"This document has been supplied to Arizto Limited (the Agency) by the vendor or a third party and is merely passing this information over. The Agency has not verified the information nor warrants its accuracy. The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence. We recommend you seek your own independent legal and/or technical advice."

269 TANGLEFERN ROAD VIRGIN FLAT

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

1886000514
SH6, Addisons/Virgin Flat

BAM 327

22 March 2012

BRUCE THOMAS
P O BOX 411
WESTPORT

Dear Sir

BUILDING CONSENT 070342 SH6, Addisons/Virgin Flat

Building consent 070342 for construction of a new dwelling at SH6, Addisons/Virgin Flat for B Couchman was issued on 6 December 2007. Two extensions of time have been granted which expired on 6/12/11.

No final inspection has been carried out or further extension of time requested. Therefore Council refuses to issue a Code Compliance Certificate for consent 070342.

Further inspections may be requested and carried out and a Code Compliance Certificate may be issued at a future date at the discretion of Council.

If you have any queries please do not hesitate to contact me.

Yours faithfully

J A Donaldson
ENVIRONMENTAL TEAM LEADER

cc B Couchman
PO Box 384
WESTPORT 7866

BULLER
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Code Compliance Certificate 070342

Section 95, Building Act 2004

BAM 007
[Form 7]
Building (Forms) Regulations
[bccc-pub 04/11/09]

The Owner	The Building
Buck Couchman PO Box 384 Westport 7866	Location: SH6, Addisons/Virgin Flat Legal Description: Lot 5 DP 323029 Blk I Waitakere SD subject to & interest in r-o-w Valuation or Property No: 1886000514 Building Name (if applicable): Site Location (if applicable): Level Unit (if applicable):

Building Work:

Description of Building Work:	Construction of new dwelling including installation of Logaire Minos spaceheater
Estimated Value:	$160,000
Current, lawfully established, use:	DOMESTIC
Year first constructed:	2007

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
Full Name: BRUCE THOMAS
Mailing Address: P O BOX 411, WESTPORT
Phones:: 789 8953

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.

.....
Richard J Knudsen
SENIOR BUILDING INSPECTOR

On behalf of: Buller District Council Date: 10/08/17

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

INVOICE FOR

BUCK COUCHMAN
PO Box 384
Westport 7866

Direct credit payments can be made to Westpac 03-0897-0084770-00 Please use your Customer No as reference.

Customer No	BC070342
Date	10/08/17
GST Reg. No	51-751-094

Tax Credit 79102

Job Ref. / Order No.	Job Date	Amount
REFUND OF INSPECTION FEES NOT REQUIRED		203.00CR*
(* Incl GST $26.48CR)		
	Total	$203.00CR

Melissa, please refund inspection fees.
Thanks - L Dicks 10/8/17

Total incl GST **$203.00CR**

BUCK COUCHMAN

Customer No	BC070342
Invoice No	79102
Total Due	$203.00CR
Amount Paid	

Conditions of Sale:
Payment is due on 20th of month following purchase unless prior arrangements have been made. Ownership of goods shall remain with the seller until the customer has paid all that is owing to the seller. With effect from 1 July 2013 interest on overdue balances may be charged at the rate of 1.5% per month. Council will recover costs/expenses incurred to recover debt. The taking of delivery of our goods/services constitutes acceptance of these conditions.

BAM 123

CODE COMPLIANCE CERTIFICATE CHECKLIST PROMPT

03/11/14

Not required for spaceheaters

BC Number 070 342

Location Tingle Cove Row Westport

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
✓		CCC request final		N/A	Warnings or Bans	✓		Gas Certification
✓		Consent conditions met		N/A	Pressure Test Declaration		N/A	Exterior Cladding Certification
✓		Drainage Plan		N/A	Tanking Certification		N/A	Waiver/Modification Required
	N/A	Electrical Certificate		N/A	Producer statements		N/A	Secs 72/75Entry onto CT
	N/A	Form 6A Record of Works	✓		Amendments			

☐ Yes ☐ No Correct Description of Works in NCS –

Builder: owner -

Plumber: Peter Ashby

Drainlayer: "

Gasfitter: Keith Brown

Change of Mailing Address or Ownership: PO Box 384 Wpt.

COMPLIANCE SCHEDULE

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
		Compliance Schedule			Alarm Type N/A			PWD Compliance
		FPIS Certificate			Specified Features			Other Items: BWOF

Note: if new or amended Compliance Schedule is required, this must be issued in conjunction with CCC.

INSPECTION RECONCILIATION

Inspections			$ Per Insp	$ Prepaid	$ Actual
# Prepaid at time of issue:	9		82 -	738 -	
# Carried out:	4	Within 2 years of date of issue	82		328
# Carried out:	1	After 2 yrs: Date:	125 -		125
# Carried out:		After 2 yrs: Date:			
Total:	5			738 -	$203

$82 inspections?

Extra Fees Owing / Refund (Prepaid v Actual) ☐ Invoice ☑ Refund $203.

ADMINISTRATOR TO COMPLETE (if applicable)	Receipt/Invoice #	Date
Original Invoice:	40224	6/12/07
Receipt on deposit:	496572	11/12/07
Receipt on issue:		
~~Invoice~~/Credit Note	$203 79102	10/8/17
Amendments ☐ Issued ~~and~~ Released ☑ CCC Issued	*Signature*	C# 018764

ADDITIONAL COMMENTS: No requirement for Electrical COC. Off Grid. alternative power.

☑ Yes ☐ N/A PIM conditions met

☐ Bam 124 Completion File Checklist Complete N/A

☑ Computer status altered to "CCC Application Received"

☑ Early Warning Systems Smoke alarms

APPROVED TO ISSUE CCC

Building Inspector — 9/8/17 Date

Officer signing off CCC — 23/8/17 Date

BULLER DISTRICT COUNCIL

ENTERED

BUILDING FIELD CARD

VALUATION No. 1886000514

CONSENT ISSUED 17 DEC 2007 CONSENT ISSUED RapID DEC 2007

Building Consent No. №070342

Date of Issue:

Applicant: Buck Couchman

Site Address. Tanglefern Rd, Virgin Flat Rapid Number:

Description of Consented Work: Dwelling

INSPECTIONS								
	Req'd	Completed		Req'd	Completed		Req'd	Completed
Site Investigation			Insulation/Roofs	✓	✓	Fires		
Pile Holes/Foundation	✓	✓	Pre-External Cladding	✓		External Works		
Floor Slabs	✓	✓	Pre-Line	✓		Block/Brickwork		
Plumbing	✓		Post-Line	✓		Final	✓	
Drainage	✓							

DATE	INSPECTION / OBSERVATIONS / REMARKS / APPROVED STATUS / NOTICE TO FIX
21/12/07	DPM over level + compact floor area into footing, oversize. to specification. 1x D16 at base of footing, with D10 @ 600 c/ 'Starters' to 1x D12 at top of footing turn into slab and tied to 665 mesh. supported on Plastic chairs A thickend footing runs through centre of hexagonal slab. with 2/D12 in base. and tied to slab mesh. Site work is tidy. Approved to continue REC,
16/1/08	pre external fixings — Lintels strapped Top & Bottom plates stapled Bottom to Top plate over floor joists strapped together Ply wood bracing in place remainder of plywood being secured as bracing with Brass fixings. Flashings in place To have explained flashing detail to owner & Builder. approved to proceed
24/10/08	Skillion Roof — Purlins have to C.P. 80 cleats fitted. with R3.6 insulation. 25mm clearance on.

PTO

DATE	INSPECTION / OBSERVATIONS / REMARKS / APPROVED STATUS / NOTICE TO FIX
	insulation to roofing paper. Rafters strapped down to Top plates with strappings to studs and to bottom plates. Complete building clodded with 4 3.2 x 12mm plywood secured with Brass Screws.
16/2/09	Prelive — Moisture content 14% — R 2.4 insulation to Walls. Lintels / joists / STUDS To plates well strapped and secured in appropriate places. Plumbing installed polybutelyne under pressure no visable leaks, Drainage completed By "peter ashby" Grey & Blackwater system installed as per details on plans. Header tank in place with stainless steel Tray under, drained to outside of building. 3. Restraints installed point loads Transferred to concrete slab base, STormwater to Tank for own use. OK. Solar Hot Water system in place with valvings OK — Temp Valve installed with 'Gentle Ben' back up boiler, open vented., 19mm Thick Tongue & groove flooring to upper floor area, Air seals on windows. Plywood claddings has a Metal soaker Behind. on ~~ext~~ angled corners Board & Batten over plywood with ex 75 x weather grooved Battens over joints. Copper Flashing att. plinth level. STONE work has moisture backed cav cavity with Building wrap & s/steel Ties. Cavity drained with vermin proofing. approved to proceed subject

Issue CCC ☐ Reviewed and Completed: _____ _____
Signature *Date*

REFUSE TO ISSUE CCC

Inspection Reconciliation

Inspections Prepaid	9	Invoice Number:	
Actual number of Inspections	5	Credit Note Number for Refund:	
Inspections to be refunded/invoiced		Date:	

CONDITIONS continued

BUILDING CONSENT No. 070342.

Standard Conditions:

Non-Standard Conditions:

REFUSE TO ISSUE CCC

9/8/17 Final Inspection - Safety glass to Bathroom Windows - upstairs doors now screwed shut so no exit from these - Deck areas are now going to be completed on a new - consent to be applied for in near future. ALL Flashings Gutters in place with stormwater to Tank for own use. Access into dwelling ok with Small flat deck to entranceways. Staircase has handrail installed. Water temp 56° Valving in place ok. Solar system as per layout as installed. 22mm solid timber flooring installed. Smoke alarms installed. Wet areas all well sealed & tiles on floors. Plywood linings nailed off as Bracing. st/steel straps to attachments. No requirement for Waiver/Modification for B2 Durability as building elements will continue to meet their designated timeframes for durability.

approved

Signature

9/8/17.

Date

Signature

Date

BAM 121 (copy BAM 123 on reverse)

SPACEHEATER FIELD CARD CODE COMPLIANCE CERTIFICATE CHECKLIST

Buller District Council 26/08/14

BC Number: 070342

Valuation No.: 1886000514

Date of Issue:

CATEGORY: ☑ R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3

Site Address: TANGLEFERN ROW Township:
(incl Rapid No.)

Applicant /Owner: BRICK COUCHMAN

Contact Person: Phone:

Make: LOGAIRE Model: MINOS

☑ **Early Warning System**

Flue Type:	◎ ☑ Single Shield	◎ ☐ Double Shield	○ ☐ Spiroloc
	☐ Other		
Ventilated from:	☑ Room	☐ Ceiling Cavity	☐ Outside building
Flue Heat Reflector:	◎	☑ Yes ☐ No	
Flue passes through:	☑ Ceiling	☐ Wall Cavity	☐ Other

Wall Screen	Material	Air Gap	Factor	Clearances		
				Nominal	Minimum	Actual
Left Side						
Right Side						
Rear	Superlux	25				150mm
Corner						

Hearth Type: Brick.

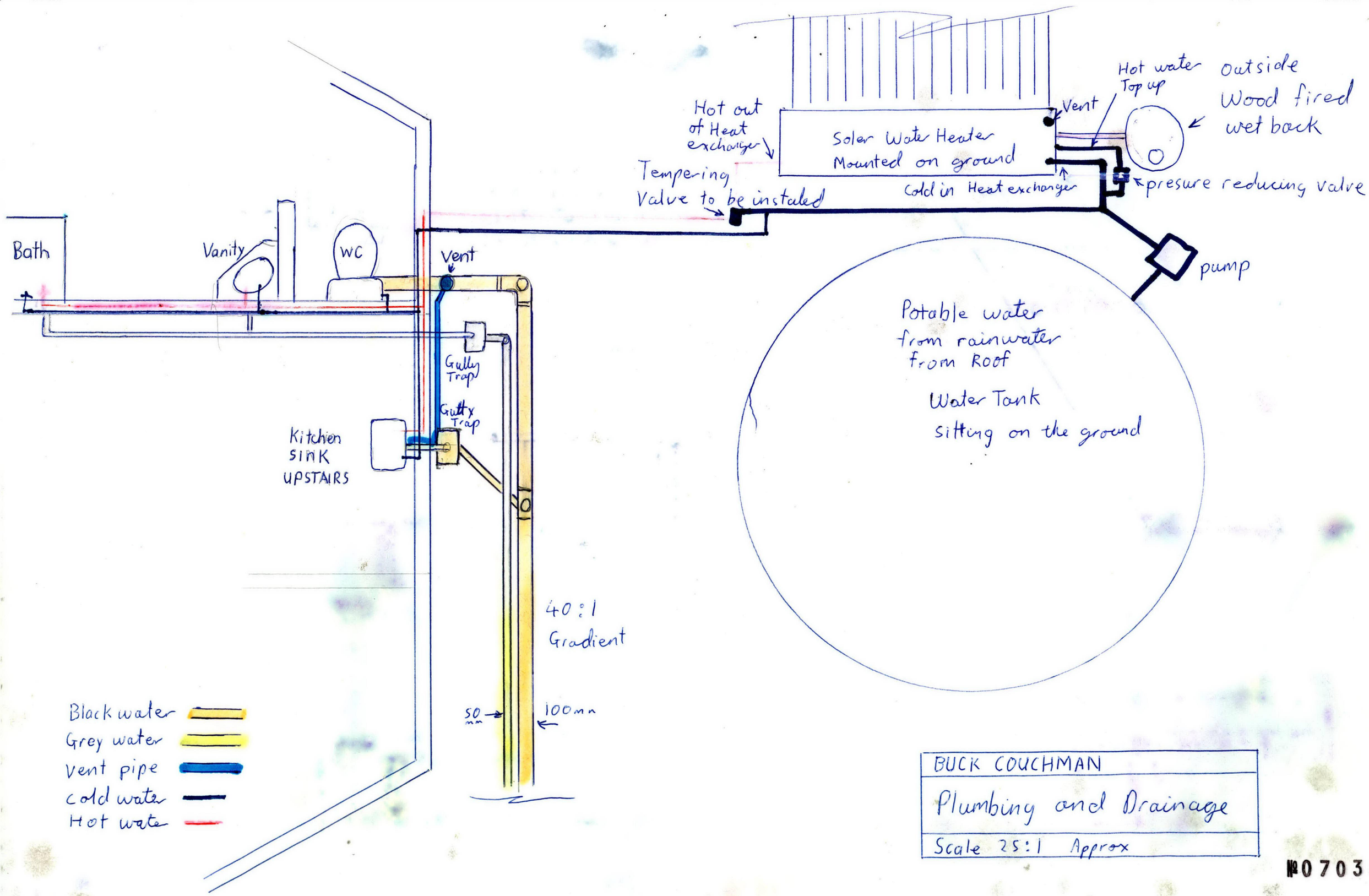
Hearth distances	Front	Left Side	Right Side	Corner
mm	300	400	250	

Free height above appliance – over 1500mm: Yes ☑ No ☐ Other:

Wetback fitted ☐ YES ☑ NO Tempering valve fitted ☐ YES ☑ NO Bolted to hearth ☑ YES ☐ NO

Does installation comply with original consent application? Yes ☑ No ☐
If no, record details

DATE	INSPECTION / OBSERVATIONS / REMARKS / APPROVED STATUS / NOTICE TO FIX
9/8/17	APPROVED.



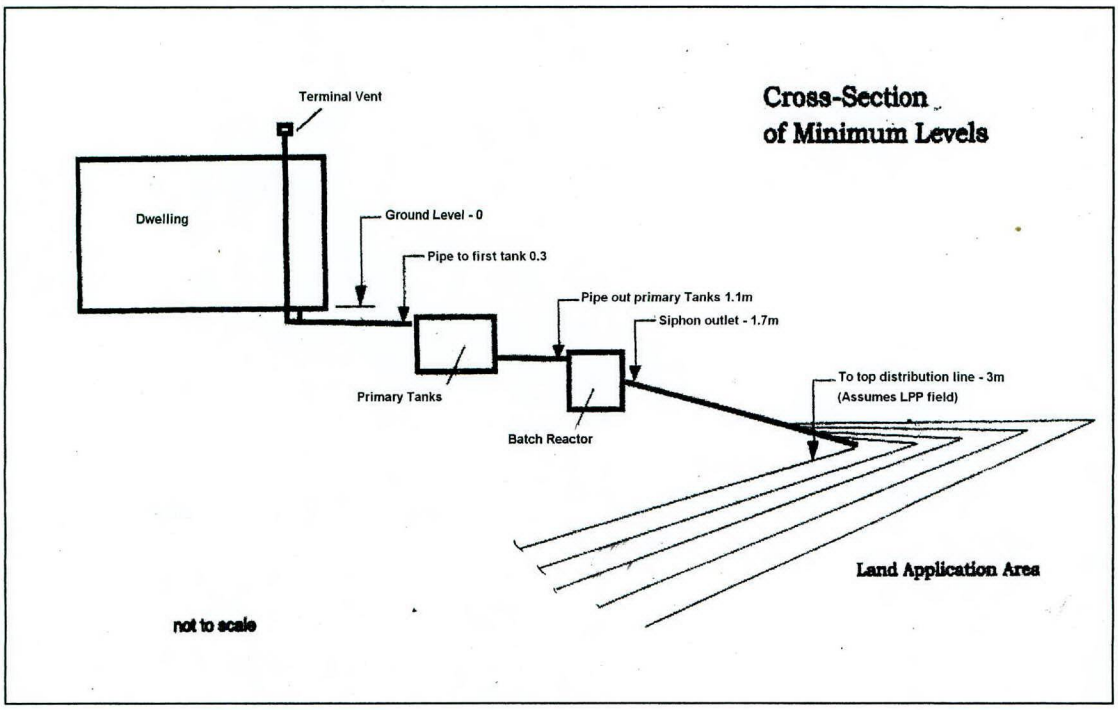
BUCK COUCHMAN

Plumbing and Drainage

Scale 25:1 Approx

№070342

Autoflow system configuration



BULLER DISTRICT COUNCIL

P O Box 21, Westport
Phone: (03) 788 9112
Fax: (03) 788 8041

P O Box 75, Reefton
Phone: (03) 732 8821
Fax: (03) 732 8822

www.bullerdc.govt.nz

BC070342

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92 Building Act 2004

The Building Consent

Building Consent Number:	**070342** Being Stage 1 of an intended 1 Stages
Street Address/Location of building:	**SH6, Addisons/Virgin Flat**
Description of Work:	Construction of new dwelling
Issued by:	Buller District Council

The Owner

Name of owner:		**BUCK COUCHMAN**
Contact person:		BRUCE THOMAS
Mailing address:		C/ BRUCE THOMAS, P O BOX 411, WESTPORT
Street address/registered office *(if applicable)*:		
Phone numbers:	Landline: 789 8953	Mobile:
	Daytime:	After hours:
Facsimile number:		Email address:
Website:		

The following evidence of ownership is attached to this application:

☐ Copy of certificate of title ☐ Agreement for sale and purchase

☐ Lease ☐ Other document showing full name of legal owner(s) of the building

First point of contact for communication with the council/building consent authority:

Full Name: BRUCE THOMAS

Mailing Address: P O BOX 411, WESTPORT

Phones:: 789 8953

APPLICANT TO COMPLETE

The Application

All building work carried out under the above building consent was completed on ...1../...6../..17...

The personnel who carried out the building work are as follows (Complete as applicable):

The personnel who carried out the building work are as follows (Complete as applicable):

Note: *Continue on another page if necessary.

1 *The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

LBP	Licence Class	LBP Number	Particular work carried out

2 *The personnel who carried out building work other than restricted building work is/are as follows: (list names and LBP or registration numbers)		
Contractor (ie Builder, Plumber, Drainlayer, Electrician, Engineer, or other)	**Name**	**Licence /Register / IPENZ / NZIA number**

Final Request and Signature

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004. The code compliance certificate should be sent to: C/ BRUCE THOMAS, P O BOX 411, WESTPORT(Owner)

Signature of ☑ owner or

☐ agent on behalf of and with the authority of the owner.

* Buck Cowlishaw — Buck Cowlishaw — 9/8/17

Signature — *Name of person signing* — *Date*

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

Additional Information to Note

- **A final inspection must have been completed prior to this application being sought.**
- **The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.**
- **A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all Names, Certificates from personnel who carried out the work, Registration Numbers, Producer Statements, or any other required documents.**

The following documents are attached to this application (where applicable):

- ☐ **Other documents from the personnel who carried out the work.**
- ☐ **Memoranda from licensed building practitioner(s) stating what restricted building work they carried out or supervised.**
- ☐ **Certificates that relate to energy work (Electrical and Gas certificates).**
- ☐ **As built drainage plan**
- ☐ **Evidence that the specified systems (if applicable) are capable of performing to the performance standards set out in the building consent.**

*. New Building concent for upper story decks, will be aplied For in the Future.

buck@kawatiri.coffee

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

1886/055-14 1886000514.

25 February 2010

BRUCE THOMAS
P O BOX 411
WESTPORT 7866

Dear Sir

CODE COMPLIANCE CERTIFICATE DUE FOR BUILDING CONSENT 070342

A review of Council records indicate that the above building consent was issued on 6 December 2007 for construction of a new dwelling at State Highway 6, Addisons/Virgin Flat.

A building consent authority must decide whether to grant a code compliance certificate within two years after the date on which the consent was granted or any further period that may be agreed between the owner and the building consent authority.

It is now over two years since this consent was issued and it would be appreciated it if you would advise Council prior to 11 March 2010 as to whether this work has been completed and a final inspection is able to be carried out. An 'Application for a Code Compliance Certificate' form is attached which must be used to request this inspection.

If no information or a request for an extension of time is received by this date Council may carry out an inspection during normal working hours to confirm the current status of the work. If an inspection is not able to be carried out Council may refuse to issue a code compliance certificate.

If you have any queries please do not hesitate to contact me.

Yours faithfully

Joy Donaldson
ENVIRONMENTAL TEAM LEADER

cc B Couchman

BULLER
DISTRICT COUNCIL

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1886/055-14

25 February 2010

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It is now over two years since this consent was issued and it would be appreciated it if you would advise Council prior to 11 March 2010 as to whether this work has been completed and a final inspection is able to be carried out. An 'Application for a Code Compliance Certificate' form is attached which must be used to request this inspection.

If no information or a request for an extension of time is received by this date Council may carry out an inspection during normal working hours to confirm the current status of the work. If an inspection is not able to be carried out Council may refuse to issue a code compliance certificate.

If you have any queries please do not hesitate to contact me.

Yours faithfully

Joy Donaldson
ENVIRONMENTAL TEAM LEADER

cc B Couchman
47A Makora Road
MASTERTON 5810

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

1886/005-14

3 March 2010

Buck Couchman
47A Makora Road
MASTERTON 5810

Dear Sir

EXTENSION OF TIME GRANTED FOR BUILDING CONSENT 070342

Thank you for your request for an extension of time in respect of the above consent to construct a new dwelling which was granted on 6 December 2007.

Council has agreed to a one year extension of time expiring on 6 December 2010.

Work must be completed and a request for a code compliance certificate received prior to this date

Please note that it is unlikely that Council will grant any further extension of time unless there are exceptional circumstances. If you have any queries please do not hesitate to contact me

Yours faithfully

Joy Donaldson
ENVIRONMENTAL TEAM LEADER

CONSUMERS COPY Vol# 1886000514.

Plumbers, Gasfitters and Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No 511202

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

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address: Please complete in block letters
(Box No's not acceptable) (Number) (Street name)

269 TANGLETERN ROAD.
VIRGIN FLAT. (Suburb)
NR WESTPORT. (Town/City)

Consumer: MR. B COUCHMAN.
(Title) (Initials) (Family/Business name)

Category
- [x] Domestic
- [ ] Commercial
- [ ] Industrial
- [ ] Temporary
- [ ] Other

Type (Regulation 24(1))
- [x] New
- [ ] Addition, [ ] Extension,
- [ ] Replacement
- [ ] Alteration
- [ ] Repair following accident

Gas Type [ ] NG [x] LPG [ ] TLP [ ] Bio

Name of Gas Supplier ROCKGAS WESTPORT 9KG.

Pipework Installed [x] YES [ ] NO
(attach pipework diagram)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

	Appliance				Flue		Ventilation	
Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	COOKER	KITCHEN	CLASSIQUE 900G.	52 mj.	FLUELESS		AMPLE	

Test Results

5	min	Duration
6	kPa	Test pressure
NIL	kPa	Loss / gain
2.8	kPa	Working pressure

Other Testing
Combustion: [ ] Yes [x] No
Ventilation: [ ] Yes [x] No

Test Date 6 / 10 / 09

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

Certifiers Name K BROWN
Address GASACTION SERVICES
PO BOX 156
NELSON
Registration No 16586.
Signature KB
Date 19 / 10 / 09.

Registered Gasfitter/s Supervised by certifier
Name
Registration No
Name
Registration No

Certificate owner
Registration No
On behalf of
Address
(If other than certifying gasfitter)

BULLER DISTRICT COUNCIL **TM-17.2**

CONSENT ASSESSMENT / TASK ALLOCATION CHECKLIST

Address: Tanglefern Row.	**Consent ID:** 070342

☑	**Category 1A:** <2 storey and 500m2. Simple rectangular, L, T or boomerang shape structure, with single cladding type
☐	**Category 1B:** <2 storey and 500m2. Moderately complex, angular or curved shape structure (eg Y or arrowhead) with no more than two cladding types.
☐	**Category 2A:** <3 storey and 2000m2. Complex, angular or curved shape structure with multiple cladding types
☐	**Category 2B:** <3 storey and 2000m2. Buildings identified within schedule 2 and section 362A of the Building Act.
☐	**Category 3A:** Unlimited size. Complex, angular or curved shape structure with multiple cladding types
☐	**Category 3B:** Unlimited Size. Buildings identified within schedule 2 and section 362A of the Building Act

Application consists of:	Acceptable Solution	☑	Alternative Solution	☑
Application includes:	Specific Fire Design	☐	Geotechnical Report	☐
	Plumbing and Drainage	☐	Specific Engineering Design	☐
	Mechanical Ventilation	☐	Other Specific Design	☐

COMMENTS:

Consent to be processed internally by:	Ritchie.
Building Code Clauses to be reviewed by external consultant:	
Consent to be processed externally by:	

Date:	26/8/08	**Signature:**	

Task Allocation V2 15/07/08

BULLER DISTRICT COUNCIL
www.bullerdc.govt.nz

P O Box 21, Westport
Phone: (03) 788 9112
Fax: (03) 788 8041

P O Box 75, Reefton
Phone: (03) 732 8821
Fax: (03) 732 8822

ORIGINAL BUILDING CONSENT NO: 070342

BULLER DISTRICT COUNCIL
DATE RECEIVED:
20 AUG 2008
Per

AMENDED BUILDING CONSENT APPLICATION
BAM 002-A

This form may be used at any Mainland Building Consent Authority

APPLICATION

I request that you issue an amendment to a Building Consent already issued for the building work described in this application.

THE BUILDING

Site/Location Address: (or Rapid Number if applicable): Tangle fern Road off Virgin flat Road Westport	Current lawfully established use: Dwelling
Legal Description : Lot 5 DP 323029	Total Floor Area (all floors included): Existing 150 m^2 New _____ m^2
Valuation Roll Number: 1886000514	Number of levels: 2 / Level/Unit No:
Building Name if applicable:	Approximate year building was first constructed:

THE PROJECT

Description of amended work: To construct a Masonry wall veneer on lower story of dwelling

Estimated Value of amended work (inc GST)
(in addition to, or reduction from, what was stated with the original application) Further building levies may apply.

$ N/A

☐ Addition ☐ Reduction ☑ No change

Associated Resource Consents: #

THE OWNER	AGENT – APPLICANT
Owners Name: Buck Couchman	Agents Name:
Contact person: (if owner is not an individual) Bruce Thomas	Contact person: Ritchie White BUILDING INSPECTOR
Mailing Address:	Mailing/Billing Address:
Street Address/Registered Office	Street Address/Registered Office
E-mail address:	E-mail address:
Phone Numbers: (03) 789 8953	Phone numbers:
Daytime: / Mobile:	Daytime: / Mobile:
After hours: / Fax:	After hrs: / Fax:

AMENDED
Date 26/8/08

Evidence of ownership attached to this application:
☐ Certificate of Title ☐ Lease Agreement
☐ Sale and Purchase Agreement ☐ Other

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

REQUIRED ATTACHMENTS

☐ Original consented plans that are to be amended

☐ Project Information Memorandum

☐ **2** copies of amended plans, including **all** construction details, **with amendments highlighted or clouded**

KEY PERSONNEL

Name of **Builder**: Bruce Thomas e Buck Couchman Mailing Address: E-mail Address:	Phone Number: 7898953 Registration Number:
Name of **Craftsman Plumber**: Mailing Address: E-mail Address:	Phone Number: Registration Number:
Name of **Registered Drainlayer**: Mailing Address: E-mail Address:	Phone Number: Registration Number:
Name of **Architectural Designer**: Mailing Address: E-mail Address:	Phone Number: Registration Number:
Name of **Structural Engineer**: Mailing Address: E-mail Address:	Phone Number: Registration Number:

Has the engineer provided a Producer Statement – Design? ☐ Yes ☐ No

Has the engineer been engaged to carry out site inspections on the job? ☐ Yes ☐ No

(if yes, these must be specified on the Producer Statement)

SIGNATURE

☐ Owner
☑ Agent

B Thomas
Signed by or for and on behalf of the Owner

20/8/08
Date

☐ We require our plans and/or specifications to remain confidential

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

NOTES

1. **This does not apply to building consents that already have a Code Compliance Certificate issued.**
2. This application is for minor amendments to issued building consents. It is not intended to be used where the scope of work is extended.
3. Processing fees (plus any additional Building or Building Research Levies) are to be paid before any work covered by the amendment may proceed.

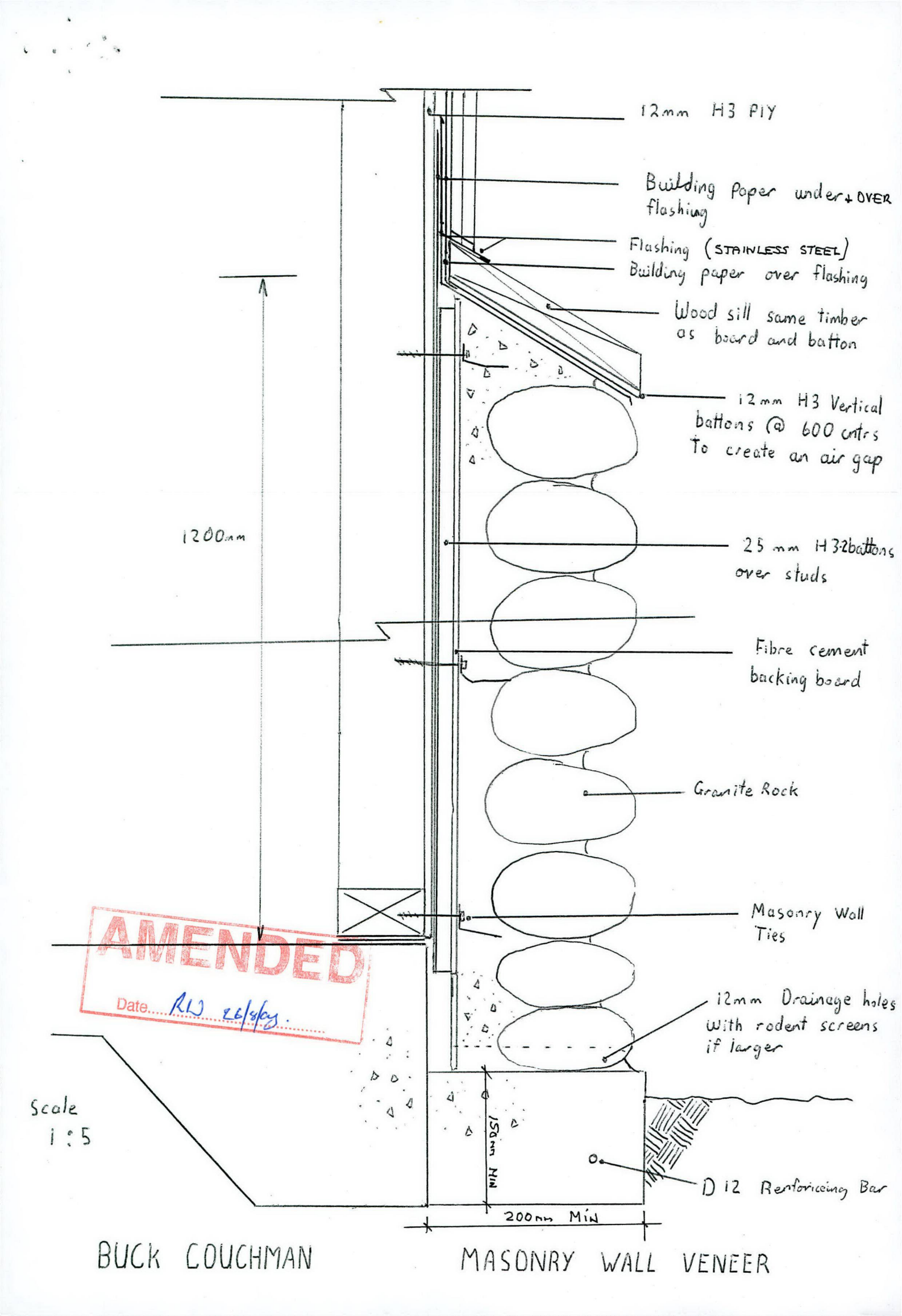
OFFICE USE ONLY

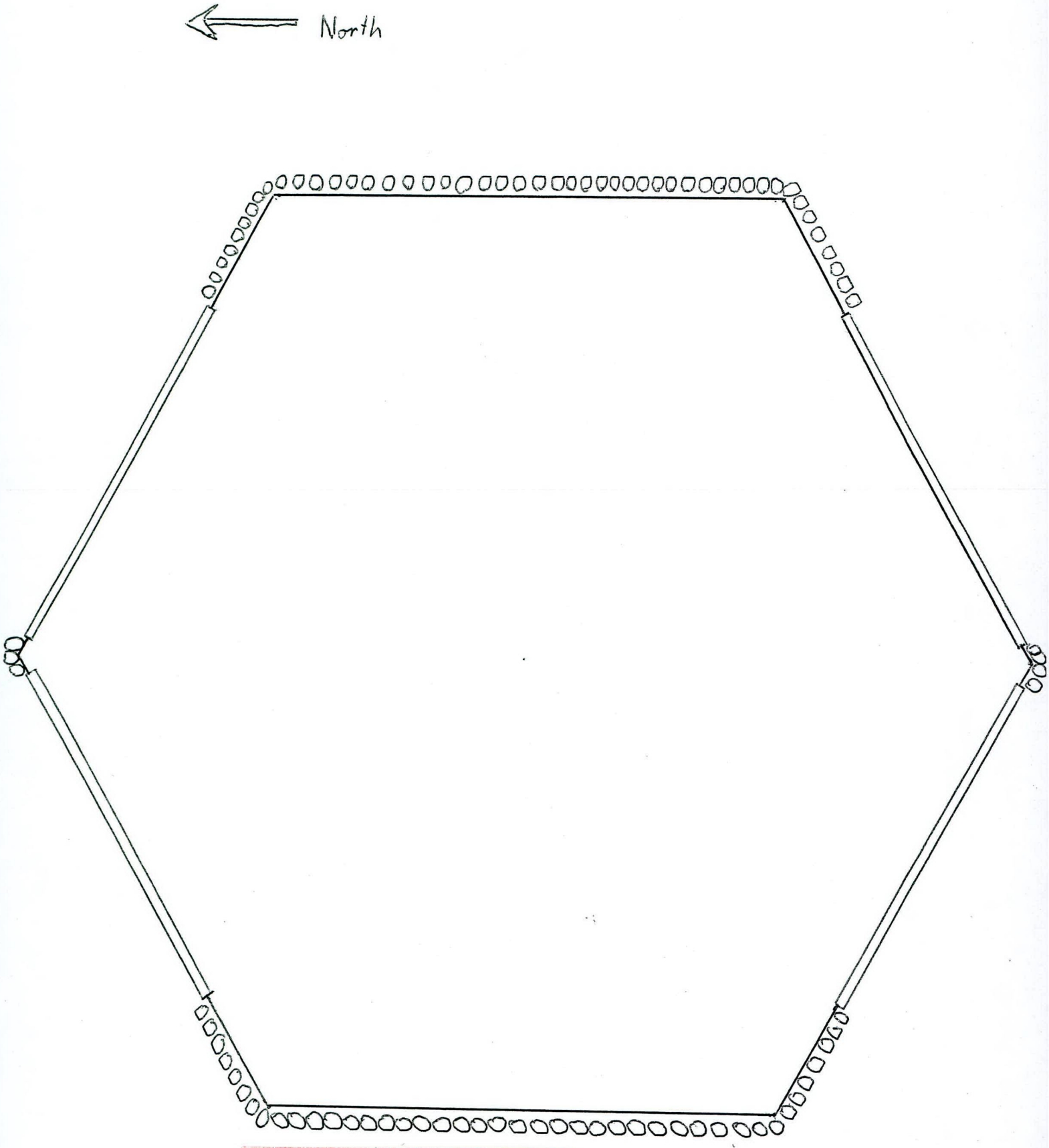
Comment	Approving Officer	Date Approved
Amendment approved -	R E White	26/8/08.

Fee: $ 45 — Invoice No.: 433109 27/8/08 Date: 26/8/08. Receipt No.:

+8% PCA 3.60

$48.60


12mm H3 PLY
Building Paper under + OVER flashing
Flashing (STAINLESS STEEL)
Building paper over flashing
Wood sill same timber as board and batton
12mm H3 Vertical battons @ 600 cntrs To create an air gap
1200mm
25 mm H3.2 battons over studs
Fibre cement backing board
Granite Rock
Masonry Wall Ties
12mm Drainage holes with rodent screens if larger
MIN 150mm
200mm MIN
D12 Reinforcing Bar
AMENDED
Date RD 26/5/09.
Scale 1:5
BUCK COUCHMAN
MASONRY WALL VENEER



AMENDED

Date. R.D. 26/8/08

BUCK COUCHMAN

MASONRY WALL VENEER

INTERNAL OFFICE USE ONLY – Processing Costs

Application to also be assessed by:

Planning (RMA)		Liquor Licensing (SOL)		Food Hygiene (FHR)		Fire Service	

Certificate of Title Endorsement Required (DLR):

☐ YES ☑ NO	Relevant Legislation	Cost

Processing Costs – including counter time:

Date	Action Taken	Processing Officer	Time	Cost
14/11/07	Processing	WINTERROP	6	405-00
5/12/07	SIGNING & SORTING	[signature]	½	41-00
	Totals			446-00

№070342

RECEIVING INFORMATION	
Receiving Officer:	BRichardson
Date application received:	6/8/07
Date application accepted:	6/8/07
External Reviewers	
Fire Service	
Historic Places Trust	
ISSUING INFORMATION	
Issuing Officer:	BRichardson
Date ~~Issued:~~ granted	6/12/07
Invoice Number:	40224
Receipt Number:	496572
Date of Receipt:	11/12/07

CONSENT ISSUED
11 DEC 2007

FEES AND CHARGES	
DBH Levy (32040906) $1.97/$1,000	315-20
BRANZ Levy (32040905) $1/$1,000	160-00
Administration Fee	73-00
Processing Charges	446-00
Inspections (Number 9)	738-00
Code Compliance Certificate	46-00
PIM	92-00
Compliance Schedule	N/A
Title Endorsement	N/A
Fire Services Assessment	N/A
Other accreditation levy 0.2	110-80
Total Fees	$1971-00

BULLER DISTRICT COUNCIL
www.bullerdc.govt.nz
P O Box 21, Westport
Phone: (03) 788 9112
Fax: (03) 788 8041
P O Box 75, Reefton
Phone: (03) 732 8821
Fax: (03) 732 8822

PROJECT NO: №070342

DATE RECEIVED: BULLER DISTRICT COUNCIL - 6 AUG 2007

Due Date:

BUILDING CONSENT APPLICATION AND / OR PROJECT INFORMATION MEMORANDUM BAM 002

This form may be used at any Mainland Building Consent Authority

APPLICATION

I request that you issue a:
- ☐ Project Information Memorandum only (PIM)
- ☐ Building Consent only for existing PIM No : _____ (attach copy)
- ☒ Building Consent (including Project Information Memorandum)

THE BUILDING

Site/Location Address: (or Rapid Number if applicable): Tanglefern RD SH6 Actual / Virgin Flat RD Westport Virgin Flat

Current lawfully established use: N/A

Legal Description : Lot 5 DP 323029

Total Floor Area (all floors included): Existing _____ m² New 144 m²

Valuation Roll Number: 1886000514

Number of levels: 2

Level/Unit No:

Building Name if applicable:

Approximate year building was first constructed: N/A

THE PROJECT

Description of Building Work: NEW dwelling

(eg dwelling, commercial, farm shed, garage etc)

Will the Building work result in a Change of Use of the Building? ☐ Yes ☑ No

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)

If "Yes", provide details of the new intended use:

Intended life of the building:
- ☑ Indefinite but not less than 50 years
- ☐ or Specified as _____ years

List Building Consents previously issued for this building (if any): (ie, is this project being constructed in stages? Is this consent for a relocated or transportable building?)

