

22 August 2018

RANDELL, MR AARON DAVID
15 MOREY STREET
OWHATA
ROTORUA 3010

File Ref: P27984
Building Consent No: 76172

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 76172

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Karen Shand
Team Lead Business Support
Planning & Development Solutions

Encl.



Document Number: **RDC-855595**
Date Registered: **23/8/2018**

Code Compliance Certificate: 76172
Section 95, Building Act 2004

Issued: 22 AUG 2018

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

The Building

Property ID: P27984

Street Address: 15 MOREY STREET, OWHATA

Valuation number: 06997 696 00

Legal Description: Lot 1 DPS72937

Current lawfully established use: DWELLING (DETACHED)

Description of Work: ENTRANCE ADDITION AND INTERNAL ALTERATIONS AND MASPORT OSBURN 1600 SFH

The Owner

Name & Address of Owner: RANDELL, MR AARON DAVID
15 MOREY STREET
OWHATA
ROTORUA 3010

First point of contact for communications with the building consent authority:
STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046
rob@pnp.net.nz

Building Work

Building Consent no: 76172
Issued by: Rotorua District Council (operating as Rotorua Lakes Council)

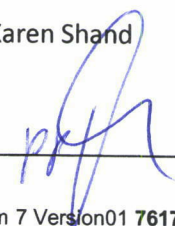
Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that –

- The building work complies with the building consent.

Signed for and on behalf of Rotorua District Council (operating as Rotorua Lakes Council):

Name: Karen Shand Position: Team Lead Business Support, Planning & Development Solutions

Signed:  Date: 22 August 2018

Minor Works Code Compliance Certificate Assessment Checklist

Ref: CCC 02

Ver: 4

Issued: 13 Jan 2018

RDC-361147

Page 1 of 1

To be used for minor works; R1/ C1 - outbuildings, ancillary buildings, sleep-outs, drainage work, SFH's and Marquees

BC No.: 76172 Date: 7.8.18

Address: 15 MOREY STREET ROTORUA.

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	☒ P	☐ F	☐ N/A	YES
2	All the required inspections have been completed	☒ P	☐ F	☐ N/A	YES
3	Check sheets are complete	☒ P	☐ F	☐ N/A	YES
4	Instruction sheets/ NTF complied with	☐ P	☐ F	☒ N/A	NIL ISSUED
5	BC conditions have been complied with	☒ P	☐ F	☐ N/A	YES
6	PIM requirements have been complied with	☐ P	☐ F	☒ N/A	BC ONLY
7	All documents have BC number on them	☒ P	☐ F	☐ N/A	YES
8	Energy work certificate has been provided (if required) (section 94(3))	☒ P	☐ F	☐ N/A	RECD
9	Any amendments/ as built have been issued and whether documentation associated with these have been properly completed.	☐ P	☐ F	☒ N/A	NIL
10	Photographs of elevations/ other	☒ P	☐ F	☐ N/A	TAKEN
11	Plumbing statements	☐ P	☐ F	☒ N/A	NIL
12	Roofing SOC	☒ P	☐ F	☐ N/A	RECD
13	Drainage Plan	☐ P	☐ F	☒ N/A	NIL
14	Solid Fuel Heater SOC	☒ P	☐ F	☐ N/A	RECD
15	Form 6 completed	☒ P	☐ F	☐ N/A	RECD
16	Additional fees	☐ P	☐ F	☒ N/A	NIL
17	Other? Possible Bond Refund?	☐ P	☐ F	☒ N/A	NIL

Site Development Form to be sent with CCC	☒ YES	☒ NO	Modification / Waiver applies	☒ YES	☒ NO
CCC Assessment (If F request info below)	☒ P	☐ F	As Built / Supplied Plans in Poly	☒ YES	☒ NO

All building work is completed in accordance with the building consent and information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Building Officer)

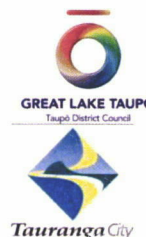
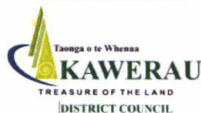
Name: G Marjoribanks Signature: [Signature]

Date Received	Date Suspended	Date Responded	Date CCC Approved or Refused to Issue
Date of final on-site inspection and or when all outstanding items resolved (this is the date when the clock starts)	Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)	Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)	(Circle one)
<u>7.8.18</u>	<u>N/A</u>	<u>N/A</u>	<u>7.8.18</u>

Business Support Advisor to complete (P= copies sent for filing with Building Consent documents) If not applicable circle N/A

Copy of code compliance certificate	☒ P	☐ N/A	Copy of letter refusing to issue CCC	☐ P	☒ N/A
Copy certificate cover letter	☒ P	☐ N/A	Bond refund	☐ P	☒ N/A
All information collated and sent to records	☒ P	☐ N/A	Other (note):	☐ P	☒ N/A

Name: M VanVuuren Signature: [Signature] Date CCC Issued by BSA: 22.08.18



Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

RECEIVED
07 AUG 2018
B.C. NO 76172

THE BUILDING CONSENT

Building consent number: _____

NO 76172

Issued by [name of building consent authority that granted building consent]: Rotorua Lakes Council

THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

Arnan Randell

Contact person [if the applicant is not an individual]: _____

Mailing address: _____

15 morey street

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: 021754275

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

Website [if applicable]: _____

The following evidence of ownership is attached to this application [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]:

AGENT

[Only complete this section if the application is being made on behalf of the owner]

Name of agent: _____

Contact person [if the agent is not an individual]: _____

Mailing address: _____

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: _____

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

Website [if applicable]: _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

Builder

First point of contact for communications with the council/building consent authority [state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand]:

Spencer Heath 0274904464 49 Lewis road
spence.nikki.heath@xtra.co.nz

APPLICATION

All building work to be carried out under the above building consent was completed on [insert date]: 10/6/18.

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

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
Spencer Heath	Carpentry	BP108706	Building/roofing

The personnel who carried out building work other than restricted building work are as follows:

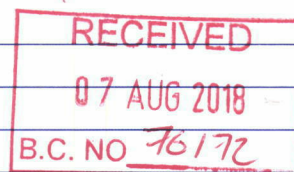
[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

JB's electrical 0274740205

Note: continue on another page if necessary

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

[list specified systems]



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: [state which address, and whether owner or agent]

Owner

Signature of owner/agent on behalf of and with the authority of the owner [delete one]

Name of person signing:

Date:

Aaron Randall

6/10/18

ATTACHMENTS

The following documents are attached to this application:

- ☒ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☒ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Building Consent Authority Inspection Summary Sheet

BC ONLY

Ref: IF 02

Ver: 6

Issued: 17 July 2014

Doc No: IT-639923

Page 1 of 2

BUILDING CONSENT NO.

