

Private Bag 11034
Palmerston North
New Zealand
Telephone 64 6 356 8199
Web Site www.pncc.govt.nz

Working with
our Community
to Build
a Better City

58665

Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

58665

The Building**Street address of building:**

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

7 Diamond Court
Ashhurst**Legal description of land and where building is located:**

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot number and subdivision consent]

Lot 12
DP 354954 ✓**Building name:****Location of building within site/block number:**

[includes nearest street access]

Number of levels:

[include ground level and any levels below ground]

1

Level/unit number:**Area:**

[total floor area; indicate area affected by the building work if less than the total area]

105.66 + garage 36

Current, lawfully established, use:

[include number of occupants per level and use if more than 1]

Year first constructed:

[approximate date is acceptable eg: 1920s or 1960-1970]

The Owner: [All contact details must be in New Zealand.]**Name of owner:**

[eg, Mr, Mrs, Miss, Dr if an individual]

Mr G R Grayson ✓

Contact person:

[insert n/a if the applicant is an individual]

N/A

Mailing address:71 A Pitama Road
PN**Street address/registered office:****Phone numbers Landline:****Mobile:****Daytime:****After hours:****Email address:****Evidence of ownership is attached to this application:**☐ Certificate of Title☐ Lease☐ Agreement for Sale and Purchase☒ Other document

58665 58664
58665

Agent [only required if application is being made on behalf of the owner]

Name of agent:

Wood Robson Ltd ✓

Contact person:

Peter Robson

[insert n/a if the agent is an individual]

Contact person:

[insert n/a if the agent is an individual]

Street address / registered office:

699 Tremaine Ave PN

Phone number:

Landline:

3565320

Mobile:

0274 420 212

Daytime:

3565320

After hours:

Facsimile number(s):

3565322

Email address(es):

woodrobson@clear.net.nz

Relationship to owner:

Builder

[State details of the authorisation from the owner to make the application on the owner's behalf]

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

Full name:

As above

Mailing address

Phone number(s):

Facsimile number(s):

Email address(es):

Application

I request that you issue a



Project Information Memorandum



Building Consent

For the building work described in this application [tick one or both as applicable]

Signature of the owner / agent on behalf of and with the
authority of the owner:



Date: 4/10/05

PIM type

02

Building consent type

02

Receipt number

Date received

INVOICED /
ISSUED
30/10/05
2567199

58665

The Project [only required if application is being made on behalf of the owner]

Description of the building work:

[provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description]

New three bedroom dwelling + garage (3276474)

Will the building work result in a change of use of the building?

☐ Yes

☐ No

If Yes, provide details of the new use:

Intended life of the building if less than 50 years:

[number of years]

List building consents previously issued for this project (if any):

Estimated value of the building work on which the building levy will be calculated

(including goods \$ 160,000 and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

Project information memorandum [do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [tick the matters relevant to the 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 any 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 territorial authority: [specify]

Building consent [do not fill in this section if the application is for a project information memorandum only]

The following plans and specifications are attached to this application:

[all plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]

Plans specifications

The building work will comply with the building code as follows:

[if you're not sure which clauses are applicable, talk to the BCA or your architect]

Clause [tick relevant clause number of building code]	Means of compliance required [refer to the relevant compliance document(s) or detail or alternative solution in the plans and specification; if not applicable, put n/a]	Waiver/modification [state nature of waiver or modification of building code required; if not applicable, put n/a]
B1 Structure	<i>B1/Wm1</i>	
B2 Durability	<i>B2/AS1</i>	
C1 Outbreak of fire		
C2 Means of escape		
C3 Spread of fire		
C4 Structural stability during fire		
D1 Access routes		
D2 Mechanical installations for access		
E1 Surface water		
E2 External moisture	<i>E2/AS1</i>	

E3 Internal moisture	E3 AS1	
F1 Hazardous agents on site		
F2 Hazardous building materials	F2/AS1	
F3 Hazardous substances and processes		
F4 Safety from falling	F4/AS1	
F5 Construction and demolition hazards		
F6 Lighting for emergency		
F7 Warning systems	F7/AS1 3.1, 3.4	
F8 Signs		
G1 Personal hygiene	G1 AS1	
G2 Laundering	G2 AS1	
G3 Food preparation and prevention of contamination	G3 AS1	
G4 Ventilation	G4/AS1	
G5 Interior environment		
G6 Airborne and impact sound		
G7 Natural light	G7/AS1	
G8 Artificial light		
G9 Electricity	G9 VMI	
G10 Piped services		
G11 Gas and energy source		
G12 Water supplies	G12, AS1	
G13 Foul water	G13, AS1	
G14 Industrial liquid waste		
G15 Solid waste		
H1 Energy efficiency	H1/AS1	

Compliance schedule [do not fill in this section if the application is for a project information memorandum only] Please tick

The specified systems for the building are as follows: **N/C**

- ☐ Automatic systems for fire suppression
- ☐ Automatic and manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ☐ Fire doors - electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire services use
- ☐ Automatic back-flow preventers connected to potable water supply
- ☐ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ☐ Mechanical ventilation or air conditioning systems
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Laboratory fume cupboards

- ☐ Audio loops or other assistive listening systems
- ☐ Smoke control systems
- ☐ Emergency power systems for, or signs relating to, a system or feature specified in any clauses 1-13

The following systems will be altered, added to, or removed in the course of the building work: **NIL**

- ☐ Automatic systems for fire suppression
- ☐ Automatic and manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ☐ Fire doors - electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire services use
- ☐ Automatic back-flow preventers connected to potable water supply
- ☐ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ☐ Mechanical ventilation or air conditioning systems
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Laboratory fume cupboards
- ☐ Audio loops or other assistive listening systems
- ☐ Smoke control systems
- ☐ Emergency power systems for, or signs relating to, a system or feature specified in any clauses 1-13.
- ☒ There are no specified systems in the building.

Attachments:

The following documents are attached to this application:
 [Tick as applicable or put n/a if there are no attachments.]

- ☒ Plans and specifications [list]
Transfer instrument ; Plans, Bracing, site plan, drainage
specification

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum

Contacts:**Designer/Architect:**

Business/name: *Initial Homes*
 Address:
 Daytime:
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Structural Engineer:

Business/name: *✓*
 Address:
 Daytime:
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Engineer (identify practice college):

Business/name: *BSK*
 Address:
 Daytime: *07 348 5394*
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Plumber:

Business/name: *Vince Basile Plumbing*
 Address:
 Daytime: *3564666*
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification: *

Builder:

Business/name: *WOOD ROBSON LTD*
 Address: *P.O Box 679*
 Daytime: *06 3565320*
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Drain layer:

Business/name: *Clearflow*
 Address:
 Daytime:
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification: *

Head Contractor / Site Manager:

Business/name:
 Address:
 Daytime:
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Other:

Business/name:
 Address:
 Daytime:
 Mobile:
 After hours:
 Facsimile:
 Registration/qualification:

Privacy Information:

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information.

Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Code Compliance Certificate: 17184
Section 95, Building Act 2004

The Building

Street Address of building: 7 DIAMOND COURT, ASHHURST 5451
Legal Description of land where building is located: LOT 12 DP 354954
Current, lawfully established use: ERECT 3 BEDROOM DWELLING WITH
ATTACHED GARAGE
Year first constructed:

The Owner

Name of owner: GARRY RICHARD GRAYSON
Contact Person: WOOD ROBSON LTD
Mailing Address: 71A PITAMA ROAD
PALMERSTON NORTH

Street address/registered office: 7 DIAMOND COURT
ASHHURST 5451

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

Building Consent number: 58665
Issued by: PALMERSTON NORTH CITY COUNCIL

Page 2

Code Compliance

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

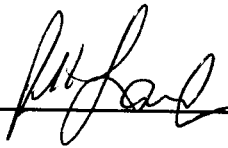
(a) The building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature

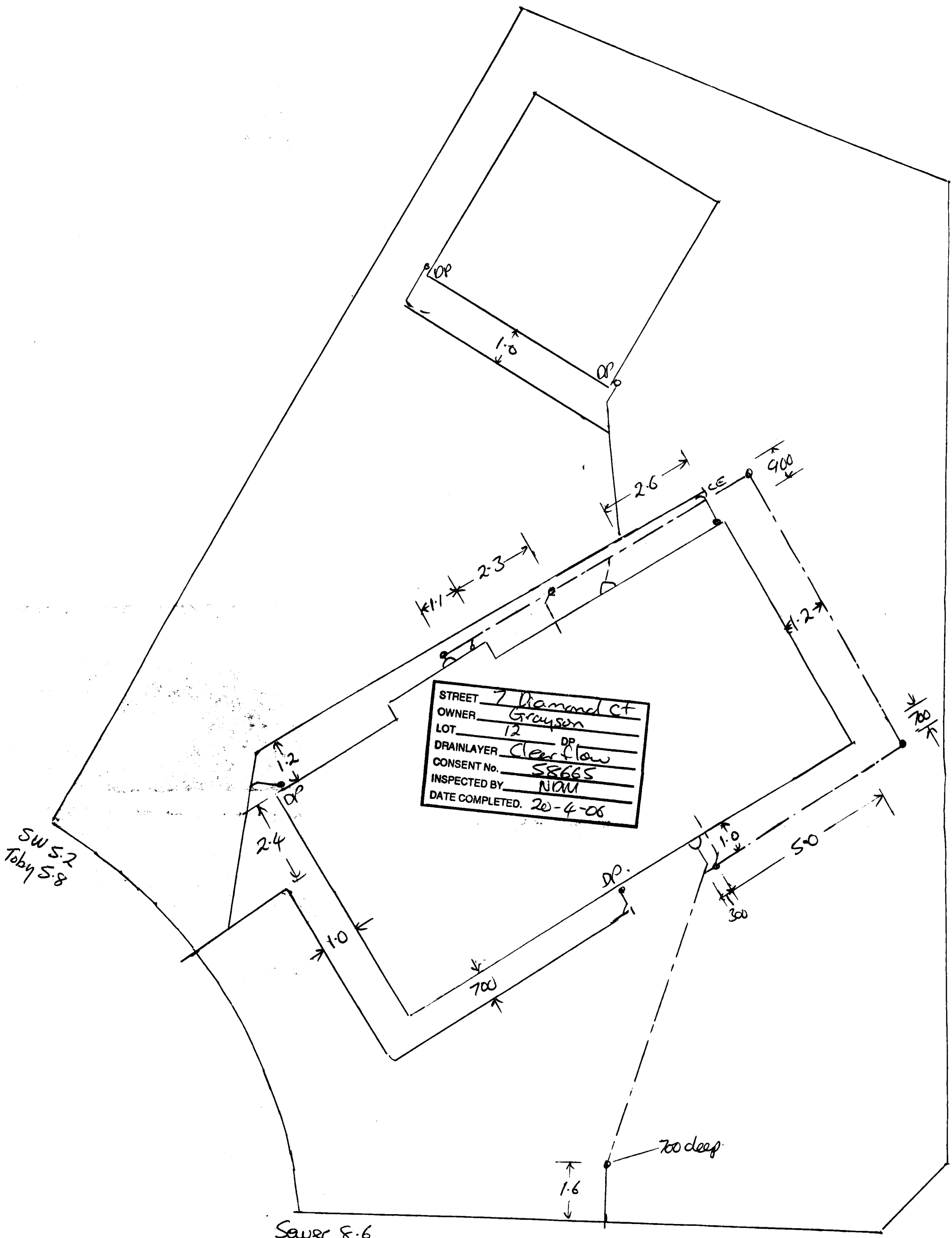


Russell Lambert
Senior Building Officer

Position

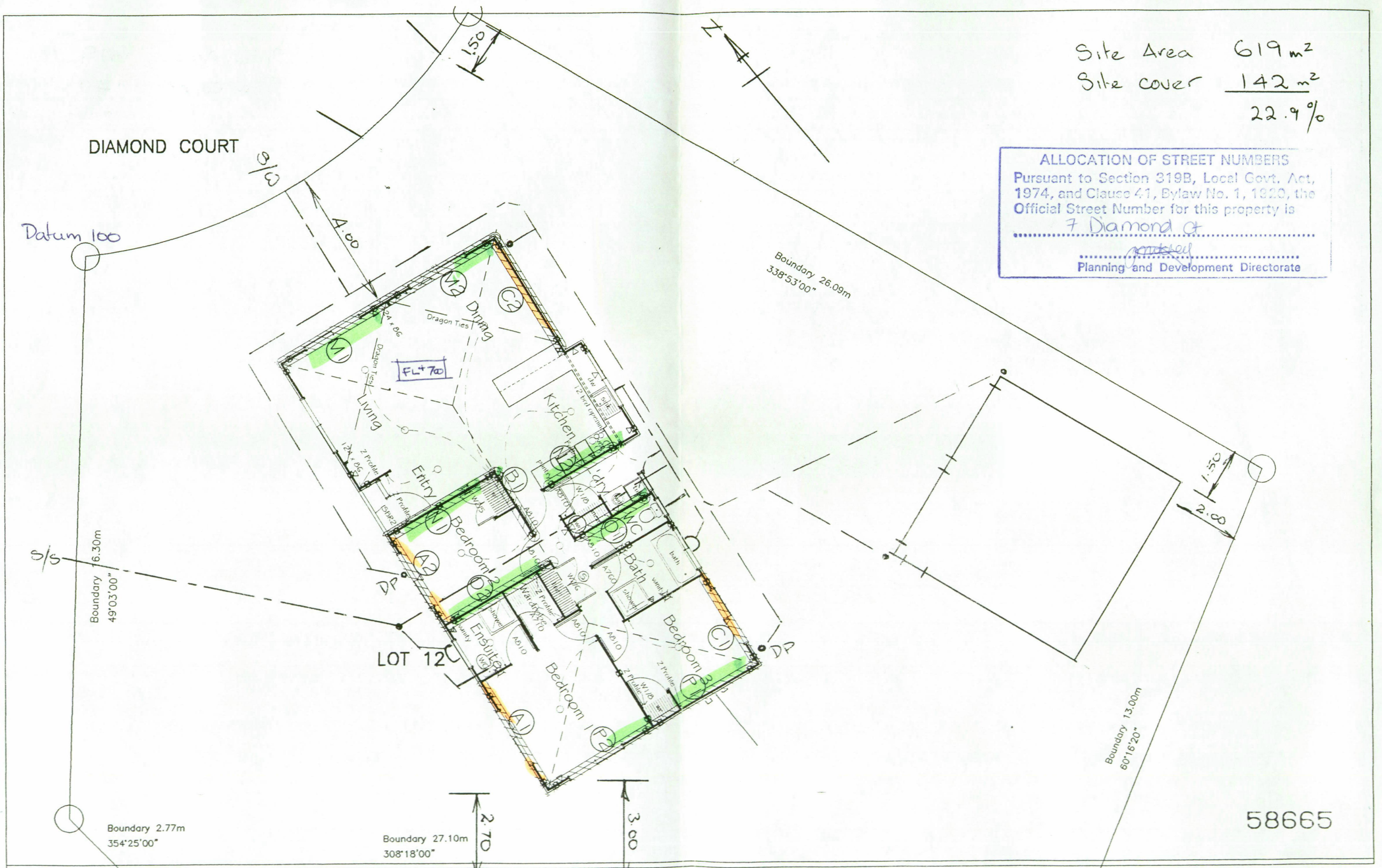
On behalf of: PALMERSTON NORTH CITY COUNCIL

