

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Received 29.5.84

File Number 659/247

Application No. 8062

Date 198

I hereby apply for permission to erect, repair, alter, extend a building at No. 14 UTUHINA RD, Rotorua for

Mr/Mrs J.A. KLOMP of 4/15 KING ST., Rotorua

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Lot No. 35 D.P. No. 8661

Area: 878 m² Zoning: RESIDENTIAL

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.)

USE BASEMENT - GARAGE

GROUND & FIRST FLOOR - DWELLING

Area of ground floor 80.44 m² Estimated value:

Gross floor area 202 m² Building work \$ 45 000

Area of accessory buildings N/A Plumbing & Drainage \$ 2 000

Builder's name J.A. KLOMP (Please Print) Total \$ 49 000

Signature of Applicant [Signature] Address 4/15 KING ST., ROT. Phone No. 87 546

FOR OFFICE USE ONLY

Application checked and approved by

Planning Inspector [Signature] Date 25.6.84

Town Planning Officer [Signature] Date 25.6.84

Plumbing & Drainage Insp. [Signature] Date 25.6.84

Structural Engineer [Signature] Date 25.6.84

Health Inspector [Signature] Date 14.6.84

Dangerous Goods Inspector [Signature] Date 8.6.84

Geothermal Inspector [Signature] Date 8.6.84

General Inspector [Signature] Date 7/6/84

Issue of Permit Approved [Signature] Engineer

Date 25.6.84

SUBJECT	APPLN No.	PERMIT No.	DATE	VALUE	FEE
Building		0003418		\$ 45 000	\$ 214.00
Plumbing				\$	\$
Drainage				\$	\$
Water Connection				\$	\$
Damage Deposit				\$ Klomp.	\$ 100.00
Vehicle Crossing				\$	\$
Sewer Connection				\$	\$ 130.00
Building Research Levy				\$ 49 000	\$ 49.00
Development Contribution				\$	\$
Date					
Receipt No.					

TOTAL: \$ 493.00

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work	Fees
Not exceeding \$800	— \$15.00
Over \$800 and not exceeding \$1,600	— \$20.00
Over \$1,600 and not exceeding \$1,800	— \$25.00
Over \$1,800 and not exceeding \$2,000	— \$27.00
Over \$2,000 and not exceeding \$2,500	— \$30.00
Over \$2,500 and not exceeding \$3,000	— \$33.00
Over \$3,000 and not exceeding \$3,500	— \$36.00
Over \$3,500 and not exceeding \$4,000	— \$39.00
Over \$4,000 and not exceeding \$5,000	— \$43.00
Over \$5,000 and not exceeding \$6,000	— \$47.00
Over \$6,000 and not exceeding \$7,000	— \$52.00
Over \$7,000 and not exceeding \$8,000	— \$57.00
Over \$8,000 and not exceeding \$9,000	— \$62.00
Over \$9,000 and not exceeding \$10,000	— \$67.00
Over \$10,000 and not exceeding \$12,000	— \$72.00
Over \$12,000 and not exceeding \$14,000	— \$78.00
Over \$14,000 and not exceeding \$16,000	— \$85.00
Over \$16,000 and not exceeding \$18,000	— \$95.00
Over \$18,000 and not exceeding \$20,000	— \$104.00
Over \$20,000 and not exceeding \$25,000	— \$124.00
Over \$25,000 and not exceeding \$30,000	— \$145.00
Over \$30,000 and not exceeding \$35,000	— \$165.00
Over \$35,000 and not exceeding \$40,000	— \$186.00
Over \$40,000 and not exceeding \$50,000	— \$214.00
Over \$50,000 and not exceeding \$60,000	— \$241.00
Over \$60,000 and not exceeding \$70,000	— \$269.00
Over \$70,000 and not exceeding \$80,000	— \$296.00
Over \$80,000 and not exceeding \$90,000	— \$324.00
Over \$90,000 and not exceeding \$100,000	— \$351.00
Over \$100,000 and not exceeding \$120,000	— \$379.00
Over \$120,000 and not exceeding \$140,000	— \$406.00
Over \$140,000 and not exceeding \$160,000	— \$434.00
Over \$160,000 and not exceeding \$180,000	— \$461.00
Over \$180,000 and not exceeding \$200,000	— \$489.00
Over \$200,000 and not exceeding \$240,000	— \$544.00
Over \$240,000 and not exceeding \$280,000	— \$599.00
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of	— \$28.00

NOTE—The permit fee for the installation of free-standing fire places, pot belly stoves, or log fires is **\$12.00**.

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$10,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings conforms with the requirements of the District Planning Scheme and the Building Bylaws.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be. The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application at the completion of the work.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Service levels can be obtained from the District Engineer's Office, Depot Street. Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds \$100,000, you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

Inspector M

File No.

Receipt No. 23

Date Permit Issued 25/9/84

OWNER

Name J.A. Klomp.

Mailing Address 4/15 King St.
Rotorua.

BUILDER

Name Cwner.

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 14

Street Name Utuhina Rd

Town/District Rotorua.

Riding

LEGAL DESCRIPTION

Valuation Roll No. 659/247.

Lot 35. D.P. 8661.

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling + Basement Garage.

FLOOR AREA Whole Sq. Metres 202

DWELLING UNITS Number Erected 1

ESTIMATED VALUES

Building	45,000	-
Plumbing	4,000	-
Drainage		
TOTAL	49,000	-

NATURE OF PERMIT (TICK BOX)

☒ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 214	Water Connection	\$
Street Damage Deposit	\$ 100	Vehicle Crossing Levy	\$
Building Research Levy	\$ 49	M.S. Plumbing	\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$ 130		\$
TOTAL:	\$ 493		

Receipt No. 23

Date of Payment 24/9/84

Authorised Officer

Special Conditions:



BC

C003418

Date Inspected REMARKS (e.g. stage reached with work)

29.10.81 Steel well formed - intersection steel to take to rear steel of precast footing - good bearing

18-7-85 Prelim called for no access.

15-7-85 One stud to replace on main floor
Wall studs up to under ridge appear over
height at eastern end (where no dry brans ceiling/floor.
Insulation or ceiling required in garage area
- Builder not on site.

22-1-87 No further inspections called for

COMPLETED (Signature) _____ Date ____/____/____

11 June 1984

J Klomp
4/15 King Street
ROTORUA

Dear Sir

PROPOSED DWELLING - LOT 35
DPS 8661 - NO 14 UTUHINA ROAD

Receipt of your application for the above is acknowledged.
Perusal of the plans and specification has raised the following points which are hereby drawn to your attention.

1. Health:

Checked 14/6/84 Please provide dimensioned sections or elevations to show whether minimum ceiling height requirements and complying room areas are met in the upstairs rooms under the sloping ceilings.

2. Building Bylaw:

- (a) Please show how a cavity will exist between the ~~75~~ ^{50mm} mm batts and roofing underlay.
- (b) Please show moisture barrier detail between base walls and retained earth. ✓
- (c) Please provide details of support for cantilevered verandah and provision of balustrades. ✓

3. Structural:

See design cert on file
The 350 x 100 beam shown supporting the ground floor over the basement does not appear adequate to carry imposed loads.

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

Yours faithfully
D.J. McArtney

per: B.E. Turner
Building Inspector

J. Klomp
4/15 ^{King} King Street
Dear Sir Rotorua

PROPOSED Dwelling.

LOT 35. ~~SEE~~

BLOCK

D.P.S. 8661

No.

14

STREET

Utukina

~~Utukina~~ Rd

Receipt of your application for the above is acknowledged. Perusal of the plans and specification has raised the following points which are hereby drawn to your attention.

1.