76172

DATE ISSUED:

18-4-17

DESCRIPTION OF WORK:

Dwelling additions & Alterations
1 SFH

SITE ADDRESS:

15 Morey Street

OWNER:

Randell

BUILDER:

PH:

021 754275

PH:

Building Category:

1B II

CCC Decision Date:

18-4-19

Inspections

Allowance

Used

\$ Adjustment

Number of on-site inspections allowed for:

8

Total inspection time allowance (hours):

4 1/2

Inspection travel allowance – one way (min):

9

Total

Credit

Charge

P = PASS

F = FAIL

DATE	START/FINISH TIME e.g. 8.00-8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
17-5-17	2.10 - 2.30	20	GJM	SOLID FUEL HEATER	Pass ✓ GJM
17-5-17			KS	Advice of CBP received	
17-5-17	1.30 - 2.00	30	BH	Siting / Footing	Pass ✓ BH
17-26-17	9.15 - 9.45	30	Carl	Concrete Floor.	Pass ✓ Carl
17-4-18	10.45 - 11.15	30	GJM	PCENRAP	Pass ✓ GJM
				WRAP	Pass ✓ GJM
17-29-17	10.00 - 10.20	20	Carl	PRELIME BUILDING	Pass ✓ Carl
17-8-9	10.30 - 10.50	20	GJM	POSTLINE	Pass ✓ GJM
18-7-18	8.00 - 8.30	30	GJM	FINAL	Pass ✓ GJM

[illegible]

Building Consent No: 76172

Section 51, Building Act 2004

Issued: 18 Apr 2017

ROTORUA
LAKE COUNCIL
Te kaunihera o ngā roto o Rotorua

Owner

RANDELL, MR AARON DAVID
15 MOREY STREET
OWHATA
ROTORUA 3010

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

The Building

Property ID: P27984
Street Address: 15 MOREY STREET, OWHATA
Valuation number: 06997 696 00
Legal Description: Lot 1 DPS72937

First point of contact for communication with the building consent authority:
STEVENSON, MR ROBERT CONWAY
PO BOX 10085
ROTORUA MAIL CENTRE
ROTORUA 3046
pnp@clear.net.nz

Building Work

The following building work is authorised by this consent:

Project is for: ENTRANCE ADDITION AND INTERNAL ALTERATIONS AND MASPORT
OSBURN 1600 SFH
Intended Use: DWELLING (DETACHED)
Intended Life: Indefinite but not less than 50 years

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

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

This Building Consent is subject to the following conditions:

Inspections by Building Consent Authority (Phone Building Services 3495646 to book inspections)

Please note that some of the inspections below have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections you communicate this with Council so we can allocate sufficient time on site.

Group 1 - Solid Fuel Heater and Final Inspection

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

- ✓ Concrete Floors - (DPM laid, reinforcing placed and supported, pipes lagged) 26/7/17
- ✓ Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).
(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)
- ✓ Wrap - (All back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

✓ Pre-Line Building-(including insulation, framing connections and moisture content) 29.8.17

✓ Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

✓ Sanitary and Stormwater Drainage - (under test and prior to backfilling).

NO NEW S/S OR SW

✓ Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

✓ Final Inspection when all building work is complete

IMPORTANT ENDORSEMENTS

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

✓ ROOF CERTIFICATION

A certification statement is to be provided by the roofing contractor confirming compliance with building code/manufacture's specifications on completion of the roof including any purlins or batten fixings completed.

✓ ENERGY WORKS CERTIFICATES

Energy works certificate to be supplied for any gas or electrical installation with the CCC application.

PLUMBING AND DRAINAGE

Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

✓ COMPLETION OF WORK

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building

RESTRICTED BUILDING WORK

This project includes restricted building work. It is the owners responsibility to notify the Building Consent Authority in writing before any restricted building work commences;

- The name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work under the building consent where this information has not been stated in the building consent application; or
- Where a Licensed Building Practitioner ceases to be engaged to carry out or supervise restricted building work under the building consent; or
- Another licensed building practitioner is engaged to carry out or supervise the restricted building work.

The following restricted building work is included in this consented project and the Licensed Building Practitioner responsible for carrying out or supervising the restricted building work must on completion of the restricted building work provide the owner and Territorial Authority with a memorandum (record of building work) Form 6A (this form contains a list of individual components / systems that are the responsibility of the Licensed Building Practitioners for each of the following licence classes).

Where the owner intends to undertake restricted building work a formal declaration and notice using Forms 2B and 2C must be provided prior to commencement of restricted building work.

Foundations (primary structure, external moisture management system)

Carpentry (primary structure, external moisture management system)

Roofing (external moisture management system)

} Resin x 1

OTHER INFORMATION

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Business Support Advisor, Consent Solutions.

Signed: _____



Date: 18 APR 2017

	RESTRICTED BUILDING WORK RECORD	CPF 24 Ver. 4 Issued 07 Jan 2014 1 of 2 RDC-263371
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BC

- 76172

BC No:

Date written advice received from owner	Name of LBP/Owner Builder <i>(Circle one)</i>	Component/ License Class <i>(Circle one)</i>	License No.	Current License (✓)	Recorded in Ozone <i>(Admin. to complete date)</i>	6A Received (✓)	License current @ receipt of 6A (✓)
3-7-17	Spencer Heath	FOU <u>CAR</u> BRI EXT <u>ROO</u>	108706	✓	47.17	7-8-18 R600	Yes
Notes <i>(change scope of work etc)</i>							

Date written advice received from owner	Name of LBP/Owner Builder <i>(Circle one)</i>	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone <i>(Admin. to complete date)</i>	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes <i>(change scope of work etc)</i>							

Date written advice received from owner	Name of LBP/Owner Builder <i>(Circle one)</i>	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone <i>(Admin. to complete date)</i>	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT <u>ROO</u>					
Notes <i>(change scope of work etc)</i>							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							

Date written advice received from owner	Name of LBP/Owner Builder (Circle one)	Component/ License Class	License No.	Current License ? (✓)	Recorded in Ozone (Admin. to complete date)	6A Received (✓)	License current @ receipt of 6A (✓)
		FOU CAR BRI EXT ROO					
Notes (change scope of work etc)							



Form 6A

Memorandum from licensed building practitioner: Record of building work

RECEIVED
07 AUG 2018
B.C. NO 76172

Section 88, Building Act 2004

THE BUILDING

Street address of building:

15 Morey street

THE PROJECT

Building consent number:

#- 76172

THE OWNER

Name:

Arion Rendell

Address:

15 Morey Street

Phone :

or Mobile:

Email:

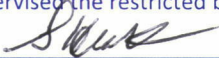
Fax:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description	Carried out/ supervised
[Tick]	[If necessary, describe the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]
Primary structure		
Foundations and subfloor framing ☒	paired beams, lagged blocks & paired floor for addition	☒ Carried out ☐ Supervised
Walls ☒	prepared new framing	☒ Carried out ☐ Supervised
Roof ☒	pitched new roof framing	☒ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised

Primary structure cont'd		
Bracing ☒	screwed g/b Bracing to winstone spec	☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised
External moisture management systems		
Damp proofing ☒	Concrete floor membrane	☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☒	Fixed new coloursteel roofing to addition.	☒ Carried out ☐ Supervised
Ventilation system for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☒	installed new hardies weatherboard to addition & replaced Broken Boards	☒ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised
Note: continue on another page if necessary.		RECEIVED 07 AUG 2018 B.C. NO 76172

ISSUED BY:		
Name:	Spencer Heath	
LBP number:	BP108706	
Class(es) licensed in:	Carpentry	
Plumbers, Gasfitters and Drainlayers Registration Number [if applicable]:		
Mailing address:	49 Lewis road	
Street address or registered office:		
Phone No:	Landline: 3454348	Mobile: 0274 904464
	Daytime:	After hours:
	Fax:	
Email address:	Spencer.nikki.heath@xh.co.nz Website:	

DECLARATION	
I	Spencer Heath [name of practitioner]
carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	15/10/17



Received
3 JUL 2017 TH 10am.