Date: 29 JUN 2006



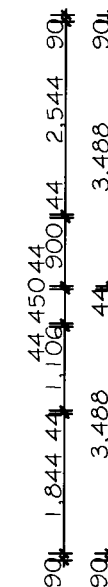
Site Area 619 m²
 Site cover 142 m²
 22.9%

ALLOCATION OF STREET NUMBERS
 Pursuant to Section 319B, Local Govt. Act,
 1974, and Clause 41, Bylaw No. 1, 1920, the
 Official Street Number for this property is
 7 Diamond Ct
 Planning and Development Directorate



WOOD ROBSON LTD : GRAYSON HOUSE - LOT 12 DIAMOND COURT

Scale 1 : 100
 Date OCTOBER 2005
 Drawing 1823-02



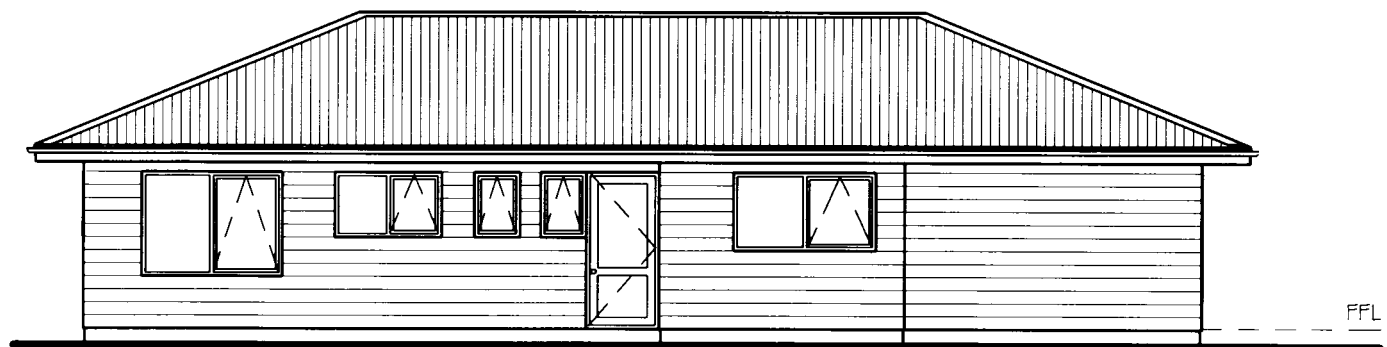
All tie rods and profile connections are to be maintained in accordance with the relevant enhancement details.



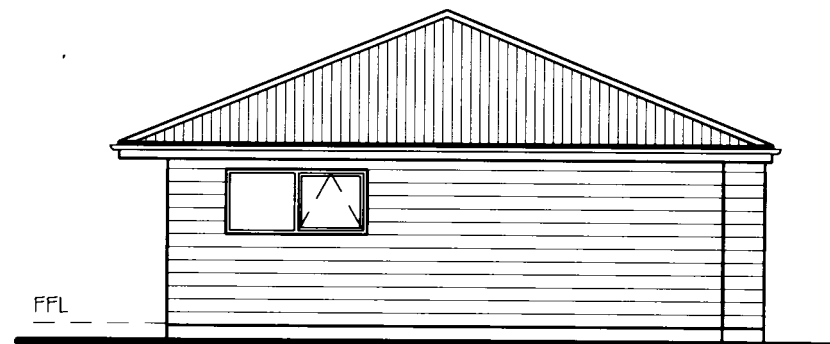
Elevation A
Scale 1:100



Elevation B
Scale 1:100



Elevation C
Scale 1:100



Elevation D
Scale 1:100

It is the responsibility of the contractor to check and verify
all levels and dimensions on site prior to commencing works

REVISIONS

Initial Homes

BY LOCKWOOD

La Grow Corporation Ltd
Russell Road
Private Bag RO 3034
Rotorua

Telephone: 07-347 7691
Facsimile: 07-3477 614

FRANCHISEE:

Wood & Robson

HOUSE TYPE:

Fantail Std

CLIENT:

Grayson

DRAWING TYPE:

Elevations 58665

SCALE: 1:100

DATE ISSUED: 02/11/05

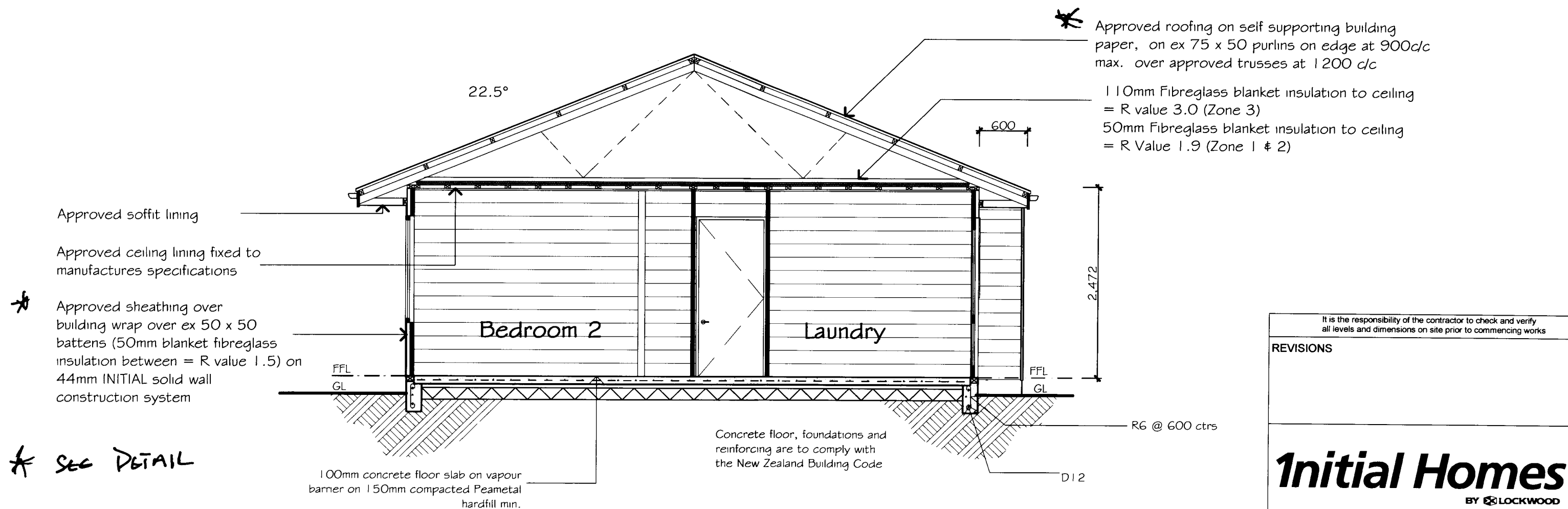
DESIGNER:

DRAWN: RR

FLOOR AREA: 105.66m² JOB NO: 0540

SHEET:

2 / 5

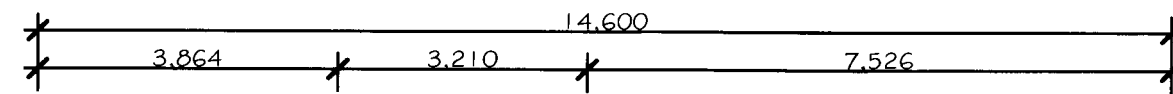


SECTION E-E
Scale 1:50

It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works	
REVISIONS	
Initial Homes BY LOCKWOOD	
La Grouw Corporation Ltd. Russell Road Private Bag RO 3034 Rotorua Telephone: 07-347 7691 Facsimile: 07-3477 614	
FRANCHISEE:	Wood & Robson
HOUSE TYPE:	Fantail Std
CLIENT:	Grayson
DRAWING TYPE:	Cross Section 58665
SCALE: 1:50	DATE ISSUED: 02/11/05
DESIGNER:	DRAWN: RR
FLOOR AREA: 105.66m ²	JOB NO: 0540
SHEET:	
3 / 5	

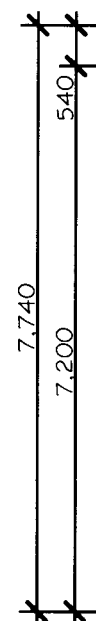
NOTES :-

1. All foundation construction to comply with NZS 3604 and local building by-laws
2. The contractor shall check and verify all dimensions and levels on site before commencing with construction.
3. The contractor shall accurately locate the position of all public drains on site prior to starting work.
4. All foundations are to bear into firm undisturbed subsoils with a min. safe bearing capacity of 100 KPa or on to hardfilling or backfilling thoroughly compacted to an equivalent standard. All foundations to be set out from production drawings.
5. All recommendations/specifications made by the appointed engineer will take precedence over any details/notes/drawings included in these documents.
6. Refer to all written dimensions, DO NOT scale off drawings.
7. If any discrepancies are found in these drawings then the contractor must contact La Grouw Corporation before proceeding any further with works.



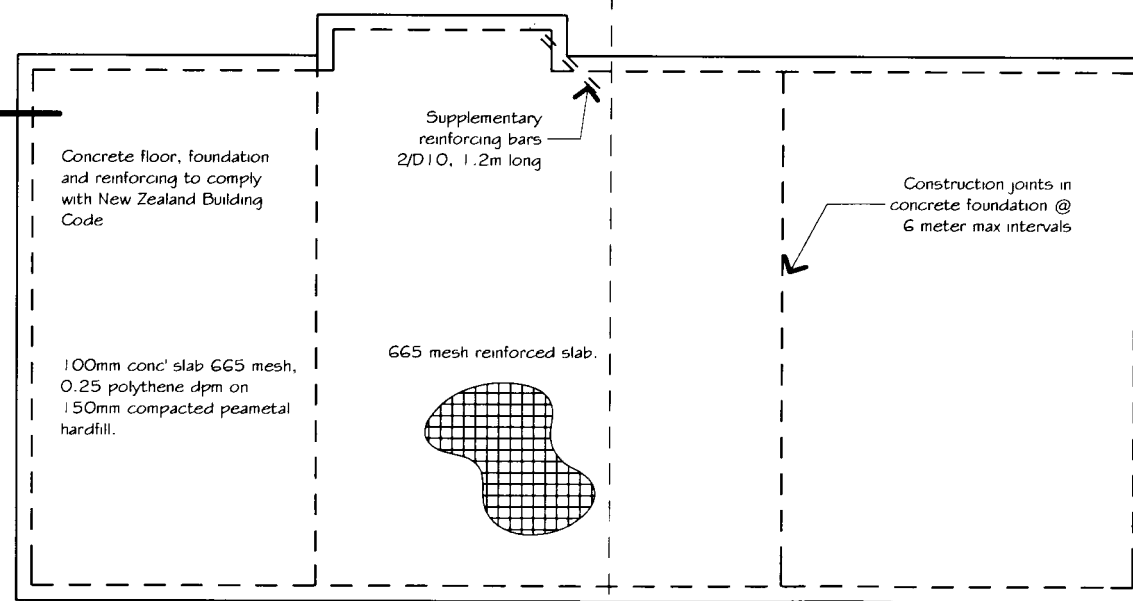
C
02

E
3



I
4

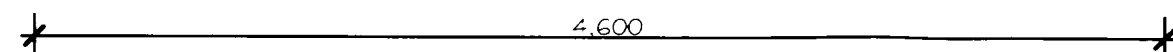
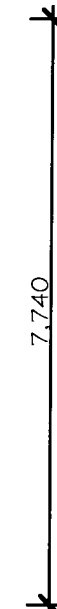
B
02



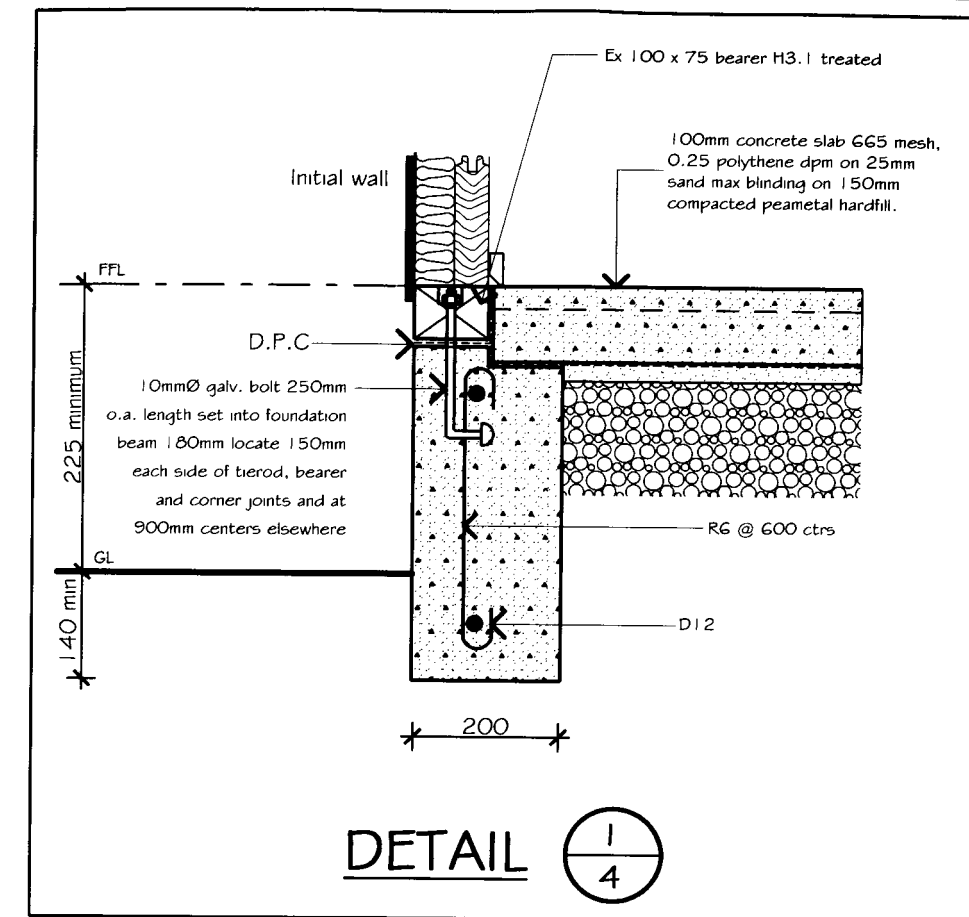
A
02

E
3

D
02



Subfloor Plan
Scale 1:100



It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works

REVISIONS

Initial Homes
BY LOCKWOOD

La Grouw Corporation Ltd.
Russell Road
Private Bag RO 3034
Rotorua

Telephone: 07-347 7691
Facsimile: 07-3477 614

FRANCHISEE:

Wood & Robson

HOUSE TYPE:

Fantail Std

CLIENT:

Grayson

DRAWING TYPE:

Subfloor 58665

SCALE: 1:100

DATE ISSUED: 02/11/05

DESIGNER:

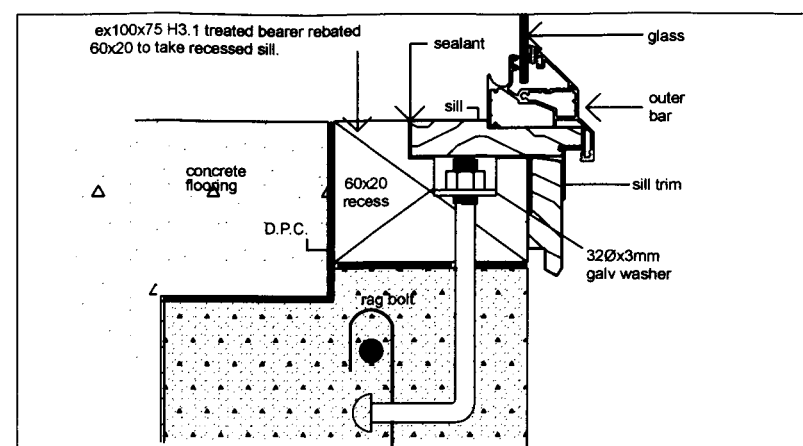
DRAWN: RR

FLOOR AREA: 105.66m²

JOB NO: 0540

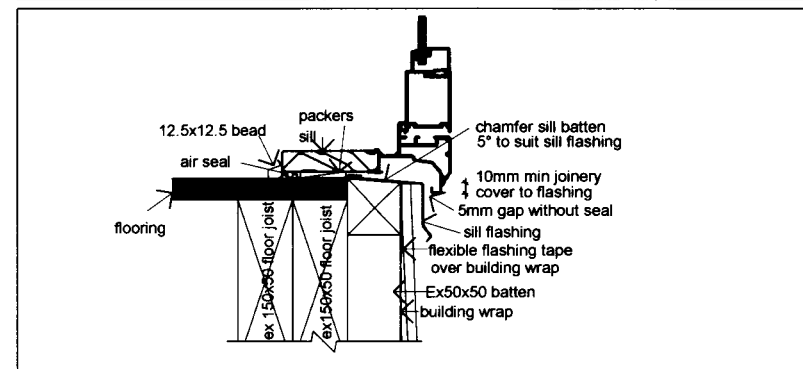
SHEET:

4 / 5



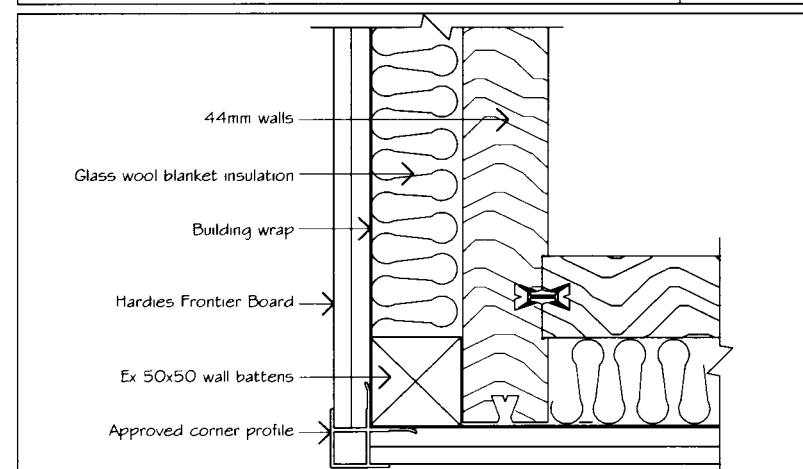
SECTION THROUGH RECESSED SILL CONCRETE FLOOR
SCALE 1:4

B-22



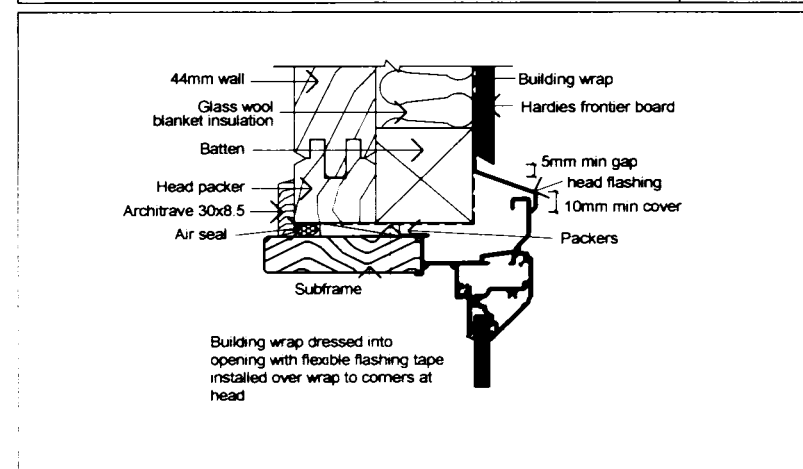
SECTION THROUGH SILL (TIMBER FLOOR)
SCALE 1:4

IB-4



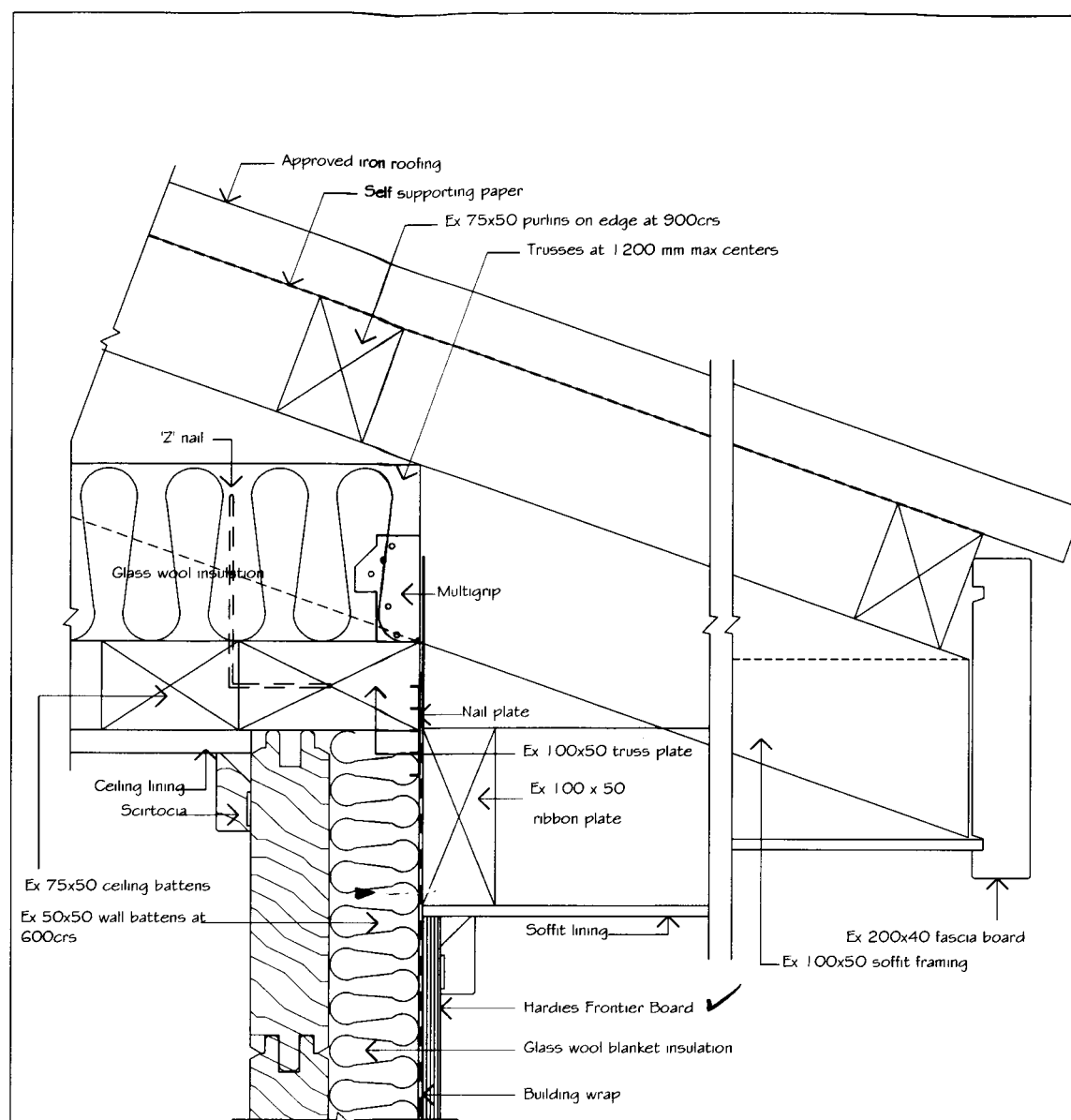
SECTION THROUGH EXTERIOR CORNER DETAIL
SCALE 1:4

IC-4



SECTION THROUGH HEAD
SCALE 1:4

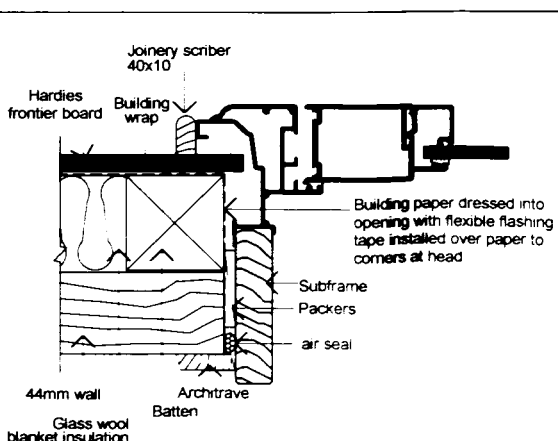
IG-2



NOTE: 1 'Z' nail & 1 multigrup per truss connection

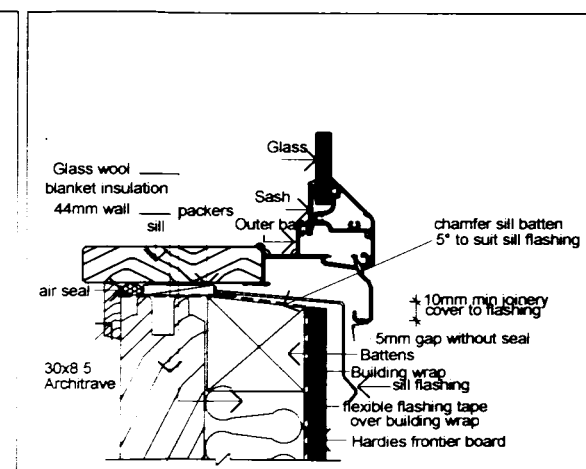
SECTION THROUGH EXTERIOR CORNER DETAIL
SCALE 1:4

ID-4



SECTION THROUGH JAMB
SCALE 1:4

IG-4



SECTION THROUGH SILL
SCALE 1:4

IG-7

It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works

REVISIONS

Initial Homes
BY LOCKWOOD

La Grow Corporation Ltd.
Russell Road
Private Bag RO 3034
Rotorua

Telephone: 07-347 7691
Facsimile: 07-3477 614

FRANCHISEE:

Wood & Robson

HOUSE TYPE:

Fantail Std

CLIENT:

Grayson

DRAWING TYPE:

58665

Typical Details

SCALE: 1:4

DATE ISSUED: 02/11/05

DESIGNER:

DRAWN: RR

FLOOR AREA: 105.66m²

JOB NO: 0540

SHEET:

5 / 5

EX 200 x 50
STIFFENER
REPORT CLAUSE 15

The diagram shows a horizontal beam with a vertical stiffener plate attached to its top flange. The stiffener plate has a height 'h' and a width 'x'. It is welded to the beam flange with a fillet weld of thickness 'a'. A cross-hatched area on the stiffener plate indicates a specific material or weld zone. A cloud-shaped callout bubble points to this area and contains the text 'EX 200 x 50', 'STIFFENER', and 'REPORT CLAUSE 15'.

(M) Ex 200x50
CLAUSE 13

① BOTTOM 12 CARDS
CONTINUOUS
APPROX 3.1m LONG

1. All construction to comply with NZS 3604 and the NZ building code.
2. All foundations are to bear into firm undisturbed subsoils with a minimum safe bearing capacity of 100KPa or on to backfilling or backfilling thoroughly compacted to an equivalent standard.
3. For all exterior wall window panels in excess of 3200mm o/a, double battens are required on each side of joinery unit. Full height fixed top and bottom as per standard detail.
4. All plumbing and kitchen fittings are indicative only and are at the final selection by builder/owner.
5. Eg taps , shower tray profiles vanity sizes etc.

7 Diamond, ~~As~~
BC 58665
14030/183.43

	Ceiling light
	Wall light
	Exterior ceiling light
	Exterior wall light
	Light switch
	Telephone point
	Single power point
	Shaver point
	Range connection
	T V aerial
	Heated towel rail
	Exterior halogen wall light
	Pre drilled hole
	Smoke Alarm

 Zoned Bracing Detail Legend

	Bracing element number
	Tie Rod 10mm
	Walls shown thus are essential bracing walls and are to be maintained completely in all plan alternatives. All tie rods and profile connections are to be maintained in accordance with the relevant enhancement details.

FLOOR PLAN Scale 1:100 Area 105.66m²

EIGHT
**
8

EXTRA BLOCKING AND
FIXINGS OVER B1 BRACING
WALL. CLAUSE 13 & DETAIL 1.

