

ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.
e-mail info@adc.govt.nz Website www.ashburtondc.govt.nz

In reply, please quote:

If calling, please ask for:

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

M & A SMALL
9 MILLER AVE
ASHBURTON

No. 010867
Issue date 28/02/05

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Alter existing dwelling.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Family home.
Estimated Value	\$9,500
Location	9 MILLER AVE
Legal Description	LOT 5 DP 20441
Valuation No.	2452330000

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

Signed for and on behalf of the Council:

Name:

Chris Chapman
whatever it takes
ASHBURTON DISTRICT

Date:

28.2.05.

APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate.)

Part A: General (Complete Part A in all cases)



APPLICANT*

M + A
Name: Small
Mailing Address: 9 Miller Avenue
Ashburton.
Contact (print name, address and position):
Paddy Strange
43 Nursery Drive.
Ashburton. Builder
Phone: 03 3080023 Fax: 03 3080023

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: B7010867
Received: 10 / 10 / 01
P.I.M./Consent Fee: \$ 30
Receipt No: 685134
Invoice No: 93378

Consent No:
Received: 4 / 12 / 01
Consent Fee: \$ 240
Receipt No: 694202
Invoice No: 93505

PROJECT

New or relocated building ☐
Alterations/Additions ☒
Demolition ☐
Proposal to Remove walls etc.
Enlarge lounge - new fire.
Intended use(s) (in detail):
Family home.
Intended life:
Indefinite but not less than 50 years ☒
Specified as years
Being stage 1 of an
intended 1 stages
Estimated value (inclusive of GST):
\$ 9,500.00

PROJECT LOCATION

Street address (if any):
9 Miller Avenue
Ashburton.
Legal description (as shown on certificate of title or rates notice, if any):
Lot 5 DP 20441
Valuation No: 2452330000
(For example: Lot DP ; or Section SO Survey or Registration District ; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)

Cont ...

THIS APPLICATION IS FOR:



Building Consent only, in accordance with Project Information Memorandum No.:



Both Building Consent and a Project Information Memorandum.

Part B: Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

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



Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.



New provisions to be made for vehicular access, including parking.



Provisions to be made in building over or adjacent to any road or public place.



New provisions to be made for disposing of stormwater and wastewater.



Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.



New connections to public utilities.



Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.



Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):



The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including



Building certificates



Producer statements



References to accreditation certificates issued by the Building Industry Authority.



References to determinations issued by the Building Industry Authority.



Proposed procedures, if any, for inspection during construction.

Cont . . .

Part D: Key Personnel

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

Designer(s):

Building certifier(s):

Builder(s) Paddy Stronge 'Backyard Enhancements'

Registered drainlayer:

Registered plumber:

Registered gasfitter:

Registered electrician:

Other:

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

E2: Other systems and features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

Name:

Position:

Date:

APPLICANT: M & A SMALL
C/- PADDY STRANGE
43 NURSERY DRIVE
ASHBURTON
PHONE: 308 0023
PROJECT LOCATION: 9 MILLER AVE
LEGAL DESCRIPTION: LOT 5 DP 20441
PROJECT DESCRN: Alter existing dwelling.
BUILDER: P Strange : 43 Nursery Drive Ashburton :
VALN NO: 2452330000
DATE OF APPLICN: 10/10/01

Town Planning

- (a) Zoning
- (b) Density/Coverage
- (c) Height of Building
- (d) Recession planes
- (e) Siting
- (f) Outdoor living/service space
- (g) Low/high risk flooding
- (h) Carparking
- (i) Loading areas, etc
- (j) Landscaping
- (k) Resource Consent required (Yes/No)?
- (l) Other?

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

Public Health Comments

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

Building Dept

- (a) NZFS (Yes/No)
- (b) Sewer (Yes/No)
- (c) Water (Yes/No)
- (d) Stormwater (Yes/No)
- (e) Septic Tank (Yes/No)
- (f) Vehicle Crossing (Yes/No)

Pin Notes

1/11

2/12

3/13

4/ No New services are reqd for this project.