ADVICE OF LICENSED BUILDING PRACTITIONER/(S)

Section 87, Building Act 2004

Rotorua District Council
Customer Centre

1 THE BUILDING (project location)

Building name (if applicable) _____
Building street address: _____

2. THE PROJECT

Building consent number: 10-76172

3. THE OWNER (must be completed and all details must be the owner's)

Owner's name (for individuals, state the preferred form of title, e.g. Mr, Mrs, Ms, Miss, Dr. For companies, trusts and other organisations provide a contact person's name): Mr Aaron David Randell

Address: 15 Murey street Owhata, Rotorua

Date: 3/7/17

Landline: _____

Mobile: 021 754 275

After Hours: _____

Fax: _____

E-mail: aaron.randell@gehealth.co.nz

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 291 of Act)	Licensing class (Tick box) ☒
Foundations/Bracing Cladding/Lining of minor alterations	Name: <u>Spencer Heath</u> Address: <u>49 Lewis road Rotorua</u> Email: <u>Spence-nikki.heath@xtra.co.nz</u> Telephone: <u>0274504464</u>	<u>108706</u>	Foundations ☒ Carpenter ☒ Bricklayer ☐ Plasterer ☐ Roofer ☐
minor roof extension	Name: <u>Spencer Heath</u> Address: <u>49 Lewis road Rotorua</u> Email: <u>Spence-nikki.heath@xtra.co.nz</u> Telephone: <u>0274504464</u>	<u>108706</u>	Foundations ☐ Carpenter ☒ Bricklayer ☐ Plasterer ☐ Roofer ☒

4. LICENSED BUILDING PRACTITIONERS ENGAGED TO CARRY OUT/SUPERVISE RESTRICTED BUILDING WORK (cont.)

Particular work to be carried out or supervised	Name, address, email, and phone number of Licensed Building Practitioner	Licensed Building Practitioner number (or registration number if treated as being licensed under section 291 of Act)	Licensing class (Tick box) ☒
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐
	Name: _____ Address: _____ Email: _____ Telephone: _____		Foundations ☐ Carpenter ☐ Bricklayer ☐ Plasterer ☐ Roofer ☐

SIGNATURE

Signature of owner/agent on behalf of and with the authority of the owner [delete one]:

Name of person signing:

Aaron Randall

Date:

3/7/17

COUNCIL USE ONLY

LBP(s) checked

Y

All OK

Y

N

Comments:

	Inspection Checklist: Domestic Final	Ref: IC 16
		Ver: 11
		Issued: 21 Nov 2014
		Doc No: IT-639940
		Page 1 of 4

BC No: 76172	Contact on site (Name, licence no. – RBW, company & position) SPENCER HEATH – LISP/BUILDER	
Date: 7.8.18		
Inspector: GJR	Area of work inspected: ADDITION	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Builts to be provided, if applicable)		
If Inspection Result = PASS then date and sign	Date 7.8.18	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Building Consent Documentation				Comments (reasons for decisions)
1	Form 6	☒ P	F	REC'D
	Form 6As (record quantity)	☒ P	F	REC'D X1
2	Approved Building Consent documents on site	☒ P	F	ON SITE
4	Inspections as scheduled	☒ P	F	COMPLETED
5	Conditions of BC.	☒ P	F	MET
6	Building work completed to consent documents	☒ P	F	YES
3	Check conditions of PIM	P	F	☒ N/A NK
7	Application to amend BC received	P	F	☒ N/A NK
8	Site development fact sheet given	Yes	☒ No	TO GO WITH CCC
9	Sec 269 – Substitutions may involve certified building methods or products,	P	F	☒ N/A NK
10	Sec 364 – (If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)	P	F	☒ N/A PRIVATE DWELLING

Kitchen					Comments (reasons for decisions)
11	Food preparation and sink provision	P	F	N/A	
12	Impervious, easily cleaned wall finishes	P	F	N/A	
13	Bench top junction with wall linings (<i>sealed</i>)	P	F	N/A	
14	Hot & cold supply provided to sink	P	F	N/A	
15	Trap & waste fitted to sink	P	F	N/A	
16	Energy supply provided for cooking	P	F	N/A	
17	Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	
Laundry					Comments (reasons for decisions)
18	Laundry facilities (<i>washing machine space, tub etc</i>)	P	F	N/A	NIL IN BC
19	Tub (<i>fixing and water trap</i>)	P	F	N/A	
20	Water supply (<i>cold min</i>)	P	F	N/A	
21	Impervious finish (<i>walls and floor</i>)	P	F	N/A	
Wet areas / WCs					Comments (reasons for decisions)
22	Impervious finish (<i>walls and floor</i>) (<i>Statement from water proof membrane installer</i>)	P	F	N/A	
23	Joints in impervious surface finishes (<i>including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls</i>)	P	F	N/A	
24	Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	
25	Shower cubicle watertight?	P	F	N/A	
Ventilation					Comments (reasons for decisions)
26	Natural ventilation to occupied space	P	F	N/A	
27	Mechanical (<i>ducted to exterior</i>)	P	F	N/A	
Insulation					Comments (reasons for decisions)
28	Ceiling insulation installed correctly & clear of down lights	P	F	N/A	CEILING MOUNTED LIGHTS
29	Subfloor insulation protection (<i>Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection</i>).	P	F	N/A	CONCRETE FLOOR
Glazing					Comments (reasons for decisions)
30	Glazing to full height windows, doors, landings etc (<i>appropriate markings</i>)	P	F	N/A	COLOURED

P & D					Comments (reasons for decisions)
31	Seismic restraints to the water storage cylinder	P	F	N/A	NIL IN BL
32	Terminal vents terminate outside the building clear of openings (Ensure all branch drain 10m or > are vented)	P	F	N/A	
33	Waste pipe penetrations sealed in gullies	P	F	N/A	
34	Downpipes fixings and spreaders	P	F	N/A	EXISTING
35	HWC vent protected against frost	P	F	N/A	NIL IN BL
36	ORG (150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving)	P	F	N/A	
37	HWC drain to the exterior	P	F	N/A	
38	Hot water supply (type of system eg infinity, low or mains pressure)	P	F	N/A	
39	Valves to HWC (list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve)	P	F	N/A	
40	Correct head for HWC	P	F	N/A	
41	AAV's accessible	P	F	N/A	
42	Water temperature	P	F	N/A	
Stairs / Landings / Handrails / Window Openings					Comments (reasons for decisions)
43	Handrails to internal and or external stairs	P	F	N/A	FITTED TO SIDE WALK
44	Lighting (switches at the top & bottom of stairway).	P	F	N/A	NIL
45	Slip resistance (Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)	P	F	N/A	COMPLETED
46	Treads and riser dimensions/ threshold heights	P	F	N/A	NIL
47	Barriers (Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)	P	F	N/A	
48	Restriction stays (to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).	P	F	N/A	
Smoke Alarms					Comments (reasons for decisions)
49	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A	1x AUXILIARY OPERATOR
Exterior					Comments (reasons for decisions)
50	Exterior envelope status and type (complete and weatherproof)	P	F	N/A	COMPLETED
51	Elevations compared to consented documents?	P	F	N/A	AS PER BL.
52	Flashings to openings complete and weathertight (meter boxes, pipes, taps etc)	P	F	N/A	COMPLETED
53	Parapet flashings correctly installed	P	F	N/A	NIL
54	Wall cladding fixings/soakers/scribers status	P	F	N/A	COMPLETED
55	Brickwork weep holes/ventilation (how is it achieved) Top and bottom	P	F	N/A	

