with NZS 3604:1999. Kopine UltraLock shall be installed to manufacturers instructions.

Bearer Layout



Joist Layout



VERSATILE
BUILDINGS

PROJECT TITLE

Proposed home for:

DRAWING TITLE

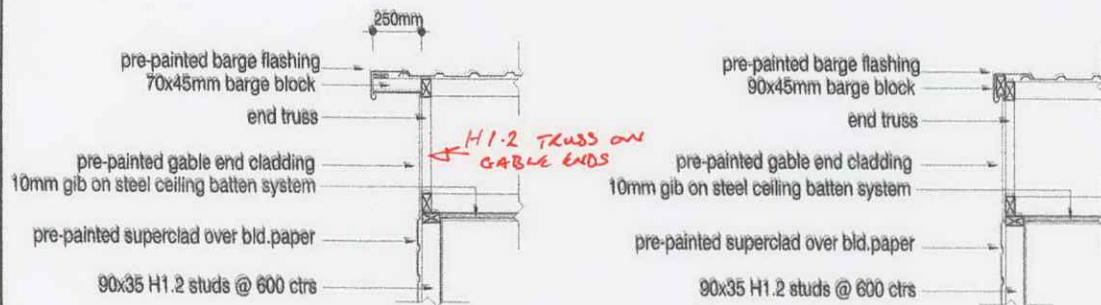
Franklin - Subfloor

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

SCALE: 1:100
DRAWN: VBL

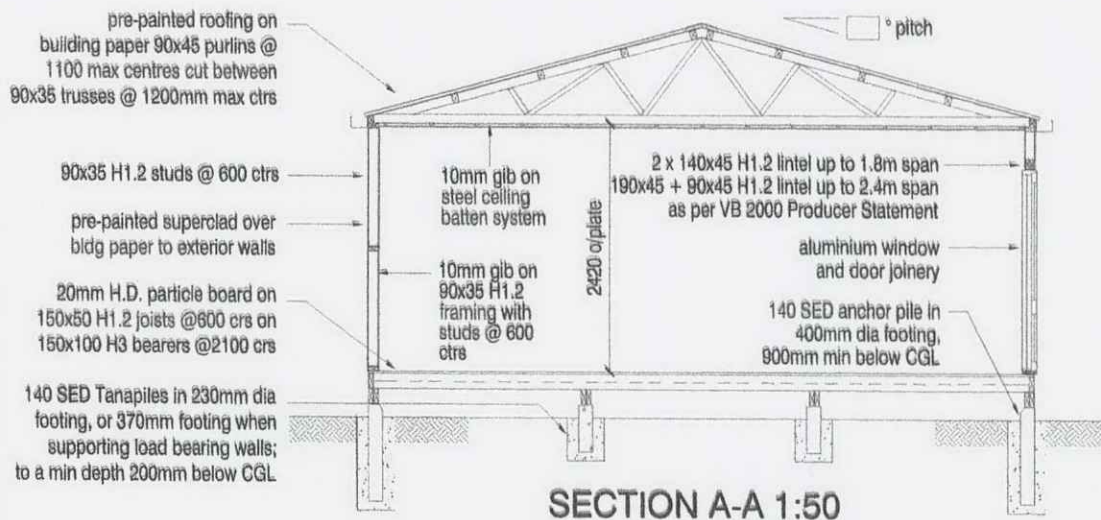
DATE: JUN 03
FILE: 4201

SHEET: 1
OF: 1

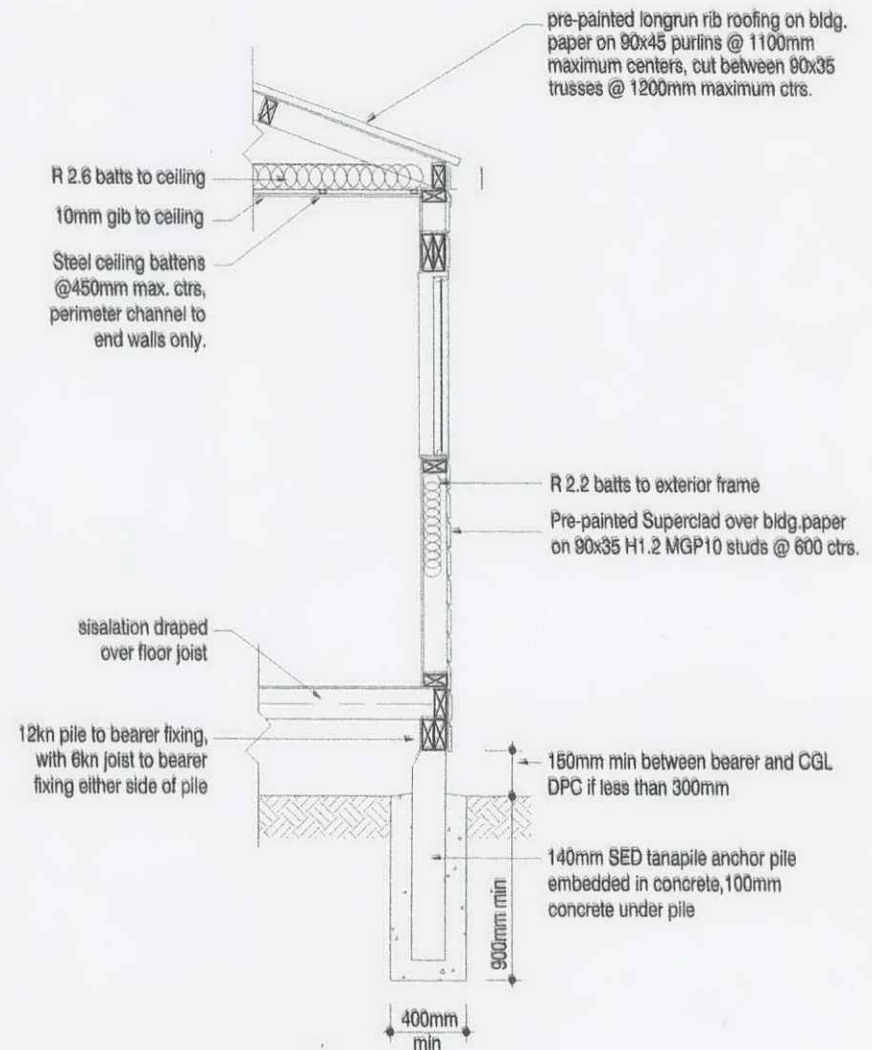


GABLE SOFFIT 1:20

STANDARD GABLE 1:20



SECTION A-A 1:50



STRIP SECTION 1:20

VERSATILE
BUILDINGS

PROJECT TITLE

Proposed home for:

DRAWING TITLE

Timber floor -Superclad no soffit

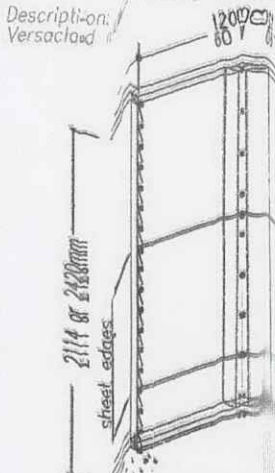
Note: Construction to comply with NZS 3804 (1999) and the New Zealand Building Code 1992

