46 NO3 LINE

Wanganui District Council
3 - AUG 2011
2-50pm
ACCEPTED

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 4
v6 12/11/08

Building Consent File Content/Checklist

Consent number: 11/0442

DBH Building Category (Type 1, 2 or 3): 1

	Description	Added to file	Comment & Reference
1.	Consent Application	3-8-11	
2.	Pre-Vet Checksheet	3-8-11	
3.	Plans & Specifications	3-8-11	
4.	Bracing Calculations	3-8-11	
5.	PIM : C/T : Consent Notes	3-8-11	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4	3-8-11	(PS1)
11.	Engineering Calculations		
12.	Peer Review	9/8/11	Approved.
13.	Relocate: Condition Reports		
14.	Truss Layouts	3-8-11	
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	3-8-11	(D&P)
18.	Compliance Assessment Checksheets		
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	**Building Consent** (signed copy) Including Conditions	9-8-2011	
28.			
29.			
30.	Inspection Checksheets		
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	**Application** for C.C.C.	16/3/12	
39.	C.C.C. **Assessment Checklist**	22/3/12	
40.	Code Compliance **Certificate**	22/3/12.	

JOB COMPLETED
CCC ISSUED

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐

LARGE PLANS LOCATED IN: G18 FILE ROOM ☐ or BASEMENT ☐

NEW 12.5m² ADDITION TO DWELLING WITH MASTER BEDROOM AND ENSUITE.

Building Consent Application

Section 32 or 45, Building Act 2004
FORM 2

Wanganui District Council

Wanganui District Council

RECEIVED
1 AUG 2011

1. Application type

- ○ Project Information Memorandum and/or
- ✓ Building Consent or
- ○ Alteration to Existing Building Consent

(Please tick appropriate box)

Building Consent/PIM No. 11/0442

Note: Shaded areas for office use only

2. The building

2a. Site Address: 416 No 3 LINE

2b. Current lawfully established use: House Addition / Alteration

2c. Legal Description: Lot 1 DP 63487

2d. Council Property No.: 16173. (WN33A/60)

2e. Number of levels: 1

2f. Level/Unit number: 1

2g. Floor area: Existing 131.2 m² | New 32.5 m² | Total 163.7 m²

2h. Year building first constructed (If applicable/or approx. year):

3. The owner

3a. Name: PAUL & TANIA ROD

Postal Address: 416 No 3 LINE
WANGANUI

Contact Numbers: Phone | Mobile | Fax

Email:

4. Evidence of ownership

4a. Evidence of ownership attached

WDC SUPPLY

- ✓ Certificate of Title (copy)
- ○ Sale and purchase agreement
- ○ Lease agreement
- ○ Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5a. Name of Agent: JIM RICHARDSON - DESIGN LINES 2000 LTD

Postal Address: 167 MT VIEW RD
WANGANUI

Contact Numbers: Phone 343 8101 | Mobile 0274 578 390 | Fax 343 8111

Email: jim.r@xtra.co.nz.

Relationship to owner: Arch Designer

Details of authorisation:

- ○ Evidence attached
- ✓ Other - please specify: Dwgs supplied

6. Applicant's declaration

Signature of Owner/Agent: [signature] Date: 23/6/11

Name (print clearly): JIM RICHARDSON

Pls notify designer

Consent fees to be paid by (Please tick appropriate box): ☑ Owner ○ Builder ○ Plumber ○ Designer ○ Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.
The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work: House Extension & New Garage

7b. Will the building work result in a change of use of the building? ○ Yes ☑ No

7c. If yes, please provide details of the new use:

7d. Intended life of the building: ☑ Indefinite but not less than 50 years ○ Less than 50 years - please specify ____ years

7e. Have any PIM and/or Building Consents been issued previously for this project? ☑ Yes ○ No — Provide details below

Date of consent	Consent number
2/03	

7f. Estimated value of the building work: $ 60,000.00 including gst

7g. Category (Office use only): /

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

- ○ Subdivision
- ○ Alterations to land contours
- ○ New or altered connections to public utilities
- ☑ New or altered locations and/or external dimensions of buildings
- ○ New or altered access for vehicles
- ○ Building work over, or adjacent to, any road or public place
- ☑ Disposal of stormwater and wastewater
- ○ Building work over existing drains or sewers, or in close proximity to wells or water mains
- ○ Other matters known to the applicant that may require authorisations from the council - please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☑ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ○ Project Information Memorandum
- ○ Producer Statements
- ☑ Truss Layout Plan
- ○ Certificate attached to Project Information Memorandum
- ☑ Details/Calculations
- ○ Fire Design Analysis
- ○ Development Contribution Notice

Please turn over

9. Supporting documentation - continued

○ Copies of other Authorisations - please specify

○ Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer
Name / Registration no.: JIM RICHARDSON
Contact details Address: 167 MT VIEW RD, WANGANUI
Phone / Email:

Builder
Name / Registration no.: GEOFF DAVIES
Contact details Address:
Phone / Email:

Craftsman Plumber
Name / Registration no.:
Contact details Address:
Phone / Email:

Registered Drainlayer
Name / Registration no.:
Contact details Address:
Phone / Email:

Electrician
Name / Registration no.: MARK ROD (WANG ELECT)
Contact details Address:
Phone / Email:

Engineer
Name / Registration no.:
Contact details Address:
Phone / Email:

Specialist Services (fire alarm, HVAC, lift etc)
Name / Registration no.:
Contact details Address:
Phone / Email:

Other
Name / Registration no.:
Contact details Address:
Phone / Email:

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Alternative Solution
(Please circle and detail below)

(B1)	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information
(90 TRUSS)

12. Compliance with New Zealand Building Code

NZBC Clause Tick relevant building code clauses	Means of compliance Please circle or add means of compliance			Proposed inspections Please circle as appropriate - see key below		
✓ **B1** Structure	B1/AS2 NZS 4229	NZS 3604	AS/NZS 1170	1	2	3
✓ **B2** Durability	B2/AS1 NZS 3604	NZS 3101	NZS 3602	1	2	3
○ **C1-C2-C3-C4** Fire	C1/AS1 C4/AS1	C2/AS1	C3/AS1	1	2	3
○ **D1** Access routes	D1/AS1	NZS 4121		1	2	3
○ **D2** Mechanical installations for access	D2/AS1	NZS 4322	EN/81	1	2	3
✓ **E1** Surface water	E1/AS1	AS/NZS 3500		1	2	3
✓ **E2** External moisture	E2/AS1	Specific Design		1	2	3
✓ **E3** Internal moisture	E3/AS1			1	2	3
○ **F1** Hazardous agents on site	F1/AS1			1	2	3
✓ **F2** Hazardous building materials	F2/AS1	NZS 4233		1	2	3
○ **F3** Hazardous substances & processes	F3/AS1			1	2	3
○ **F4** Safety from falling	F4/AS1	Fencing of Swimming Pools Act		1	2	3
○ **F5** Construction & demolition hazards	F5/AS1			1	2	3
○ **F6** Lighting for emergency	F6/AS1 AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
✓ **F7** Warning systems	F7/AS1 AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
○ **F8** Signs	F8/AS1			1	2	3
✓ **G1** Personal hygiene	G1/AS1			1	2	3
○ **G2** Laundering	G2/AS1			1	2	3
○ **G3** Food preparation & prevention of contamination	G3/AS1			1	2	3
✓ **G4** Ventilation	G4/AS1			1	2	3
✓ **G5** Interior environment	G5/AS1			1	2	3
○ **G6** Airborne & impact sound	G6/AS1			1	2	3
✓ **G7** Natural light	G7/AS1			1	2	3
✓ **G8** Artificial light	G8/AS1	NZS 6703		1	2	3
✓ **G9** Electricity	G9/AS1			1	2	3
✓ **G10** Pipes services	G10/AS1	NZS 5261		1	2	3
○ **G11** Gas as an energy source	G11/AS1			1	2	3
✓ **G12** Water supplies	G12/AS1 C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
✓ **G13** Foul water	G13/AS1	AS/NZS 3500.2	BS 5572	1	2	3
○ **G14** Industrial liquid waste	G14/AS1			1	2	3
○ **G15** Solid waste	G15/AS1			1	2	3
✓ **H1** Energy efficiency	H1/AS1 NZS 4212	NZS 4218 ALF design manual	NZS 4243	1	2	3

Key to proposed inspections:

1. **Council Building Control Officer**
2. **Approved Consultant e.g. Engineer**
3. **Other - Please specify below**

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance.
Please refer to Alternative Solution box previous page and provide additional information.
Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

12. Compliance schedule

Do not proceed further if
- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

○ There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	○	○	○	○	○

Building Act 2004 (implemented 31 March 2005)
(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	○	○	○	○	○
2. Automatic or manual emergency warning systems for fire or other dangers	○	○	○	○	○
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	○	○	○	○	○
4. Emergency lighting systems	○	○	○	○	○
5. Escape route pressurisation systems	○	○	○	○	○
6. Riser mains for Fire Service's use	○	○	○	○	○
7. Any automatic back-flow preventers connected to a potable water supply	○	○	○	○	○
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	○	○	○	○	○
9. Mechanical ventilation or air conditioning systems	○	○	○	○	○
10. Building maintenance units providing access to exterior and interior walls of buildings	○	○	○	○	○
11. Laboratory fume cupboards	○	○	○	○	○
12. Audio loops or other assistive listening systems	○	○	○	○	○
13. Smoke control systems	○	○	○	○	○
14. Emergency power systems for, or signs relating to, a system or feature specified in any of the above	○	○	○	○	○
15. Means of escape with systems and features (1 to 6, 9 and 13)	○	○	○	○	○

Please continue for Building Act 1991 (implemented 1 January 1993)

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

	Existing	Altered	Added	Removed
	○	○	○	○

Building Act 1991 (implemented 1 January 1993)
(listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	○	○	○	○
2. Automatic or manual emergency warning systems for fire or other dangers	○	○	○	○
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	○	○	○	○
4. Emergency lighting	○	○	○	○
5. Escape route pressurisation	○	○	○	○
6. Riser mains	○	○	○	○
7. Back-flow preventers	○	○	○	○
8. Lifts (including escalators, passengers, service, goods)	○	○	○	○
9. Mechanical ventilation and air conditioning	○	○	○	○
10. Other mechanical, electrical, hydraulic or electronic systems	○	○	○	○
11. Building maintenance units	○	○	○	○
12. Signs (for items 1 to 11 above)	○	○	○	○
13. Means of escape	○	○	○	○
14. Safety barriers	○	○	○	○
15. Access and facilities for people with disabilities	○	○	○	○
16. Hosereels and/or fire extinguishers	○	○	○	○
17. Signs (for items 13 to 16 above)	○	○	○	○

N/A

Address where compliance schedule will be held:
The maximum number of occupants that the building is designed for:

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

OFFICE USE ONLY

BCA

Date application received	1-8-11
Receiving Officer	G H
Application Fee Receipt No.	399024
Date of application Fee Rec.	1-8-11
Infrastructure Bond No.	N/A

Comments:

Paid 12/8/11
Rec#: 400767

Fees (incl. GST)

Building Consent Application (Prepaid) 2C	$ 800.00
Building Consent Issue	$
PIM	$
Building Levy (DBH)	$
BRANZ Levy	$
Stormwater Connection	$
Vehicle Crossing	$
Sewer Connection	$
Water Connection	$
Fordell Connection (Application charge)	$
Development Contribution Levy	$
NZFS Alternative Solution	$
Waiver/Modification	$
Resource Consent	$
Relocation Bond	$
Infrastructure Fee (non-refundable)	$
Infrastructure Bond	$
Certificate of Title TO BE PAID	$ 10.00
Rural Rapid Number	$
Photocopying/Plan Printing	$
Other	$
Total	$

Processing

Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	BA	03/08/11					
Planning		4/8/11					4/8/11
Fire Design (Referred to NZFS)							
Building						BA	9-8-11
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage						BA	9-8-11
Roading							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer

Date 9 AUG 2011

Notes

Building Consent Application
Prelodgement Vetting

To be filled out by Designer

Wanganui District Council

Application details

(Additional information will need to be supplied if a resource consent is required)
This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional.
2 copies of all documentation is required (4 if resource consent if required).
3 copies required for all commercial projects.

Date Received	3-8-11
Site Address	416 No 3 LINE
Description of building work	HOUSE EXTENSION ~~& NEW GARAGE~~

WDC Building Category (Circle where applicable)	1	2	3

Application type

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
New Building	○	✓	—
Alterations	✓	○	✓
Additions	✓	○	✓
Demolition	✓	○	
Relocation	○	✓	
Change of use	○	✓	
Stage of	○	✓	

Application number

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
	WDC SUPPLY		
Cert. of title (less than 3 months old)	○	✓	✓
Legal description checked	✓	○	✓
Street address	✓	○	✓
Floor level	✓	○	✓
Building history—listed	○	✓	
Rapid Number required	○	✓	
Current lawful use	RURAL.		

Building classification

Housing—Detached	✓	○	✓
- Multi-unit	○	✓	
- Group dwelling	○	✓	
Outbuildings—Garage, Barn, shed	✓	○	
- Swimming pool	○	✓	
- Glasshouse, pergola, other	○	✓	
Ancillary— Bridge, Outdoor fire, retaining wall	○	✓	
Commercial / Industrial	○	✓	

Floor area

Ground floor	131.2	M²
Basement	—	M²
1st floor	—	M²
2nd floor	—	M²
Outbuildings	20	M²
Decks/balconies	91.4	M²
Other		M²
Total existing buildings on site	242.4	M²
Total new work	400.85	M²

Wanganui District Council, 101 Guyton Street, PO Box 637, Wanganui 4540
Phone 06-349 0001, Fax 06-349 0000
Email: wdc@wanganui.govt.nz, web: www.wanganui.govt.nz

Please turn over

Contact details, address, phone etc.

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Owner's details	✓		✓
Agent's details	✓		✓
Designer's details	✓		✓
Engineer's details		✓	—

Compliance

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Means of compliance completed (as per application form)	✓		✓
Standards—Current version specified	✓		✓

Property Information

Circle where applicable

Wind Zone	Low	Medium	High	Very High	Specific Design
Corrosion Zone as defined NZS3604 4.2.3		Sea spray zone		Zone 1	
Earthquake Zone				A	

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Is the site subject to natural hazards i.e.: flooding, subsidence, slipping etc.		✓	✓
Do the plans show how you are mitigating the risk i.e.: finished floor level etc.		✓	✓

Plans

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Number of sets required (2/3 set required)	✓		✓

Specifications: Project Specific

Number of sets required (2/3 set required)	✓		✓

Bracing calculations

Subfloor/Deck (2 sets required)	✓		✓
Wall (per floor)	✓		✓

Structural Engineering

Number of sets supplied (2 required)			
Current Producer statement/Calc.			
Beam layout plan			
Connection details/truss/lintel/post			

Geotechnical Engineering

Number of sets supplied (2 required)			
Site plan			
Soils analysis/report			
Producer statement			

H1 Energy efficiency

Design—Schedule	✓		✓
Calculation			
Modelling			

Risk Matrix

Highest elevation score		✓	—
or			
All elevations	✓		✓

Site plan

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Scale 1:100 1:200 1:500	✓		✓
Site area & coverage	✓		✓
Fully dimensioned	✓		✓
North point & Building Orientation	✓		✓
Existing & Proposed building	✓		✓
Finished floor level	✓		✓
Contours, Datum	✓		—
Extent of cut and fill		✓	—
Retaining walls/engineer or standard		✓	—
Septic Tank/Water Tank/Soak Hole	✓		—
Drainage Plan (S/water & sewer)	✓		✓

Infrastructure

Water connection position (new/existing)		✓	N/A
Sanitary sewer connection position (new/existing)	✓		
Stormwater connection position (new/existing)	✓		
Level & depths of connections		✓	
Stormwater secondary flow path		✓	
Sump lid & kerb top levels at outlet		✓	
Crown of road level		✓	
Vehicle crossing application form		✓	
Position of vehicle crossing on site plan	✓		✓
Infrastructure bond application		✓	—

Cont...

Cross sections

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Minimum of one along the length	✓		✓
Minimum of one across the width	✓		✓
Clear ground levels	✓		✓
Footing size	✓		✓
Subfloor ventilation	✓		✓
Foundation steel—size and centres		✓	—
Masonry and slab/hardfill/dpm		✓	—
Wall framing—sizes, centres, treatment, height, stress grade	✓		✓
Wall/ceiling/floor insulation	✓		✓
Cladding	✓		✓
Cavity and battens		✓	—
Building paper	✓		✓
Stairs—tread, rise, pitch, height		✓	—
Decks and balconies/balustrades		✓	—
Linings and finishes	✓		✓
Wet area waterproofing/tanking		✓	—

Floor plans

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
To scale, fully dimensioned, rooms named	✓		✓
Window/door sizes and position	✓		✓
Fixtures and fittings, smoke detectors	✓		✓
Full plumbing layout, pipe sizes etc.	✓		✓
Solid fuel heating/heat pump		✓	—
HWC, position and restraint/solar	✓		✓
Wall bracing—height, position, type	✓		✓

Foundation Plan

Timber floor— Pile size, centres, treatment	✓		✓
Footing size	✓		✓
Bracing layout type and position	✓		✓
Joists and bearers	✓		✓
Concrete Floor—Dimensions, bays, mesh size, point load pads, slab thickenings, control joints, supplementary bars		✓	
Specific design (raft)		✓	

Electrical Plan

Electrical layout		✓	
Mechanical light and ventilation		✓	

Elevations

• North	✓		✓
• South	✓		✓
• East		✓	—
• West	✓		✓
Height recession plane		✓	
Wall cladding(s)/control joints		✓	
Roof cladding(s)	✓		✓
Finished floor levels	✓		✓
Height in relation to boundary	✓		
Maximum building height	✓		

Roof framing plan

Pitched roof—Ridge beam, rafters, purlins, building paper, insulation		✓	
Eaves		✓	
Pergola/Verandah		✓	
Trussed roof—Truss type	✓		✓
Point loads identified		✓	—
Roof bracing	✓		✓
Truss layout/design certificate	✓		✓

Weathertightness—Flashing details

Windows/doors	✓		✓
Balconies		✓	
Parapets/apron/change of pitch		✓	
Decks		✓	
Roof and wall junctions	✓		✓
More than one cladding		✓	
Pergola		✓	
Other penetrations		✓	

Wanganui District Council, 101 Guyton Street, PO Box 637, Wanganui 4540
Phone 06-349 0001, Fax 06-349 0000
Email: wdc@wanganui.govt.nz, web: www.wanganui.govt.nz

Please turn over

Deck construction

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Foundation plan	○	○	
Pile size, centres, treatment	○	○	
Bearer & joist, size, span, treatment	○	○	
Stair, balustrade details	○	○	
Detail at junction of house	○	○	

Solid fuel heating

Tick where applicable under Yes or Not applicable	Yes	N/A	WDC
Specifications	○	○	
Construction details/flashings	○	○	
Floor plan	○	○	
Wetback details	○	○	
Smoke Detectors	○	○	