56	Ground/paving heights (record dimensions)	☒ P	☐ F	☐ N/A	225 TO GROUND
57	Decks/barrier heights / threshold dimensions (complete separate deck checklist for remainder of deck)	☐ P	☐ F	☒ N/A	NIL
58	Sub floor access/insulation/ ventilation type	☐ P	☐ F	☒ N/A	NIL
59	Roof cladding type /flashing status/ roof penetration flashings types	☒ P	☐ F	☐ N/A	COMPLETED
60	Landscaping status (completed or not)	☒ P	☐ F	☐ N/A	COMPLETED
61	Stormwater disposal from hardstand areas? (confirm formation of cess pit)	☐ P	☐ F	☒ N/A	NIL
On Site Effluent Disposal Systems				Comments (reasons for decisions)	
62	System type matches BC	☐ P	☐ F	☒ N/A	N/A
63	Statement (construction review) supplied from the installer or designer?	☐ P	☐ F	☒ N/A	
64	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	☐ P	☐ F	☒ N/A	
Damage Deposit				Comments (reasons for decisions)	
65	Footpath and/or kerb condition	☒ P	☐ F	☐ N/A	NIL
66	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>	☒ P	☐ F	☐ N/A	YES
Crossing Deposit				Comments (reasons for decisions)	
67	Is crossing formed in accordance with RDC requirements?	☒ P	☐ F	☐ N/A	EXISTING
68	Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>	☒ P	☐ F	☐ N/A	YES
Overhead Power Lines				Comments (reasons for decisions)	
69	Overhead power lines have correct clearance to building elements	☐ P	☐ F	☒ N/A	NIL
PHOTOGRAPHS (compulsory)				Comments (reasons for decisions)	
70	Photographs taken of all exterior elevations!	☒ P	☐ F	☐ N/A	TAKEN
Producer Statements/Statement of Compliance/ Certificates				Comments (reasons for decisions)	
71	Energy Certificate for Electrical work	☒ P	☐ F	☐ N/A	RECD
72	Energy Certificate for Gas work	☐ P	☐ F	☒ N/A	N/A IN BC
73	Exterior Plaster System	☐ P	☐ F	☒ N/A	
74	Plumbing (pressure tests)	☐ P	☐ F	☒ N/A	
75	As built drainage plan	☐ P	☐ F	☒ N/A	
76	Membranes	☐ P	☐ F	☒ N/A	RECD
77	Roofing	☒ P	☐ F	☐ N/A	
78	As built supplied	☐ P	☐ F	☒ N/A	
79	Producer statements	☐ P	☐ F	☒ N/A	
80	Survey certificates	☐ P	☐ F	☒ N/A	N/A IN BC
81	Other	☐ P	☐ F	☒ N/A	
NOTICES				Comments (reasons for decisions)	
82	NTF and Instruction Sheets complied with?	☐ P	☐ F	☒ N/A	

	Inspection Checklist: Concrete Floor	Ref: IC 04
		Ver: 7
		Issued: 11 April 2017
		Doc No: IT-639936
		Page 1 of 2

BC No: <i>76172</i>	Contact on site (Name, licence no.- RBW, company & position)	
Date: <i>26-07-2017</i>	<i>Spence Heath- Builder</i>	
Inspector: <i>Carl Lomas</i>	Area of work inspected: <i>Additions- Alterations</i>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date <i>26/07/2017</i>	Signature <i>Carl Lomas</i>
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Concrete Pre-floor B1, B2					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	F	NA	<i>Onsite</i>
2	Previous comments, BC/PIM conditions and endorsements	☒ P	F	NA	<i>Read Onsite</i>
3	Floor construction type (record type)	☒ P	F	NA	<i>NZS 3604 Block Floor Slab.</i>
4	Specified datum height is achieved (record how verified)	☒ P	F	NA	<i>Same floor height as garage.</i>
5	Shrinkage control & construction joints formed where necessary	☐ P	F	☒ NA	<i>None on BC.</i>
6	Floor height above finished ground level (discuss with contractor ability to meet min floor heights when project finished)	☒ P	F	NA	<i>Discussed with Spence on site</i>
7	Hardfill compaction (binding layer protecting DPM)	☒ P	F	NA	<i>Gap 40 used Good bearing when tested.</i>
8	DPM type (note lap & penetration details)	☒ P	F	NA	<i>0.25mm polythene no laps.</i>
9	Slab thickenings / pads	☒ P	F	NA	<i>300x300 45° thickenings back only</i>
10	Reinforcing type	☒ P	F	NA	<i>D10 starters @ 600g D12 Perimeter steel 500E mesh</i>
11	Slab thickness	☒ P	F	NA	<i>100mm thick slab</i>

12	Reinforcing support	P	F	NA	50/65 chairs in place.
13	Reinforcing side, top and bottom cover	P	F	NA	30mm top and bottom cover.
14	If SED, has Engineer inspected design? (Confirm that engineer has inspected design if conditioned. no inspection - no pour).	P	F	NA	No SED Design
15	600mm max hard fill compaction only NZS3604 Engineer PS4 for deeper back fill	P	F	NA	Not 600 fill
16	Steel laps	P	F	NA	500mm laps in place.
17	Perimeter rod position (under starters)	P	F	NA	Under starters D12 used.
18	Mesh is cut (for expansion joints if required)	P	F	NA	None
19	Bottom plate connectors spacing and position in relation to slab edge.	P	F	NA	thru bolts to be used for btm plate
20	Steel radius bends correct	P	F	NA	Correct radius used.
21	Cladding rebates been constructed correctly?(50mm min)	P	F	NA	None on B.C.
22	Concrete strength.	P	F	NA	20 mpa to be used.
23	Floor thickness is maintained under showers	P	F	NA	} None on B.C.
24	Underfloor heating systems are installed to manufacturer's specifications and clearances	P	F	NA	
25	Thermal break required to isolate areas of underfloor heating	P	F	NA	
26	Thermal resistance completed as per consent	P	F	NA	
Membrane E2, F1			Comments (reasons for decisions)		
27	Approved membrane installed (record brand)	P	F	NA	0.25 polythene used.
28	Substrate appropriate to system	P	F	NA	
29	Certification received (SOC)	P	F	NA	

Inspection Checklist: **Siting, Footings, Foundations**

Ref IC 01

Ver: 11

Issued: 11 April 2017

Doc No: IT-639941

Page 1 of 2

BC No: 76172.	Contact on site (Name, license no - RBW, company & position) Spence Heath	
Date: 5-7-17		
Inspector: Bill	Area of work inspected: Additions	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable) Siting / Footing. All correct.		
If Inspection Result = PASS then date and sign here Date 5-7-17. Signature W. Pemball		
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Siting/ Footings		Comments (reasons for decisions)			
1	Approved Consent documents on site	P	F	N/A	on site
2	Previous comments/ instructions/ PIM - BC conditions (RC requirements etc)	P	F	N/A	checked
3	Boundary peg locations confirmed or building sited by surveyor (If not, request boundaries be identified - owner may need to engage a surveyor.)	P	F	N/A	located
4	Dimensions to boundaries (record measurements)	P	F	N/A	5.0m
5	Is the floor level in accordance with plans? Check for Moturiki Datum restrictions (If doubt exists instruct owner to establish datum (engage surveyor)(record how height confirmed)	P	F	N/A	none
6	Excavations, Slopes, Retaining for site-safe OK (record any cuts or fill)	P	F	N/A	Site Safe.
7	Modified Site (in accordance with BC? Compaction certificate for fill prior to foundations being completed)	P	F	N/A	none
8	Sediment, stormwater control to protect adjacent sites including road or other property is in place	P	F	N/A	none
9	Building will be clear of overhead power lines	P	F	N/A	yes
Membrane E2, F1		Comments (reasons for decisions)			
10	Approved membrane installed (record brand)	P	F	N/A	none used
11	Substrate appropriate to system	P	F	N/A	to be
12	Certification received (SOC)	P	F	N/A	
Footing / Foundation B1, B2		Comments (reasons for decisions)			
13	Discuss finished floor levels/150 or 225 above ground	P	F	N/A	Discussed. 225mm
14	Ground bearing capacity (If no satisfactory, request owner to obtain engineering advice.)	P	F	N/A	Good Firm.