SCALE: 1:50
DRAWN: VBL

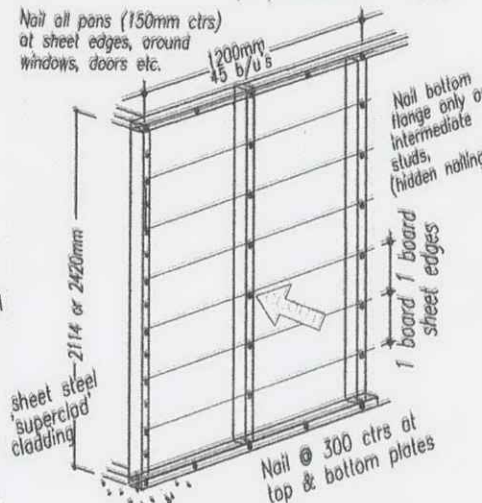
DATE: Feb 04
FILE: 1202A

SHEET: 1
OF: 1

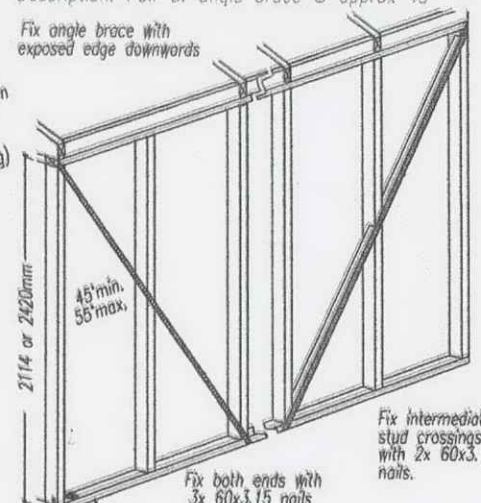
BRACING ELEMENT: VS 6
 Bracing units(B/U's) per/1200mm 45
 per/1800mm 68
 Description: Versa-Load



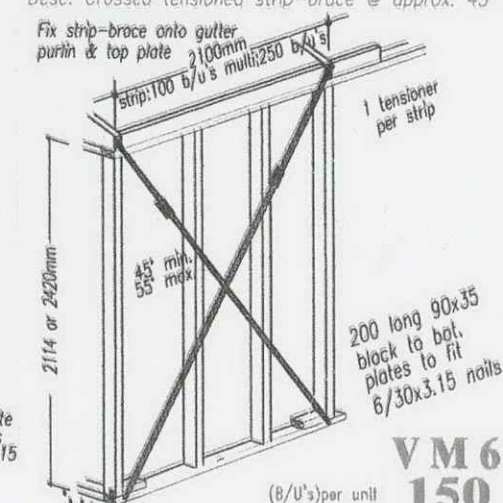
BRACING ELEMENT: VS 6
 Bracing units(B/U's) per/1200mm 45
 per/1800mm 68



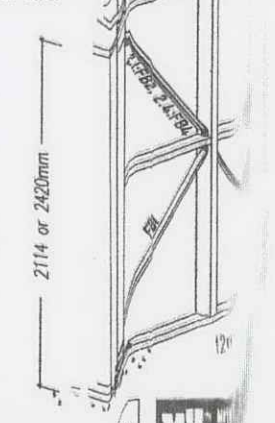
BRACING ELEMENT: VA 6
 Bracing units(B/U's) per pair 70
 Description: Pair of angle brace @ approx 45°



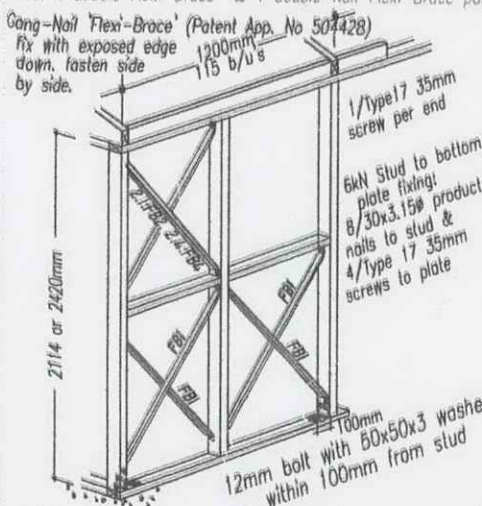
BRACING ELEMENT: VT 6
 Bracing units(B/U's) per unit 100
 Desc: Crossed tensioned strip-brace @ approx. 45°



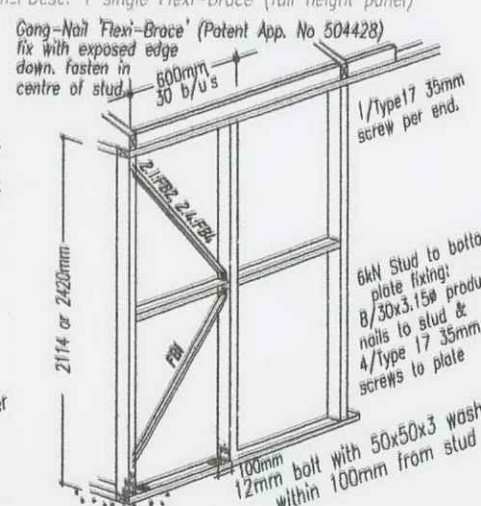
BRACING ELEMENT: VF 6
 Bracing units(B/U's) per unit 105
 Desc: 1 double Flexi-Brace & 1 double-half Flexi-Brace panel



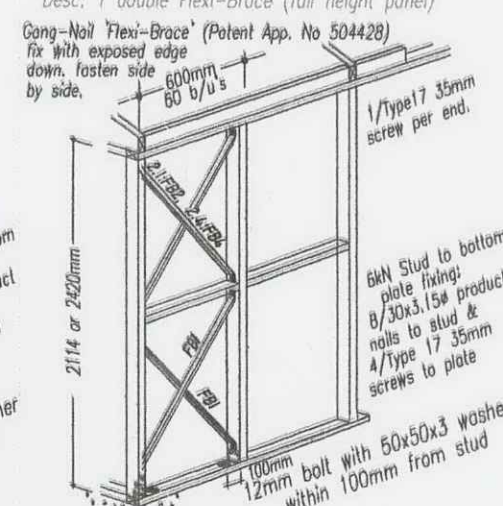
BRACING ELEMENT: VF 6
 Bracing units(B/U's) per unit 105
 Desc: 1 double Flexi-Brace & 1 double-half Flexi-Brace panel



BRACING ELEMENT: VF 7
 Bracing units(B/U's) per/m: 30
 Desc: 1 single Flexi-Brace (full height panel)



BRACING ELEMENT: VF 8
 Bracing units(B/U's) per/m: 60
 Desc: 1 double Flexi-Brace (full height panel)



VERSATILE BUILDINGS LTD
 Construction Details
 NOTE: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT PERMISSION OF MITEK NZ LTD OR VERSATILE BUILDINGS LTD.