Health

Please provide dimensioned sections or elevations to show whether minimum ceiling height requirements and complying room areas are met in the upstairs ~~bedrooms~~ rooms under the sloping ceilings.

2.

Building Bylaws

show how

a.

Please ~~confirm~~ that a cavity will exist between the 75mm batts and the roofing underlay.

b.

Please show moisture barrier detail between ~~retain~~ base walls ^{and} retained earth.

c.

Please provide details of support for cantilevered verandah and provision of balustrades.

3.

Structural

see over →

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

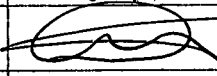
Yours faithfully

D.J. McArtney

SENIOR BUILDING INSPECTOR

APPLICATION NO. 8063

DATE RECEIVED 31/5
(DEPOT STREET)

	Date	Initials
Site Plan Draughting	5/6/84	hdk
Engineering (Design)		
Engineering (Sewerage/Stormwater)	6/6/84	sgb
Engineering (Water)	7/6/84	
Returned to Amohau Street	7/6	ams

Perusal of the plans and specifications has raised the following points :

Structural

The 350 x 100 beam shown supporting the 1st ground floor over the basement does not appear adequate to carry imposed loads.

6/6/84

Approved or amended?

MH 25/6/84

NOTE: Please briefly describe the problem so the applicant can be advised by letter. It is suggested that the applicant be advised to make contact with a particular Officer to discuss the fault and remedy.

FILE

26 June 2000

Please Quote: P11450

Doc No: 150069

Brent & Sharon McDonald
C/- Inspect NZ Ltd
PO Box 8044
ROTORUA

Dear Sir/Madam

WORK COMPLETED - FINAL INSPECTION NOT RECORDED

ADDRESS: 14 Utuhina Road
PERMIT NUMBER: C003418

We acknowledge receipt of the report regarding the Building Permit/Consent not having a final inspection carried out and recorded or being signed off as completed. This will be recorded on the Property File.

Building Permits/Consents of this nature, which have been issued prior to the introduction of the Building Act 1991 are not subject to the issue of a Code of Compliance Certificate.

The supply of such reports should satisfy the requirements of any future purchases and/or insurers of the above stated property.

For any further information or clarification please do not hesitate to contact the Building Services Section, Rotorua District Council.

Yours faithfully

Mike Skelton
Building Officer

31 May 2000

The Rotorua District Council
Chief Building Officer
Mr. Pat Lawrence
Private Bag
Rotorua

Re: 14 Utuhina Rd, - Val. No.6590/247.00
No Final Inspection of Dwelling

Dear sir

I act on instructions from the owners of the above property, Brent & Sharon McDonald, who wish to have this report recorded on the property file of their Utuhina Rd home.

Background:

The issue is that the original building permit No. C003418, dated 25/9/84, for the Dwelling and Basement, was never given the final inspection and signed off as complete. This has recently come to the attention of the owners, following a recently obtained pre-sale inspection report. The owners wish to confirm the condition of the building and whether a final inspection, if carried out at the time would have passed the building as completed to within the building regulations then in force.

The Drainage permit was also not signed off due to the stormwater system not being complete.

Inspection Findings:

Inspection of the permit inspection card confirms that, a pre-line inspection was carried out and apart from additional studs required, and moisture content, appears to have been approved. It is assumed that wall insulation was installed at the time of the pre-line as is the usual practice, this now being inaccessible for visual confirmation.

Inspection of the site was carried out on 29/5/2000, during which the writer found the dwelling to have been fully finished. Wet wall linings have been used where appropriate and the dwelling completed to a habitable standard. There have been some minor internal alterations made to the building since the original construction which are not considered by this report due to insufficient plan detail, and restricted access due to linings.

A pair of windows in the gable end of the dwelling have been removed and a ranch slider installed, which leads out to a timber deck. This appears to have been an alteration made during construction that was not recorded as an as built item. The deck is sound and well constructed. The barriers to the upper and lower decks as well as the laundry entrance comply with regulations then in force.

Stormwater is captured and discharged to soak-holes, and although the system of down pipes is somewhat inventive, it appears to be generally effective and to have sufficient capacity for the catchment served. It is likely that in some conditions, some overflow of gutters at the point of converging flows may occur.

Had a final building inspection been requested at the time of practical completion, the writer is satisfied on reasonable grounds it would have been passed as compliant.

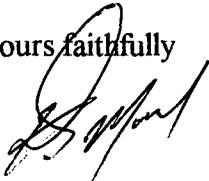
Request:

It is the purpose of this letter to request that the property file be updated with this letter. My client acknowledges there is no provision under the Building Act 1991 for a Code Compliance certificate being issued retrospectively.

The writer does anticipate the issuance of a letter advising receipt of this report and the subsequent attachment to the property file.

Please direct reply or any inquiry to the writer. I remain available if further information is required or if you require any clarification of this report.

Yours faithfully



Kerry G Murphy
MBA, MNZIBS, BOINZ.
Building Surveyor
BRANZ Accredited Adviser

Limits to accountability:

The regular (Annual) cleaning and inspection of solid fuel heaters and flues is a condition of any statements made herein relating to such installations. The servicing and inspection to be carried out by Wood heater Pro, Ph:025/515836.

The comments herein are limited to that which is available to visual inspection. Concealed items such as reinforcing in concrete, thickness of concrete floors, concealed fixings, concealed flue, and other such concealed items are not confirmed by this report. The information herein is prepared for the addressee only and INSPECT NZ LTD. and all its principals, employees, their heirs and assignees, disclaim all responsibility and liability to third parties. This report is not supplied as, nor intended as, a guarantee either implied or otherwise and may not be used as such.

FILE

20 June 2000

Please Quote: P11450

Doc No: 150069

Brent & Sharon McDonald
C/- Inspect NZ Ltd
PO Box 8044
ROTORUA

Dear Sir/Madam

WORK COMPLETED - FINAL INSPECTION NOT RECORDED

ADDRESS: 14 Utuhina Road
PERMIT NUMBER: C003418

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The supply of such reports should satisfy the requirements of any future purchases and/or insurers of the above stated property.

For any further information or clarification please do not hesitate to contact the Building Services Section, Rotorua District Council.

Yours faithfully

Mike Skelton
Building Officer

Rec 15.6.84

DESIGN CERTIFICATE



To The Manager
Portal-Lock Owner-Built Homes
P.O. Box 798, Rotorua

MEMBER OF
**THE ASSOCIATION OF CONSULTING ENGINEERS
NEW ZEALAND**
A Division of the New Zealand Institution of Engineers

I, James Charles Menzies
being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have supervised the design of, and the computations for two continuous timber beams having total length of 8.4 metres
each and lintel beams all as noted on attached beam specification
dated 1 June 1984.
shown on the accompanying plan(s) ~~XXXXXX XXXXXX~~, numbered Sheets 1 to 5
titled Portal-Lock Plan for J & N Klomp, Rotorua
dated May 1984 and described in the accompanying specifications for a
Domestic Dwelling

[TYPE OF STRUCTURE]

proposed to be erected for J & N Klomp
on lot Section Deposited Plan No.
Located at Utuhina Road, Rotorua

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have designed to support the loads specified in

NZS 4203:1976

and further that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications.

Various aspects of the design are in accord with the following relevant authorities

Signature: *J. Menzies* Association Member Date 1 June 1984
Professional Qualifications C.Eng., M.N.Z.I.E., M.I.StructE., Regd
For and on behalf of Kerslake and Partners
Address P.O. Box 468, Rotorua



1 June 1984

C.N. 4497

PORTAL-LOCK OWNER BUILT HOMES
P.O. Box 798
ROTORUA

BEAM SPECIFICATION FOR J & N KLUMP RESIDENCE - ROTORUA

- (A) Continuous beam having total length of 8.4 m with maximum span of 3.2 m. Beam located at midspan of subfloor beams and supporting first floor level.

