

Project: 25123

28 May 2025

44 Properties Limited

By email:

Attention:



**25 TUCKERS ROAD, REDWOOD
PRODUCER STATEMENT - PS4**

Please find attached a producer statement (PS4 – Construction Monitoring), covering the house re-level showing that it has been constructed in accordance with the design as far as can be reasonably sighted. This statement applies to clause B1 of the Building Code only.

The producer statement is based on the following inspections:

- 5th May 2025 Bearing and Excavation Inspection
- 15th May 2025 Floor Level and Subfloor Connections Inspection
- 26th May 2025 Final Floor Levels Inspection

This PS4 excludes cosmetic repairs to the superstructure or make good works around the building.

This letter should be attached to the PS4 when applying for the code compliance certificate.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Burrell-Smith'.

Chris Burrell-Smith
RICHARDS CONSULTING ENGINEERS

Encl: PS4, B2 Compliance Letter, Site Records and PS3 from Contractor

Project: 25123

28 May 2025

Local Building Consent Authority

**B2 COMPLIANCE IN RESPECT OF HOUSE RE-LEVEL
AT 25 TUCKERS ROAD, REDWOOD (LOT 144 DP 17711)
BUILDING CONSENT NUMBER: BCN/2025/2409**

To whom it may concern,

Construction Monitoring in relation to Building Code Clause B2 – Durability

The purpose of this letter is to confirm that direct construction monitoring by **Richards Consulting Engineers** in relation to Clause B2 (Durability) of the Building Code, for the above project, has been limited. This is because material protection is typically carried out by specialist applicators and requires specific quality assurance by the suppliers and/or third-party independent inspectors. Subject to all proprietary products meeting their performance specification requirements we can confirm that in relation to specifically designed structural elements included in the design documentation prepared by the **[Richards Consulting Engineers]**, the following relates to B2/Durability applicable to the materials listed below:

Material	Means of Compliance	Details
Structural timber	B2/AS1	The quality of timber treatment is dependent on the QA systems of manufacturers/suppliers. Refer to the contractor's PS3 and QA records.
Mild steel structure	Alternative Solution	The quality of mild steel protective coatings is dependent on: <ul style="list-style-type: none">• Steel preparation• Quality and production consistency of the coating products• QA of the application and curing• QA of the handling, protection and repair Refer to: <ul style="list-style-type: none">• Contractor's and sub-contractor's PS3s and QA records• Third party inspection and test results• On-going maintenance plan (attached)

We trust this provides the information you are seeking.

Prepared by



Chris Burrell-Smith

RICHARDS CONSULTING ENGINEERS



association of
consulting and
engineering



PRODUCER STATEMENT – PS4 CONSTRUCTION REVIEW

BUILDING CODE CLAUSE(S): B1 Only
ISSUED BY: RICHARDS CONSULTING ENGINEERS LIMITED
(Construction Monitoring Firm)
TO: 44 Properties Limited
(Owner/Developer)
TO BE SUPPLIED TO: Christchurch City Council
(Building Consent Authority)
IN RESPECT OF: House Re-Level
(Description of Building Work)
AT: 25 Tuckers Road, Redwood
(Address, Town/City)
LEGAL DESCRIPTION: LOT 144 DP 17711

JOB NUMBER: 25123

N/A

We have been engaged by the owner/developer referred to above to provide **CM4 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by RICHARDS CONSULTING ENGINEERS (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. BCN/2025/2409 and those relating to Building Consent Amendment(s) No. [] issued during the course of the works, .**

We have sighted these Building Consents and the conditions attached to them.
If any of the fields above are too small, please write "refer the Schedule".

Authorised instructions/variation(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule on page 2, with respect to Clause(s) [B1 only] of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, *(Name of Construction Monitoring Professional)* **Chris Burrell-Smith**, am:

- CPEng number 1019482
- I hold the following qualifications, BE(Hons)

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Construction Monitoring Firm **Is** a member of ACE New Zealand.

SIGNED BY *(Name of Construction Monitoring Professional):* **Chris Burrell-Smith**

(Signature below):

ON BEHALF OF *(Construction Monitoring Firm):* **RICHARDS CONSULTING ENGINEERS LIMITED** Date: [28/05/2025]

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

SCHEDULE to PS4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

Project Address: 25 Tuckers Road	Project No: 25125
Date: 5/05/25	
Engineer: JH	Time:
Subject: Bearing + excavation	
Issued to: SCW	

Instruction
 Information
 Meeting Minutes
 Other

NOTES

Present:

BC #

RCE conducted bearing + excavation inspection for house re-level at 25 Tuckers Road.

2. 200kg UBC generally achieved at base of pile footings OK

3. AP pile footings excavated to correct dimensions

↳ note 3 AP's not excavated → ~~note~~ contractor to provide photos with tape measure showing footings excavated.