Estimated Value (inc GST) $ 160,000

THE OWNER	AGENT – APPLICANT
Owners Name: Buck Couchman	Agents Name: Bruce Thomas
Contact person: (if owner is not an individual)	Contact person: "
Mailing Address: PO Box 411, Westport	Mailing/Billing Address: PO Box 411 Westport
Street Address/Registered Office	Street Address/Registered Office
E-mail address:	E-mail address:
Phone Numbers: 7898953	Phone numbers: 03 7898953
Daytime: / Mobile:	Daytime: / Mobile:
After hours: / Fax:	After hrs: / Fax:

Evidence of ownership attached to this application:
- ☑ Certificate of Title
- ☐ Lease Agreement
- ☐ Sale and Purchase Agreement
- ☐ Other

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

APPROVED in compliance with the Building Act and NZ Building Code
Inspector [signature] Date 6/12/07

REQUIRED ATTACHMENTS

Complete and attach ONE of the following checklists, and provide ALL of the information, and plans requested on that checklist:

ALL APPLICATIONS REQUIRE A MINIMUM OF 2 COPIES OF ALL PLANS AND SPECIFICATIONS.

☐ Form BAM 002-R Residential work ☐ Form BAM 002-I Commercial/Industrial work

KEY PERSONNEL

Name of **Builder**: Self	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Craftsman Plumber**: Peter Ashby	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Registered Drainlayer**: Peter Ashby	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Registered Electrician**: TBA	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Registered Gasfitter**: N/A	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Architectural Designer**: N/A	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	
Name of **Structural Engineer**: N/A	Phone Number:
Mailing Address:	Registration Number:
E-mail Address:	

SIGNATURE

☐ Owner
☑ Agent

B Thomas
Signed by or for and on behalf of the Owner

6/8/07
Date

☐ We require our plans and/or specifications to remain confidential

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

Notes by applicant: (Other notes or comments which you as the applicant may wish to add)

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance: Acceptable Solution	Means of Compliance: Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure	B1 AS1	NZS 3604 1999	
B2	Durability	B2 AS1		
C1	Outbreak of fire	C1 AS1		
C2	Means of escape	C AS1		
C3	Spread of fire	NA		
C4	Structural stability during fire	NA		
D1	Access Routes	D1 AS1		
D2	Mechanical installations for access	NA		
E1	Surface water	E1 AS1		
E2	External moisture	E2 AS1		
E3	Internal moisture	E3 AS1		
F1	Hazardous agents on site	NA		
F2	Hazardous building materials	NA		
F3	Hazardous substances and processes	NA		
F4	Safety from falling	F4 AS1		
F5	Construction and demolition hazards	NA		
F6	Lighting for emergency	NA		
F7	Warning systems	NA		
F8	Signs	NA		
G1	Personal hygiene	G1 AS1		
G2	Laundering ?	G2 AS1		
G3	Food prep. and prevention of contamination	G3 AS1		
G4	Ventilation	G4 AS1	5% of Floor Area Min	
G5	Interior environment	G5 AS1		
G6	Airborne and impact sound	NA		
G7	Natural light	G7 AS1	10% of Floor Area Min	
G8	Artificial light	NA		
G9	Electricity	G9 AS1		
G10	Piped services	NA		
G11	Gas as an energy source	NA		
G12	Water supplies	G12 AS1		
G13	Foul water	G13 AS1		
G14	Industrial liquid waste	NA		
G15	Solid waste	NA		
H1	Energy efficiency provisions	H1 AS1		

Additional Notes:

* * * * RECEIPT * * * *
GST Reg. No. 51-751-094
Received with thanks by 2/01
BULLER DISTRICT COUNCIL

11-12-07 13:03 Receipt no.496572

COPY *COPY* *COPY*
DR BC070342
COUCHMAN BUCK 1,971.00-
BUCK COUCHMAN::C/ BRUCE THOMAS:P O BOX

Cash Tendered 2000.00 Change = 29.00

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

Building Consent 070342

Section 51, Building Act 2004

Being Stage 1 of an intended 1 Stages

The Applicant	The Building
BUCK COUCHMAN	SH6, Addisons/Virgin Flat
C/ BRUCE THOMAS	Legal Description: Lot 5 DP 323029 Blk I
P O BOX 411	Waitakere SD subject to & interest in r-o-w
WESTPORT	Valuation or Property No: 1886000514
	Level/Unit No: [If applicable]

First Point of Contact:

First point of contact for communications with the building consent authority will be with:
Full Name: BRUCE THOMAS
Mailing Address: P O BOX 411, WESTPORT
Phones:: 789 8953

Building Work:

The following building work is authorised by this building consent:

Construction of new dwelling

DOMESTIC

Estimated Value: $160,000

Compliance Schedule:

A compliance schedule is not required for the building.

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signed for and on behalf of the Buller District Council:

CONSENT ISSUED
11 DEC 2007

.....

J A DONALDSON
REGULATORY TEAM LEADER

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.

This building consent is issued subject to the following conditions:

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 inquire 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 Code.
5. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.
6. This consent is issued on the basis that **X9** Inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
7. 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.
8. 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.
9. If high voltage electricity transmission lines, towers or pylons are on, over or adjacent to property, applicant to ensure that the proposed building complies with the clearances prescribed in the NZ Electrical Code of Practice for Electrical Safety Distances.
10. It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.
11. 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.
12. A building consent shall lapse and be of no effect if:- The building work concerned has not been commenced within 12 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.
13. A building consent shall expire if an application for a Code Compliance Certificate has not been made within two (2) years of when the building consent was first issued.
14. 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.
15. The approved plans and specifications (stamped copies) must be available on 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 and before a Code Compliance Certificate is issued.
16. The solid fuel burning appliance and/or chimney installed pursuant to this consent is to be installed in accordance with AS/NZS 2918:2001.
17. The connection of this spaceheater to a wetback will require a tempering valve to be fitted to the hot water cylinder.
18. The ceiling plate is to be left down so that clearances and Distances to combustible materials can be inspected.
19. Please provide details of the make and model of your spaceheater or range (including two copies of the specifications) to Council before installation.

20. All glazing is to comply with the requirements of NZS 4223 and window frames are to comply with NZS 4211.
21. 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.
22. Please inform Council of your nominated registered tradesmen ie drainlayer/plumber/gas fitter before commencing work.
23. THE ROOF CLADDING TO BE FIXED TO THIS BUILDING MUST COMPLY WITH B2 DURABILITY OF THE NEW ZEALAND BUILDING CODE, THAT IS IT MUST REMAIN WEATHERPROOF FOR A MINIMUM OF 15 YEARS. AS THE DWELLING IS LOCATED IN THE SEA SPRAY ZONE, IT IS RECOMMENDED COLORCOTE ZRX OR COLOURSTEEL MAX BE USED, BOTH ARE DESIGNED FOR THE PREVAILING CONDITIONS.
24. BECAUSE OF THE ROOF DESIGN, SPOUTING WILL BE REQUIRED UP THE GABLE FACIAS.
25. THE SOLAR WATER SYSTEM IS TO BE INSTALLED AS PER CODE OF PRACTICE FOR INSTALLATION OF SOLAR WATER SYSTEMS.
26. AS THE DECKS ON THE NORTH AND SOUTH SIDE OF THE BUILDING ARE NOT ATTACHED TO THE MAIN BUILDING THEY WILL REQUIRE THE POLE FOOTING TO EXTEND AT LEAST 1 METRE INTO THE GROUND TO PROVIDE LATERAL STABILITY.
27. ALL BOLTS AND WASHERS USED IN CONJUNCTION WITH THE CONSTRUCTION OF THE DECKS MUST BE 316 STAINLESS STEEL.
28. THE SLIDING DOORS/WINDOWS ADJACENT TO THE BATHROOM MUST BE REGLAZED IN SAFETY GLASS TO COMPLY WITH NZS 4223PT 3 SAFETY GLAZING/HUMAN IMPACT.

Attachments:

Copies of the following documents are attached to this building consent:

Project information memorandum 070342

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

Project Information Memorandum

Section 34, Building Act 2004

Application

BUCK COUCHMAN	No.	070342
C/ BRUCE THOMAS	Issue date	10/08/07
P O BOX 411	Application date	6/08/07
WESTPORT		

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.
	Being Stage 1 of an intended 1 Stages
	Construction of new dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	$60,000
Location	SH6, Addisons/Virgin Flat
Legal Description	Lot 5 DP 323029 Blk I Waitakere SD subject to & interest in r-o-w
Valuation No.	1886000514

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of relevant utility systems

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

___ Details of authorisations which have been refused

Signed for and on behalf of the Council: J Donald

Name: J. A. Donaldson **Date:** 10/8/07

Building Control	
Property Owner	Buck James Couchman
CT No.	92319
Zoning – District Plan	Rural
Wind zone	High
Earthquake zone	Category A
Durability zone	Sea spray zone
Stormwater disposal	Divert excess stormwater to a natural stream.
Wastewater disposal	Approval to dispose of effluent to the ground (eg septic tank and soakage field) is reliant on meeting the provisions of Rule 6 of the West Coast Regional Council's (WCRC) plan for discharge to land. If this can be achieved the disposal of effluent will be a permitted activity and can be approved by the Buller District Council. If not, application to the WCRC accompanied by an engineers design will be necessary. The proposed waste water disposal system through a vermicomposting unit designed by Autoflow Effluent Systems, will meet the provisions of Rule 6.
Water Supply	The collection of roof water to a 20,000 litre water tank is acceptable.
Development Contributions	Not applicable
Building Type	New dwelling
Referral to NZ Fire Service: consider evacuation scheme, no. of occupants, building use, hazardous substances.	No
Hazardous Substances/ Dangerous Goods	None known
Boundaries – Aerial Photographs	See attached photo
Bldg over boundaries	No problems shown
Bldg over drains, wells or water mains	None known
Hazards: Erosion, Avulsion, Falling Debris, Subsidence, Slippage, Allusion, Inundation, Hazardous Contaminants, Uncertified Fill	None known
Network utility information	No power or telecommunications available to this section.
Outstanding Existing Consents Including outstanding consent conditions	No outstanding consents
Public Premises	Not applicable
Change of Use	Not applicable

3 Project Information Memorandum [continued]

Dams	Not applicable
Planning	
Subdivisions	Not applicable
Parking Requirements	Meets requirements on site.
Vehicular Access	Access to the site via a right of way.
Ground Floor Area	75m2
Site Coverage	Complies as shown on plan
Setback: Front Section **Rear Section**	Complies as shown on plan
Recession Plane Controls	Complies as shown on plan
Height Compliance	Complies as shown on plan at 7.000m
Historic place/cultural land	The building work is located in an area that may be the possible location of the old Birds Ferry Road dated ^1860. If, during the course of works, the proprietor (or any party activity for or on behalf of the proprietor) accidentally disturbs a place of archaeological significance, they should immediately cease work and cordon off the affected area. They should then contact the Archaeologist at the New Zealand Historic Places Trust and Te Runaka o Ngati Waewae on telephone (03) 756-8088. Work should not recommence until both parties have provided advice and that advice has been implemented. Any archaeological place is a place that contains evidence of human activity prior to 1900.
Intended Use – Permitted Activity	Dwelling meets permitted activity rules
Environmental Health	
All food related premises; public/semi public water supplies, public sewage schemes, public & school swimming pools, mortuaries, camping grounds, hairdressers, tattoo parlours, brothels.	Not applicable

Specific Conditions:

Building work as proposed, may be undertaken subject to the following conditions or authorisations:

- Not applicable

General notes:

- This document is not approval to build.
- If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

BAM 006 and BAM 006-H

DATE RECEIVED:

The Building Consent

Building consent number: 070342 Being Stage 1 of an intended 1 Stages Issued by: Buller District Council

The Applicant

BUCK COUCHMAN
C/ BRUCE THOMAS
P O BOX 411
WESTPORT

The Building

SH6, Addisons/Virgin Flat
Legal Description: Lot 5 DP 323029 Blk I Waitakere SD subject to & interest in r-o-w
Valuation or Property No: 1886000514

The Building Work **The following building work is authorised by this building consent:**

Description of Work: Construction of new dwelling
Type of Building Work: DOMESTIC Estimated Value: $160,000

First Point of Contact:

First point of contact for communications with the building consent authority will be with:
Full Name: BRUCE THOMAS Mailing Address: P O BOX 411, WESTPORT Phones:: 789 8953

***The Owner**

Name of owner: BUCK COUCHMAN †Contact person: BRUCE THOMAS
Mailing address: C/ BRUCE THOMAS, P O BOX 411, WESTPORT
Landline: 789 8953 Mobile:

First Point of Contact / Agent: Note: The agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence includingall invoices.

First point of contact for communications with the council/building consent authority:
Full Name: BRUCE THOMAS Mailing Address: P O BOX 411, WESTPORT Phones:: 789 8953‖

***The Application**

All building work carried out under the above building consent has been completed.
The personnel who carried out the building work are as follows:
Builder: BUCK COUCHMAN P O BOX 411, WESTPORT
Drainlayer/Plumber : PETER ASHBY
I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to: C/ BRUCE THOMAS, P O BOX 411, WESTPORT

Signature

Signed by or for and on behalf of the Owner: _____

Name of Person signing:

☐ Owner ☐ Agent Date: _____

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

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all Names, Certificates from personnel who carried out the work, Registration Numbers, Producer Statements, or any other required documents.
4. Certificates that relate to energy work (Electrical and Gasfitters).
5. The specified systems listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.

RESIDENTIAL/HABITABLE

BUILDING CONSENT PROCESSING SHEET

BC Number №070342

Project Address Tanglefern Rd, Virgin Flat

Owner's Name B Conchman

Building Elements		Items To Be Checked	Checked	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
General Information	Pim etc	Section 37: Resource Consent cert / Attached	NO	
		PIM Problems Resolved / Not available / Attached to consent	Yes	See attached.
	Ownership	Property Ownership / CT	ok.	CT provided.
		2+Allotments: Sec 75/Amalgamation	NO	
		Any Consent notices	NO	
	Sub-division	Subdivision Conditions Certificate issued	NA	
	General	Any protected buildings or trees	No	
		Any special flooding issues	No	
		Wind zone	ok	High.
		Project value check	ok	$160 K
Site	Positioning	Siting	OK	SEE SITE PLAN - DISTANCES FROM BOUNDARIES COMPLY WITH DISTRICT PLAN
		Snow zone	NA	
		Corrosion zone 1/2/3	YES	IS SEA SPRAY ZONE. B2 IMPORTANT.
		Site specific requirement	✓	NONE KNOWN
	Location	Contours/ Levels/ Datum	OK	SITE PLAN INDICATES FLAT SITE DROPING OFF TO THE SOUTH/WEST.
		Proposed building/s	OK	NO RESTRICTIONS ON ABILITY TO CONSTRUCT A BUILDING ON THE SITE
		Existing buildings/s	?	SITE BELIEVED TO BE VACANT, NO RECORD OF OTHER BUILDINGS ON SITE
		Any easements	OK	ACCESS TO THE SITE IS BY SHARED RIGHT OF WAY
	Engineering	Hazards on site/S71	OK	NONE KNOWN
		Sec 72 :Land Subject to erosion, etc	OK	NO
		Flood prone site MIN FFL.....	OK	NO
		Ground bearing	OK	CEMENTED GRAVELS BELOW A LAYER OF PEAT LIKE ORGANIC MATTER - MUST BE EXCAVATED TO SOLID
	General	Fault Lines	OK	NOT IN THE IMMEDIATE VICINITY OF THE BUILDING SITE.
Specific Design	Producer Statement	Engineer's name and qualifications	NA	
		PS1 or similar, format & correctness	NA	
		Producer Statement Scope	NA	
	Items Covered	All or parts	NA	OK Autoflow system satisfactory.
	Monitoring Schedule	Items covered	OK	~~MORE INFO REQUIRED REGARDING~~ MAINTENANCE OF THE EFFLUENT DISPOSAL SYSTEM.
Specification	Content	Correct / up-to-date / relevant	OK	ON PLANS ONLY - DETAIL RECEIVED
Elevations		Claddings / openings / downpipes	OK	
Foundations	Concrete	Depth / width	OK	FOUNDATION WILL BE SATISFACTORY IF EXCAVATED TO GRAVEL BASE.
		Reinforcement / Cover	OK	SIZES AND PLACEMENT OF STEEL WILL BE SATISFACTORY.

Building Elements		Items To Be Checked	Checked	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
General Items con't	Windows/Doors	Ventilation	OK	PLENTY OF NATURAL LIGHT & VENTILATION
		Glazing ? CHECK.	OK	BATHROOM ? DISTANCE TO NEAREST GLASS FROM BATH / SHOWER IS 2.000 m = WILL REQUIRE TOUGHENED GLAZING
		Opening restrictors	OK	NOT REQUIRED.
	Upper decks	Construction POLE FOOTINGS MUST BE 1000 DEEP	OK	OPEN DECKING, BOARDS OK JOISTS INCLUDING CANTILEVER OK, BOLTS SHOULD BE STAINLESS STEEL
		Step down to deck	OK	DECK CONSTRUCTION WOULD ALLOW DECK TO FINISH AT SAME LEVEL AS FIRST FLOOR.
		Drainage & gutters	NA	
		Cladding clearance	OK	DECK NOT IN CONTACT WITH BUILDING DECK FOOTING SHOULD BE DEEPER OR HAVE BLINDING.
		Stormwater overflow relief	NA	
		Substrate	NA	
		Decking material	OK	90x19 TREATED PINUS KWILA OR LIKE
		Deck weatherproofing	NA	
		Barriers	OK	HEIGHT IS CORRECT NO SPACES GREATER THAN 100 mm OK
	Smoke Alarms	Type / Location	OK	NOT INDICATED BUT REQUIRED
		Fire separation/travel	NA	
	Gas appliances	Safety precautions (shields etc)	NA	NO INFORMATION REGARDING GAS. OR SOLAR SPECIFIED
		Ventilation	NA	
Fires	Location	Location In Building	*	A SOLID BURNING WOOD FIRE WILL BE INSTALLED LOCATION NOT DECIDED
	Specifications	Instructions provided	*	MAKE & MODEL NOT DECIDED - WILL BE NEW - MAY REQUIRE ANOTHER CONSENT
	Second Hand	Age of appliance & safety report	NA	
Alternative Solutions		Items identified	NA	
		Appeals and test results	NA	
External Works	Retaining Walls	Siting/surcharge	NA	
		Footings & Construction	NA	
		Subsoil Drainage	NA	
	Ground works	Surface water control	OK	TO BE DIRECTED TO A NATURAL WATER WAY OR DRAIN.
		Any excavation works & fill	NA	
		Driveway construction	OK	ALL TOP SOIL HAS BEEN REMOVED TO CEMENTED GRAVEL + STONES WITH FINER RUNNING SURFACE ADDED.

Standard Conditions: 1, 2, 3, 4, 36, ~~13~~, 14, 29, 35, 17, 22, 41

Non-Standard Conditions: (1) THE ROOF CLADDING TO BE FIXED TO THIS BUILDING MUST COMPLY WITH B2 DURABILITY OF THE NZ BUILDING CODE, THAT IS IT MUST REMAIN WEATHERPROOF FOR A MINIMUM OF 15 YEARS. AS THE DWELLING IS LOCATED IN THE SEA SPRAY ZONE IT IS RECOMMENDED COLORCOTE ZRX OR COLORSTEEL MAX BE USED, BOTH ARE DESIGNED FOR THE PREVAILING CONDITIONS.

☐ *See next page for additional conditions*

APPROVED in compliance with the Building Act and NZ Building Codes

Signature ..... Inspector 6/12/07

Signature *Date*

Building Elements		Items To Be Checked	Checked	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225(FGL) 150 (Paving)	OK	FINISHED FLOOR LEVEL ABOVE FINISHED GROUND IS SATISFACTORY
	Concrete Slabs	Thickness / Loadbearing	OK	100 MM REINFORCED SLAB WITH REINFORCED THICKENED AREA TO SUPPORT UPPER FLOOR.
		Compacted fill / DPM	OK	FILL WITH A SAND BLIND INDICATED 250 POLYTHENE AS DPC
		Reinforcing – Mesh, Cover, Bars & Supports	OK	665 MESH INDICATED - SUPPORTED ON PLASTIC BAR CHAIRS
		Tanking: Wall DPC: Top edge sealing	NA	
		Blockwork: Steel & foundations 4229	NA	STEEL IN FOUNDATION IS APPROPRIATE
		Shrinkage Control	OK	WILL RECOMMEND CUTS IN GROUND FLOOR SLAB TO ISOLATE THE ABLUTION AREA.
	Timber Floors (Including Decks)	Bearer Size, span, spacing	OK	DECK ONLY - 190 x 70 OK FOR MAX SPAN 1.650 - 2KPa LOADING MSG 8 H3.2
		Joist size, span, spacing	OK	VSG 6 WILL SPAN 4.150 (290X45) @ 600 c/c OK — OK FOR DECK @ 400 c/c
		Load bearing walls on floors. Distance to supports	OK	THICKENED SLAB
		Lateral support or Blocking	OK	AS SHOWN.
		Sub Floor Insulation & protection	NA	
		Flooring Material	OK	JOISTS DOUGLAS FIR OR H1.2 PINUS - WITH 19 mm T+G. SEE PAGE 7.15 NZS 3604
		Ground Clearances & ventilation	NA	
	Pile Foundations	Pile types	NA	
		Pile size, pan spacing	NA	
		Pile to bearer fixings	NA	
		Subfloor bracing	NA	
Roofing	Roofing	Pitch / Roofing Underlay	OK	
		Roof: Truss Design & Layout	OK	
		Rafters and framing	OK	290 x 70 MSG 6 WILL SPAN UPTO 5.0m OK
		Point loads	OK	SLAB THICKENING AND SATISFACTORY STUD SUPPORT
		Roof bracing	OK	GALV FLAT STRAP FOR AS ROOF PLANE BRACING OK
		Roof Gutters	OK	ALL AROUND PERIMETER INCLUDING GABLE ENDS
		Skillion roofs	OK	ALL FRAMING IN SKILLION ROOF SPACE INDICATED AS MINIMUM H1.2
		Flat roofs / substrate and membrane	NA	
		Roof penetrations and flashings	OK	CHIMNEY ONLY.
		Snow boards E2.3.1 > 30m above SL	NA	
Framing	Timber Framing	Timber Quality (Grade / Treatment)	OK	
		Stud Height, size, spacing	OK	
		Plate Fixings	OK	
		Truss to plate fixings	OK	RAFTER FIXINGS OK.
		Bottom Plate DPC	OK	
		Lintel and beam size, span	OK	
		Lintel point loads	OK	
		Lintel and beam fixings	OK	
		Post fixings, top & Bottom	OK	
		Beam size & fixing ~~(eg verandahs)~~	OK	MAIN RIDGE BEAM OK - DECK CONSTRUCTION OK

Bruce Thomas informed me that Beech flooring is to be used. RM.

Building Elements		Items To Be Checked	Checked	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Framing		Wall Bracing & calculations	OK	ALL PLY BRACING - CALCULATIONS OK.
		Wall / Ceiling Insulation	OK	COMPLIES WITH MINIMUM REQUIREMENTS
		Ceiling framing/battens	OK	ROOF STRUCTURE COMPLIES WITH NZS 3604 1999
		Purlin size, span, spacing	OK	
		Purlin fixings	OK	CPC 40 BY MITEK TO RAFTERS. 2/ PER RAFTER CROSSING WHERE POSSIBLE
		Ridge Beams and support	OK	OK SIZE IS SATISFACTORY - FIXINGS OK,
		Lower level deck framing & floor	NA	
		Upper storey floor framing	OK	COMPLIES FOR 1.5 KPa LOADING
		Upper level deck framing	OK	COMPLIES FOR 2.0 KPa LOADING.
Claddings		Type claddings	OK	PLY WIND BARRIER ALSO PROVIDES BRACING
		Risk matrix	OK	SCORE OF 8 ON ALL FACES OK TO FACE FIX BOARD & BATTEN
		Cavity	NA	
Cavity	Flashings	Wall, windows, junctions, parapet etc	OK	DETAILS TO E2 AS 1
		Building Wrap & flexi tape	OK	DETAILS TO E2 AS 1
		Cladding/control joints	NA	
Internal Finishes	Internal Wet Areas	Linings	OK	SIB-AQUALINE AROUND BATH TO BE TANKED & TILED.
		Showers/tanking	OK	BATH TO HAVE SHOWER OVER.
Plumbing & Drainage	Water System	Potability of water supply	OK	COLLECTION OF RAINWATER TO LARGE STORAGE TANK ON GROUND.
		HWC and valving incl. temp.valves	OK	SOLAR/WATERBOILER DESIGN INCLUDES PRESSURE REDUCING VALVE AND TEMPERING VALVE.
	Solar water heater	Installation and valving to NZS4614	OK	
		Producer Statement (form D2 out of COP solar heaters) attached	2a	OK. Info supplied sufficient.
	Waste pipes	G13 or ~~AS 3500~~	OK	
		Fixtures per Waste	OK	
		Waste Pipes Size/Gradient	OK.	
		Waste venting, antisiphonage	OK	
	Drainage	Drain Size, Gradient, Depth, Cover	OK	SIZE OK GRADE OK - COVER UNKNOWN
		Septic tank or AWTS Register No.	OK	MORE INFO. REQUIRED BEFORE INSTALLATION - SYSTEM IN GENERAL ACCEPTABLE.
		Loading on existing system	NA	
		Down pipes & stormwater disposal	OK	1/65mm DOWN PIPE REQUIRED PER SIDE
		Surface water / Channel/ Sumps/Subsoil drains-sumps	OK	RURAL SITE - STORMWATER RUNS IN DIRECTION OF RIVER - OVERFLOW WATER FROM STORAGE TANK - DIRECTED TO LOWER AREA OF SITE
Blockwork	Block Walls	Design/Reinforcing	NA	
	Openings	Lintels	NA	
General Items	Stairways	Landings / Handrails / Safety Barriers	OK	HANDRAIL INDICATED - BARRIER 900 HIGH CONSTRUCTION OK.
		Anti-slip D1/AS1/Table2	OK	
		Stair Dimensions/Pitch	OK	SPIRAL STAIRWAY PITCH/TREAD LINE OK. 290 TREAD AT CENTRE OF TREAD.
		Handrails	OK	
		Head clearance	OK	2.200 MINIMUM FLOOR TOP OF FIRST TREAD TO UNDERSIDE OF FLOOR FRAMING.

75X50 PURLINS SCREWED TO RAFTERS

BUILDING CONSENT No. N° 070342

Standard Conditions:

Non-Standard Conditions:

(2) BECAUSE OF THE ROOF DESIGN SPOUTING WILL BE REQUIRED UP THE GABLE FACIAS.

(3) THE SOLAR WATER SYSTEM TO BE INSTALLED AS PER CODE OF PRACTICE FOR INSTALLATION OF SOLAR WATER SYSTEMS.

(4) MORE DETAILED INFORMATION WILL BE REQUIRED FOR THE DUAL VERMICOMPOSTING EFFLUENT DISPOSER SYSTEM PRIOR TO THE SYSTEM BEING INSTALLED. RECEIVED BEFORE PROCESSING COMPLETED

(5) AS THE DECKS ON THE NORTH & SOUTH SIDE OF THE BUILDING ARE NOT ATTACHED TO THE MAIN BUILDING THEY WILL REQUIRE THE POLE FOOTING TO EXTEND AT LEAST 1 METER INTO THE GROUND TO PROVIDE LATERAL STABILITY.

(6) ALL BOLTS + WASHERS USED IN CONJUNTION WITH THE CONSTRUCTION OF THE DECKS MUST BE 316 STAINLESS STEEL.

(7) ~~SPECIFICATIONS~~ FOR THE INSTALLATION OF THE SOLAR WATER HEATING SYSTEM ARE REQUIRED BY COUNCIL PRIOR TO THE SYSTEM BEING INSTALLED. supplied before issue.

(8) THE SLIDING DOORS/WINDOWS ADJACENT TO THE BATHROOM MUST BE REGLAZED IN SAFETY GLASS TO COMPLY WITH NZS 4223 PT 3 SAFETY GLAZING/HUMAN IMPACT. IT COULD BE IN TOUGHENED GLASS OR LAMINATED GLASS. SEE INFORMATION ENCLOSED.

(9) SEE ENCLOSED INFORMATION RELATING TO FLOORING THICKNESS AND THE TIMBER SPECIES ~~THAT CAN~~ BE USED. THE PLANS PROVIDED SPECIFIED 19 mm FLOORING OVER FLOOR JOISTS AT 600 CENTRES. YOU MAY BE REQUIRED TO CLOSE UP THE JOIST SPACINGS OR USE 22 mm THICK FLOORING.

APPROVED in compliance with the Building Act and NZ Building Codes

Signature Date Inspector 6/12/07 Date

BULLER DISTRICT COUNCIL TM-17.2

CONSENT ASSESSMENT / TASK ALLOCATION CHECKLIST

Address:	Tanglefern Rd			
Consent ID:	№070342		**Category**	1 (2) 3
Application consists of:	Acceptable Solution	☑	Alternative Solution	☑
Application includes:	Specific Fire Design	☐	Geotechnical Report	☐
	Plumbing and Drainage	☑	Specific Engineering Design	☐
	Mechanical Ventilation	☐	Other Specific Design	☐

COMMENTS:

Consent to be processed internally by:	
Building Code Clauses to be reviewed by external consultant:	
Consent to be processed externally by:	Winthrop associates Ltd.

Date:	10/8/07	**Signature:**	

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

INVOICE FOR

BUCK COUCHMAN
C/ BRUCE THOMAS
P O BOX 411
WESTPORT

Customer No BC070342
Date 6/12/07

GST Reg. No 51-751-094

Tax Invoice 40224

Job Ref. / **Order No.**	**Job Date**	**Amount**	
	070342 : SH6, Addisons/Virgin Flat Construction of new dwelling Owner: BUCK COUCHMAN		
DBH Levy		315.20	*
BRANZ Levy		160.00	OG
Administration Fee		73.00	*
Processing		446.00	*
Inspections		738.00	*
Compliance Certificate		46.00	*
PIM Fee		82.00	*
Other		110.80	*
	BEFORE GST	**1,769.78**	
(* Includes GST)	**GST**	201.22	
	Total incl GST	**1,971.00**	

BUCK COUCHMAN

Customer No BC070342
Invoice No 40224

Conditions of Sale: Payment due on 20th of month following purchase unless prior arrangements have been made. Ownership of the goods shall remain with the seller until the customer has paid all that is owing to the seller. The taking of delivery of our goods constitutes acceptance of these conditions.

Total Due 1,971.00

Amount Paid

Form 406

PROCEDURE FOR CONSULTANT SPECIALIST SERVICES (BUILDING CONSENT AUTHORITY FUNCTION)

BACKGROUND

Where a territorial authority or building consent authority does not have the expertise in house to consider specialist technical sections of the Building Code or Building Act, they may contract in the specialist expertise through external consultants.

PROCEDURE

1 Consent Application Documents Forwarded to Consultant
- A full set of the building consent documents should be forwarded to the Consultant for assessment to ensure that there are no items missed that could have an effect on compliance.
- These documents will be accompanied by a document transfer to outline the documents supplied and the sections that the Consultant is required to assess and report on.

2 More Information Requested by Consultant

When the Consultant requires additional information to be able to complete the assessment, a process of notifying the Client needs to be initiated, to:
- Suspend the processing time until the information is received
- Notify the Client to forward to the applicant any requests for additional information.
- The Client advises customer that further information is required

3 Information Received

When the Client receives the information it:
- Updates the consent information recording that the information has been received.
- The suspension of the time for processing is removed.
- Forwards the information to the Consultant.

4 Consultant Completes Assessment
- The Consultant shall assess the information provided for compliance with the relevant clauses of the New Zealand Building Code as an acceptable solution, verification method or alternative solution.
- Areas of non compliance and the reasons for non compliance shall be identified.

5 Consultant's Report
- A report is to be completed by the consultant and returned to the Client. This report must be completed fully, signed and dated, detailing the assessment.
- The report must identify whether the application complies with the sections of the New Zealand Building Code the Consultant was engaged to check.
- The Consultant's report must also identify the drawings checked by drawing version, numbers, dates, etc.
- The report must identify whether any conditions should be imposed on the building consent and what these should be.

6 Consultant Returns File to District Council
- When the consultant completes the assessment of the specialist section and report, the application documents with the report are returned to the building consent authority with the updated document transfer.

7 Application Refused
- The consultant's assessment report must state if the application should be refused.
- The reason for the refusal must be recorded.
- The Client is to advise the applicant the reasons for the refusal.

8 Application Approved
- Client shall review the Consultant's assessment for reasonable grounds that the application complies with the relevant provisions of the Building Code.
- The Consultant's assessment report is reviewed for any relevant conditions of consent. Any applicable condition of consent shall be added to the building consent conditions. (Conditions should only relate to requirements for specialist inspections by consultants.)

Buller District Council
www.bullerdc.govt.nz

BAM BDC 08

DOCUMENT TRANSFER
EXTERNAL BUILDING CONSENT REVIEW

Approx value $160k.

DATE: 10/8/07.
TRANSFER TO: Winthrop Associates Ltd.
ADDRESS: PO Box 281 Westport

PROJECT NO: 070342.
ADDRESS: Tangle Fern Rd.
DESCRIPTION: New dwelling. Approx value - $160,000.00.
PH 789 8953

TO THE RECEIVER: PLEASE PHONE/E-MAIL TO CONFIRM RECEIPT OF DOCUMENTS 03-789-9112

PLEASE QUOTE PURCHASE ORDER NO. 49718 WHEN INVOICING

Sent via ☐ Mail ☐ Courier ☑ To collect

Enclosed documents::

✓	Description	No. of copies
✓	Building consent application and checklist	1
✓	Architectural drawings:	1
	Specifications	
✓	Calculations	1

✓	Description	No. of copies
	Producer Statements	
	Fire and Accessibility	
	Other:	
	Other:	

Technical Assessment Required::

☐ C1-C4 Fire Safety	☐ B1 Structure	☐ D2 Mechanical Installations for Access
☐ G4 Ventilation	☐ G8 Artificial Light	☐ G6 Airborne and Impact Sound
☐ G12 Water Supplies	☐ G13 Foul Water	☐ F3 Hazardous Substances and Processes
☐ H1 Energy Efficiency	☐ G14 Industrial Waste	
Level of Assessment Required:	Process consent.	ON HOLD

COPYING 22 A3 20 A4

Consultant to Complete::

Assessment Complete (Date) 14.11.07
Returned to Client (Date) 14.11.07
Signed (Consultant)

Assessment Cost: $ 405.00
Hours of Processing: 6 Hours

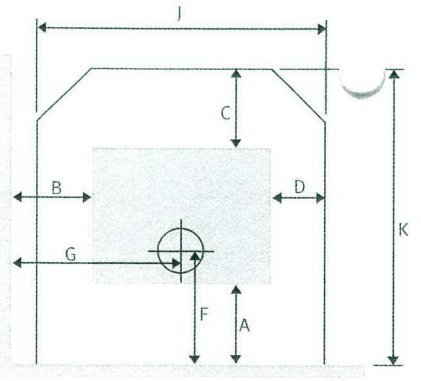
This form is to be returned to the Buller District Council with the completed assessment report by the due date. Please follow procedures listed overleaf.

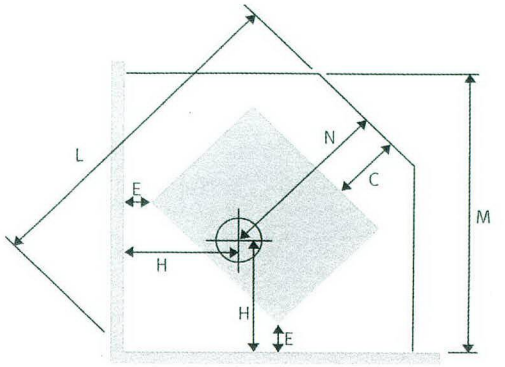
Please return consent documents to:
Name RICHARD KNUDSEN
Signature
Buller District Council, 4-8 Brougham Street P O Box 21, Westport

Office Use Only	
Date sent to Consultant	
Date/Officer received from Consultant	
Due date	~~2/9/07~~ 22/11/07

Technical Specifications

1. If wetback fitted, access minimum is 100mm.
2. When installed at 30mm height.
3. Ash floor protector approved.
4. Forward clearance based on 25mm height of floor protector.
   Using a 50mm insulated floor protector, this figure drops to 344mm.





Clearances Required (mm)	Standard	A	B	C	D	E	F	G	H	J	K	L	M	N
Apollo Dry (w/o Flue shield)	AS/NZS 2918	330	375	300	105	125	455	525	330	620	1140	1145	875	680
Apollo Dry (with Logaire double flue shield)	AS/NZS 2918	130	400	300	105	75	255	550	280	620	940	1075	825	680
Apollo Wet (with Logaire double flue shield)	AS/NZS 2918	80	150	300	105	75	205	300	280	620	890	1075	825	680
Micros (w/o Flue shield)	AS/NZS 2918	275	195	300	138	50	420	470	347	825	960	1025	865	550
Micros (with Logaire double flue shield)	AS/NZS 2918	100	220	300	138	50	245	495	347	825	785	1025	865	550
Minos (w/o Flue shield)	AS/NZS 2918	275	195	300	113	50	440	495	385	825	975	1075	900	530
Minos (with Logaire double flue shield)	AS/NZS 2918	100	195	300	113	50	265	495	385	825	800	1075	900	530
Kronos Clean Air (w/o Flue shield)	AS/NZS 2918	280	200	300	100	100	446	550	457	900	1020	1220	1125	575
Kronos Clean Air (with Logaire double flue shield)	AS/NZS 2918	120	200	300	100	100	286	550	457	900	860	1220	1125	575
Kronos Multifuel (w/o Flue shield)	AS/NZS 2918	615	565	300	100	440	823	915	800	900	1454	1755	1507	
Kronos Multifuel (with Logaire double flue shield)	AS/NZS 2918	265	465	300	100	240	473	815	600	900	1114	1475	1307	
Hestia (w/o Flue shield)	AS/NZS 2918	320	340	300	130	160	485	660	500	900	1080	1305	1155	605
Hestia (with Logaire double flue shield)	AS/NZS 2918	50	340	300	130	25	215	660	365	900	810	1115	1020	606
Hestia Clean Air (w/o Flue shield)	AS/NZS 2918	320	340	300	130	160	485	660	500	900	1080	1305	1155	605
Hestia Clean Air (with Logaire double flue shield)	AS/NZS 2918	50	340	300	130	25	215	660	365	900	810	1115	1020	606
Hestia Multifuel (w/o Flue shield)	AS/NZS 2918	410	400	*404	130	230	573	720	570	900	1210	1446	1270	n/a
Hestia Multifuel (with Logaire double flue shield)	AS/NZS 2918	100	400	*404	130	120	263	720	460	900	900	1290	1160	n/a
Atlanta (w/o Flue shield)	AS/NZS 2918	400	280	300	130	200	535	620	520	900	1295	1495	1290	655
Atlanta (with Logaire double flue shield)	AS/NZS 2918	160	250	300	130	50	295	590	370	900	1055	1285	1140	655
Atlanta Clean Air (w/o flue shield)	AS/NZS 2918	400	580	300	130	200	535	620	520	900	1295	1495	1290	655
Atlanta Clean Air (with Logaire double flue shield)	AS/NZS 2918	160	250	300	130	50	295	590	370	900	1055	1285	1140	655
Atlanta Insert Rural	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Atlanta Insert Clean air	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pyrros Insert Rural	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pyrros Insert Clean Air	AS/NZS 2918	n/a	n/a	300**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* - Forward clearance based on 25mm height of floor protector. Using a 50mm insulated floor protector, this figure drops to 344mm.

** When installed at 30mm height

LOGAIRE
The family fire.