Beam specification: Call sizes 300 x 75 mm
Dry dressed Radiata Pine to No. 1 Framing Grade or better.

- (B) Lintel beam above double doors on Ground Floor level.
Total length 2.4 m spanning 1.52 m over opening ends of beam to be anchored at post positions.

Beam specification: As for Item A.

- (C) Continuous beam having total length of 8.4 m with maximum span of 4.8 m.
Beam located at nominal midspan of subfloor beams and supporting ground floor level.

Beam specification: 2 no. vertically laminated members of call dimensions 300 x 75 mm. *each member.*

Timber to be dry dressed Radiata Pine to No. 1 Framing Grade or better.

Paired members to be adequately bolted together using minimum of 2 no. M12 bolts at 1200 centres.
Anchor to posts using standard Portal-Lock connector.

- (D) Lintel beams above Ground Floor windows shown on Elevation A of Portal-Lock drawings.
Maximum span to be 2.4 m.

Beam specification: As for Item A.

STEVEN YOUNG & ASSOCIATES

CONSULTING ENGINEERS

27 Dixon Street, PO Box 6168 Te Aro, Wellington, N.Z. Telephone (04) 850-190

026/83

16 February 1983

Mr & Mrs Luago
8 Gull Lane
Murray Bay
AUCKLAND

Dear Mr & Mrs Luago,

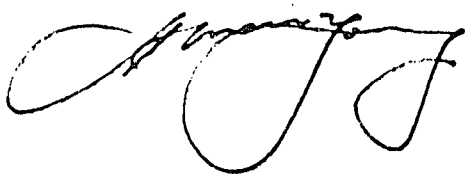
PORTAL LOCK HOUSE FOR 8 GULL LANE, MURRAY BAY

Please find enclosed calculations as requested by Mr D V Brebner which demonstrate that the rafter and subfloor beam members can cantilever 1.200m from the line of the wall posts.

The governing wind loads have been derived from NZS4203 and account has been taken of the location, topography, ground roughness, size, height of the building and the site which we understand from Mr Brebner is not very exposed.

We trust that these calculations will provide the assurance that the local authority requires in respect of the cantilevers.

Yours faithfully,
STEVEN YOUNG & ASSOCIATES



STEVEN YOUNG ME MIPENZ REGISTERED ENGINEER

STEVEN YOUNG & ASSOCIATES

CONSULTING ENGINEERS

Sheet No.

1

Job No.

Client:

Title:

By

Date

Checked

Date

PORTAL LOCK HOUSING SYSTEM

Special case requiring specific design.

Cantilever rafters

Location = Auckland

 $V = 40 \text{ m/s}$ $S_1 = 1.0$

Roughness = 1

Size = A

Height = 5

 $S_2 = 0.88$ $V = S_1 S_2 V$ $= 0.88 \times 40$ $= 35.2 \text{ m/s}$ $q = 0.613 V^2$ $= 0.759 \text{ kPa}$ $P = C_p q$ $= 2 \times 0.759$ $= 1.51 \text{ kPa}$ sea
element

STEVEN YOUNG & ASSOCIATES
CONSULTING ENGINEERS

Sheet No. 2

Job No.

Client:

Title:

By

Date

Checked

Date

Rafter

$$w = 1.2 \times 151$$

$$= 1.82 \text{ kN/m}$$

$$M = \frac{wL^2}{2}$$

$$= \frac{1.82 \times 1.2^2}{2}$$

$$= 1.31 \text{ kNm}$$

$$p_b = 5500 \text{ kPa}$$

$$Z = 238 \text{ cm}^3$$

184 x 44

$$Z = \frac{4.0 \times 18.4^2}{6}$$

$$= 248 \text{ cm}^3 \text{ OK}$$

Note: 33% increase in stress allowable
for wind load. OK

STEVEN YOUNG & ASSOCIATES

CONSULTING ENGINEERS

Sheet No.

3

Job No.

Client:

Title:

By

Date

Checked

Date

Cantilever deck

$$D = 0.25 \text{ kPa}$$

$$L = 1.5 \text{ kPa}$$

$$D+L = 1.75 \text{ kPa}$$

$$\text{width} = 1.2$$

$$w = 2.1 \text{ kN/m}$$

$$M = \frac{wL^2}{2}$$

$$= \frac{2.1 \times 1.2^2}{2}$$

$$= 1.51 \text{ kNm}$$

$$f_b = 5500 \text{ kPa}$$

$$Z = 274 \text{ cm}^3$$

230 x 44

$$Z = 387 \text{ cm}^3$$

OK



portal-lock

Owner - Built Homes

Portal-Lock Owner-Built Homes
Marketing Office
Box 798. Phone 478 147 Rotorua.

S P E C I F I C A T I O N

FOR ERECTION AND COMPLETION OF A RESIDENCE ON

LOT 35 DPS 866 STREET 14 UTUHINA RD,

TOWN ROTORUA

BY AND FOR THE OWNER-BUILDERS J.A. & N.W. KNOMP

WHOSE INTERIM ADDRESS AND TELEPHONE NO. ARE 4/15 KING ST.

ROTORUA PH 87 546

I N D E X

PRELIMINARIES

EXCAVATIONS

FOUNDATIONS

CARPENTRY AND JOINERY

COMPONENT SPECIFICATION

PLUMBER

DRAINLAYER

ELECTRICIAN

ROOFER

SOLID PLASTERER

FIBROUS PLASTERER

PAINTER AND PAPERHANGER

GLAZIER

BRICKLAYER

SCHEDULE OF FITMENTS

P R E L I M I N A R I E S

1. LOCAL BODY FEES AND CHARGES

The owner shall apply for, obtain, and pay for all permits, fees, drainage, water and electrical connections as required by the Local Authorities.

2. INSURANCES

The owner shall effect a policy of insurance against employee accident, public liability and loss or damage by fire or earthquake to the building, occurring during the course of the work. The owner shall take every precaution during the course of the work to protect adjoining public and private properties, including fences, trees and hedges, against damage.

3. WORKMANSHIP

The whole of the works covered by this specification is to be carried out in a tradesmanlike manner and in accordance with the best known methods and trade practices.

4. SETTING OUT

The owner shall be held responsible for the setting out of all work and for the checking of dimensions on the drawings. Figured dimensions are to be taken in preference to scale. If there is any discrepancy between the scale drawings and the details then the details shall take precedence.

5. TRADE RELATIONS

Each trade shall, before proceeding with any work, inspect the work of any other trade against which the material or work is to be placed and report immediately to the owner any defects or irregularities which would prevent the satisfactory execution or permanency of their work.

All trades shall collaborate, wait on, assist and render all necessary assistance to other trades.

E X C A V A T I O N S

GENERAL

Excavate for all foundations to the sizes and depths shown on the drawings or specified herein, or to solid bearing, whichever is the greater. Secure and maintain the sides of all excavations and keep them clear of water and fallen material. Perform all pumping, bailing, temporary drainage, etc that may be necessary to keep excavations, site and buildings free from water during progress of work.

F O U N D A T I O N S

1. CONCRETE

All concrete shall conform to NZSS 1900, Chapter 9.3A. Aggregate shall be sharp, clean sand and crushed metal or river shingle, free from earthy or other deleterious matter and of a size to pass through a 25mm ring. Sand shall be sharp and gritty, free from salt, fresh and free of lumps. Cement shall be ordinary Portland cement and shall be so stored and handled as to be protected against moisture at all times and from any source.