Fencing of swimming pools

Pool construction details	○	○	
Pool specification	○	○	
In-ground or above-ground	○	○	
Fencing and gate plan	○	○	
Fencing/construction details	○	○	
Floor plan if house forms fencing	○	○	
Backflow/drainage	○	○	

Outbuildings (also must include Site plan details)

Foundation plan	○	○	
Cross-section	○	○	
Wall bracing	○	○	
Roof framing	○	○	
Elevations	○	○	
Drainage	○	○	
Engineer design/Producer statement	○	○	

PUBLIC USE BUILDINGS

Fire safety

Fire design	○	○	
Smoke alarms	○	○	
Sprinkler system	○	○	
Emergency lights	○	○	
Fire alarm sounders	○	○	
Thermal (heat) detectors	○	○	
Fire alarm call points	○	○	
'Open Path' travel to exits	○	○	
Signage	○	○	
Auto doors	○	○	
HVAC	○	○	
H1—Energy efficiency	○	○	

Public Safety

Project management plan details for protection of the public (CFPU)	○	○	

Accessible facilities

Carparks	○	○	
Ramps/footpaths	○	○	
Kerb Ramps	○	○	
Entrance route	○	○	
Lifts	○	○	
Stair design/handrails/landings	○	○	
Counters	○	○	
Toilet/bathroom facilities/unisex	○	○	
Signage	○	○	

Designers Signature

Name of Designer signing: *(please print clearly)* Dated / /

Comments

Plans OK to accept for **Processing** **Recheck**

(please circle whichever is applicable)

Date received 1-8-11 *Application fee:* **YES** **N/A**

(please circle whichever is applicable)

Received by GH *WDC Vetting Officer:* 3-8-11

(print name) *(print name)*

FILE NOTE: ASSESSMENT OF BUILDING CONSENT	
Applicants Name	P+T Rod
Activity/Use	2.5m DWELLING ADDITN
Date **BC#**	11/04412
Address	416 No 3 Line
Subject	**Activities in Rural zones**

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

Zone:	**Rural**	
Road Classification:		
Site Area:	800.m²	
Maximum Height:	10 metres	
Structures 10 metres from all boundaries:	Front Boundary	COMPLIES WITH DISTRICT PLAN REQUIREMENTS
	Side Boundary	
	Side Boundary	
	Rear Boundary	
	(plus exceptions)	
Retail activities (except where adjoining a State Highway):		
Noise:		
Light		
Access:	Minimum 1 access to be provided 3.5 metres maximum	EXISTING
Parking:	1 per dwelling unit	
Easements		
Building over Boundary	If Yes, tell Greg and put a post-it on file	

Trees	No tree for forestry, shelter belt or soil conservation purposes shall: a. be planted within 10 metres of any boundary	

Decision and any other matters not contained in table above including further information for building consent purposes:

Further Information Received? **Yes/No**
Decision:

Is resource consent required? **Yes/No**
Letter sent out? **Yes/No** **Date:**

File Number: **4/101/**

Assessed as:

Restricted Discretionary Activity
Breaches:

Non-complying Activity
Breaches

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

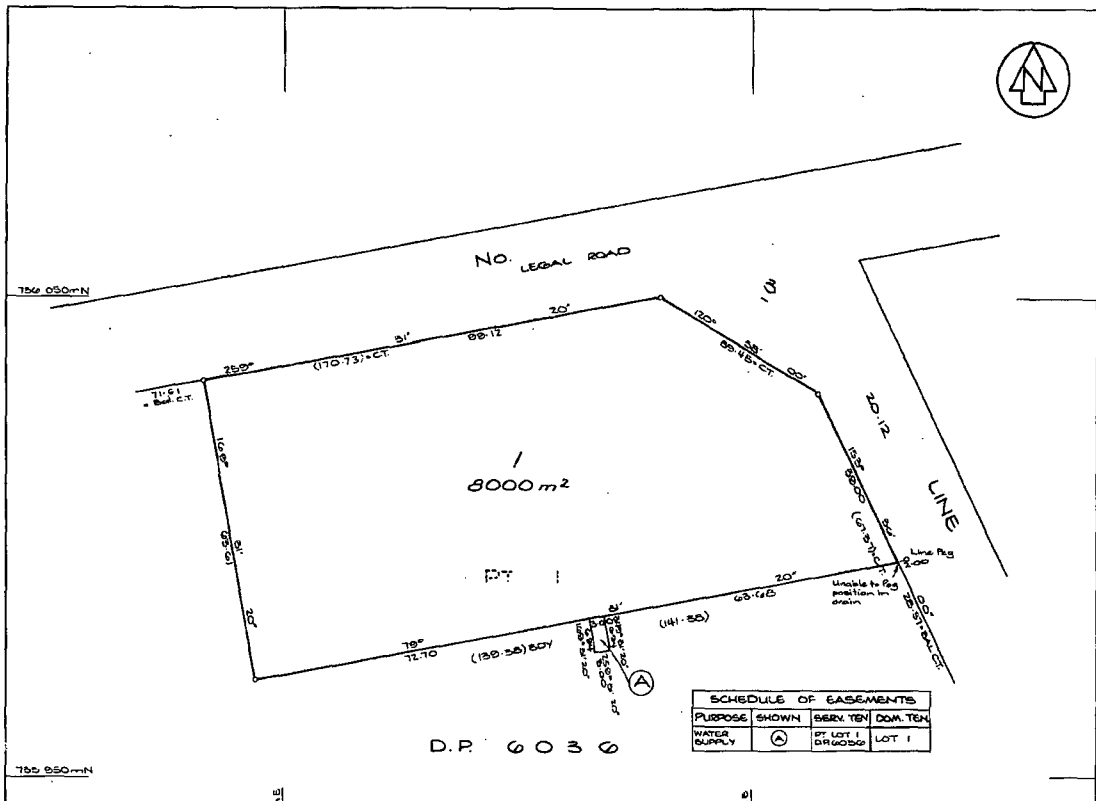
Identifier	**WN33A/60**
Land Registration District	**Wellington**
Date Issued	23 June 1988

Prior References
WNB3/1255

Estate	Fee Simple
Area	8000 square metres more or less
Legal Description	Lot 1 Deposited Plan 63487

Proprietors
Paul Laurence Rod

Interests
Appurtenant hereto is a right of way created by Transfer 149907
Appurtenant hereto is a water supply right created by Transfer B034631.6 - 28.9.1989 at 12.22 pm
B831065.4 Mortgage to Bank of New Zealand - 19.4.2001 at 2.08 pm



Approvals APPROVED

REGISTERED OWNER

Pursuant to a resolution of the Wanganui County Council passed on the 9th day of October 1987 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the Operative District Scheme in force for the area to which the plan relates the common seal of the Wanganui County Council was affixed hereto in the presence of:

CHAIRMAN COUNTY MANAGER

THE COMMON SEAL OF WANGANUI COUNTY COUNCIL

Pursuant to Section 306(1)(f)(i) of the Local Government Act 1974 I hereby certify that all the conditions shown on or referred to on the scheme plan of subdn. have been complied with to the satisfaction of the Wanganui County Council.

Dated at Wanganui this 9th day of October 1987

COUNTY MANAGER

Total Area 8000 m²

Comprised in CT B5/1255 PT

I JOHN HARRISON OF WANGANUI

Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the provisions of section 23(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Wanganui this 30th day of September 18 87 Signature

Field Book 5150, 23726 Traverse Book 440, 99-100

Reference Plans DP's 6036, 2225L, 27841, 5446, 98 50's 25619, 26717 & 21586

Examined MS Correct

Approved as to Survey 2.12.88 I.P. Masryk for. Chief Surveyor

Deposited this 23rd day of June 1989

ASSISTANT District Land Registrar

File Received 24-12-87 Instructions 63487

LAND DISTRICT WELLINGTON SURVEY BLK. & DIST. II IKITARA NZMS 261 SHT R22 RECORD MAP No 8-3	LOT 1 BEING SUBDN OF PT LOT 1 D.P. 6036 AND WATER SUPPLY EASEMENT OVER PT LOT 1 D.P. 6036	TERRITORIAL AUTHORITY WANGANUI COUNTY Surveyed by JOHN HARRISON Scale 1 : 500 Date SEPT. 1987

W.H. HAWITY, SURVEYOR-GENERAL, DEPARTMENT OF LANDS AND SURVEY WELLINGTON NEW ZEALAND

L & S FORM 1150

Wanganui District Council

PO Box 637, Wanganui
Phone (06) 349-0001
Visit our Web Site www.wanganui.govt.nz

Official Receipt

GST Reg No 51-668-324

1/08/2011 Receipt No: 399024

To: J Richardson

Description	Amount
GL Receipt	
NOGPRECONSENT 416 No 3 Line Addition to dwelling	$800.00
Transaction Total:	**$800.00**

Amounts Tendered

EFTPOS	$800.00
Total	**$800.00**

Printed 1/08/2011 4:34:58p.m.

101 Guyton Street
P O Box 637, Wanganui 4500
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name: J. RICHARDSON.

For Building Consent:

Reference No:

Date: 1-8-11

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project 416 NO3 LINE

Description of project ADDITION TO DWELLING.

Reference	***Details***	***Amount (Incl GST)***
	1. Building Consent Project Type – application fee (refer to 'Fees and Charges' Form)	2C $ 800-00
	2. Resource Consent - deposit	
	• Land use - Non-Notified	$
	• Subdivision - Notified	$
	3. Infrastructure Bond	
	• Non-Refundable Charge	$
	4. Other - Aerial photographs	$
	- Plan pack Searches	$
	- Rural Rapid Numbers (New)	$
	- Large Plan photocopying A2	$
	- A0 – A1	$
	5. Certificate of Title	$
	Total Payable	$ 800-00

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

INSPECTION TIME REPORT

Building Consent Number BCon11/0442

Total Estimated Inspection Time	335
Total Actual Inspection Time	0
Inspection Time Difference	335
At BC Issue Time to be charged.	
At Completion Positive amount = time to be credited	
Negative amount = time to be charged	

Signed for and on behalf of the Wanganui District Council

Processing 170

101 Guyton Street
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Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	***TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:***	***BCon11/0442***
416 No 3 Line WANGANUI		
Applicant	***Description of Work***	
Mr PL Rod 416 No 3 Line RD 12 Wanganui 4582	**New 12.5m2 addition to dwelling with master bedroom and ensuite.**	
Builder	***Plumber***	***Drainlayer***
G Davies - Builder 90 Fitzherbert Avenue Tawhero Wanganui 4501	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application

SUMMARY OF CONDITIONS

Building Consent Number BCon11/0442

PIM Conditions

Code	***Condition***
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	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.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	***Condition***

Your project's inspections are listed on the next page...

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon11/0442

Inspection	*When to Request*	*Date*	*Inspector*	*Complies with Code*	*Reinspect*	*Notes*		
PILE AND/OR POST INSPECTION	Prior to placing Concrete							
FRAMING INSPECTION	When all framing is complete.					Includes sub-floor		
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.							
POST LINE INSPECTION	To inspect fixings. Prior to covering up.					Includes drains on same visit.		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							
PLUMBING PRELINE INSPECTION	Before covering up					Includes drains on same visit.		

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BUILDING CONSENT NUMBER BCon11/0442

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
416 No 3 Line WANGANUI	LOT 1 DP 63487 0.8000 Ha
Building name:	**Location of building within site/block number:**
Level/unit number:	

The owner:

Name of Owner:	
Mr PL Rod	
Mailing address:	**Street Address/registered Office:**
416 No 3 Line RD 12 Wanganui 4582	416 No 3 Line RD 12 Wanganui 4582

Phone numbers:

Landline:	3424899	**Mobile:**	
Daytime:		**After hours:**	
Facsimile number:			
Email address:		**Website:**	

First point of contact for communications with the building consent authority:

Contact Person:	
Mr PL Rod	
Mailing address:	**Street Address/registered Office:**
416 No 3 Line, RD 12, Wanganui 4582	416 No 3 Line, RD 12, Wanganui 4582

Phone number:

Landline:	3424899	**Mobile:**	
Daytime:		**After hours:**	
Facsimile number:			
Email address:		**Website:**	

Building Work

The following building work is authorised by this consent

Project
New 12.5m2 addition to dwelling with master bedroom and ensuite.

Intended Use	***Intended Life***
Single Detached Residential	50 Years
Estimated Value ($)	
$60000.00	

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 of 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.

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CONDITIONS OF BUILDING CONSENT NUMBER BCon11/0442

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:
Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

(a) land on which building work is being or is proposed to be carried out; and

(b) building work that has been or is being carried out on or off the building site; and

(c) any building.

Additional conditions:

Informative notes:

- [Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]
- [Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]
- [Informative note: Any inspection time required over and above that allowed may incur a further charge.]
- [Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]
- [Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]

Compliance Schedule:

‡Attachments

‡Copies of the following documents are attached to this building consent:
‡Project information memorandum number BCon11/0442'

Signed for and on behalf of the Wanganui District Council

D M Hall
Senior Building Control Officer **Date**: 09 August, 2011

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

PROJECT INFORMATION MEMORANDUM NUMBER BCon11/0442

Section 34, Building Act 2004

Mr PL Rod
416 No 3 Line
RD 12
Wanganui 4582

Issue Date: **9/08/2011**

Project Location	***Assessment Number/Legal Description***
416 No 3 Line WANGANUI	LOT 1 DP 63487 0.8000 Ha
Category	***Description of Work***
Adds/Alts to Private Residential - $50001 & over	New 12.5m2 addition to dwelling with master bedroom and ensuite.
Intended Life	***Estimated Value ($)***
50 Years	60000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon11/0442), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Wanganui District Council

D M Hall
Senior Building Control Officer

Date: 09 August, 2011

Building Consent
Process check sheet – New Dwelling/Additions

New Dwelling/Additions			
Approved = ✓	More information required = X	Not Applicable = N/A If a sub element is not relevant choose N/A	
Address:	416 no3 line		
Building Consent No:	11/0442	Date:	19-5-11
Consent Officers:	BI		
Description:	Bedroom ensuite	addition	

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
Site - Features	Positioning	Siting		✓		
		Hazard Maps		✓		
		Subdivision Conditions – 224 & 221		n/a		
		Wind zone	medium / high	✓		
		Durability zone – sea spray – 1/2/3/4	2	✓		
B1. Structure	Foundation	Engineers design on architectural plans	NZS4404	✓		
		Load paths addressed / pads indicated	piles only	✓		
		Depth / width		✓		
		Reinforcement		n/a		
	Slab on ground / concrete floor	Engineers design on architectural plans				
		Load paths addressed / pads indicated				
		Hard fill		n/a		
		Reinforcing – mesh cover, supplementary bars				
		Control joints				
	Timber subfloor	Subfloor bracing & layout provided		✓		
		Fixing / Connection		✓		
		Height above ground level (550mm for particle board / 450mm crawl space)		✓		
		Ventilation	base bars	✓		
	Timber flooring	Member sizing and loading (size / spacing / span)		✓		
		End support / fixing / bearing		✓		
		Flooring material		✓		
		Lateral support, blocking		n/a		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
	Wall	Member sizing height / size / spacing		✓		
		Lintels – engineering design req	J604	✓		
		Beams – engineering design req		n/a		
		Fixing / connection	Generic J604	✓		
		Wall bracing & calculation		✓		
	Roof	Roof framing	Truss	✓		
		Truss certificate & layout provided		✓		
		Member sizing (size / spacing)		✓		
		Fixing / connection – uplift resistance	Ton tie	✓		
		Roof bracing		✓		
		Ceiling framing – battens 450 / 600	13mm GIB	✓		
	External structure	Post footing / connection detailed				
		Post / beam connection				
		Retaining wall				
		Swimming Pool				
		Other		n/a		
	Barriers	Timber barrier (B1/AS2)				
		Other approved barrier design				
	Chimney	Masonry / concrete chimney (B1/ AS3) SED				
E urability	Concrete	Concrete strength & cover		✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings		✓		
		Roof / fixings / compatibility		✓		
		Subfloor / fixings / compatibility		✓		
	Metal / Steel member	Material and coating system		✓		
	Cladding material	Wall	bevel back	✓		
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown				
		Proprietary fires - Manufacturer's specifications provided				
		Open fire - construction material		n/a		
		Firebox opening size				

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Surround / hearth size				
		Chimney size				
	Means of escape from fire	Dead end travel distance (24m max)	well in			
	Spread of fire	Distance from boundary < 650/1m)				
		Fire rated construction				
	Stability during fire	Collapsing away from other property				
D1.Access route		Slip resistance	internal			
		Landing				
		Handrail				
		Tread & riser				
		Stair dimension				
		Clear height				
		Lighting				
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code				
E2. External moisture	Floor	Floor height above ground				
		DPM under slab				
		Waterproofing / tanking of retaining wall				
		Subsoil drainage				
		Step / threshold with deck				
	Wall	E2 Risk matrix assessed				
		Wind Barrier / Rigid underlay / Building wrap				
		Cladding system specified				
		Cavity system				
		Head, jamb & sill details				
		External & Internal corners				
		Junctions – dissimilar materials				
		Clearance of wall cladding				
	Roof	Roofing underlay				

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Profiled metal roof		✓		
		Concrete or clay tiles		n/a		
		Flat roofs / roof decks / substrate				
		Flashings – Apron / Parapet / etc				
	Deck / Balcony	Sill details at balcony threshold				
		Overflow relief				
		Top flashing / intersection with wall				
E3. Internal moisture	Internal wet area	Wall / floor impervious lining		✓		
		Shower – Proprietary (yes) / no		✓		
		Waterproofing method specified		n/a		
F1. Hazardous agent on site		Site investigation / report		n/a		
F2. Hazardous Building material		Glazing – Glass, safety glass – NZS 4223		✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)				
F4. Safety from falling	Barrier	Height / opening / unclimbable				
		Base fixing and stability				
	Opening / window	760 mm from floor level				
		Restrictors required where fall hazard potential				
	Swimming pool	Fencing of Swimming Pool Act				
F5. Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)				
F7. Warning systems	Smoke alarm / fire alarm	Location & type		✓		
G4. Ventilation		Living space – opening 5% of floor area		✓		
		Mechanical ventilation		✓		
		Natural ventilation to existing space		✓		
G7 Natural light		Natural lighting to existing space		✓		
		Habitable space – 10% of floor area		✓		
		Outside visual awareness		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11.Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)		n/a		
G12. Water supply		Source	exuty	✓		
		Tempered water / tempering valve	exuty system covered by BIR spec	✓		
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists	under	✓		
		Pipe size / length / gradient		✓		
		Venting requirements		✓		
		Pipe under / within floor framing		✓		
Energy efficiency		Timber frame (wall / roof / floor insulation)	schedule to new	✓		
		Solid construction (wall / roof / floor insulation)		n/a		
		Specific design		n/a		
		Protection of subfloor insulation (if req)		n/a		
		Glazing	double to new	✓		
E1. Surface water	Site drainage	Floor level above crown road or lowest point		n/a		
		Secondary flow path		n/a		
		Drain pipe size and gradient		✓		
		Sump / chamber		n/a		
		Soakhole / approved outfall		n/a		
		Stormwater design calculation (hydrological neutrality)		n/a		
	Roof water	Sufficient downpipe		✓		
		Internal / External gutter		✓		
		Overflow relief		n/a		
G1. Hygiene		Fixture layout		✓		
		Number of doors to kitchen, basin in wc - yes / no		✓		
G2. Laundering		Sufficient laundry facility and space	enough	✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility	enough	✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location		✓		
		Schematic provided (if applicable)		n/a		
G13. Foul water	Drainage	System specified	G13	✓		
		Connection shown (layout provided)		✓		
		Drain size / material / gradient		✓		
		Main drain vent (tv)		✓		
		Gully trap / ORG shown		✓		
		Drain under building		n/a		
		Discharge stack / relief valve		n/a		
G14. Industrial liquid waste	On-site liquid waste	Engineer / other suitable qualified professional design				
		Systems – Property size				
		Soil type, profile / loading rate				
		Tank size / effluent area				
		Clearance from waterway, ground water				
Misc		Specifications		✓		
		Structural calculations		n/a		
		Foundation report		n/a		
		Producer statement design	TMSS only	✓		
		Producer statement design – review		n/a		
		Has PIM been issued		n/a		
		Historic places check		n/a		
Engineering	Engineering comments			n/a		

Important note: This checklist is a guide for use by authorized WDC Officer only, for establishing compliance with the Building Code as part of the vetting and Building Consent application.