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38 Harris Road, East Tamaki | PO Box 58473, Greenmount, Auckland
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To find out more call our Home Heating Hotline 0800 655 001 or visit www.logaire.co.nz

Your nearest Logaire dealer:

Residential PIM / Building Consent Application Checklist

(BAM 002-R) (in conjunction with form BAM 002)

PROJECT NO: № 070342

Project address:

Supplied	N/A	Council	NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL. Additional information may be requested during processing of the application.
✓	✓	✓	**PIM**
		OK	**Application form COMPLETED & signed**
✓		OK	**All information identified on the cover sheet**
✓		OK	**Ownership Details: eg.** Recent Certificate of Title / sale & purchase agreement / Lease Agreement / current Rates demand. A subdivision scheme plan is required for a new site where Title is not yet available.
✓		✓	**Copies of drawings as specified in the cover sheet**
✓		✓	**Site Plan** – showing:
✓		None	– All new & existing buildings, swimming pools
✓		None	– Any heritage buildings / trees or archaeological site information known
✓		OK	– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned
✓		✓	– Building & site areas (including floor areas (m²) for all floors)
✓	adj	private Road	– Vehicle access, crossing location, manoeuvre, and parking area
✓		NA	– Street trees, poles, sumps, manholes, traffic islands outside the property
✓		OK	– Any hard-standing (sealed or concrete) areas with proposed drainage
✓		NA	– Landscaped areas required by District Plan indicated
✓		NO	– Any significant trees on the site
✓		NO	– Retaining walls
✓		NO	– Fire rated walls, eaves
✓		OK	– All activities on a site indicated
✓		Yes	– Proposed & existing site & floor levels
✓		OK	– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)
✓		OK	– Intentions for the disposal of stormwater & sewer
✓		OK	– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)
✓		✓	**Outline Floor plans (for all floors)**
✓		✓	**Outline Elevations**
✓		✓	**Outline Cross Sections** – (if required to show recession plane / daylight plane & height compliance)

---------- STOP HERE IF THIS IS A PIM ONLY APPLICATION ----------

BUILDING CONSENT
(in addition to the above PIM information)

Supplied	N/A	Council	NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL. Additional information may be requested during processing of the application.
✓	✓	✓	
		ok.	**Project Information Memorandum** (if already issued) plus all attached forms
✓		✓	**Foundation Plans (timber or concrete slab)** including all details
✓		✓	**Drainage Plans** - full design details including both Sewer & Stormwater and any disposal methods
✓		✓	**Detailed Floor Plans** - fully dimensioned and notated, including location of Smoke Alarms
✓		✓	**Detailed Elevations** - including door & windows showing opening sashes
✓		✓	**Cross Sections** - to show **all** relevant construction, especially through difficult areas of the building and changes in building form
✓		✓	**Timber Treatment** - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section
✓		✓	**Framing Details -** including floor joist layout plans if applicable
✓		✓	**Construction Details -** with **all** materials, fixings etc noted
✓		✓	**Weathertightness Details -** including a risk assessment matrix for **all** walls & **all** flashings
✓		✓	**Internal Waterproofing Details -** including **all** wet areas & surface finishes
✓		✓	**Plumbing Details -** including layout plan / schematic & water supply details
✓		✓	**Specifications -** relevant to the project
✓		✓	**Bracing Design** - calculations, schedule and layout plans
✓		✓	**Roof Truss Design** - including layout plan, fixings and specific design for lintels where required
✓		✓	**Ground Conditions report** - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer
✓		NA	**Engineers Details & Producer Statement** - where any specific design has been carried out (e.g. steel beams)
✓		NA	**Sediment Control Management Plan** (if required by site location)

Additional Notes:

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

Project Information Memorandum

Section 34, Building Act 2004

Application

BUCK COUCHMAN	No.	070342
C/ BRUCE THOMAS	Issue date	10/08/07
P O BOX 411	Application date	6/08/07
WESTPORT		

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.
	Being Stage 1 of an intended 1 Stages
	Construction of new dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	$60,000
Location	SH6, Addisons/Virgin Flat
Legal Description	Lot 5 DP 323029 Blk I Waitakere SD subject to & interest in r-o-w
Valuation No.	1886000514

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of relevant utility systems

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

___ Details of authorisations which have been refused

Signed for and on behalf of the Council: J Donald

Name: J. A. Donaldson **Date:** 10/8/07

Building Control	
Property Owner	Buck James Couchman
CT No.	92319
Zoning – District Plan	Rural
Wind zone	High
Earthquake zone	Category A
Durability zone	Sea spray zone
Stormwater disposal	Divert excess stormwater to a natural stream.
Wastewater disposal	Approval to dispose of effluent to the ground (eg septic tank and soakage field) is reliant on meeting the provisions of Rule 6 of the West Coast Regional Council's (WCRC) plan for discharge to land. If this can be achieved the disposal of effluent will be a permitted activity and can be approved by the Buller District Council. If not, application to the WCRC accompanied by an engineers design will be necessary. The proposed waste water disposal system through a vermicomposting unit designed by Autoflow Effluent Systems, will meet the provisions of Rule 6.
Water Supply	The collection of roof water to a 20,000 litre water tank is acceptable.
Development Contributions	Not applicable
Building Type	New dwelling
Referral to NZ Fire Service: consider evacuation scheme, no. of occupants, building use, hazardous substances.	No
Hazardous Substances/ Dangerous Goods	None known
Boundaries – Aerial Photographs	See attached photo
Bldg over boundaries	No problems shown
Bldg over drains, wells or water mains	None known
Hazards: Erosion, Avulsion, Falling Debris, Subsidence, Slippage, Allusion, Inundation, Hazardous Contaminants, Uncertified Fill	None known
Network utility information	No power or telecommunications available to this section.
Outstanding Existing Consents Including outstanding consent conditions	No outstanding consents
Public Premises	Not applicable
Change of Use	Not applicable

Dams	Not applicable
Planning	
Subdivisions	Not applicable
Parking Requirements	Meets requirements on site.
Vehicular Access	Access to the site via a right of way.
Ground Floor Area	75m2
Site Coverage	Complies as shown on plan
Setback: Front Section **Rear Section**	Complies as shown on plan
Recession Plane Controls	Complies as shown on plan
Height Compliance	Complies as shown on plan at 7.000m
Historic place/cultural land	The building work is located in an area that may be the possible location of the old Birds Ferry Road dated ^1860. If, during the course of works, the proprietor (or any party activity for or on behalf of the proprietor) accidentally disturbs a place of archaeological significance, they should immediately cease work and cordon off the affected area. They should then contact the Archaeologist at the New Zealand Historic Places Trust and Te Runaka o Ngati Waewae on telephone (03) 756-8088. Work should not recommence until both parties have provided advice and that advice has been implemented. Any archaeological place is a place that contains evidence of human activity prior to 1900.
Intended Use – Permitted Activity	Dwelling meets permitted activity rules
Environmental Health	
All food related premises; public/semi public water supplies, public sewage schemes, public & school swimming pools, mortuaries, camping grounds, hairdressers, tattoo parlours, brothels.	Not applicable

Specific Conditions:

Building work as proposed, may be undertaken subject to the following conditions or authorisations:

- Not applicable

General notes:

- This document is not approval to build.
- If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.

PIM CHECKLIST

VR No.	BC No.
1886/005.14	070342

Building Control	Processing Officer (Signature): RJ.
Property Owner	Buck James Coulchman
Legal Description	Lot 5 DP 323029 - Subject to right of ways and easements.
CT No.	92319.
Zoning – District Plan	Rural
Wind zone	High.
Earthquake zone	A.
Durability zone	Sea spray zone.
Stormwater disposal	Divert excess stormwater to a natural stream.
Wastewater disposal	The proposed waste water disposal system through a Vermicomposting unit designed by Autoflow Effluent systems, will meet the provisions of Rule six of the W.I.C.R.C. plan.
Water Supply	The collection of roof water to a 20,000 litre water tank is acceptable
Development Contributions	NA.
Building Type	New dwelling.
Referral to NZ Fire Service: consider evacuation scheme, no. of occupants, building use, hazardous substances.	NO
Hazardous Substances/ Dangerous Goods	None known.
Boundaries – Aerial Photographs	See attached photos.
Bldg over boundaries	No problems shown.
Bldg over drains, wells or water mains	None known.
Hazards: Erosion, Avulsion, Falling Debris, Subsidence, Slippage, Allusion, Inundation, Hazardous Contaminants, Uncertified Fill	None Known

Network utility information	No power or telecommunications available to this section.
Outstanding Existing Consents Including outstanding consent conditions	No outstanding consents
Public Premises	No
Change of Use	No
Dams	No .
Planning	**Processing Officer (Signature):**
Subdivisions	existing Section - no subdivision at this stage
Parking Requirements	on site - meets Requirements
Vehicular Access	access to the site via a Right of Way
Ground Floor Area	75 m^2
Site Coverage	... permitted
Setback: Front Section Rear Section	Complies as shown on site plan.
Recession Plane Controls	Complies.
Height Compliance	7.000 m - complies
Historic place/cultural land	N/A possible location of old bards Ferry Road. dated ~1860. If any archefacts are found contact HPT.
Intended Use – Permitted Activity	3 dwelling meets permitted activity rules
Environmental Health	**Processing Officer (Signature):**
All food related premises; public/semi public water supplies, public sewage schemes, public & school swimming pools, mortuaries, camping grounds, hairdressers, tattoo parlours, brothels.	NA.

Specific Conditions: Building work as proposed may / may not be undertaken subject to the following conditions or authorisations:

Buller District Council

BUILDING CONSENT No. № 070342

INSPECTION REQUIREMENT AND RECORD

Owners Name: B. Conchman **Field Inspections**

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that the building work complies with the approved building consent.

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.

INSPECTIONS:

Pile Holes/Foundation	✓
Floor Slabs	✓
Plumbing/Drainage	✓ x 2

Insulation / Roofs	✓
Pre-External Cladding	✓
Pre-Line	✓
Post-Line	✓

Fires	
External Works	
Block/Brickwork	
Final	✓

1. **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.
2. **CONCRETE FLOOR SLAB** (on ground) – when all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and supported, and plumbing and drainage services installed *AND BEFORE ANY CONCRETE IS POURED.*
3. **PRE-EXTERNAL CLADDING** – To view mechanical fixing – flashing systems for windows etc, control joints, for stucco, building wrap.
   - **3A To check mechanical fixings** – top and bottom plates
   - **3B To sight cavity battens (H3.1 or H3.2)**
   - **3C To check preparations for stucco including netting flashing around windows etc**
4. **PLUMBING & DRAINAGE** – plumbing must be ready for inspection and drains completed, but uncovered. Pressure Test.
5. **PRE-LINE** – 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. To check bracing module, moisture content, mechanical fixings, timber treatment etc.
6. **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).*
7. **FIRES** – when spaceheater has been installed, including flue, plumbing, but prior to lighting of spaceheater.
8. **INSULATION – SKILLION OR FLAT ROOFS** – when all the insulation material is installed in place, but *PRIOR TO ANY ROOFING MATERIALS BEING FIXED.*
9. **BLOCKWORK** – to verify reinforcing, block sizes, tie bars, lintels, cavities etc.

   BRICKWORK – cavity and wall ties
10. **EXTERNAL WORKS** – retaining walls, siting, post holes, footings, drainage design engineer, reinforcing.
11. **FINAL INSPECTION or 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.

This sheet (reverse) 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 INSPECTION RECORD IS NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.***

APPROVED
with the Building Act and NZ Building Codes
Inspector ..... Date 6/12/09

INSPECTION RECORD (COMMENTS AND APPROVALS)

Date	Comments

Requirements and Record of bc



BULLER
DISTRICT COUNCIL

Backplot Map

N

SCALE 1:6193

0 0.04 0.08

Kilometers

Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with the authorative owner.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier 92319
Land Registration District Nelson
Date Issued 09 October 2003

№070342

Prior References
NL13A/548

Estate	Fee Simple
Area	1.9614 hectares more or less
Legal Description	Lot 5 Deposited Plan 323029

Proprietors
Buck James Couchman

Interests

Subject to the reservations and conditions imposed by Section 59 Land Act 1948

Appurtenant hereto is a right of way created by Transfer 5087904.1 - 1.10.2001 at 9:00 am

Subject to a right of way over part marked C DP 323029 created by Easement Instrument 5757467.5 - 9.10.2003 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 5757467.5 - 9.10.2003 at 9:00 am

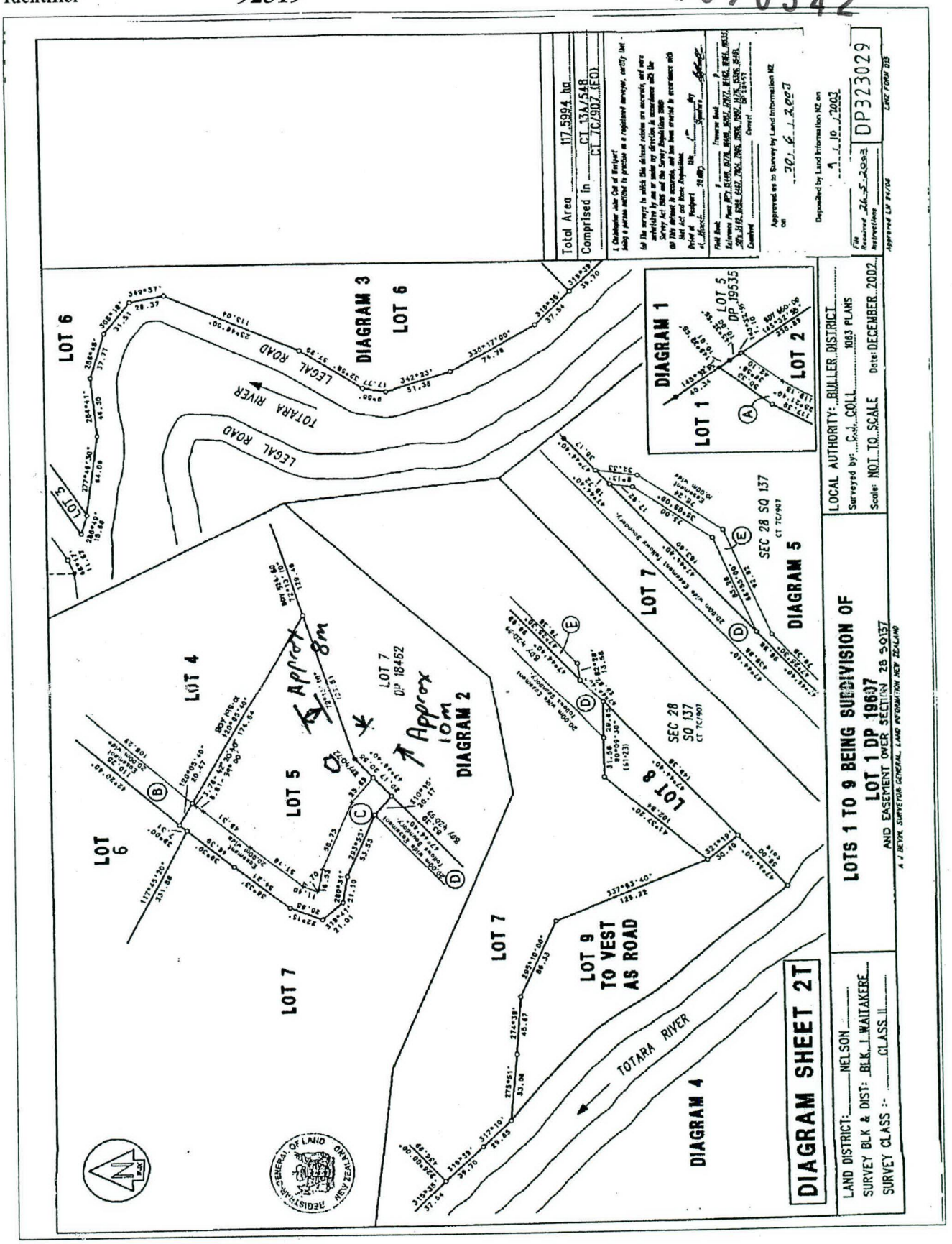
The easements created by Easement Instrument 5757467.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity, telecommunications and computer media over part marked C DP 323029 created by Transfer 5757467.7 - 9.10.2003 at 9:00 am

7245304.2 Mortgage to Westpac New Zealand Limited - 16.3.2007 at 11:32 am

APPROVED in compliance with the Building Act and NZ Building Codes
Inspector ..... Date 4/12/07

№070342


DIAGRAM SHEET 2T
LOTS 1 TO 9 BEING SUBDIVISION OF LOT 1 DP 19607 AND EASEMENT OVER SECTION 28 SO137
LAND DISTRICT: NELSON
SURVEY BLK & DIST: BLK I WAITAKERE
SURVEY CLASS :- CLASS II
LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: Cad COLL 1083 PLANS
Scale: NOT TO SCALE Date: DECEMBER 2002
Total Area 117.5994 ha
Comprised in CT 13A/548 CT 7C/907 (EO)
Deposited by Land Information NZ on 1.10.2002
DP323029
LOT 1
DIAGRAM 1
LOT 5 DP 19535
LOT 2
DIAGRAM 3
LOT 6
LEGAL ROAD
TOTARA RIVER
LOT 5
LOT 4
LOT 6
LOT 7 DP 18462
Approx 8m
Approx 10m
DIAGRAM 2
LOT 7
SEC 28 SO 137 CT 7C/907
DIAGRAM 5
LOT 8
LOT 9 TO VEST AS ROAD
DIAGRAM 4
TOTARA RIVER
REGISTRAR-GENERAL OF LAND NEW ZEALAND

Not to scale

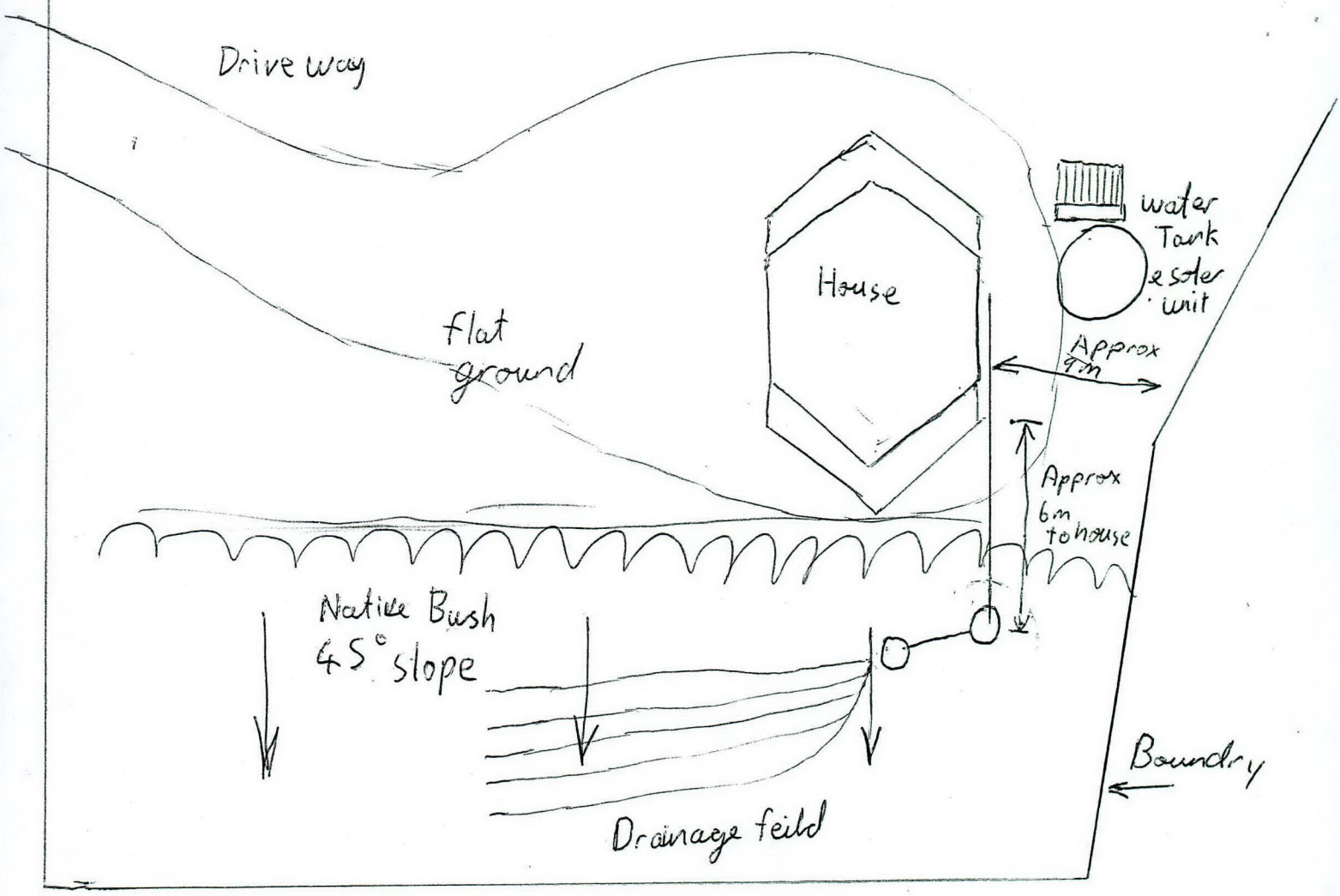
Tangle fern road →

To Vergin flat road

APPROVED in compliance with the Building Act and NZ Building Codes

Inspector 6/12/0 Date

North



Specifications (General)

Foundation

- Thickened edged slab as detailed on Plan.
- 2/D12 rods in footing.
- 1/D12 rod at top of foundation.
- D10 Vertical ties into slab at 600 centres.

Floorslab

- 100 mm thick 20 kpa concrete reinforced with 6.6.5 steel mesh supported on plastic support chairs.
- Thickened area of floor directly below wall supporting upper floor, and wall supporting ridge beam.
- Thickened area will have 2/D12 horizontal reinforcing rods, spaced with D10 ties at 600 centres.

D.P.M

- A sub-slab Damp-Proof Membrane will consist of a layer of .025 mm polythene, lapped 150 mm and taped with polythene tape.
- All protrusions through the DPM will be well moisture proofed with polythene tape.
- All waste pipes will be lagged and taped.

Curing

- The floor slab will be flooded with water to prevent excess loss of moisture during the hardening process, during hot and windy weather.

Framing

- Walls – Framing shall be H1.2 Pinus Radiatia or Douglas fir and be Msg 6 or Msg 8 at 400 mm centres for low floor walls.
- Upper floor walls to be MSG 6 at 400 mm centres or MSG 8 at 600 centres.
- Any non load bearing walls at either level will be Number 1 framing or MSG 6 at 480 mm centres maximum.

Floor Framing

- Floor joists will be Number 1 grades or MSG 6 Douglas Fir 290 x 45
- Maximum span 4.150 at 600 mm centres.
- Full Depth solid blocking will be provided at half span distance and above partition walls and outside perimeter wall.

Roof Framing

- Ridge Beam – 300 mm minimum diameter. Pinus Beech or rimu, anchored in position as detailed.
- Maximum span 3.850



Rafters

- Number 1 framing or MSG 6, H1.2 treaded Pinus or Douglas fir, 240 x 70 maximum span will be 4.200 mm at 900 mm spacing maximum.
- Purlins and false fascias will be 140 x 45, H1.2 treated Pinus.
- Maximum purling spacing 850 mm.
- Purlins fixed to rafters with 2/100 mm nails and 2/CPC 40 metal fixings by mitek at each rafter crossing.
- Any other roof framing used in the skillion roof, eg, dwangs, etc., will be H1.2 treated Pinus.

Claddings

Roof

- Roof cladding will be Colorcote ZRX or Colorsteel Max to suit the sea spray zone.
- All fixings to be compatible with the roofing product and the sea spray zone.
- Self supporting breather type underlay over roof framing.

Walls External

- Broad and Batten. H3.2 treated Pinus or Heart Macrocarpa or Western Red Cedar shingles over 12 mm H3 treated structural ply which will provide a wind barrier and wall bracing over breather type building wrap
- All fixing will be galvanized flat heads of suitable length.
- The perimeters of bracing panels will be nailed off at 150 mm centres maximum.

Internal Linings

- Walk in storage area walls will be lined with 12m ply to provide internal bracing at ground floor.
- The recess area of the support wall in the upper floor will also be lined with 12 mm ply to provide internal bracing. Bracing elements B1, N1 and N2.
- The walls in the bathroom area abutting the bath will be lined with gib-aqualine and will be tanked with superflex tanking membrane and ceramic tiles or T & G fixed in a manner to provide a water barrier to the framing.
- All other internal walls will be lined with tongue and groove sarkings.
- The ceiling lining will also be T & G fixed to the top of the 290 x 70 rafters.

Insulation

- Walls: All external walls will be fitted with $2.2 wall batts
- The skillon roof space will be fitted with R2.6 ceiling batts.
-

External Joinery

- Sliding door/window units (second hand) will be fitted using the flashing system included in the consent plans..
- All glazings in the window/door unit fitted in the ablution area will be replaced with safety glass toughened or laminated to comply with NZS 4223, Part 3, glazing for human impact.

Decks

- Deck Supports: 150 mm Dia. Small end H5 treated Pinus.
- Footing Excavations: 1.000 m Deep X 400 mm x 400 mm.
- Joists: 290 x 50 H3.2 treated Pinus at 400 mm centres
- Bearers: 190 x 70 H3.2 treated Pinus doubled at centre of deck. (see plan)
- Decking 90 x 19 treated Pinus or Hardwood
- Galvanized steel barrier attached to the support poles which extend to 1.000 high above the deck.
- Intermediate support posts bolted to side of outer joist.
- Top rail of barrier Ex 200 x 50 H3.2 treated Pinus attached to main support poles (3 of) and intermediate posts. Ex 100 x 100 H3.2 treated Pinus
- All bolts and 50 x 50 washers will be 316 stainless steel

Heating

- A freestanding woodburner will be installed, make and model undecided, location undecided.
- Heating unit will be installed to the manufacturer's installation instructions.
- No wetback or water booster will be fitted.

Water Heating

- Dual Solar-Wood fired water boiler will be installed at ground level and the hot water will be pumped to the kitchen and ablution areas.
- The dual system will be installed by a registered plumber (Peter Ashby).

Smoke Alarms

- Smoke Alarms will be fitted on both levels. (See loor plan for approximate locations)
- The alarms will be fitted with hush facilities.

Effluent Disposal

- A dual Vernicomposting unit with a bark filter is to be installed. The system will also incorporate a batch reactor/dosing system and be fitted with a dosing siphon, which will force the treated effluent through trickle out pipe work at a lower level.

Electrical

- The building will have an electrical supply from the national grid. There is currently a supply system to the adjacent property.

10.3 Concrete slab-on-ground

10.3.1 General

Concrete slabs shall be cast on a granular base in accordance with Clause 7.5.3 of NZS 3604.

Every concrete floor slab cast on the ground shall have a *damp-proof membrane (DPM)*, which shall be either:

a) Laid between the ground and the slab as shown in Figure 132, or

b) Laid between the top of the slab and a concrete floor topping that is no less than 50 mm thick.

10.3.2 Floor levels

Laying of *damp-proof membranes* shall be as shown in Figure 132.

10.3.3 Damp-proof membranes (DPM)

The *DPM* shall:

a) Have a water vapour flow resistance of no less than 90 MN s/g (mega-newton seconds per gram),

b) Be sufficiently *durable* to resist damage from installation and normal worksite operations,

c) Continue to function satisfactorily as a *DPM* for a minimum of 50 years,

d) Be continuous over the whole slab area, except where the *DPM* is used under a concrete floor topping,

e) Extend under the foundation walls as shown in Figure 132,

f) Be laid on a surface which is unlikely to damage the *DPM*, and

g) Have penetrations by services, reinforcing or other objects that are sealed by taping.

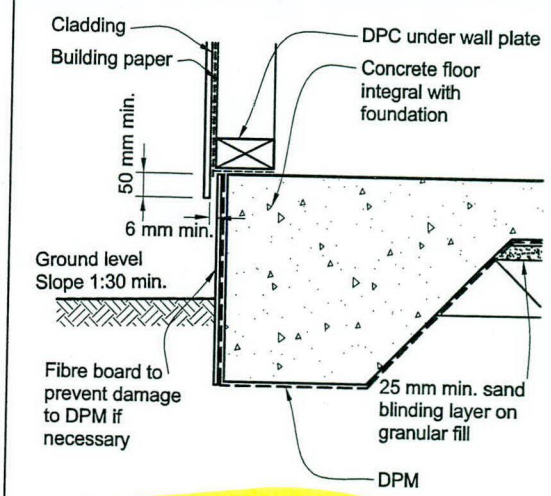
10.3.4 Acceptable materials

The *DPM* shall be:

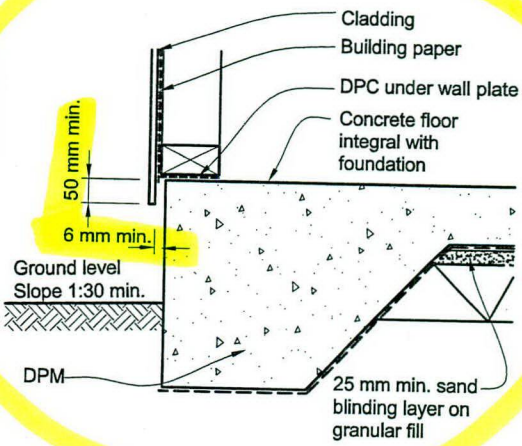
a) 0.25 mm thick minimum virgin polyethylene film, or

b) Any other material that can be shown to meet the criteria of Paragraph 10.3.3.

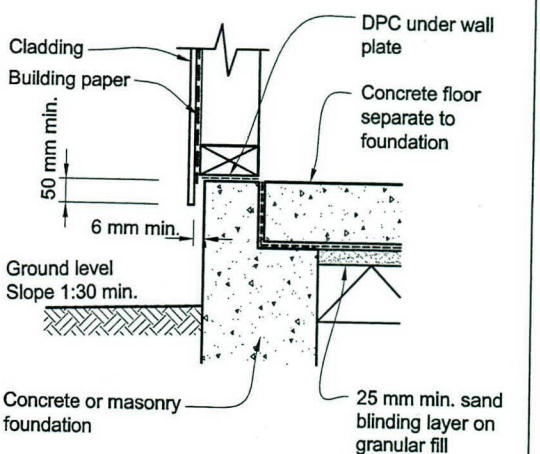
Figure 132: DPM for concrete slabs
Paragraphs 9.1.3.1, 10.3.1, 10.3.2, 10.3.3 e) and 10.3.5



(a) THICKENED EDGE SLAB POORLY DRAINED SITE

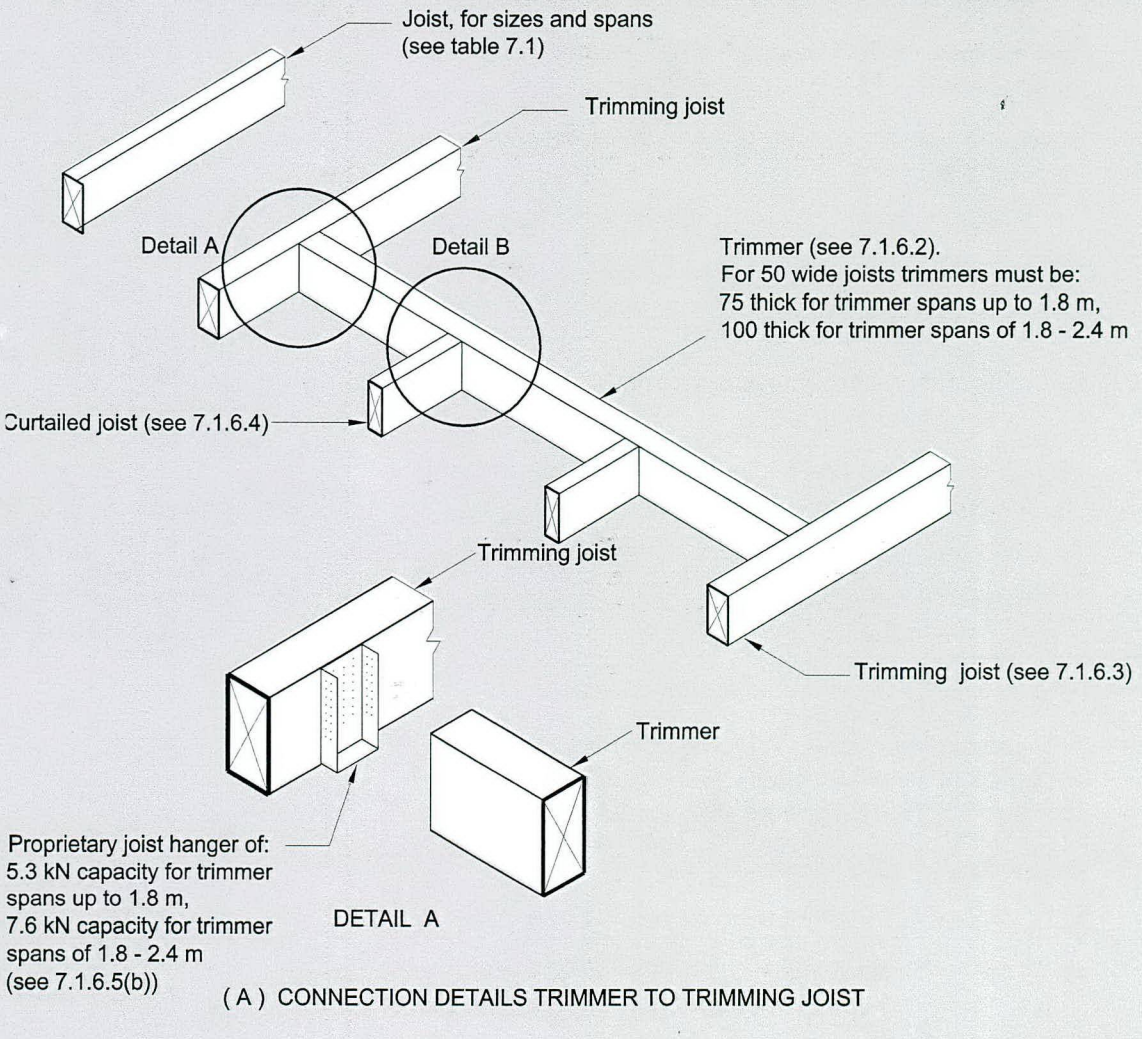


(b) THICKENED EDGE SLAB WELL DRAINED SITE

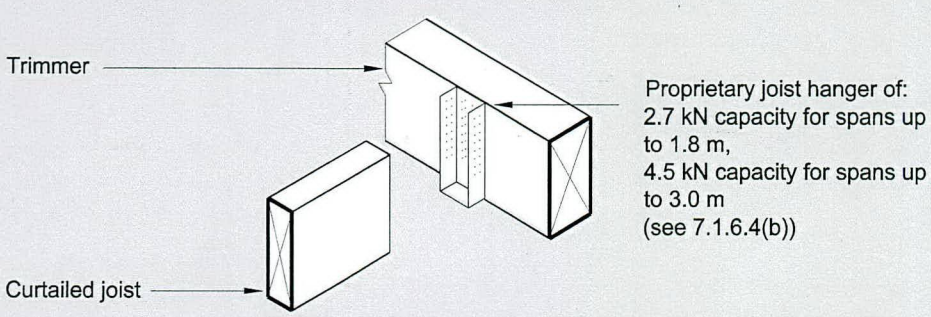


(c) CAST ON FOUNDATION ALTERNATIVE

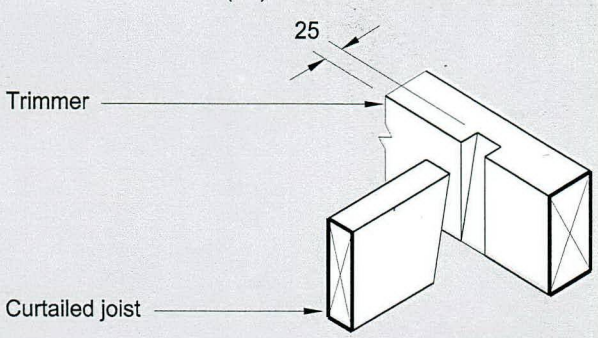
APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 6/12/07 Date



(A) CONNECTION DETAILS TRIMMER TO TRIMMING JOIST



(B) CONNECTION DETAIL CURTAILED JOIST TO TRIMMER



NOTE -
(1) For curtailed joist spans of less than 3.0 m the curtailed joist may be connected to the trimmer solely with 3 / 100 x 3.75 mm nails (see 7.1.6.4(a)).
(2) See section 4 for durability requirements.

(C) ALTERNATIVE HOUSING DETAIL

Figure 7.7 – Openings in floors (see 7.1.6.1)

7.1.7.3
Holes and notches shall be:

(a) Not more in diameter or depth than one-fifth the depth of the *joist* or 32 mm, whichever is the lesser;

(b) At minimum *spacing* measured along the *joist* between the edges of the holes or notches of not less than the depth of the *joist*.

See figure 7.8(C).

7.1.7.4
No holes or notches shall be drilled or cut in cantilevered *joists* except as permitted by 7.1.5.2.

7.2 Flooring

7.2.1 *Flooring installation*
Sufficient room shall be left around the exterior edge of flooring materials to allow for movement, resulting from changes in moisture content. For timber and timber based products this dimension shall be 6 mm to 10 mm (see figure 11.4).

7.2.2 *Timber strip flooring*

7.2.2.1
The minimum dry dressed thickness of tongued and grooved boards for timber strip flooring for 1.5 kPa and 2 kPa *floor loads* shall be as given by table 7.3 (and table 14.9 for 3 kPa *floor loads*).

7.2.2.2
Floor boards shall be laid in straight parallel lines at right angles to the *joists*, with tongues fitted into grooves and cramped tightly together.

7.2.2.3
Floor boards that do not have matching tongued and grooved ends shall be cut square on ends and butted tightly together at end joints. End joints shall be made over *joists*, and end joints in adjacent boards shall be staggered.

Table 7.3 – Flooring (see 7.2.2.1)

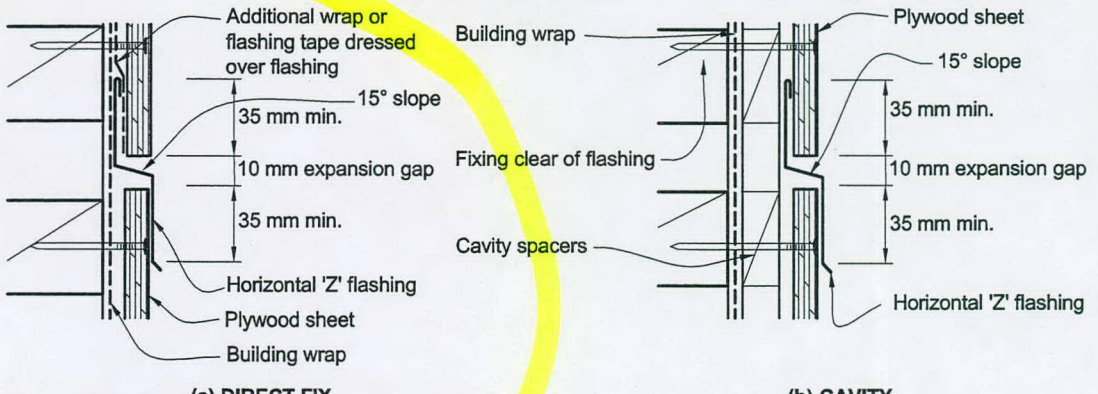
1.5 kPa and 2 kPa floor loads

Maximum spacing of joists	Minimum dry dressed thickness of tongued and grooved strip flooring of species listed below as:	
	Type A	Type B
(mm)	(mm)	(mm)
400	16	16
450	19	16
600	22	19
Type A timbers:	Radiata pine, matai, rimu, red beech, silver beech, douglas fir, larch.	
Type B timbers:	Tawa, hard beech, jarrah, karri, blackbutt, tallowwood.	

Figure 121: Horizontal joints for plywood sheet
Paragraph 9.8.3.2 b)

NOTE: (1) Detail (b) is only suitable for *drained cavities* not exceeding 2 *storeys* in height.
(2) For *drained cavities* over 2 *storeys* in height – refer Figure 70.

Amend 2 Jul 2005



(a) DIRECT FIX (b) CAVITY

Amend 2 Jul 2005

2 FLASING BETWEEN HORIZONTAL JOINTS IN BACKING PLY.

9.8.4 Corners

9.8.4.1 External corners

All external corners shall be fitted with *flashings* or timber battens, as shown in Figure 122.

9.8.4.2 Internal corners

All internal corners shall be fitted with *flashings* or timber battens, as shown in Figure 123.

9.8.5 Flashing material

Flashings shall be selected in accordance with Table 20 to Table 22.

9.8.6 Soffit details

Soffits shall be as shown for fibre cement sheet *cladding* in Figure 114.

9.8.7 Parapets and enclosed balustrades

Parapets shall be in accordance with Paragraph 6.0.