2. MIX

Concrete throughout shall be composed of four parts aggregate, two parts sand, to one part cement, mixed in a mechanical mixer for not less than two minutes and with only sufficient water content to give a stiff workable mix.

3. PLACEMENT

Concrete shall not be dropped freely from a height greater than 1.5m and shall be deposited as nearly as possible in its final position. Concrete shall be thoroughly compacted immediately after depositing by means of hand spading and slicing tools or by use of an approved power driven vibrator.

4. REINFORCEMENT

Shall consist of round mild steel rods conforming to NZSS 3402 accurately fabricated and fixed in position. Hook ends of all rods except where shown otherwise. Lap hooked rods 40 diameters and unhooked rods 54 diameters. Bind laps together with 16 gauge black iron wire. Bend all horizontal rods not less than 600mm around corners.

5. FORMWORK

To foundation walls shall be so constructed, braced and supported, that the exposed concrete face shall be straight and true in every direction and that the formwork can be removed without damage to the concrete. When constructing the formwork, form all openings, chases, etc, as are necessary for other trades.

6. WALL FOOTINGS

Shall be 300mm wide and 150mm deep, not less than 300mm below ground level and reinforced with two 12mm diameter rods.

7. FOUNDATION WALLS

Shall be 125mm thick and reinforced with 12mm diameter rods at 300mm centres horizontally.

8. PILES

Shall be 200 x 200 precast or poured insitu, set in 450x450x150mm concrete pads and reinforced if over 750mm long with one 10mm rod in centre.

9. VENTILATION

Openings in foundation walls shall be spaced at a distance of 600mm from the end of each wall and at a maximum of 1.8m centre to centre. Set in 300x225 vermin proof precast concrete ventilators.

10. BOLTS AND FIXINGS

Cast into concrete where required, 10mm wrought iron bolts, cranked and embedded 10mm minimum, or 10mm hooked rods embedded 200mm minimum and spaced at 150mm from corners and 1.0m centres in between, with not less than two bolts or rods to any one plate. Cast into piles 4mm galvanised wire embedded 200mm and extending 250mm each side of centre.

CARPENTRY AND JOINERY

1. SCOPE OF CARPENTRY WORK

Is to assemble and make good the Portal-Lock components described in the succeeding specification and to carry out any conventional construction as shown on the plans or described in this specification. All work shall be carried out in accordance with preliminaries clause (3) of this specification.

2. JOINERY

Is to be constructed by the best known methods of joinery woodwork, by mortice and tenon, dovetail, tongue and groove, mitre, glue, etc, and in accordance with preliminaries clause (3).

3. DAMP COURSE

Provide between all concrete and timber making contact, a damp proof course of 3 ply malthoid fabric.

4. SUB FLOOR FRAMING

When not supplied with the Portal-Lock components, shall be treated timbers and in accordance with NZSS 3502.

Securely fix bearers to piles with 4mm diameter galvanised wire wrapped tightly around and held with galvanised staples.

Fix plates to foundation walls by bending over of rods and securing with galvanised staples or by washers and nuts if bolts are used.

5. PORTAL-LOCK COMPONENTS

Shall be unloaded onto level ground and protected by waterproof covers until fixed in place.

6. INTERNAL WALLS

When not supplied with the Portal-Lock components shall comply with NZSS 1900 Chapter 4 and with the Local Authority bylaws and shall be constructed in accordance with NZS 3604.

7. INTERNAL WALL LININGS

When not supplied with the Portal-Lock components shall be of the best quality or grade and fixed in accordance with the manufacturers recommendations, provided that:

Gibraltar board shall be 9.5mm.

Hardboard shall be wither 4.75mm or 6mm.

Bisonboard shall be either 4.75mm or 6mm.

'Pinex' insulating board shall be 12mm.

8. INTERNAL DOORS

When not supplied with the Portal-Lock components shall be of the owner's choice, hung on a minimum of 3 x 3½ loose pin butt hinges, on jambs set plumb and securely fixed by packing or wedging, or sliding on approved metal tracks and fittings.

9. KITCHEN FITTINGS

Shall be of the owner's choice, constructed and fitted in accordance with sound trade practice and complying with the Bylaws of the Local Authorities.

10. HARDWARE

Standard type hardware to windows is supplied fitted by the manufacturer. Other hardware e.g. door, furniture, kitchen cupboard handles, towel rails, etc, shall be of the owner's choice.

P L U M B E R1. GENERAL

All work shall be carried out in accordance with the drawings, specification and to the complete satisfaction of the Local Body Inspector. The plumbing contractor shall refer to clauses under "Preliminaries", which apply to all trades.

2. MATERIALS All materials shall be the best of their respective kinds specified.
3. CONNECTIONS Joints in pipes and fittings shall be water and air tight and tested by the local inspector.
4. LAYOUT AND FIXING OF PIPES AND TUBES Copper piping within the building is to be secured in position by copper saddles, screw-fixed to wood framing wherever necessary: Copper tubing to be secured in position by copper straps screw-fixed to wood framing with brass screws. Straps shall not be placed more than 1300 apart. All piping, including water, waste and vents shall be concealed from view. Copper waste pipes shall be continuously supported on battens adequately secured to floor framing.
5. TESTS AS REQUIRED BY THE LOCAL AUTHORITY Subject all water installations to a pressure test. All fittings and fixtures shall be tested and left in perfect working condition to the satisfaction of the Supervisor or Inspector.
6. FLASHINGS
General
Care is to be taken in the fitting of flashings to secure perfect efficiency. All flashings shall accurately fit the work and shall be machine-bent and cut. Flashings shall be in long length and all joints are to be well lapped and soldered.
Pipes and Parapets
Flash and over-flash all vents, soil pipes etc at roof with lead.
- NOTE: All flashing, unless otherwise specified, to be 24 gauge galvanised iron. Flash under jambs of window frames as detailed. Flash heads of windows, flashings to be carried up 50 behind sheathing and down under front cap to form drip. Return drip around ends.
7. SPOUNTING AND DOWNPIPES Spouting shall be 24 gauge galvanised iron or P V C fixed to manufacturer's specifications.
8. VENT AND SOIL STACK Soil, terminal and main vent pipes to be case iron or asbestos for their whole length and fitted so as to comply with the By-Laws. Secure pipes to walls with brass screws. Vertical vent and soil pipes shall be supplied and fixed by the Plumber. Back vent where shown, shall be 50 G.W.I. or asbestos with lead bend from vent horn if necessary. Terminate vents 450 through roof.
9. TRAPS AND WASTES Fit washhand basin with chromium-plated brass trap with C.P. floor flange. All other traps shall be copper traps with cleaning eyes, or P.V.C. if approved by the Local Body. All waste shall be copper, or P.V.C. All wastes shall be taken straight down and through and carried underfloor to discharge through the wall immediately into gully trap. The flange of the bath waste fitting shall be properly bedded in thick white lead. A lead washer shall be used between the bath and the back nut.

10. COLD WATER SUPPLY

All cold water piping and fittings except for main lead into building to be copper. P.V.C. alkathene piping to be used for the main lead into the building.

11. HOT WATER SUPPLY SYSTEM

All piping conveying hot water, including vent pipe from hot water cylinder shall be run in copper.

12. HOT WATER CYLINDER

Provide and install electric hot water cylinder of 180 litres capacity to comply with N.Z.S. Supply and fix elements and thermostats for hot water cylinders.

13. PIPE RUNNING

Carry out all pipe running. Take 19 branch to bath and 12 branches to sinks, basin and to tub. All branches shall be swept in the direction of flow.

Vent pipe shall be 19 diameter and shall terminate above the roof.

14. LAGGING

All pipes carrying hot water shall be lagged in "plumbers felt" with 20 gauge wire binding at 50 spacing. Similarly lag 900 of cold water feed pipe, immediately adjoining cylinder.