Footings / Foundation continued			Comments (reasons for decisions)		
15	Pad / post footings / footings details	P	F	N/A	Footings as per plan clean + correct
16	Foundations status (clean, square and to correct dimensions as defined in the Consent)(Record dimensions)	P	F	N/A	
17	Reinforcing status (clean, properly supported, correctly lapped & tied with correct cover)	P	F	N/A	2 x D12 lapped tied + supported
18	Reinforcing steel (record size, type and grade)	P	F	N/A	
19	Height pegs of (correct material)	P	F	N/A	2 x D12 correct
20	Starters are tied to horizontal rods (record tied at ? centers)	P	F	N/A	D10 at.
21	Foundation is suitable for fire walls if applicable	P	F	N/A	none
22	Steel radius bends correct	P	F	N/A	correct
23	Welded steel (requires Producer Statement)	P	F	N/A	none
24	Check buildable truss plan for load points	P	F	N/A	checked
Piles B1, B2			Comments (reasons for decisions)		
25	Pile layout (record centers etc and if anchors or braced piles in correct position)	P	F	N/A	no Piles
26	Pile footing sizes (Anchor, Brace, Ordinary or other)	P	F	N/A	
27	Treatment and size of piles	P	F	N/A	
28	Bearing	P	F	N/A	
29	Point loads (Undertake an on site check to confirm that all point loads are supported)	P	F	N/A	
30	Confirm floor height (NZS 3604 requires 550 mm to u/side of chipbd floor)	P	F	N/A	
31	Floor heights conform to bracing elements provided (record max height for each type of pile)	P	F	N/A	
32	Confirm durability of fixings (discuss with builder)	P	F	N/A	
33	Crawl space (450 mm)	P	F	N/A	
34	Driven Piles (engineer report)	P	F	N/A	
35	Is pile reinforcing necessary (record details)	P	F	N/A	
36	Check buildable truss plan for load points	P	F	N/A	
Columns / Insitu B1, B2			Comments (reasons for decisions)		
37	Size and grade of steel used	P	F	N/A	none to fix
38	Stirrups centres and size	P	F	N/A	
39	Lap measurements	P	F	N/A	
40	Cover of steel	P	F	N/A	
41	Spiral steel to be welded-not tied	P	F	N/A	
42	Steel radius bends correct	P	F	N/A	

	Inspection Checklist: Pre-Wrap	Ref: IC 05
		Ver: 6
		Issued: 21 Nov 2014
		Doc No: IT-639951
		Page 1 of 4

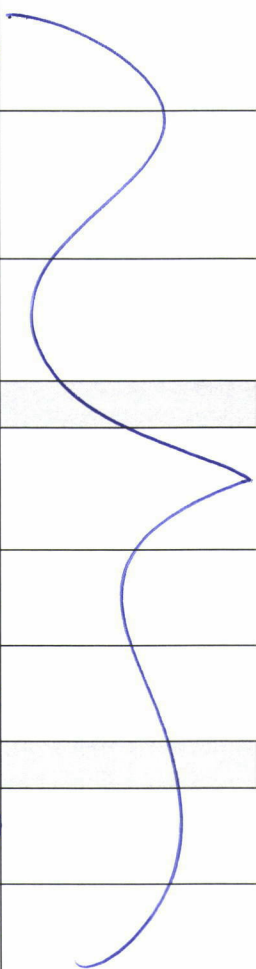
BC No: 76172	Contact on site (Name, licence no. – RBW, company & position) SPENCER HEATH	
Date: 4.8.17		
Inspector: GJM	Area of work inspected: EXT.	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date: 4.8.17	Signature: 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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Pre Wrap					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	F	N/A	ON SITE
2	Previous comments/ instructions – PIM/BC conditions or endorsements	☒ P	F	N/A	READ
Wind Zone B1					Comments (reasons for decisions)
3	Wind zone	☒ P	F	N/A	MEDIUM ZONE
Wall Framing B1,B2					Comments (reasons for decisions)
4	Stud size, grade, treatment and height	☒ P	F	N/A	90x45 SGB H1-2 STUDS @ 600 NOGS @ 800
5	Is the framing setout appropriate for the cladding system? (480 c nogs for bd & batten or studs at 400c for non rigid backing plaster system etc)	☒ P	F	N/A	HARD PLANK.
6	Has blocking been installed under top plates to accommodate point loads or has double top plate been fitted? <i>Check for point loads</i>	☒ P	F	N/A	TOP PLATE BRICK
7	Is SED frame in accordance with engineer design? <i>If engineer is retained to verify design then obtain PS4.</i>	P	F	☒ N/A	NIL
8	Have Nogs been installed behind apron flashing upstand to roof, deck, etc?	P	F	☒ N/A	NIL

Wall Framing continued B1,B2					Comments (reasons for decisions)
9	Bottom plate fixings including straps etc for bracing of exterior walls	☒ P	☐ F	N/A	HANDI BRACES FITTED
10	Is DPC fitted under bottom plate?	☒ P	☐ F	N/A	HIGH & DRY
11	Top plate to stud fixings	☒ P	☐ F	N/A	STUD TIES
12	Sheet bracing type, treatment, thickness & fixings	☐ P	☐ F	☒ N/A	GIB BRACE
13	Framing treatment is correct for location / situation	☒ P	☐ F	N/A	M1-2
Lintels And Sills B1,B2					Comments (reasons for decisions)
14	Lintel/ sill, grade and treatment	☒ P	☐ F	N/A	150x45 150x45 SGB M1-2
15	Lintel sizes in accordance with consent?	☒ P	☐ F	N/A	2/150x45
16	Are lintel fixings for uplift correctly fitted for wind zone?	☒ P	☐ F	N/A	TUBE R
17	Sill thickness correct (90mm > 2.999M / 135mm > 3.599 / > 4.2m = SED)	☐ P	☐ F	☒ N/A	TO CONCRETE
18	Correct lintel sizing for load points (check load points are in same position as design)	☒ P	☐ F	N/A	YES
Mid Floor Structure B1,B2					
19	Floor joist sizes, treatment and grade in accordance with consent (record findings)	☐ P	☐ F	☒ N/A	N/A IN BL
20	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	☐ P	☐ F	☒ N/A	
21	Holes and notches in framing and joists	☐ P	☐ F	☒ N/A	
Posts And Beams B1,B2					Comments (reasons for decisions)
22	Beam size, span, grade and treatment	☐ P	☐ F	☒ N/A	N/A IN BL
23	Beam connections to supporting members (type of fixings)	☐ P	☐ F	☒ N/A	
24	Are beams properly supported? Have load paths been considered?	☐ P	☐ F	☒ N/A	
25	Do post / footing connections comply? Check durability of connections	☐ P	☐ F	☒ N/A	

Roof Cladding B3, E2					Comments (reasons for decisions)
26	Is roof cladding / flashings complete?	P	F	N/A	NOT FITTED
Truss Roof B1,B2					Comments (reasons for decisions)
27	As built truss plan supplied	P	F	N/A	NO TRUSSES
28	As built compared to that used in design process	P	F	N/A	
29	Treatment of trusses	P	F	N/A	
30	Layout and fixings for wind zone	P	F	N/A	
Purlins & Battens & Outriggers B1,B2					Comments (reasons for decisions)
31	Purlin / batten / outrigger spacing, size, span, grade, & treatment?	P	F	N/A	75x45 S68 H1-2 @ 900 C/S 900 SLAN
32	Purlin / batten / outrigger fixings correct for wind zone	P	F	N/A	1x NAIL 1x BLUE SCREW
Valley Boards B1,B2					Comments (reasons for decisions)
33	Valley board size & treatment (Must be min. 25mm thick and wide enough to support valley gutter).	P	F	N/A	NIL
Roof Bracing B1,B2					Comments (reasons for decisions)
34	Does roof bracing comply with approved documentation? • Plane • Space • Dragon ties • Ceiling plane for heavy hips (Check connections and location of bracing components).	P	F	N/A	1x ROOF PLANE BRACE