1initial Homes
BY  **LOCKWOOD**

La Grow Corporation Ltd
Russell Road
Private Bag RO 3034
Rotorua

Telephone: 07-347 7691
Facsimile: 07-3477 614

FRANCHISEE:

HOUSE TYPE:

Roof Type: Fantail Std (Hip Roof)

CLIENT:

58665

DRAWING TYPE:

Floor Plan

SCALE: 1.100

1.100

DATE ISSUED: Sept 2004

DESIGNER:

DRAWN: Margot

FLOOR AREA:	105.66	JOB NO:
-------------	--------	---------

JOB NO:

SHEET:

1 / 4

BSK REF: 14801 (AMENDED)
3/11/04

Job: FANHIP

Client: La Grou Corporation
Phone:

Site:

Description: FANTAIL HIP 2004

58665

Phone:

MiTek 20/20 - Engineering 4.3 General (9088 1229)

MiTek New Zealand Ltd

Printed: 09/08/04 16 Apr 2006

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM**Certification of MiTek 20/20™ Truss Design Program**

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 this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1 Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details**Roof Truss**Timber Group
Roof

Material: Galv Iron 5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Q₁ = 0.250 kPa
Q₂ = 1.000 kN

Pitch: 22.50 deg

Ceiling

Material: Standard
Dead Load: 0.200 kPa
Restraints: 450 mm centres

Std Overhang: 600 mm

Wind

Area: Very High (50.0 m/s)
Pressure Coeff: C_{pe} = varies, C_{pi} = -0.30, 0.20

Snow

Location: User-defined at 0 m
Open Ground Load: 0.500 kPa
Basic Roof Load: 0.500 kPa

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604 1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, Tor = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
J1	2	2377	22.50	1200	TG1A	1	7200	22.50	1200
J1A	2	2377	22.50	1200	*HB1	4	5908	16.32	1200
J1B	2	2377	22.50	1200	*R1	2	1790	22.50	1200
J1C	2	2377	22.50	1200	*R1A	2	1790	22.50	1200
J1D	2	2377	22.50	1200	*R2	4	913	22.50	1200
T1	2	7200	22.50	1200	*R2A	4	913	22.50	1200
T2	5	7200	22.50	1233					
TG1	1	7200	22.50	1200					

Total quantity : 35

The computer design input has been carried out by:

Signed:

Date:

Name of Computer Operator:

Qualifications and Title:

Company:

Rotoma Timber and Hardware Ltd

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

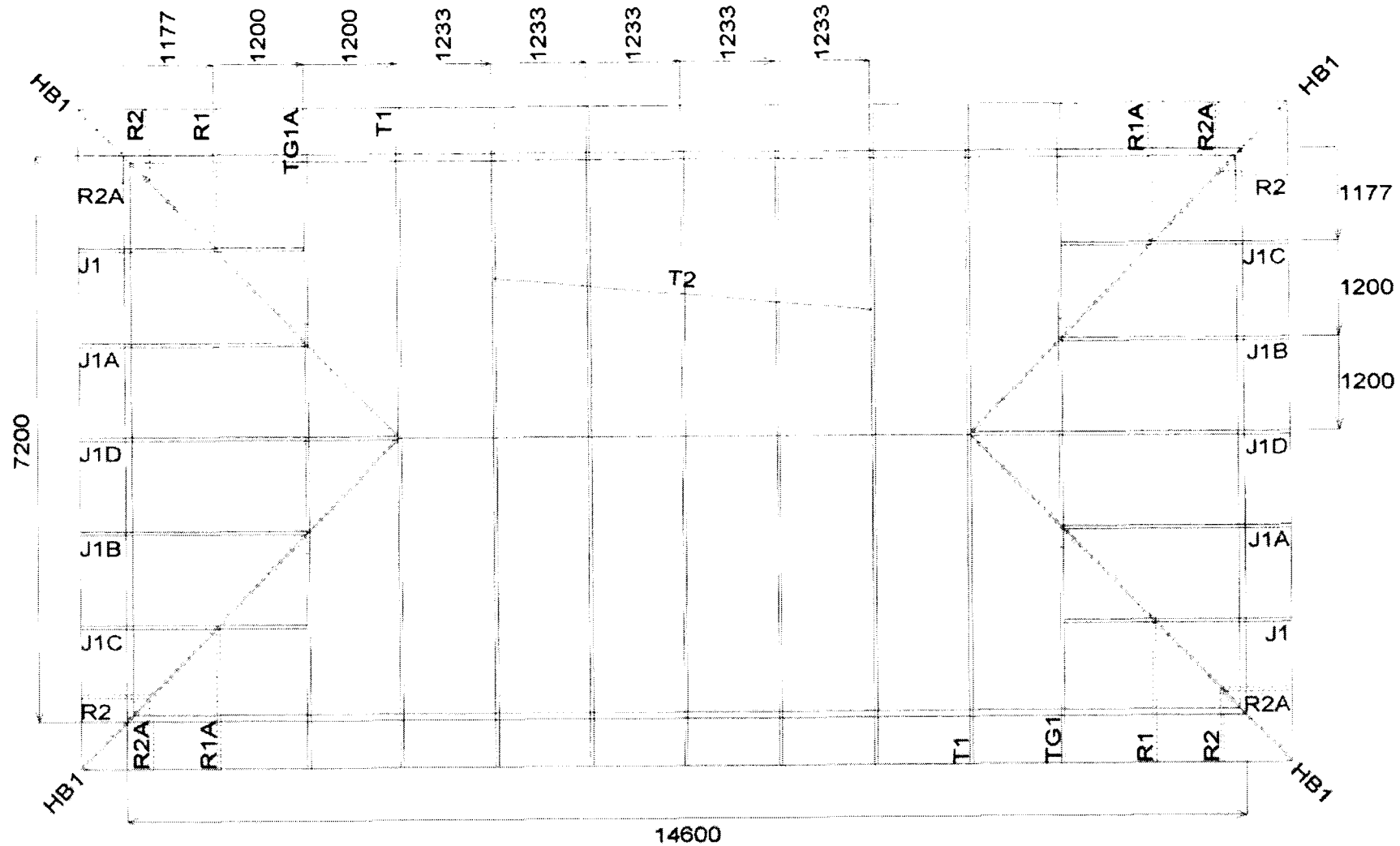
Signed:

Date:

Name:

Company:

58665



Job Details:

Snow Zone: User-defined | Snow A (Plade)
 Wind Area: Very High | Design Wind Speed: 50.0 m/s
 TC Restraints: 900 mm | Bk. Restraints: 450 mm
 Roof Material: Galv. min. 5mm | Ceiling Material: Standard
 Roof Live Load: 0.350 kPa | Snow Load: 0.500 kPa
 Roof Pitch: 20.50 deg | Truss Centres: 1200 mm

Roloma Timber and Hardware Ltd

163 Lake Road
 Rotorua
 New Zealand
 Telephone: (07) 347-1023
 Fax: E-mail:
 trent@roloma.co.nz

La Grow Corporation

FANTAIL HIP 2004

Job:

FANHIP

16/06/2005 10:00:00 AM

Scale: 1:25

Date: 4/09/2005

Drawn By: Gary Bell



P.I.M. No.....

Building Regulation Clause(s)

58665

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY:

AG KENNEDY

(Suitably qualified Design Professional)

TO:

(Owner)

TO BE SUPPLIED TO:

(Territorial Authority)

IN RESPECT OF:

STANDARD INITIAL HOMES (2004 RANGE)

(Description of Building Work)

AT:

(Address)

LOT:

DP:

SO:

BSK CONSULTING ENGINEERS LTD

(Design Firm)

has been engaged by

(Owner/Developer/Contractor)

to provide

STRUCTURAL DESIGN CHECK FROM FLOOR LEVEL UP

(Extent of Engagement)

services in respect of the

requirements of Clause(s)

B1

of the Building Regulations 1992 for

- TRUSS DESIGN BY OTHERS

☐ All

☒ Part only as specified - FLOOR LEVEL UP (SUBFLOOR & FOUNDATION DESIGN BY OTHERS)

of the building work. The design has been prepared in accordance with

B1/VM1

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

BSK CONSULTING ENGINEERS LTD

(Design Firm)

drawings titled REPORT DATED 26/10/04

and numbered BSK REF: 14801

and the specification and other documents according to which the

building is proposed to be constructed.

an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions : VERY HIGH WIND AND EARTHQUAKE A

IN TERMS OF NZS3604:1999. MAXIMUM BASIC ROOF SNOW LOAD 0.25kPa

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

Date: 26 OCTOBER 2004

MIPENZ(Structural)/CPEng IntPE

(Professional Qualifications)

PO Box 23, ROTORUA

(Address)

Member

ACENZ ☒

IPENZ ☒

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

January 2004

La Grouw Corporation Ltd
Private Bag RO3034
ROTORUA

Attention: Ms Margot McLaughlin

Dear Ms McLaughlin

**RE: STANDARD INITIAL HOME RANGE 2004
(AMENDED REPORT)**

OUR REF: 14801A

As requested, we have completed the structural design work and provide below our report. The Drawings as listed below and Detail Sheets 1 & 2, all Ref : 14801, accompany this report.

STANDARD INITIAL HOME RANGE 2004

This report has been prepared for the following standard plans and roof types.

Albatross Std	(Gable roof)
Fantail Std	(Hip roof)
Grenadier Std	(Hip roof)
Kereru Std	(Gable roof)
Kiwi Std	(Gable roof)
Robin Std	(Gable roof)
Starling Std	(Hip roof)
Tara Std	(Hip roof)
Weka Std	(Gable roof)

1. DESIGN BASIS

All structural design has been based on Very High Wind and Earthquake A in terms of NZS 3604:1999. A maximum roof snow loading of 0.25 kPa has been assumed for design purposes.

2. SUPERSTRUCTURE CONSTRUCTION GENERALLY

All construction shall comply with Initial Homes Specifications, Initial Homes Assembly Manual and Video and the Initial Homes Standard Details except where superseded by this report and accompanying details.

The structural design makes allowance for "Michaelangelo Tile" or gibraltar board ceiling systems.

NOTE: All work shall comply with the New Zealand Building Code NZS3604(1999), and the Standard Initial Details, where not specifically covered in this report.

3. FOUNDATIONS AND SUB-FLOOR BRACING

This report and Producer Statement relate to the structure from the underside of the floor bearers up. All foundations and sub-floor bracing are to be designed by others to suit the specific site conditions.

4. LATERAL BRACING

Bracing Unit Calculations are attached for the nine Standard Plans as listed above.

Tie rods are shown on the attached Standard Plans.

For Albatross bracing wall C1 and Fantail bracing wall B1, provide Ex 150 x 50 nogging between trusses for full length of bracing wall. Nail to top plate and Multigrip all as Detail 1.

Provide Gib and Ply bracing to Starling Garage walls as shown on standard plan (refer also bracing schedule on plan). Construct walls to Gib Bracing Systems and Carter Holt Harvey Panelbrace specifications as appropriate.

5. TIE RODS

10mm diameter galvanised throughout to standard Initial details, in positions marked on plans.

At floor, Initial Details IB10 and IB11 apply.

In Sea Spray Corrosion Zones and in Geothermally Active Areas, provide stainless steel extensions, nuts and washers for all sub-floor tie rod fixings.

6. LAMINATED TIMBER WALL STIFFENERS

124 x 86 (No 7) and 86 x 86 in positions shown.

At tops extend 100mm above top of 14th board and bolt fix. (Extend 250mm above top plate at gable end stiffeners.)

1/M10 bolt centrally through 124 x 86 and 100 x 50 top plate as Initial Standard Details ID3

At floor provide two Pryda Multigrips onto each 124 x 86 stiffener as Initial Standard Details IC 13.

7. 100 x 40 CEILING BRACE (DRAGON TIES)

Refer the 9 accompanying plans.

Locate as shown on top of bottom chord of trusses.

At each connection position to top plate at exterior walls provide solid timber packing off the top plate, two layers each 50mm thick.

Progressively nail each layer with five nails, 100mm x 3.75mm diameter FH galvanised.

Nail 100 x 40 ceiling brace to packing off top plates at each end with four nails, and to intermediate trusses with two nails per truss.

At gable end stiffeners fix 100 x 40 ceiling braces to sides of No 7 stiffener with Pryda Multigrips as Detail ID3. 4 Multigrips, 12 nails per Multigrip 30mm x 3.15mm ϕ FH galvanised.

8. DOUBLE FULL HEIGHT BATTENS

46 x 46 select grade battens doubled each side of joinery frames for all window wall panels where the wall panel length exceeds 3200mm. Fix to subfloor and to top plate as Initial Standard Details IC10 and IC11. Double batten positions indicated with a double asterisk on the attached 9 accompanying plans.

These battens should be selected on site for straight grain and minimum knot defects, to provide maximum strength and rigidity.

9. TRUSS FIXINGS

- (a) The fixings of each truss at the 1200mm rafter overhangs on the Kereru Std (Gable roof), Kiwi Std (Gable roof), and the Weka Std (Gable roof). to be similar to Initial Standard Detail ID2;

i.e. each truss fixed to the top plate with two nails 100mm x 3.75mm ϕ skewed, plus two Pryda Multigrips, one on each side of each rafter cantilever and one M10 galvanised coach screw 150mm long through the top plate into the top board under, and 125mm approximately from the truss centre line.

At these 1200mm cantilever overhangs an additional 100 x 50 rafter member is to be provided on each side of each 1200mm truss rafter – as Initial Standard Detail ID2, (trusses at 1200mm centres).

- (b) All remaining truss fixings (600mm maximum roof overhangs), to the top plate shall consist of two nails 100mm x 3.75mm ϕ FH skewed, plus one Pryda Multigrip, plus one 5mm ϕ Z nail, all similar to Initial Standard Detail ID1.

10. PURLINS - FIXINGS

All purlins are to be 75 x 50 No 1 Framing Grade Radiata Pine (dry) at 900mm maximum centres, on edge. In long lengths.

Select on site the best grade (least defects) 75 x 50 purlins for all cantilevers, to help minimise any differential deflection at the end cantilevers.

Fix each purlin at each truss in accordance with NZS 3604 (1999). Note that for the Very High Wind condition this requires, at each fixing, two nails (skewed) 100mm x 3.75mm ϕ FH, plus one 5.0mm ϕ wire dog, or two nails plus one 14 gauge Type 17 screw to AS 3566.

11. ALTERNATIVE SCREW FIXING FOR PURLINS

Applicable to all purlin fixings.

As an alternative to the nail plus Z nail fixings specified in Clause 10 above, 178mm x 14 gauge wood screws (Climaseal coated) may be used to fix purlins and gutter purlins to the truss rafters. One wood screw at each purlin, centrally into the truss rafter under. At joints in purlins, butt join purlins together centrally over rafter and screw (slightly skewed) through each purlin into the truss rafter under.

12. ROOF PLANE STRAP BRACING

All gable end designs are to incorporate 25mm x 0.8mm Pryda Strapbracing as shown on the accompanying plans.