15. HOT AND COLD WATER COCKS AND CONTROL VALVES

All cocks and control valves shall be of approved New Zealand manufacture. "Methven" or similar approved type. Taps other than hose taps shall be marked "HOT" or "COLD" as required.

16. SANITARY FITTINGS

Bath to be first quality Harvey pressed steel, enamelled white standard type.

Basin shall be procelain fixed to wall by cast iron cantilever brackets. Front edge of basins shall be 750 above finished floor level.

W.C. pan shall be glazed earthenware fitted with double flap plastic type seat complete with C.P. hinges and rubber buffers.

Bath, Sink, and Basin shall be fitted with ebonite plug and C.P. chain and C.P. grated waste connection.

W.C. Flushing system the Contractor shall allow in his quotation to supply and fix a low-down flushing cistern complete with P.V.C. case.

Shower if detailed on plan, supply and fit complete shower unit where shown on drawings, using a standard stainless steel shower tray.

Supply shower rose and specified control unit.

17. STORAGE TANKS

If required by Local Authorities, will be charged as an extra.

1. GENERAL

All work to be carried out in strict accordance with Local Authority Regulations and with good trade practice. Materials to be of the type specified and the best of their respective kinds. The drainage contractor is referred to the "Preliminaries" clauses applying to all trades.

2. PROTECTION AND INSURANCE

The Contractor shall at his own expense make good all damage to property, including that of adjoining owners, and also in respect to loss, injury or damage to persons caused by the Contractors operations.

3. MATERIALS

Soil, drain pipes and fittings to be generally 100mm diameter first class glazed earthenware with flexible sleeves and wires.

4. DRAINLAYING GENERALLY

Excavations for drains to be not less than 450 below ground level at the highest point. Trenches generally shall be not less than 900 clear of foundations and increased by 150 for each 300 that the trench exceeds 600 in depth. All pipes and fittings shall be properly boned in so that their invert level is of true and even gradient.

All joints shall be sent to the Local Authority requirements. The interior of pipes and fittings to be thoroughly cleaned as the work proceeds.

All drainage pipes are to be set with a continuous solid bearing, the earth to be removed to accommodate the sockets. If soft or unstable ground or insufficient depth of drain is encountered, it will have to be laid on a reinforced concrete pad and will be charged as an extra to the contract. All gully traps shall be of the "closed" type set on a 75 bed of concrete haunched to the sides of the trap, and surrounds shall extend to not less than 150 below finished ground level. The "closed" type of gully trap shall be constructed with a 150 diameter glazed earthenware riser set in the socket of the trap, encased in concrete not less than 50 thick to a height of not less than 150 above permanent ground level. The concrete work shall be neatly plastered with cement compo, the removable cast-iron grating shall be set over the top, flush with the finished plaster. After all drains have been inspected by the Local Inspector, the Contractor shall refill and consolidate trenches, replace top sod and leave the whole level and clean.

Provide and install inspection chambers Buchan traps and fresh air vents where required to comply with Local Authority regulations.

ELECTRICIAN1. GENERAL

All work shall be carried out to conform with the Supply Authorities By-Laws and to the satisfaction of authorised inspectors. Materials and workmanship shall be first class. Hot point to be 3 pin white plastic. Switches to be flush type.

2. POINTS

Supply and fit lights and heating points. All extra points to be charged at rates agreed upon - subject to "extra work" clause.

3. HOT WATER ELEMENT

Supply and fix a suitable element to the Hot water cylinder supplied.

4. ELECTRIC STOVE

Supply and install an electric cooker P.C. Sum complete with all wiring and off/on switch to local By-Laws and regulations. If cooker supplied by owner, a connection fee will be charged.

5. SWITCH BOARD

Supply and hang in approved position, an 450 x 450 switch panel and Meter board incorporating all items as required by the Supply Authorities.
Supply galvanised iron case with lift off cover.

6. WIRING MATERIALS

The installation may be wired using any of the materials, or methods complying with the electrical wiring regulations.

7. MAINS, OVERHEAD

Arrange for connection to power supply authority mains, to maximum distance of 18 300.

NB Any extra poles required are not allowed for in the contract price, unless stated so in the quotation.

8. MAINS, UNDERGROUND

Arrange for connection to power supply authority mains. 4 500 of underground cable has been allowed from the main supply. Any excess to this will be charged as an extra to the contract price unless stated as allowed in the quotation.

9. EXHAUST FAN

If shown on the plan, install and wire to position shown, with switch within easy reach.

R O O F E R

1. TILE ROOF

Roof the entire building, using precast concrete tiles of approved design and colour and fixed in strict accordance with the manufacturer's specifications.

2. IRON ROOF

Roof the entire building with 26 gauge galvanised iron with wire-netting and building paper secured to purlins, to be primed before fixing.

3. BITUMASTIC TILES

If shown on drawings, roof the entire building with tiles fixed in strict accordance with the manufacturer's specification and to the owner's colour choice.

S O L I D P L A S T E R E R

1. MATERIALS

Cement

To be as specified under "CONCRETOR"

Sand

Shall be river or pit sand, sharp and coarse-grained, free from saline, vegetable or earthy matter.

hydrated lime
Shall be mill-hydrated of an approved brand.

2. FLOORS, STEPS AND
FOUNDATION WALLS

All concrete steps, external foundation walls throughout are to be plaster finished as follows:

Immediately before applying plaster, all concrete surfaces are to be well cleaned and soaked with clean water. Render and straighten floors and steps with 1 to 3 cement and sand plaster laid not less than 9 thick and finished with a wood float to a straight even surface.

Form 25 radius covered base to concrete upstands on back porch floor, slightly round nosings to steps and weather treads 6.

FIBROUS PLASTERER

1. POINTING AND
FINISHING

Gibraltar Board

When all heavy hammering and nailing has been completed, stop all joints, nail holes and imperfection with pure plaster-of-paris pressed and trowelled to a smooth even surface.

2. CEILINGS

Line ceilings throughout with first-quality 9 gibraltar board sheets; flush off with plaster of approved brand. Garage ceiling if required to be Gibraltar Board stopped flush at joints.

PAINTER AND PAPERHANGER

1. GENERAL

The Painter and paperhanger should refer to clauses under "Preliminaries", which apply to all trades.

2. MATERIALS

All paints and enamels for all coats shall be those manufactured by an approved paint manufacturing company.

3. WORKMANSHIP

All work must be of the highest standard.

4. PROTECTION OF
WORKMANSHIP

The Contractor is to take adequate precautions during and after painting operations both inside and out, to protect his work from dust, dirt or any disfiguration.

5. EXTERNAL WORK

All external woodwork shall be treated as follows:

Priming

Prime all exterior timbers with an approved primer including all meeting surfaces, both face and lap tends four sides of battens, all exterior door and window frames, and sashes; woodwork of eaves and all frames and finishing timbers that come in contact with either brick-work or concrete.

Totara priming shall not be used in timbers other than Totara.

Priming coat shall be thoroughly brushed into woodwork to completely cover the whole surface and not flowed on. All exterior timbers and joinery shall be primed or dip treated before fixing into position.

As soon as priming has set, stop all nail holes and defects with best linseed oil putty.

Second Coat

After priming and stopping, apply a coat of undercoat and tint as required. Paint all glazing putties.

Third and Final Coat

To all external woodwork and all glazing putties, apply a final coat of Hi-Gloss or acrylic House Paint.

Front Entrance Door shall be finished as required.

6. INTERNAL WORK

For interior finish Owner will provide colour scheme.