	Tick
Peer Review	
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist	
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.	✓

HOUSE EXTENSION,
416, No 3 LINE,
WANGANUI.
SCOPE OF WORKS.

1. **Extend the West end of the house by 3M, to allow an extended Master Bedroom with Ensuite & walk in wardrobe, & a relocated Bedroom 3.**
2. **Roof shall be an extension of the existing Gable End.**
3. **Stage 2, not in this Building Consent, will be a new Garage (information only!).**

SPECIFICATIONS:

1. All work shall be to:
   - NZ Building Code,
   - NZS 3604:2011,
   - AS3500, 2.2, G12 & G13 (Plumbing),
   - B1 for Structure, B2 for Durability, &
   - E2 for External Moisture, E3 for Internal Moisture,
   - G1 for Personal Hygiene, G4 for Ventilation, G5 for Interior Environment, G7 for Natural Light, G8 for Artificial Light, G9 for Electricity, G12 for Water Supplies, G13 for Foul water, &
   - H1 for Energy Efficiency,
   - Manufacturers written instructions, & the enclosed drawings and specifications,
   - NZS 3910:2003 (Conditions of Contract) where applicable, and good trade practice.
   - All glazing shall be to NZS 4223: Part 3 for Human Impact to C7 (NZBC).
   - Provide all necessary compliance documentation at conclusion of all work.
   - Check all dimensions on site prior to fabrication.
   - **Install shall mean supply and fix.**
   - Make good all surfaces on completion of work, and **to match existing**.
   - Allow for all necessary hardware
2. Refer to attached Bracing information & E2 details.
3. Allow to demolish walls as noted, & reinstate, or add new walls as directed. Terminate unused services and remove redundant fittings. Eliminate existing services unnecessary fittings. Allow to completely redecorate areas where work undertaken, internally & externally.
4. Install subfloor framing & floor as per Section & Pile Plan. Fit R2.6 Snugfloor under the addition & throughout the complete house as directed by owner. No H1 calculations are done. This addition has very high insulation values, with the existing floor also being upgraded with R2.6 Snugfloor.
5. Install timber framed walls, 90 x 45 H1.2 SG 8 framing at 400mm crs max (400 recommended for 10mm Gib), as shown on plan. Install R2.6 Batts to external walls. Frame the roof & ceiling as noted, & add R3.2 Batts to the roof cavity, with R2.6 batts at the edge to maintain a 25mm air gap. Install sound batts where directed by owners, to Bathroom & Bedroom walls.
6. Strap trusses with 70 x 30 H1.2 battens at 600mm crs, for 13mm Ultraline ceilings. Match existing strapping at 400mm crs for 10mm Gib ceilings where required to match existing.

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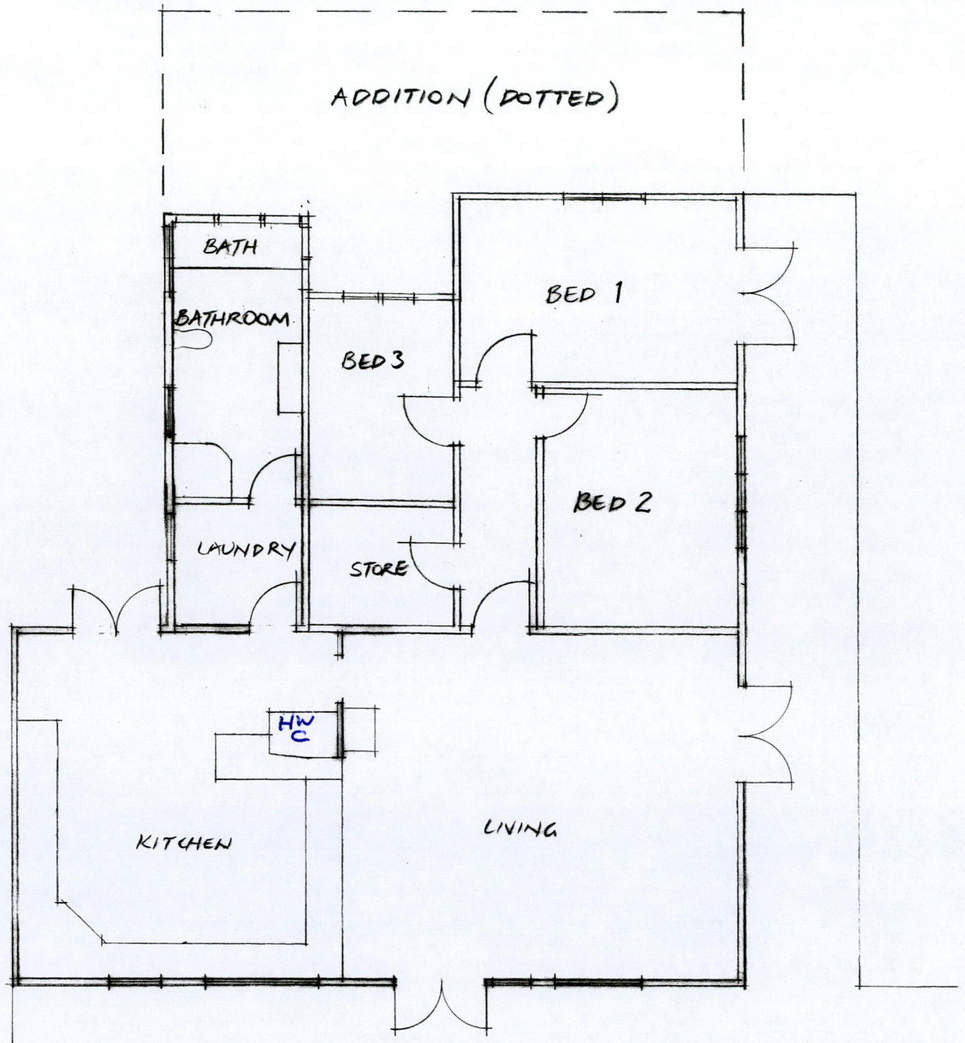
7. The existing doors & window (single Glazed) are to be retained throughout the house. New Aluminium Doors & Windows shall be double glazed. As the new envelope has significant extra insulation, the reuse of these units is consistent with H1 requirements. The new windows are to be awning type as noted, & double glazed. Lintels (H1.2 SG8) to windows up to 2.5M shall be 190 x 90 & 140 x 90 up to 1.8M. New windows are to be Opaque glazed & toughened to suit. Hardware, security stays, passive vents, tinting to be discussed with owners
8. The existing bevel backed weatherboards will be retained & recycled as necessary. New weatherboards shall be H3.1 treated, or Linea fitted to match. Direct fix over building paper.
9. Install all necessary fittings, including new 1M x 1M proprietary shower, a new WC pan complete with cistern & seat, new vanity unit, complete with traps, plugs, brackets etc, soap & toilet paper holders.
10. Connect to existing services with polybutylene piping with crimped or quick fit jointers, as approved
11. Connect 110mm diameter PVC sewer drain from new WC pan to existing sewer drain. Connect wastes as noted, at 1 in 40 fall, from Shower & vanity, to a new Gulley Trap. Install air admittance valve as necessary. The existing septic tank is approx 5M from the new extension. No work is intended here as the house remains as a 3 bedroom house.
12. Connect new 75mm PVC downpipe to existing underfloor pipes to existing Stormwater drain (which runs to adjacent open drain on the property).
13. Allow to make good all ceilings, stop & repaint. Make good all insulation.
14. Allow to make good all walls, stop & repaint. Allow to line the Bathroom with 9.5mm Aqualine.
15. Fit extract fan to the Bathroom.
16. Allow to make good the floors, patch & level for recarpet or revinyl or tiles by owners. Install new carpet to match existing, in Colour & pattern to approval. Install ceramic tiles to Ensuite area, coved 1200mm up walls. Colour & texture to approval.
17. Install the fittings & equipment, as selected by the owner, with all necessary, isolating & other valves, flow restrictors, hardware, fixings etc. All exposed water connections to be flexible stainless steel (ss) type. Ensure all required dwangs are added to walls prior to lining. Install frequent water isolation stopvalves.
18. Floor areas. Existing Ground Floor: 131.2M2. Decks: 91.4M2. Outbuildings: 20M2. Total existing buildings on site: 242.4M2. Total New Work: 32.45M2 (House) & 126M2 (Garage) = 158.45M2 (to be erected later as a stage 2 project – not in this B/C). Site area approx 8000M2.
19. The Building (House) is approx 20M from the closest boundary, so no Height Recession Plane (HRP) breaches. The Site is generally flat.

Design Lines 2000 Limited
JIM RICHARDSON
Architectural Designer Phone 0274 578 390

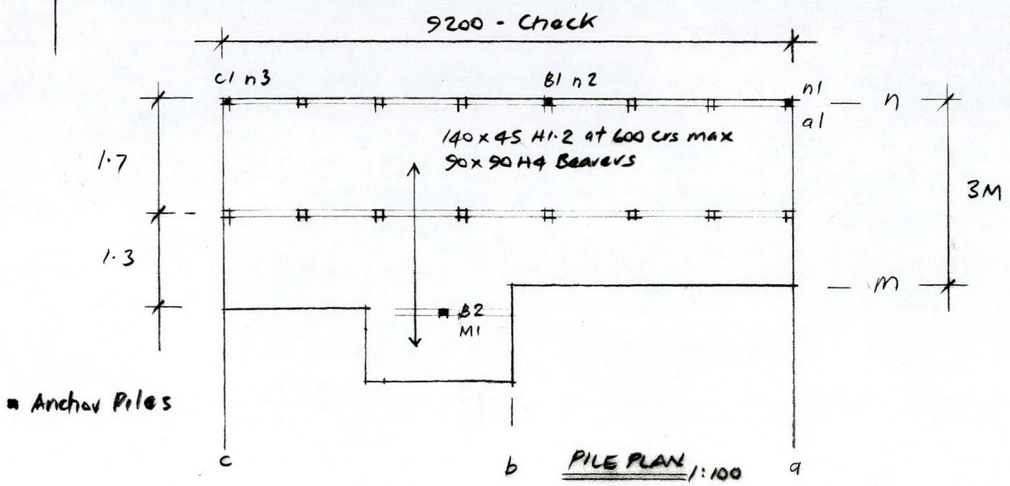
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HOUSE ALTERATIONS,
416 No 3 LINE,
WANGANUI.

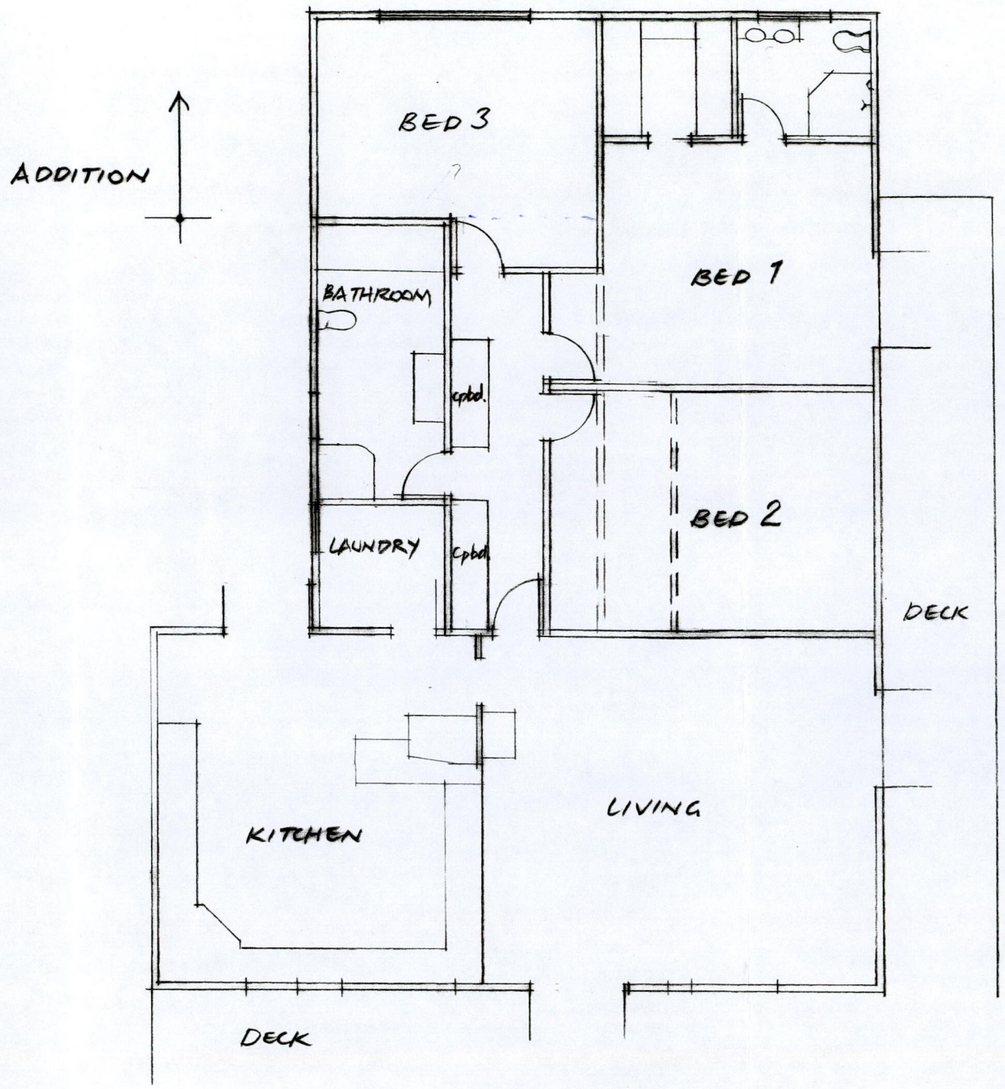
SPECIFICATION **SHEET 1**



EXISTING PLAN 1:100



PILE PLAN 1:100



NEW PLAN 1:100

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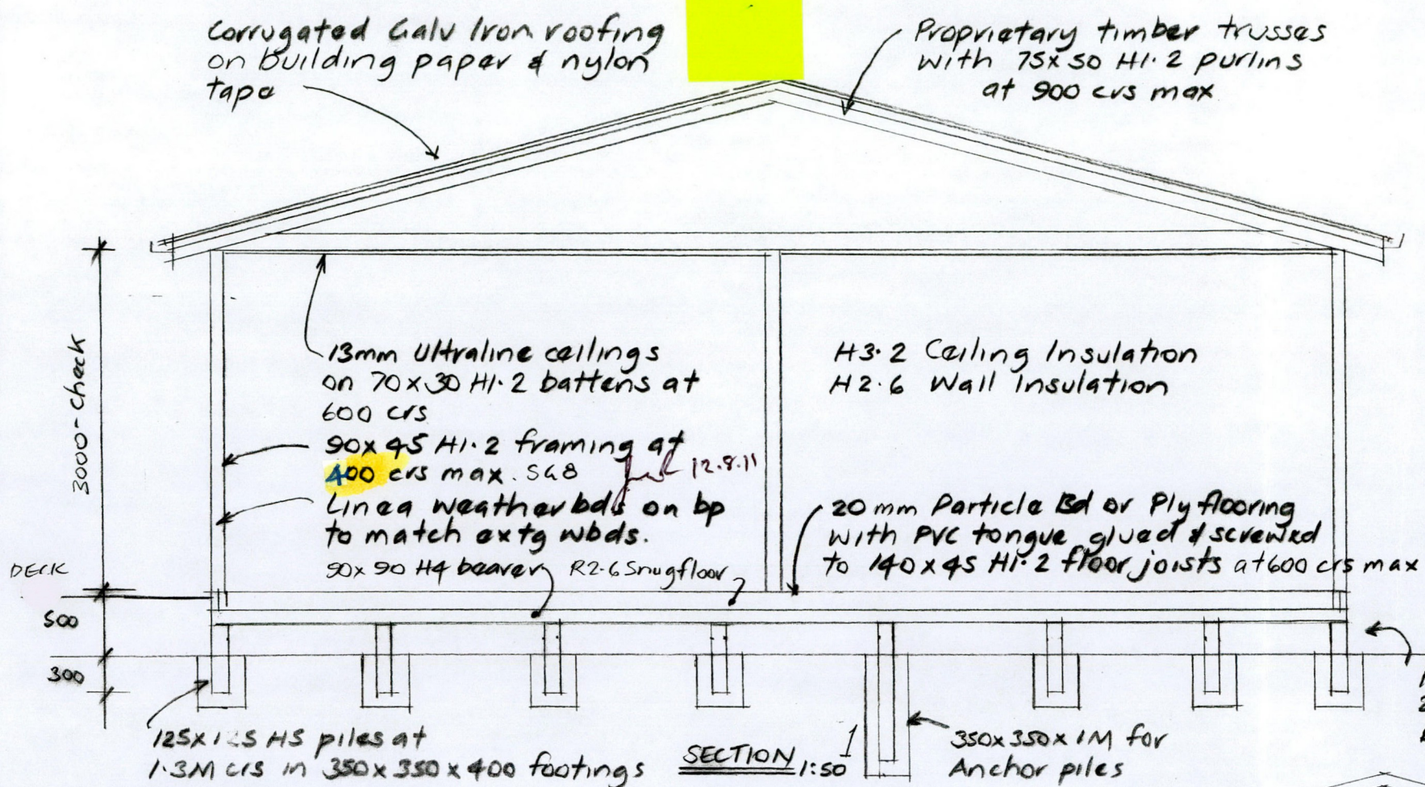
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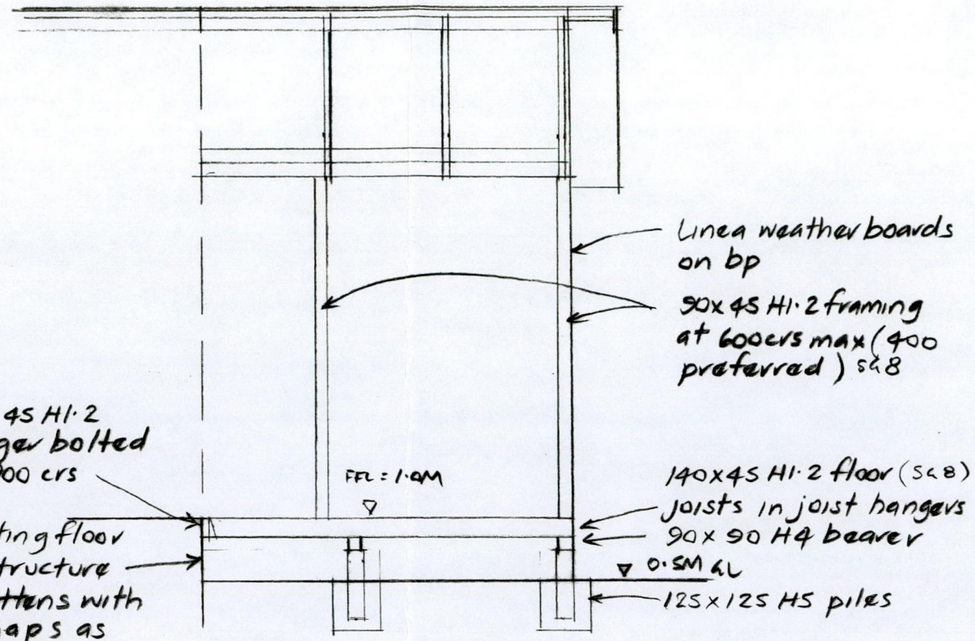
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RODD HOUSE EXTENSION
416 NO 3 LINE
WANGANUI