Enclosed balustrades shall be in accordance with Paragraph 7.4.

9.8.8 Windows and doors

Windows and doors shall be installed in accordance with Paragraph 9.1.10.

9.8.8.1 Windows: direct fixed

Windows shall be detailed as shown for fibre cement sheet *cladding* – refer Figure 115.

9.8.8.2 Windows: with cavity

Windows shall be detailed as shown for fibre cement sheet *cladding* – refer Figure 116.

COMMENT:
The same principles of window installation apply to both fibre cement and plywood sheet *cladding*.

9.8.9 Finishes

For *claddings* required to have a 50-year *durability*, plywood treated to H3 (LOSP) shall be painted on all edges and the outer face with a latex exterior paint system complying with any of Parts 7, 8, 9 or 10 of AS 3730.

Amend 2 Jul 2005

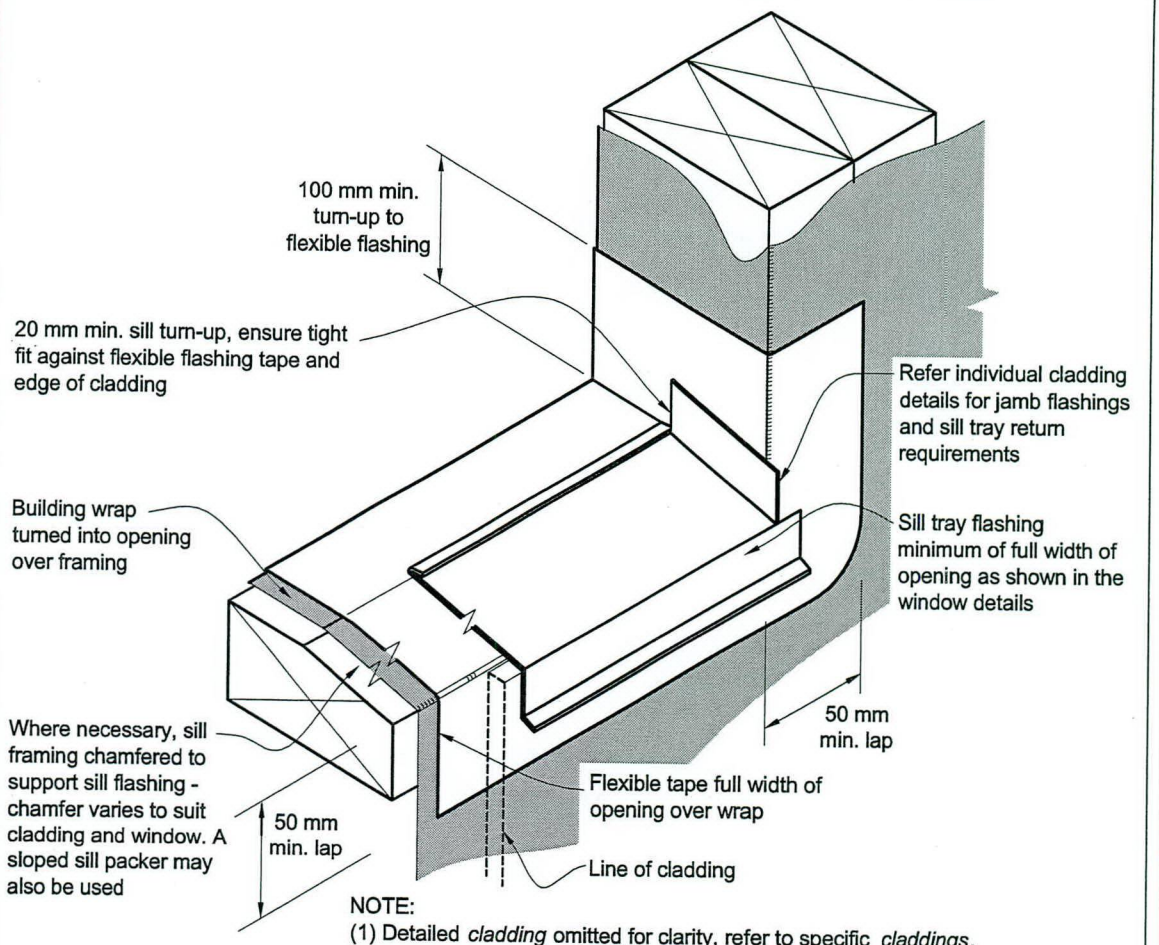
A solution of 12.5% copper naphthenate or tin naphthenate preservative in white spirits, and/or mineral turpentine shall be brushed on to any edges cut after treatment.

COMMENT:
Regular maintenance of the paint finish is essential to ensure the 50-year *durability* is achieved.

While H3 (CCA, ACQ or copper azole) plywood can be left unpainted, it is likely to develop checking and mould growth on the surface.

Amend 2 Jul 2005

Figure 72: General window opening
Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128

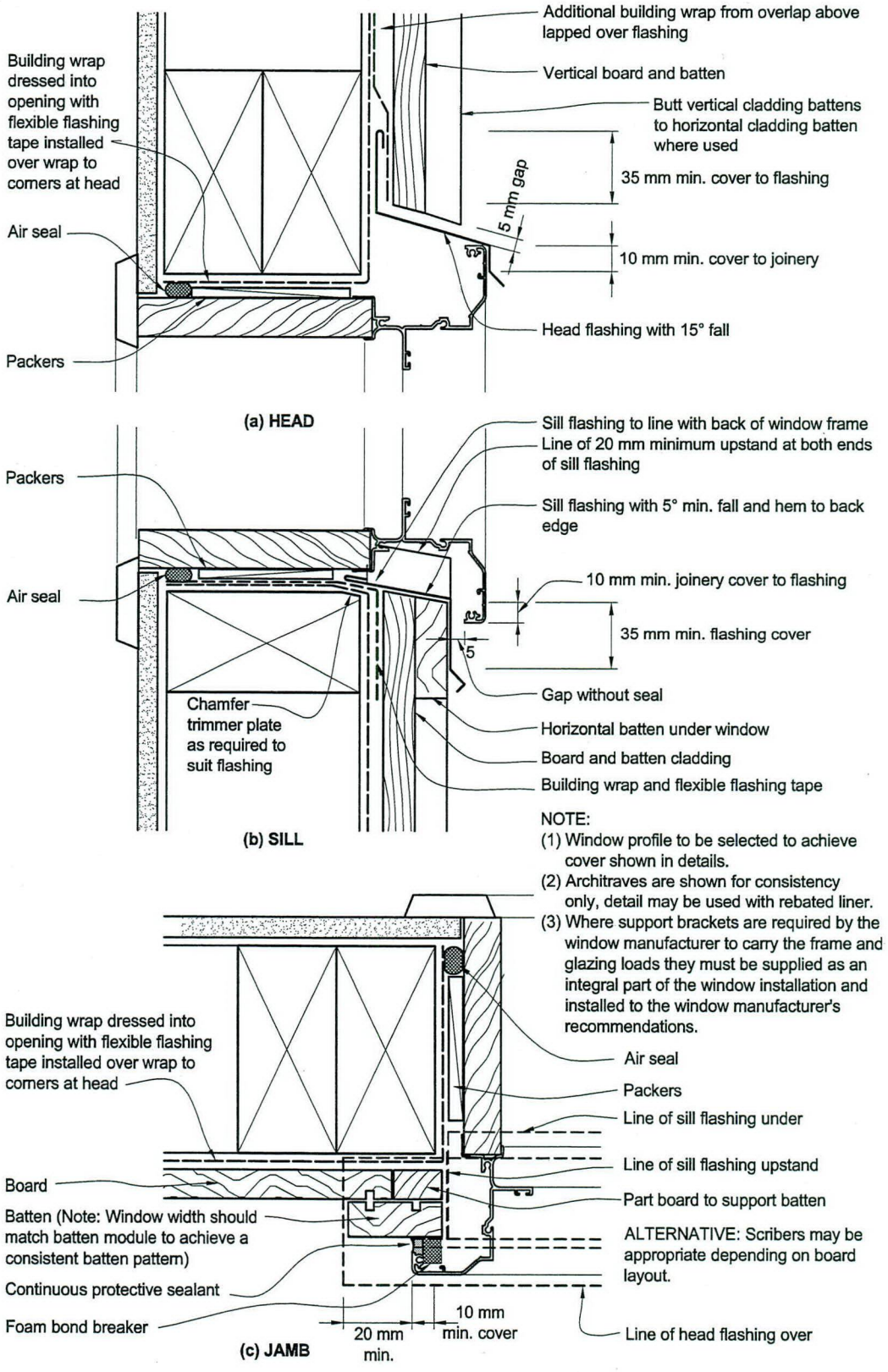


NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Sill *flashing* shall extend back past the condensation channel of the window.
(3) Head to be treated similarly with continuous *building wrap* and *flexible tape* at corners.
(4) Openings in *cavity walls* shall be treated similarly, except the sill *flashings* shall be omitted.

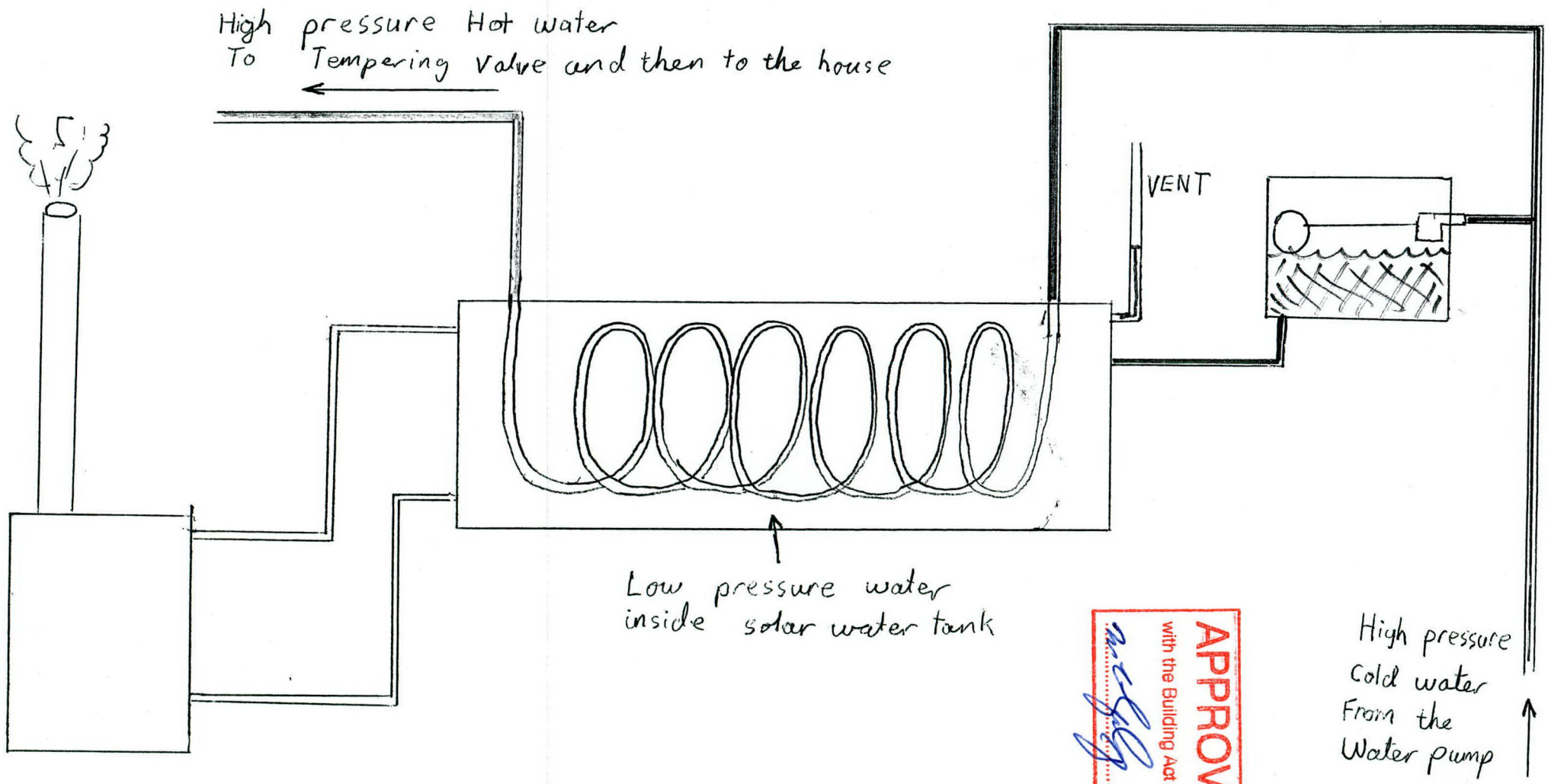
Amend 2
Jul 2005

Figure 84: Windows for direct fixed board and batten weatherboards
Paragraph 9.4.6 d)

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



Amend 2 Jul 2005



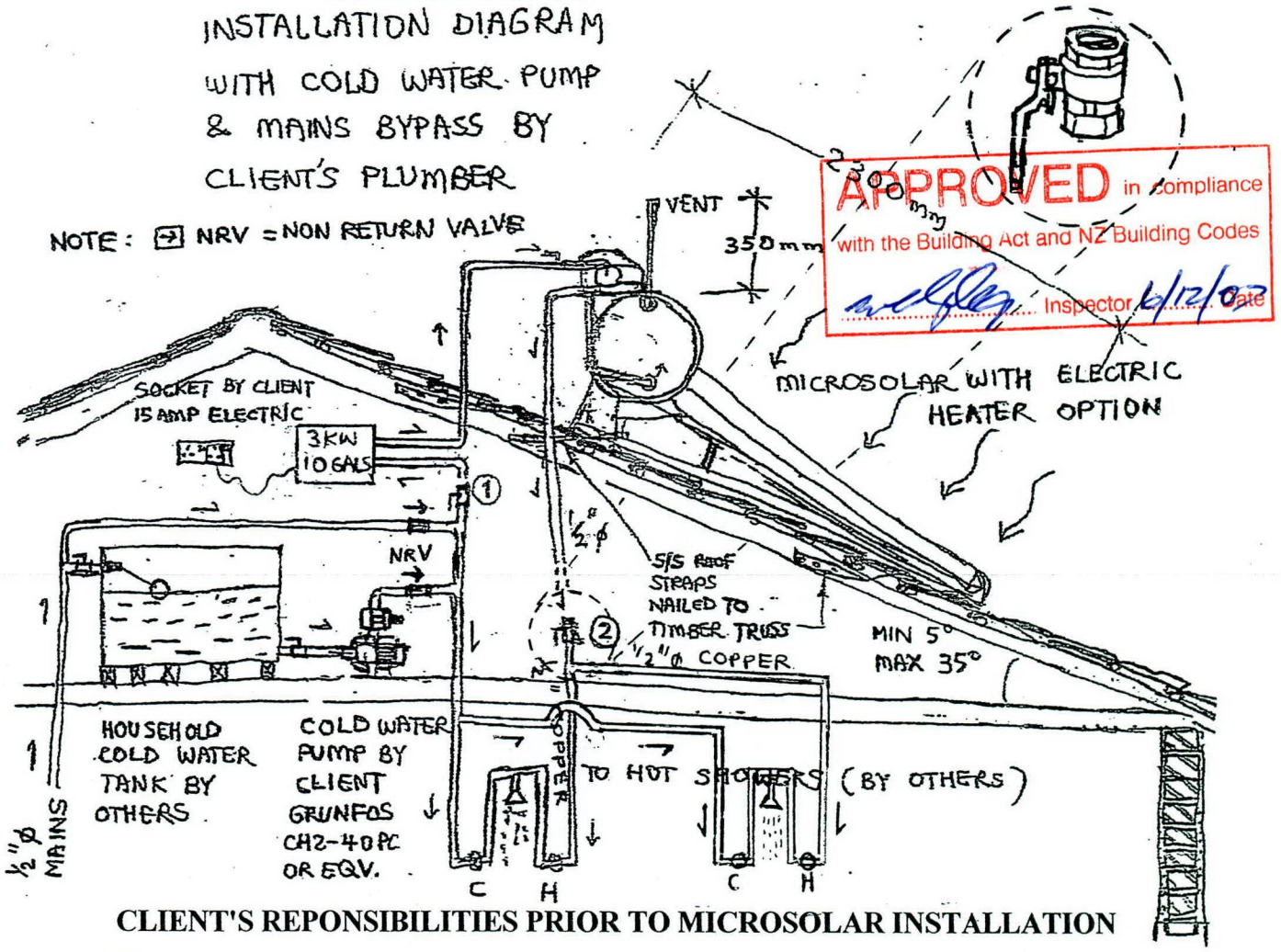
APPROVED in compliance
with the Building Act and NZ Building Codes
Inspector
Date 6/12/07

DIAGRAMMATIC ARTIST'S ILLUSTRATION ONLY, ACTUAL INSTALLATION MAY VARY

SOLAR RESEARCH DESIGN SDN BHD
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HE VT MICROSOLAR : INSTALLATION DIAGRAM WITH COLD WATER PUMP & MAINS BYPASS BY CLIENT'S PLUMBER

APPROVED in compliance with the Building Act and NZ Building Codes
Inspector ..... Date 6/12/07



CLIENT'S REPONSIBILITIES PRIOR TO MICROSOLAR INSTALLATION

(1.) Client to provide ½" ø Stainless Steel Ball Valve (quarter turn straight flow thru) from mains or cold water pump in ceiling attic space within 4 meters of the Microsolar installation location on the roof. Water pressure between 1 bar to 3 bar max* to be charged with water before requesting for Microsolar installation.

(2.) Client to provide a single master ½" ø or ¾" ø Stainless Steel Ball Valve (quarter turn straight flow thru) to receive hot water from Microsolar in ceiling attic space within 4 meters of the Microsolar installation location on the roof. This should lead to all ½" ø insulated copper hot water pipes to all bathrooms. **Do not use 1" ø hot water pipes due to excess heat loss.**

It is recommended that the Client's plumber install the above cold water supply and hot water distribution stainless steel ball valves (1) and (2) at least 24 hours before the Microsolar installation so that any PVC glues or other glues used can have a 24 hours curing period.

NOTE :-

Microsolar requires cold water supply continuously so we recommend the cold water supply "bypass" as shown above, having double cold water supply both from the Mains as well as the cold water pump from the household cold water tank to Microsolar. If cold water supply is to be cut off from the Microsolar for more than seven (7) days the vacuum glass tubes should be shielded from the sun.
Microsolar: (603) 5637 3735/ 5633 4398

Direct mains connection into cold showers may not be legal in some States – Please check with your local water authority.

* Microsolar HEVT models are pressurised, Microsolar outlet water pressure will be approximately equal to inlet pressure less 5% to 10% for pipe drag and flow resistance losses.

HE VT MICROSOLAR :

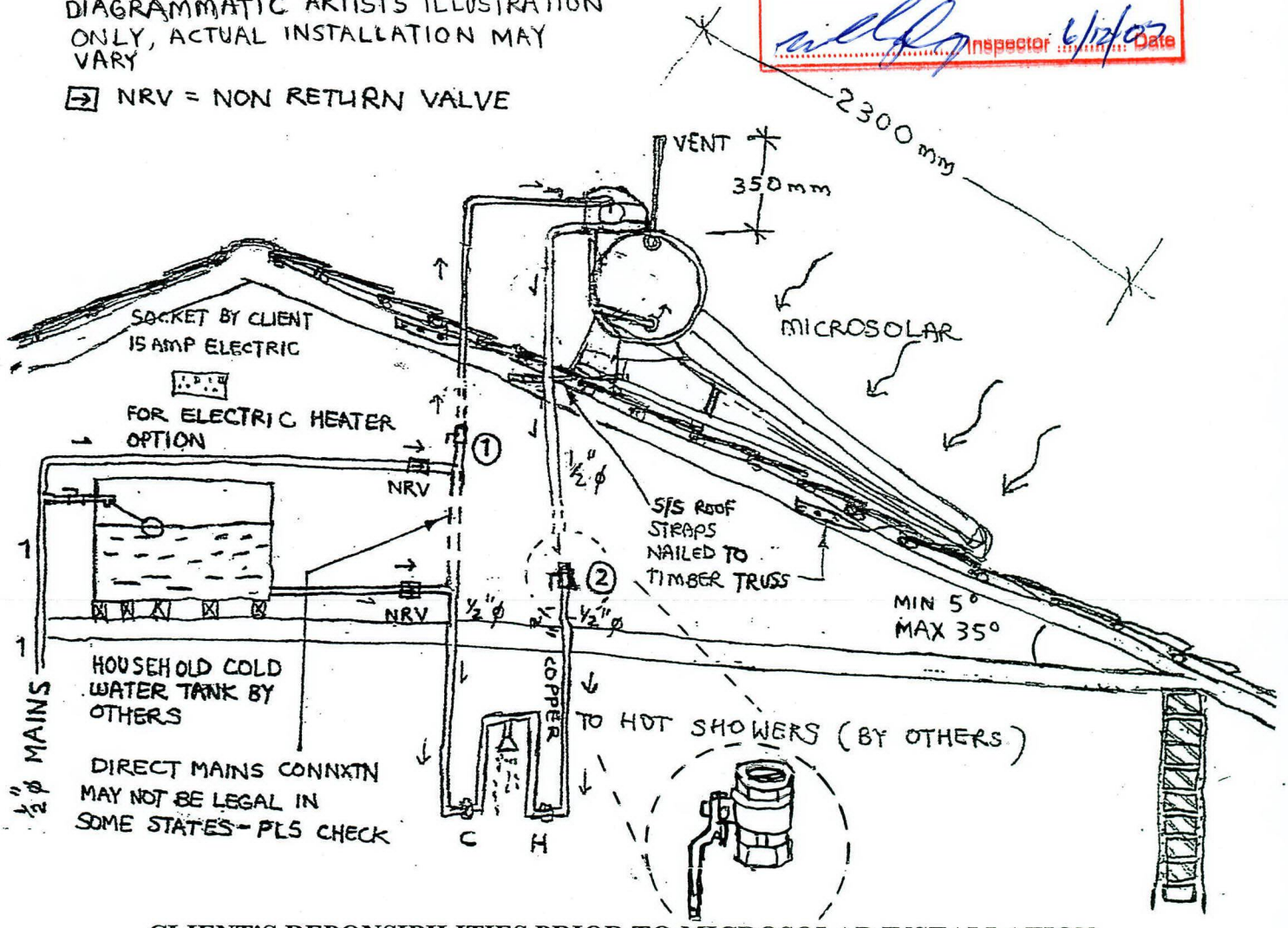
INSTALLATION DIAGRAM

DIAGRAMMATIC ARTIST'S ILLUSTRATION ONLY, ACTUAL INSTALLATION MAY VARY

NRV = NON RETURN VALVE

APPROVED in compliance with the Building Act and NZ Building Codes

Inspector 6/12/07 Date



CLIENT'S REPONSIBILITIES PRIOR TO MICROSOLAR INSTALLATION

(1.) Client to provide ½" ø Stainless Steel Ball Valve (quarter turn straight flow thru) from mains or cold water pump in ceiling attic space within 4 meters of the Microsolar installation location on the roof. Water pressure between 1 bar to 3 bar max* to be charged with water before requesting for Microsolar installation.

(2.) Client to provide a single master ½" ø or ¾" ø Stainless Steel Ball Valve (quarter turn straight flow thru) to receive hot water from Microsolar in ceiling attic space within 4 meters of the Microsolar installation location on the roof. This should lead to all ½" ø insulated copper hot water pipes to all bathrooms. **Do not use 1" ø hot water pipes due to excess heat loss.**

It is recommended that the Client's plumber install the above cold water supply and hot water distribution stainless steel ball valves (1) and (2) at least 24 hours before the Microsolar installation so that any PVC glues or other glues used can have a 24 hours curing period.

NOTE :-

Microsolar requires constant cold water supply continuously. If cold water supply is to be cut off from the Microsolar for more than seven (7) days the vacuum glass tubes should be shielded from the sun.

Microsolar: (603) 5637 3735/ 5633 4398

Direct mains connection into cold showers may not be legal in some States – Please check with your local water authority.

* Microsolar HEVT models are pressurised, Microsolar outlet water pressure will be approximately equal to inlet pressure less 5% to 10% for pipe drag and flow resistance losses.

SECTION 7 ENERGY SOURCES

7.1 SCOPE OF SECTION

This Section specifies requirements for the energy sources required to be connected to a water heater.

7.2 CONTROLLED ENERGY SOURCES

7.2.1 Electric supply

The electrical installation shall comply with AS/NZS 3000 and the local electricity supply authority requirements.

NOTE: The local electricity supply authority should be consulted prior to commencing work to determine if a suitable electricity supply is available.

7.2.2 Gas-fired water heater installations

In addition to the requirements of this Standard, the installation of a gas-fired water heater and its fluing, ventilation and gas piping shall comply with AS 5601/AG 601 or NZS 5261 and the manufacturer's instructions.

NOTE: The local gas utility should be consulted prior to commencing work to determine if or when gas can be supplied, or the suitability of the existing gas supply to meet the required demand.

7.2.3 Oil-fired water heaters

In addition to the requirements of this Standard, the installation of an oil-fired water heater and its fluing, ventilation and oil piping shall comply with AS 1691 and the manufacturer's instructions.

7.3 WATER HEATERS WITH UNCONTROLLED ENERGY SOURCE

7.3.1 Installation

The installation of water heaters with an uncontrolled heat input shall comply with the following:

(a) Thermosiphon water heaters connected to slow combustion stoves or room heaters with water-heating coils, wetback boilers, or the like, shall—

(i) have no valves fitted or connected to the primary flow and return pipes between the water heater and the heat source;

(ii) have the primary flow and return pipes of a minimum nominal diameter relative to the length, as given in Figure 7.1;

(iii) have the primary flow and return pipes rise or fall in a continuous gradient;

(iv) have the primary flow and return pipes insulated so as not to present a hazard and, where exposed to the weather, have the insulation waterproofed;

(v) have the primary flow and return pipes installed in accordance with Figure 7.1;

(vi) have no dissimilar metals in the primary flow and return lines;

(vii) have no elbows fitted in or to the primary flow and return lines; and

(viii) have the flow and return line connections made only with unions or similar-type couplings.

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(b) Thermosiphon water heaters described in Item (a), and direct-fired water heaters, shall—

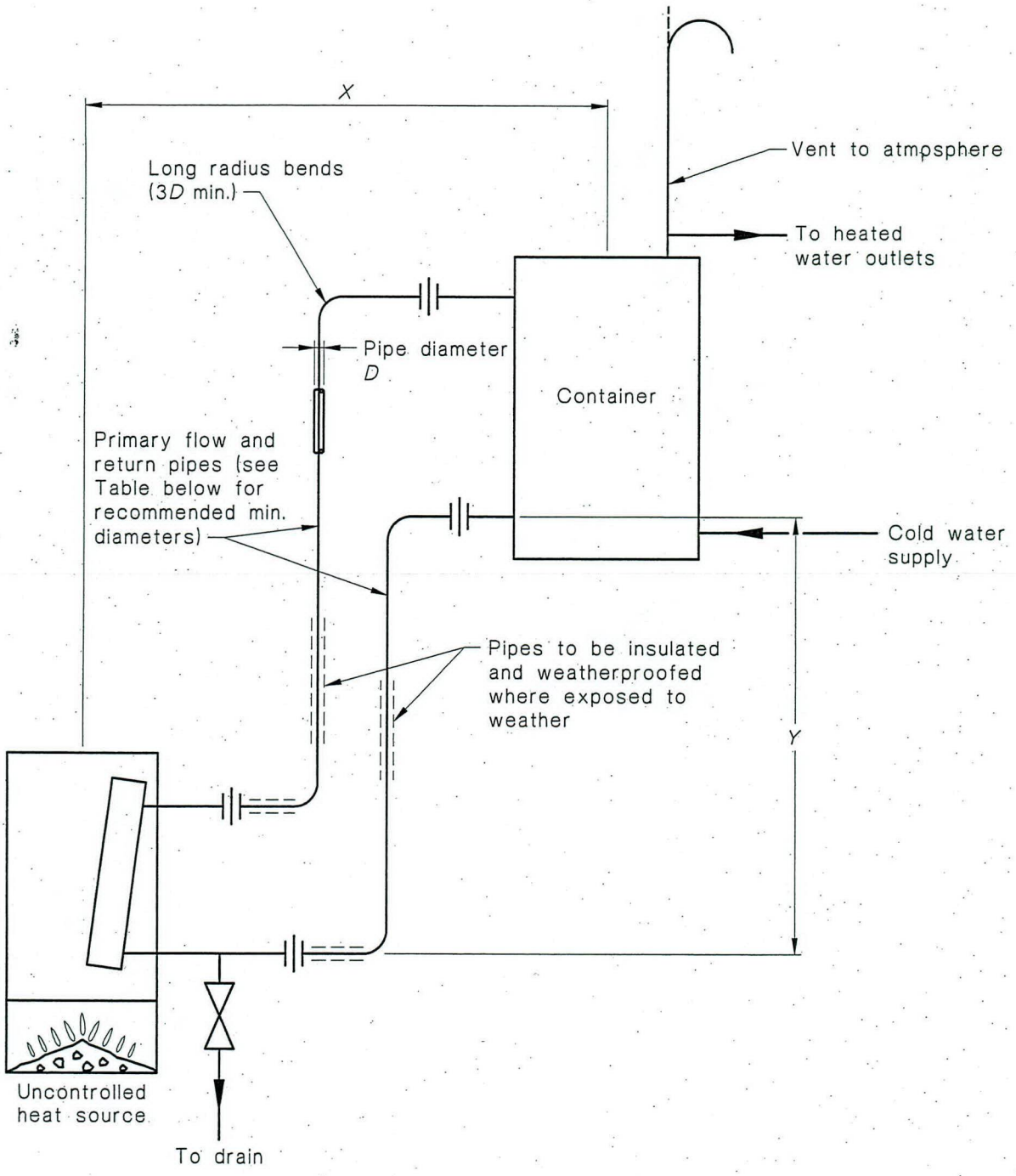
(i) be vented to atmosphere with a vent pipe in accordance with Clause 5.13, as appropriate;

(ii) be installed so that the maximum working pressure measured at the base of the water container does not exceed 50 kPa; and

(iii) be fitted with a tempering valve.

NOTE: For the purpose of this Clause, solar hot water systems fitted with a thermosiphon arrester, a heat dump valve, or a differential pump controller with a high limit cut-out are considered as having a controlled heat source.

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Y	Minimum nominal diameter, DN				
	X, m				
m	2	4	6	8	10
1	20	20	25	32	32
2	20	20	25	32	32
3	20	20	20	25	32
4	18	20	20	25	25
5	18	20	20	20	25
6	18	18	20	20	25

NOTE: Dimensions *X* and *Y* are true horizontal and vertical distances, respectively.

FIGURE 7.1 PIPE COORDINATES: THERMOSIPHON SYSTEMS

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Section C:

EXPLANATORY GUIDE TO THE NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION G13/AS1 SANITARY PLUMBING

The Acceptable Solution G13/AS1 is based on the New Zealand Drainage and Plumbing Regulations, which applied until the introduction of the New Zealand Building Code in 1991, and essentially require a fully vented system. This allows for maximum flexibility in the arrangement and length of pipework.

№070342

Limitations of G13/AS1

Acceptable Solution G13/AS1 does not cover:

- buildings of more than three storeys
- specialised sanitary fixtures or appliances such as may be used in hospitals, laboratories and factories
- industrial, chemical or toxic wastes which cannot be discharged legally into a sewer.

PLUMBING SYSTEMS

APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 4/12/07 Date

Acceptable systems fall within the following categories:

- **ground floor systems where:**
  - waste water fixtures must discharge to external gully traps
  - WC pans must discharge directly into a drain
  - all waste water fixtures with a discharge pipe length exceeding 3.5 metres must be vented
  - all WC pans must be vented *(Figure C1)*

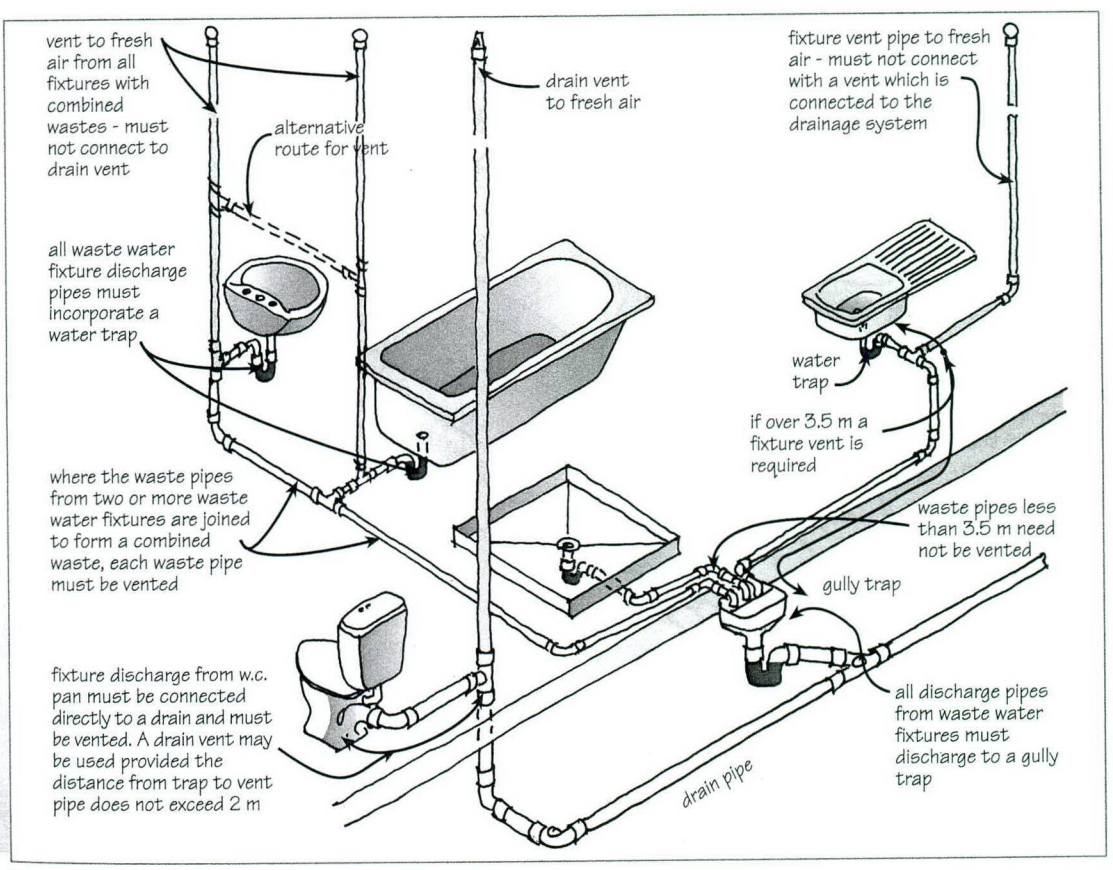


Figure C1. Basic rules for ground floor systems.

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- **first floor systems where:**
  - waste water fixtures and WC pans must discharge into a discharge stack and
  - all fixtures must be vented either individually or to the discharge stack vent *(Figure C2)*.

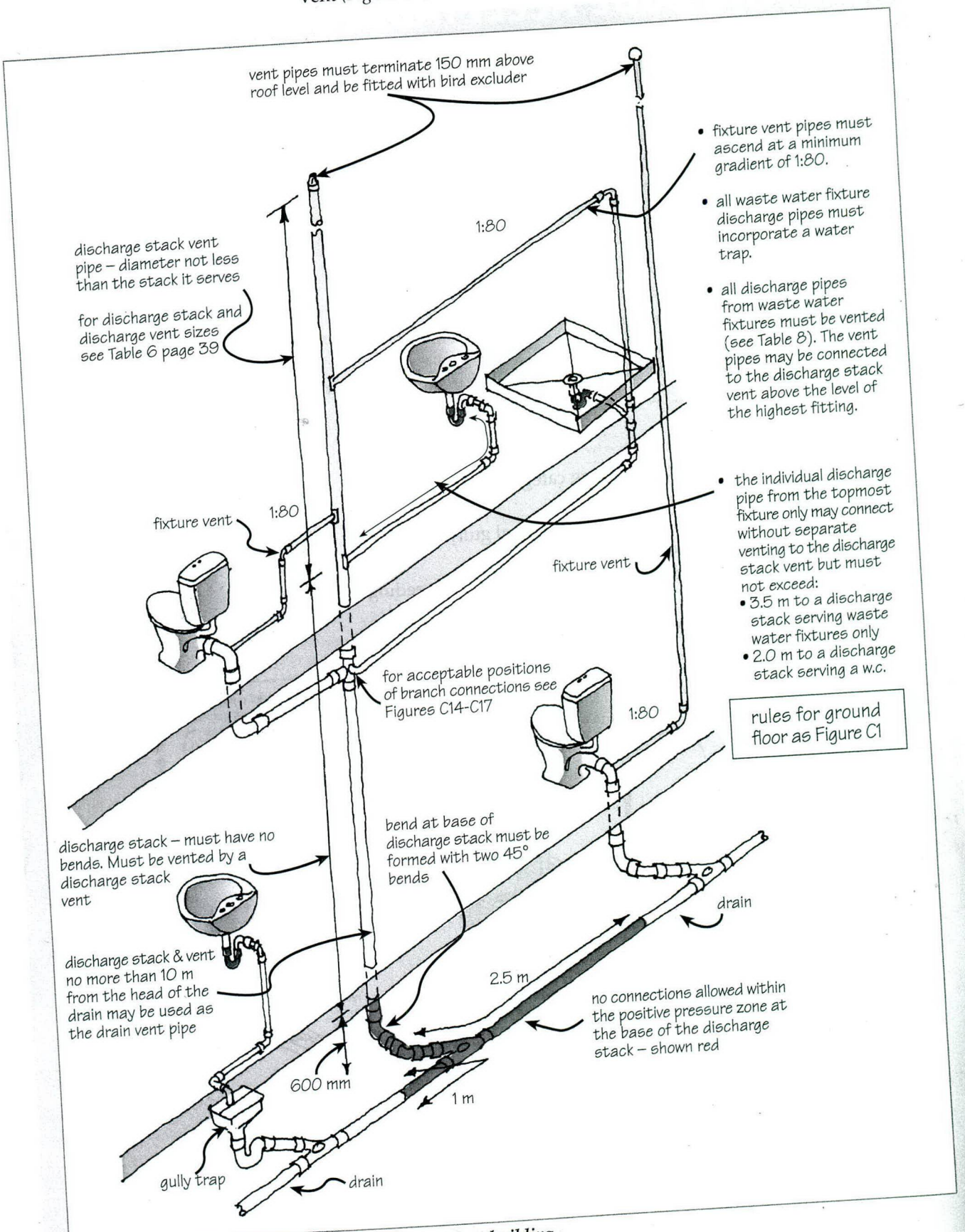


Figure C2. Basic rules for the first floor of a two-storey building.

WATER TRAPS AND SINGLE DISCHARGE PIPES

№070342

All points at which foul water is discharged into a plumbing system must incorporate a water trap to prevent foul air from entering the building.

The fixture outlet diameter dictates the diameter of the fixture trap and the discharge pipe.

Water traps must:

- be located as close as possible to the sanitary fixture that they serve
- be removable or be fitted with a cleaning eye.

Easy-clean traps are acceptable and are used mainly in showers, urinals and trapped floor wastes *(Figure C7)*.

The developed length of a discharge pipe, between the water seal and the sanitary fixture outlet or a sanitary appliance (such as a washing machine) discharge point, must not exceed 1 m (BRANZ recommends that this could be increased to 1.2 m).

Ground floor discharge pipes must comply with *Figure C5*.

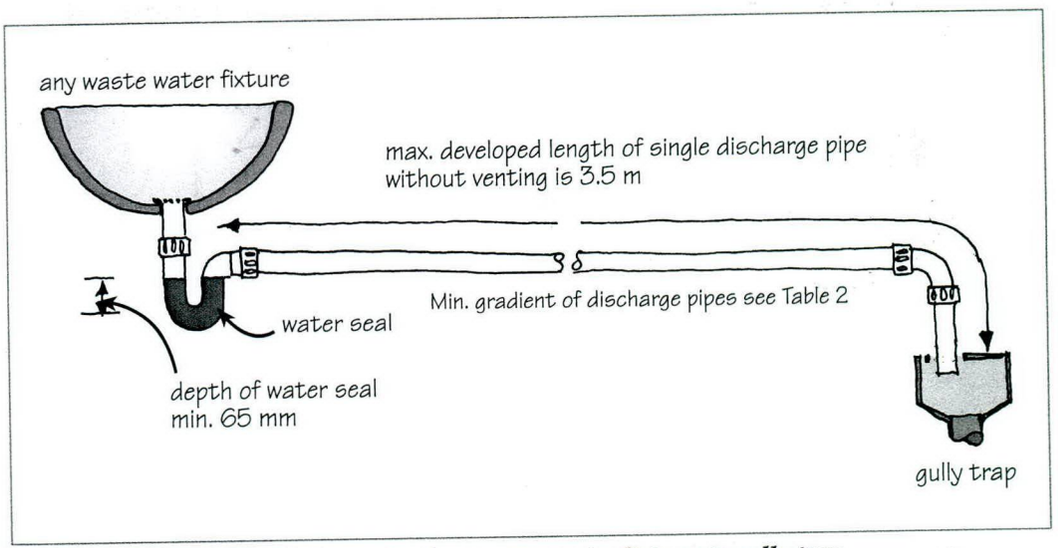


Figure C5. Ground floor discharge pipe from waste water fixtures to gully trap.