Glossy Enamel Finish

Prime with Interior Primer/Undercoat then stop all woodwork with best quality linseed oil putty. Stop all "PINEX" seal all gibraltar board with an approved sealer. Then give one further coat of interior Primer/Undercoat and finish with one coat of Super Enamel to approved colour.

Semi-gloss Enamel

Prime with one coat of Interior/Primer Undercoat and stop all woodwork with best quality linseed oil putty, then apply two coats of Super Satin Enamel making three coats in all.

Synthetic Flat Enamel

Prime all woodwork to ceiling with Super Matt, then stop with linseed oil putty and apply two coats of Super Matt to approved colour.

Varnish Finish

Apply one coat of satin Clear Varnish and allow to dry. Stop where necessary with linseed oil putty stained to match surface to be treated. Sand smooth and dust clean. Apply two coats of Clear Varnish allowing overnight drying between coats.

Paperhanging

Hang the first quality paper where directed for the price allowed under PC sums.

Eaves Soffit of House

Asbestos soffit and asbestos basement linings to exterior shall be painted with two coats of P.V.A.

Garage

Allow to paint any external timber only as described under external work.

GLAZIER

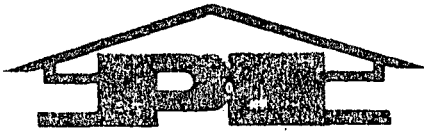
1. GENERAL

All glass shall be of approved British manufacture. Cut glass to fit rebates, with due allowance for expansion: secure with metal sprigs and properly bed and back putty and neatly finish with a quick setting putty.

All glazing to be of sizes and weight to meet glazing supplier's details and beaded in with timber beads to detail or puttied into sashes.

Obscure glazing shall be as selected by Owner.

Allow for glazing any internal screens etc.



portal-lock
Owner - Built Homes

NEW ZEALAND COMPONENT SPECIFICATION

1-4-82

SCOPE: Describes components normally offered for sale by Portal-Lock Distributors. Subject to alteration to accommodate materials or practices in standard local use, or to conform to Local Authority requirements, or in the event that substitution may be necessary to replace unavailable items.

TIMBER COMPONENTS: All structural timber components listed hereunder shall be Radiata Pine, treated in accordance with the N.Z.T.P.A. requirements and graded according to N.Z.S. 3631 as No. 1 Framing grade then re-graded to remove visual defects.

STRUCTURAL COMPONENTS

1. SUBFLOOR:

J. & M. Clough - items as appropriate 15/5/84

- 1.01 235 x 44 Subfloor beams, precut and drilled to form bottom chord of each portal unit. Located at 1200 centres they are blocked continuously by boundary joists and by floor joists at 600 centres.
- 1.02 235 x 44 Flitch plates, precut and drilled for joining of subfloor beams over bearers.
- 1.03 235 x 44 Boundary nogging precut and rebated, located at ends of Subfloor beams for vertical support of flooring and exterior panels.
- 1.04 90 x 19 Flashing baseboard, to flash and finish exterior sheathing over bearers.
- 1.05 90 x 65 Bearer plate, for location and attachment of wall framing in concrete floor slab construction.

2. FLOOR AND DECK JOISTS:

- 2.01 100 x 50 Floor nogging precut and located at 600 centres between the Subfloor beams.

3. WALL FRAMING:

- 3.01 134 x 44 Frame posts, precut and drilled to form vertical posts of each portal unit. Fixed as pairs, they are rebated at outside edge to accommodate exterior panels.
- 3.02 44 x 44 Packer stud, precut and drilled block located between paired Frameposts, and beneath rafters.
- 3.03 164 x 44 Bottom packer, a precut and drilled block located between paired Frameposts and on top of the Subfloor beam. (Concrete slab and 184 mm posts only.)
- 3.04 54 x 4.75 plywood strip, precut for location between paired frameposts as interior lining material.
- 3.05 134 x 44 O/M Frame posts (off-module), precut and located in pairs to provide visual balance when internal partitions depart from 1200 module. (Special circumstances only).
- 3.06 44 x 44 O/M packers, precut and located between O/M Frame posts.

3. WALL FRAMING (Continued).

- 3.07 280 x 66 D/M Beam (Double Module), precut to span 2280 and checked mid-point to interlock with D/M Rafter.
- 3.08 66 x 66 D/M Posts, precut to support D/M Beam and secured in Frame post rebates.
- 3.09 184 x 44 Corner Frame post packers, precut and dimensioned to pack 134 Frame post rebate and form external corner for exterior cladding.
- 3.10 44 x 19 Frame Post Packer, to pack window frame for fixing of scribes.

4. RIDGE MEMBERS:

- 4.01 235 x 44 Ridge beam, precut and drilled for bolting in overlapping pairs as a continuous beam, and spanning no more than 3600 unsupported.
- 4.02 88 x 88 Ridge posts, precut and fixed to Ridge beam and Subfloor beam by fabricated M.S. brackets.
- 4.03 ex 50 x 25 Ridge batten, precut for location against ceiling lining.
- 4.04 ex 100 x 25 Ridge board, for fitting to and above centre line of Ridge beam as fixing for ridge cap of optional lightweight metal roof tiles.
- 4.05 ex 250 x 25 Ridge board, for use with valley rafters in "L" shape configurations.

5. END FRAME MEMBERS:

- 5.01 188 x 88 Gable ridge posts, precut and fixed to Ridge beam and Subfloor beam by fabricated M.S. brackets.
- 5.02 88 x 88 Gable posts, precut and bolted between Rafters and Subfloor beam for stiffening and location of gable end wall panels.
- 5.03 88 x 66 End frame posts, precut and bolted as for 5.02 and used in place of same for Flat roof construction.

6. RAFTERS:

- 6.01 184 x 44 Common rafter, precut and drilled to bolt between paired Frame posts and fixed to Ridgebeam with M.S. brackets.
- 6.02 184 x 44 Double Module rafter, precut and checked to interlock with Double Module beam and fixed to Ridgebeam as above.
- 6.03 184 x 44 Truncated rafter, as for 6.01 but truncated for use in "L" shape configurations.
- 6.04 184 x 44 Off Module rafter, precut and used for visual balance when internal partitions depart from 1200 module.
- 6.05 Ex 75 x 25 Gable end Scotia, to finish cladding under gable soffit.
- 6.06
- 6.07 235 x 44 Common rafter, as for 6.01
- 6.08 235 x 44 D/M rafter, as for 6.02
- 6.09 235 x 44 Truncated rafter, as for 6.03
- 6.10 235 x 44 O/M rafter, as for 6.04
- 6.11 184 x 44 Valley rafters, precut for use with "L" shape configurations
- 6.12 ex 100 x 50 Verandah rafters, precut to extend soffit lining or form open pergola.

7. COLLAR TIES:

- 7.01 150 x 50 Collar tie, precut for use with Valley rafters.

8. CEILING NOGGINGS:

- 8.01 ex 250 x 50 Ceiling nogging, precut and angled to suit roof pitch for use with internal partitions at right angles to rafters.
- 8.02 ex 300 x 50 Ceiling nogging, as for 8.01 but with 235 deep rafters.

9. CEILING BATTENS:

- 9.01 ex 75 x 50 Ceiling batten, located at 1200 centres and interlocked with rafters to locate and support ceiling linings.

10. PANEL CAPPING:

- 10.01 ex 50 x 50 Panel capping, precut and shaped to suit roof pitch, provides internal finish between exterior panel and ceiling lining.

11. SOFFIT:

- 11.01 ex 50 x 50 Exterior scotia, precut to provide external finish between exterior cladding and soffit lining.
- 11.02 ex 250 x 50 Soffit nogging, precut to provide external finish with brick veneer construction.