Nail Strapbracing to top (and outside face) of truss at each end of each brace with 6 nails. Tension with purpose made tensioners and nail to the top of each intermediate truss rafter with 2 nails. All nails 30mm x 3.15mm ϕ FH galvanised.

13. EX 200 X 50 LINTEL STRENGTHENING OVER ALBATROSS AND FANTAIL KITCHEN SINKS

Refer Albatross and Fantail standard plans.

Provide Ex 200 x 50, No. 1 Framing Grade Radiata Pine, strengthening to two-board lintel over Kitchens to span approximately 3.1m and 3.0m respectively.

Nail to 14th board with 75 x 3.15mm ϕ FH galvanised nails at 150mm c/c staggered up and down along length, all as Detail 2.

13th and 14th boards also continuous over 12 board opening as lintel.

14. STARLING GARAGE DOOR LINTEL

Refer Starling Standard plan.

Ex 350 x 100 No. 1 Framing Grade Radiata Pine, Garage door lintel to span 4.8m. Alternatively can use 350 x 100 Ganglam beam.

Support on double studs each end. Secure studs against uplist to NZS3604:1999, clause 8.6.1.8.

15. SPECIAL 200 X 50 STIFFENER AT KITCHEN EXTENSION

Refer sketched detail on Fantail, Kiwi, and Weka Standard plans.

Ex 200 x 50, No. 1 Framing Grade Radiata Pine in batten space.

Nail to each board with two 75 x 3.15mm ϕ FH galvanised nails.

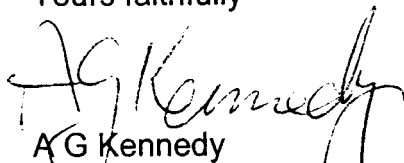
Fix to top plate with two Pryda 4N10 knuckle nail plates.

Fix to boundary joist or nog with two 100 x 3.75mm ϕ FH galvanised nails.

We enclose the Bracing Unit Calculations and the Producer Statement – Design referenced to this report.

Please advise if we can assist further in this matter in any way.

Yours faithfully



A G Kennedy
BE, MIPENZ (Structural), CPEng, IntPE
BSK CONSULTING ENGINEERS LTD

bsk

CONSULTING ENGINEERS LTD
P.O. BOX 23, 144 HINEMOA STREET, ROTORUA
NEW ZEALAND
PHONE (07) 348 5394 FAX (07) 348 2311
EMAIL: bsk.144@clear.net.nz

**ACENZ**

PROJECT: STANDARD INITIALS

JOB REF: 14801

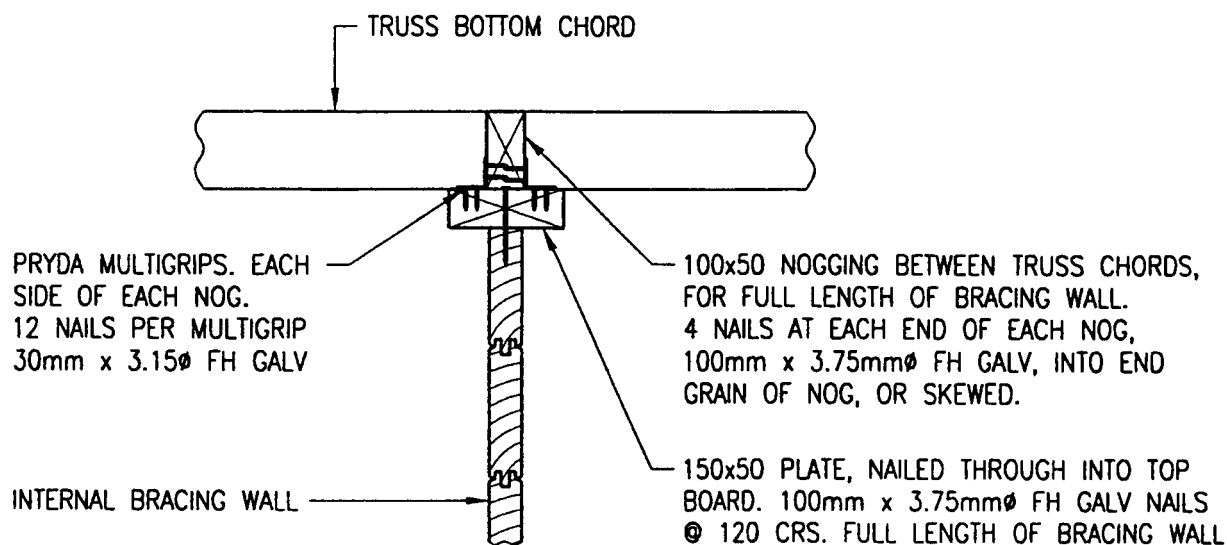
2004

DATE: 26/10/04

TK

SHEET: 1 OF: 2

58665

DETAIL 1 1:10

(REFER REPORT CLAUSE 4)

bsk

Consulting Engineers Limited

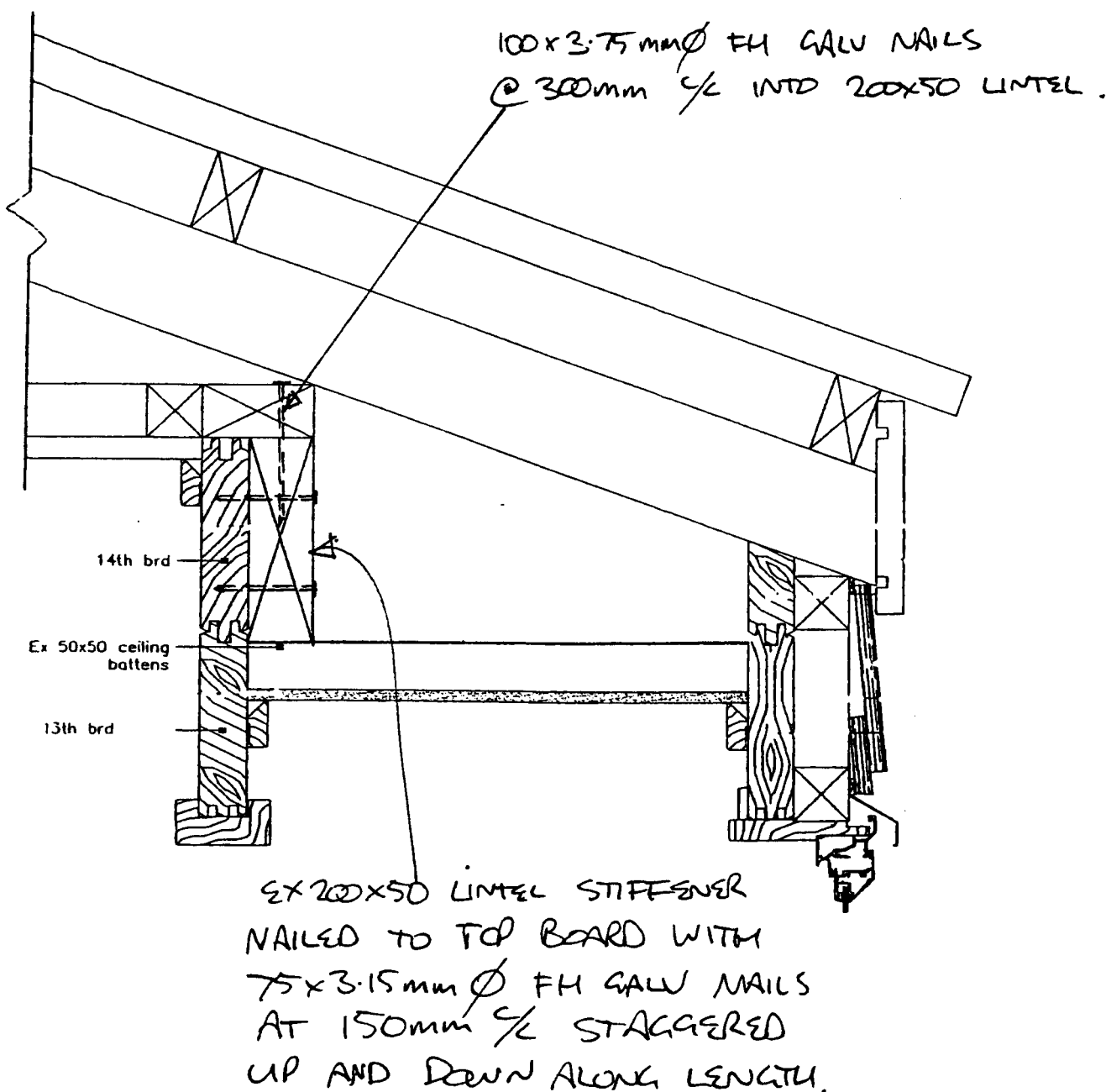
ADDRESS
144 Hinemoa Street
PO Box 23
Rotorua
New Zealand

TELEPHONE
07 348 5
FACSIMILE
07 348 2

58665

	JOB REF: 14801
	DATE 26/10/04
T.K.	SHEET 2 OF 2

DETAIL 2 (REPORT CLAUSE 13)





INITIAL HOMES WALL BRACING CALCULATION SHEET A

JOB DETAILS		BSK JOB NUMBER: 14801
Name		Fantail Std (hip roof) 22/10/04
Street and number		
Lot and DP number		
City/Town/District		
Bracing prepared by	TK	
Franchisee		

BUILDING DETAILS	
Location of storey	Single ▼
Building height to apex	4.2
Roof height above eaves	2
Stud height	2.4
Average roof pitch	22.5
Building length BL	14.6
Building width BW	7.65
Roof weight	Light ▼
Cladding weight	Light ▼
Room in roof space	No ▼
Gross building plan area	105.7
Note: When average roof pitch is over 25 degrees use the eaves length and width to determine BL and BW Note: For heavy roofs use the roof plan at eaves level to determine GPA	

WIND ZONE				
Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5.				
LOW ○	MEDIUM ○	HIGH ○	VERY HIGH ●	SPECIAL ○

EARTHQUAKE ZONE			
Select E/Q wind from Fig.2.2 NZS 3604			
A ●	B ○	C ○	

BU's required Wind	
W along =	69 BU's
W across =	69 BU's
Total wind load,	
W along x BW =	528 BU's
W across x BL =	1007 BU's

Earthquake B/U's	6.7 per sqm
Note: For a room in the roof space use E+3 (See NZS 3604:1999 Cl 5.3.3.3)	
Total earthquake load,	
EQ along and EQ across	
E x GPA BU's =	708 BU's

INITIAL HOMES WALL BRACING CALCULATION SHEET B

ALONG		Fantail Std (hip roof) 22/10/04			Test panel capacities		
Wall or bracing line		Bracing elements provided					
Line Label	Min B/U's Required	Bracing Element No	Bracing Type	Length Element (m)	Test panel	B/U Wind Achieved	B/U E/Q Achieved
A	177	A1	IZ6	3.6	3597	126.9	143.2
		A2	IH2	3.6	3303	268.2	289
B	354	B1	43mm(2.2)	2.2	2200	226.4	246.6
C		C1	IH2	3.2	3303	268.2	289
		C2	SOLID	3.7	3306	307.4	322.5
D							
E							
Total B/U Achieved						1197.1	1290.3
From Sheet A Total B/U Required						528	708

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

INITIAL HOMES WALL BRACING CALCULATION SHEET C

ACROSS		Fantail Std (hip roof) 22/10/04						
Wall or bracing line		Bracing elements provided				Test panel capacities		
Line Label	Min B/U's Required	Bracing Element No	Bracing Type	Length Element (m)		Test Panel Length	B/U Wind Achieved	B/U E/Q Achieved
M	204	M1	IPS	3.5		3597	233.4	218.3
		M2	IZ6	3.5		3597	126.9	143.2
N	311	N1	43mm(3.2)	3.4		3208	306	313
		N2	43mm(2.2)	2.5		2200	226.4	246.6
O	304	O1	43mm(2.2)	2.5		2200	226.4	246.6
		O2	43mm(3.2)	3.4		3208	306	313
P	193	P1	SOLID	3.5		3306	307.4	322.5
		P2	IH2	3.5		3303	268.2	289
Q								
Total B/U Achieved							2000.7	2092.2
From Sheet A Total B/U Required							1007	708

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

3 - CONCRETE SLAB FOUNDATION

CONCRETE WORK

Concrete shall be 17.5MPa strength at 28 days, mixed with sharp clean sand and crushed hard metal or river shingle.

All concrete will be placed as close to its final position as possible compacted and screeded level.

REINFORCING

Footings: Shall be shown on the drawings, steel to conform to Appendix E NZS 3604 Hook rod ends if detailed with U bends having an internal radius of 4 bar diameters minimum and lapped 40 diameters minimum. Bend steel 600mm around all angles. All joints will be tied with 16 gauge black iron wire to secure and avoid displacement during concrete placement.

Concrete Slab: Shall be 100mm thick or as detailed on the drawings and reinforced with 665 HRC or economesh welded wire mesh, lapped 200mm at sheet joins. All mesh reinforcing will be supported on approved mesh chairs & wire tied at laps.

HARDFILL

Hardfill will be COMPACTED peametal

DAMP-PROOF COURSE

An approved black polythene damp-proof course of 0.010mm minimum will be placed under concrete surfaces laid on a 30mm layer of compacted sand or peametal. This damp-proof course will be properly lapped and taped at all joints and securely taped around all penetrations. Care is to be taken during the placing of all concrete to avoid tears in the membrane. Any tears in the membrane are to be securely taped prior to placing concrete.

FINISHING

All sizeable slabs shall be screeded off level or to the prescribed falls and then brought to a hard surface with an approved power float or bull float equipment. Power floating shall be carefully timed to suit the curing rate of concrete and shall be such as to leave the surface perfectly dense and free from ridges.

The surface is to be accurate to 6mm in 3.0 metres.

BUILDING IN

Provide and build in all items and fixings necessary which may or may not be specified or shown on the drawings, but which are none the less necessary for the complete and proper execution of the works.

Make provision for: Shower / Bath trap WC, Outlets All under floor piping, All waste outlets, Rebate footings for sills as necessary. Provide electrical wiring and/or telephone penetrations prior to placing damp-proof as necessary to complete the works.

6. - Carpenter

Lockwood Method of Construction

6.1 GENERAL

As a Lockwood franchise holder the Contractor is qualified to construct and erect the particular techniques relevant to the Lockwood solid wall method of construction which are not normal in conventional buildings.

In addition normal sound trade practice and workmanship must be applied as well as compliance with local by-laws for commencement and completion of the job in order to achieve the standard set by the manufacturers - Lockwood Buildings. The method and detail of Lockwood erection must be in compliance with the Lockwood Assembly and Detail Manual.

6.2 MATERIALS

Refer to Lockwood Specifications 1-28 for the list of materials as supplied ex factory Rotorua.