4. photos provided by contractor showing installation OK

Note: All pile footings generally w/ 50-100mm of sludge at base of footings, contractor to remove prior to pour. → send photos

photos provided by contractor showing sludge removed OK

5. one pile footing location with 100-150mm of water → contractor to dewater prior to pour → send photos.

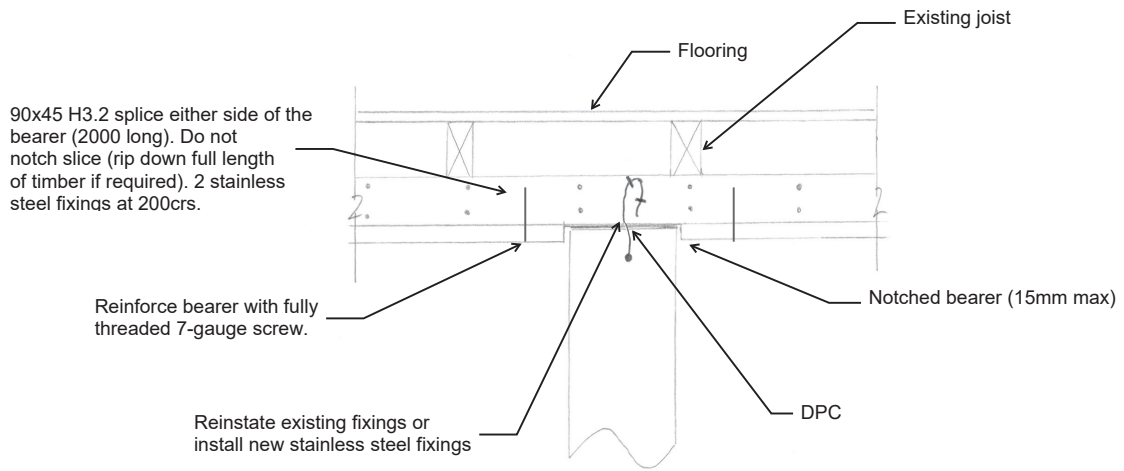
photos provided by contractor showing footing dewatered OK

SUMMARY

~~Fail → 3, 4, 5~~ REV 2 - PASS

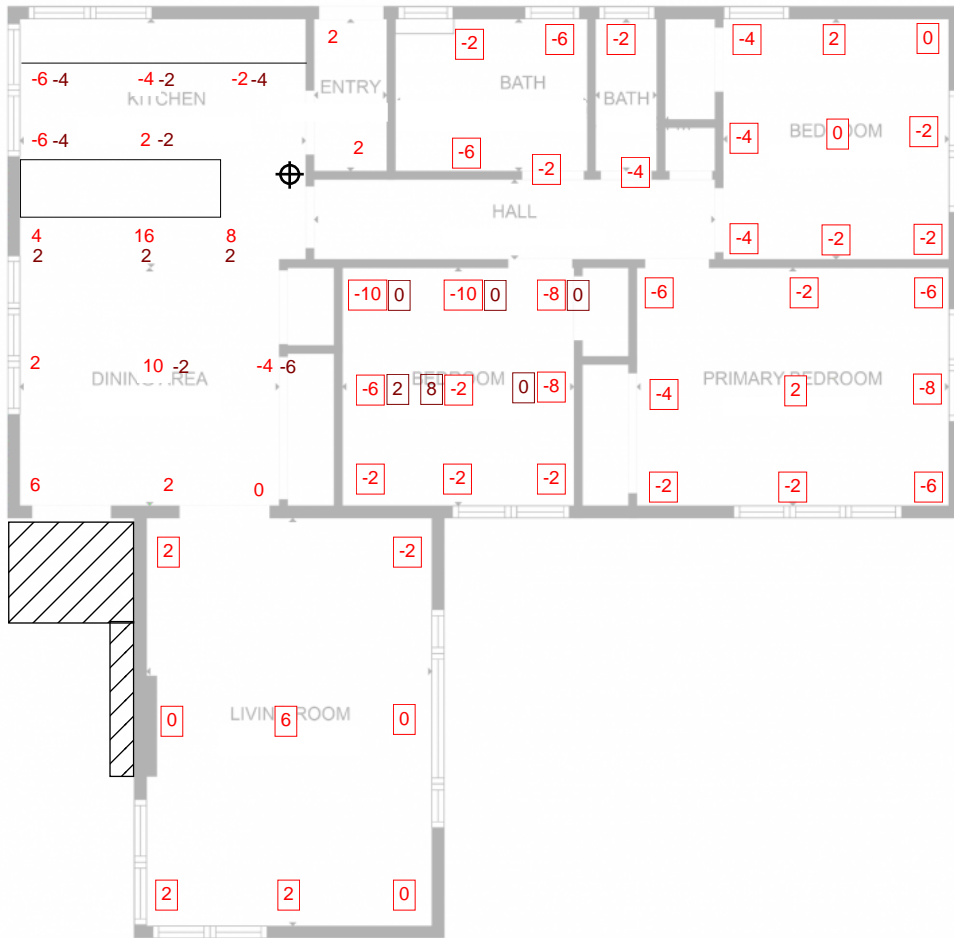
send photos to josh.heyns@rcengineers.co.nz