12. FASCIA AND BARGE:

- 12.01 ex 150 x 40 Fascia board, dressing grade finger jointed finishing timber, grooved to accommodate soffit lining material and fixed to rafter ends.
- 12.02 ex 200 x 40 Fascia board, as for 12.01
- 12.03 ex 200 x 25 Barge board, dressing grade finishing timber fixed to projecting purlins at gable verge.

13. PURLINS:

- 13.01 ex 75 x 50 purlin, supplied in random lengths to suit roofing material.
- 13.02 ex 75 x 50 splay cut purlin, as for 13.01 but shaped to suit the fixing of some lightweight metal tiles.

14-22: (Reserved for future Components)

23. GALVANISED BOLTS:

- 23.01 150 x 12 hot dipped galvanised engineers bolts, nuts and washers for bolted connections of Subfloor, Frame posts and Rafters.
- 23.02 100 x 12 bolts, as for 22.01 for connection of Rafter brackets to ridge beam.
- 23.03 100 x 12 bolts, as for 22.01 for connection of overlaps of ridge beam.
- 23.04
- 23.05 75 x 10, zinc plated coach screws for connection of Gable posts to Subfloor beam.
- 23.06

24. GALVANISED BRACKETS:

- 24.01 Rafter brackets, galvanised M.S. angle brackets for connection of rafters to ridge beam.
- 24.02 Post/Beam connector, galvanised M.S. Bolt for connection of posts to ridge beam.
- 24.03 Post/Subfloor connector, galvanised M.S. bracket for connection of posts to Subfloor beam.
- 24.04 Frame post bracket, galvanised M.S. bracket for connection of Frame posts to concrete slab floors.

25. TECHNICAL LITERATURE PACKAGE:

Comprises floor plans, elevations, cross section and construction specification, construction details and Assembly Manual.

NEW ZEALAND COMPONENTS 26 - 50.

(LOCALLY CO - ORDINATED)

26. FLOORING:

2400 x 1200 x 21 mm flooring grade particle board complying with N.Z.S.3608, laid over and nailed to floor joists and floor beams and cut on site around frame posts.

27. CEILINGS: *(Upper Storey only)*

2400 x 1200 x 12 mm medium density particle board in conformity with N.Z.S. 3604 - 12.5, laid over and nailed to rafters and ceiling battens.

28. SOFFIT LININGS:

2400 x 600 (or 1200) x 4.5 mm (or 6 mm) asbestos cement (Hardiflex) laid over and nailed to rafters and gable verge framing.

29. FLOOR AND CEILING INSULATION:

1250 mm double sided edge reinforced perforated foil insulation draped over floor joists with 100 mm dish. *(Lounge Wing and Laundry only)*

75 mm fibreglass insulation between purlins 1370mm H^W Building paper under roofing material, 1370mm over ceiling sheets.

30. EXTERIOR WALL PANELS:

Manufactured non loadbearing panels of ex 75 x 50 framing timber, lined internally with a choice of materials, insulated to N.Z.S. 4218 requirements, lined externally with a temporary weather-proofing and braced where necessary to comply with N.Z.S. 3604.

Internal linings shall be 9 mm M.D. Particle Board.

31. EXTERIOR JOINERY:

Aluminium or timber windows and doors of approved manufacture, obscure glazed as required, fitted full width between adjacent frame posts and linked externally with head flashings and decorative infill panels. Bronze finish.

32. EXTERIOR CLADDING AND SHEATHING:

6 mm Hardiflex Building Board or 7.5 mm x 295 mm Hardiplanks (smooth or wood-grain).

~~or 10 mm x 300 mm weatherside sheathing~~

~~or 10 mm x 120 mm weatherside panneling~~

~~or 200 x 25 Bevel backed pre-primed weatherboard fixed on site in accordance with manufacturers instructions and in compliance with N.Z.S. 3604.~~

Exterior cladding shall be .310 Hardiplank Woodgrain as standard, *with Hardiflex for Basement*

33. ROOFING:

Lightweight metal roofing in sheet, trough or tile form.

Roofing shall be Longrun Galvanised 26g. iron.

34. INTERIOR WALLS:

Non load-bearing systems of approved manufacture, lined internally with approved materials and installed in accordance with manufacturers instructions. Shall be braced as necessary to comply with N.Z.S.3604. Interior wall system shall be: 100 x 50 mm. precut framing for Ground Floor partitions of 2-storey buildings, or where wall height exceeds 3.0 M., and/or 75 x 50 mm. precut framing. Framing shall be Boric treated, No.1. Framing Grade Radiata Pine or its equivalent, with 9.5 mm. Gibraltar Board Linings.

35. INTERIOR DOORS:

(Supplied as an optional extra only)

N/A

36. FINISHING TIMBERS, ETC:

- 36.01 18 mm medium density particle board for use as wardrobe divisions and pantry shelving.
- 36.02 12 mm medium density particle board for use as wardrobe ceilings.
- 36.03 280 x 19 dressing grade timber for shelving purposes.
- N/A 36.04 140 x 19 dressing grade timber for splash boards, shower trim and wardrobe shelf supports.
- 36.05 90 x 19 dressing grade timber for linen cupboard slotted shelving.
- 36.06 45 x 19 dressing grade timber for pantry and linen cupboard shelf supports.

37 - 47: (Reserved for future components.)

48. NAILS AND NAIL PLATES:

- 48.01 100 x 3.75 mm nails for subfloor framing, floor joists, boundary joists, etc.
- 48.02 75 x 3.15 mm F.H. nails for fixing exterior wall panels and sheet bracing to frame posts.
- 48.03 60 x 2.8 mm galvanised nails for fixing flooring (and exterior cladding where applicable).
- 48.04 50 x 2.5 mm F.H. galvanised nails for fixing ceiling linings to provide structural ceiling diaphragm and galvanised strap to sheet bracing material.
- 48.05 ex 25 x 1.0 mm galvanised steel strap for connection of sheet bracing material to subfloor framing.
- 48.06 Multipurpose galvanised nail plate for attachment of deck joists and similar anchoring.

49. CARTAGE:

The cost of cartage to ~~Railhead or Depot~~ *site - from ground* at main cities and towns only, shall be included in the Portal-Lock package price.

50. INSURANCE TO SITE:

The cost of insurance in transit of materials to ~~Main City or Town Depots~~ *site - point of unloading* only or agreed transfer point shall be included in the Portal-Lock package price, Insurance during and beyond unloading shall not be included.

Portal-Lock Component Specifications are subject to alteration without notice.

N.Z. Patents:	175656	Australian	491281	N.Z. Design.	14656
	173755	Patents	39078	Certificates	14657
	173756				
	184239				

SHEET A

(CIRCLE whichever is applicable)

NAME: KLOMP HOUSE

ADDRESS: Utahina Rd, Rotuma

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: $0^\circ - 25^\circ / 26^\circ - 45^\circ$

WIND AREA: High / Medium / Low

W = ~~44~~ B.U.'s/m

EARTHQUAKE ZONE: A B C

E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 13.3 m

ROOF OR BUILDING WIDTH

BW = 6.5 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 86.5 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = $3 \times 86.5 = 260$ B.U.'s

WIND: B.U.'s ALONG

W x BW = $44 \times 6.5 = 286$ B.U.'s

WIND: B.U.'s ACROSS

W x BL = $44 \times 13.3 = 585.2$ B.U.'s

SKETCH PLAN (external and internal walls) :

Actual (per plan) : Along : 1,343.6 B.U.'s } Plus ceiling railed
Across : 1,032.1 B.U.'s } as Diaphragms

SHEET A

(CIRCLE whichever is applicable)

NAME: Klong House

ADDRESS: Utakani Rd. Rotuma

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH 0° - 25° / 26° - 45°
(Flooding above)