6.3 BREAKAGES

Any breakages in transit or on site are the responsibility of the Contractor. Structural components must be rectified or replaced before inserted in the Lockwood building.

6.4 TECHNICAL STRENGTH

Full engineering calculations are available on the Lockwood method of construction.

6.5 PRIMING

Prime or stain all spouting boards joints and abutting surfaces of exterior trim and joinery. Allow for priming all abutted and house joints of all exterior timber works. Prime with white GP primer or suitable oilstain.

6.6 NAILS

All nails used in Lockwood construction must be galvanised.

6.7 MAKING GOOD AND COMPLETION

Attend upon and make good in after all trades. On completion leave all in good condition.

6A. - Insulation**6A.1 CEILINGS**

Ceilings shall be insulated with R 2.2 Glass Fibre Batts.

7. - Joinery**7.1 WORKMANSHIP**

Construction everything as detailed in a workmanlike manner. Nails brads or screws as is consistent with practical requirements shall be carefully punched or countersunk. Stop holes with approved stopping. No hammer bruises or other marks may show on finished work.

7.2 EXTERIOR JOINERY

Exterior joinery will be generally first quality aluminium extrusion finished with a baked enamel paint surface powdercoated (see Lockwood Specifications). Any exterior timber hanging doors will be generally hung on two x 100 pine galvanised butts with 50mm solid rebated and throated frames and 75mm weather grooved sills. In the case of the door hanging inwards a special aluminium draught excluder shall be fitted. All aluminium joinery will be fitted with rebated jamb liners to provide a housed finish obviating the use of architraves.

7.3 INTERIOR JOINERY

Interior doors shall be stock flush hollow core paint quality of an approved make hung with one and half pair 100mm loose pins FB butts on ex 100 x 50 rebated solid jambs. The jambs will be rebated obviating the use of architraves. All door furniture will be fitted centrally on door one metre from the floor. Rebated liners will be used throughout the building in the case of sliding doors and any other apertures.

7.4 DETAIL LININGS

Bath surround to be lined with White Seratone or similar.

7.5 HARDWARE

In general the hardware will be as supplied by Lockwood Buildings unless a PC item has been stated. If a PC item has been stated then the type of hardware is to be nominated by the Owner and the cost of fitting same will be charged as an extra to the contract

7.6 HOT WATER CYLINDER

Hot water cylinder shall be placed as per Plan.

7.7 WARDROBES

Fix a 19mm prefinished pipe at 1500 metres from the floor. Install a 300mm x 25mm hat shelf at 1.700 metres from the floor.

7.8 GLAZIER

All glass will be to an approved quality and shall be cut with allowance for expansion embedded or sprigged and black puttied (if applicable). Sashes under .650 square metres in 4mm glass except where specified as plate and then 6mm drawn glass will be used. All service rooms such as WC will be glazed in obscure glass with pattern supplied by Lockwood Buildings .

7.9 FITTINGS

Provide all fittings shown true to level plumb and square. Shelves shall be ex 150mm x 25mm with full cross support at intervals of not greater than 900mm.

8. - Roofer**8.1 PROFILED LONGRUN IRON ROOF**

All Colorsteel New Denim Blue. Side laps to be in accordance with the manufacturers specifications.

8.2 RIDGE

Flexible edge ridging shall be continuous where possible and fixed as per manufacturers specifications.

8.3 BARGE

Fit Colorsteel purpose made barge to all edges. All barges where possible to be fitted in one piece per roof angle.

8.4 FIXING

Fix all sheets to purlins as per manufacturers specifications by competent tradesman. All sheets on roof angle to be stop-ended under laps. Similarly sheets shall be turned down into gutter.

8.5 SPOUTING

Fit Marley spouting and downpipes where indicated as per manufacturers specifications.

8.6 UNDERLAY

Fit lightweight building paper to top of purlins.

9. - Plumbing**9.1 GENERAL**

Provide all materials labour and plant necessary to complete the work set out in the plans and specifications in accordance with best trade practice and the requirements of Local Authorities.

The work shall be carried out by a competent tradesman possessing the qualifications as laid down in specification 15 and 16 of the NZSS 671 using materials consistent with sound trade practice and in no case inferior to any requirements of Section 1 26-91 inclusive of NZSS 671.

The Plumber shall give all necessary notices to the Local Authority and shall uplift the permit before starting work. Water pipes and tubes shall be set out in straight runs of even gradients avoiding all places where airlocks are likely to occur. Use easy bends and unless avoidable elbow fittings are not to be used. Polybutylene

piping is to be secured in a position by plastic straps. All piping where practical to be concealed. All work shall be left in a thoroughly sound and watertight condition or in perfect working order as the case may be.

9.2 **FLASHINGS**

Flash as necessary to render building watertight. All flashings shall be accurately fitted to work and shall be machine bent and cut in lengths as long as possible. All joints shall be well lapped and fixed with 19mm flathead galvanised nails at 450mm centres. Flashings shall be manufactured from materials that will not react adversely to adjacent materials.

9.3 **SPOUTING AND DOWNPIPES**

Fit spouting and downpipes to manufacturers specifications and/or in compliance with regulations set down by the local specifying Authority. All spouting shall be fixed straight and with even falls and downpipes and shall be positioned where marked on the Plan. Spouting shall be Marley PVC and downpipes shall be Marley RP 80mm diameter fixed to walls with Marley RC clips fixed to walls with stainless steel screws.

9.4 **VENTS AND SOIL STACKS**

Soil stacks and back vents to wastes shall be approved rigid PVC. Terminal vents shall be rigid PVC or fibrolite of approved size and quality. Allow for all back vents as required and install soil pipes and vents in accordance with the appropriate Code of Practice and the manufacturers instructions. Where possible vent pipes and soil stacks shall be concealed.

9.5 **WASTES**

Join WC pan to drain above level of the floor with a spun yard ring sealed with mastic or other approved material which will provide a non rigid gas tight joint. Fix basin with 32mm chromium plated brass taps and waste pipes to floor level with an approved floor flange. Bath shower and wash tub wastes shall be 38mm dia. Sink wastes shall not be less than 38mm dia. All waste pipes throughout the contract other than exposed will be PVC piping or as approved by the Local Authority.

9.7 **COLD WATER SUPPLY**

Use copper where in concrete slab floor. Take 12.7mm PVC branches to bath basin sink vanity each compartment of wash tubs WC flushing cisterns and to exterior hose taps. Connect to hot water cylinder with 12.7mm PVC pipe.

9.8 **HOT WATER SUPPLY**

Supply and install hot water cylinder. From cylinder connect in 12.7mm to sink bench. Run pipes as for cold water and completely cover with approved spirally wound "Plumbers Felt" tightly wrapped and secured in position with .75mm copper wire. Alternatively use PVC piping.

9.10 **SANITARY FITTINGS**

As shown on floor plan and schedule. Unless otherwise specified, cistern WC pan shall be white glazed earthenware fitted with a white Dux Twinline plastic cistern/s.

9.11 **FIXING**

The sinktops and tub will be supplied by the Joiner and the Plumber is responsible for connecting only.

10. - Drainlayer

Allow a provisional sum of \$ 3,375.00 for all sewer and stormwater drainage

11. - Electrical Work**11.1 GENERAL**

Provide all materials labour and plan necessary to complete the work as set out in the Plans and Specifications in accordance with best trade practice the Wiring Regulations 1969 and to the satisfaction of the Local Authorities. Obtain the necessary permits from the Supply Authority prior to commencing work.

11.2 MAINS

Existing mains supply will be utilised where applicable. Any upgrading to be an extra to the contract. Where new supply is required, the owner to pay all charges and fees in connection thereof.

11.3 SWITCHBOARD

Provide and fix meterboard where indicated and drawings complete with all necessary fittings and enclose in galvanised iron case with glazed cover. Provide and fix internal fuseboard complete with cover where indicated on drawings.

11.7 POWER POINTS

Provide power points at positions shown. Allow for 10 amp 3-pin flush power sockets fixed 300mm above floor level.

11.11 LIGHT FITTINGS

Light fittings are not included in the contract price. However will REFIT existing light fittings. If the client wishes to supply their own light fittings, these will be fitted at no extra cost in lieu of plastic shades.

11.12 TELEPHONE CABLE

Internal telephone cables supplied and run to demarcation point on exterior wall for connection by Telecom.

12. - Painting**12.1 EXTENT OF WORK**

The work specified to be finished in the particular material or manner and shall mean the provision of all preparatory work necessary to ensure proper completion whether expressly mentioned or not. Leave everything clean at completion with all debris and paint spots removed. Clean all glass.

12.2 RELATION TO OTHER TRADES

Inspect the work of other trades upon which material is to be applied and report any defect to the Contractor. Work shall not proceed until a satisfactory surface has been obtained. Failure to examine and report will be construed as acceptance that the preparatory work is satisfactory.

12.4 MATERIALS

No painting enamelling distempering or similar finishing shall be done on concrete plaster or similar surfaces unless and until such surfaces are in a suitable condition to receive the finish. No paint on exterior work shall be done during wet or foggy weather. Natural Timber Surfaces: All natural timber surfaces shall be thoroughly cleansed with a cleaning agent and steel wool or oxalic acid to render a surface perfectly clear and free from all dirt marks boot marks pencil lines etc before the finish is applied.

12.6 ITEMS OF SPECIAL NOTICE

Splitting - distorting - delamination of exposed exterior timbers through the application of dark coloured paints or stains will not be the responsibility of the Contractor.

12.7 EXTERIOR FINISHES

The underside of the soffits to receive three good coats of Fungicidal quality varnish brushed into all grooves between the boards. This varnish is applied without thinning and 16 hours drying is allowed between coats.

12.8 FOOTNOTE

High or semigloss paints are not recommended and should be avoided where possible.

FLOOR COVERINGS**13.1 FLOOR COVERINGS**

Carpet is to be Selkirk heavy duty and vinyl to be Wega

STANDARD SPECIFICATION FOR INITIAL COMPONENTS

ALL COMPONENTS CONFORM WITH THE NEW ZEALAND BUILDING CODE MINIMUM PERFORMANCE CRITERIA FOR DURABILITY SUBJECT TO NORMAL MAINTENANCE

Under the New Zealand Building Code, Handbook and Approved Documents (NZBC), building materials, components and construction methods are required to be sufficiently durable to ensure that the building, without reconstruction or major renovation, satisfies the other functional requirements of the NZBC. Durability does not include aesthetic appearance. Clause B2 is used as an acceptable solution in ensuring compliance with the durability provisions of the NZBC.

1. **BEARERS:** Sizes to suit spans. No.1 framing grade Radiata Pine, gauged and treated to H3.2. Nailplates supplied to join bearers on site where necessary.
2. **FLOOR JOISTS & NOGGINGS:** Sizes to suit spans. No.1 framing grade Radiata Pine, gauged and treated to H1.2. Nailplates and Multigrips supplied to join joists and fix noggings on site where necessary.
3. **FLOORING:** 20mm untreated high density flooring grade particle board.
4. **ALUMINIUM ALLOY INTERLOCKING EXTRUSIONS:** 'X' and 'Z' profiles for connection of walls.
5. **EXTERIOR WALLS (43mm):** Ex 200mm x 50mm Initial Homes grade kiln dried Radiata Pine planks treated to H1.2, fingerjointed where necessary to form a finished size of 192mm x 43mm board to the registered design in a tongue and groove configuration, lined on the exterior with ex 50mm x 50mm No.2 framing grade Radiata Pine wall battens treated to H1.2 and building wrap. These walls must be lined with a suitable proven product such as brick veneer, fiber-cement weatherboard or other approved exterior wall cladding materials and insulated to the requirements of NZS 4218:2004.
6. **INTERIOR WALLS (43mm):** Ex 200mm x 50mm Initial grade kiln dried Radiata Pine planks treated to H1.2, fingerjointed where necessary to form a finished size of 192mm x 43mm board to the registered design in a tongue and groove configuration. Where interior walls are exposed to the elements, these walls must be lined on the exterior with ex 50mm x 50mm No.2 framing grade Radiata Pine wall battens treated to H1.2 and building wrap. These walls must be lined with a suitable proven product such as brick veneer, fiber-cement weatherboard or other approved exterior wall cladding materials and insulated to the requirements of NZS 4218:2004.
7. **JOINERY:**
 - (i) **ALUMINIUM:** Joinery extrusions are electrostatically coated with thermo setting Polyester resin coating on the visible surfaces to a minimum average thickness of 50 microns. All aluminium frames and panels are supplied with headflashings and hardware in a subframe of ex 150 x 25mm kiln dried Radiata Pine fingerjointed where necessary and treated to H3.1 (includes ex 50mm x 50mm kiln dried Radiata Pine headpackers treated to H1.2 where necessary). Colour matched sill flashings supplied if required. Garden windows incorporate awning sashes in the side panels. French doors are outward hanging. **Inward opening doors, Bi-fold windows and doors and IZ12 sliders are not suitable for exposed conditions and may leak when exposed to the elements.** Fixed and open panels may be interchanged. All glass is to comply with NZS 4223. All joinery frames are to comply with NZS 4211:1985;
 - (ii) **TIMBER EXTERIOR DOORS** (if supplied): Exterior Cedar glazed doors are supplied with headflashings and hardware, constructed and pre-hung in aluminium frames in ex 150 x 25mm or suitable sized Radiata Pine fingerjointed frames where necessary and treated to H3.1 (includes ex 50mm x 50mm kiln dried Radiata Pine headpackers treated to H1.2 where necessary). The doors will be inward or outward opening. **Timber exterior doors are not suitable for exposed conditions and may leak and distort when exposed to the elements.** All glass to comply with NZS 4223. All joinery frames are to comply with NZS 4211:1985;
 - (iii) **INTERIOR DOORS** (including wardrobe doors): Flush hollow-core paint quality doors prehung in ex 100mm x 50mm kiln dried Radiata Pine, untreated, fingerjointed timber frames. Sliding wardrobe doors are supplied with finger pulls, roller bearing hangers and tracks. Doors are constructed of timber styles and rails using an adhesive containing an insect repellent and an M.D.F. door skin. All hardware supplied.
8. **STIFFENERS:** Finished 86mm x 86mm constructed of 3 ex 100mm x 40mm laminates or 124mm x 86mm constructed out of 3 laminates of ex 100mm x 50mm kiln dried GL8 stress graded Radiata Pine treated to H1.2 for **interior** use or H3.1 and primed for **exterior** use and fingerjointed where necessary. **Sylvic M7** is used to bond laminates for **interior** use and **Resorcinol adhesive** is used to bond laminates for **exterior** use.
9. **INTERIOR LINING BOARD - 19mm** (if supplied): Ex 200mm x 25mm kiln dried, untreated Radiata Pine plank, fingerjointed where necessary.
10. **BARGE AND SPOUTING BOARDS:** Ex 200mm x 40mm kiln dried Radiata Pine planks, treated to H3.2, fingerjointed where necessary and primed. [Refer Important Information 9.f.]
11. **BUILDING WRAP:**
 - (i) Self-supporting for placement on top of purlins.
 - (ii) Synthetic non-absorbent for placement on the ex 50 x 50 batten to 43mm exterior walls.
12. **ROOF TRUSSES:** Manufactured from No.1 framing grade Radiata pine gauged, treated to H1.2, or untreated Douglas Fir. H3.1 treated trusses will be supplied for roof pitches less than 10° unless otherwise requested. A Structural Design Certificate is available on request (4.9mm diameter galvanised Z and U nails and multigrips supplied to connect trusses to the truss plate).