Framed Roof					Comments (reasons for decisions)
Rafters B1,B2					
35	Do rafter spacing, size, spans, grade, treatment, & connections comply with approved documentation?	☒ P	☐ F	☐ N/A	145x45 SGB M12 @ 600 CS 2x WILDPODS. & STRAP OVER
Ridge Beams B1,B2					
36	Do ridge beam, spans, supports & fixings comply with consent documentation? (Give careful attention to spans, support, load paths, connection details).	☒ P	☐ F	☐ N/A	150x25
Collar Ties & Cleats B1,B2					
37	Do collar tie & cleats and fixings comply with approved consent?	☒ P	☐ F	☐ N/A	COLLATERAL FITTED
Ceiling Joists B1,B2					
38	Do ceiling joists seat by 35mm min or joist hanger fixings completed	☒ P	☐ F	☒ N/A	145x45 - 90 SEAT
39	Do ceiling joist spacing, size, span, grade, & treatment comply with the plans and specifications?	☒ P	☐ F	☐ N/A	AS PER BL
Ceiling Runner/ Strong Back B1,B2					
40	Does ceiling runner (strong back) spacing, span, size, grade, & treatment comply with documentation?	☐ P	☐ F	☒ N/A	
41	Do strong backs have a minimum landing of 65 mm on top of a packer supported on the top plate & are restrained at each end from twisting?	☐ P	☐ F	☒ N/A	
42	If the end of the strong back is chamfered ensure that depth of the strong back is not less than 50% at point of support.	☐ P	☐ F	☒ N/A	
Under Purlin B1,B2					
43	Are the under purlin struts correctly supported?	☐ P	☐ F	☒ N/A	NIL
44	Does cantilever of under purlin comply?	☐ P	☐ F	☒ N/A	
45	Do under purlin size, span, fixing, grade, and treatment comply with documentation?	☐ P	☐ F	☒ N/A	
Strutting Beams B1,B2					
46	Are strutting beams clear of ceiling joists by > 25 mm or as engineer designed?	☐ P	☐ F	☒ N/A	
47	Do strutting beam dimensions, spans, fixings, and & support comply with consent documentation?	☐ P	☐ F	☒ N/A	

	Inspection Checklist: Wrap Cavity Battens	Ref: IC 06
		Ver: 6
		Issued: 21 Nov 2014
		Doc No: IT-639960
		Page 1 of 2

BC No: 76172	Contact on site (Name, licence no. – RBW, company & position) SPENCER	
Date: 4.8.17		
Inspector: BTJ	Area of work inspected: ADDITION	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 4.8.17	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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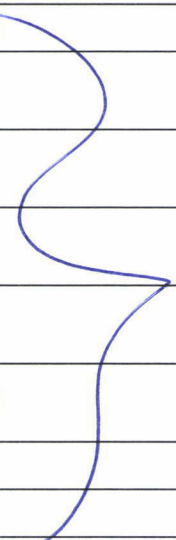
Wrap Inspection E2,B2				Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	☐ F	N/A ON SITE
2	Previous comments/ instructions – PIM/BC conditions or endorsements	☒ P	☐ F	N/A READ
3	Protection details for window & door openings (sill trays, wrap returned around stud, type of flashing tape)	☒ P	☐ F	N/A WRAP RETURNED DPC OVER DOOR & WINDOW SILL TRAYS DISCUSSED
4	Window and door support bars	☐ P	☐ F	☒ N/A NIL - DIRECT FIX
5	Internal & external corner junctions (back flashings etc) As per consent	☒ P	☐ F	N/A PUL FITTED
6	Back and junction flashing details (change in claddings) As per consent	☐ P	☐ F	☒ N/A NIL
7	Saddle flashings correctly installed	☐ P	☐ F	☒ N/A NIL
8	Flashings to beam to wall junction	☐ P	☐ F	☒ N/A NIL
9	Building wrap type and installation (appropriate for types of cladding unlined gable ends etc, type of fixing) Wrap tight to framing	☒ P	☐ F	N/A WATERCOAT PLUS

Wrap Inspection cont. E2,B2					Comments (reasons for decisions)
10	Rigid air barrier where applicable (Refer NZS 3604:1999, section 11.5.2.6. A rigid or non-rigid 'Wind Barrier' shall be required behind all types of weatherboards in 'High & Very High' wind zones.)	P	F	N/A	NIL
11	Wrap condition (free of punctures and sealed around penetrations)	P	F	N/A	NO HOLES
12	Building wrap is restrained at 300mm centres if studs at more than 450C for cavities (E2 AS 1)	P	F	N/A	DIRECT FIX
13	Have building wrap laps been taped when interior linings not fitted?	P	F	N/A	TAPED
14	Apron flashings have appropriate kick out (discuss with contractor if not fitted)	P	F	N/A	NIL
Cavity Battens E2,B1,B2					
15	Batten treatment and type	P	F	N/A	NIL IN BL
16	Batten width and thickness (double battens behind joints in sheets etc)	P	F	N/A	
17	Batten spacing	P	F	N/A	
18	Battens fixings (Battens fixed at 300c where claddings fixed to battens)	P	F	N/A	
19	Batten Nogs fall and length	P	F	N/A	
20	Double studs & battens provided behind sheet joints for 'Expressed joints' &/or 'Sealant joints'	P	F	N/A	
21	Drainage paths unimpeded (moisture in cavity draining down back of cladding is directed to the exterior at 1 st available instance and is not impeded by other building elements)	P	F	N/A	
22	Cavity closer (type fitted)	P	F	N/A	
23	Muleseal to concrete at base of brick cavity	P	F	N/A	
Roof Cladding B3, E2			Comments (reasons for decisions)		
24	Is roof cladding / flashings complete?	P	F	N/A	NOT FITTED

	Inspection Checklist: Liquid / Solid Fuel Burners	Ref: IC 15
		Ver: 9
		Issued: 21 Nov 2014
		Doc No: IT-639942
		Page 1 of 2

BC No: <u>76172</u>	Contact on site (Name, licence no. – RBW, company & position) <u>LES CANON</u>	
Date: <u>19.5.17</u>		
Inspector: <u>GJM</u>	Area of work inspected: <u>SFH</u>	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable) 		
If Inspection Result = PASS then date and sign here Date <u>19.5.17</u> Signature 		
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

General				Comments (reasons for decisions)	
1	Approved Consent documents on site	☒ P	☐ F	☐ N/A	<u>ONSITE</u>
2	Building consent conditions/ endorsements	☒ P	☐ F	☐ N/A	<u>READ</u>
3	Form 6 received	☐ P	☐ F	☒ N/A	<u>OTHER WORKS</u>
4	Energy Certificates received	☐ P	☐ F	☒ N/A	<u>NIL</u>
5	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	☒ P	☐ F	☐ N/A	<u>1x Alarm</u>
6	Curtains at 1m away from heater or securely restrained	☒ P	☐ F	☐ N/A	<u>2.5m AWAY</u>
7	Confirm gasfitters/ plumbers details are correct (current license)	☐ P	☐ F	☒ N/A	Name License No
SFH In Built 1 st Inspection				Comments (reasons for decisions)	
8	Make and model of heater	☐ P	☐ F	☒ N/A	 <u>NOT AN INBUILT</u>
9	Fire box cavity is sound and has been correctly sealed/repared	☐ P	☐ F	☒ N/A	
10	Check zero clearance Box is correct for model of heater	☐ P	☐ F	☒ N/A	
11	Hearth is correct dimensions/front to back	☐ P	☐ F	☒ N/A	
12	Check the flue is correct type for zero clearance Box.	☐ P	☐ F	☒ N/A	
13	Hearth is correct dimensions/each side of fire	☐ P	☐ F	☒ N/A	
14	Hearth is constructed of correct material	☐ P	☐ F	☒ N/A	
15	Mantel has sufficient clearance	☐ P	☐ F	☒ N/A	