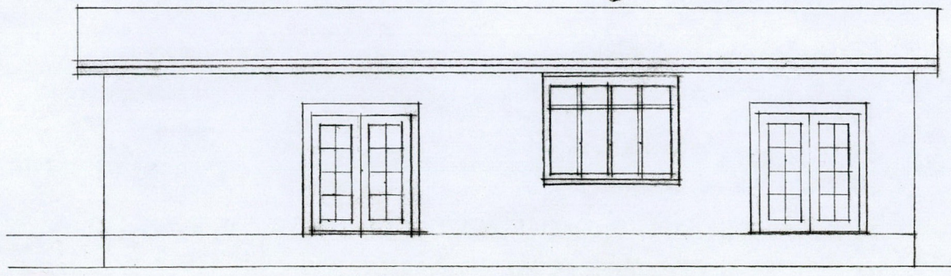
SHEET 2



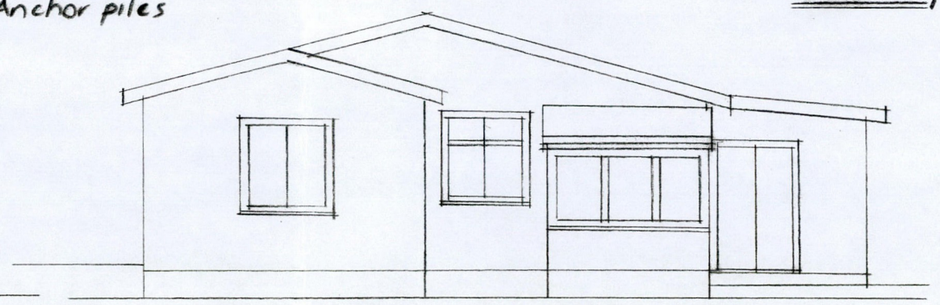
SECTION 1:50 1



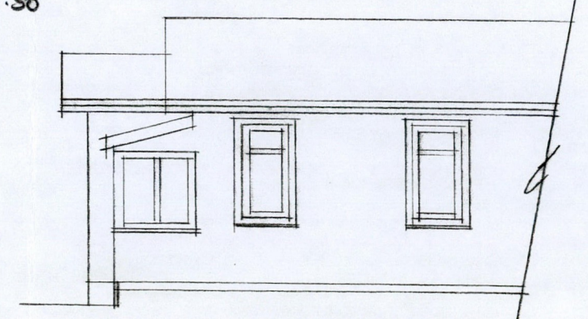
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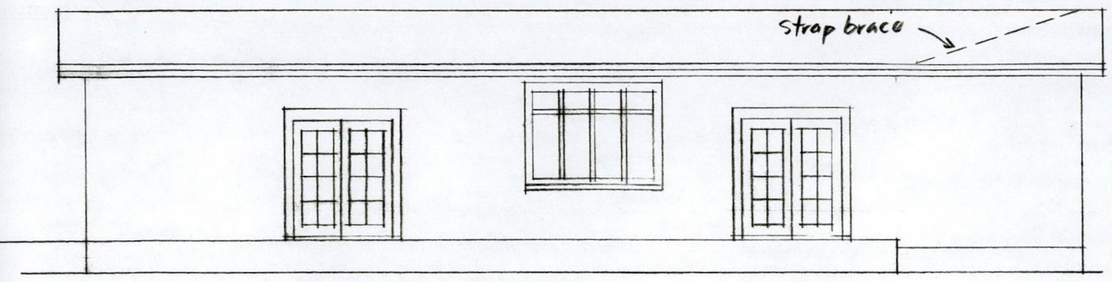
EXISTING NORTH ELEVATION 1:100



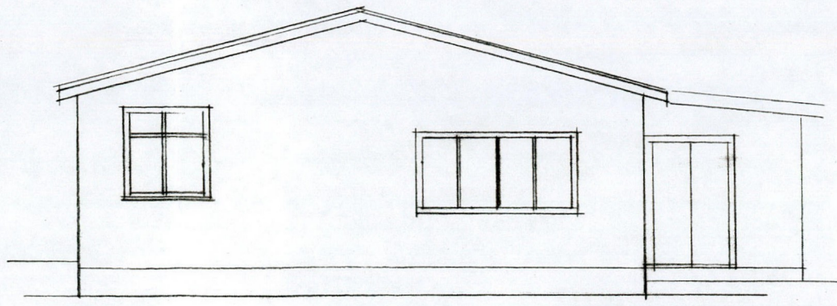
EXISTING WEST ELEVATION 1:100



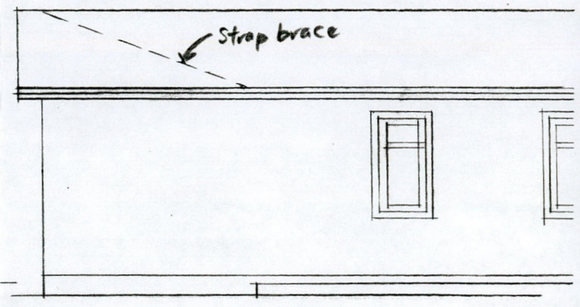
EXISTING SOUTH ELEVATION 1:100



NEW NORTH ELEVATION 1:100



NEW WEST ELEVATION 1:100



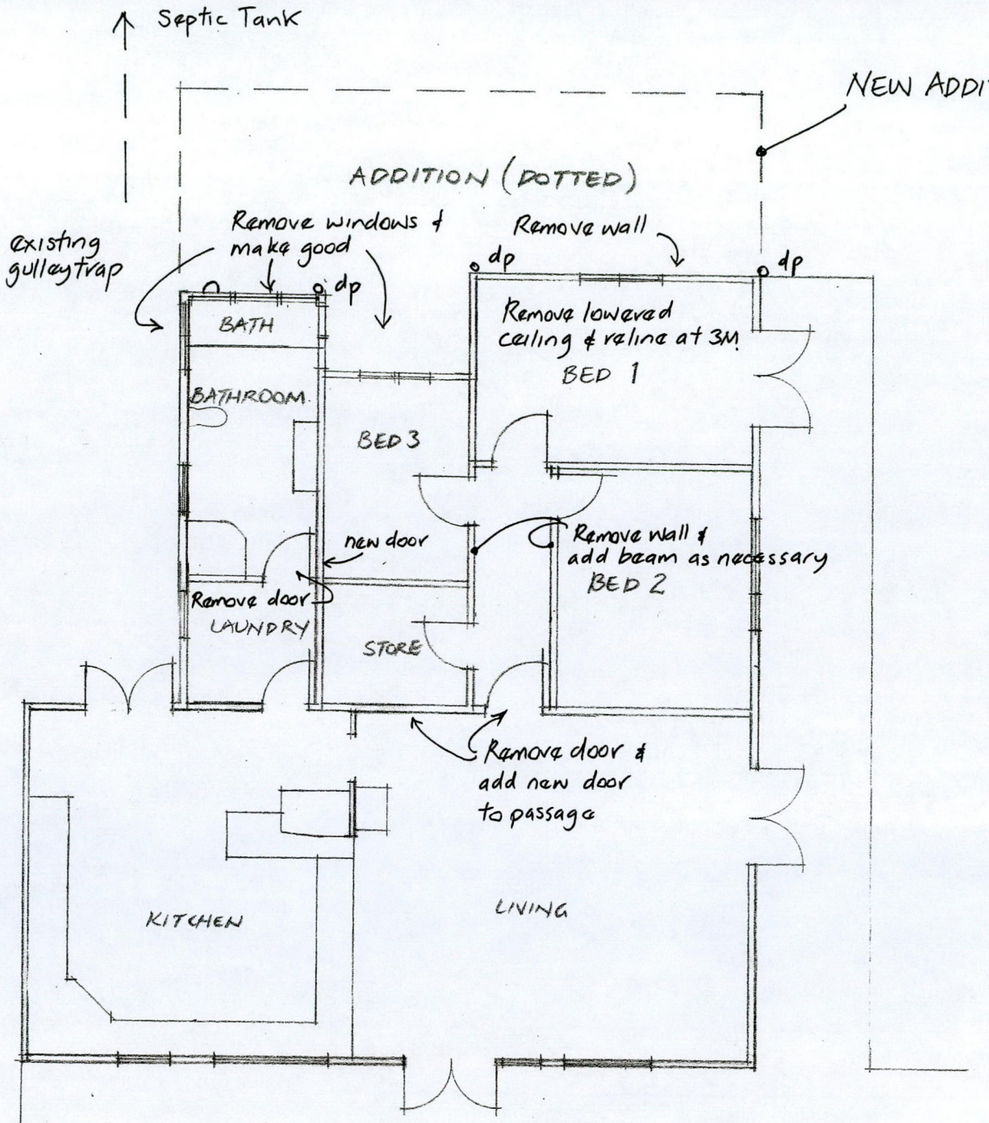
NEW SOUTH ELEVATION 1:100

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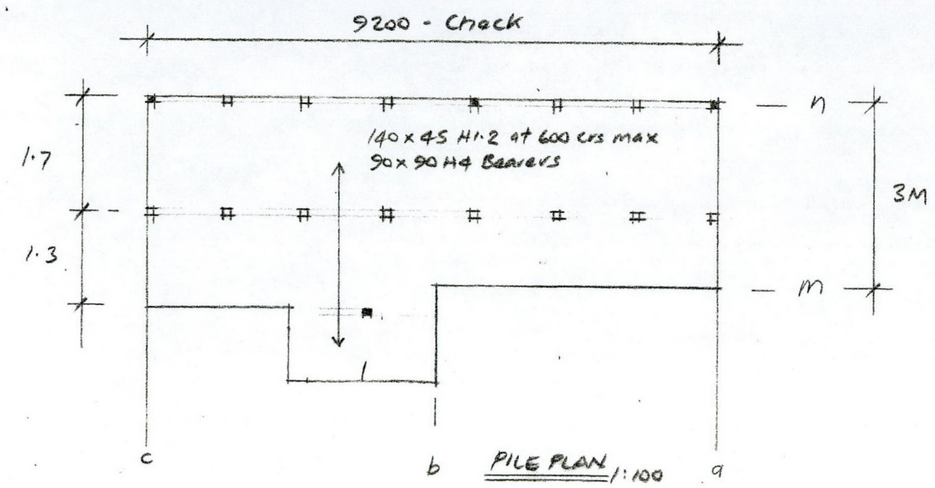
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ROD HOUSE
416 No 3 LINE
WANGANUI

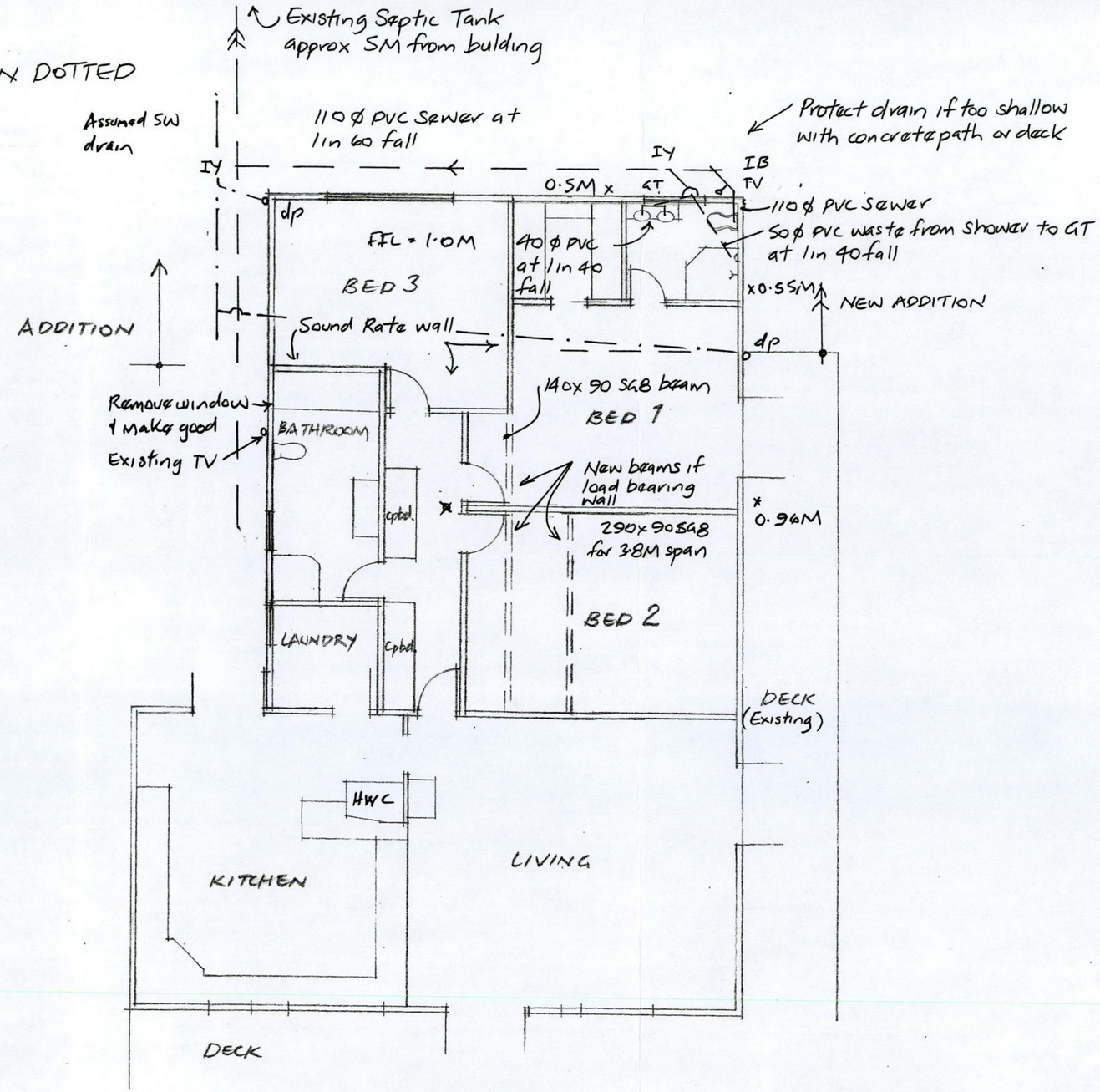
SHEET 3



EXISTING PLAN 1:100



PILE PLAN 1:100



NEW PLAN 1:100

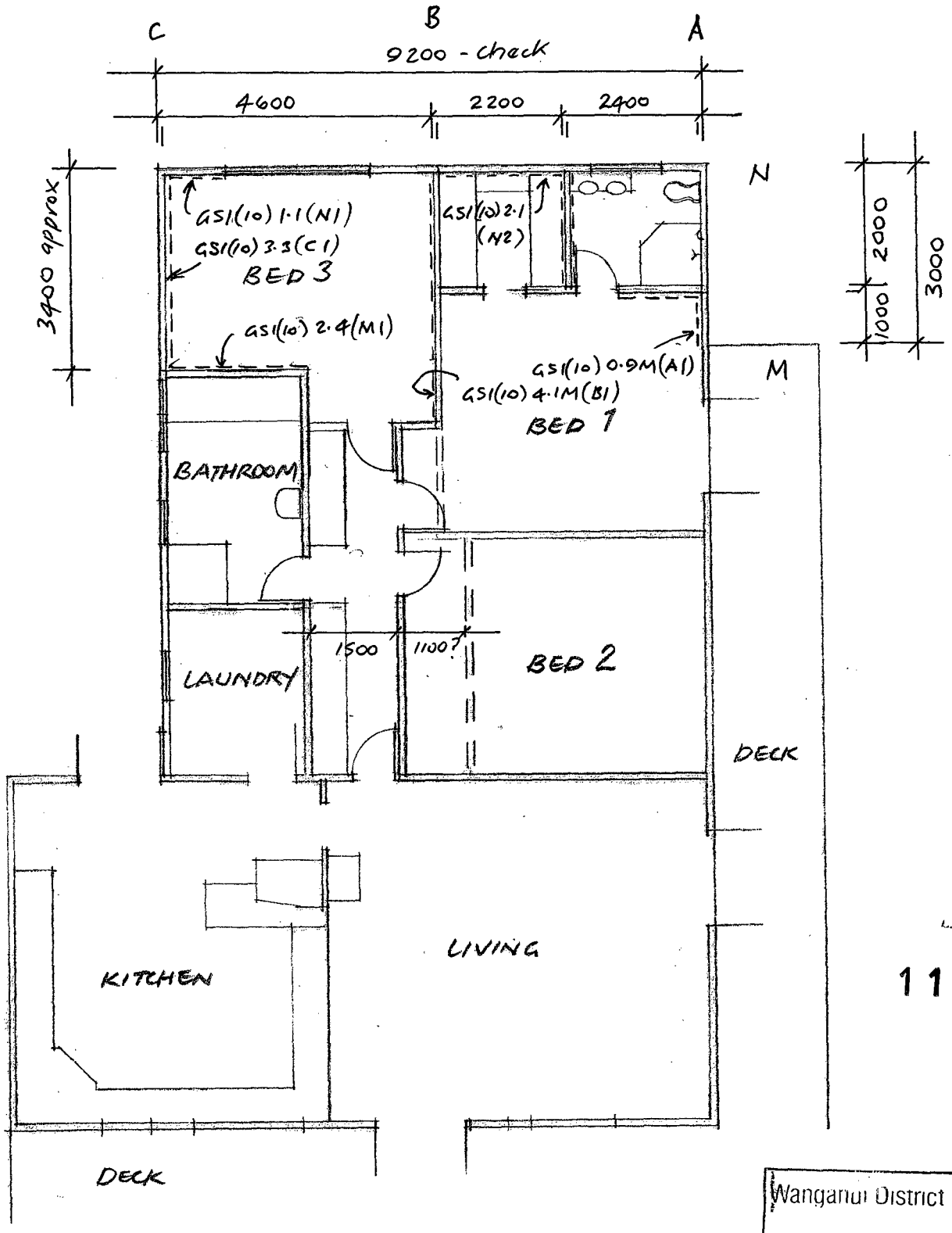
* Smoke Detector

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RODD HOUSE EXTENSION
416 NO 3 LINE
WANGANUI