Table 2. Minimum gradient of discharge pipes
1:20 for 32 mm pipes
1:40 for pipes 65 mm diameter and under
1:60 for pipes 100 mm diameter and under

GULLY TRAPS

Gully traps receive the discharge from waste water fixtures. In the event of a drainage system becoming blocked, gullies also provide a point at which sewage can overflow outside a building instead of building up inside the pipe system and overflowing at a fixture inside the building.

Every residential building must have at least one gully trap which:

- has its overflow rim at least 50 mm below the overflow level of the lowest fixture served by the system
- is located within the legal boundary of the land on which the building stands.

The construction and layout of gully traps must comply with *Figures E3* and *E4*.

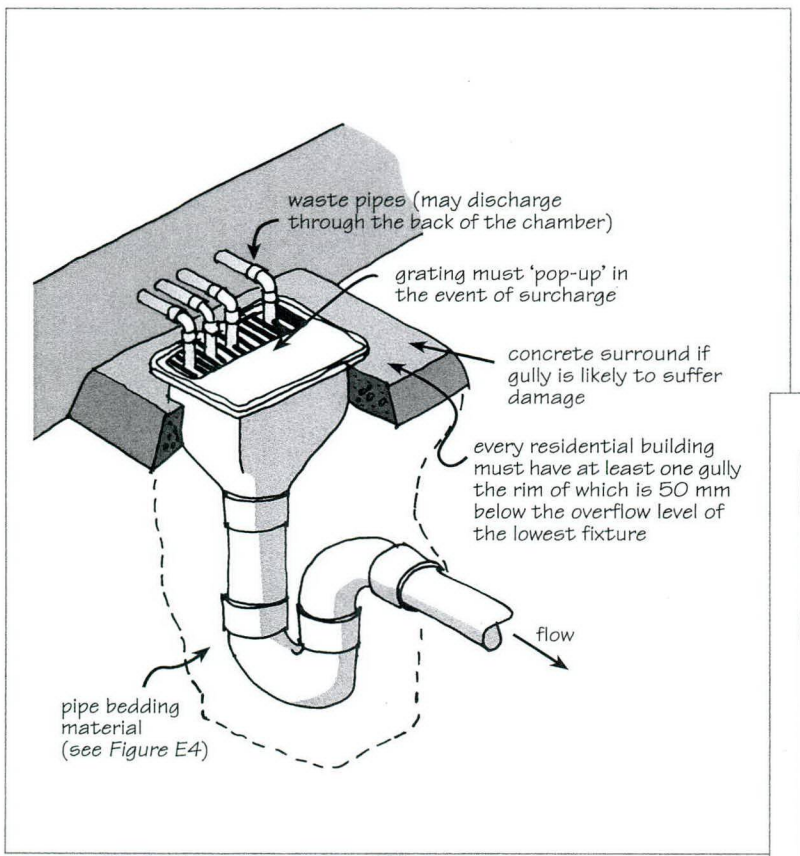


Figure E3. Gully trap.

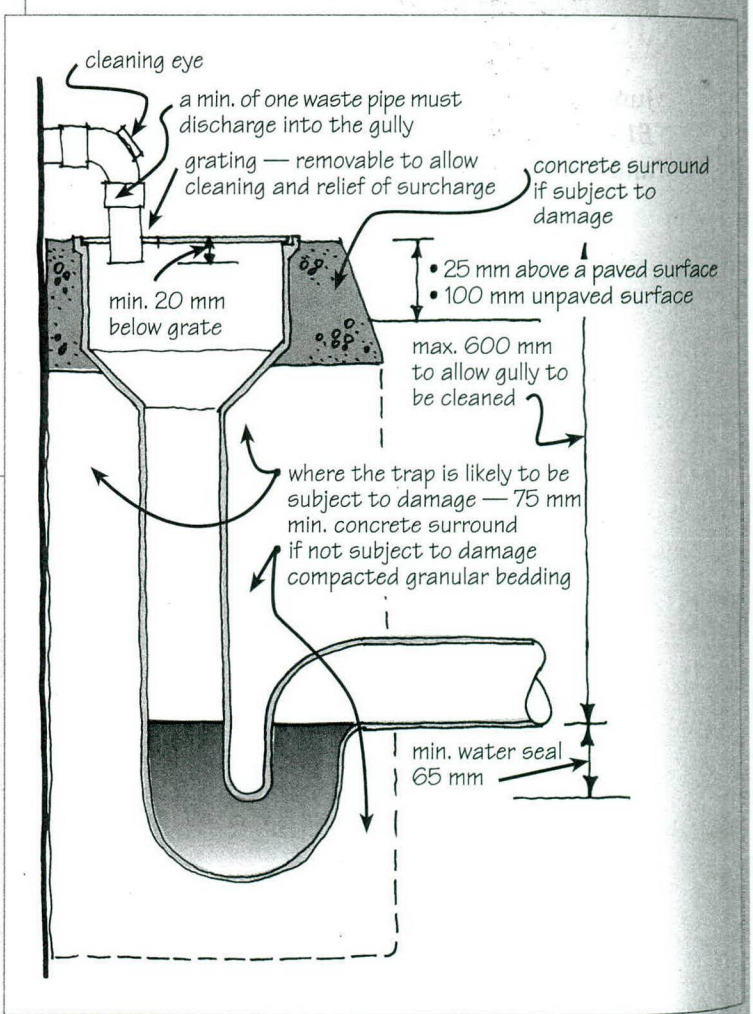


Figure E4. Gully trap dimensions and requirements.

PIPE SIZE AND GRADIENT

№070342

Pipe gradients are given as a ratio between a pipe length and the amount of fall over that length. The amount of fall is usually given the value of one — for example, a pipe with a gradient of 1:100 falls at a rate of 1.0 metre in every 100 metres.

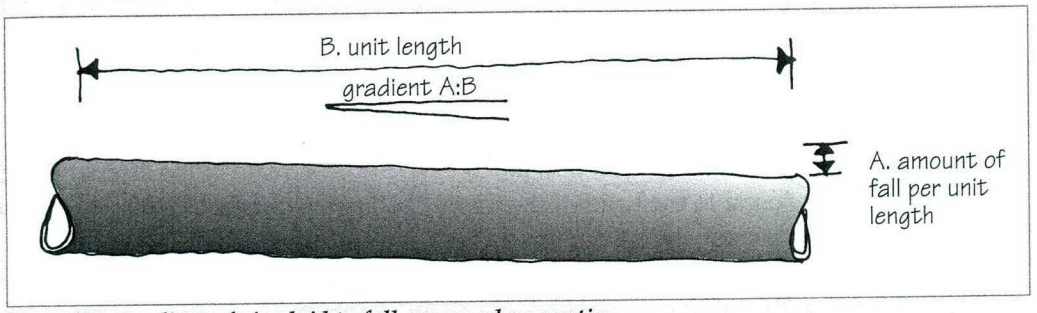


Figure E5. Gradient of pipe laid to fall expressed as a ratio.

The size and gradient of a drain is based on the total of all discharge units that each section of pipe carries. Each fixture type is given a rating derived from its expected discharge as shown in *Table 2* on *page 31*.

Drains must:

- be laid at even grades
- have a minimum gradient as shown in *Table 36*
- not decrease in diameter in the direction of flow
- have a minimum diameter of 100 mm unless they carry discharge from waste water fixtures only, in which case the minimum diameter is 80 mm
- have a minimum diameter and gradient as given in *Table 37*.

Table 36. Minimum drain gradients

Drain diameter (mm)	Minimum gradient
80	1:100
100	1:120
150	1:120

Table 37. Minimum drain size and gradients related to the discharge units carried

Diameter (mm)	Minimum gradient									
	1:20	1:40	1:60	1:80	1:100	1:120	1:140	1:160	1:180	1:200
	Total discharge units carried by pipe (obtained from Table 2)									
80	215	100	61	44	34					
100	515	255	205	149	122	104				
150	2920	1790	1310	1040	855	760	677	611	558	515

DISCHARGE PIPES AND VENTING OF WATER CLOSET PANS

№070342

Water closet pans at ground floor level:

- must discharge directly into a drain
- must be vented
- may be discharged and vented by connection to a drain vent provided the crown of the trap is no further than 2 metres from the drain vent
- may be discharged into a drain vent and separately vented if the distance to the drain vent exceeds 2 metres *(Figures C28 and C29).*

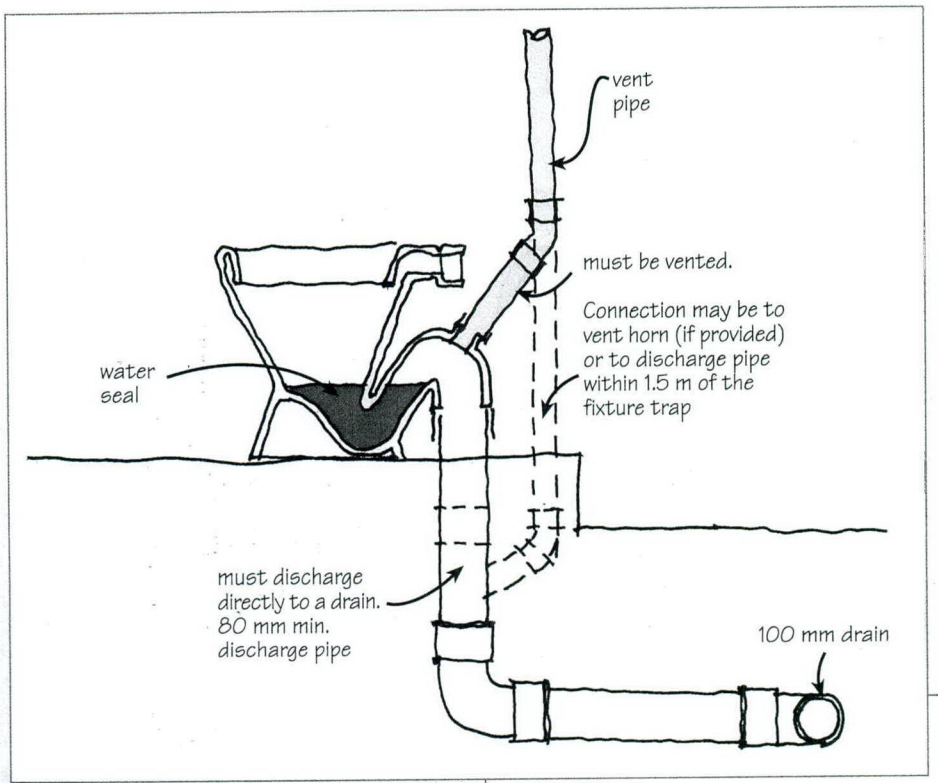


Figure C28. Ground floor water closet pans (see also Figure C4).

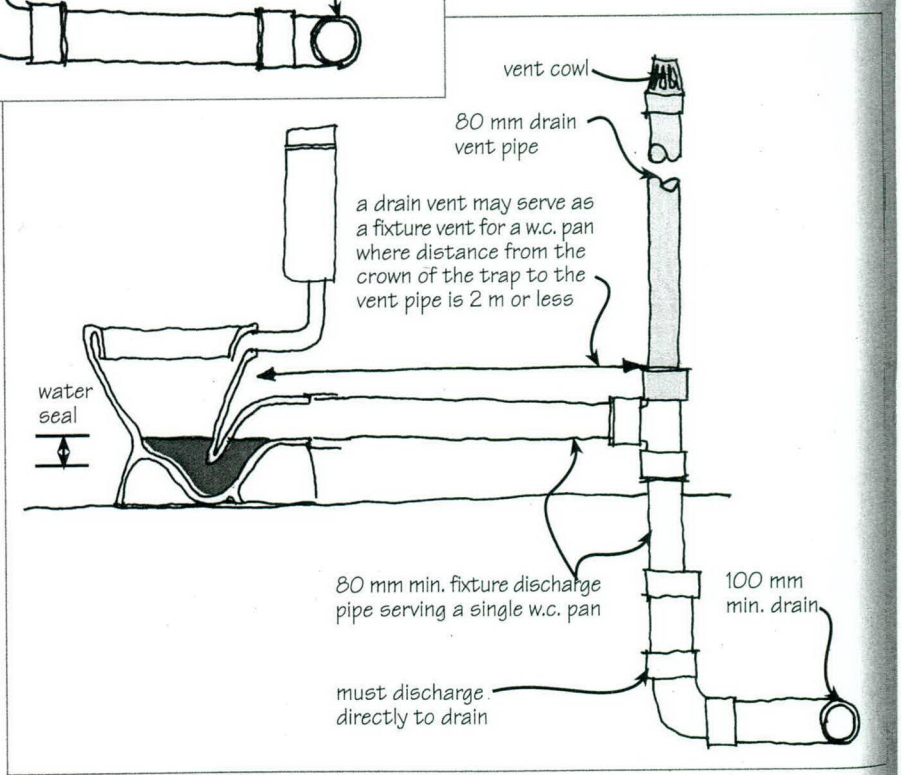


Figure C 29. Ground floor water closet pans (see also Figure C4).

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TERMINATION OF VENT PIPES

Vent pipes serving discharge pipes that are directly connected to a foul water drainage system should terminate in a position such that foul air does not enter buildings or cause a nuisance or a health hazard.

This will be achieved if the termination point is more than:

- 3 m above ground level
- 600 mm above eaves or parapet level *(Figure C37)*
- 150 mm above the roof *(Figure C37)*
- 600 mm above the head of an opening including windows, roof lights or doors and 3 m away horizontally *(Figure C38)*
- 3 m above a deck and 3 m away horizontally *(Figure C39)*
- 5 m from any air intake *(Figure C40)*
- 2 m above, 600 mm below and 3 m away horizontally from a flue *(Figure C41).*

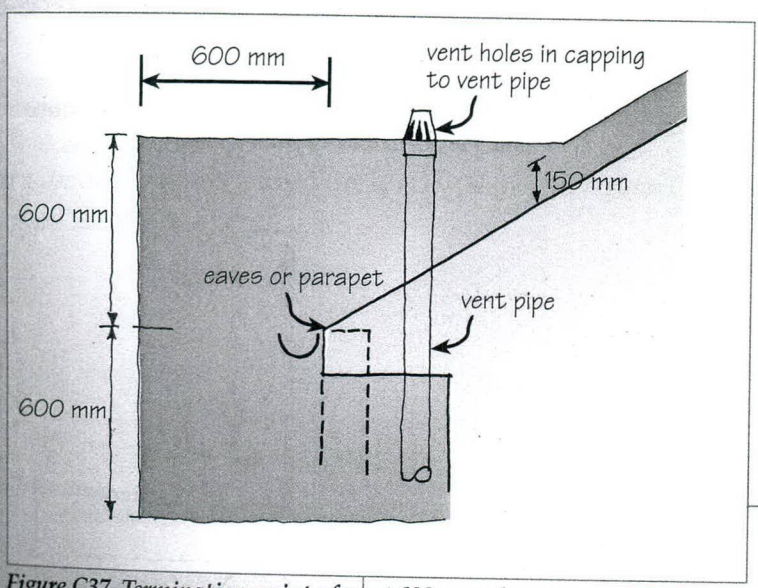


Figure C37. Termination point of vent 600 mm above an eaves or parapet, 150 mm above roof.

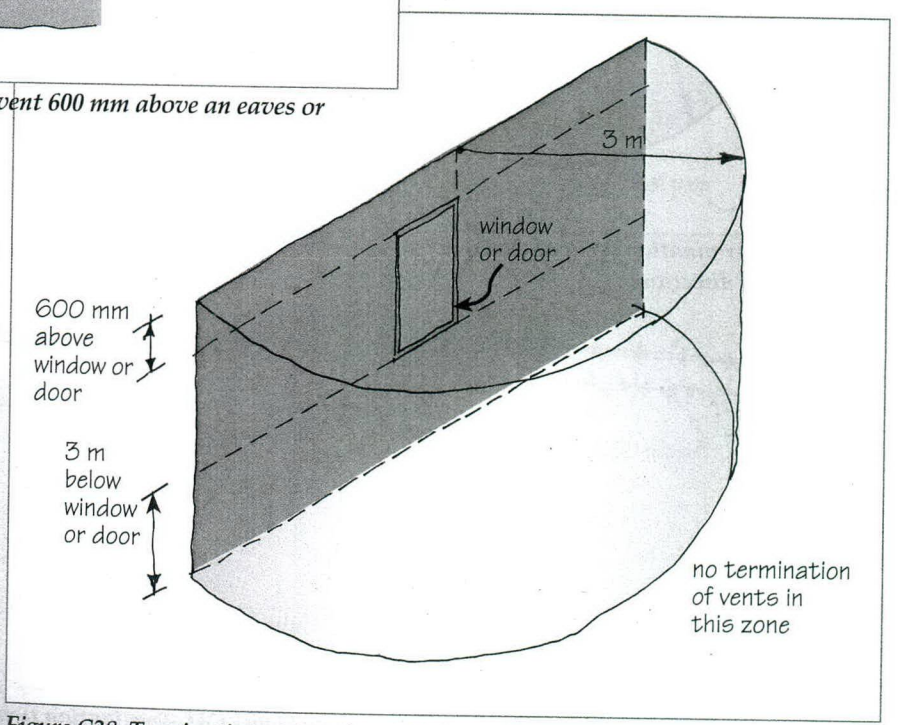


Figure C38. Termination point of vent 600 mm above and 3 m horizontally from a window, door or roof light.

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Section E:
EXPLANATORY GUIDE TO THE NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION G13/AS2 DRAINAGE

The Acceptable Solution G13/AS2 covers below-ground gravity-flow foul drains up to 150 mm diameter. It does not cover systems for the discharge of industrial or toxic wastes which may not be discharged into a sewer.

The objective of the Acceptable Solution is to produce a system in which blockages are unlikely to occur but which, if they do, can be cleared with minimum disruption.

This is achieved by:

- keeping the layout simple, with the minimum number of bends and junctions
- having radius bends and junctions which are unlikely to block
- having straight pipes between bends and junctions
- using pipes of adequate size, laid to suitable gradients
- having adequate access points to deal with blockages.

JUNCTIONS

Junctions in pipes must be made with sweep connections complying with *Figure E1* for horizontal junctions and *Figure E2* for the connection between a vertical and a horizontal pipe.

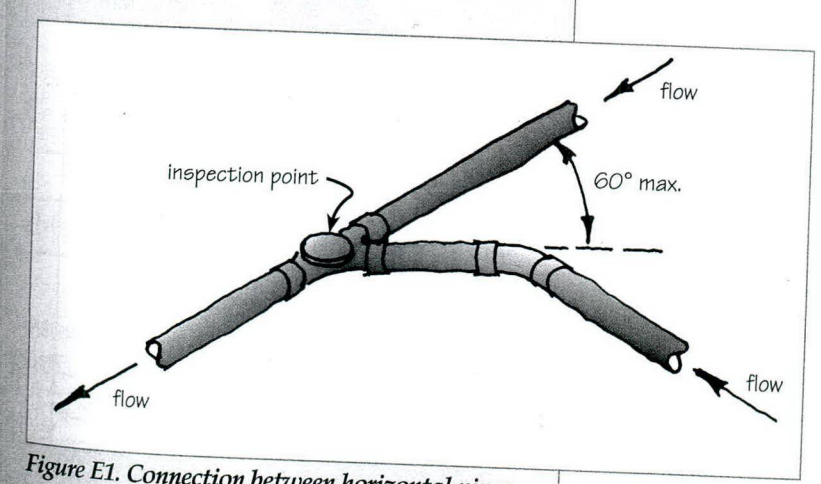


Figure E1. Connection between horizontal pipes.

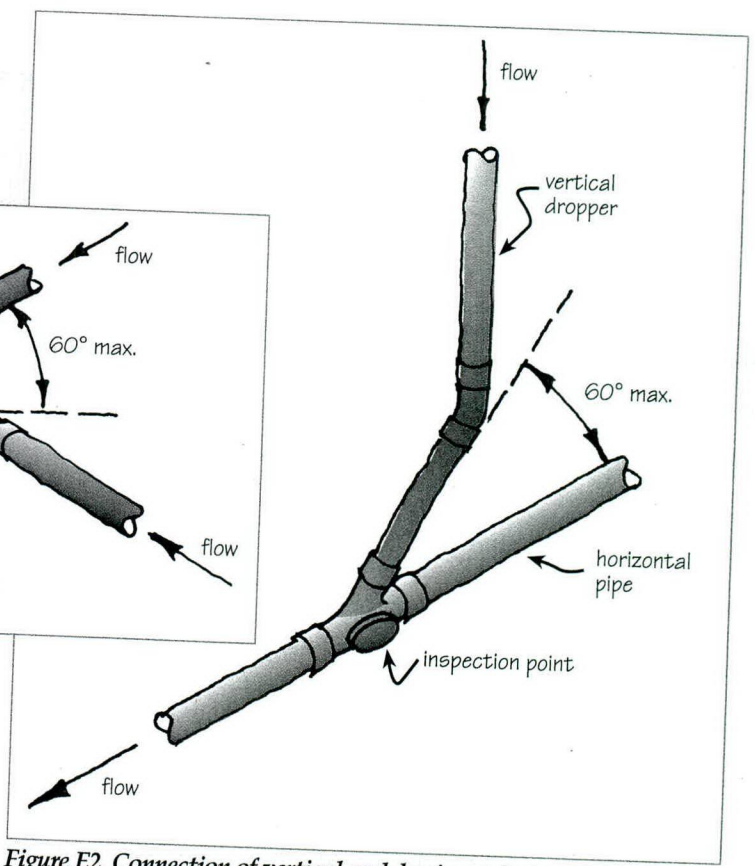


Figure E2. Connection of vertical and horizontal pipes.

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Access points may be:

- inspection points *(Figures E14* and *E15)*
- rodding points *(Figure E16)*
- inspection chambers *(Figures E17* and *E18)*
- access chambers *(Figures E19* and *E20).*

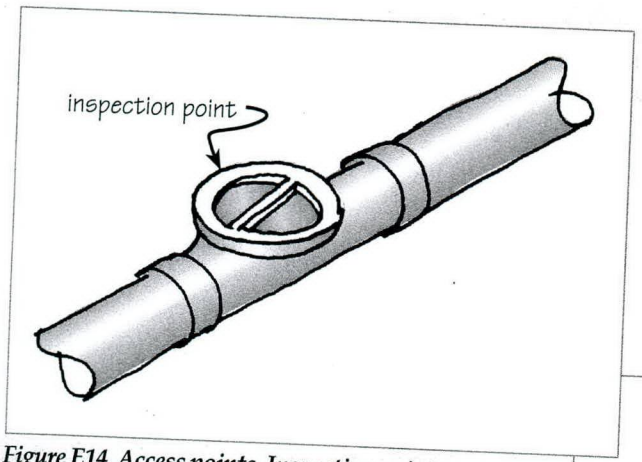


Figure E14. Access points. Inspection point on a straight section.

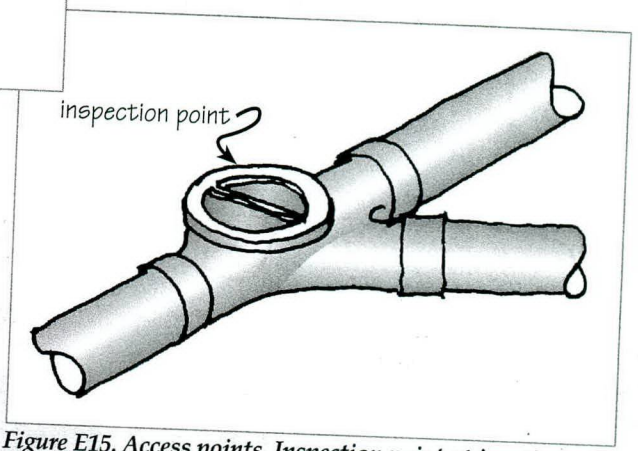


Figure E15. Access points. Inspection point at junction.

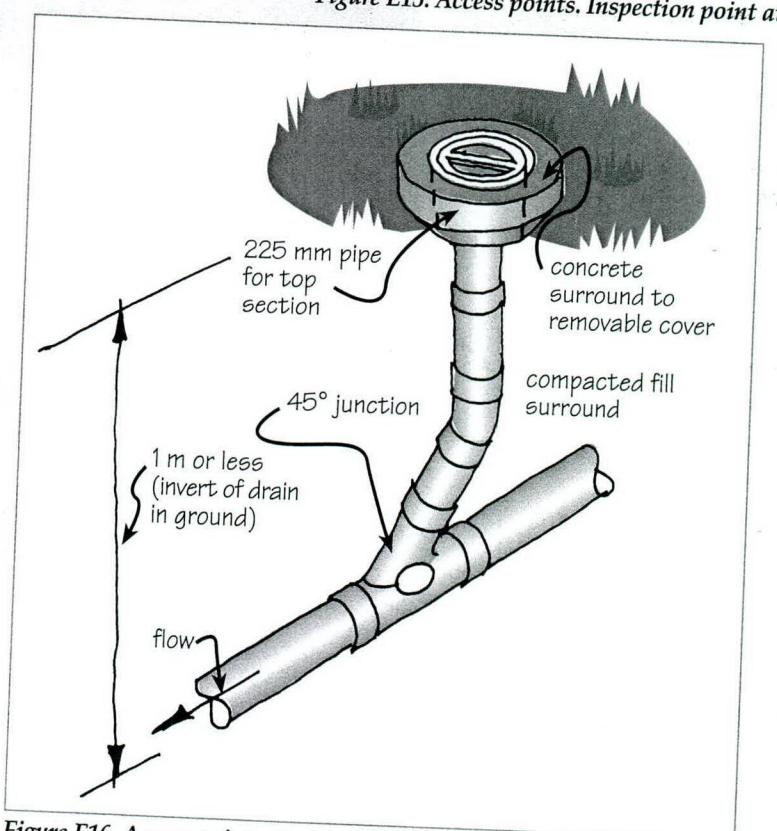


Figure E16. Access points. Rodding point.

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Drains passing through an external basement wall must conform with *Figure F23*.

Excavation for drains parallel to and below a footing must comply with *Figure F24*.

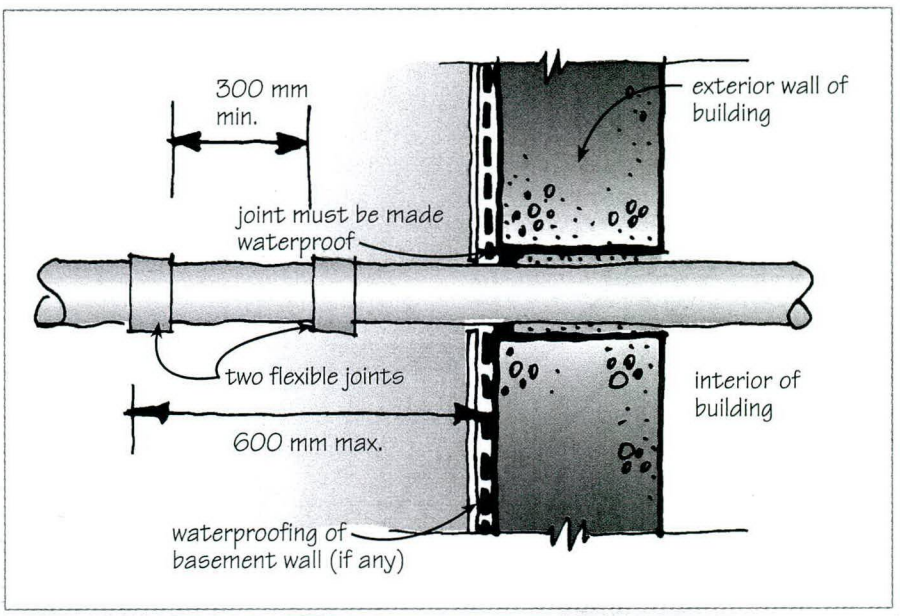


Figure F23. Pipe passing through below-ground external wall.

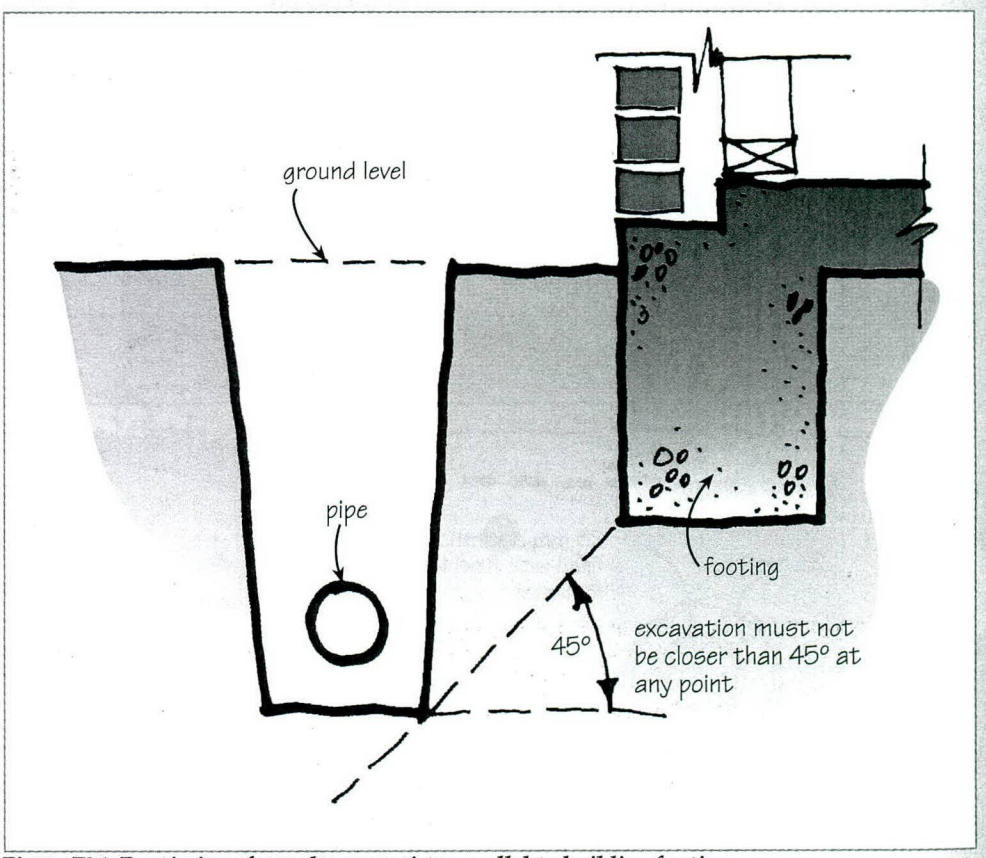


Figure F24. Proximity of trench excavation parallel to building footing.

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Drains below ground must have adequate cover. Minimum cover requirements are shown on *Figure F25*. Where this cover cannot be achieved cover protection must comply with *Figures F26* and *F27*.

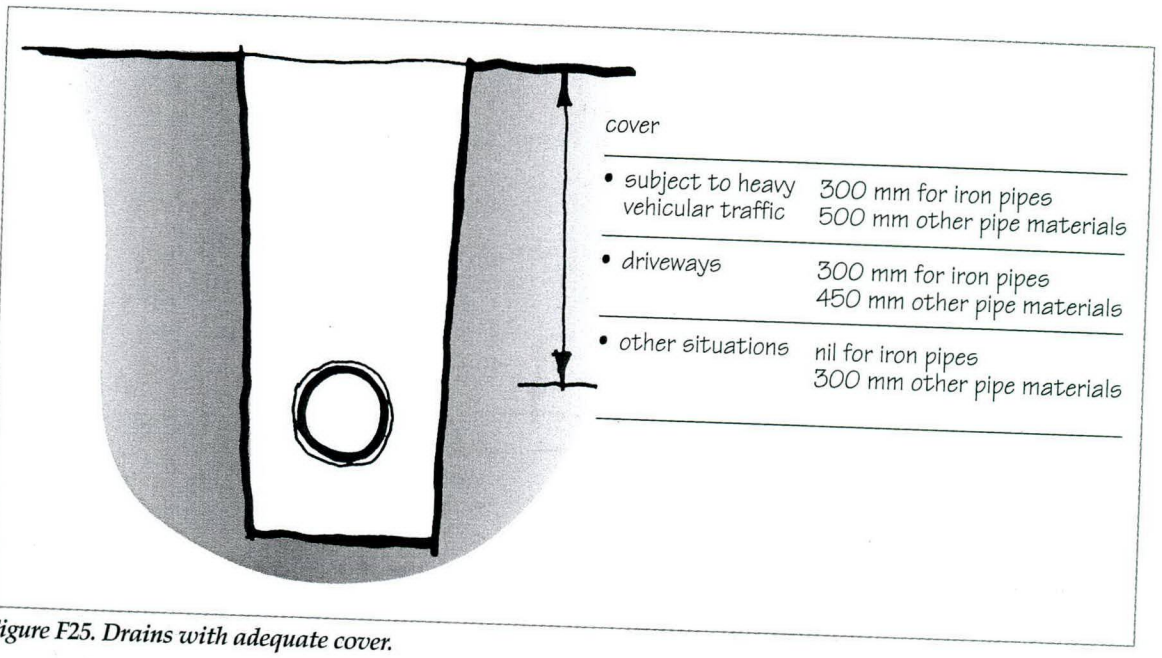


Figure F25. Drains with adequate cover.

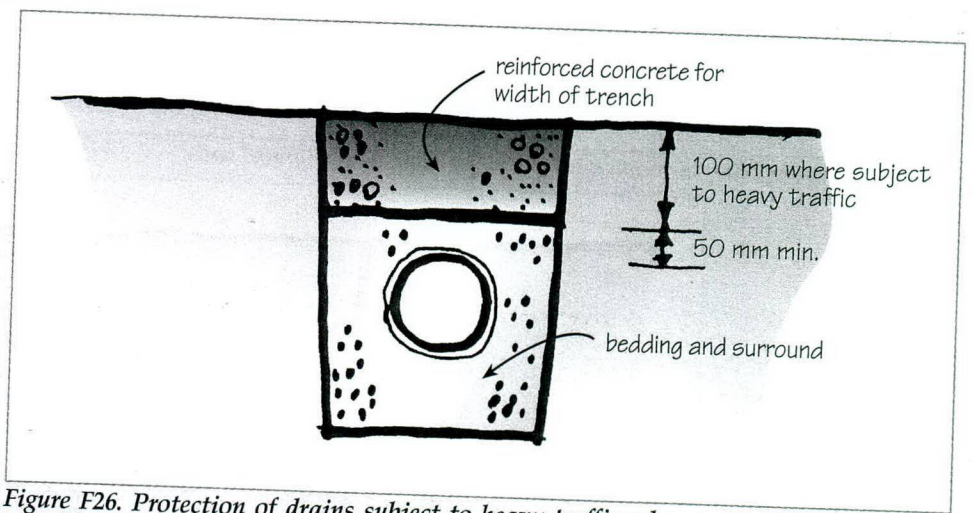


Figure F26. Protection of drains subject to heavy traffic where cover does not comply with Figure F25.

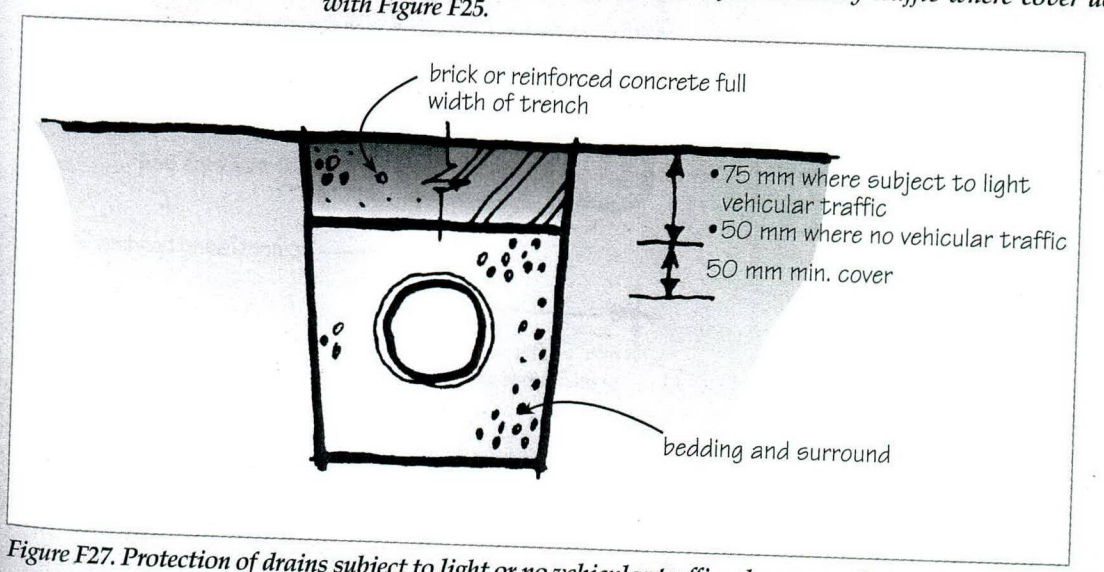


Figure F27. Protection of drains subject to light or no vehicular traffic where cover does not comply with Figure F25.

№070342

Backfilling and bedding of drains must comply with *Figures F28* and *F29*.

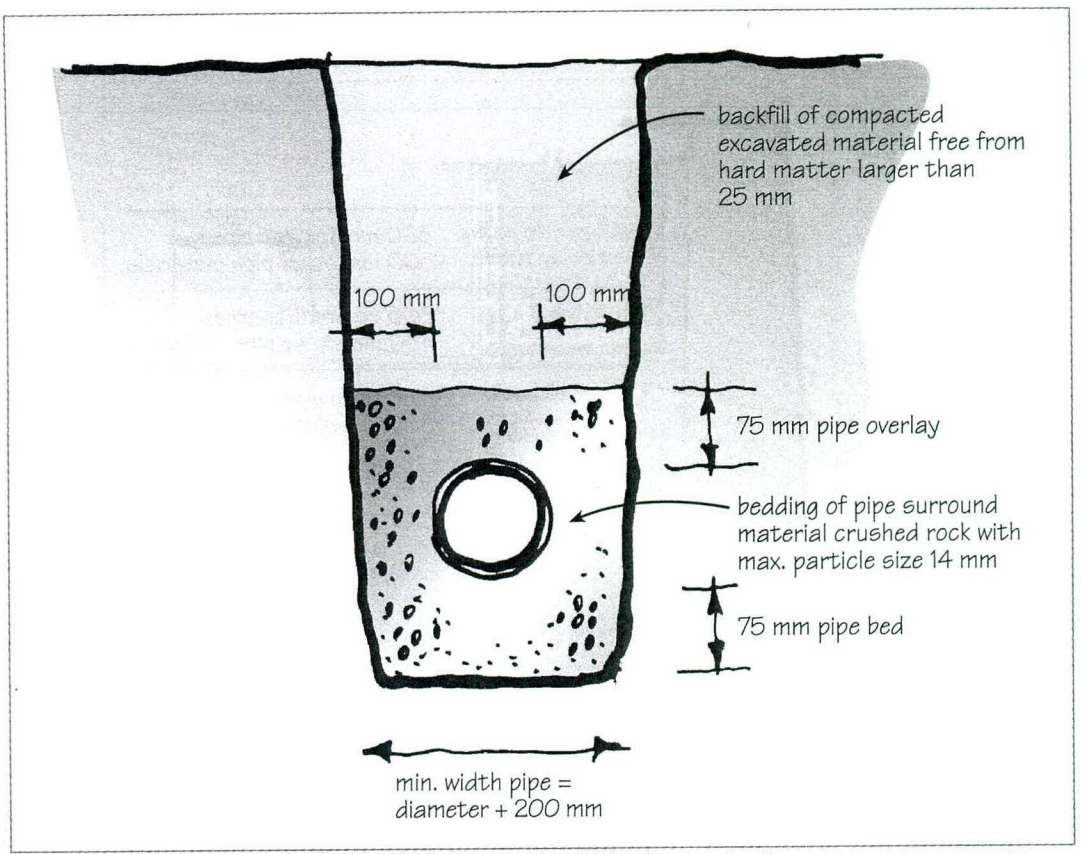


Figure F28. Pipe bedding surround and backfill in loam, clay or gravel soils.