DRAWING TITLE:
 600 Series Wall Bracing

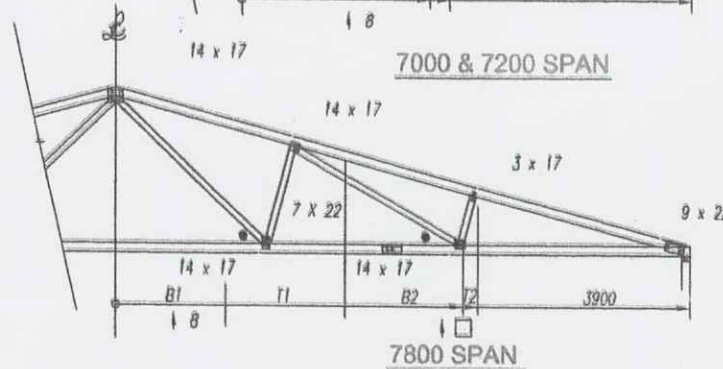
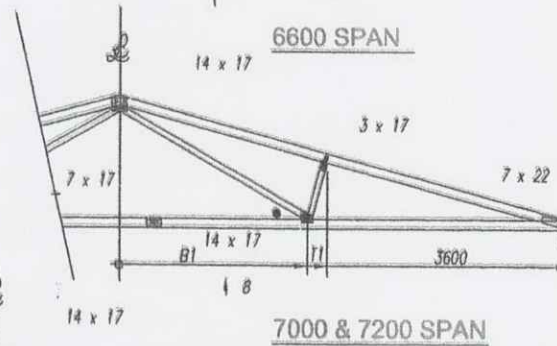
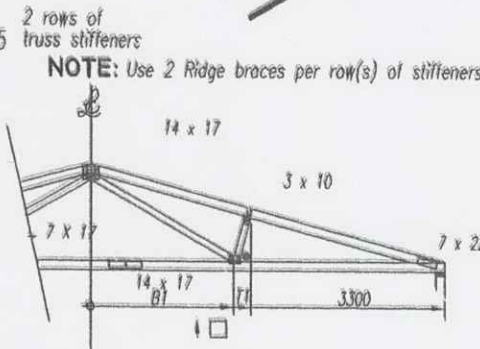
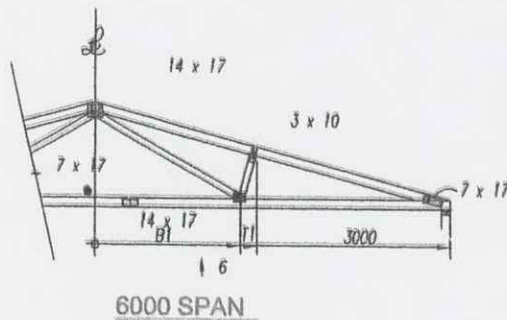
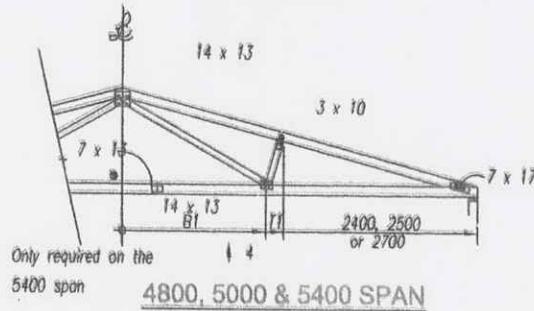
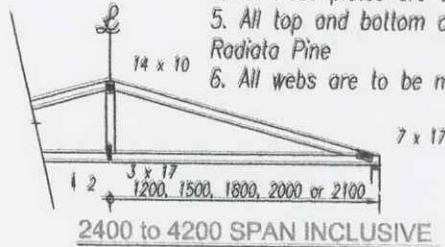
DESIGN: S.A. Coll
DRAWING: VB Ltd
DATE: Feb '04

SHEET:
 7

OF SHEET:
 18

NOTE:

1. Truss top chord pitch range is 15°, 20°, 25°, 30°
2. Indicates location of Bottom Chord Brace (truss stiffener)
3. 6 indicates the Truss Camber (typical)
4. All truss plates are Gang-Nail GN10 type
5. All top and bottom chords are to be MGP10 90 x 35 Radiata Pine
6. All webs are to be min. F4 70 x 35 Radiata Pine



2 rows of ridge braces

NOTE: Use 2 Ridge braces per row(s) of stiffeners

Specification trusses

SPAN AND LOAD CHART

Live Load = 0.20kPa (Distr)		
1.0kN (Conc)		
Dead Load = 0.15 kPa (top chord)		
0.20 kPa (bottom chord)		
on 900 & 1200crs only		
Wind Load Cpi = 0.50 max		
Cpe = 0.80 max		
Purlin Spacing = 1500 max		
TRUSS CENTRES	WIND LOAD	SNOW LOAD (Kpa)
2000	High	0.60
1800	Very High	0.60
1200	Very High	1.00
900	Very High	1.20

TIMBER:

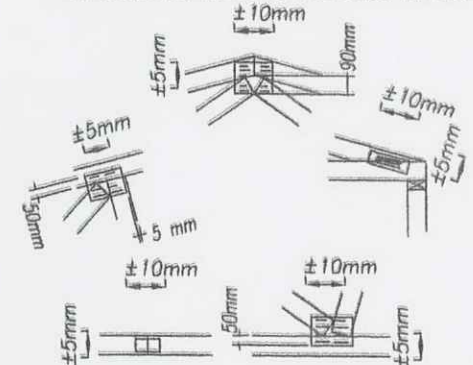
The specification of timber shall be as follows:

Grading: MSG Radiata Pine to F4 or MGP10 grade as noted.

Treatment: To NZMP 3640 : 1992

Moisture Content: Dry

MANUFACTURING TOLERANCES



Typical positioning tolerances for plate.

NOTE:

1. Plates are to be fully pressed home on both sides of joints. The plate axis must be located in the specified or indicated direction.

DRAWING TITLE:

Truss Details

DESIGN: S.A. Coll
DRAWING: VB Ltd
DATE: Feb 04

SHEET:

14

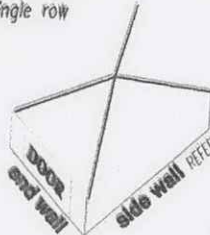
OF SHEET

18

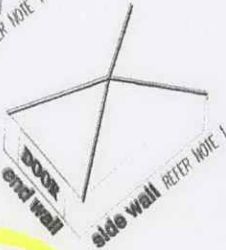
BUILDING LENGTH 2.4m - 6.0m LENGTH 6.6-9.0m LENGTH

2.4m - 6.0m WIDTH

single row



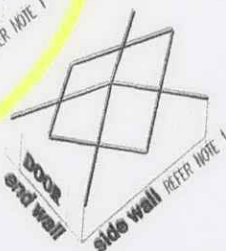
LOW/MED. HIGH



LOW/MED. HIGH



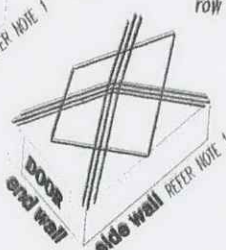
LOW/MED. HIGH



LOW/MED. HIGH



LOW/MED. HIGH

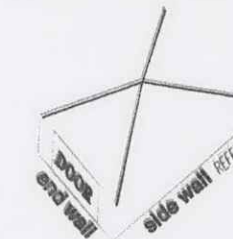


LOW/MED. HIGH

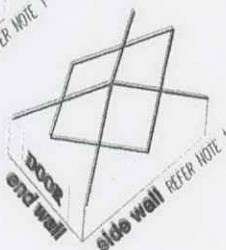


LOW/MED. HIGH

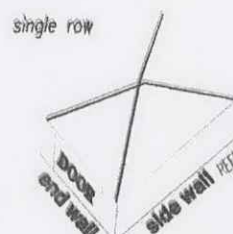
BUILDING WIDTH 6.6m - 9.0m WIDTH



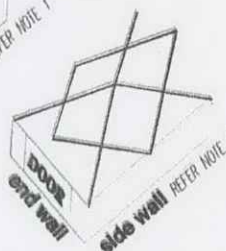
LOW/MED. HIGH



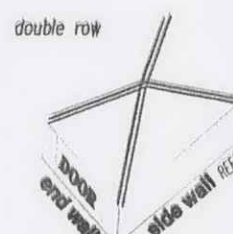
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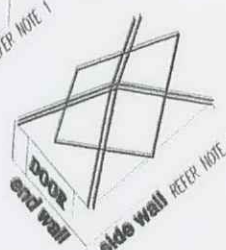
LOW/MED. HIGH