13. **TRUSS PLATE:** Ex 100mm x 50mm gauged No.1 framing grade Radiata Pine treated to H1.2.
14. **PURLINS:** Ex 75mm x 50mm treated to H1.2, kiln dried Radiata Pine No.1 framing grade or untreated Douglas Fir. H3.1 treated purlins will be supplied for roof pitches less than 10° unless otherwise requested.
15. **FINISHING MATERIALS:** Kiln dried Radiata Pine fingerjointed where necessary:
 - (i) Cappings - ex 100mm x 50mm kiln dried, untreated Radiata pine;
 - (ii) Scotia and skirting - ex 50mm x 25mm kiln dried, untreated Radiata Pine;
 - (iii) Shelving and battens - ex 200mm x 25mm and ex 50mm x 25mm kiln dried, untreated Radiata Pine or other suitable size;
 - (iv) Wardrobe rails - 19mm diameter powder coated steel pipe complete with P.V.C. holders;
16. **TIE-RODS:** 10mm diameter galvanised rods, threaded one end. Complete with washers and nuts.
17. **CEILING BATTENS:** Ex 75mm x 50mm kiln dried, untreated Radiata Pine.
18. **CEILING TILES:** Rectangular, preprimed wood fiber tiles.
19. **ROOF IRON** (if supplied): Refer to manufacturers guide for Environmental Categories & Product Recommendations.
 - (i) Approved roll formed .40g Zincalume roofing complete with ridge caps and barge flashings; or
 - (ii) Approved roll formed .40g Colorsteel ENDURA prepainted in selected colours complete with ridge caps and barge flashings; or
 - (iii) Approved roll formed .40g Colorsteel MAXX prepainted in selected colours complete with ridge caps and barge flashings.
20. **ROOF OVERHANG LINING (SOFFIT):** 4.5mm lining to conceal underside of roof overhangs, complete with jointers.
21. **ANGLE PROFILE:** For roof overhang lining support. 30mm x 20mm x 0.4mm folded galvanised steel or similar profile.
22. **CEILING & WALL INSULATION:** Glass wool fiber. Suitable materials will be substituted if glass wool fiber is unavailable.
23. **PERFORATED ALUMINIUM FOIL:** Double sided, reinforced, underfloor foil insulation.
24. **WEATHERBOARDS:** 7.5mm fiber cement weatherboards.
25. **GARAGE COMPONENTS:**
 - (i) Ex 100mm x 50mm No.1 Framing grade kiln dried gauged Radiata Pine treated to H1.2.
 - (ii) Lintels (to suit openings) ex 150mm x 100mm, ex 200mm x 100mm or ex 300mm x 100mm No.1 Framing grade Radiata Pine, kiln dried, gauged and treated to H1.2.
 - (iii) Plywood bracing panels: 7.5mm standard construction plywood. Installation in accordance with manufacturers specification.
 - (iv) 25mm x 1.2mm galvanised strapbrace and purpose made tensioners.
 - (v) Trusses (as per No.12).

NOTE: ITEMS NOT INCLUDED IN THE PURCHASE MUST BE STRUCK OUT OF THIS SPECIFICATION.

1. SCOPE OF USE:

The components specified are intended only for use as components for the construction of houses and commercial units.

The components specified are manufactured for Initial Homes by a variety of manufacturers, who may have their own specifications on the use and maintenance of their components. Nothing here should be taken as overriding the manufacturers specifications on the use and maintenance of their components.

Before commencing any project using the components specified, the user must refer to the environmental limitations and procedures for handling, storage, erection and maintenance, which are referred to in this specification. These limitations and procedures must be strictly observed. **Should a user fail to strictly observe the limitations and procedures, or fail to use the components in the manner or environment for which they were intended, a reduction in product life and in durability could result.**

2. DURABILITY:

The durability of each component as per Clause B2 of the NZBC is the expected performance criteria for the life of that specific component if: -

- a. They receive normal use;
- b. They receive normal maintenance;
- c. They are used in the environment for which they are specified;
- d. They are handled, stored and erected using the procedures specified in this specification or in manuals, plans or other documentation supplied, or made available by Initial Homes;
- e. Wind speeds do not exceed the engineered design specification. [Refer Important Information 9.g.]

If normal maintenance is not carried out, or if components are not handled, stored and erected using the procedures specified, a reduction in the performance criteria and durability of the components may result.

If the components are exposed to environments other than the environments for which they are specified, their durability may be reduced. This is especially the case for metal components. **If any of the components are used in a more severe environment than that for which they are specified their performance for the durability criteria cannot be guaranteed.**

3. EXPOSURE ZONES:

Reference in this specification to environments or exposure zones is taken from NZS 3604:1999. A reference to an environment includes reference to a zone. NZS 3604:1999 classifies building sites as being in a sea spray zone or within zones 1, 2, 3 or 4 as identified in the Standard. The zone depends upon the severity of exposure of the site to wind-driven sea salt or to geothermal gases. There are maps within NZS 3604:1999 which identify the zones.

The sea spray zone is the area identified on the maps as sea spray zone and is also those areas within 500 metres of the sea, including harbours or 100 metres from tidal estuaries and sheltered inlets. It also includes all offshore islands including Waiheke, Great Barrier, Stewart and the Chatham Islands.

Zones 1, 2, 3 and 4 are as shown on the maps in NZS 3604:1999.

All locations within 50 metres of geothermal hot spots are an environment referred to in NZS 3604:1999. A geothermal hot spot is a location that exhibits any geothermal activity such as steam, water or fumes emitting from the ground, hot water or mud pool. They are mainly found in zone 4, but may occur elsewhere.

NZS 3604:1999 also defines 3 separate environments being: -

- a. "closed" means in a situation where the material is not exposed to rain or ground moisture and wind blown corrosive salts;
- b. "exposed" means in a situation where the material is washed by direct or wind blown rain;
- c. "sheltered" means a situation where the material is not washed by direct or wind blown rain but may be subject to wind blown salts.

4. MAINTENANCE REQUIREMENTS:

In all zones and environments normal maintenance of a building erected from the specified components is as specified. Without limiting the normal maintenance requirements specified elsewhere, important maintenance requirements are: -

- a. Adequate ventilation of the building so as to prevent the build-up of internal moisture;
- b. Maintaining the building in a weatherproof condition;
- c. Protection of all exposed surfaces from moisture and damage in accordance with standard building practice;
- d. Application and maintenance of protective coatings required twice a year. [Refer Important Information 9.f.];
- e. Exposed metal surfaces (even if they are covered with a protective coating) should be washed at least every 12 months with fresh, clean, iron and copper-free water and a soft brush. (Iron and copper is normally found in bore water, and filters are available to extract this from the water). This includes roofs, and aluminium joinery. Areas which are sheltered from rain washing should be washed at least every six months with fresh, clean, iron and copper-free water and a soft brush;
- f. The exposed ends of all tie-rods, nuts and washers are to be covered with a protective coating of petroleum grease (not supplied), and every 5 years thereafter, the washers and nuts on the end are to be checked for snugness and greased again with petroleum grease or an equivalent product so that the washers and nuts and thread are protected;
- g. Exposed nail plates and metal fasteners are to be covered with a protective coating of petroleum grease and every 5 years thereafter, greased again with petroleum grease or with an equivalent product so that the exposed metal surfaces are protected;
- h. **For sea spray zones or environments within 50 metres of a geothermal hot spot, in addition to the normal maintenance specified, a. to g. above, normal maintenance in these zones or environments would include: -**
Exposed metal surfaces (even if they are covered with a protective coating) should be washed at least every 6 months with fresh, clean, iron and copper-free water and a soft brush. This includes roofs, and aluminium joinery. Areas which are sheltered from rain washing should be washed more frequently with fresh, clean, iron and copper-free water and a soft brush.

5. COMPONENT HANDLING, STORAGE AND ERECTION:

The components must be handled, stored and erected using the procedures specified in the Initial Homes Assembly Manual and the plans supplied with the components.

The performance of some of the components can be limited by a number of factors including: -

- a. Allowing the components to become unduly wet or exposed to moisture during construction;
- b. Damage to the surface coating during handling and construction;
- c. Failure to apply protective coatings to the surfaces of some of the components promptly, with the components being dry at the time of application.

6. AVAILABILITY OF INFORMATION TO BUILDING OWNER:

The person obtaining the specified components from Initial Homes must ensure that a copy of this specification is passed on to the owner of the building, and the owner must ensure that the Specification is passed on through the chain of ownership, so that it always remains with the owner of the building, so that the owner of the building from time to time will be aware of the provisions of this specification and of the ongoing maintenance requirements associated with the components.

Any specifications or maintenance requirements for a specific set of components which have been obtained from Initial Homes to be erected in an environment which is not specified in NZS 3604:1999 must be made available to the owner and subsequent owners of the building from time to time in the same manner as provided for in this specification.

7. GENERAL:

a. Timber Treatment (complies with NZS 3602:2003):

Where timber is treated it will be treated as class H1.2, H3.1 or H3.2 as provided in NZS 3640:2003 (see table 3.1 and table 4.4.2 of NZS 3640:2003) or H3 as provided in NZS 1604.5:2002

Any of the following timber alternatives for the specified classes may be used subject to availability:-

(i) Light Organic Solvent Preservatives – Class H1.2 and H3.1:

This treatment is applied by double vacuum pressure application to the timber.

(ii) Multisalt Class H3.2:

This is a treatment using copper chrome arsenate multisalt timber preservative applied under pressure to the timber.

b. Powdercoating:

Given that there can be batch variations in powder coated colour, the colour shall match the corresponding master standard and be within less than or equal to 1.5 Delta E units of the master standard when measured on an approved colour computer – C.I.E. Lab System.

c. Miscellaneous:

- (i). The Lockwood Building System is protected in many countries by patents, copyrights, design registrations and trademarks. These are available upon request.
- (ii). This specification is a general guide and is not to be treated as a substitute for detailed technical advice in relation to environments which are more severe than those specified in NZS 3604:1999.
- (iii). If the components are not handled, stored, erected, used and maintained in accordance with this specification, Lockwood is not liable for any loss or damage suffered. Lockwood is not liable if any technical advice obtained independently of Lockwood is deficient.

8. ADHESIVES:

Sylvic M7 is used for bonding structural wooden components for use on products that are completely protected from elements, i.e. internal use and protected from the weather.

Resorcinol adhesives are used for bonding structural wooden components for use on products that are exposed to the exterior and in wet and humid conditions.

9. IMPORTANT INFORMATION:

- a. In general, the quality of material and standard finish for Initial Homes components will be within the limits of the specification. Initial Homes is the manufacturer of Initial Homes building components. Initial Homes sells components through appointed franchised builders who enter into building contracts with individual building purchasers. Any responsibility of Initial Homes in any area, is confined solely to components supplied by Initial Homes. There are normally materials in every building, which are supplied by the franchised builders and not by Initial Homes.

COMPLIANCE PATH FOR INITIAL HOMES CONSTRUCTION SYSTEM
OUTLINING THE MEANS OF COMPLIANCE WITH THE PERFORMANCE
REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

HISTORY OF USE

The Initial Homes building system has been used in the construction of residential and light commercial buildings since 1984. Small modifications to the detailing have been made over time, so as to maintain the systems compliance with the performance requirements stipulated by the New Zealand Building Code.

COMPLIANCE WITH THE NEW ZEALAND BUILDING CODE

The Initial Homes building system uses primarily Acceptable Solutions in meeting the performance requirements of the New Zealand Building Code. In all cases, the referenced compliance documents are used as a benchmark for assessing and measuring. The compliance path specified here is only in relation to Initial Homes supplied building components and construction details.

- B1** The Structural requirements of the NZBC are met through B1/VM1 and NZS 3604.
- B2** The Durability requirements of the NZBC are met through B2/AS1, NZS 3604 and NZS 3602.
- E2** The External Moisture requirements of the NZBC are met through E2/AS1 and Specific External Moisture Management Design.
- F2** The Hazardous Building Materials requirements of the NZBC are met through F2/AS1 and NZS 4223 Part 3.
- F4** The Safety from Falling requirements of the NZBC are met through F4/AS1.
- G4** The Ventilation requirements of the NZBC are met through G4/AS1.
- G7** The Natural Light requirements of the NZBC are met through G7/AS1.
- H1** The Energy Efficiency requirements of the NZBC are met through H1/AS1, NZS 4214, NZS 4218 and ALF3 Design Software.