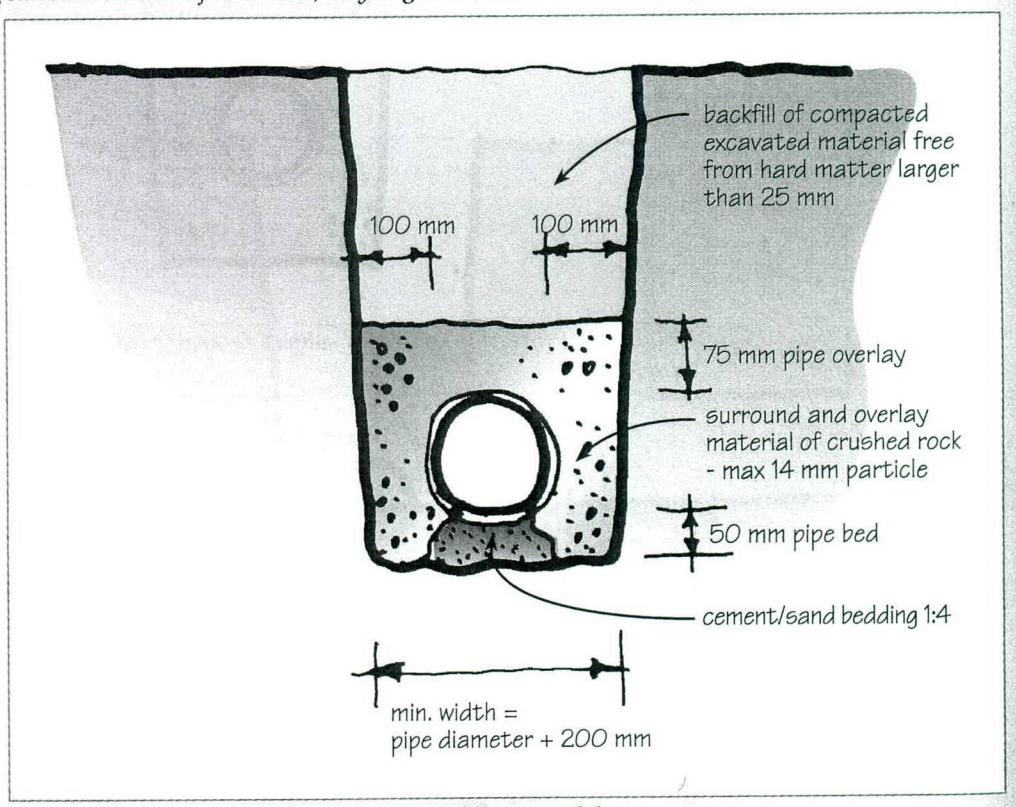


Figure F29. Pipe bedding surround and backfill on a rock base.

№070342

GIB® Wall Bracing Calculation Sheet A

upper of two V85A

GIB® EzyBrace™
GIB® Bracing Systems, 2006

Job Details

Name	Buck Couchman	
Street and Number	Virgin flat Road	
Lot and DP Number	Lot 5, DP 323029	
City/Town/District	Buller	
Designer and date	self	30-May-07
Company Name	NA	

Building Specification

Location of Storey	upper	
Floor Loading	2 kPa	
Foundation Type	slab	
Building Height to Apex (m)	7	
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	*not applicable (slab)*
Roof Weight	light	
Roof Pitch (degrees)	0-25	
Room in Roof Space	no	
Building Length (m)	10	
Building Width (m)	8.5	
Gross Building Plan Area (m2)	75	

Building Location

Wind Zone	***High***	**Earthquake Zone**
Region	R1	A
Terrain	Inland	
Exposure	Exposed	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls	
W along	n/a	64	BUs/m
W across	n/a	54	BUs/m
Totals	subfloor	walls	
W along	n/a	544	BUs
W across	n/a	540	BUs

Bracing Units required for Earthquake

per m2	subfloor	walls	
E	n/a	5.6	BUs/m2
Totals	subfloor	walls	
E along	n/a	420	BUs
E across	n/a	420	BUs

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APPROVED in compliance with the Building Act and NZ Building Codes

..... Inspector 6/12/07 Date

№070342

GIB® Wall Bracing Calculation Sheet B — upper of two — V85A

GIB® EzyBrace ™ — GIB® Bracing Systems, 2006

Across									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	enter	1		SP5D	1.2	2.55	30	127	132
		2		SP5D	1.2	2.55	30	127	132
line totals		3							
W		4							
EQ		5							
N	enter	1		SP8	.9	3.6	0	75	81
		2		SP8	.9	3.6	0	75	81
line totals		3							
W		4							
EQ		5							
O	enter	1		SP5D	1.2	2.55	30	127	132
		2		SP5D	1.2	2.55	30	127	132
line totals		3							
W		4							
EQ		5							
P	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
Q	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

								Wind	Earthq.
Totals Achieved								658	690
								~~not enough~~	~~not enough~~
Totals Required (from Sheet A)								540	420

№ 070342

GIB® Wall Bracing Calculation Sheet B — upper of two — V85A

GIB® EzyBrace ™ — *GIB® Bracing Systems, 2006*

Along									
Wall or Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	enter	1		SP5D	1·6	2·4	0	208	216
		2		SP5D	1·6	2·4	0	208	216
line totals		3							
W		4							
EQ		5							
B	enter	1		SP5D	2·0	3·6	0	173	180
		2							
line totals		3							
W		4							
EQ		5							
C	enter	1		SP8	5	2·4	0	625	675
		2							
line totals		3							
W		4							
EQ		5							
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

								Wind	Earthq.
Totals Achieved								1214	1287
								~~Not~~ enough	~~Not~~ enough
Totals Required (from Sheet A)								544	420

№070342

GIB® Wall Bracing Calculation Sheet A

lower of two V85A

GIB® EzyBrace™
GIB® Bracing Systems, 2006

Job Details

Name	Buck Couchman	
Street and Number	Virgin flat Road	
Lot and DP Number	Lot 5, DP 323029	
City/Town/District	Buller	
Designer and date	self	30-May-07
Company Name	NA	

Building Specification

Location of Storey	lower	
Floor Loading	2 kPa	
Foundation Type	slab	
Building Height to Apex (m)	7	
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	*not applicable (slab)*
Roof Weight	light	
Roof Pitch (degrees)	0-25	
Room in Roof Space	no	
Building Length (m)	10	
Building Width (m)	8.5	
Gross Building Plan Area (m2)	75	

Building Location

Wind Zone	***High***	**Earthquake Zone**
Region	R1	A
Terrain	Inland	
Exposure	Exposed	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls	
W along	n/a	139	BUs/m
W across	n/a	130	BUs/m
Totals	subfloor	walls	
W along	n/a	1182	BUs
W across	n/a	1300	BUs

Bracing Units required for Earthquake

per m2	subfloor	walls	
E	n/a	9.9	BUs/m2
Totals	subfloor	walls	
E along	n/a	743	BUs
E across	n/a	743	BUs

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№070342

GIB® Wall Bracing Calculation Sheet B — lower of two — V85A

GIB® EzyBrace ™ — GIB® Bracing Systems, 2006

Along									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	enter	1		SP10	5	2.4	0	675	675
		2							
line totals		3							
W		4							
EQ		5							
B	enter	1		SP5D	1.8	2.4	0	234	243
		2							
line totals		3							
W		4							
EQ		5							
C	enter	1		SP10	5	2.4	0	675	675
		2							
line totals		3							
W		4							
EQ		5							
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

								Wind	Earthq.
Totals Achieved								1584	1593
								enough	enough
Totals Required (from Sheet A)								~~1182~~	~~743~~

1202.3 643.5

№ 070342

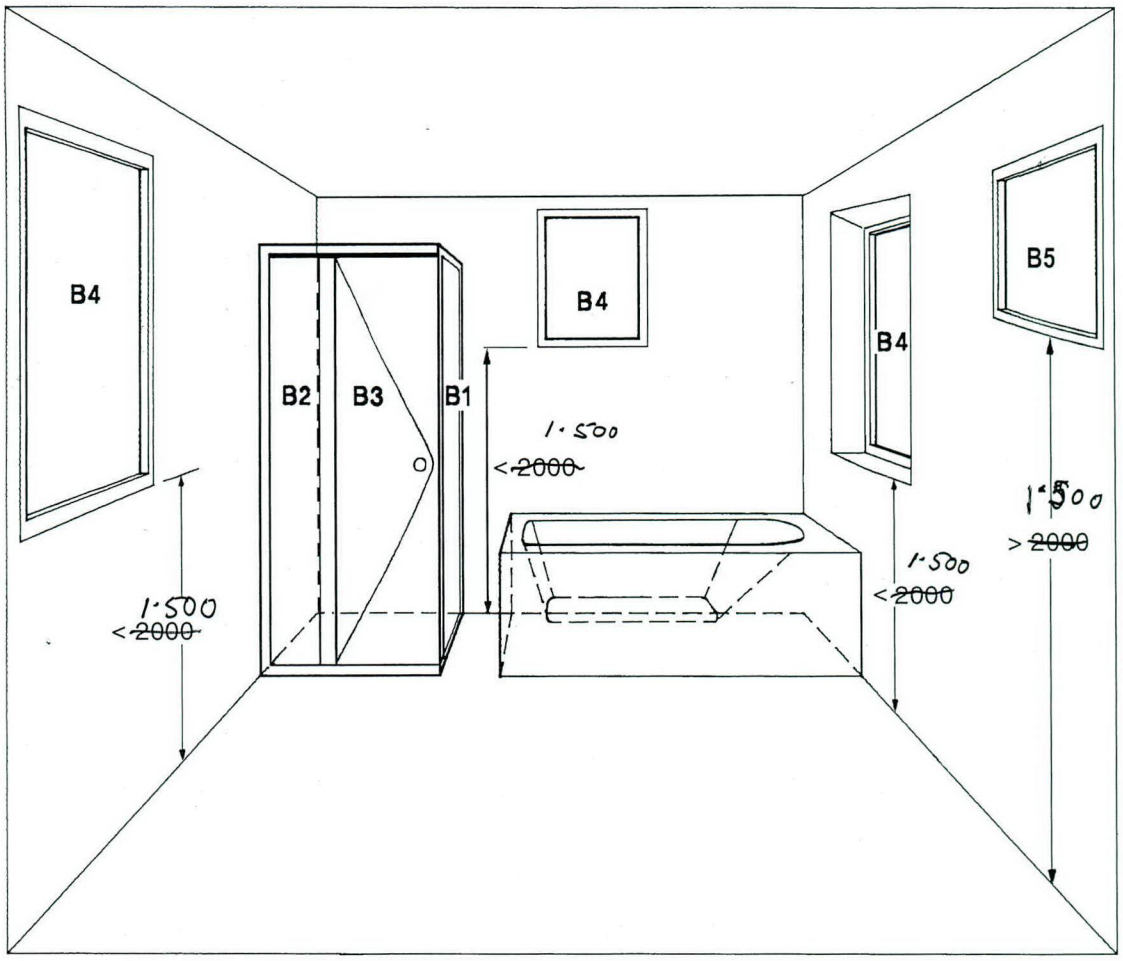
GIB® Wall Bracing Calculation Sheet B — lower of two — V85A

GIB® EzyBrace ™ — GIB® Bracing Systems, 2006

Across									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	enter	1		SP5D	1.2	2.4	30	135	140
		2		SP5D	1.2	2.4	30	135	140
line totals		3							
W		4							
EQ		5							
N	enter	1		SP5D	4.2	2.4	0	546	567
		2							
line totals		3							
W		4							
EQ		5							
O	enter	1		SP5D	1.7	2.4	0	221	229
		2		SP5D	1.7	2.4	0	221	229
line totals		3							
W		4							
EQ		5							
P	enter	1		SP5D	1.2	2.4	30	135	140
		2		SP5D	1.2	2.4	30	135	140
line totals		3							
W		4							
EQ		5							
Q	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							1585

								Wind	Earthq.
Totals Achieved								1528	~~2043~~
								not enough	*not enough*
Totals Required (from Sheet A)								1300	~~743~~

643·5



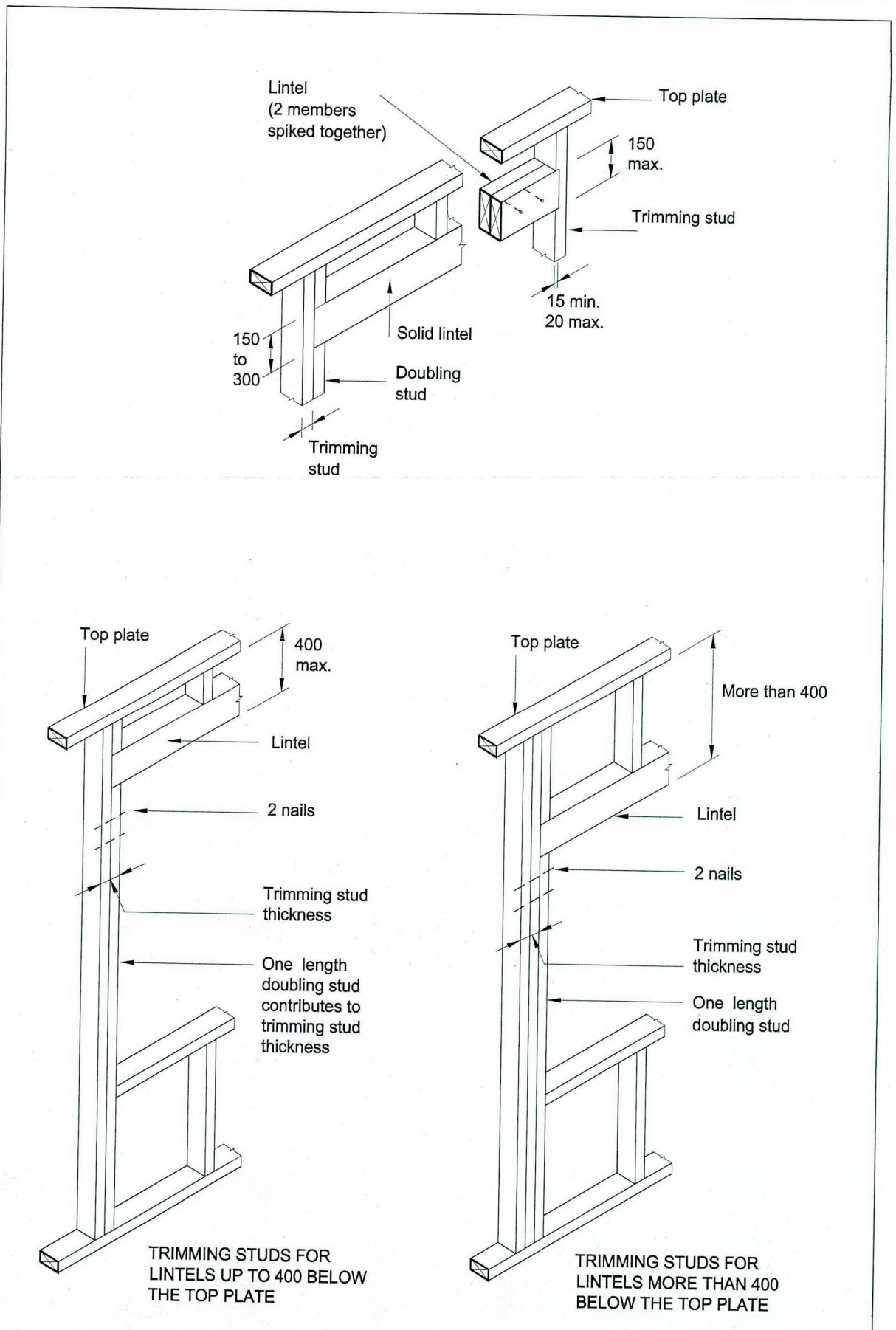
Legend:
B = Shower doors, shower enclosures, bath enclosures and adjacent windows

Figure 3.D4 – Typical examples of glazing in bathrooms

See F.2 FOR AMENDMENTS TO TABLE 3.D.4.

Table 3.D4 – Human impact safety requirements for glazed panels and windows in bathrooms (refer figure 3.D4)

Panel designation	Panel details	Human impact safety requirements
B1	Framed shower screen and bath enclosures	Grade A safety glazing material in accordance with table 3.1 (308.1(a))
B2	Panels and doors with one unframed edge	Toughened safety glass ⊕ 5 mm thick (308.2)
B3	Frameless pivot or hinge doors	Toughened safety glass ⊕ 6 mm thick
B4	Glazing within ~~2000 mm~~ < 1·500 of the floor level	Grade A safety glazing material in accordance with table 3.1 (308.1(b)
B5	Glazing above ~~2000 mm~~ < 1·500 of the floor level	Annealed glass to NZS 4223:Part 4



Amd 1
Dec '00

Figure 8.5 – Trimming studs and lintels (see 8.5.2.1)

EVALUATION AND INFORMATION FOR ON-SITE WASTEWATER DISPOSAL

1.0 SITE EVALUATION – This information and evaluation has been carried out by:

This form MUST be completed by the registered plumber/drainlayer/engineer carrying out the job.

Name: Mike Copeland

Organisation: Kiwi Pioneer Co Ltd

Address: P.O. Box 453

Westport

Phone: ( ) 021 657 931 Fax ( )

2.0 SITE INFORMATION

2.1 Location Details

Deposited/Survey Plan # 663284 Lot 5 DP 323029

Owner/Occupiers Name Buck

Site Address Lot 5 Tauhitara Rd, off Virgin Flat Rd

2.2 Site Details

In order for permitted activity status to be given a site plan shall be submitted with this form:

The site plan does not need to be to scale but must contain all of the following:

- Location of proposed and existing dwellings and roads;
- Type and size of septic tank proposed;
- Location and size of disposal area;
- Identification of all watercourses including diversions and distances;
- Existing and planned vegetation and landscaping;
- Alternative disposal areas and dimensions; and
- A North arrow.

3.0 SUBSOIL INVESTIGATION

APPROVED in compliance with the Building Act and NZ Building Codes

Inspector Date 4/12/07

3.1 Soil Strata

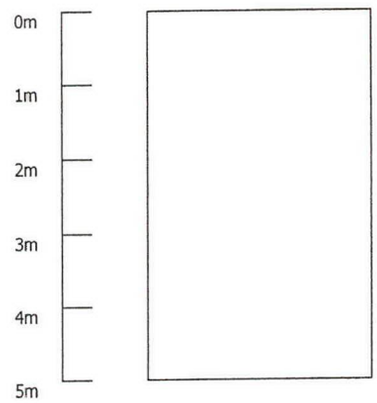
When did you dig your test pit? 29/10/07.

Please identify in the box below the soil layers where you are proposing your disposal field.

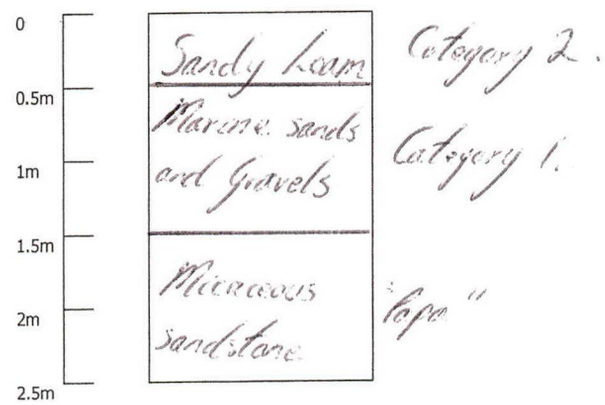
Note 1 - You need to demonstrate that you have at least 1m clearance from any ground water. This is necessary to avoid ground water contamination form your chosen disposal field.

Note 2 - Your soil strata analysis depth may depend on the system proposed. Please complete appropriate sketch box.

Sketch 1 (For Deep Test Pit)



Sketch 2 (For Shallow Test Pit)



At what length did you find the groundwater (if found)? Not found.

3.2 Textural Analysis

Estimate the soil category:

Table A

Soil Category	Texture	Tick One	Design Loading Rate (**DLR**) mm/day
1	Gravels and sands	O	25
2	Sandy loams	✓	20
3	Loams	O	15
4	Clay loams	O	10
5	Light clays	O	4
6	Medium to heavy clays	O	N/A (not suitable)

Describe the method(s) you used to determine the soil category:

Hand auger to depth of 1200mm. Visual observation of road cutting below proposed land application area.

3.3 Percolation Testing

Have you carried out a percolation test ? Yes/(No)

If "Yes" describe methods and results: .....

.....

.....

4.0 SYSTEM DESIGNS

4.1 Treatment

How many bedrooms are in the dwelling (proposed or existing):

Table B

Number of bedrooms	Please Tick	Minimum septic tank capacity (if used)	Average daily flow rate (**Q**) in litres
Up to 2	✓	3500	800
3	O	3500	1000
4	O	5000	1400
5	O	5000	1800
6	O	5000	2000

Describe the treatment system are you proposing (e.g. septic tank, packed bed reactor, aerated wastewater treatment system) including tank sizes?

Autoflow Dual (Black and Grey water) system tank and Batch reactor (Control Cat centre) with dosing chamber. Total capacity 3,000 litres

4.2 Disposal

How will effluent get from the treatment system to the disposal field:

Dose loaded ✓ Pump or siphon? Siphon Brand? Autoflow AFS 175

Gravity trickle O

What type of disposal field are you proposing? i.e. soakage trenches, "on the land" irrigation, Wisconsin mound. Please attach sketch/diagram/plans/photographs.

Low pressure pipe (LPP) on the land irrigation.

.....

Why did you choose this type of disposal system? The land application area is a sandy loam soil with a good depth of forest humus. Laying pipe underground would be onerous and unnecessary. Good evaporation and transpiration via plant take up of wastewater.

For soakage trenches:

What width of trench will you use? .....

What length of trench will you use?

$$Length = \frac{Q}{DLR \times W}$$

Q = daily flow rate (see Table B)
DLR = Design Loading Rate (see Table A)
W = Trench width in metres

Example:
(3 bedroom dwelling in category 2 soil. Trench width 0.8 metres)

Daily flow rate (Table B)	Q = 1000 litres
Design loading rate (table A)	DLR = 20 mm/day
Trench Width	W = 0.8 metres

$$Length = \frac{Q}{DLR \times W} \qquad Length = \frac{1000}{20 \times 0.8} = 62.5m$$

Total Trench Length should be 63 metres

2 bedroom dwelling = 4 persons @ 160 lts/person/day.
Daily flow rate = 640 lts/day
DLR (Cat. 2 soils) = 5 mm/m^2
Land application area = 128 m^2

5.0 COMPLIANCE WITH RULE 6

Please tick

1. Is the discharge to the disposal area equal or less than 2,000 litres per day. If "No" what is the quantity of waste-water entering the field each day? ✓

2. The discharge is not within:
   - 100 metres of any well or bore? ✓
   - 50 metres of any water body? ✓
   - 50 metres of coastal waters? ✓

3. Is the system designed for a 24 hour retention time? What is the retention timing/sizing on the septic tank? Up to 4 days. ✓

4. No ponding, flooding, runoff, or surface breakout will occur? ✓

5. No stormwater will enter the system? See plan with diversion drain. ✓

6. The discharge will not pose a risk to human health, and will not be noxious, dangerous, offensive or objectionable to such an extent that it will be likely to have an adverse effect on the environment? ✓

   The highest groundwater level is at least 1 metre below the bottom of the proposed disposal system? >20m. ✓

7. If the system will be discharging *into* land will the system provide for even distribution of effluent to the entire filtration surface of the disposal field? O

8. If the system will be discharging *onto* land:

   This discharge is not by spray irrigation or any other spray method? ✓

   The effluent will be distributed evenly over the entire disposal area? ✓

   BOD5 will not be greater than 70 mg/litre? ✓

   Suspended solids will not be greater than 30 mg/litre? ✓

   Faecal coliforms will not be more than 1000/100ml? ✓

Assessment and system design completed by:

Mark Copeland — Signed

29/10/07 — Date

OFFICE USE ONLY

6.0 STAFF ASSESSMENT

6.1 Compliance

Can the proposed system comply with all the conditions of Rule 6 Yes/No

Has a site visit been undertaken? Yes/No

Date of site visit:

Comments from site visit: .....

.....

.....

.....

What follow up is required to achieve compliance (e.g. advice to client, engineers design requested, further site visit)?

.....

.....

.....

Confirm compliance with Rule 6: Yes/No

6.2 Non-Compliance

Which condition(s) of Rule 6 will the proposed system not comply with?

.....

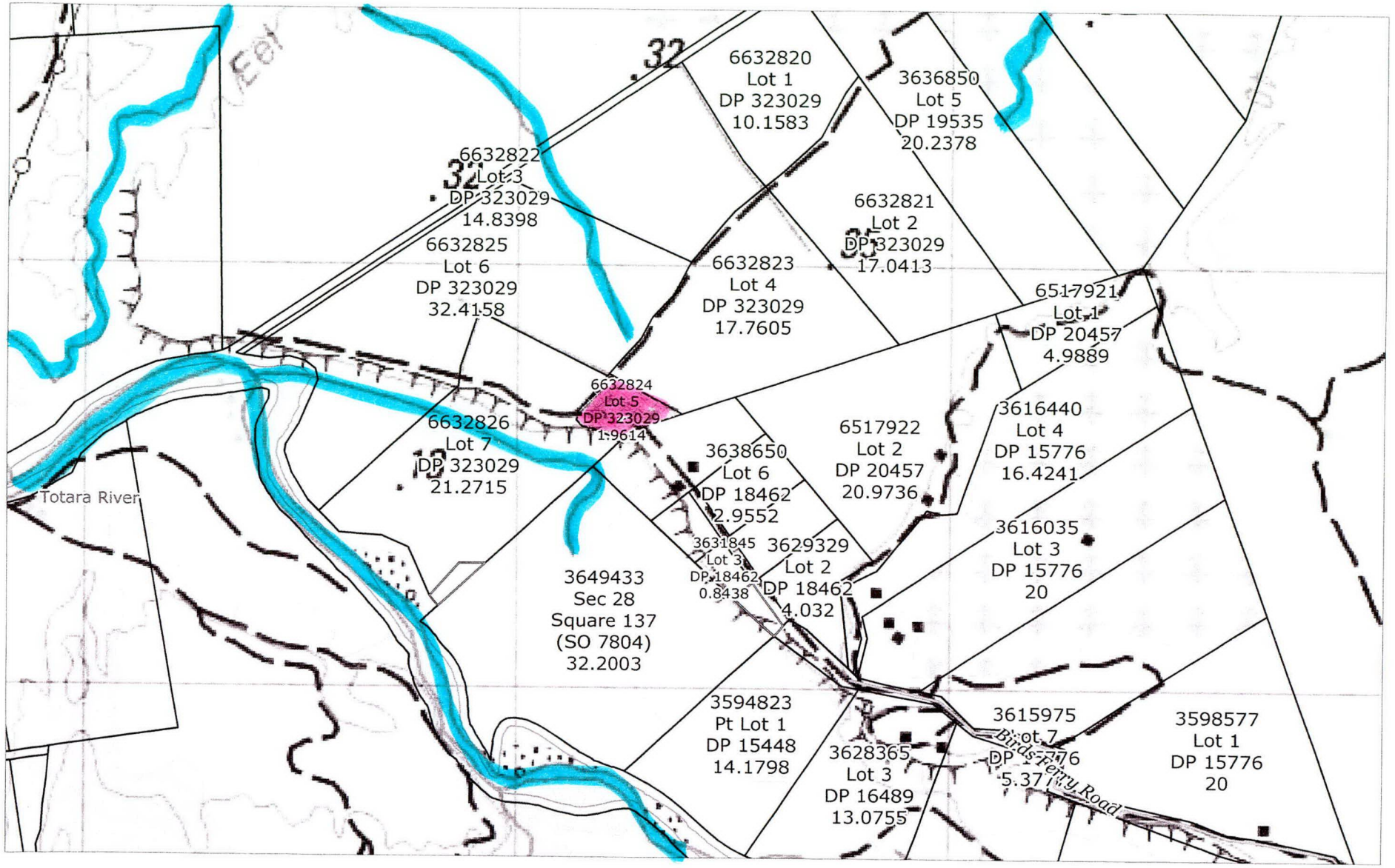
If the system is confirmed to be non-complying, has the Regional Council been advised? Yes/No

Signed: _____

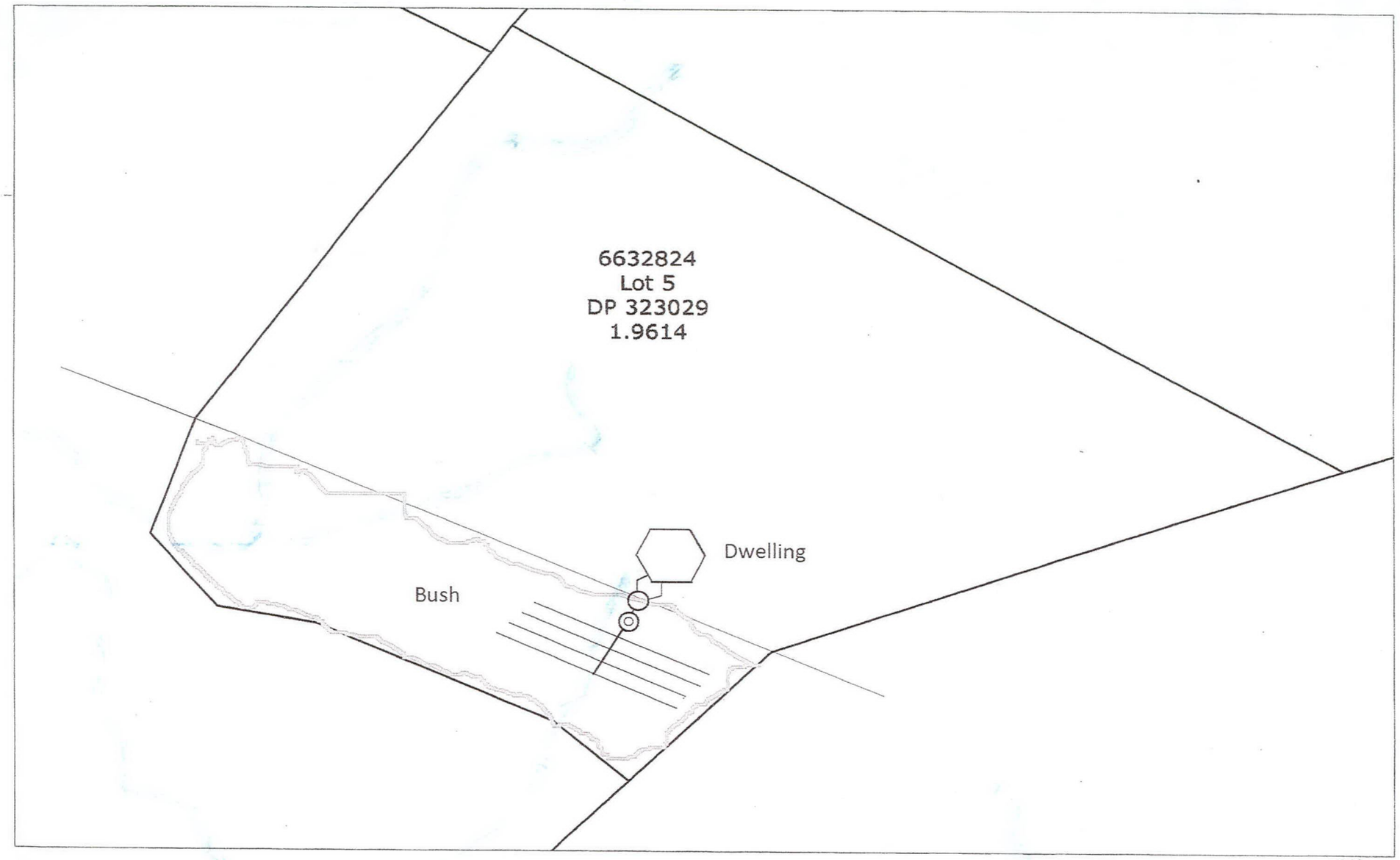
BUILDING OFFICIAL or ENVIRONMENTAL HEALTH OFFICER

Date: _____

Buck's location map



Buck

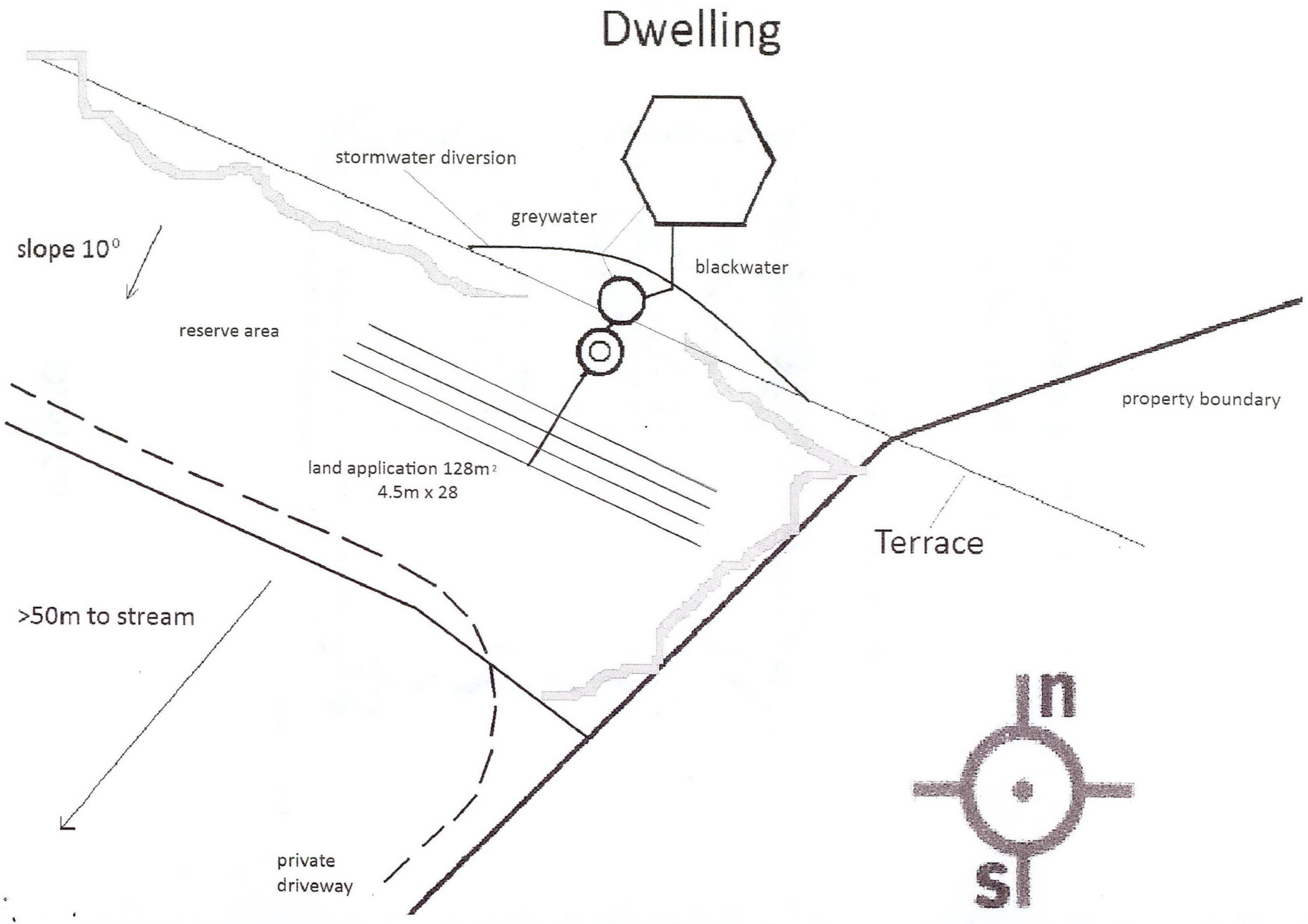


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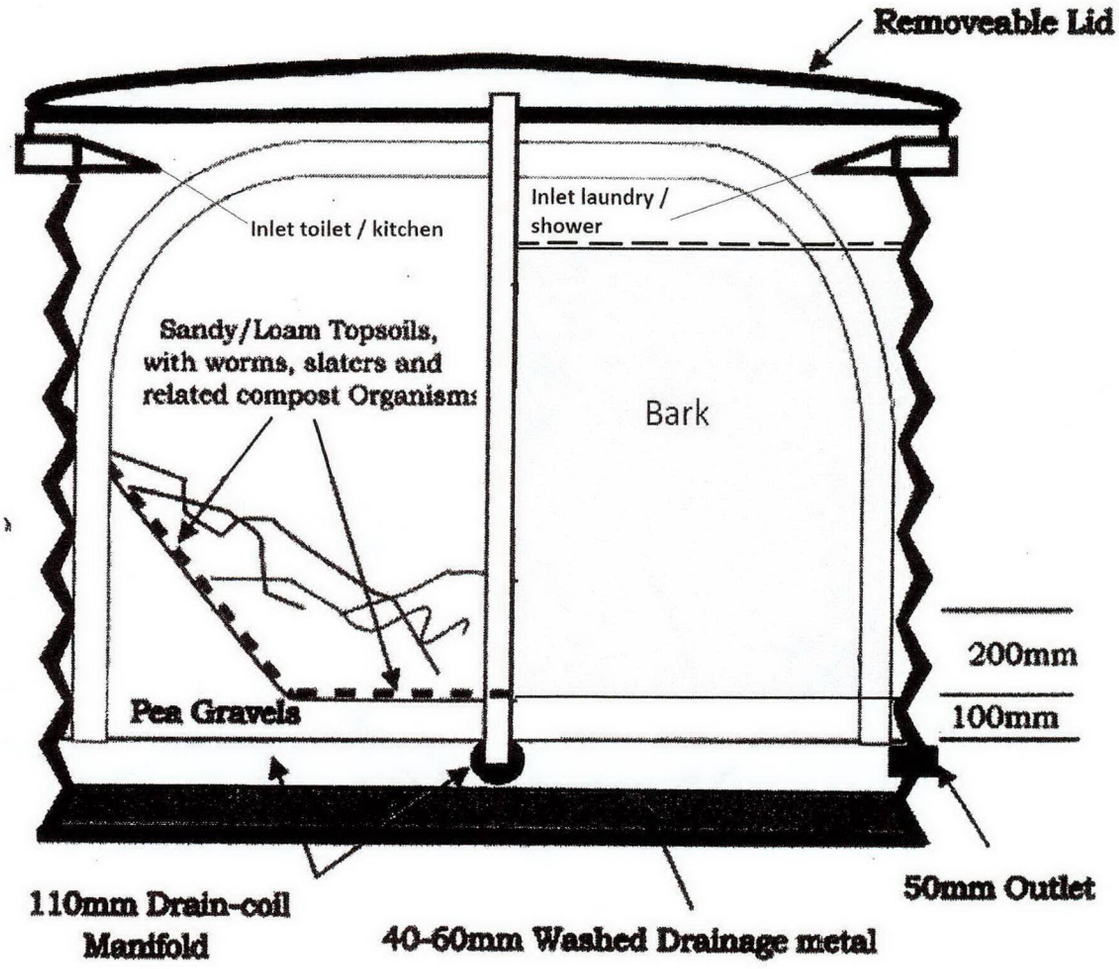
131.0 metres

terralink INTERNATIONAL

N


Dwelling
stormwater diversion
greywater
blackwater
slope 10°
reserve area
property boundary
land application 128m²
4.5m x 28
Terrace
>50m to stream
private
driveway
n
s

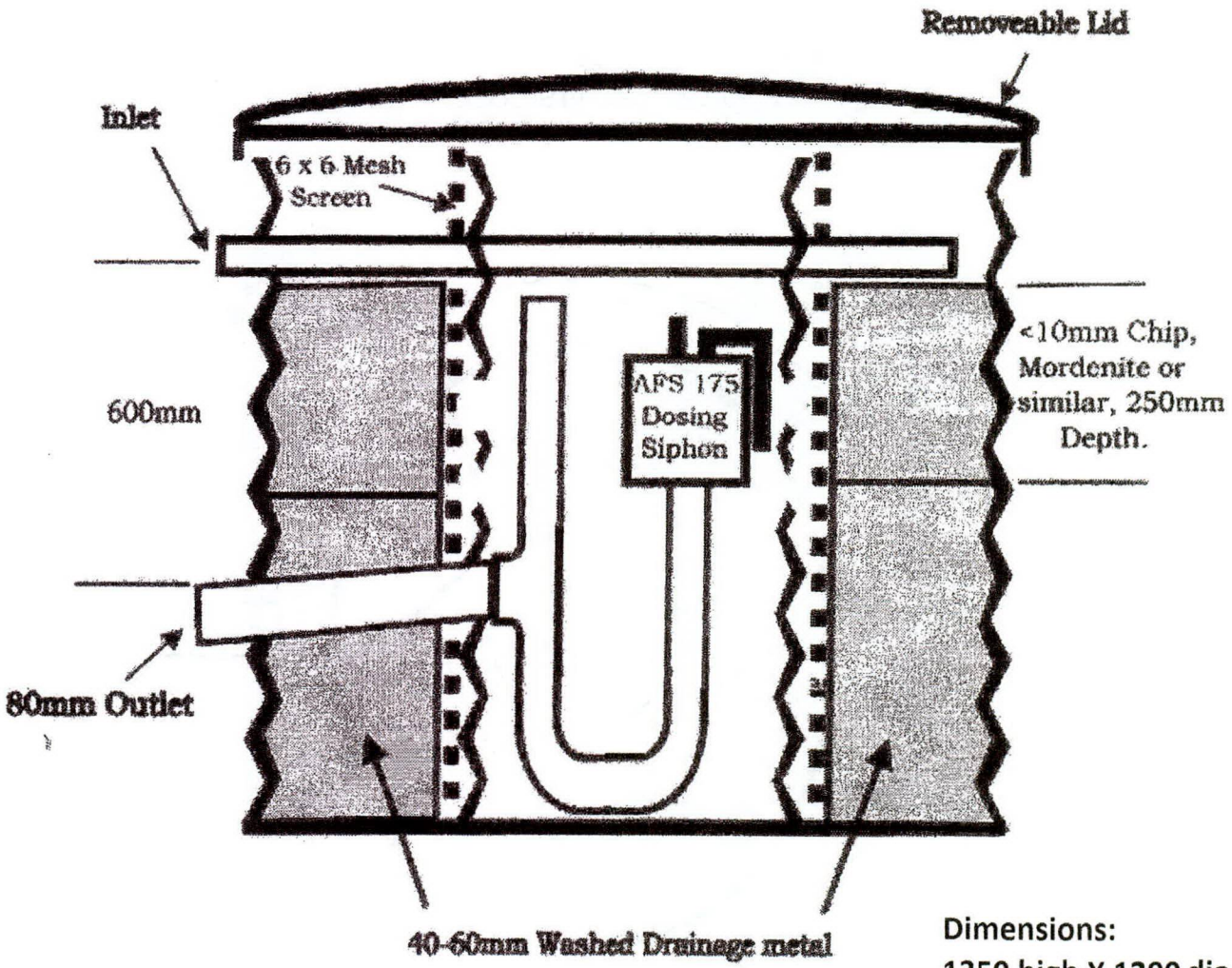
Dual Tank



Tank dimensions:

1350mm x 1200 dia.