LOW/MED. HIGH

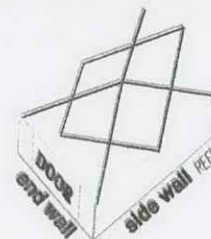


LOW/MED. HIGH

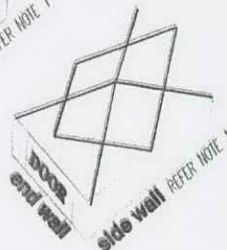


LOW/MED. HIGH

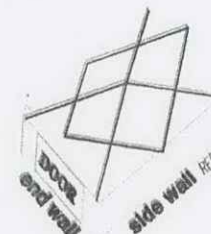
9.6m - 12.0m WIDTH



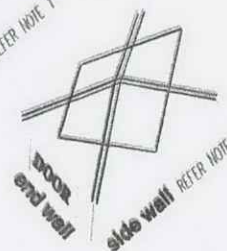
LOW/MED. HIGH



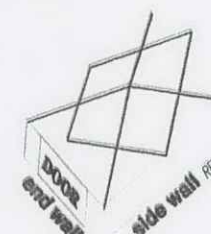
LOW/MED. HIGH



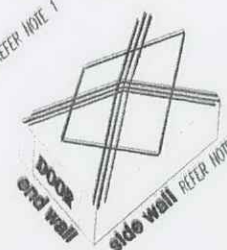
LOW/MED. HIGH



LOW/MED. HIGH



LOW/MED. HIGH



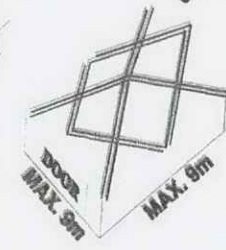
LOW/MED. HIGH

600 Series only

VERY HIGH WIND



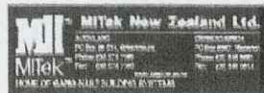
600 Series only V.HIGH



600 Series V.HIGH 600 Series only

ROOF BRACING NOTES:

1. End Wall /Side Wall ratios over 1:1.5 shall have a double row (corner to corner)
eg: 6m x 9m = Single Row
eg: 6m x 9.6m = Double Row
2. End Wall /Side Wall ratios shall not exceed 1:2 in Low/Medium & High Wind zones.
eg: 6m wide(end wall) x 12m deep (side wall) = 1:2
3. End Wall /Side Wall ratios shall not exceed 1:1.5 in Very High Wind zones.
eg: 6m wide(end wall) x 9m deep (side wall) = 1:1.5
4. Maximum stud height is 2,420m, Refer to sheet 9 for 2.7m & 3.0m stud heights.
5. The ridge can run along or across the 'end wall', without effecting roof bracing, refer to diagram below:
6. Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of purlins. Fix each end with 3x 30x3,150 nails (typical)



VERSATILE BUILDINGS LTD
Construction Details

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DRAWING TITLE:

Roof Bracing

DESIGN:

S.A. Coll

DRAWING:

VB2000-17

DRAWN:

VB Ltd

DATE:

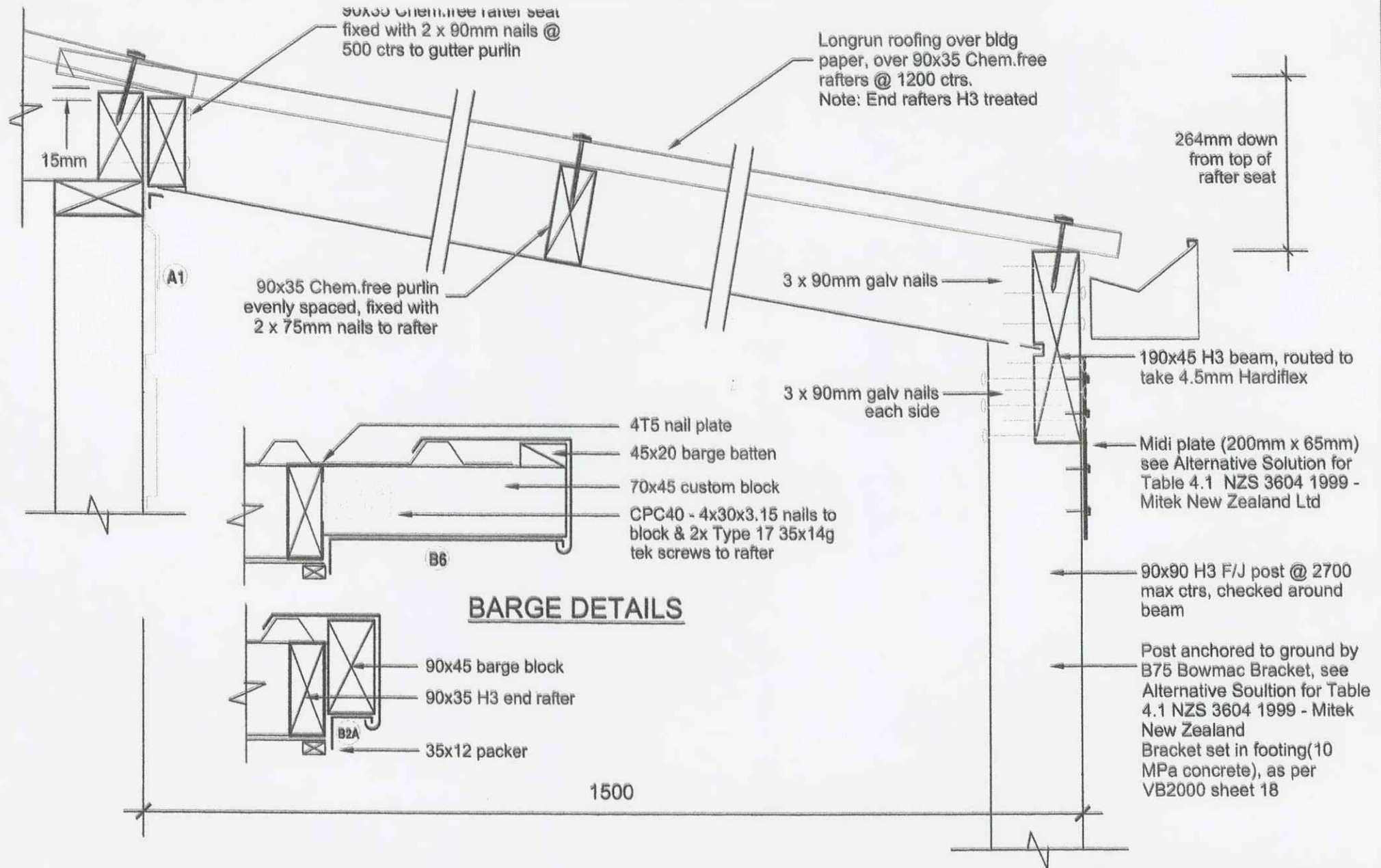
Feb '04

SHEET:

17

OF SHEET:

18



VERSATILE
BUILDINGS

PROJECT TITLE

Verandah & Garaport Details

DRAWING TITLE

Verandah Detail

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

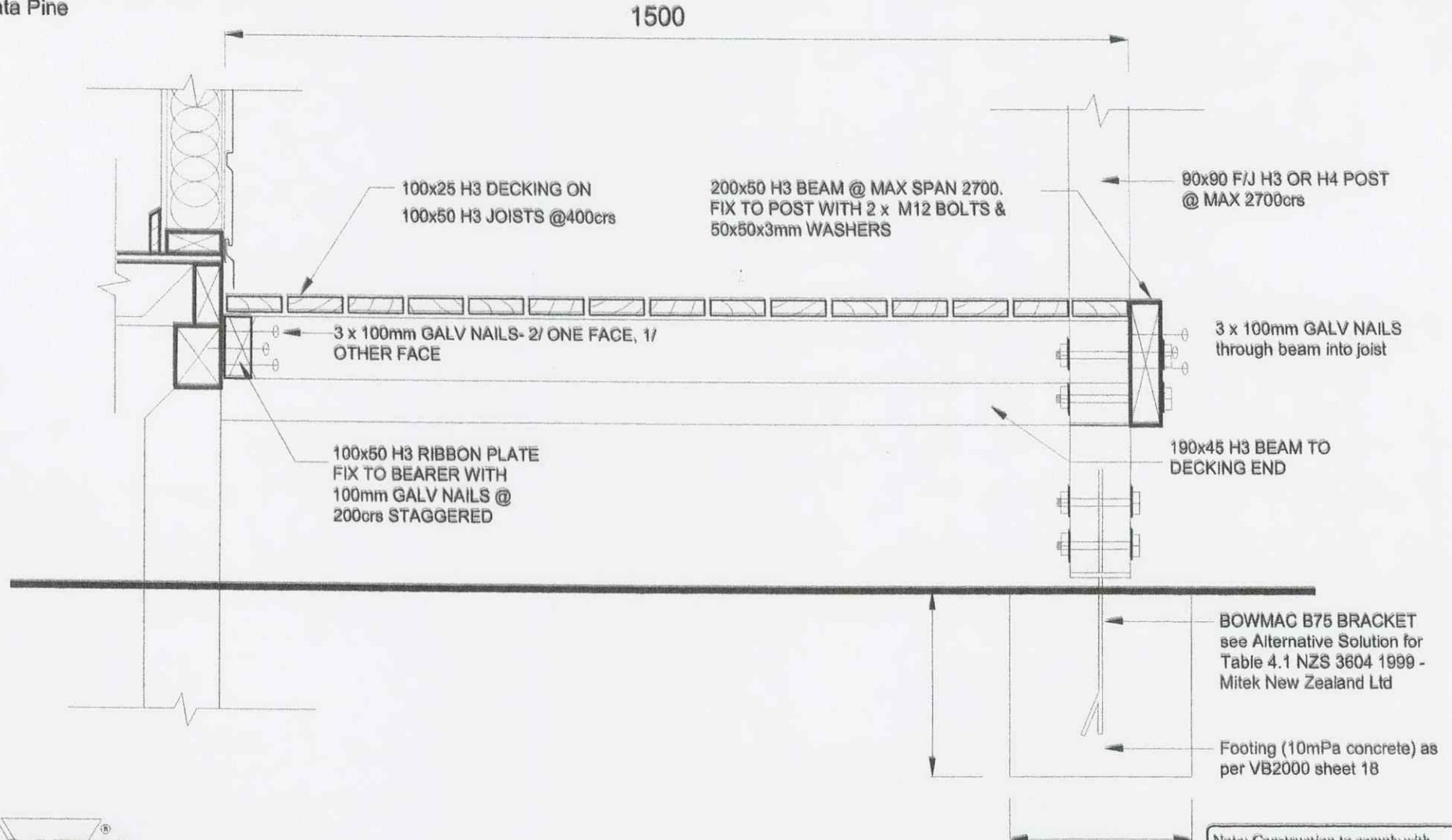
SCALE: 1:5
REVISION: Ver 1.4
DATE: SEP 03
FILE: 1234