SFH In Built 2 nd Inspection				Comments (reasons for decisions)
16	Deflector is fitted to mantel (if necessary)	P	F	N/A
17	Heater is bolted down	P	F	N/A
18	Flashings to roof comply	P	F	N/A
19	Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A
Free Standing Solid Fuel Heater				Comments (reasons for decisions)
20	Make and model of heater	P	F	N/A
21	Flue shield fitted?	P	F	N/A
22	Rear clearance is correct between wall & SFH measurement is	P	F	N/A
23	Side clearance is correct between wall & SFH measurement is	P	F	N/A
24	Hearth size to sides is correct	P	F	N/A
25	Hearth dimension to front of SFH is	P	F	N/A
26	Heater is bolted down	P	F	N/A
27	Flue is pop riveted together	P	F	N/A
28	Ceiling plate is on ceramic spacers	P	F	N/A
29	Outer flue is fixed to supporting noggs	P	F	N/A
30	25mm Air gap around outer flue or square hole in ceiling	P	F	N/A
31	Sealant used on SFH/Flue connection	P	F	N/A
32	Roof space framing is intact/not cut away	P	F	N/A
33	Flashing to roof complies?	P	F	N/A
34	Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A
Wet Backs				Comments (reasons for decisions)
35	Tempering valve is fitted?	P	F	N/A
36	Water temperature is correct	P	F	N/A
37	Wet back pipe is copper	P	F	N/A
38	Wet back pipe is run correctly	P	F	N/A
39	Vent is open air off HWC	P	F	N/A
Diesel Burners				Comments (reasons for decisions)
40	Diesel Burners have isolating tap? <i>Do they require automatic cut off solenoid?</i>	P	F	N/A
42	Flue requirements to manufacturer's specifications?	P	F	N/A
43	Producer statement for Installation (pump - radiators)	P	F	N/A
44	Seismic restraint correct	P	F	N/A
45	Fuel storage tank and bunding as per consent	P	F	N/A

	Inspection Checklist: Preline Building	Ref: IC 10
		Ver: 6
		Issued: 21 Nov 2014
		Doc No: IT-639950
		Page 1 of 2

BC No: <i>76172</i>	Contact on site (Name, licence no. – RBW, company & position)
Date: <i>29.08.2017</i>	<i>Spence Heath - Builder</i>
Inspector: <i>Carl Comas</i>	Area of work inspected: <i>Addition / Alteration</i>

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)

All work as per B.C.

If Inspection Result = PASS then date and sign here	Date <i>29.8.17</i>	Signature <i>Carl Comas</i>
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If Inspection Result = **FAIL** then complete instruction sheet (record number here and on summary card)

F = Fail = Non-compliance with approved plans & documentation
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Pre Line Building					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	☐ F	☐ N/A	Onsite
2	Previous comments/ instructions – PIM/BC conditions and endorsements	☒ P	☐ F	☐ N/A	None issued.
Exterior E2,B2					Comments (reasons for decisions)
3	Exterior envelope is complete	☒ P	☐ F	☐ N/A	Completed and Watertight
4	Fixing and detailing of roofing elements (as seen from ground)	☒ P	☐ F	☐ N/A	Good fixing from ground.
5	Fixing and detailing of wall cladding elements	☒ P	☐ F	☐ N/A	Hardies weather board.
6	Are all cladding / roofing penetrations detailed as per consent?	☐ P	☐ F	☒ N/A	no penetrations
7	Re confirm ground levels (no surprises later)	☒ P	☐ F	☐ N/A	Existing 225 below at inspection
Wall Framing BI,B2					Comments (reasons for decisions)
8	Framing grade, spacing and treatment	☒ P	☐ F	☐ N/A	90 x 45 H1.2 SCB 600f
9	Bottom plate fixings for braced and non braced walls are correct	☒ P	☐ F	☐ N/A	Hardi braces in place and also Nails
10	Moisture content?	☒ P	☐ F	☐ N/A	14 - 16.5 %
11	Framing for ceiling diaphragms (Double top plate of top plate packer-ex 40mm)	☐ P	☐ F	☒ N/A	None on B.C.
12	Air seal to window / door jambs confirm PDF rod installed	☒ P	☐ F	☐ N/A	PDF Rod and foam in place.
Ceiling Framing & Battens BI,B2					Comments (reasons for decisions)
13	Size, type, span and centres	☒ P	☐ F	☐ N/A	70 x 35 H1.2 @ 400f
14	Moisture content	☒ P	☐ F	☐ N/A	13-16 %
15	Openings in diaphragm ceilings compliant	☐ P	☐ F	☒ N/A	None on B.C
Mid Floor Structure BI,B2					Comments (reasons for decisions)
16	Floor joist sizes, treatment and grade in accordance with consent (record findings)	☐ P	☐ F	☒ N/A	None on B.C.

17	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	None on B.C.
18	Nogs between joists for connection of braced panels at both ends where connection to joists not possible	P	F	N/A	
19	Nogs for non braced and braced wall support	P	F	N/A	
20	Solid blocking to centre of floor joist spans of span 1 st floor?	P	F	N/A	
21	Holes and notches in framing and joists	P	F	N/A	
Wet Area Floors E3,B2					Comments (reasons for decisions)
22	Confirm product to be used to water proof timber floors.	P	F	N/A	None on B.C.
Insulation H1,B2					Comments (reasons for decisions)
23	Glazing (single or double glazed, check consent)	P	F	N/A	Double Glazed Front door side window. R2.4 Walls R3.6 Ceiling
24	Roof & wall insulation R values	P	F	N/A	
Multi Unit Dwellings (Stc Rating) G6,B1,B2					Comments (reasons for decisions)
25	Construction method / insulation of STC rated walls and ceiling is completed in accordance with consent?	P	F	N/A	None on B.C.
Fire Rating C,B1,B2					Comments (reasons for decisions)
26	Fire wall framing correctly set out for type of system and fixed to other elements to provide stability - All sheet joints supported - Fire rated ceilings are supported by fire rated walls - Bottom plates strapped and bolted to provide stability in accordance with design.	P	F	N/A	None on B.C.
27	Penetrations in fire walls prepared correctly	P	F	N/A	
28	Steel studs 'friction fitted' where specified	P	F	N/A	
	Expansion gap to steel studs where specified	P	F	N/A	
29	Timber/steel dimensions correct for system required	P	F	N/A	
30	Nog and solid blocking placement correct	P	F	N/A	
31	Joints on opposite sides of the wall will be staggered (steel frames only)	P	F	N/A	
DAP D1,G1,NZS 4121					Comments (reasons for decisions)
31	Are DAP facilities being installed?	P	F	N/A	None on B.C.
32	Does the accessible route comply (1200mm)?	P	F	N/A	
33	Are thresholds at correct height?	P	F	N/A	
34	Are door openings correct (discuss with builder, cavity sliders require an 860 leaf generally)?	P	F	N/A	
35	Do corridor widths comply?	P	F	N/A	
36	Have nogs been installed for grabrails?	P	F	N/A	
Tiles over Aqualine E3,B2					Comments (reasons for decisions)
37	Internal corners have metal reinforcement (32x32x0.55 fixed 300mm c)	P	F	N/A	None on B.C.
38	Weight of tiles will dictate thickness of Gib Aqualine	P	F	N/A	
39	13mm min for steel frame	P	F	N/A	
40	All sheet joints over framing	P	F	N/A	

	Inspection Checklist: Postline	Ref: IC 13
		Ver: 6
		Issued: 21 Nov 2014
		Doc No: IT-639948
		Page 1 of 2

BC No: 76172	Contact on site (Name, licence no. – RBW, company & position) SPENCER NEATH	
Date: 8.9.17		
Inspector: GJM	Area of work inspected: EXTENSION	
Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		
If Inspection Result = PASS then date and sign here	Date 8.9.17	Signature 
If Inspection Result = FAIL then complete instruction sheet (record number here and on summary card)		