Batch reactor/dosing chamber

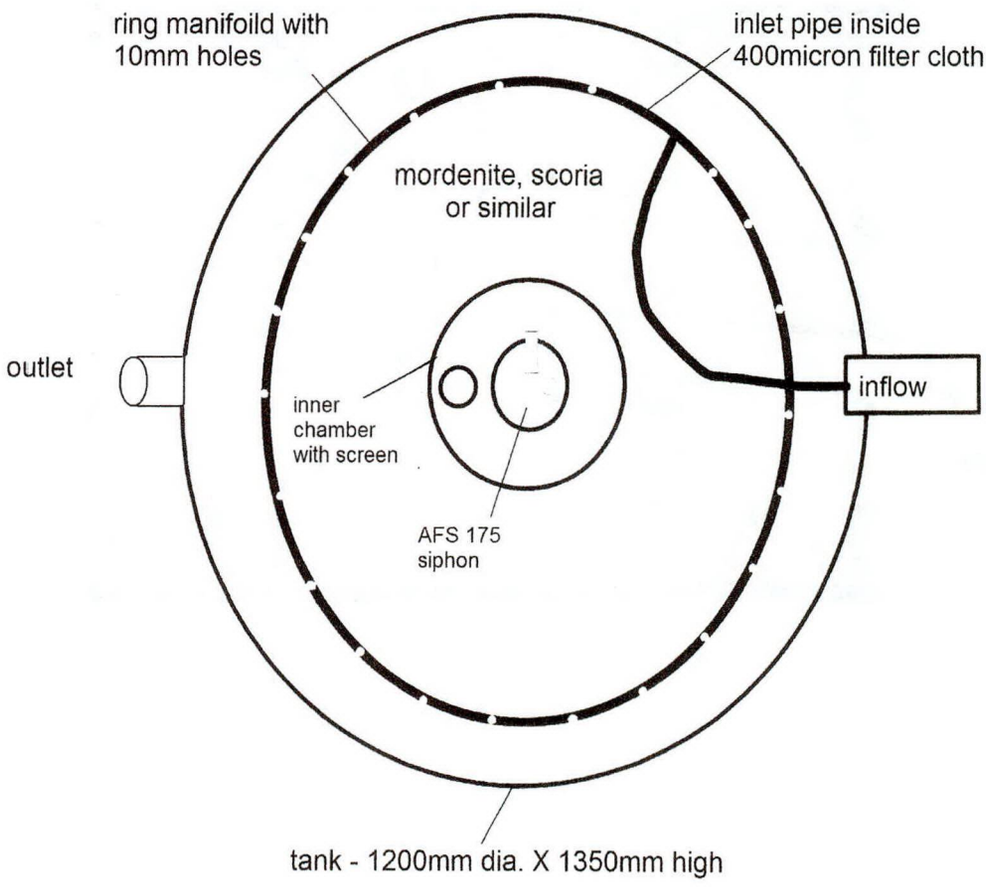


Dimensions:
1350 high X 1200 dia.

Batch reactor

Plan view

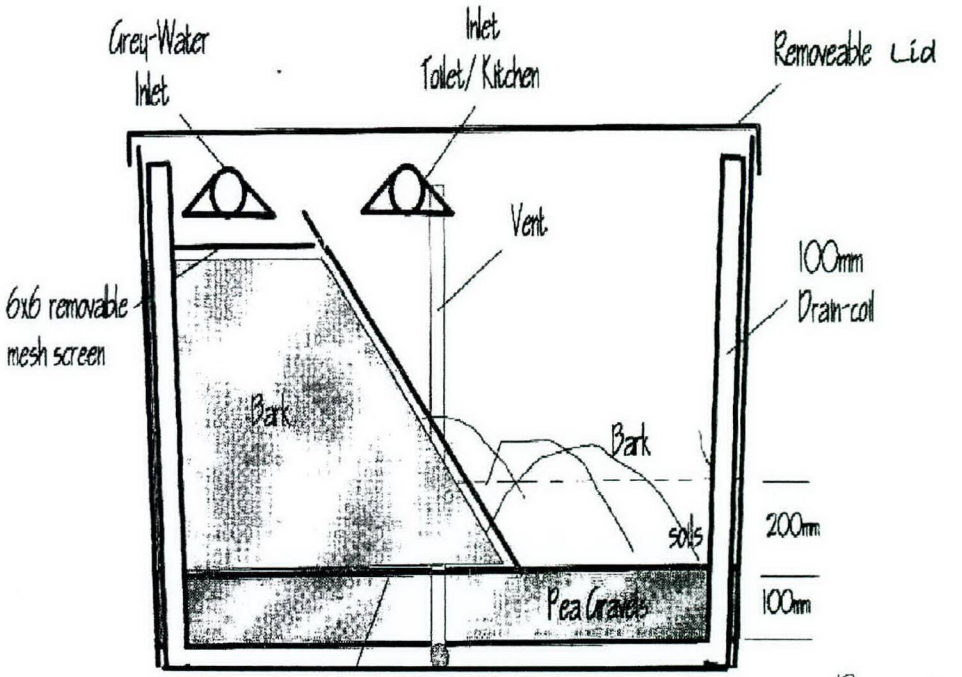
Batch reactor
with AFS 175 dosing siphon
approx. 140 ltrs/dose



not to scale

№070342

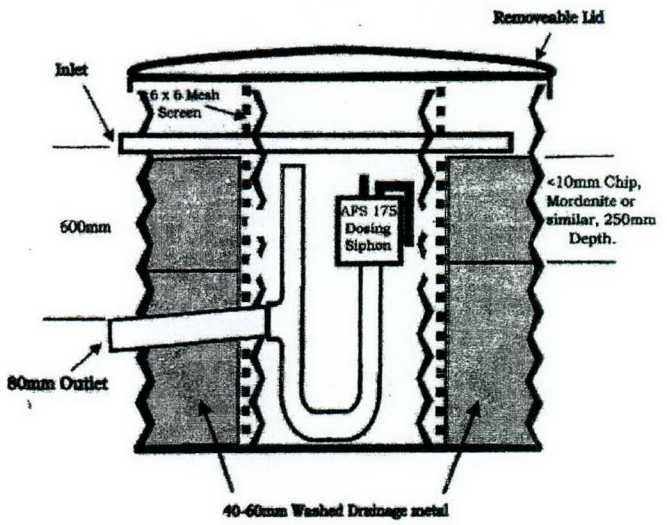
Dual Vermicomposting Unit with Bark Filter



NOTE:
Inlets to connected to Terminal Vent above ridge line with turbine ventilator fitted.

Demensions
1430 Wide
1150 High
1000 Long

Batch Reactor/Dosing System



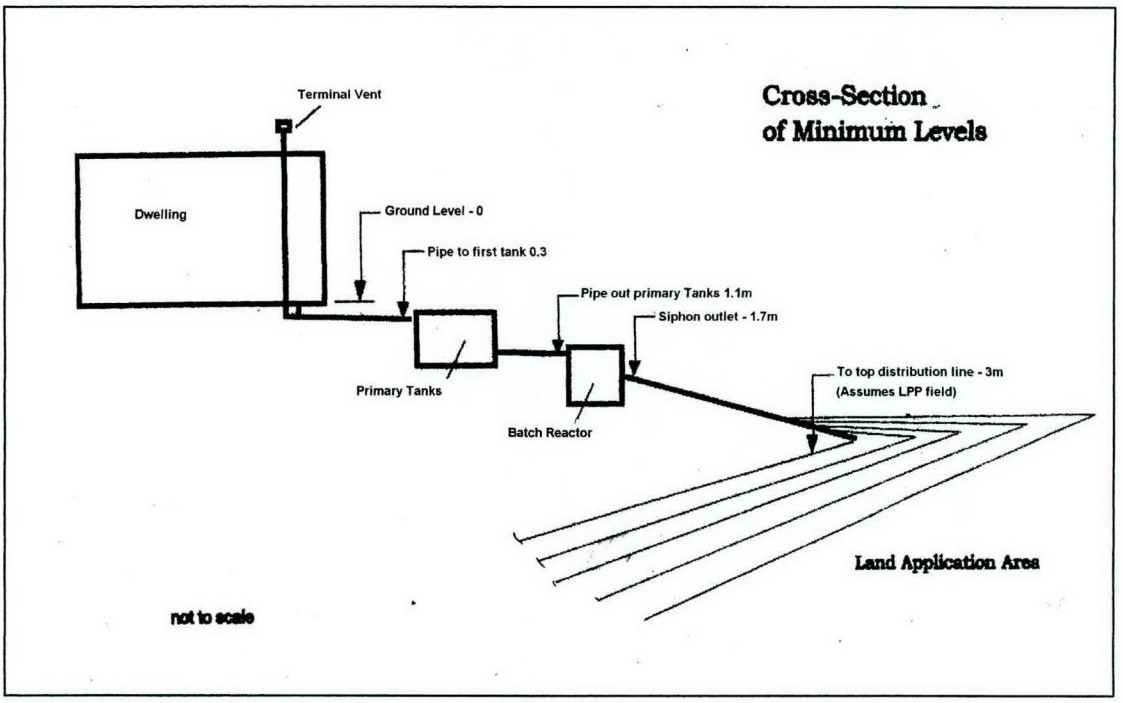
NOTE:
Inlets to be connected to Terminal Vent above ridge line.

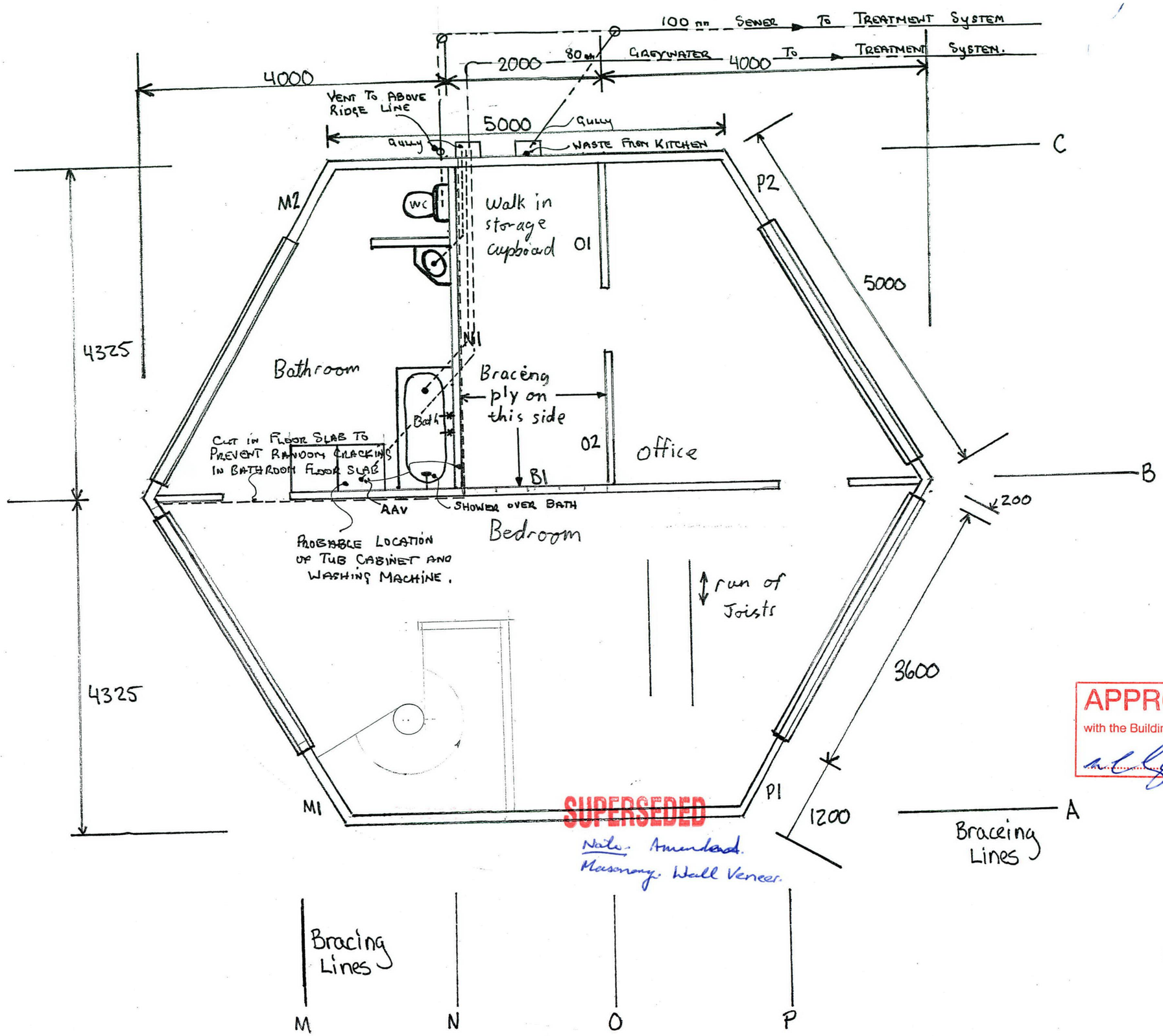
Vern Chamber Demensions
1200mm dia' (I/D) x 1350mm High

not to scale

©Copyright AutoFlow 2005

Autoflow system configuration №070342





APPROVED in compliance with the Building Act and NZ Building Codes

Inspector 6/12/02 Date

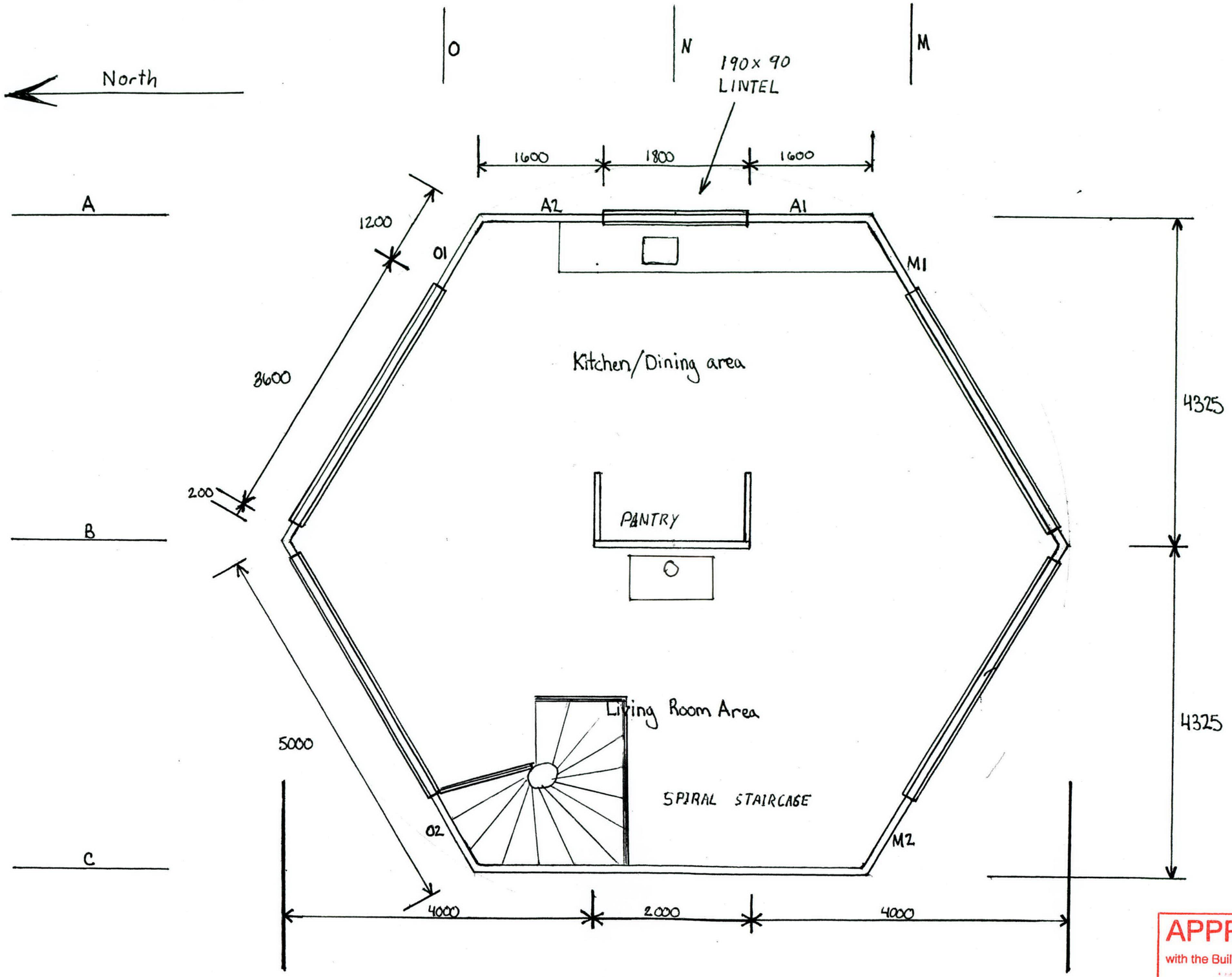
Buck Couchman

LOWER STOREY PLAN

Scale 50:1

№070342

№070342

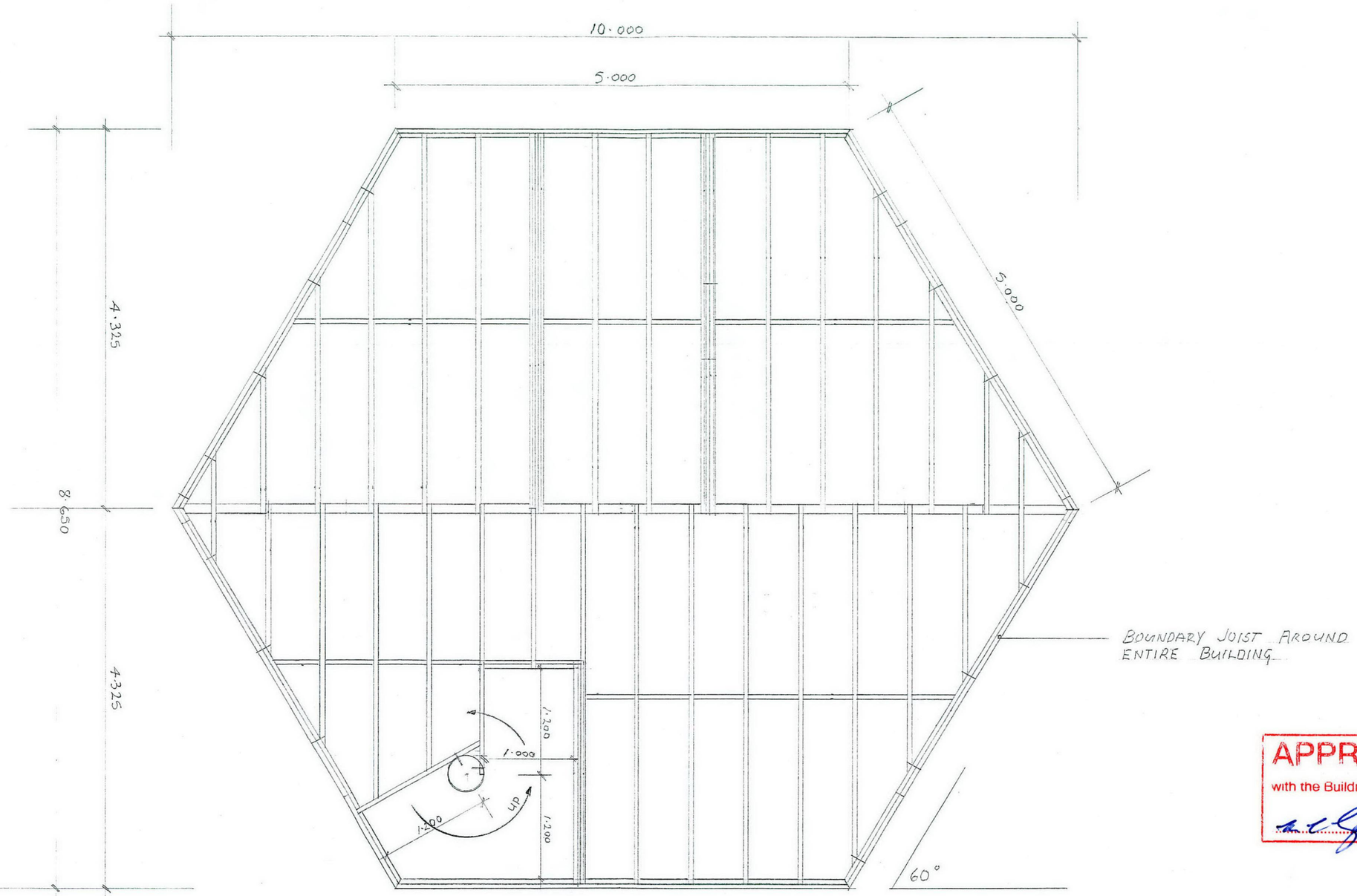


Note
See drawings for other Lintel Details

BUCK COUCHMAN
UPPER STOREY PLAN
Scale 50:1

APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 6/12/03 Date

1:50



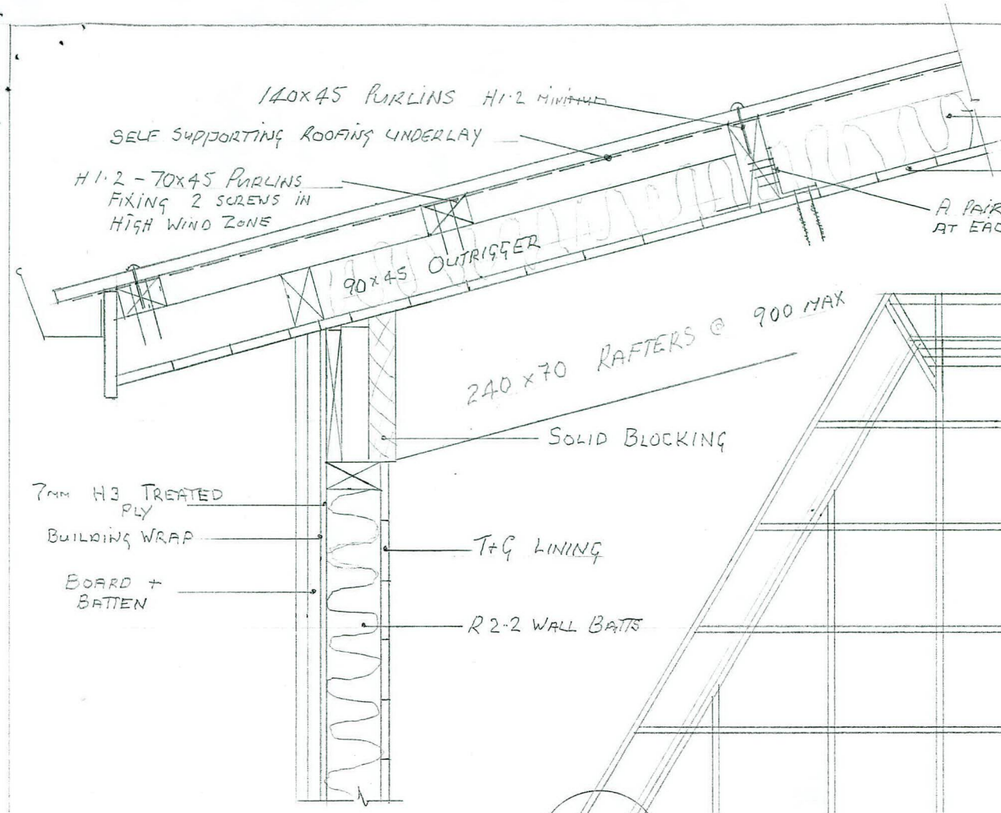
APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 6/12/05 Date

FLOOR JOISTS 290 x 45

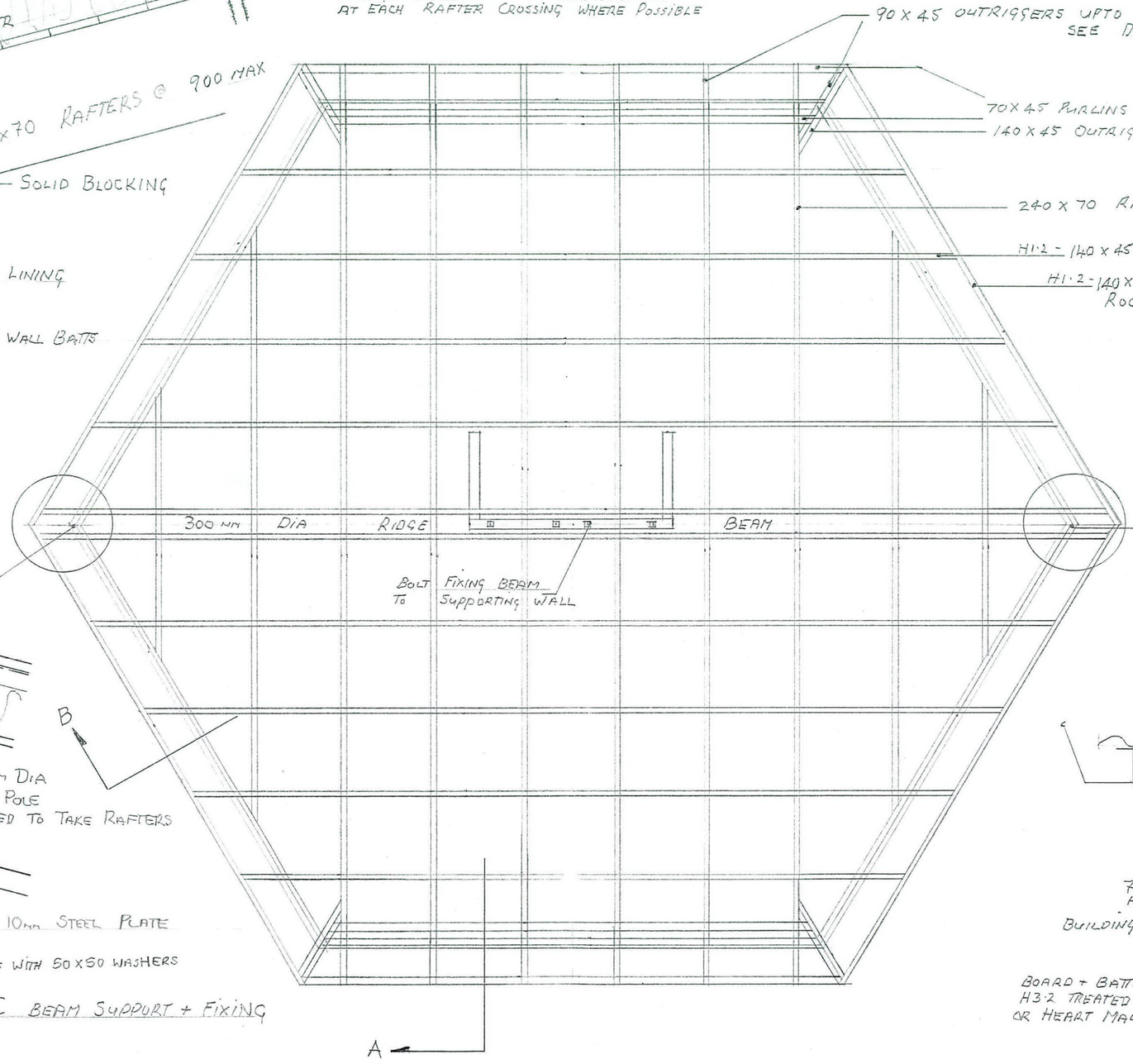
BUCK COUCHMAN

FIRST FLOOR, JOIST LAY OUT

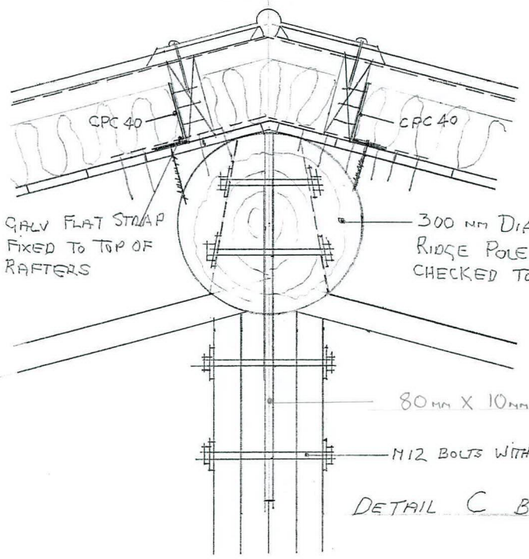
SCALE 1:50



SECTION A

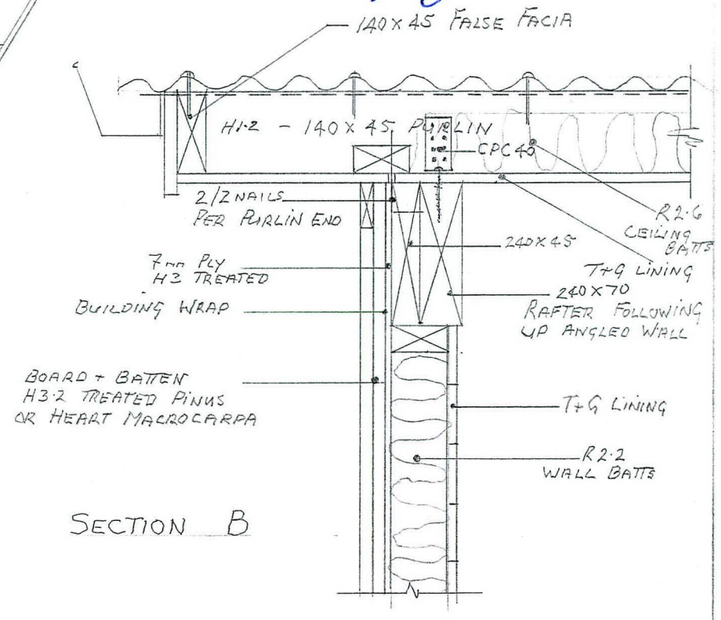


DETAIL C



DETAIL C BEAM SUPPORT + FIXING

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Inspector 6/12/07 Date



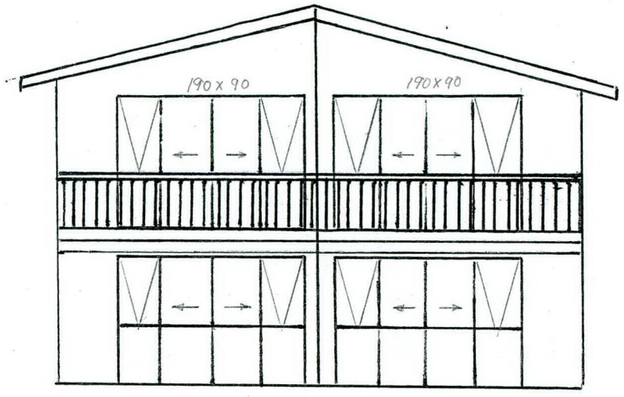
SECTION B

BUCK COUCHMAN

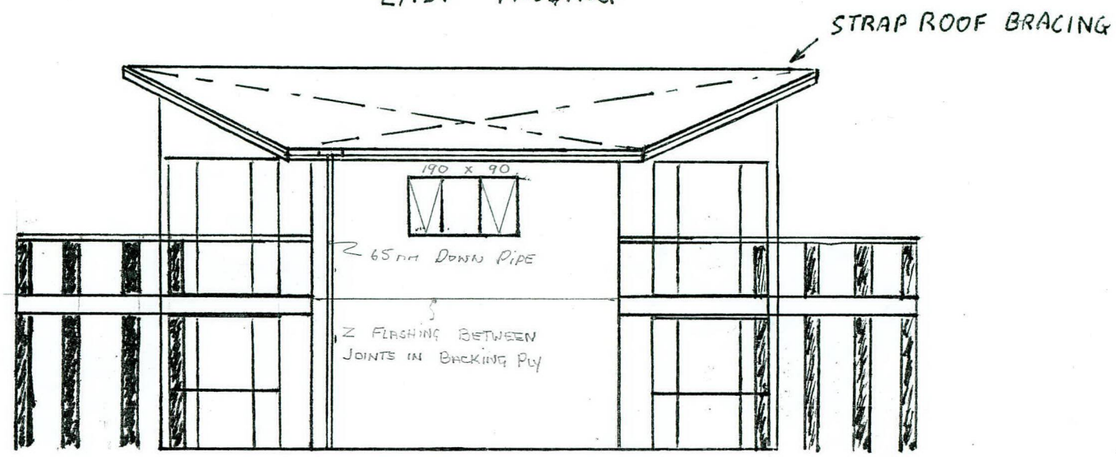
RAFTER + PURLIN SET OUT AND SOFFITT DETAILS