SHEET: 1
OF: 6

LOAD DETAILS

1. Deck & associated framing designed for a live load of 2.0kPa Distr & 1.80kPa conc.

2. Timber grade to be No 1 Grade H3 Radiata Pine



Note: Construction to comply with
VB2000 Series - sheet 18 of 18

VERSATILE[®]
BUILDINGS

MANUFACTURING:
112 WATERLOO ROAD

PH: (03) 349-2555
FAX: (03) 349-1286

PROJECT FILE

DRAWING FILE

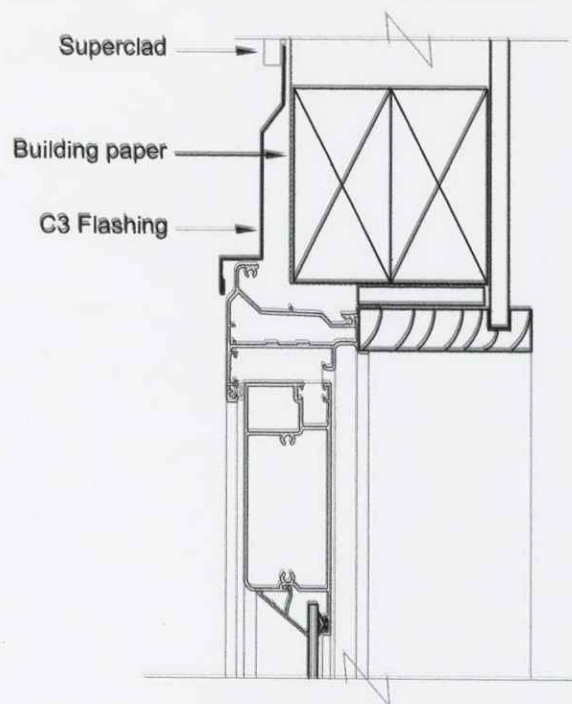
STANDARD DECK DETAIL

SCALE: 1:10 DATE: May 04

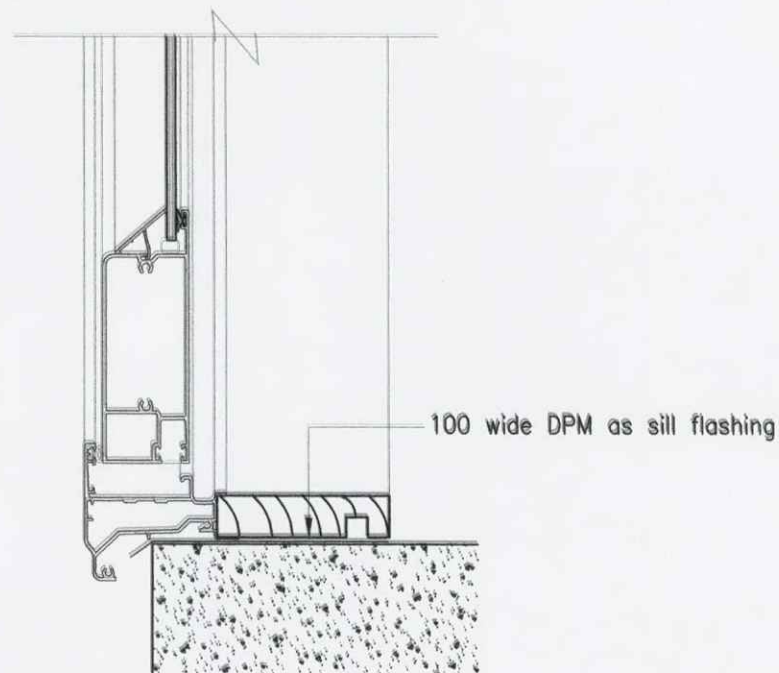
DRAWN: V.B.LTD FILE: Ver 1.4

SHEET: 1

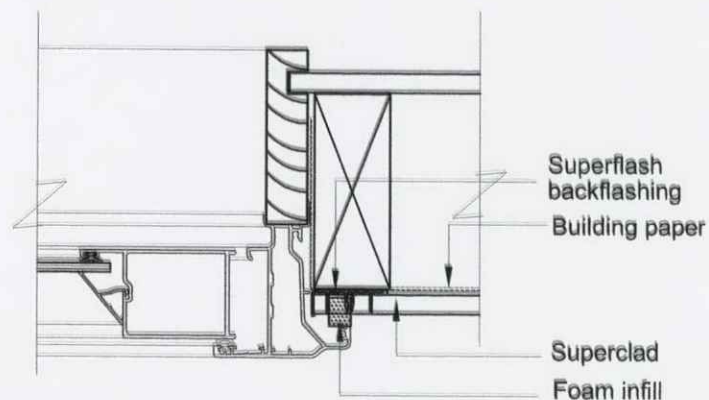
OF: 1



Door Head Detail



Door Sill Detail



Door Jamb Detail



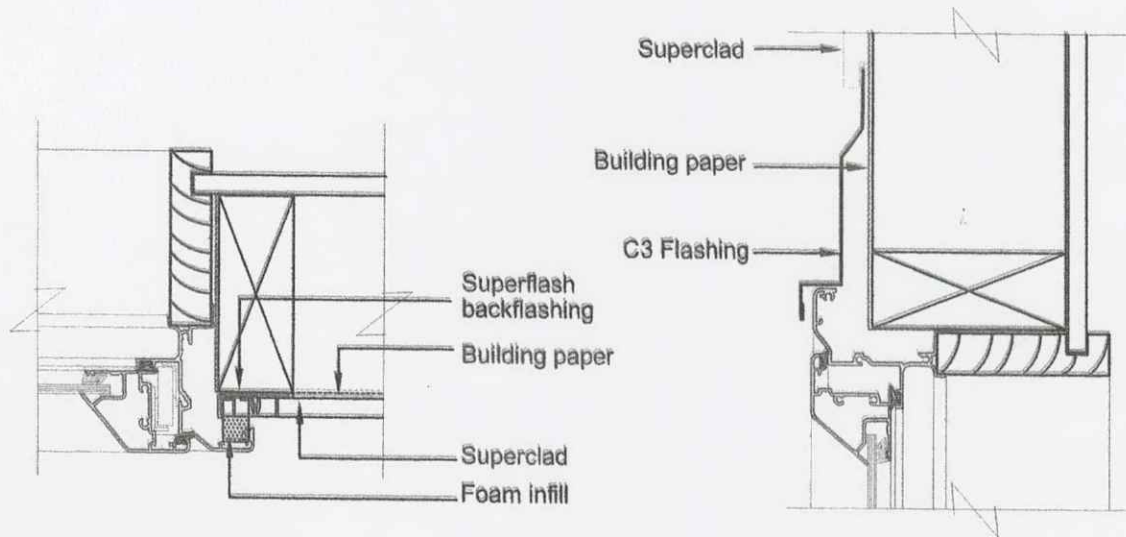
PROJECT TITLE
Standard Flashing Details

DRAWING TITLE
Aluminium Door Details
- Rylock Aluminium Profile

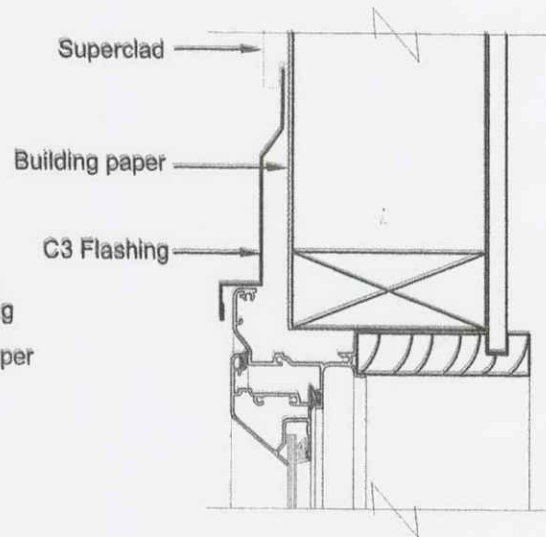
Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

SCALE: NTS DATE: May 04
REVISION: Ver 1.0 FILE: 1234

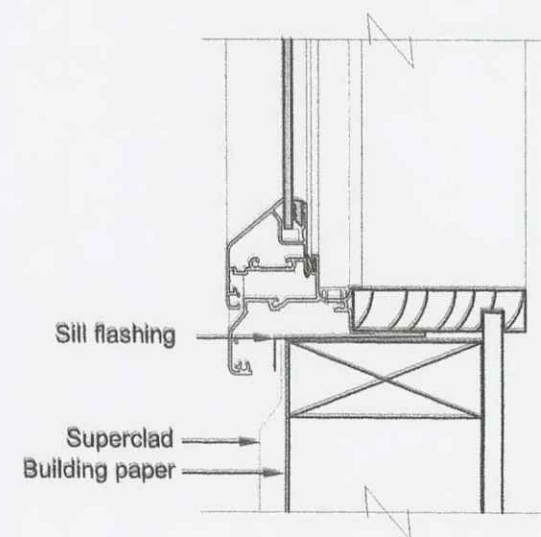
SHEET: 5
OF: 6



Window Jamb Detail



Window Head Detail



Window Sill Detail



BHP New Zealand Steel



VERSATILE BUILDINGS LIMITED PRODUCER STATEMENT – DURABILITY

The building designs VB2000 have been designed using the external metal cladding on the walls to assist in their structural stability.

To satisfy the requirements of Clause B2: "Durability" of the proposed NZBC Nov.2003 and to ensure the cladding material meets a 50 year durability life the following provisions must apply:

Range of Product and Use

- Specification: AS1397: 1994
- Coating Type: Zinalume & G2z
- Steel thickness range: 0.35mm – 0.95mm BMT
- Steel grade range: G300 – G550
- Application: Standard Versatile Walls on Class V Building category as per NZS4203: 1992
- Fasteners: Heavy Zinc or Zinc-tin coated clouts to comply with AS3566 Classes 3 & 4.
Aluminium rivets for all BHP Cladding products.