Consent Notes

S.C. 2-9

NC 3 Inspections

are reqd. Foundation,
Prelim, & completion

Mike & Andrea Small 9 Miller Avenue Ashburton.

Proposed alterations:

Area ① Remove existing open fire and replace with free standing Contessa.

Area ② Frame up and line door opening from kitchen to laundry. Same for door opening from laundry to toilet. Make new opening in wall for doorway from passage to laundry.

Area ③ Remove walls high lighted and make good support Delete for ceiling joists with beams - (if necessary).

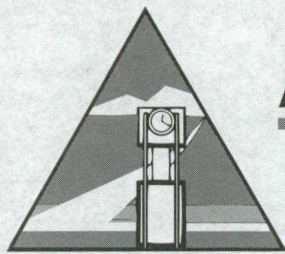
Frame up walls marked to enlarge bathroom area.
to remain as existing plan.

Area ④ Remove part wall to make opening. Support ceiling joists etc. with 2/200 x 50 timber members in roof space with hangers to joists.

Area ⑤ Remove walls high lighted. Remove conc. steps. and pour new foundation to take new walls. Reposition existing window. Walls framed up to existing roof line. Make good to ceiling and floor. Support ceiling joists and runners with beam in roof space 2/300 x 50

Note: wall marked @ already removed.

BACKYARD ENHANCEMENTS
Paddy Strange,
43 Nursery Drive,
Ashburton
Phone 308-0023



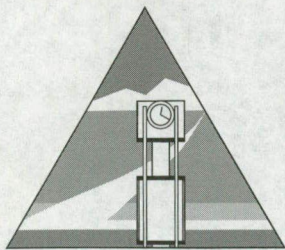
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand

NOTICE OF INSPECTION BUILDING ACT 1991

POSTED

Owners Name: <i>Mt A Small</i>		BC No.: <i>010867</i>	
Site Address: <i>9 Miller Ave.</i>		Valuation No.: <i>245233000</i>	
Date of Inspection: <i>25.2.05</i> at <i>2.35</i> am/pm		Building Type: <i>Dwelling</i>	
FOUNDATION	PRE-LINE	DRAINAGE	
Siting	Floor Cutting	Trench Fill	
Foundation Depth, Width	Moisture Content	Inspections	
Reinforcing	Plate Fixings/Top & Bottom Purlins	Vents/Position	
Bearing	Framing/Lintels/Ceiling Battens	Connection to Outlet	
Height - Ventilation	Bracing/Schedule	Septic Tank/Effluent Disposal	
Footpath Condition	Ceiling Diaphragm	Drain in General	
PRE-POUR SLAB/THICKNESS	Truss/Rafters & Posts - Fixings	Soil Stacks & Vents	
Organic Matter	Roof Bracing	SFH/MAKE	
Vapour Barrier	Insulation	Clearance	
Hardfill	Second Floor, Joists	Flue Installation	
Mesh - Shrinkage Control	Floor Plan/Amendments	Screen/Type	
Pipe Lagging/Waste Size	Glazing/Ventilation	Seismic Restraint/Hearth	
Fixing to Foundation	Building Paper/Roof/Underlay	Tempering Valve	
Other (Polystyrene)	Plumbing/Pipe Type & Fixing	Inbuilt Cavity/Mantle Clearance	
Piles/Treatment	Pressure Tested	FINAL	✓
Bearer Size/Spacing	Lagging	Exterior Cladding/Fixing	✓
Floor Joists	Access/toilets/ramps etc	Flashings	✓
Subfloor Insulation	Fire/smoke alarms	External Moisture	✓
Subfloor Bracing	Fire separations	Gully Traps/Stormwater/T.Vent	✓
Fixings - Type	Other	Vents - Kitchen/Bathroom	✓
Subfloor Ventilation	Post Lining	Handrail to Stairs/Balustrades	✓
COMMENTS		Water Temperature - Laundry	✓
<i>- Work complies -</i>		Cooking/Personal Hygiene	✓
		Ground Clearance to Cladding	✓
		Access/Toilets/Ramps etc	✓
		Fire Safety Clearance	✓
		Footpath Condition	✓
		Producer Statement/s Req'd	✓
		Ceiling Insulation	✓
		Signage	✓
		Water Test Results	✓
		Venting	✓
		HWC Fittings & Restraint	✓
		Roof Tank Restraint & Overflow	✓
		Other	✓
		Planning	✓
		Building Inspector:	
		<i>[Signature]</i>	
☒ INSPECTION OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☒ ISSUE CCC ☒ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED		DATE	
<i>[Signature]</i>		<i>25.2.05.</i>	
Contractor/Owner/Agent/Occupier			