SHEET 4



NEW PLAN 1:100

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DIMENSIONS & BRACING

ROD HOUSE EXTENSION

416 No 3 LINE

WANGANUI

SHEET 5

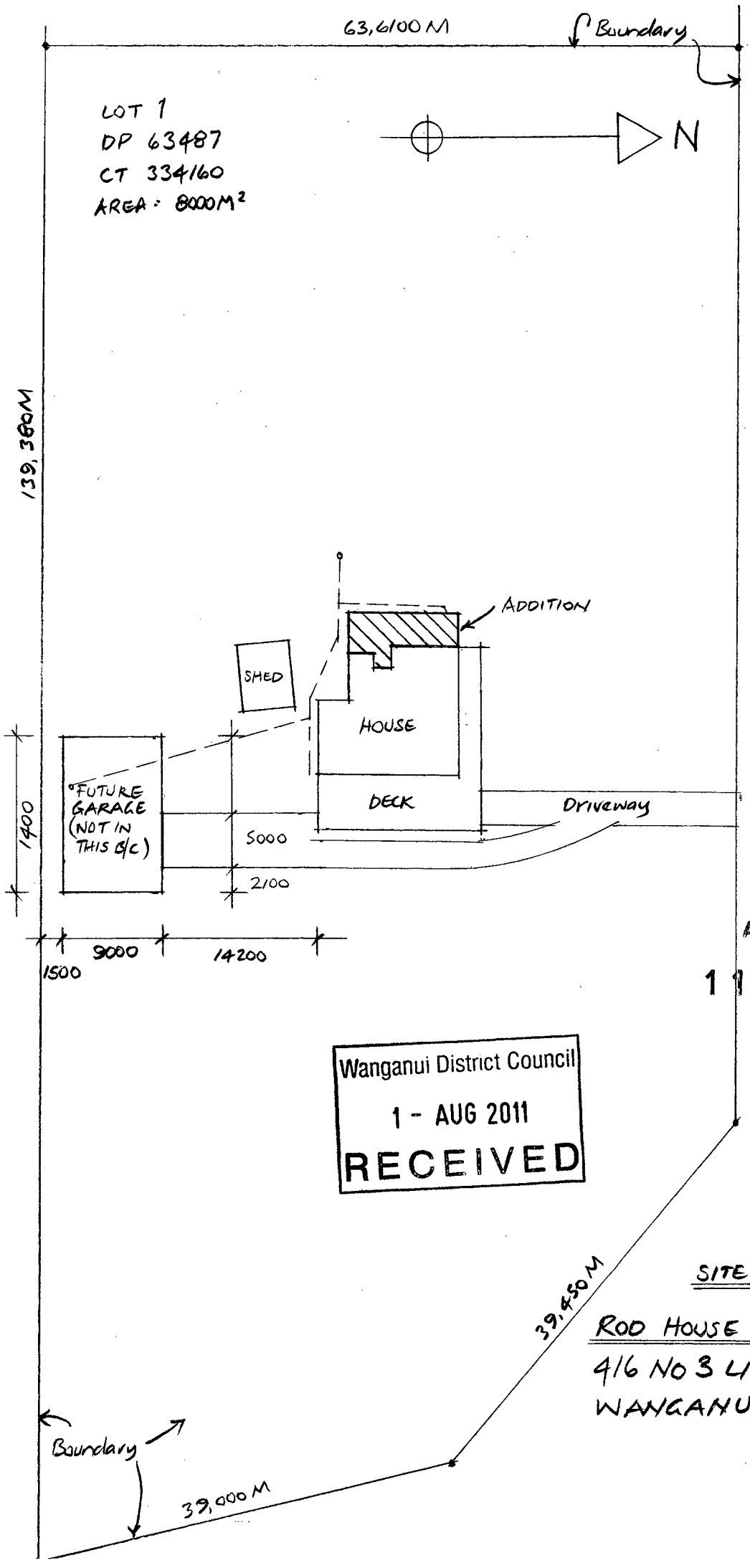

63,6100 M
Boundary
LOT 1
DP 63487
CT 334160
AREA: 8000M²
N
139,380M
99,120M
ADDITION
SHED
HOUSE
DECK
Driveway
*FUTURE GARAGE (NOT IN THIS B/C)
1400
5000
2100
1500
9000
14200
416
No 3 LINE
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39,450M
Boundary
39,000M
SITE PLAN 1:500
ROD HOUSE EXTENSION
416 No 3 LINE
WANGANUI
SHEET 6

Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraph 8.4.12 c)

NOTE: (1) Situation 2 – *Flashings* table – refer Table 7.
(2) X = variable according to *wind zone* – refer Table 7.
(3) Z = variable according to *wind zone* – refer Table 7.

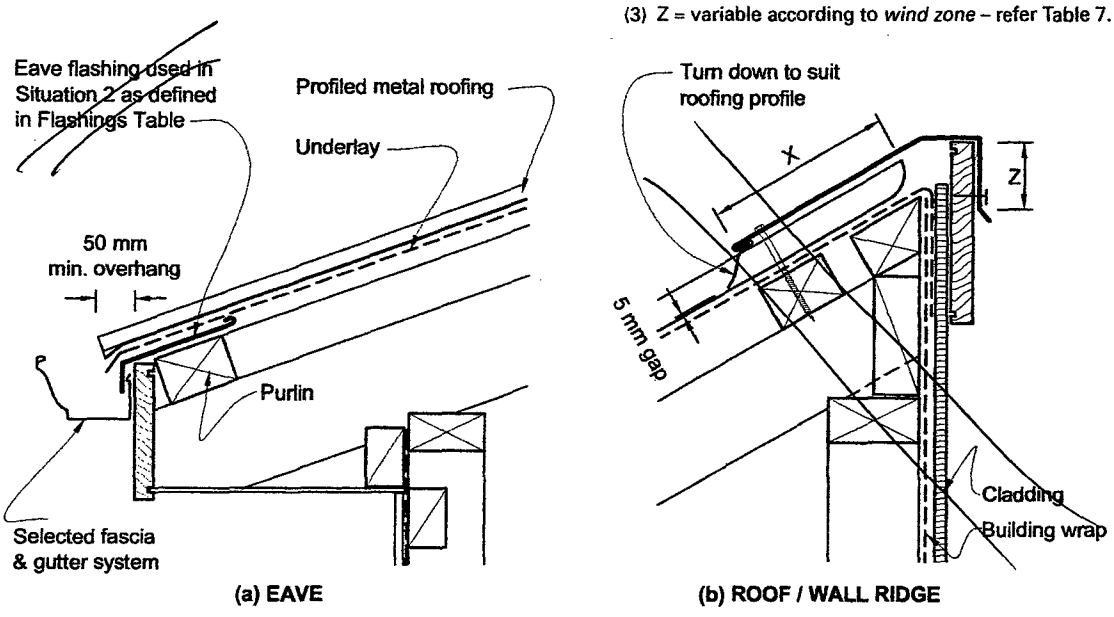
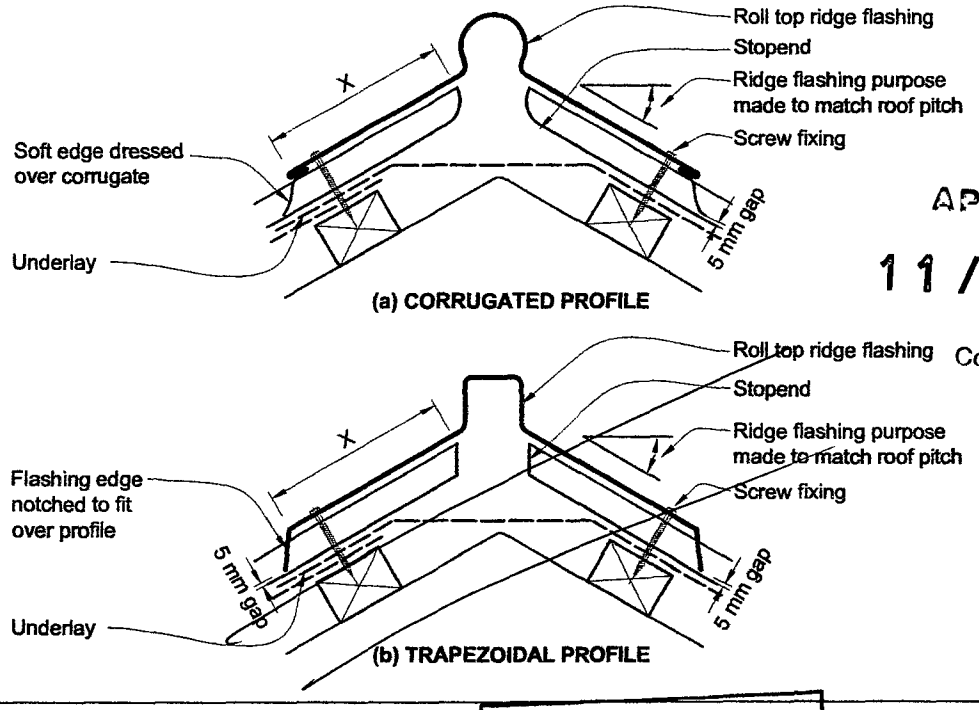


Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.6.1.2 and 8.4.12 d)

NOTE: X = variable according to *wind zone* – refer Table 7.

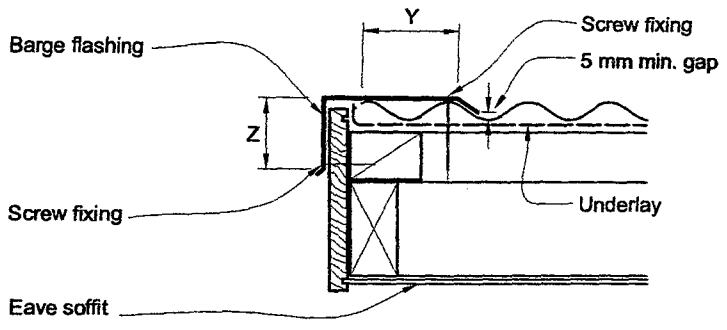


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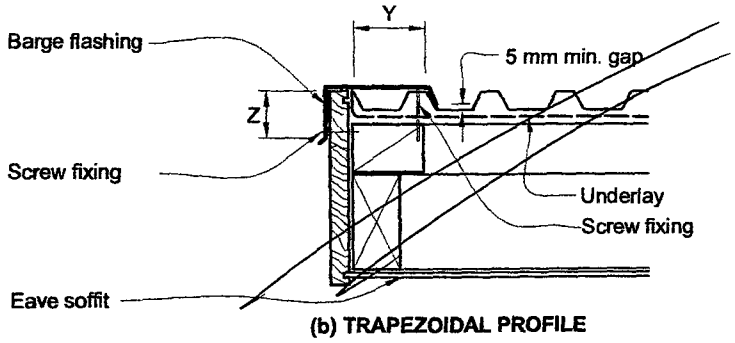
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Figure 47: Barge flashings for profiled metal
Paragraphs 4.6.1.5 and 8.4.12 e)

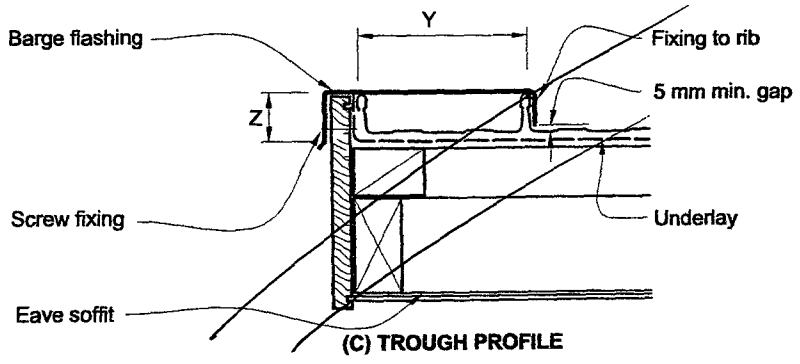
NOTE: (1) Y = variable according to *wind zone* – refer Table 7.
(2) Z = variable according to *wind zone* – refer Table 7.



(a) CORRUGATED PROFILE



(b) TRAPEZOIDAL PROFILE

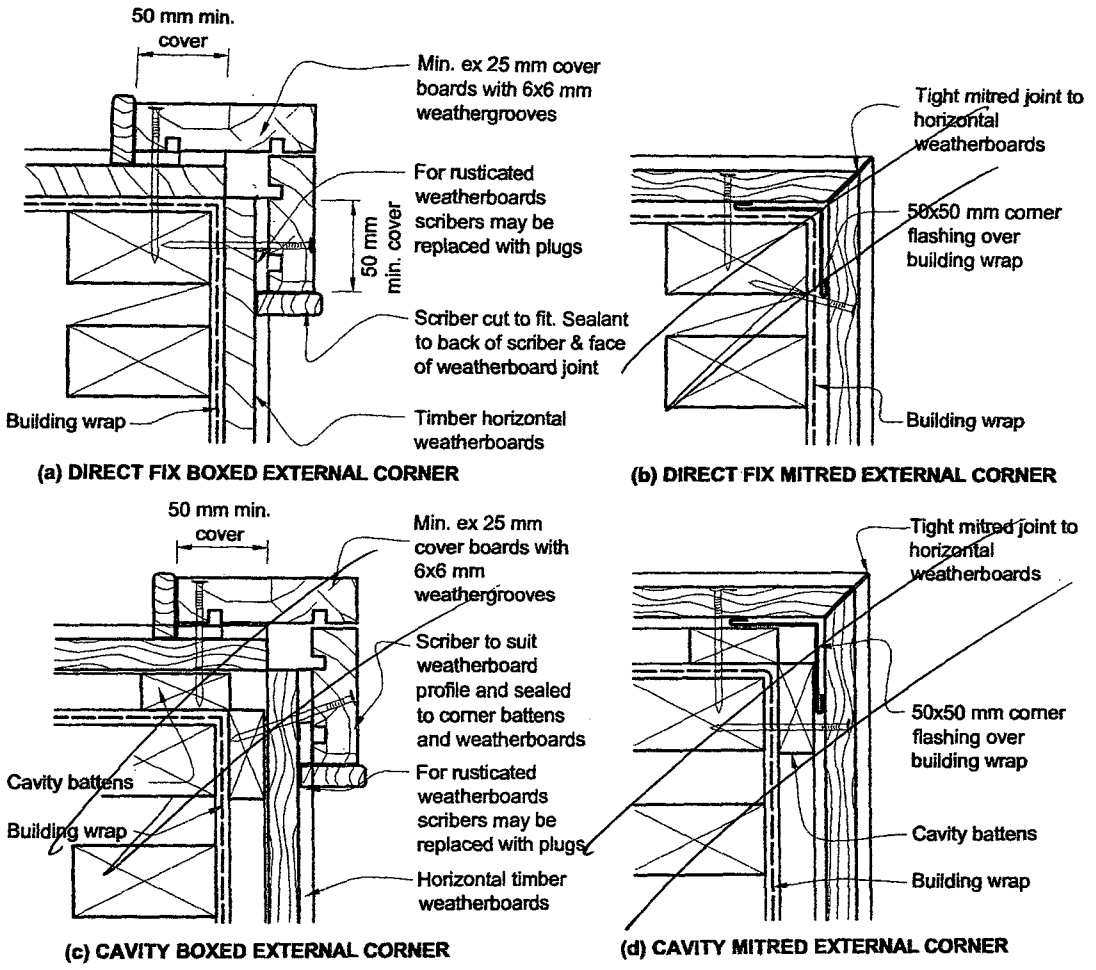


(C) TROUGH PROFILE

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Figure 78: External corners for horizontal weatherboards
Paragraphs 9.4.4.4 a) and b)



NOTE: Corner battens shall be sized to provide 50 mm minimum cover over *cladding*.

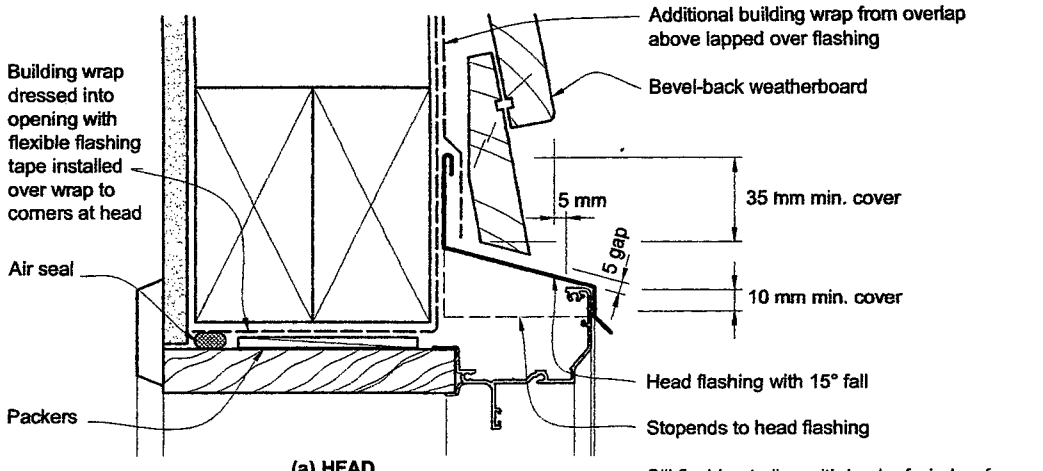
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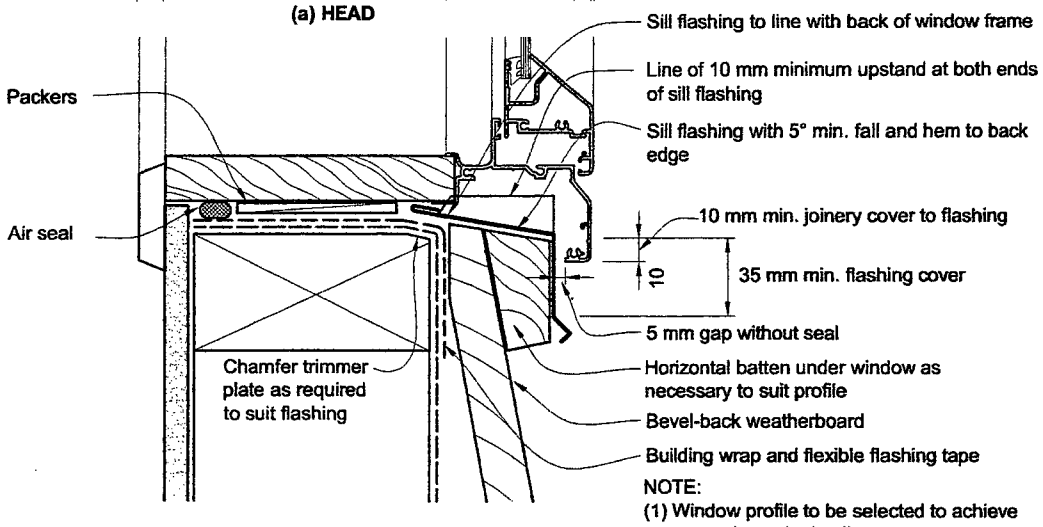
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Figure 81: Windows for direct fixed bevel-back weatherboards
Paragraphs 9.1.6 and 9.4.6-a)

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.