Requirements, Limitations and Exclusions

- Applicable to buildings in Coastal Very Severe, Coastal Severe, Coastal Moderate and Inland Moderate environments as described in BHP New Zealand Steel Environment Categories March 2000.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Fixing Guide – VB2000
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Moderate Marine Environment**
Rain washing only required on exposed sections, sheltered or protected areas require washing every 3 months.
- **Severe and Very Severe Environment**
Rain-washing only required on exposed areas. Sheltered and protected areas require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

- **Extended Durability**
Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.
- **Evident Corrosion**
Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References

1. BHP New Zealand Steel
"Environmental Categories" March 2000
2. Versatile Buildings Assembly Instructions for Standard Garages
3. New Zealand Building Code 1992

Brett Waterfield

**for Versatile Buildings Ltd
112 Waterloo Road
Christchurch**

NEW ZEALAND

Gary Bonniface

**for BHP New Zealand Steel
Private Bag 92121
Auckland**

NEW ZEALAND

Dated: 1st July 2000



HOME OF GANG-NAIL® BUILDING SYSTEMS

MiTek New Zealand Ltd.

Correspondence from: **CHRISTCHURCH**
20 Kotzikas Place, Sockburn
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

AUCKLAND
5 Zelanian Drive, East Tamaki
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

www.mitek.nz.co.nz

PRODUCER STATEMENT - DESIGN MiTek New Zealand Ltd.

VB 2000 MiTek DESIGN

The building design VB 2000 sheets VB2000/3 through to VB2000/18 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS3603:1993 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.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000
I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

Stephen Anthony COLL

A.E. IPENZ, MNZIOB

for MiTek New Zealand Ltd
20 Kotzikas Place
CHRISTCHURCH
NEW ZEALAND

Date: 3 February, 2004

Proposed
Cottage

← 6m. →

Garage

Existing
House

(12)

(10)

(8)

STout ST

D. Jack
Site plan n.T.S.



BullerView Map

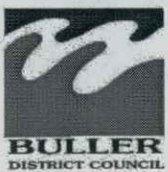
Date: 30/7/2004



1 : 1171

Cadastral information derived from
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printed. If information is vital,
confirm with the authoritative owner.
E & O.E.



BullerView Map

Date: 30/7/2004



1 : 1171

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E & O.E.



BullerView Map

Date: 30/7/2004



1 : 750

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E & O.E.

DIANE JACK
C/- 10 STOUT STREET
WESTPORT

GST REG No. 51-751-094
Cust No. BC040332
30/07/04

Tax Invoice 25763

=====

040332 :
CONSTRUCT VERSATILE COTTAGE

Qty	Description	Rate	Amount
	B.I.A. Levy		30.55 *
	BRANZ Levy		47.00 0G
	Administration Fee		60.00 *
	Processing Fee		216.00 *
	Inspections		360.00 *
	Compliance Certificate		36.00 *
		BEFORE GST	671.49

	(* Includes GST)	GST	78.06
		Total	\$749.55
			=====

Please detach remittance advice and return with payment:

DIANE JACK

30/07/04

BC040332 /25763

749.55

Swimming Pool Check

Valuation Roll No. 1896/015.00 6/7/05

Date in inspection

Owner's Name: Blair

Address of Pool: 10 Stout St.
Westport

Pool Check	Yes	No
Is the fence the required height as appropriate to design?	✓	
Are all vertical fence openings less than 100 mm?	✓	
Does the gate open away from the pool? <u>French doors.</u> <u>Auto closure</u>	<u>OK</u>	
Will the gate self close and latch when released 150 mm (6 inches from the closed position)?		✓
If the latch is on the inside, is it in a position that cannot be reached by young children?	✓	
If the latch is on the outside is it at least 1.5 metres above ground level? <u>Snub bolt</u>		<u>NA</u>
Are there any items present that would assist a child to climb the fence? <u>NO</u>		<u>NO</u> ✓
Are there any gaps under or in the fence construction larger than 100 mm?		✓
Is there a top slide bolt on any sliding door which opens onto the pool area? <u>yes</u>	✓	
Will the pool require re-inspection?		✓

Comments:

Good self closure on French door.
Other gate permanently locked.
Good set up. RA

Swimming Pool Check

Entered into
spreadsheet
19/11/13

Valuation Roll No. 1896001500 19/11/13

Owner's Name: P. B. Blair Date in inspection

Address of Pool: 10 STOUT ST WPT.

Pool Check	Yes	No
Is the fence the required height as appropriate to design?	✓	
Are all vertical fence openings less than 100 mm?	✓	
Does the gate open away from the pool?		✓
Will the gate self close and latch when released 150 mm (6 inches from the closed position)?		✓
If the latch is on the inside, is it in a position that cannot be reached by young children?	✓	
If the latch is on the outside is it at least 1.5 metres above ground level?	✓	
Are there any items present that would assist a child to climb the fence?		✓
Are there any gaps under or in the fence construction larger than 100 mm?		✓
Is there a top slide bolt on any sliding door which opens onto the pool area?	✓	
Will the pool require re-inspection?		✓

Comments:

Complies



ACTION SHEET

Situation: 10 Stout St.

Category: R4 Plan No.: 1

Date: Workings / Comments (Please rule off after each entry)

Occ BLAIR TETER.
BLAIR BAKBANA.
OWN BULLER D.C.
skda BIC \$2000 Instal Fisher Deniston - NAU Not Insp
6.200: Heapsy RT run green flat insight
w. RT owner: go hotel or cook - J
STD sleeper. 37" AV as y.
Rev \$34000
15000 58000 92000
P22 DETENTION - EV TOO HIGH. DISCUSSED
WITH OBJECTOR SMO & RELATIVES.
23/108 NO PROGRESS.

VAL. REF.

18960-01500

Date

Workings / Comments (Please rule off after each entry)

(Urban)

PERMANENT

DATA

URBAN

1890/55

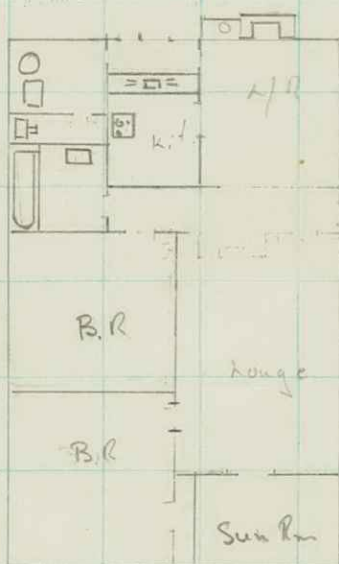
Type of Building: *Dwg* *R.T.* Legal desc.: *Sub. 45*

Date of Permit:

Date Occupied:

Address:

Cost:



Name:

Date:

MATERIALS	Exterior	Fdns.: <i>W. Piles (Refined 1929)</i>	Floor area computations:
	Walls: <i>6" w/ 3/4" brick</i>	<i>Arbiter Wood Plank Dwg</i>	
Interior	Roof: <i>Row.</i>		
	Walls: <i>Reinforced 2 1/2" Bd</i>	<i>1929</i>	<i>11.0 x 27.6 = 1270</i>
	Ceilings: <i>Pine Lath</i>		
	Floors: <i>Wood</i>		<i>112.4m²</i>
FITTINGS	Kitchen: Range: <i>elect</i>	Cupbds.: <i>80/</i>	
	S.B.: <i>Porcelain sink w/ hot & cold</i>		
	Bthrm.: <i>Bath w/ shower & vanity</i>		
	Laundry: <i>1/2" S/S</i>	H.W.S. <i>Dual</i>	
	Wardrobes: <i>3</i>	F.P. <i>gas</i>	

Design and Construction:

Gable Roof / Bungalow

1890/55. 18960-15

Land—description:

1 front side
2 rear sides

Contour:

Mainly level.