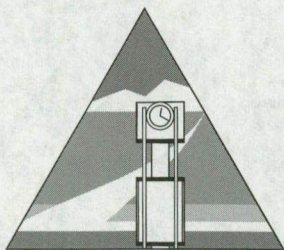
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>M & A Small</u>		BC Number: <u>010867</u>	
Site Address: <u>9 Millar Ave.</u>		Valuation Number: <u>24523300.00</u>	
Date of Inspection: <u>14.5.02</u> at <u>12.05</u> am/pm		Building Type: <u>Dwg alts.</u>	
FOUNDATION	PRE-LINE	DRAINAGE	
Siting	Moisture Content	Trench Fill	
Foundation Depth, Width	Plate Fixings	Inspections	
Reinforcing	Framing/Lintels/Ceiling Battens	Vents/Position	
Bearing	Bracing/Schedule	Connection to Outlet	
Height - Ventilation	Truss & Post Fixing	Septic Tank	
Footpath Condition	Roof Bracing	Effluent Disposal	
PRE-POUR SLAB	Insulation	Drain in General	
Organic Matter	Second Floor, Joists	Soil Stack & Vents	
Vapour Barrier	Firewalls	Specific Design System	
Hardfill	Ceiling Diaphragm	SFH/MAKE	
Mesh - Shrinkage Control	Floor Plan/Amendments <u>minor</u>	Clearance	
Pipe Lagging/Waste Size	Glazing/Ventilation	Flue Installation	
Fixing to Foundation	Building Paper/Roof/Underlay	Screen/Type	
SUB-FLOOR	Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth	
Piles	Lagging	Tempering Valve	
Bearer Size/Spacing	Tempering Valve		
Floor Joists	Pressure Tested	FINAL	
Subfloor Insulation	High/Low Pressure	Exterior Cladding/Fixing	
Subfloor Bracing	Venting	Flashings	
	HWC Fittings & Restraint	External Moisture	
	Roof Tank Restraint & Overflow	Gully Traps/Stormwater	
COMMENTS <u>Alts ok to line.</u> <u>MC 12.5 - 13.5%</u> <u>batts in place.</u> <u>250 x 100 beam with 6 x 180 flat steel</u> <u>pitched between ceiling joist fixings</u> <u>etc ok.</u> <u>black building paper</u> <u>* amend Council plan to show bathroom</u> <u>wardrobe alts remaining as is</u>		Vents - Kitchen/Bathroom	
		Handrail to Stairs/Balustrades	
		HWC Restraint/Roof Tank	
		Water Temperature - Laundry	
		Cooking/Personal Hygiene	
		Ground Clearance to Cladding	
		Access	
		Fire Safety Clearance	
		Footpath Condition	
		Producer Statement/s Req'd	
		Ceiling Insulation	
		Building Inspector: <u>[Signature]</u>	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier <u>Pat H. [Signature]</u>		DATE <u>14.5.02</u>	