WIND AREA: High / Medium Low

W = 43 B.U.'s/m

EARTHQUAKE ZONE: A B C

E = 6 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 13.3 m

ROOF OR BUILDING WIDTH

BW = 8.2 m

GROSS ~~ROOF OR~~ BUILDING PLAN AREA

GPA = 109 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 6 x 109 = 654 B.U.'s

WIND: B.U.'s ALONG

W x BW = 43 x 8.2 = 352.6 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 43 x 13.3 = 571.9 B.U.'s

SKETCH PLAN (external and internal walls):

Actual, (for plan): Along: 1405.8

Across: 1,026.4

SHEET A
(CIRCLE whichever is applicable)

NAME: Klomp House

ADDRESS: Utahana Rd. Rotorua

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 68 B.U.'s/m

EARTHQUAKE ZONE: A B C

E = 9 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 8.5 m

ROOF OR BUILDING WIDTH

BW = 4.8 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 40.8 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 9 x 40.8 = 367.2 B.U.'s

WIND: B.U.'s ALONG

W x BW = 68 x 4.8 = 326.4 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 68 x 8.5 = 578 B.U.'s

SKETCH PLAN (external and internal walls) :

Actual (for plan) : Along 728.4 B.U.'s
Across 766.2 B.U.'s

Std. Insulated,
braced, Portal-Lock
Panel

2, 134x44 Portal Frameposts,
with 88x44 Stud Packer
between.

235x44
boundary nog

20mm Particle
Board Flooring

88mm deep
rebate for Sub-Floor nogs.

12mm. Diam.
Galv. bolt.

235x44
Sub Floor
beam

2 nails

Malthoid

12 Diam. Bolts or
D12 pins (bent over) at 1200 c.c.

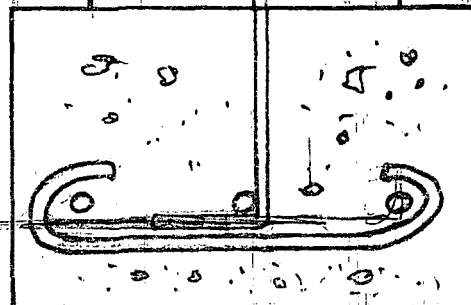
D10 bars vertically
at 600 c.c.

12 Dia. rod in
200 corner block

600mm Min.

225mm Min.

D12 Rods with
6 Dia. stirrups at
600 c.c. in
300x200 footing.



659/247

5 August 1983

M/s O'Sullivan Clemens Briscoe & Hughes
Barristers & Solicitors
P O Box 646
ROTORUA

Attention Mr J.D. Hughes

Dear Sir

re: J.A. KLOMP

In reply to your letter dated 26 July 1983, the following applies regarding a vehicle crossing for 14 Utuhina Road and the damaged footpath outside the property.

The cost to your client for Council to install a minimum width vehicle crossing, which must extend from kerb to boundary, in this case 7.2 metres, is \$540.00. It is standard practice that where the portion of footpath that is incorporated in the vehicle crossing is unsound it must be removed and replaced with concrete 100 mm thick, which is the required depth for a residential vehicle crossing. This cost is borne by the property owner. Some property owners elect to remove this part of the footpath even when in good condition.

The damage that presently exists to the remainder of the footpath is not the responsibility of your client.

Hoping this clarifies the situation.

Yours faithfully
G.N. Fraser
DISTRICT INSPECTOR

per: K.R. Smith
GENERAL INSPECTOR



ROTORUA DISTRICT COUNCIL

3 August 1983

Messrs O'Sullivan, Clemens, Briscoe and Hughes
Barristers and Solicitors
P O Box 646
ROTORUA

ATTENTION MR J D HUGHES

Dear Sir

J A KLOMP

I can reply to your letter of 26 July 1983, regarding water supply.

The property has been rated the half charge for water as is normal for a vacant section. A water connection will be provided on application and payment of the appropriate fee (eg. \$90.00 for 15 mm ($\frac{1}{2}$ ")).

I have referred this matter of the vehicle crossing to the District Inspector for him to reply direct to you.

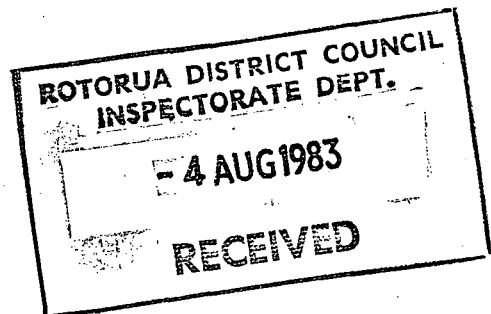
Yours faithfully

G S Roberts
DISTRICT ENGINEER
WATER AND DRAINAGE

→ Copy to DISTRICT INSPECTOR

Mr Smith dealt with the vehicle crossing. Would you please reply on that matter.

GSR



Engineers

O'SULLIVAN, CLEMENS, BRISCOE & HUGHES

(Incorporating the Practice of B. T. Philpott)

BARRISTERS & SOLICITORS

Partners:

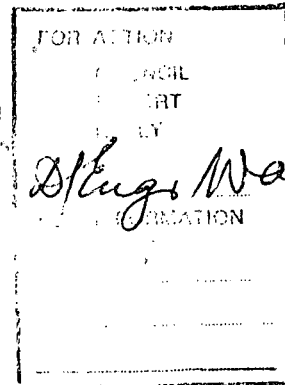
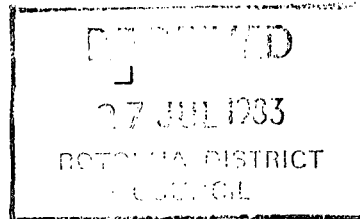
G. T. O'SULLIVAN, B.A. L.L.B.
D. J. CLEMENS, L.L.B.
J. N. BRISCOE, L.L.B.
J. D. HUGHES, L.L.M.
B.T. PHILPOTT, B.A. L.L.B.
J.W. MURRAY, L.L.B.

WHEN REPLYING PLEASE REFER
TO MR J.D. Hughes
830106

TRINITY HOUSE,
HAUPAPA STREET,
ROTORUA, 3200.
NEW ZEALAND.

TELEPHONE (073) 479-479
P. O. BOX 646
RDX 2

The District Executive Officer,
Rotorua District Council,
Private Bag,
ROTORUA



Dear Sir,

re: J.A. Klomp

Our abovenamed client owns a section at 14 Utuhina Road, Rotorua. Recently he has made enquiries of the Council regarding the provision of a vehicle crossing to his section. He has been told that it is possible to have a crossing but that he will also have to pay for damage to the footpath in front of his section. In view of the fact that our client had nothing whatsoever to do with the damage to the footpath he is a little reluctant to meet the cost. He has in fact been told by people neighbouring his section that the footpath was probably damaged by the contractor who installed the sewage pipes in the street. They apparently used his section as a parking place for their heavy vehicles. As the section is one of the few empty sections in the area this is a logical explanation. Our client has been quoted \$540.00 by the Council to repair the footpath and install the vehicle crossing. He is quite happy to pay for the crossing, but not for the repairs. We would welcome your comments.

Our client also recently discovered that there is no provision for a water connection to the section. This is so notwithstanding that the owners of the section have been paying for the availability of water with their rates for some considerable time. We would therefore be grateful if you could arrange for a connection to be made to the section as soon as possible.

Yours faithfully,

O'SULLIVAN CLEMENS BRISCOE & HUGHES

per:

J.D. Hughes

26 July 1983

Lot 35

Vol 659/247

*Rates advise property is paying \$22.10 1/2 charge
for availability of water.*