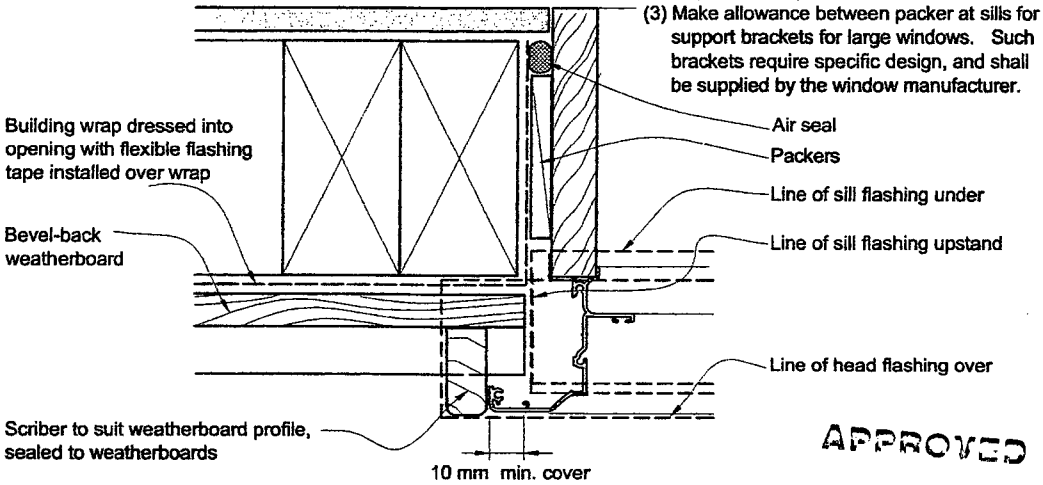


(a) HEAD



(b) SILL

NOTE:
(1) Window profile to be selected to achieve cover shown in details.
(2) Architraves are shown for consistency only, detail may be used with rebated liner.
(3) Make allowance between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer.



(c) JAMB

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9.5.3.3 External corners

External corners shall be weatherproofed as shown in Figure 88 and Figure 89 by:

a) The use of corrosion-resistant soakers complying with Paragraph 4.2.2 to Paragraph 4.3.6, or

b) Facings with weathergrooves, or

c) Preformed aluminium or uPVC corner *flashings*.

9.5.3.4 Internal corners

Internal corners shall be weatherproofed by metal or uPVC corner *flashings* as shown in Figure 89.

9.5.4 Windows and doors

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

9.5.4.1 Windows – direct fixed

For *direct fixed* fibre cement weatherboards, windows shall be detailed as shown in Figure 90.

9.5.4.2 Windows – on cavity

For fibre cement weatherboards fixed over a *drained cavity*, windows shall be detailed as shown in Figure 91.

9.5.5 Parapets and enclosed balustrades

Parapets shall be in accordance with Paragraph 6.0.

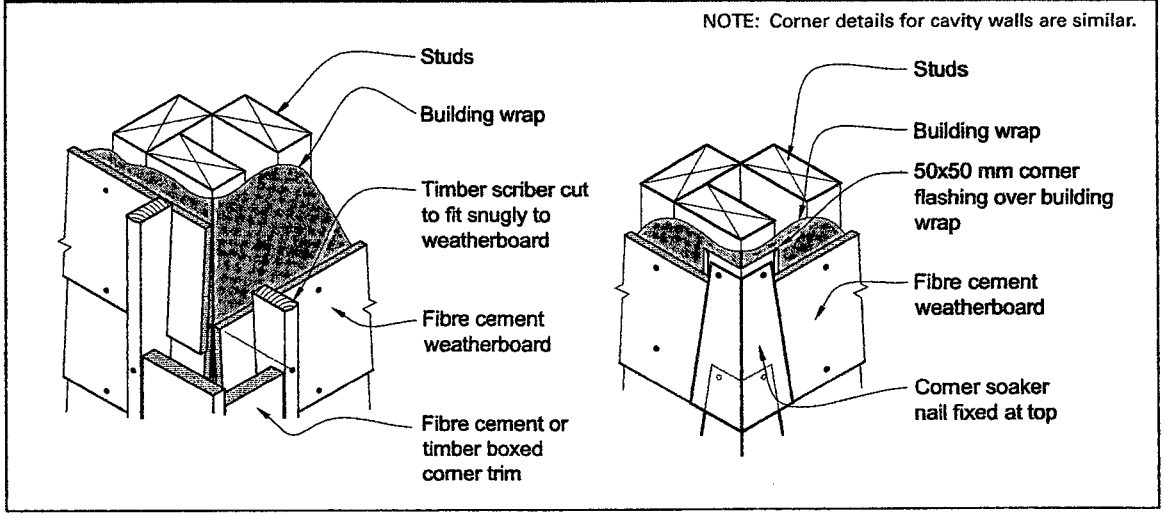
Enclosed balustrades shall be in accordance with Paragraph 7.4.

9.5.6 Protective coating

The exposed faces, including top edges at sills and all bottom edges, of horizontal fibre cement weatherboards shall be finished with a minimum of two coats of latex exterior paint system complying with any of Parts 7, 8, 9 or 10 of AS 3730.

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Figure 88: External corners in fibre cement weatherboards
Paragraph 9.5.3.3



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WANGANUI DISTRICT COUNCIL

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E2/AS1 WEATHERTIGHTNESS RISK FACTORS

ROD HOUSE

NORTH

Risk factor	Risk severity: low	score	medium	score	high	score	very high	score	subtotals for each risk factor
Wind zone (per NZS 3604)	0		0	0	1		2		0
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
								Total risk score:	2

SOUTH

Risk factor	Risk severity: low	score	medium	score	high	score	very high	score	subtotals for each risk factor
Wind zone (per NZS 3604)	0		0	0	1		2		0
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
								Total risk score:	2

EAST

Risk factor	Risk severity: low	score	medium	score	high	score	very high	score	subtotals for each risk factor
zone (per NZS 3604)	0		0		1		2		
Number of storeys	0		1		2		4		
Roof/wall intersection design	0		1		3		5		
Eaves width	0		1		2		5		
Envelope complexity	0		1		3		6		
Deck design	0		2		4		6		
								Total risk score:	

WEST

Risk factor	Risk severity: low	score	medium	score	high	score	very high	score	subtotals for each risk factor
Wind zone (per NZS 3604)	0		0	0	1		2		0
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
								Total risk score:	2

Consult table 3 to determine what cladding Types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie. cladding suitable for a higher score can be used)

MiTek™

MiTek New Zealand Ltd

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PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Ltd**

TO: **Capital Precut Solutions**

IN RESPECT OF: **GANG-NAIL Truss Designs**

This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL plate for the job reference **101281** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20™ are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

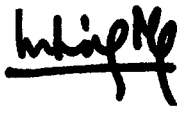
On behalf of MiTek New Zealand Ltd, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

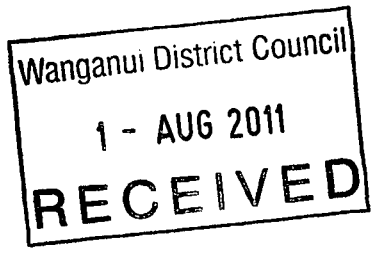
I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20™ truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Ltd holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Ltd, **Date: August 2010**



In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Ltd



11/0442

Consent No.

Job: 101281 Client: A Customer Site: Rodd Additions
Phone: 416 Number 3 Line
Wanganui
Description:
Building Consent No.: Phone:

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Capital Precut Solutions,** being licensed to use the MiTek 20/20™ software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20™ TRUSS DESIGN DATA

The MiTek 20/20™ computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the GANG-NAIL trusses.

Job Details

Roof Truss

Timber Group:	TRUSS	Importance Level :	2	Design Working Life :	50 years
Roof		Pitch:	30.000 deg	Nominal Overhang:	300 mm
Material:	Light	**Ceiling**		**Wind**	
Dead Load:	0.250 kPa	Material:	Standard	Area:	High (44.0 m/s)
Restraints:	900 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Restraints:	600 mm centres		
		Live Load:	Qc = 1.400 kN		

The timber for these GANG-NAIL trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:1999 Section 4.

GANG-NAIL Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
WB = windbeam required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
EN01	1	9200	25.000	833 WB
T01	6	9200	25.000	833
*R01	1	9800	25.000	900

Total quantity : 8

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The computer design input has been carried out by:

Signed: ..... Date: ...Monday, 1 August 2011....

Name of Detailer: ..... Qualifications and Title: Detailer

On behalf of: Capital Precut Solutions

Capital Precut Solutions

Job: 101281
Client: A Customer
Phone:
Site: Rodd Additions
416 Number 3 Line
Wanganui
Description:
Building Consent No.:
Phone:

TRUSS FIXING SELECTION REPORT - Characteristic Loads

Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data)

GANG-NAIL Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Fixing Qty	Fixing Selected	
EN01	1	9200	B			Wide		No fixing selected	
T01	6	9200	B	5.322	4.082	Cross	6	CT400	
			J	5.322	4.082	Cross	6	CT400	
*R01	1	9800							Refer NZS3604:1999 Tables 10.2 & 10.12

Fixing List

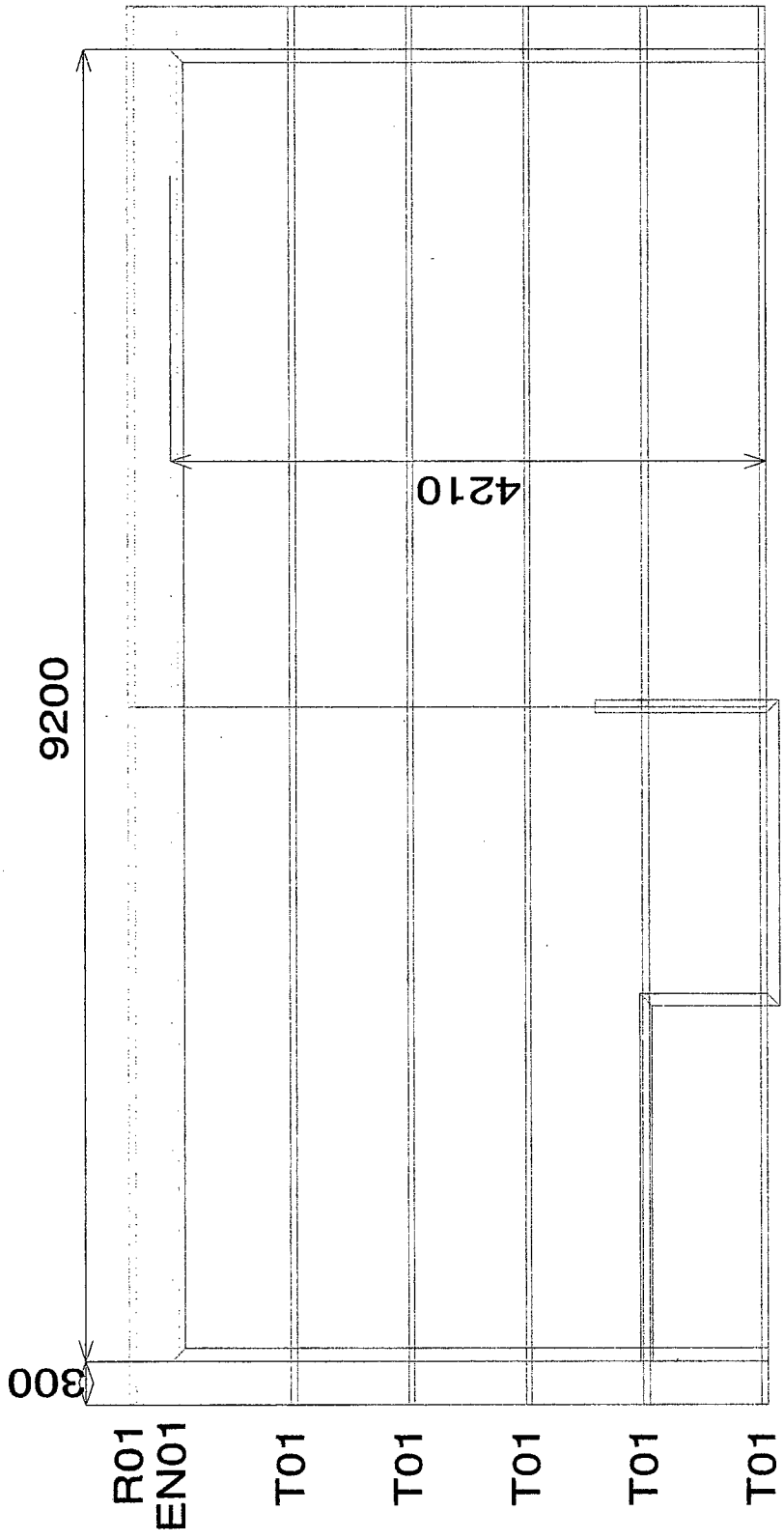
Qty	Selected Fixing
12	CT400
1	No fixing selected

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Note:
1) Fixings have been selected based on loading only. Please check that selected fixings are practical for each situation and that appropriate nailing can be applied on site.
2) Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data) with down and uplift characteristic loads of at least the values shown for each joint.

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GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009

GIB® Wall Bracing Calculation Sheet A — single storey — V03/09

Job Details

Name	Rodd House
Street and Number	416 No 3 Line
Lot and DP Number	
City/Town/District	Wanganui
Designer	Jim Richardson
Company Name	Design Lines 2000 Ltd
Date	7.6.11

BRANZ Appraised
Appraisal No.294 [2009]

Select GIB® Lining Option: 10 mm GIB® Plasterboard

Building Specification

		Single Floor	Complete Single Floor Column only
Number of storeys	single		
Floor Loading	2kPa		
Foundation Type	subfloor		
Cladding Weight (subfloor)	light		
Cladding Weight		light	
Roof Weight		light	
Room in Roof Space		no	
Roof Pitch (degrees)		15	
Roof height above eaves (m)		1.5	
Building height to apex (m)		4.8	
Ground to lower floor level (m)		0.5	
Stud Height (m)		3.0	
Building Length (m)		3.0	
Building Width (m)		9.2	
Building Plan Area (m2)		32	

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Building Location

Wind Zone	***Medium***	**Earthquake Zone**
Select by Building Consent Authority Map		A
or Preference	Not Available	
Region	R1	*Consult GIB® EzyBrace™ Systems, 2009*
Terrain	Inland	*for Wind Zone definitions*
Exposure	Exposed	
Topography	Gentle	

Bracing Units required for Wind

Demand W (BU)	Walls	
	subfloor	single
along	688	389
across	207	109

Bracing Units required for Earthquake

Demand along / across E (BU)		
	Walls	
	subfloor	single
	294	240

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Rodd House | Jim Richardson

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009

GIB® Subfloor Bracing Calculation Sheet B — Subfloor Along — V03/09

Along

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

						Wind	Earthq.
Totals Achieved						640	480
						not enough	*OK*
Totals Required (from Sheet A)						688	294

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Subfloor Bracing Systems
For details see NZS3604:1999
and appropriate manufacturer's literature

Supplier	System	Min. No. or Length (m)	BUs W/m	BUs EQ/m
	none			
NZS3604	masonry 0.75	1.5	42	42
NZS3604	masonry 1.5	1.5	100	100
NZS3604	masonry 3.0	1.5	200	200
NZS3604	masonry 4.5	1.5	300	300
NZS3604	braced piles	1	160	120
NZS3604	cantilever pile	1	70	30
NZS3604	anchor pile	1	160	120
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

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GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009

GIB® Subfloor Bracing Calculation Sheet B — Subfloor Across — V03/09

Across

Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	*line totals*	1	NZS3604	anchor pile	1	160	120
W	160	2					
EQ	120	3					
n	*line totals*	1	NZS3604	anchor pile	3	480	360
W	480	2					
EQ	360	3					
o	*line totals*	1					
W		2					
EQ		3					
p	*line totals*	1					
W		2					
EQ		3					
q	*line totals*	1					
W		2					
EQ		3					
r	*line totals*	1					
W		2					
EQ		3					
s	*line totals*	1					
W		2					
EQ		3					
t	*line totals*	1					
W		2					
EQ		3					
u	*line totals*	1					
W		2					
EQ		3					
v	*line totals*	1					
W		2					
EQ		3					

						Wind	Earthq.
Totals Achieved						640	480
						OK	*OK*
Totals Required (from Sheet A)						207	294

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Subfloor Bracing Systems
For details see NZS3604:1999
and appropriate manufacturer's literature

Supplier	System	Min. No. or Length (m)	BUs W/m	BUs EQ/m
	none			
NZS3604	masonry 0.75	1.5	42	42
NZS3604	masonry 1.5	1.5	100	100
NZS3604	masonry 3.0	1.5	200	200
NZS3604	masonry 4.5	1.5	300	300
NZS3604	braced piles	1	160	120
NZS3604	cantilever pile	1	70	30
NZS3604	anchor pile	1	160	120
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

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GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009

GIB® Wall Bracing Calculation Sheet B — Single or Upper Walls Along — V03/09

Along

Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	6	5	7	8	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
A	enter	1	0.9		3	GS1(10)	GIB®	48	40
	not enough	2							
line totals		3							
W	48	4							
EQ	40	5							
B	enter	1	4.1		3	GS1(10)	GIB®	226	180
	not enough	2							
line totals		3							
W	226	4							
EQ	180	5							
C	enter	1	3.3		3	GS1(10)	GIB®	182	145
	not enough	2							
line totals		3							
W	182	4							
EQ	145	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							

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						Wind	Earthq.
Totals Achieved	Achieved/Demand	W	117%	EQ	152%	457	365
Timber Floor, design limit of 120 BU/m			***accepted***			*OK*	*OK*
Totals Required (from Demand)						389	240

Wall Bracing Systems
For full construction details see technical literature

Single or Upper Walls Across

Supplier	System	Minimum Length (m)	BUs W/m	BUs EQ/m
	none			
GIB®	GS1(10)	0.4		
GIB®	GS2(10)	0.6		
GIB®	BL1(10)	0.4		
GIB®	BLP	0.4		
GIB®	BLG	0.6		
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

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Timber Floor

Based on BRANZ research we recommend a limit of 120 BU/m for NZS3604 timber floors. If this limit is declined specific engineering must ensure that uplift forces generated by elements rated higher than 120 BU/m can be resisted by the floor framing.