Other Buildings:

Garage P2R Fiberglass 18 x 12 216 50
Glasshouse 10
Capit attached to rear of house
Sleepout 752 7.2 x 5.1 36.72

Fencing:

Paths:

Miscellaneous:

B.P. 4/94 \$1000 Pot Belly.

LEASE DETAILS:

Expires 30-6-72
\$4 21 yrs
1-4-71
\$16 00p.a.

SALES

Date	Amount	Comments
7/73	\$6000	
20/5/87	\$62000	+4000 chatt.
26/2/90	\$62,000	

SPECIAL VALUATIONS

Date	Purpose	C.V.	U.V.	Impts.
27-4-81	\$1000	Swimming Pool		
12/11/86	B.P. \$5,600	Dr. Garage.		



GASFITTING CERTIFICATE OF COMPLIANCE

GAS SAFETY CERTIFICATE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

www.certsonline.co.nz

caltex westport ltd

ph 0272492837

179 Palmerston st,

Westport, 7825, NZ

Consumer:	k w Blair	Certificate Number:	14124-90	Test Result:	5min min Duration
Installation Address:	1 Stout St	Gas Supplier:	rock gas		7kpakPa test pressure
	westport 7825,	Category:	Gasfitters		zerokPa Loss / Gain
Vehicle Registration:		Installation Type:	Maintenance		2.75kpakPa Working pressure
Vessel Registration:		Gas Type:	LPG	Risk Category:	General
		Certification Date:	15-05-2017	Installation Date:	15-05-2017

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES ☒ Includes Pipework Installation ☐ Includes work on an appliance or fitting, imported or manufactured, for consumers own use ☒ This certificate relates to the whole of the gas installation or ☐ Just to specified parts of it	ADDITIONAL INFORMATION (include install dates - references)
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Qty	Item Type	Item Location	Make/Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipe Installation	left hand side out side kitchen window	Regulator and 15mm EZI-PEX GAS PIPE	2.75kpa	Unflued		Natural	
1	Hob	inside kitchen centre wall	parmco (model)ar600v3	030mj/h	Unflued		Natural	

I CERTIFY THAT:

☒ I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010 & all information entered in this certificate is correct.

☐ I Certify that work required complies with standards in addition to AS/NZS 5601.1 or AS/NZS 5601.2 (as applicable), and are referenced in the Additional Information text.

☐ I Certify that all Gasfitting Work has been done in accordance with sections 3 to 6 of AS/NZS 5601.1

☒ I Certify that all Gasfitting Work has been done in accordance with sections 3 to 9 of AS/NZS 5601.2.

☐ I Certify that all Gasfitting Work has been done in accordance with the certified design ☐ manufacturer's instructions ☐ for the gas installation or part installation and the manufacturer's and/or certified design compliance documents are attached, or an electronic location referenced on this Certificate.

☒ The gasfitting work has been done lawfully & safely and is connected to a gas supply & is safe to use. All information entered in this certificate is correct.

Installer(s) supervised by certifier Name: jason (14124) Name: allan walker (23204)	Gas Connection Made By Name: Jason Victor Gowland-Douglas Registration No: 14124 Connection Date: 15-05-2017 Signed:	Certifier Name: Jason Victor Gowland-Douglas(14124) Employer License No: 23208 Signed:
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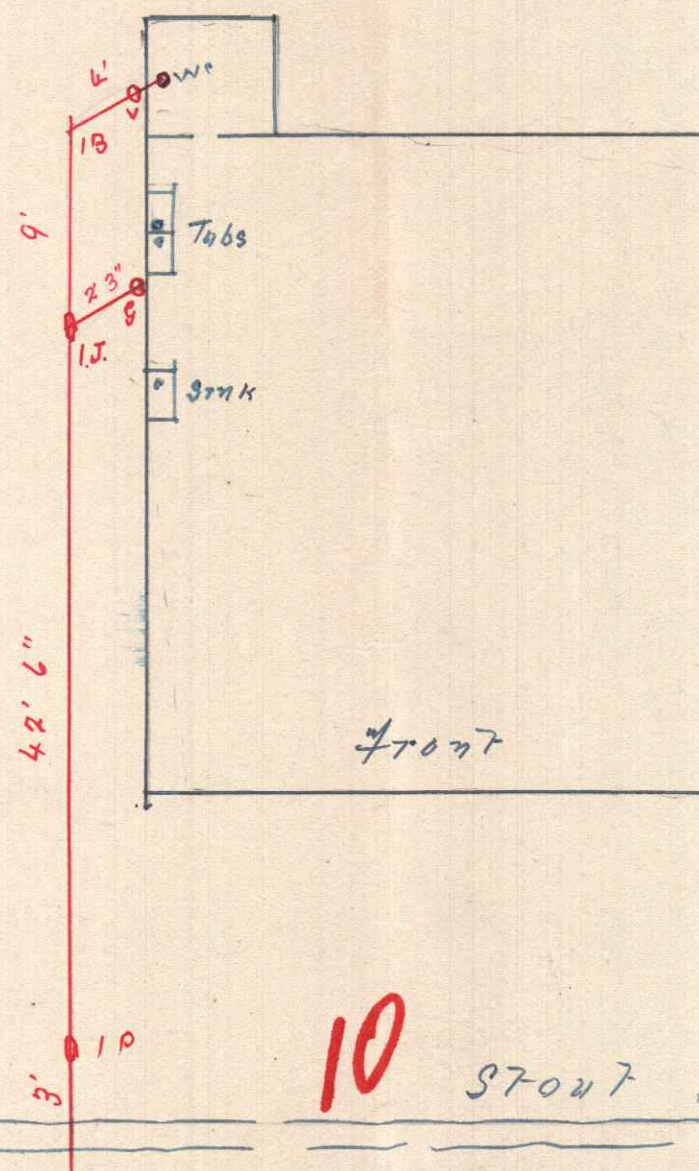
WESTPORT BOROUGH COUNCIL.
SEWERAGE DIAGRAM.

Section No. H Dalkie
Stout Street.

SCALE: Feet to 1 Inch.

NOTE.—The position of all Closets, Urinals, Sinks, Lavatories, Wash Houses, Downpipes, Traps, or other appliances, also position and levels and gradients of all Drains, Inspection Chambers, Cleaning Vents, shall be shown on this Plan, which must be drawn to scale in ink. This Plan must be submitted with application for the Permit accompanied by an inspection fee of 5s.

Sub 45 p 1022



Helly
Plumber
July 1945

Approved H Dalkie Owner.
Approved acgthright Sanitary Inspector.
9 July 1945

1247