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>Mr A. Small</u>		BC Number: <u>010867</u>	
Site Address: <u>9 Miller Ave Ashburton</u>		Valuation Number: <u>2452330000</u>	
Date of Inspection: <u>20.3.02</u> at <u>1440</u> am/pm		Building Type: <u>S.F.H</u>	
FOUNDATION	PRE-LINE	DRAINAGE	
Siting	Moisture Content	Trench Fill	
Foundation Depth, Width	Plate Fixings	Inspections	
Reinforcing	Framing/Lintels/Ceiling Battens	Vents/Position	
Bearing	Bracing/Schedule	Connection to Outlet	
Height - Ventilation	Truss & Post Fixing	Septic Tank	
Footpath Condition	Roof Bracing	Effluent Disposal	
PRE-POUR SLAB	Insulation	Drain in General	
Organic Matter	Second Floor, Joists	Soil Stack & Vents	
Vapour Barrier	Firewalls	Specific Design System	
Hardfill	Ceiling Diaphragm	SFH/MAKE <u>Contamin</u>	✓
Mesh - Shrinkage Control	Floor Plan/Amendments	Clearance	✓
Pipe Lagging/Waste Size	Glazing/Ventilation	Flue Installation	✓
Fixing to Foundation	Building Paper/Roof/Underlay	Screen/Type	✓
SUB-FLOOR	Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth	✓
Piles	Lagging	Tempering Valve	✓
Bearer Size/Spacing	Tempering Valve		
Floor Joists	Pressure Tested	FINAL	
Subfloor Insulation	High/Low Pressure	Exterior Cladding/Fixing	
Subfloor Bracing	Venting	Flashings	
	HWC Fittings & Restraint	External Moisture	
	Roof Tank Restraint & Overflow	Gully Traps/Stormwater	
COMMENTS <u>Clear clearance 125mm.</u> <u>Triple Flue</u> <u>Std 1200mm Contamin flue screen</u>		Vents - Kitchen/Bathroom	
		Handrail to Stairs/Balustrades	
		HWC Restraint/Roof Tank	
		Water Temperature - Laundry	
		Cooking/Personal Hygiene	
		Ground Clearance to Cladding	
		Access	
		Fire Safety Clearance	
		Footpath Condition	
		Producer Statement/s Req'd	
		Ceiling Insulation	
		Building Inspector: <u>[Signature]</u>	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☒ ISSUE CCC ☒ Yes		☐ A formal notice to rectify will be issued	
☐ No			
SIGNED Contractor/Owner/Agent/Occupier <u>[Signature]</u>		DATE <u>20.3.2002</u>	

P.I.M/BUILDING CONSENT APPLICATION NO. BC 010867

OWNER: M. + A. Small
 ADDRESS: 9 Miller Ave
Ashburton

BUILDER: P. Strange
 ADDRESS: 43 Nursery Drive
Ashburton

NUMBER: 9
 STREET: Miller Ave
 DISTRICT: Ashburton

VALUATION REFERENCE
 NUMBER
2452330000

ESTIMATED VALUE OF WORK: \$ 9500

P.I.M REDUCED/INTERMEDIATE/FULL

\$ 30

Receipt No: 685134

Date Paid: 10 / 10 / 01

CONSENT - ADMINISTRATION

INSPECTIONS

\$ 20.00

BUILDING RESEARCH LEVY

\$ 210.00

B.I.A LEVY

\$

DISTRICT PLAN COMPLIANCE

\$

VEHICLE CROSSING

\$

SERVICE CHARGES

\$

FIRE SERVICE CHARGE

\$

DLR INCOME

\$

COMPLIANCE SCHEDULE

\$

CCC REDUCED/INTER/FULL

\$

\$ 10.00

TOTAL

\$ 240.00

Receipt No: 694202

Date Paid: 4 / 12 / 01

FURTHER PAYMENT REQUIRED: Y/N

\$ 240.00

34(2) INFORMATION REQUIRED: Y/N

OTHER INFORMATION REQUIRED: Y/N

Issue
Plan with
the print
be + hold
for fees
9