In case the limit is accepted please ensure not to enter custom elements with ratings higher than 120 BU/m

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accept limit of 120 BU/m for timber floors

Distribution (NZS3604:1999 minimum values)		
Internal wall bracing lines	70	BU
External wall bracing lines	10 x L(m)	BU
Lines supporting diaphragms	100	BU
Recommended distribution check (75% x D/n)		
No bracing line less than	90	BU

Rodd House | Jim Richardson

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009

GIB® Wall Bracing Calculation Sheet B — Single or Upper Walls Across — V03/09

Across

Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	6	5	7	8	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
M	enter	1	2.4		3	GS1(10)	GIB®	132	106
	not enough	2							
line totals		3							
W	132	4							
EQ	106	5							
N	enter	1	1.1		3	GS1(10)	GIB®	60	48
	not enough	2	2.1		3	GS1(10)	GIB®	116	92
line totals		3							
W	176	4							
EQ	141	5							
O	enter	1							
		2							
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							

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11/0412
Consent No.

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						Wind	Earthq.
Totals Achieved	Achieved/Demand	W	282%	EQ	103%	308	246
Timber Floor, design limit of 120 BU/m			***accepted***			*OK*	*OK*
Totals Required (from Demand)						109	240

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Wall Bracing Systems
For full construction details see technical literature

Single or Upper Walls Along

Supplier	System	Minimum Length (m)	BUs W/m	BUs EQ/m
	none			
GIB®	GS1(10)	0.4		
GIB®	GS2(10)	0.6		
GIB®	BL1(10)	0.4		
GIB®	BLP	0.4		
GIB®	BLG	0.6		
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

BRANZ Appraised
Appraisal No.294 [2009]

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Timber Floor

Based on BRANZ research we recommend a limit of 120 BU/m for NZS3604 timber floors. If this limit is declined specific engineering must ensure that uplift forces generated by elements rated higher than 120 BU/m can be resisted by the floor framing.

In case the limit is accepted please ensure not to enter custom elements with ratings higher than 120 BU/m

accept limit of 120 BU/m for timber floors ▼

Distribution (NZS3604:1999 minimum values)		
Internal wall bracing lines	70	BU
External wall bracing lines	10 x L(m)	BU
Lines supporting diaphragms	100	BU
Recommended distribution check (75% x D/n)		
No bracing line less than	97	BU

101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Concrete Slab/Footing & Pile Post Inspection N° SFP 02744

Address					
416 No 3 Line					
Consent No	**Date**	**Inspector**	**Re Check**		**Compliance**
11/0442	20/9/11		No		Yes

Concrete Slab/Footing			Comments
Siting/Boundaries	☐ OK	☐ N/A	
Site wind zone	☐ OK	☐ N/A	
Contours	☐ OK	☐ N/A	
Soil Type	☐ OK	☐ N/A	
Ground Bearing	☐ OK	☐ N/A	
Ground Levels	☐ OK	☐ N/A	
Footing Size	☐ OK	☐ N/A	
Footing Steel	☐ OK	☐ N/A	
Slab Steel	☐ OK	☐ N/A	
Concrete Cover	☐ OK	☑ N/A	N/A
Pile/Post Treatment	☐ OK	☐ N/A	
te Pipe Locations	☐ OK	☐ N/A	
Fall to Waste Pipes	☐ OK	☐ N/A	
Water Supply Pipes	☐ OK	☐ N/A	
Gulley Traps	☐ OK	☐ N/A	
Stack Base Bends	☐ OK	☐ N/A	
Underslab Heating	☐ OK	☐ N/A	

Pile/Post			Comments
Siting/Boundaries	☑ OK	☐ N/A	Over 10m to all boundaries
Site wind zone	☑ OK	☐ N/A	Medium
Contours	☑ OK	☐ N/A	Flat
Soil Type	☑ OK	☐ N/A	Clay
Ground Bearing	☑ OK	☐ N/A	Consistently Average
Ground Levels	☑ YES	☐ NO	OK
Pile/Post Layout	☑ OK	☐ N/A	As per plan
Footing Size	☑ OK	☐ N/A	350 □ x 350
Anchor/~~Braced~~ Piles	☑ OK	☐ N/A	350 □ x 900
Pile/Post Treatment	☑ OK	☐ N/A	H5 125 □

Comments

ENTERED

Comments

Effective from 14 August 2009

Approved by AJ Jamieson Team Leader Building Services

Checklist: Slab/Foot/Pile/Post

Approved = ✔ Declined = X

WDC Copy

101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Framing & Pre-Line Inspection

Nº FPL 03778

Address							
416 No 3 Line							
Consent No	**Date**		**Inspector**	**Re Check**			**Compliance**
11/0442	25/8/4			c/es			AD

Framing			25/10/4 Comments	Pre-line			25/10/4 Comments
Wind zone/Corrosion zone	☑ OK	☐ N/A	Medium	Framing	☐ OK	☐ N/A	
DPC	☑ OK	☐ N/A	Yes	Wind/Corrosion zone	☐ OK	☐ N/A	
d size, spacing & treatment	☑ OK	☐ N/A	90×45 H1.2 MSG6 @ 400 ctrs	Timber	☐ OK	☐ N/A	
Framing Straight	☑ OK	☐ N/A	Yes	Moisture Content	X		18 - 25
Lintel/Beam size, treatment & Fixing *	☐ OK	☐ N/A	As per plan Strapped	Wall Bracings	☐ OK	☐ N/A	
Top plate fixings	☑ OK	☐ N/A	2 T5's	Is modified Bracing schedule Required?	☐ OK	☐ NO	
Rafter size, treatment & spacing	☐ OK	☑ N/A		Insulation	☑ OK	☐ N/A	R2.6 Walls R3.2 Ceil
Valley sizes/Internal gutter sizes	☐ OK	☑ N/A		Ceilings	☐ OK	☐ N/A	
Truss Layout	☑ OK	☐ N/A	As per plan	Roof Framing	☐ OK	☐ N/A	
Truss Fixing	☑ OK	☐ N/A	CT200's	2nd Storey Floor Framing	☐ OK	☐ N/A	
Truss Plan	☑ OK	☐ N/A		External Window Joinery	☐ OK	☐ N/A	
Roof Bracing	☑ OK	☐ N/A	Metal x Strap	Fire Separations	☐ OK	☐ N/A	
n Fixings	☑ OK	☐ N/A	3 nails / 1x Wire Dog	Ventilation	☐ OK	☐ N/A	
Floor joist size, treatment & spacing	☑ OK	☐ N/A	150 x 50 H1.2 @ 600 ctrs				
Structural Steel	☐ OK	☑ N/A					
Structural Brackets	☐ OK	☑ N/A					
Services Accommodation	☐ OK	☑ N/A					
Decks-beams, posts, joists & decking	☐ OK	☑ N/A					
Subfloor Bracing - Types & Location	☑ OK	☐ N/A	12 KN KX on anchors CT200's				
Fixings (durability)	✓		Yes S/S				

Comments

* 290 x 90 Strongback in row/ span

Comments

Recheck Tue 25th. 8-00a

Effective from 14 August 2009 — Approved by AJ Jamieson Team Leader Building Services — Checklist: Fram/Pre-line

Approved = ✓ Declined = X

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PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Inspection Checksheet

IC 01369

Description: Moisture Rotary

Consent No: 11/0442 Date: 27/10/2011 Inspector:

Address: 416 No 3 Line

Recheck: ☐ Yes ☐ No Complies: ☐ Yes ☐ No

Description	OK	N/A	Comments
Moisture	/		17-18%
			addition Tape along outside wall
			bottom plate -21%

Comments:

ENTERED

OK to Line

101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349-0001
Fax: 06-349 0006
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Plumbing Inspection

N° PLU 01968

Address

416 No 3 Line (Rod)

Consent No	Date	Inspector
11/0442	27/10/11	

Re Inspect	Compliance
No	Yes

Subfloor Plumbing			Comment
Plumbing method used	☐ A/NZS 3500	☐ NZBC G13	
Waste Pipe Locations	☐ OK	☐ N/A	
?o Waste Pipes	☐ OK	☐ N/A	
Water Supply Pipes	☐ OK	☐ N/A	
Floor Waste Gulley	☐ OK	☐ N/A	
Stack Base Bends	☐ OK	☐ N/A	
Underslab Heating	☐ OK	☐ N/A	
Pipework Lagged Thru Slab	☐ OK	☐ N/A	
	☐ OK	☐ N/A	

Plumbing Preline			Comment
Pipe Type/Location	☑ OK	☐ N/A	Hepworth ol PVC.
Pipe Restraint	☑ OK	☐ N/A	OK
Pipe Insulation	☑ OK	☐ N/A	Hot water
HWC Drain Discharge	☑ OK	☐ N/A	Existing
Waste Pipes Size/Location	☑ OK	☐ N/A	100mm with 65mm legs
?ires per Waste	☑ OK	☐ N/A	One
Gradient - Wastes/Stacks	☐ OK	☑ N/A	
Stack Size/Type	☐ OK	☑ N/A	N/A
No Connection Zone on Stack	☐ OK	☑ N/A	
Vent Pipe Size/Termination	☑ OK	☐ N/A	50mm above
Pressure Test	☑ OK	☐ N/A	20 kpa
	☐ OK	☐ N/A	
	☐ OK	☐ N/A	

Plumbing Final			Comment
Isolating Valve/Toby	☐ OK	☐ N/A	
HWC - Type	☐ OK	☐ N/A	
Non Return Valve	☐ OK	☐ N/A	
Pressure Reducing Valve	☐ OK	☐ N/A	
Cold Water Expansion Valve	☐ OK	☐ N/A	
Temp Pressure Relief Valve	☐ OK	☐ N/A	
Hotwater Temp. Control	☐ OK	☐ N/A	
Tempering Valve	☐ OK	☐ N/A	
Cylinder Relief Drain	☐ OK	☐ N/A	
Earthquake Resistant	☐ OK	☐ N/A	
Fittings & Taps	☐ OK	☐ N/A	
Trap, Seals & AAV's	☐ OK	☐ N/A	
WC's	☐ OK	☐ N/A	
Wall Surfaces Sealed	☐ OK	☐ N/A	
Floor Surfaces Sealed	☐ OK	☐ N/A	
Safety Glazing	☐ OK	☐ N/A	
Extractor Fan Vented to Outside	☐ OK	☐ N/A	
Gulley Dish Seal/Height	☐ OK	☐ N/A	
Wastepipes/Drainage Supported	☐ OK	☐ N/A	
Vent Pipe Termination	☐ OK	☐ N/A	
Water Storage Tank & pump	☐ OK	☐ N/A	
Backflow Protection	☐ OK	☐ N/A	
	☐ OK	☐ N/A	

ENTERED

Comments

New drain laying under house, connects to existing Hawker sewer line to septic tank. In new PVC with 65mm branches to 40mm vertically

Drainage Plan to arrive (Phil Brooks) Andrea Caird

27/10/4 Blan 11/0442



101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Post Line Inspection

Nº POL 303

Address					
416 No 3 Line.					
Consent No	**Date**		**Inspector**	**Re Check**	**Compliance**
11/0442	2/11/11		GHC	☐ Yes ☐ No	Yes

Final			Comment
Br Types/Location	☑	☐ N/A	As per plan
Nailing	☑	☐ N/A	Screwed -
Element Lengths	☑	☐ N/A	As per plan
Altered Bracing Design Received	☐	☑ N/A	N/A

Comments

Wall between Wardrobe & ensuite screwed off as bracing although not required

ENTERED

101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Residential Final Inspection

N° RES 2091

Address

416 No 3 Line

Consent No	Date	Inspector
11/0442	16/3/12	

Re Check	Compliance
No	Yes

Exterior			Comments
Subfloor Ventilation	☑	☐ N/A	OK
Ground Clearance	☑	☐ N/A	OK
Cladding	☑	☐ N/A	Weatherboard
Photograph	☑	☐ No	Yes
Brick Work	☐	☑ N/A	N/a
Joinery	☑	☐ N/A	OK
Meter Box	☐	☑ N/A	N/a
Roofing and Fixings	☑	☐ N/A	OK
f Flashings - Penetrations	☐	☑ N/A	N/a
- Hips	☐	☑ N/A	N/a
- Valleys	☐	☑ N/A	N/a
- Gables	☑	☐ N/A	OK
- Apron Flashings	☐	☑ N/A	N/a
Decks - Structure	☐	☑ N/A	N/a
Balustrades	☐	☑ N/A	N/a
Steps/Stairs	☐	☑ N/A	N/a
Gulley Dishes	☑	☐ N/A	OK
Wastes to Gulleys	☑	☐ N/A	OK
Drain Vents	☑	☐ N/A	OK
Spouting-downpipes	☑	☐ N/A	OK
Septic Tank	☐	☑ N/A	Original No change
Water Storage Tank & Pump	☐	☑ N/A	" "
Surface Water Drainage	☐	☑ N/A	N/a
Sumps	☐	☑ N/A	N/a
Footpath/Crossing Damaged	☐	☑ N/A	N/a
	☐	☐ N/A	

Roof Space			Comments
Ducts	☐	☐ N/A	
Bracing	☑	☐ N/A	Seen previously
Building Paper	☑	☐ N/A	" "
Insulation	☑	☐ N/A	" "
Clearances	☐	☐ N/A	
	☐	☐ N/A	

Interior			Comments
Service Area Sealing	☑	☐ N/A	Vynal
Shower Seals	☑	☐ N/A	OK
Safety Glass	☑	☐ N/A	Shower unit
Stair Design	☐	☑ N/A	N/a
Handrails	☐	☑ N/A	"
Barriers	☐	☑ N/A	"
Lighting	☑	☐ N/A	OK
Cooking Facilities	☐	☑ N/A	
Food Storage	☐	☑ N/A	N/a
Laundering & Tub fixings	☐	☑ N/A	
Natural Ventilation	☑	☐ N/A	OK
Mech Ventilation	☑	☑ N/A	~~N/a~~ To dishwasher
HWC - Flues	☐	☑ N/A	
- Valving	☐	☑ N/A	N/a
- Installation	☐	☑ N/A	
Hot Water Temp Control	☐	☑ N/A	No change
Header Tanks	☐	☑ N/A	
Trap Seals and AAVs	☑	☐ N/A	OK
WCs	☑	☐ N/A	OK
Smoke Alarms	☑	☐ N/A	Operative
Solid Fuel Heater - Type	☐	☑ N/A	
- Clearances	☐	☑ N/A	
- Installation	☐	☑ N/A	N/a
- Flue	☐	☑ N/A	
	☐	☐ N/A	
	☐	☐ N/A	

Miscellaneous			Comments
Vehicle Crossing Prod Stmt.	☐	☑ N/A	N/a
Energy Certificate Electric	☑	☐ N/A	Received
Energy Certificate Gas	☐	☑ N/A	N/a
Spray Coat Prod Stmt.	☐	☑ N/A	N/a
CCC Application Supplied	☑	☐ N/A	Received
Other	☐	☐ N/A	

Comments

Issue CCC

S/water to ditch in adjacent paddock

ENTERED

Truss Fixings

- D - Pair of LUMBERLOK Wire Dogs
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties **10**
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set

Roof Bracing

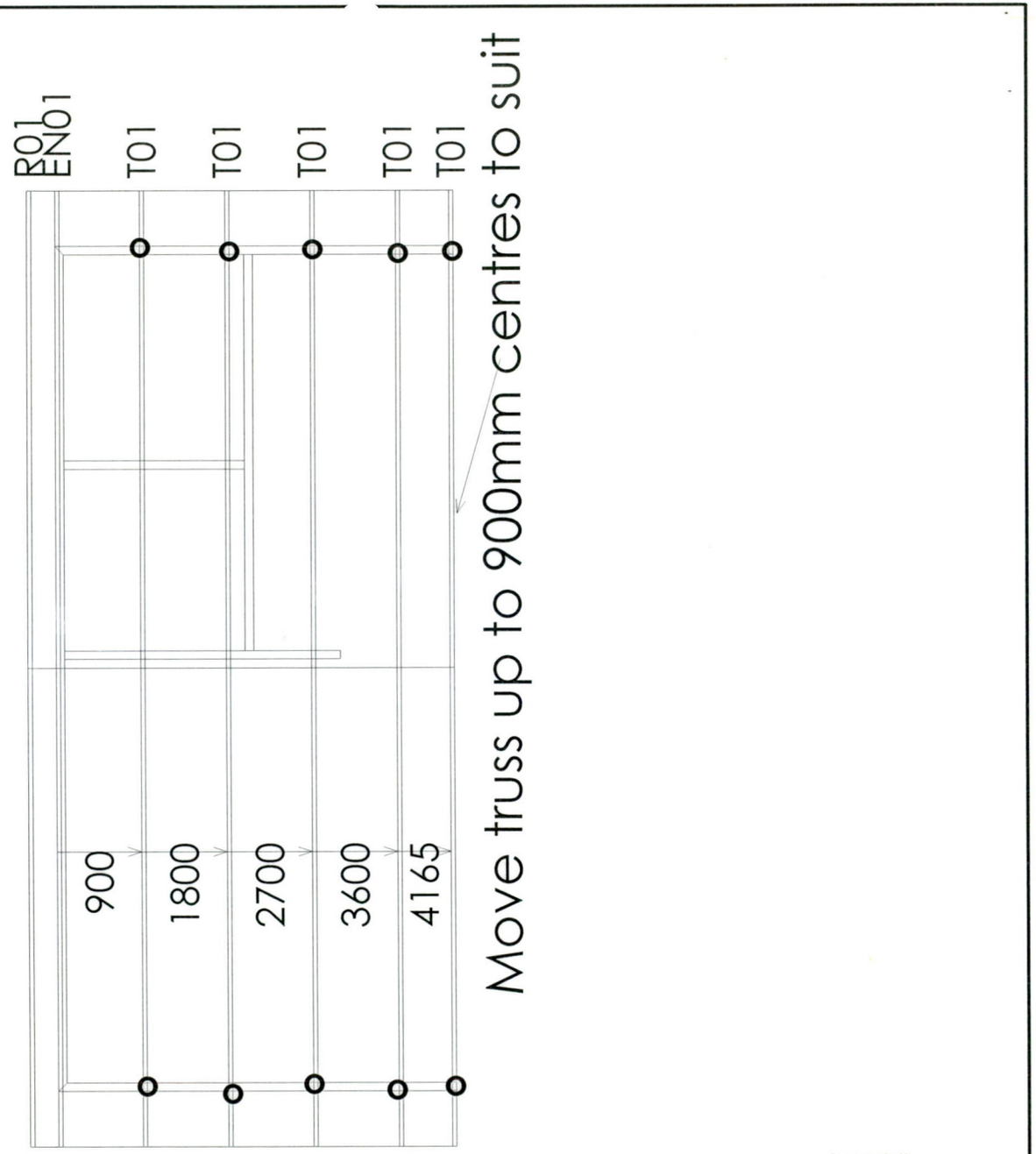
Refer to:
LUMBERLOK Roof Bracing Specifications brochure 08/2006 for end fixing details.