SCALES 1:50 + 1:100

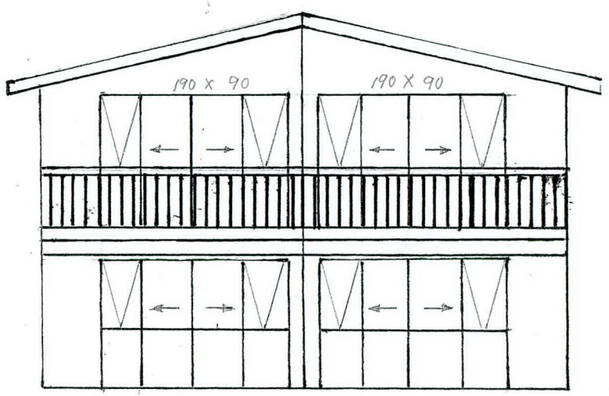
NORTH FACING



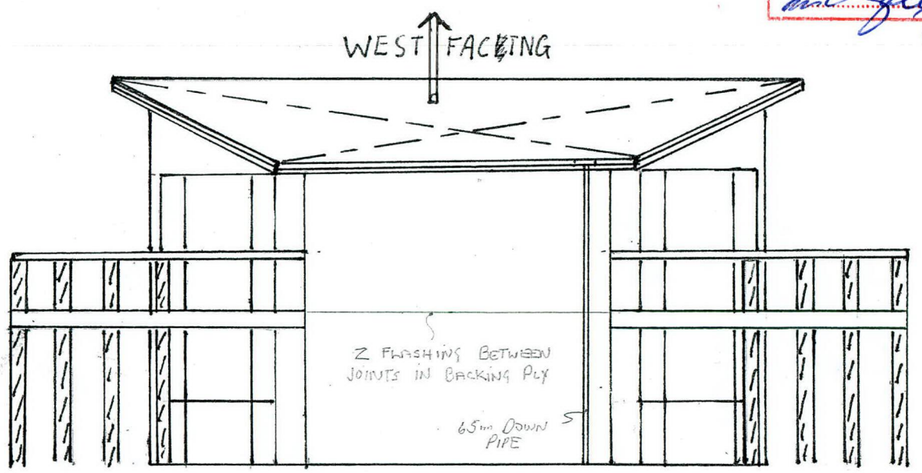
EAST FACING



SOUTH FACING



WEST FACING



APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 4/12/06 Date

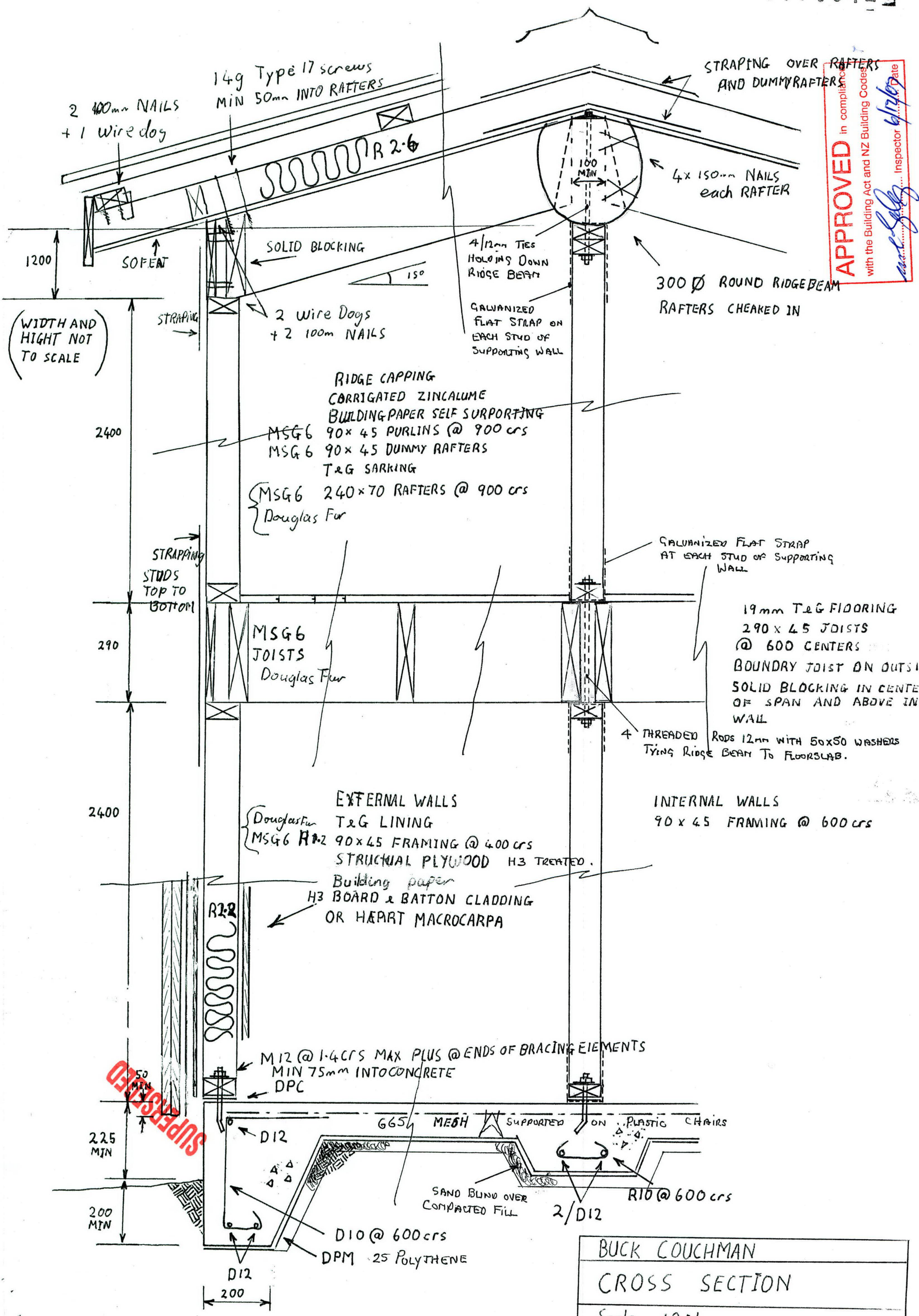
BUCK COUCHMAN

END ELEVATIONS

Scale 100:1

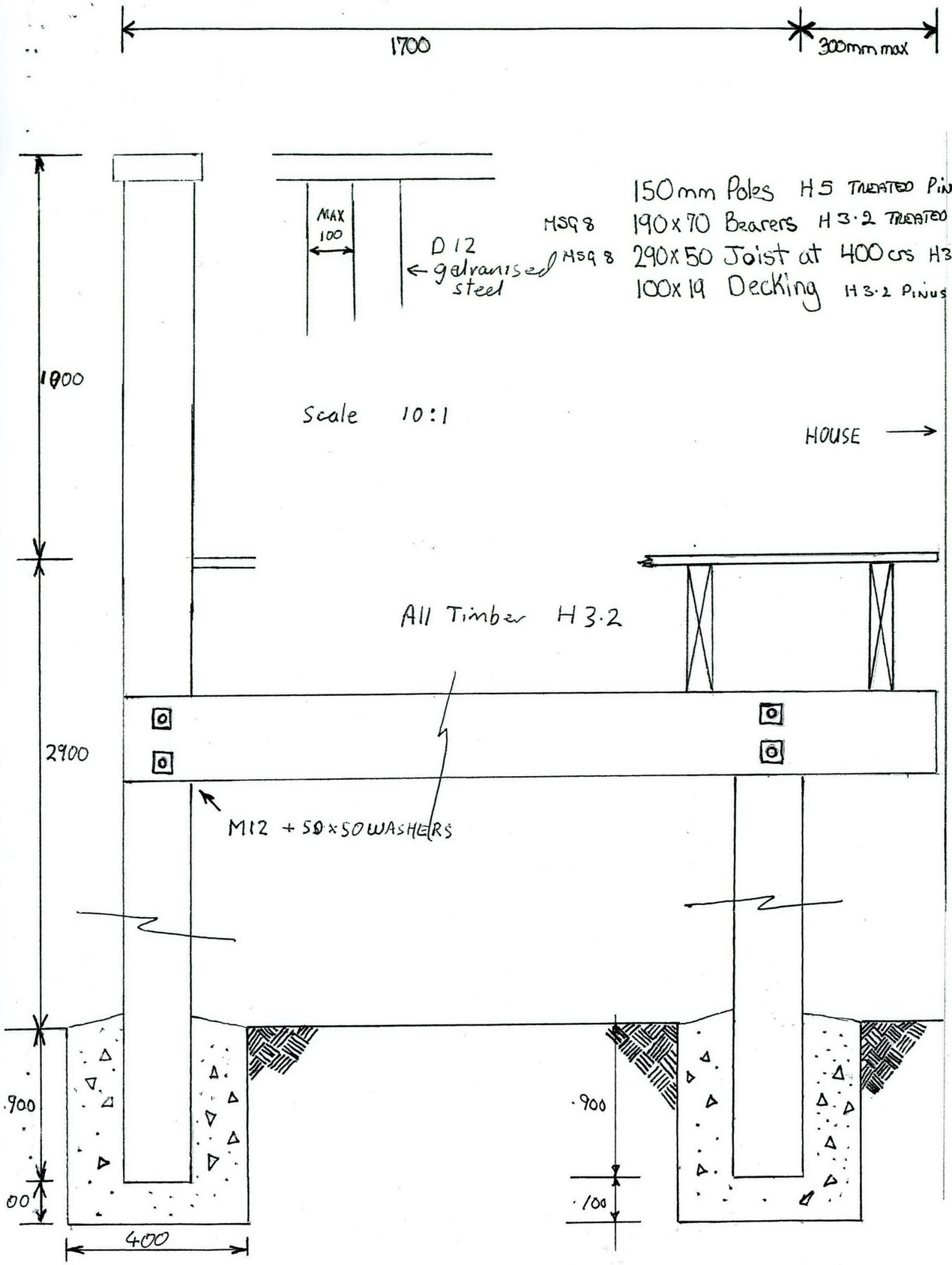
№070342

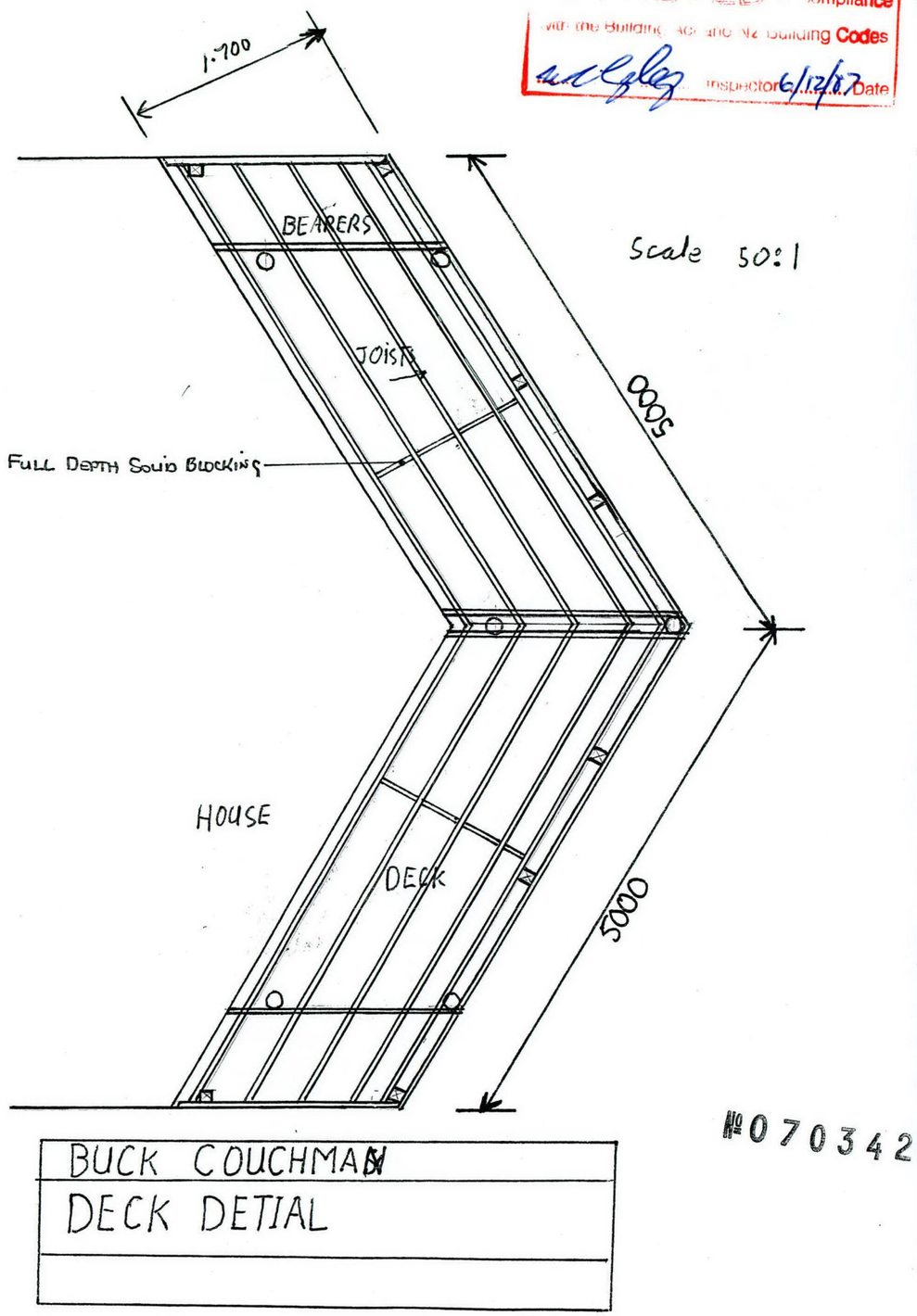
B070342 3



APPROVED in compliance with the Building Act and NZ Building Codes
Inspector ..... Date 6/12/07

BUCK COUCHMAN
CROSS SECTION
Scale 10:1

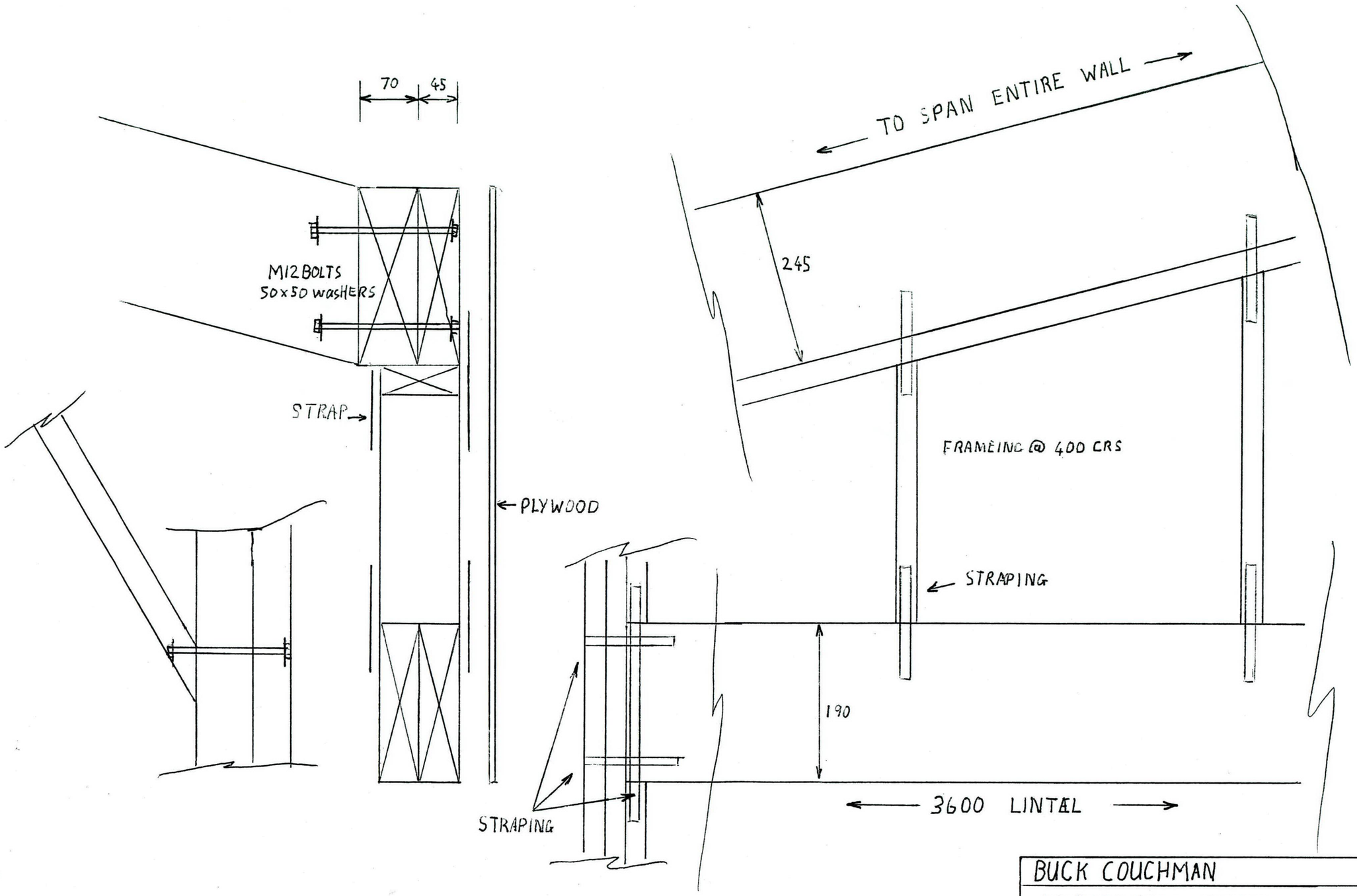




APPROVED for compliance with the Building Act and NZ Building Codes
Inspector 6/12/87 Date

BUCK COUCHMAN
DECK DETIAL

№070342

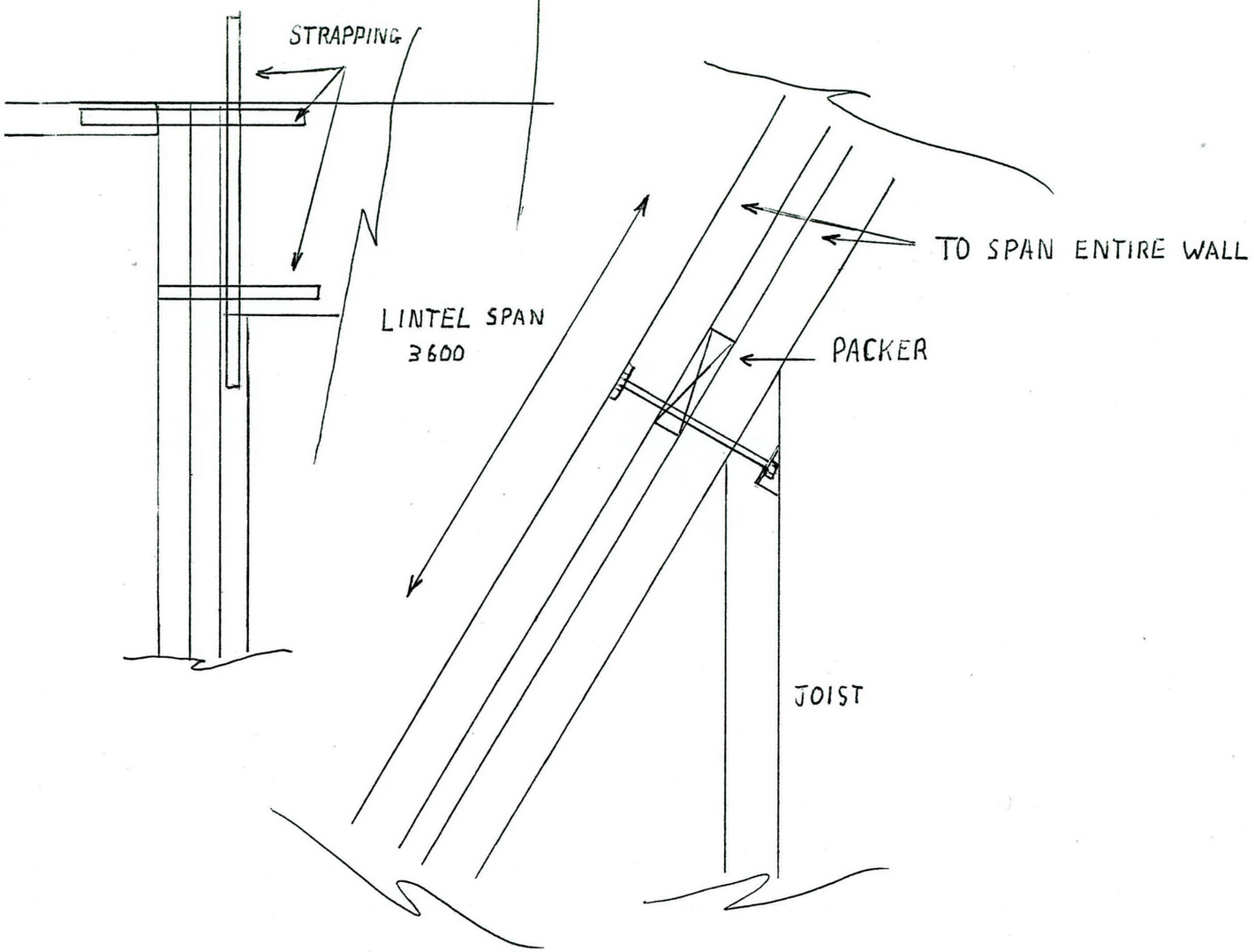


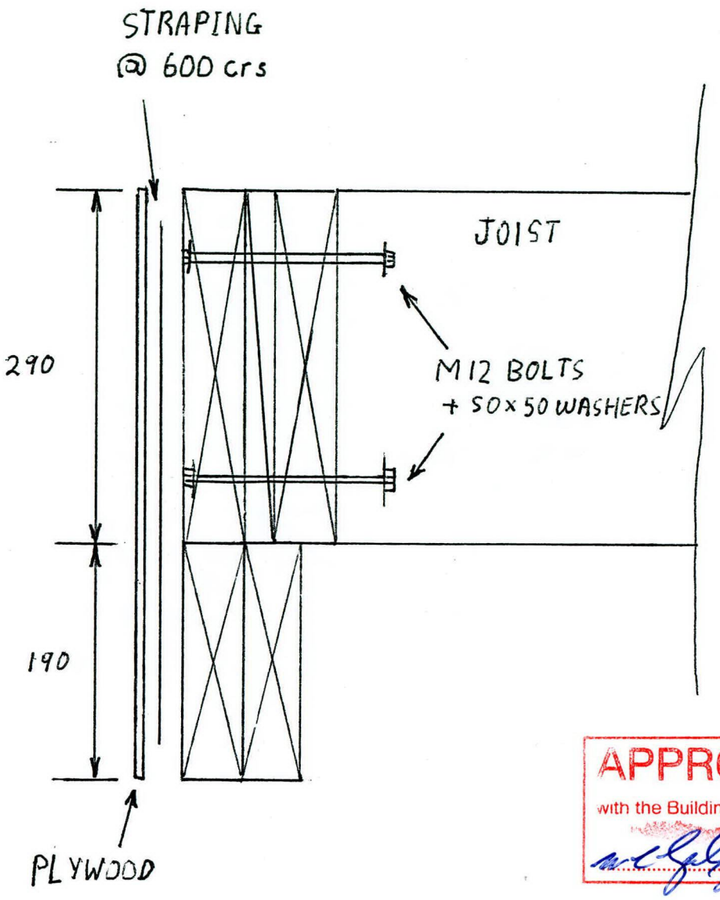
APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 6/12/07 Date

№070342

BUCK COUCHMAN
UPPER LINTEL DETAIL
Scale 5:1

FIXINGS





APPROVED in compliance
with the Building Act and NZ Building Codes
Inspector 6/12/07 Date

№070342

BUCK COUCHMAN
LOWER LINTEL DETAIL
Scale 5:1

Hot out of Heat exchanger

Tempering Valve to be instaled

Soler Water Heater Mounted on ground

Vent

Hot water Top up

outside Wood fired wet back

Cold in Heat exchanger

presure reducing valve

pump

Potable water from rainwater from ROOF

Water Tank sitting on the ground

Bath

Vanity

WC

Vent

Gully Trap

Gully Trap

Kitchen SINK UPSTAIRS

40 : 1 Gradient

50 mm

100 mm

Black water

Grey water

Vent pipe

cold water

Hot water

APPROVED in compliance with the Building Act and NZ Building Codes

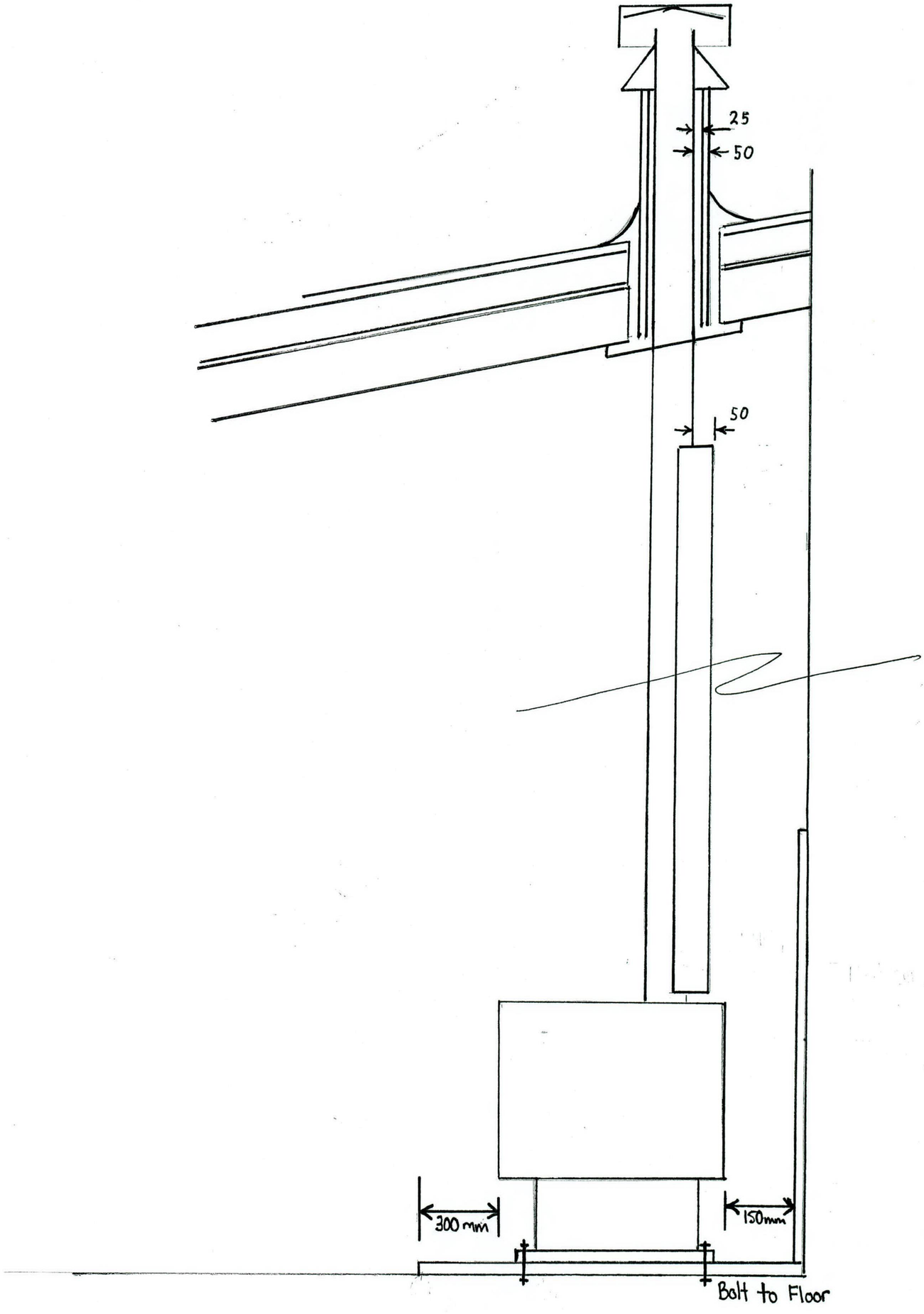
Inspector 6/12/03 Date

BUCK COUCHMAN

Plumbing and Drainage

Scale 25:1 Approx

№070342

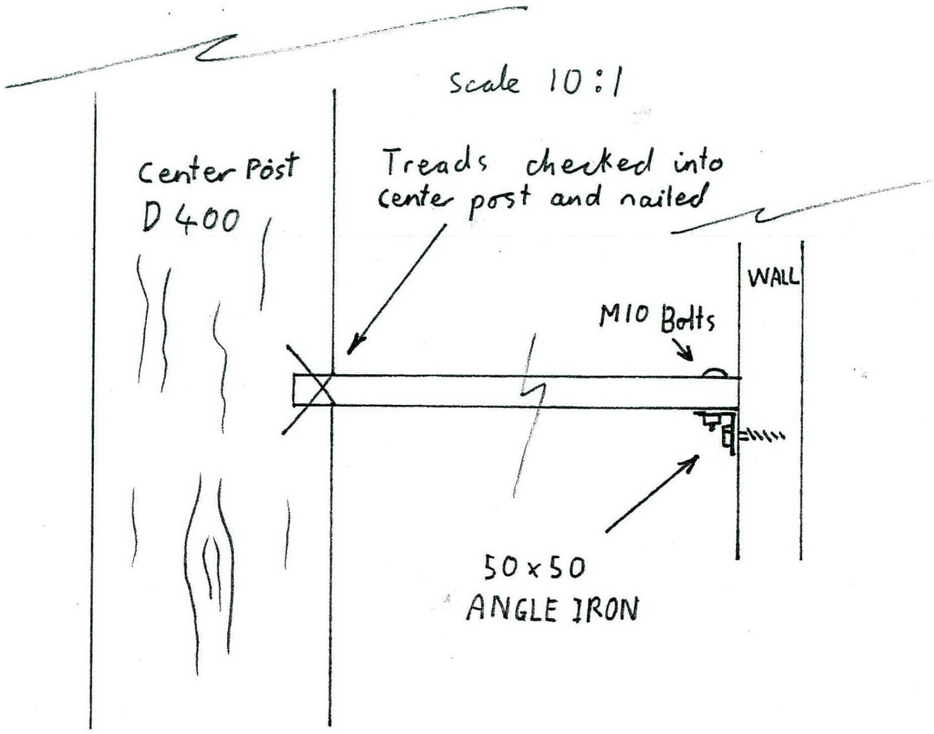


#070342

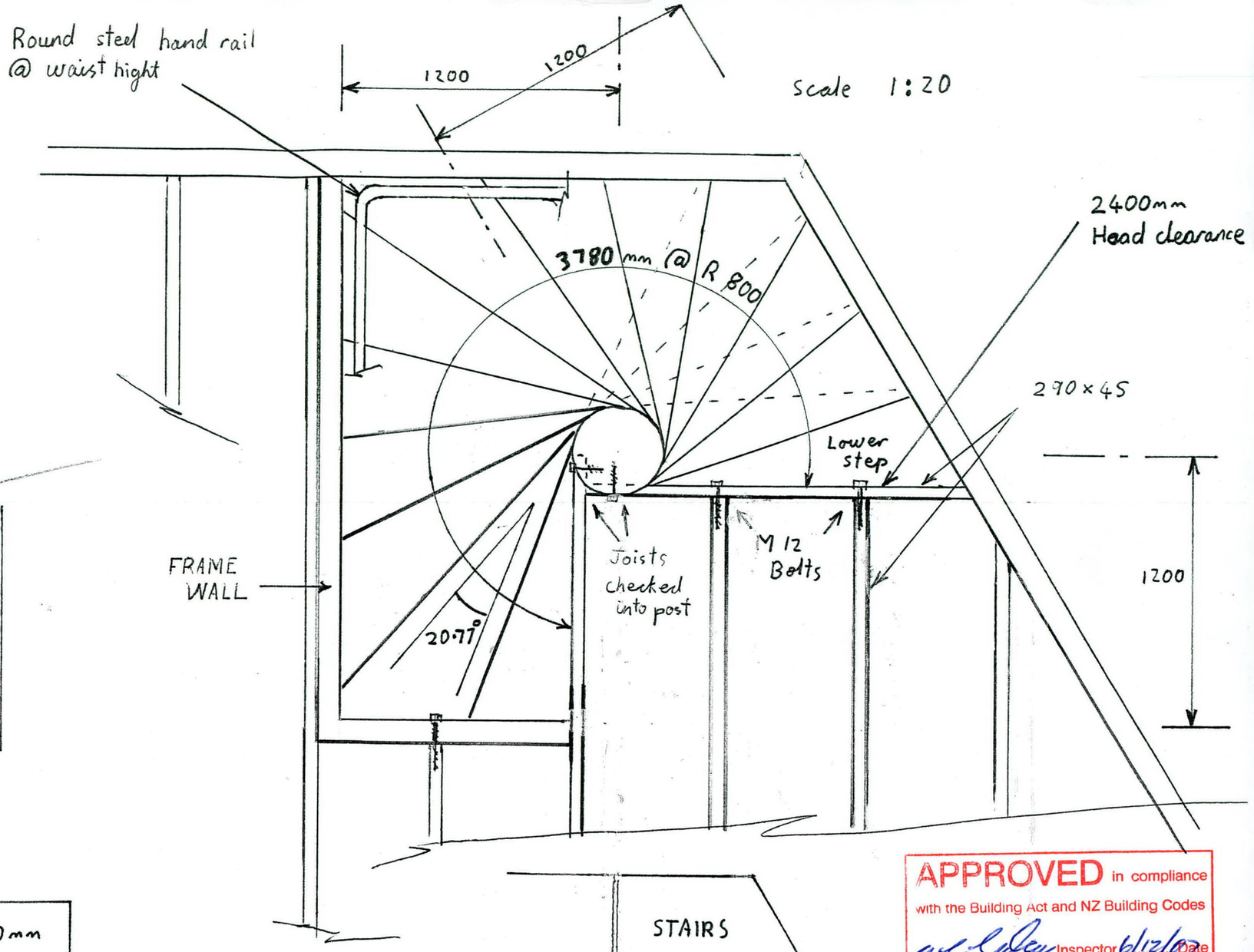
APPROVED in compliance with the Building Act and NZ Building Codes
Inspector
Date

BUCK COUCHMAN
FIRE DETAIL
Scale: Not To scale

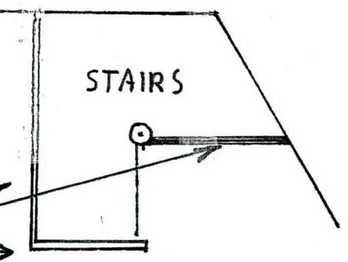
Scale 10:1

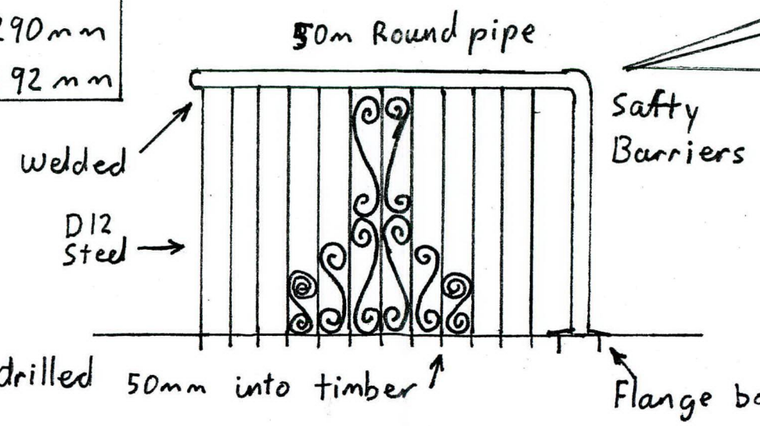


Scale 1:20



Walking path	3780mm
climbing Hight	2700mm
Treads	290mm
Risers	192mm





APPROVED in compliance with the Building Act and NZ Building Codes
Inspector 6/12/02 Date
№070342

BUCK COUCHMAN
SPIRAL STAIRCASE

BAM BDC 08

Buller District Council

lerdc.govt.nz

DOCUMENT TRANSFER

EXTERNAL BUILDING CONSENT REVIEW

Approx value $160 k.

10/8/07.

SFER TO: Winthrop Associates Ltd.

ESS: PO Box 281

Westport

PROJECT NO: 070342.

ADDRESS: Tangletern Rd.

DESCRIPTION: New dwelling.

Approx value - $160,000.00.

HE RECEIVER: PLEASE PHONE/E-MAIL TO CONFIRM RECEIPT OF DOCUMENTS 03-789-9112

SE QUOTE PURCHASE ORDER NO. 49718 WHEN INVOICING

via ☐ Mail ☐ Courier ☑ To collect

sed documents::

Description	No. of copies	✓
Building consent application and checklist	1	
Architectural drawings:	1	
Specifications		
Calculations	1	

Description	No. of copies
Producer Statements	
Fire and Accessibility	
Other:	
Other:	

nical Assessment Required::

C1-C4	Fire Safety	☐ B1	Structure	☐ D2	Mechanical Installations for Access
G4	Ventilation	☐ G8	Artificial Light	☐ G6	Airborne and Impact Sound
G12	Water Supplies	☐ G13	Foul Water	☐ F3	Hazardous Substances and Processes
H1	Energy Efficiency	☐ G14	Industrial Waste		

el of Assessment Required: Process consent.

ON HOLD

ant to Complete::

essment Complete (Date) _____ Assessment Cost: _____

rned to Client (Date) _____ Hours of Processing: _____

ed (Consultant) _____

s form is to be returned to the Buller District Council with the completed assessment report the due date. Please follow procedures listed overleaf.

ease return consent documents to:
ne RICHARD KNUDSEN
nature
ller District Council, 8 Brougham Street P O Box 21, Westport

Office Use Only	
Date sent to Consultant	10/8/07
Date/Officer received from Consultant	16/8/07
Due date	3/9/07

PLANNING DEPARTMENT
BUILDING CONSENT CHECKLIST

BUILDING CONSENT NO: 070342 **NAME OF APPLICANT:** BJ Couchman

DUTY PLANNER		Initials HM	Time Spent	Date Out 9/8/07
1	Zoning	Rural		
2	Activity Type	Building - Permitted		

3	Access	Via Privat Rd
4	Blasting	N/A
5	Boundary Setback	OK
6	Building Height	OK 7m
7	Development Contribution	Not needed
8	Dust Nuisance	No more than existing from unformed Rd
9	Electricity Supply	easement for this purpose
10	Glare/light spill	OK
11	Ground Floor Area	75 m²
12	Hazardous Substances	N/A
13	Historic/Cultural	N/A
14	Hours of Operation	N/A
15	Noise	normal residential
16	Notable Trees	No
17	Odour	OK
18	Parking	OK on site
19	Planting	N/A
20	Recession Planes	OK
21	Riparian Margin	OK
22	Signage	N/A
23	Site Coverage/No. of dwellings	site cover OK 1st dwelling ons.te
24	Storage	OK
25	Stormwater Disposal	on site - rainwater collection
26	Subdivision	numerous
27	Telecommunication Supply	Not available in that area - but there is easement
28	Vegetation Clearance	not indigenous clearance for building site
29	Vehicle Trips	OK
30	Verandah along Main Street	N/A
31	Vibrations	OK
32	West Coast Regional Council consents?	- check discharge

OPERATIONS		Initials	Time Spent	Date Out
1	Access/Vehicle Crossing			
2	Water Connection			
3	Sewer Connection			
4	Stormwater Disposal			
5	Power/Phone supply			
6	Economic Service Extension			

GIBRALTAR BOARD
Wall Bracing Systems

WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

Name: COUCHMAN. — CHECKED OK.

1.

Location of STOREY	foundation single upper of two [lower of two]
SITE WIND ZONE: (Table 2.4)	low / medium [high] / very high
EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	[A] / B / C

SITE ADDRESS

City/Town or District: _____

Street and Number: _____

or

LOT AND D.P. Number: _____

2.

FOR EARTHQUAKE

Roof weight: [light] / heavy
Average Roof Pitch: 15°
Type of Cladding: [light] / heavy
Earthquake Zone: A
Storey in Roof space: ~~yes~~ / ~~no~~ TWO STOREY.

E = 9.9 BU's/m²

3.

FOR WIND

Building Height 7:00 m
Roof Height 1:5 m
Stud Height 2:4 m
Wind Speed : HIGH

W = 139 BU's/m Along
W = 130 BU's/m Across

4.

ROOF or BUILDING LENGTH	BL	= 10	m
ROOF or BUILDING WIDTH	BW	= 8.650	m
GROSS ROOF or BUILDING PLAN AREA	GPA	= 65	m²

5.

EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA		= 9.9	x 65	= 643.5	BU's
WIND LOAD: ACROSS	W ACROSS x BL	= 130	x 10	= 1300	BU's
WIND LOAD: ALONG	W ALONG x BW	= 139	x 8.650	= 1202.3	BU's

GIBRALTAR BOARD
Wall Bracing Systems

WALL BRACING CALCULATION SHEET B
(For use with NZS 3604 : 1990)

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A		A1	SP10	5.0	135	675	135	675
B		B1	SP50	1.8	135	243	130	234
C		C1	SP10	5.0	135	675	135	675
D								
E								
TOTALS ACHIEVED					EQ	1593	W	1584
TOTALS REQUIRED					EQ	643.5	W	1202.3

(From Sheet A)

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
M		M1	SP5D	1.2	135	140.9	130	135.7
		M2	SP5D	1.2	135	140.9	130	135.7
N	12mm	N1	SP50	4.2	135	567	130	546
O	12mm	O1	SP5D	1.7	135	229.5	130	221
	12mm	O2	SP50	1.7	135	229.5	130	221
P		P1	SP5D	1.2	135	140.9	130	135.7
Q		P2	SP50	1.2	135	140.9	130	135.7
TOTALS ACHIEVED					EQ	1589.6	W	1530.8
TOTALS REQUIRED					EQ	643.5	W	1300

87%

87%

(From Sheet A)

MASTER.

SUB-FLOOR BRACING

SHEET A

Name: COUCHMAN

1

Location of STOREY	foundation single upper of two lower of two
BUILDING WIND ZONE (Table 5.1)	low / medium high / very high
EARTHQUAKE ZONE (Fig 5.4)	A / B / C

SITE ADDRESS

City / Town or District _____

Street and number _____
or
LOT and D.P. No. _____

2 **FOR EARTHQUAKE** (Tables 5.8 and 5.9)

Roof weight	light / ~~heavy~~	E = 5.6 B.U.s/ sq.m
Average roofpitch	15 degrees	
Type of cladding	light / ~~med / heavy~~	
Type of subfloor cladding	~~light / med / heavy~~	
Earthquake zone	A / ~~B / C~~	
Storey in roof space	~~Yes / No~~	

3 **FOR WIND** (Table 5.5)

Building height	7 m	W = 64 B.U.s/ m ALONG
Roof height	1.5 m	
Storey height	2.4 m	W = 54 B.U.s/ m ACROSS.
Design wind speed	~~L / M~~ / H / ~~VH~~	

4

ROOF or BUILDING LENGTH	BL = 10	m
ROOF or BUILDING WIDTH	BW = 8.650	m
BUILDING PLAN AREA	GPA = 65	sq.m

5

EARTHQUAKE DEMAND (Across and Along)	E x GPA = 5.6 x 65	= 364	B.U.s
WIND DEMAND: (Across)	W x BL = 54 x 10	= 540	B.U.s
WIND DEMAND: (Along)	W x BW = 64 x 8.650	= 553.6	B.U.s

6 **BRACING ELEMENTS REQUIRED** (anchor piles or pairs of braced piles)

EARTHQUAKE	NA	B.U.s ÷ 120 =	NA	B/E
WIND ACROSS		B.U.s ÷ 160 =		B/E
WIND ALONG		B.U.s ÷ 160 =		B/E

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GIBRALTAR BOARD
Wall Bracing Systems

WALL BRACING CALCULATION SHEET B

(For use with NZS 3604 : 1990)

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A								
B								
C								
D								
E								

WALL NUMBER: N Risk factor	Risk severity								Subtotals for each risk factor
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH	score	
Wind zone (per NZS 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall junctions	0	0	1		3		5		0
Eave width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
							Total risk score:		8

WALL NUMBER: S Risk factor	Risk severity								Subtotals for each risk factor
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH	score	
Wind zone (per NZS 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall junctions	0	0	1		3		5		0
Eave width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
							Total risk score:		8

WALL NUMBER: E Risk factor	Risk severity								Subtotals for each risk factor
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH	score	
Wind zone (per NZS 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall junctions	0	0	1		3		5		0
Eave width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
							Total risk score:		8

WALL NUMBER: W Risk factor	Risk severity								Subtotals for each risk factor
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH	score	
Wind zone (per NZS 3604)	0		0		1	1	2		1
Number of storeys	0		1		2	2	4		2
Roof/wall junctions	0	0	1		3		5		0
Eave width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Decks	0	0	2		4		6		0
							Total risk score:		8

OK TO FACE FIX VERTICAL BOARD + BATTEN.

BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

INVOICE FOR

BUCK COUCHMAN
C/ BRUCE THOMAS
P O BOX 411
WESTPORT

Customer No BC070342
Date 27/08/08

GST Reg. No 51-751-094

Tax Invoice 43319

Job Ref. / Order No.	Job Date	Amount
AMENDED PLAN PROCESSING BC070342		48.60 *
(* Incl GST $5.40)		
	Total	$48.60
	Total incl GST	**48.60**

BUCK COUCHMAN

Customer No BC070342
Invoice No 43319

Conditions of Sale: Payment due on 20th of month following purchase unless prior arrangements have been made. Ownership of the goods shall remain with the seller until the customer has paid all that is owing to the seller. The taking of delivery of our goods constitutes acceptance of these conditions.

Total Due 48.60

Amount Paid