Project Name:	Foundation re-level	Project No:	25123
Project Address:	25 Tuckers Road		
Date:	15/5/2025	Time:	11.30 am
Engineer:	DH		
Subject:	Final levels and sub-floor connections		
Issued to:	Sam		
<input type="checkbox"/> Instruction <input checked="" type="checkbox"/> Information <input type="checkbox"/> Meeting Minutes <input type="checkbox"/> Other			
NOTES			
Present: DH and contractors			
BC #:			
Final Levels (refer to attached plan):			
<ol style="list-style-type: none"> Total variation = 26mm > 20mm – Not OK. Maximum slope for two points greater than 2m apart = 0.8% > 0.3% - Not OK. 			
<p>Both the total variation and localised slopes exceed the limits set for the foundation re-level. The area that requires further adjustment is the kitchen and bedroom. This was discussed on site, and there appears to be some memory in the structure, and if one point is adjusted, it affects another.</p>			
<p>Considering this, RCE recommends cutting/notching of the bearers in the high point of the kitchen and lifting around the bedroom. Refer to the attached plan for recommended re-levelling.</p>			
Sub-floor connections:			
<ol style="list-style-type: none"> All anchor piles (x12) connections installed with nailon plate and CT200's – OK Pile packing installed as per detail – Packer installed with fixing to bearer and pile to bearer connection installed - OK 			
SUMMARY			
<p>Fail – total variation and localised slopes have not been achieved. Additional lifting is required as per the attached sketch.</p>			
<p>Reinspection required.</p>			



A BEARER SPLICE DETAIL

Project:	25 Tuckers Road, Redwood House Re-level Design	
Reference:	25125	By:
Date:	15/5/2025	Sketch: Sk.02



Final levels 15/5/2025

Levels taken with Zip Level 2000

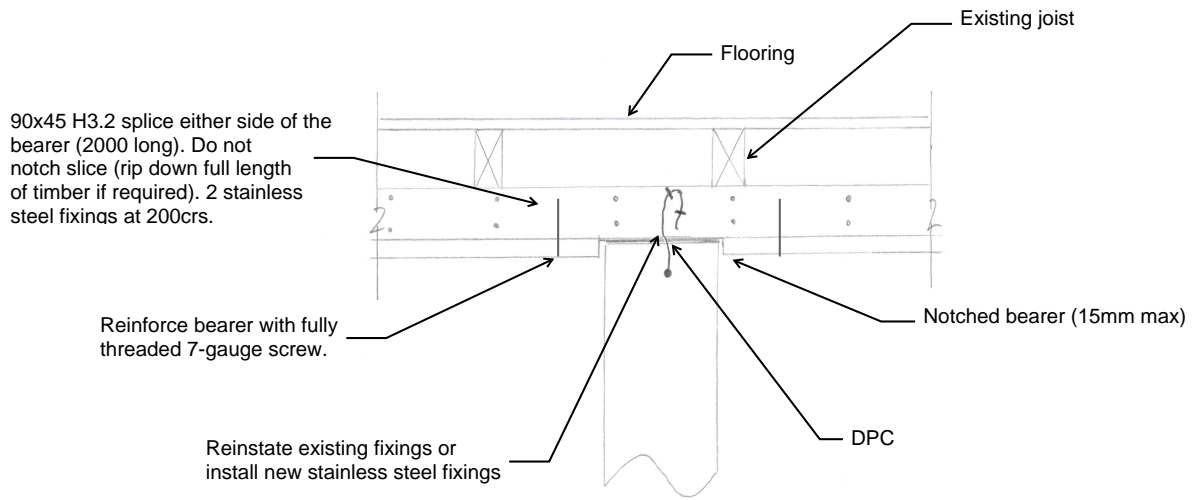
Boxed number have been adjusted for floor coverings

REV2 - Final levels 26/05/2025

Levels taken with Zip Level 2000 in same location as prev.

Boxed number have been adjusted for floor coverings

Project:	25 Tuckers Road, Redwood House Re-level Design	
Reference:	25125	By:
Date:	15/5/2025	Sketch: Sk.02



A BEARER SPLICE DETAIL