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 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Post Line					Comments (reasons for decisions)
1	Approved Consent documents on site	☒ P	F	N/A	ONSITE
2	Previous comments/ instructions – PIM/BC conditions and endorsements	☒ P	F	N/A	READ
Post Line/ Bracing B1,B2					Comments (reasons for decisions)
3	Bracing system used (<i>record</i>)	☒ P	F	N/A	GIB BCI
4	Board type and thickness (<i>relevant to use and framing centres</i>)	☒ P	F	N/A	10mm BRACELINE
5	Fixing of wall bracing elements (<i>spacings, fastener type, length and gauge</i>)	☒ P	F	N/A	50/50/50/25/25 - 150 G SCREWS
6	Fixing of ceiling bracing elements (<i>spacings, fastener type, length and gauge</i>) (<i>consider openings in diaphragm ceilings</i>)	P	F	☒ N/A	NIL
7	Brace sheet widths comply (<i>wall and ceiling</i>)	☒ P	F	N/A	CORRECT
8	Bracing elements in correct locations & (<i>clear of baths & showers etc</i>)	☒ P	F	N/A	CORRECT
Post Line/ Fire Rating B1,B2,C1-6					Comments (reasons for decisions)
9	Board type and thickness (<i>relevant to use and framing centres</i>)	P	F	☒ N/A	
10	Fixing of wall elements (<i>spacings, fastener type, length and gauge</i>)	P	F	☒ N/A	
11	Fixing of ceiling elements (<i>spacings, fastener type, length and gauge</i>) (<i>consider openings in diaphragm ceilings</i>)	P	F	☒ N/A	
12	All Sheet edges all fixed to framing	P	F	☒ N/A	

Post Line/ Fire Rating Cont B1,B2,C1-6					Comments (reasons for decisions)
13	Joints on opposite sides of the wall are staggered (steel frames only)	P	F	N/A	N/A IN BC
14	Sheets fixed hard to floor where specified	P	F	N/A	
15	Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
16	Longitudinal joints correctly back-blocked (single layer systems only)	P	F	N/A	
17	Penetrations comply with details in consent (Refer Doc Penetrations in GIB® Fire Rated Systems or SED dampers or collars)	P	F	N/A	
18	Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
19	Fire rated flush boxes fitted	P	F	N/A	
20	Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ Stc Rated Walls B1,B2,G6					Comments (reasons for decisions)
21	STC system used	P	F	N/A	
22	Board type and thickness (relevant to use and framing centres)	P	F	N/A	
23	Fixing of wall elements (spacings, fastener type, length and gauge)	P	F	N/A	
24	Fixing of ceiling elements (spacings, fastener type, length and gauge) (consider openings in diaphragm ceilings)	P	F	N/A	
25	No penetrations to STC rated wall without specific design	P	F	N/A	
Post Line/ Tiled Walls B1,B2					Comments (reasons for decisions)
26	Gib screw fixed at 100mm centers at all studs	P	F	N/A	
27	32x32mm metal angles fixed to corners	P	F	N/A	
28	Other substrates fixed to manufacturers specifications (record details)	P	F	N/A	



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No:

5018

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

15 MOREY ST, ROTURUA

Contact Details:
(Name and address)

AARON RANDELL

Name of
Electrical worker:

Aaron Roper

Registration/Practising
licence number:

E 248376

Organisation/company:

JB's Electrical

Phone and email:

0274 740 205 or jbelectrical@xtra.co.nz

Name of person(s)
supervised:

CoC

Type of work:

☐ Additions

☒ Alterations

☐ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

WIRE AND LIVEIN 2X POWERPOINTS IN ENTRANCE + FOR TV - ON ACBS AT
BOARD. 8X LED DOWNLIGHTS, 1X SURFACE LIGHT, 3X OUTSIDE WALL
LIGHTS AND 1X TWIN SENSOR LIGHT. ALL WORK DONE IN
ENTRANCE AND LIVING AREAS

RECEIVED

07 AUG 2018

B.C. NO 76172

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹ V = 237 V
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 RCD 1 - 23 2ms
2 - 23 2ms
- ☐ Is safe to connect

Electronic/Other reference:

Certifier's signature:

Test Results	
Polarity (Independent earth):	✓
Insulation resistance:	>1MΩ
Earth Continuity:	0.3Ω
Bonding:	—
Fault Loop impedance	0.16Ω
Other (specify):	PR 1.44 KA

Date:

13/9/17

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

RECEIVED
07 AUG 2018
B.C. No. 76172



76172.



500E MESH IN PLACE WITH STARTERS



100mm CONCRETE FLOOR

INSPECTION FILE COVER SHEET		
ADDRESS: 15 Morey St BC B-76172		
YES ☒ NO ☐	DATE ISSUED: 18.4.17	P NO.: P27984
Randell	DESCRIPTION OF WORK: Adds to Dwg & BEM	



CHAIRS IN PLACE STEEL TIED.



ELEVATION



Statement of Compliance

ROTORUA
LAKES COUNCIL

SOLID FUEL HEATER INSTALLATION STATEMENT OF COMPLIANCE

Ref: IF 05
Ver: 1
Issued: 21 Jan 2014
Doc No: RDC-432013
Page 1 of 1

DETAILS:

Date: 19-5-17 Building Consent No: 76172
Installation of: [make] Masport [model]: osburn
Property Address: 15 morey st, Lynmore
Rotorua
Owners First Name: Aaron Surname: Randell

CHECKLIST:

The above fire was installed according to the manufacturer's specifications, Standard AS/NZS 2918.2001 and the approved Building Consent.

It is confirmed that for the installation the following checks were taken:

- ☒ Smoke alarms tested and locations checked (3m from each bedroom and on exit path)
- ☒ Flashing complies with E2
- ☒ Flue extends 600mm above the ridge if within 3m
- ☒ Seismic restraints fitted
- ☒ Hearth measurement checked and hearth extension fitted if too short
- ☒ Flues sealed and fixed with 3 Stainless or Monel fasteners

Freestanding Installation

- ☒ Inner liner used in ceiling and extending 200mm above roof penetration
- ☒ Support stays installed if flue extends more than 1500mm from penetration
- ☒ Photos shall be available to confirm compliance with ceiling and roof space framing requirements.

Insert Installation

- ☐ All cracks in masonry cavity filled with fire resistant sealant or matting
- ☐ Chimney swept
- ☐ No exposed timber in cavity
- ☐ Mantle height checked and mantle reflector installed if too low

Installers Name: Les Cannon Signature: Lgc

Registration No: 10091

STATEMENT
OF
COMPLIANCE.



	Statement of Compliance (provided to RLC as certification of workmanship or certain systems)	Ref: IF 04
		Ver: 6
		Issued: 01 Jun 2015
		Doc No: RDC-8029
		Page 1 of 1

To: Rotorua Lakes Council

Building Consent No.: 76172

I / we (print name) Spencer Heath

Of (company name / owner) S Heath Builders limited

Address of company or individual 49 Lewis road Lynmore Rotorua.

I confirm that I/we have applied/installed the following product/system Coloursteel Endeavour
roofing in full accordance with the (~~Delete one of following~~)
(product/system specifications)(building consent) to meet NZ Building Code Clauses E2

Describe the construction method/installation method used to achieve compliance when not in accordance with the approved building consent (attach additional pages if required). The owners and designers approval must accompany any deviation from the approved building consent.

Fitted roof & flashings per Building Consent.

Describe the location of work undertaken (i.e. 1st floor bath room shower/ basement tanking etc) _____

new roofing

At (address) 15 Morey street Rotorua.

Completed (date) 15/10/17 For (owner) Arman Bardell

This work has been certified by: (if applicable) _____

Licensed applicators registration number (if applicable) BP 108706

Name: (please print) Spencer Heath Signed: [Signature] Dated: 24/6/18

All fields are to be completed prior to lodgement with Council

Council Use:

This statement is accepted by: (name) G MAJORIBANKS on (date) 7-8-18

because AUTHOR & INSPECTION CONFIRM ROOF & FLASHINGS
INSTALLED CORRECTLY.

Signed: [Signature]