The brace must be located such that it forms an angle of 45° ± 5° to the wall



NOTES:

All other areas must have a minimum of a pair of 90mm skew nails for truss to top plate connections.
Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4



CPS
Capital Precut Solutions LTD
FACTORY
320 High Street
Solway
MASTERTON
Phone: (06) 370 1390
Fax: (06) 370 1305
POSTAL ADDRESS
PO BOX 112
CARTERTON
5743
Email: capitalprecut@xtra.co.nz

Site Address :
Rodd House Additions
416 No3 Line
Wanganui

Sheet Title :
For Building Consent
Truss Fixings & Roof Bracing

Date : 21 Sep 2011
Drawn : Thomas Garratt
Scale : 1: 100
System : MiTek 20/20

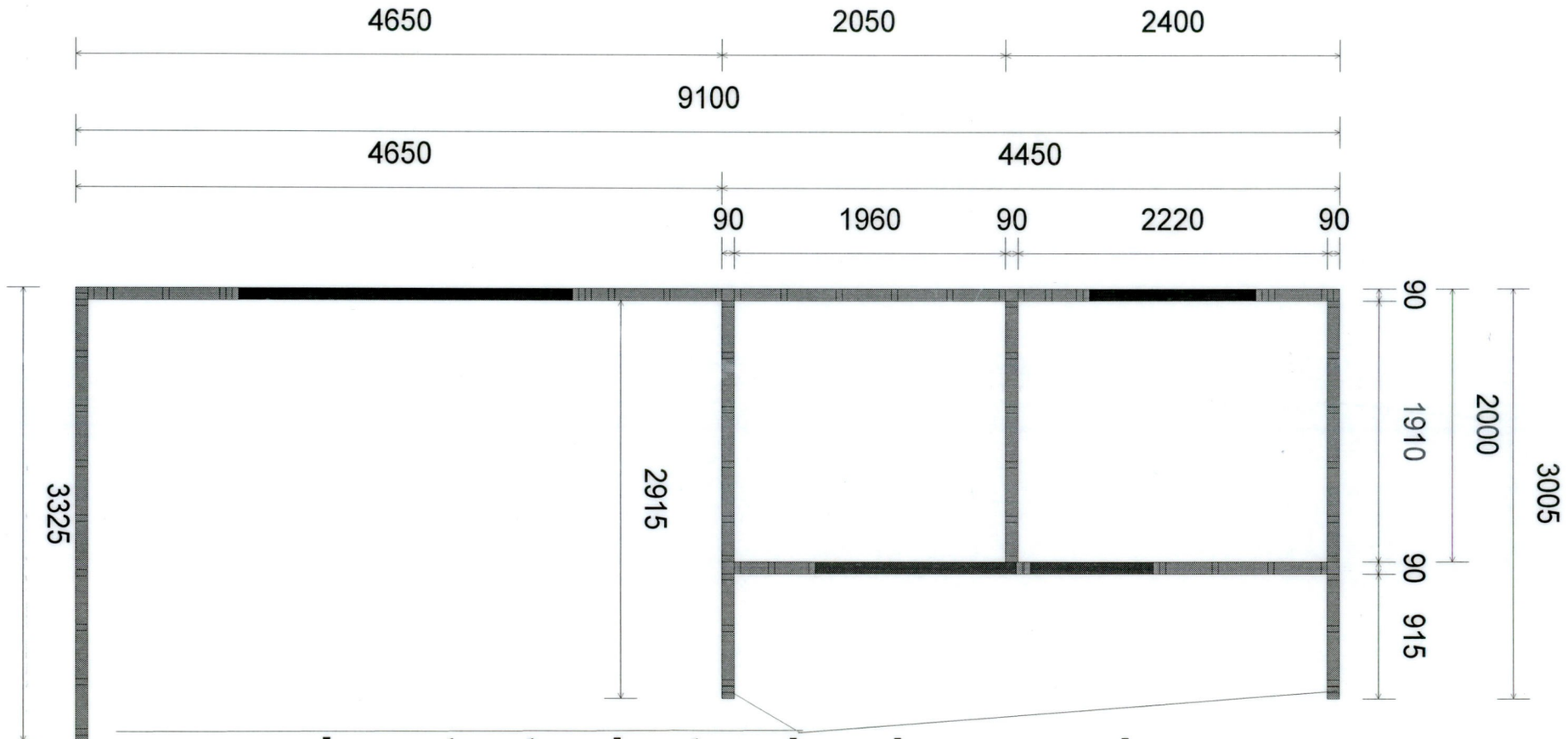
Job Details:

Roof Pitch	: 19.10deg	Truss Centres	: 900mm
Roof Material	: Light	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.000kPa	Overhang	: 300mm

PrimeCad v4.6.4.28

MiTek

Job Title : 01281
Sheet : 1
Revision Number :



Last studs tacked on only

Electrical Certificate of Compliance

For a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing or repositioning conductors or fittings attached to conductors.

ME 99173

No. of attachments:

$10,000 WORKMANSHIP GUARANTEE

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION – PLEASE PRINT CLEARLY

Name of customer: Paul Rod Contact Ph No: 0212646887

Address of installation: 416 No. 3 Line, Wanganui

Postal address of customer if different from above:

DECLARATION OF CONFORMITY *(Please tick appropriate boxes or attach the Declaration of Conformity from the installation designer)*

I declare that the design of the installation or part- installation described below complies with:

(a) either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS 3000:2007 and Regulation 59 ☐

(b) and is compatible with the following supply system: 230V/400V MEN ☑ or other system (attached) ☐

This declaration is issued by:

Name: Mark Rod Date: 4.3.2012 Signature:

WORK DETAILS

No. of lighting circuits 2

No. of socket outlets 14

No. of fixed appliances 1

Please tick as appropriate where work includes:

Mains ☐ Electrical Lines ☐

Main earthing system ☐

MEN switchboard closest to the point of supply ☐

Description of work carried out by the installer (or if multiple installers or homeowner please attach details of work done ☐)

Wire Extension on house, 13 sockets outlets, 23 Lights, towel rail, Fan. Install RCD and 1 10A and 2 20A MCB's to switchboard.

CERTIFICATION OF WORK *(Please tick appropriate boxes)*

I am satisfied, and certify, that the work described was done in accordance with the Electricity Act 1992; and that the completed installation or part-installation on which the work was done is electrically safe.

☑ The work has been installed in accordance with the design detailed in the Declaration of Conformity described above

☑ The tests as required by the Electricity (Safety) Regulations 2010 have been satisfactorily completed *(Results attached* ☐*)*

☑ The installation has an earthing system that is correctly rated

☑ The fittings on which work has been done are safe to connect to a power supply *(Supplier declaration of conformity attached* ☐*)*

☑ The installation or part-installation is safe to connect to a power supply

Certifier details (This section must be completed)

Name: Mark Rod Registration No: E25129

Company: W.E.S Contact Ph No: 3457638

Date: 4.3.2012 Signature:

Electrical Worker details (if not certifier)

Name: Registration No:

Company: Contact Ph No:

Date: Signature:

Inspection details Electrical work requiring Inspection by a registered electrical Inspector

☐ Mains work (Mains, MEN switchboards closest to the point of supply or main earthing systems)

☐ Medical ☐ High Voltage Work

☐ Mains parallel generation systems ☐ Hazardous ☐ Animal Stunning/Meat Conditioning

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I have inspected as per the Electricity (Safety) Regulations 2010 the work described above, and certify it electrically safe.

Name: Registration No: Contact Ph No:

Date: Signature:

s form is approved by the Electrical Workers Registration Board (PO Box 10-1 Wellington. Freephone 0800 66 1000) for the purposes o Electricity (Safety) Regulations 2010.

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	***TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:***	***BCon11/0442***
416 No 3 Line WANGANUI		
Applicant	***Description of Work***	
Mr PL Rod 416 No 3 Line RD 12 Wanganui 4582	**New 12.5m2 addition to dwelling with master bedroom and ensuite.**	
Builder	***Plumber***	***Drainlayer***
G Davies - Builder 90 Fitzherbert Avenue Tawhero Wanganui 4501	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application

SUMMARY OF CONDITIONS

Building Consent Number BCon11/0442

PIM Conditions

Code	***Condition***
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	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.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	***Condition***

Your project's inspections are listed on the next page...

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Fax: (06) 349 0000
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Web: www.wanganui.govt.nz

Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon11/0442

Inspection	*When to Request*	*Date*	*Inspector*	*Complies with Code*	*Reinspect*	*Notes*		
PILE AND/OR POST INSPECTION	Prior to placing Concrete	20/09/2011	Garry Edlin	**YES**	**NO**	Sited over 10m to all boundaries,, flat site, medium wind zone, standard piles are 350mm square x 350mm deep, anchors are 900mm deep, consistently average bearing into clay, I am aware ground gets very wet around here in winter. Refer SFP 2744. - Anchors on site not marked with an 'A', builder Rick from Geoff Davies Builders organised compliant replacements from Bunnings while I was there, to be checked at framing inspection.	55	55
FRAMING INSPECTION	When all framing is complete.	20/10/2011	Garry Edlin	**YES**	**NO**	Extension framed in 90 x 45 H1.2 MSG8 @ 400mm crs, 150 x 50 floor joists @ 600mm crs on 90 x 90mm bearers with wire dogs to standards piles, checked anchors are marked with an 'A' and have 12kn kits with CT200's straps to joists either side, R2.6 expol insulation between bearers, window/door lintel sizes as per plan, framing well strapped top to bottom, new trusses in place with 75 x 50 purlins @ 900mm crs, truss plan on file, corrugated galv roofing in place, CT200 truss ties to top plate, metal cross strap bracing, 290 x 90mm strongback placed in ceiling space to carry roof loadings, ok to clad. Checked timber for moisture, too high at Refer FPL 3778.	55	55
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.	24/10/2011	Garry Edlin	**NO**	**YES**	Air sealant placed around windows, R2.6 batts in walls, R3.2 batts in ceilings, moisture too high still at 18-22%. Requires further drying. Refer FPL 3778.	55	45

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BUILDING PRELINE INSPECTION	Before Internal linings are fixed.	27/10/2011	Garry Edlin	**YES**	**NO**	Reinspection for moisture content: Down to 17-18% in studs, bottom plates on exterior wall of addition at 20%, requested DPC placed between timber and Gib linings as per Dave Halls instructions. OK to line. Inspection done with Plumbing Preline. Refer IC1369.	50	45
POST LINE INSPECTION	To inspect fixings. Prior to covering up.	02/11/2011	Garry Edlin	**YES**	**NO**	All brace units as per plan and screwed off in approved patterns, noted that the wardrobe/ensuite wall has been screwed off both sides as a GS2 although this is not required, there was a dotted line either side of the wall on the plan but there is no brace calculation for this wall. Rick on site for Geoff Davies Builders. Refer POL 303.	50	50
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion	16/03/2012	Garry Edlin	**YES**	**NO**	All completed, painted and sealed, timber baseboards in place, new ensuite floor vynaled, shower unit in safety glass, mechanical ventilation to atmosphere (exits in soffit), operative smoke alarms, stormwater to nearby ditch in paddock that runs to road drain, electrical cert and Form 6 recd. Refer RES 2091.	60	45
PLUMBING PRELINE INSPECTION	Before covering up	27/10/2011	Garry Edlin	**YES**	**NO**	Includes drains on same visit. New 100mm PVC drainage with 65mm legs slung under floor connecting at RR cnr of dwelling with ISY into existing earthenware toilet sewer line to existing septic tank, (refer photograph), well strapped to sub-floor, 40mm wastes connect to 65mm legs, drain not under test as easily servicable, new pipework in Hepworth pipe and fittings, hot water pipe insulated, shower bypassed for test, new system under 200kpa test and holding for 25mins, 80mm vent pipe, all P & D work done by Andrew Caird from Plumbing Services. Inspection done with moiture re-inspection. Refer PLU 1968. - Vent to complete. - As-built draiange layout plan to arrive from Phil Brooks, Plumbing Services..	60	40

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INSPECTION TIME REPORT

Building Consent Number BCon11/0442

Consent or Alteration Number	***Estimated Inspection Time***	***Actual Inspection Time***	***Inspection Time Difference***
BCon11/0442	335	335	0
Inspection Time Difference			
At BC Issue	*Time to be charged.*		**0**
At Completion	Positive amount = time to be credited Negative amount = time to be charged		

Signed for and on behalf of the Wanganui District Council

Application for Code Compliance Certificate

Building Act 2004 Form 6

Wanganui District Council

1. The building consent

Building consent no. BCN/11/0442

Description of work HOUSE EXTENSION

Address 416 NOB LINE -

2. Property owner details

Owner details

- ☑ Have not changed since the building consent was lodged. Proceed to 3 "Applicant details" below
- ○ Have changed since the building consent was lodged

Name

Contact person (if owner is a corporation, partnership or trust)

Postal address

Contact numbers

Phone | Mobile | Fax

Email

Evidence of ownership attached (only required if ownership has changed)

- ○ Certificate of Title (copy)
- ○ Sale and purchase agreement
- ○ Lease agreement
- ○ Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

I am the

- ○ Property owner
- ○ Lessee. Provide details below
- ☑ Agent. Authorised by owner / lessee. Provide details below

Name GEOFF DAVIES BUILDERS.

Postal address 90 FITZHERBERT AVE WANGANUI.

Contact numbers

Phone | Mobile 021362151 | Fax

Email

4. Attachments

The following documents are attached to this application:

- ○ Certificates from the personnel who carried out the work
- ☑ Certificates that relate to the energy work (e.g. gas or electrical certificates)
- ○ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

OFFICE USE ONLY

Infrastructure Bond Final Inspection Complete (please circle one)

Yes	No	N/A

Wanganui District Council, 101 Guyton Street, PO Box 637, Wanganui 4540
Phone 06-349001, Fax 06-349 0000
Email: wdc@wanganui.govt.nz, web: www.wanganui.govt.nz

Please turn over

5. Key building practitioners

Builders name / Licence no.	GEOFF DAVIES.
Extent of involvement	PROJECT MANAGER/BUILDER.
Contact details Address	
Phone / Email	
Certifying plumber name / Licence no.	PLUMBING SERVICES.
Extent of involvement	
Contact details Address	
Phone / Email	
Certifying drainlayer name / Licence no.	PLUMBING SERVICES.
Extent of involvement	
Contact details Address	
Phone / Email	
Electrician name / Licence no.	WANGANUI ELECTRICAL.
Extent of involvement	
Contact details Address	
Phone / Email	
Other	
Extent of involvement	
Contact details Address	
Phone / Email	

Any other people involved must be listed separately

6. Application

Date building work completed: 1/2/12.

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

Signature

GEOFF DAVIES. 16/3/12.

Name of person signing: (please print clearly) Dated:

OFFICE USE ONLY

Date received		*Application #*		*Document #*		*Project #*	
Property ID		*Legal ID*		*Receipt #*		*Amount Paid*	$

Code Compliance Assessment Checklist
Building Consent No # BC 11/0442

	ITEM	YES	NO	N/A	COMMENTS
1	Work complies with approved BC documentation - Sec 94 (1)	✓			
2	All the required inspections have been completed	✓			
3	BC conditions have been fulfilled	✓			
4	PIM requirements have been complied with	✓			
5	Damage deposit is released			✓	
6	Development contributions have been paid (Sec 94 (4)			✓	
7	All documents have BC number on them	✓			
8	Sec 75-77 registered if applicable			✓	
9	Sec 72-74 registered on title if applicable			✓	
10	Energy work certificates have been provided (if required) sec 94 (3)	✓			Electrical
11	All inspection fees have been paid?	✓			
12	Specified systems are capable of performing in accordance with performance standards (sec 94 (1B)			✓	
13	Is a compliance schedule required or requires amending (sec 100(2))		✓		
14	Has there been a change of ownership (sec 364)		✓		
15	Any warnings or bans applied (sec 94 (2))			✓	
16	Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2) nb: The restricted building work and LBP provisions do not come into effect until 30/11/2009			✓	
17	Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent			✓	
18	Any amendments have been issued and whether documentation associated with these have been properly completed			✓	
19	Any outstanding documentation still to be collected such as		✓		
20	Photographs of elevations			✓	
21	Fire doors			✓	
22	Backflow			✓	
23	Lifts (electrical and installation)			✓	
24	Mechanical ventilation			✓	
25	List of consultants			✓	
26	Was Building Consent Lapsed? (Ref.T-25.5)		✓		

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Wanganui District Council:

- A written statement
- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- What parts/clauses of the Building Code the work relates to
- Full legal description of the site where the work will be undertaken
- Clearly identifying what part of the Building Consent is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: Barry Eden

Signature: [signature]

Date: 22/3/12

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

CODE COMPLIANCE CERTIFICATE NUMBER BCon11/0442

Section 95(3), Building Act 2004

Mr PL Rod
416 No 3 Line
RD 12
Wanganui 4582

Building Consent No: BCon11/0442

Issue Date: 22/03/2012

The building:

Street address of building:	***Legal description of land where building is located:***
416 No 3 Line WANGANUI	LOT 1 DP 63487 0.8000 Ha
Building name:	***Location of building within site/block number:***
Level/unit number:	***Current, lawfully established, use:*** *[include number of occupants per level and per use if more than 1]*
	Single Detached Residential
Year first constructed:	

The owner:

Name of Owner:	
Mr PL Rod	
Mailing address:	***Street Address/registered Office:***
416 No 3 Line RD 12 Wanganui 4582	416 No 3 Line RD 12 Wanganui 4582

Phone numbers:

Landline:	3424899	***Mobile:***	
Daytime:		***After hours:***	
Facsimile number:			
Email address:		***Website:***	

First point of contact for communications with the building consent authority:

Contact Person:	
Mr PL Rod	
Mailing address:	***Street Address/registered Office:***
416 No 3 Line, RD 12, Wanganui 4582	416 No 3 Line, RD 12, Wanganui 4582

Phone number:

Landline:	3424899	***Mobile:***	
Daytime:	<ApplicantBusPh>	***After hours:***	
Facsimile number:			
Email address:		***Website:***	

Building Work

Building consent number:	***Issued by:***
BCon11/0442	Wanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
New 12.5m2 addition to dwelling with master bedroom and ensuite.	
Intended Life	***Estimated Value***
50 years	$60000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

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

Signed for and on behalf of the Wanganui District Council:

A J Jamieson
eam Leader Building Services

Date: 22 March, 2012

END OF BUILDING CONSENT FILE

BC No. 11/0442

CCC issued