CLIENT: Grayson
FRANCHISEE: Wood & Robson 58665

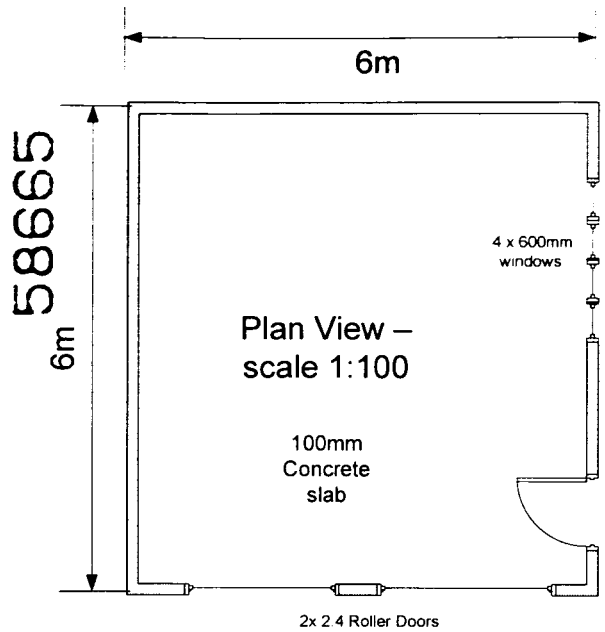
Elevation A		Risk Severity							
Risk factor	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	Suitable for each risk factor
Wind zone (per NSZ 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0	0	1		2		5		0
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									2

Elevation B		Risk Severity							
Risk factor	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	Suitable for each risk factor
Wind zone (per NSZ 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0	0	1		2		5		0
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									2

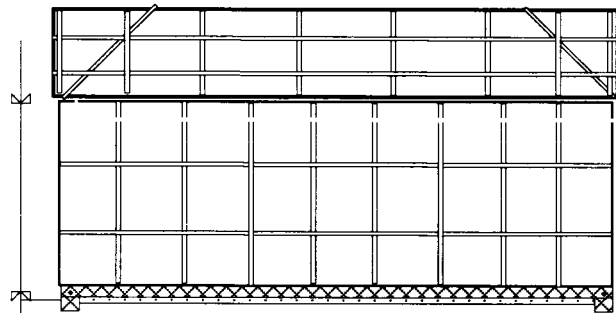
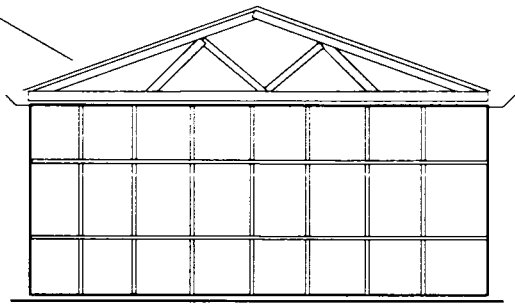
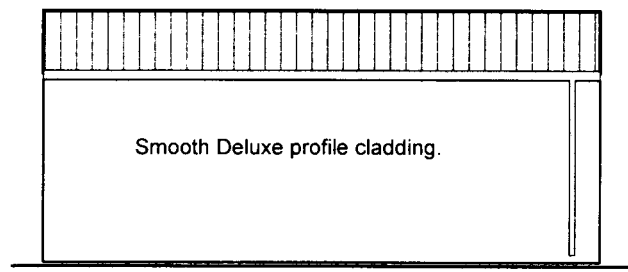
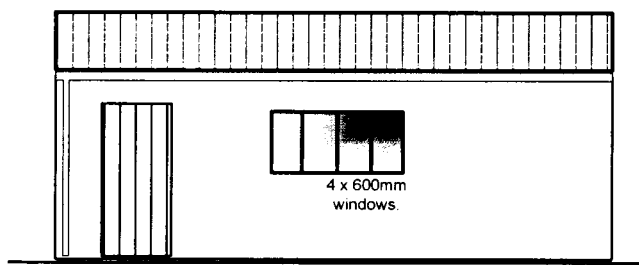
Elevation C		Risk Severity							
Risk factor	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	Suitable for each risk factor
Wind zone (per NSZ 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0		1	1	3		5		1
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									5

Elevation D		Risk Severity							
Risk factor	LOW	Score	MEDIUM	Score	HIGH	Score	VERY HIGH	Score	Suitable for each risk factor
Wind zone (per NSZ 3604)	0		0		1		2	2	2
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0	0	1		2		5		0
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk Score									2

(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)

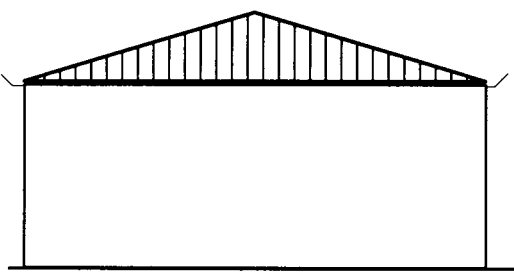
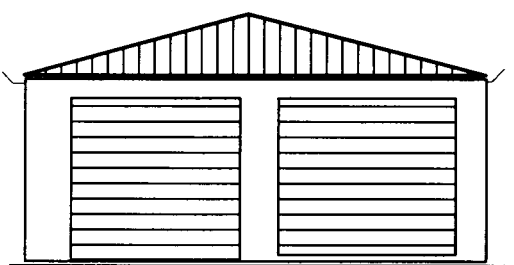


MetDek profile roof sheeting.



Std Gable end – no eaves. Fascia & spouting

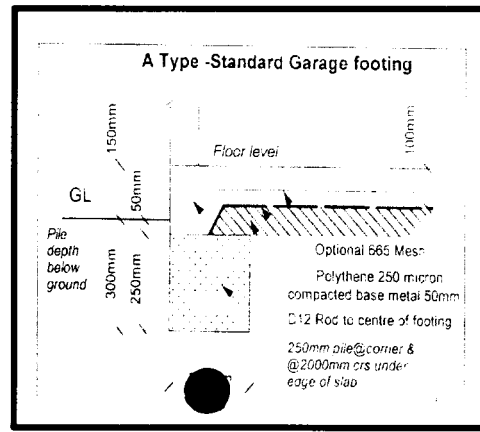
100mm gde 17.5mpa concrete on hardfill base. See standard garage foundation detail A



Proposed garage for Gary Grayson- 12 Diamond Court Ashurst

SPECIFICATION FOR CLASSIC & THRIFTY

Foundations:
Type A Standard
~~B, C, D, E~~ = (All engineered design)
Refer Master Design Booklet & Attached Producer statement.
Concrete floor 100mm thick 17.5 MPA
Polythene / ~~665 Mesh~~
Steel reinforcing refer foundation detail.
Timber Frame : ~~90x35~~ / 90x45
Wall framing : Laser frame studs @ 600crs = classic / ~~1.2m crs = thrifty~~.
~~2.1m frame = one row of noggs~~
2.4m frame = two rows of noggs.
DPC to underside of bottom plate.
Trusses - pryda, claw nail, made under licence "Ideal".
Truss crs = 2.4m max or 1.2m if ceiling to be lined.
Purlins - 90x45 @ 1.0m crs or ~~1.5m crs for Thrifty~~.
Structural connections: refer master design booklet.
Weatherboard cladding:
~~Traditional 100mm bevel back~~
Deluxe / Line deluxe / Corrugated
~~Metdeck~~.
Zincalume / G2Z Colorsteel.
Roofing :
~~0.40g Corrugated~~ / 0.4g Metdeck
~~Zincalume~~ / G2Z Colorsteel.
Building paper (optional) - Black Ridging - ~~Notched~~ / Flashguard
Barges - ~~Zinc~~ / G2Z Colorsteel
Gutters - Rollformed - ~~swaged~~
Gable cladding - Vertical batten, Weatherboard to match walls.
Windows & doors refer legends.
Ceiling battens - ~~70x35~~
Insulation - ~~Pink Batts~~
Wall linings - gibboard Yes/ ☒ No
Ceiling linings - gibboard Yes/ ☒ No
~~Ensuite facility - refer legend~~
Skirting 60mm MDF & 40mm Scotia.
Electrical - see legend
Plumbing - see legend
Other :



Refer to std Classic Garages specifications – on file



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



58665

P.I.M. No.
Building Regulation Clause(s)

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: PAUL WILLIAMS
(Suitably qualified Design Professional)

TO: IDEAL GARAGES LTD
(Owner)

TO BE SUPPLIED TO:
(Territorial Authority)

IN RESPECT OF: STANDARD IDEAL CLASSIC GARAGES
(Description of Building Work)

AT: 12 DIAMOND COURT, PETERBURY
(Address)

LOT DP SO
..... EDEN CONSULTANTS LTD has been engaged by IDEAL GARAGES LTD
(Design Firm) (Owner/Developer/Contractor)

to provide DESIGN services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1 of the Building Regulations 1992 for

☐ All ☐ Part only as specified

of the building work. The design has been prepared in accordance with NZS4203:1992, NZS3603:1993
(verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

..... EDEN CONSULTANTS LTD drawings titled STANDARD IDEAL
(Design Firm)

and numbered 03/512 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

.....
(Signature suitably qualified Design Professional)

Date SEPT 04

..... BE MIPENZ
(Professional Qualifications)

Member ACENZ ☐
IPENZ ☒ NZIA

.....
(Address)

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

Short Specification

- Non habitable buildings.
- Low/medium, high and very high wind and snow areas as defined in NZS3604:1999 amended for garages using NZS4203:1992.

- Garage sizes allowed for

Nominal Stud heights - 2.1m, 2.4m, 3m & 3.6m

Length (m) x Width (m)

4.8x3	4.8x3.6	4.8x4.8	
6x3	6x3.6	6x4.8	6x6
7.2x3	7.2x3.6	7.2x4.8	7.2x6
9x6	9x7.2	9x9	
12x6	12x7.2	12x9	
15x6	15x7.2	15x9	
18x6	18x7.2	18x9	

- Studs 90x35 or 90x45 MSG8 at 600 crs (except where noted otherwise) with nogs at 1m crs.

- Purlins standard 90x45 MSG8 at max 1m crs.

- No internal lining allowed for.

- External Steel Weatherboard Options

Traditional – 2.4m max width x 1.075m max height x 0.4mm BMT Colour Steel

100mm x 16mm bevel back weather board profile

Delux - 3.05m max width x 1.075m max height x 0.4mm BMT Colour Steel

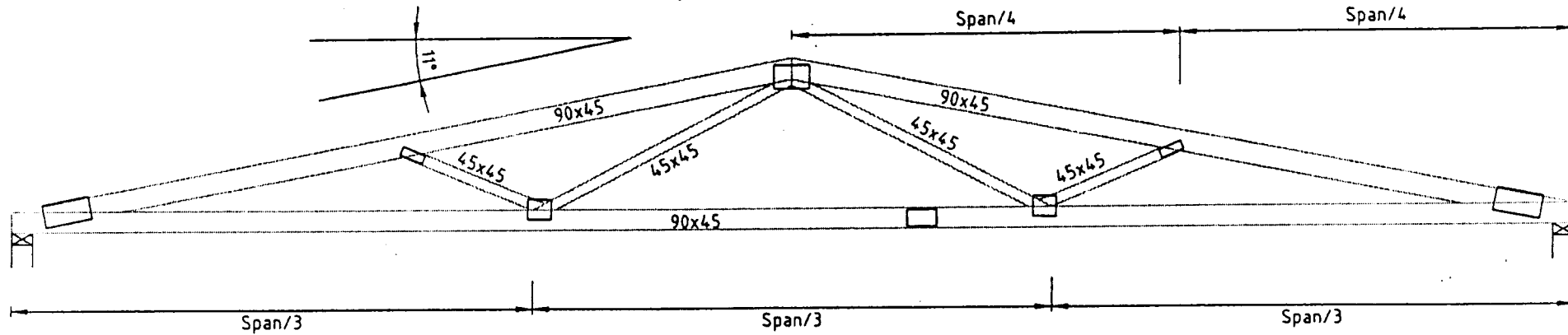
180mm 'rusticated' weatherboard

Metdek – Vertical cladding 735mm x 0.4mm BMT Colour Steel

- Garages are to be supported on concrete slab/strip footing type F1 or F2 foundation on level site or on reinforced concrete foundation retaining wall maximum height 1m between cleared ground level and floor level for sloping site. Refer standard drawings. The foundation soils must comply with NZS 3604:1999. They must have a maximum ideal ultimate limit state of 300 Kpa and not be rock, plastic clay, peat or organic soil, soft clay fill or subject to settlement or instability. This must be verified on site by suitably qualified people.
- 100mm deep ordinary grade 17.5 Mpa concrete floor with 6mm wide x 30mm deep sawcuts at 3-5m max crs each way to control possible shrinkage cracking. Minimum floor level above cleared ground level 150mm. Maximum floor level above cleared ground level 1000 mm.
- Standard Pryda Trusses at 1.2, 1.8 or 2.4m max crs. Depending on wind and snow loads. Refer standard tables.
- Garages not meeting the above criteria to be specifically designed.

3ELM2.4

Ideal Standard Garages			A - Standard Pryda bottom plate anchor								All timber MSG8								
Three sided			B - D12126 Dynabolt																
Low & Medium Wind			C - M12 Chemset																
2.4m stud height			D - M16 Chemset																
WALL BRACE OPTIONS																			
Length	Minimum Wall Brace Length (m) and Anchor Type										Min Nos & Anchor Type				Roof	Stud	Found.		
xWidth	Wall Cladding Sheet Braces										X Brace		Ply Brace		Brace	Size	Type		
	End walls					Side walls					End	Side	End	Side	Type				
	Nail Centres (mm)					Nail Centres(mm)					Walls	Walls	Walls	Walls					
	Traditional		Delux			Traditional		Delux											
	100	200	300	180	360	100	200	300	180	360									
4.8x3	1.2B	1.8A	2.7A	1.7A		1.2B	1.5A	2.2A	1.3A	2.6A	1A	1A	1A	1A	0	90x35	F1		
4.8x3.6	1.2B	1.8A	2.7A	1.7A	3.3A	1.2A	1.2A	1.8A	1.2A	2.2A	1A	1A	1B	1A	0	90x35	F1		
4.8x4.8	1.2B	1.8A	2.7A	1.7A	3.3A	1.2A	1.2A	1.5A	1.2A	1.8A	1A	1A	1B	1A	0	90x35	F1		
6x3	1.2B	2.3A		2.1A		1.2B	2.3A	3.4A	2.1A	4.1A	1A	1A	1B	1A	0	90x35	F1		
6x3.6	1.2B	2.3A	3.4A	2.1A		1.2B	1.9A	2.9A	1.7A	3.4A		1A	1B	1A	0	90x35	F1		
6x4.8	1.2B	2.3A	3.4A	2.1A	4.1A	1.2B	1.4A	2.1A	1.3A	2.6A	2A	1A	1B	1A	0	90x35	F1		
6x6	1.2B		3.4A	2.1A	4.1A	1.2A		1.9A	1.2A	2.3A	2A	1A	1B	1A	0	90x35	F1		
7.2x3	1.4B	2.7A		2.5A		1.7B	3.3A	4.9A	3.0A	6.0A		1A	2B	1B	0	90x35	F1		
7.2x3.6	1.4B	2.7A		2.5A		1.4B	2.7A	4.1A	2.5A	5.0A		1A	2B	1A	0	90x35	F1		
7.2x4.8	1.4B	2.7A	4.1A	2.5A		1.2B	2.1A	3.1A	1.9A	3.7A	2A	1A	2B	1A	0	90x35	F1		
7.2x6	1.4B	2.7A	4.1A	2.5A	5.0A	1.2B	1.7A	2.5A	1.5A	3.0A	2A	1A	2B	1A	S	90x35	F1		
9x6	1.7B	3.4A	5.2A	3.1A		1.3B	2.6A	3.9A	2.3A	4.6A	2A	1A	2B	1A	S	90x35	F1		
9x7.2	1.7B	3.4A	5.2A	3.1A	6.2A	1.2B	2.1A	3.2A	1.9A	3.9A	2A	1A	2B	1B	D	90x35	F1		
9x9	1.7B	3.4A	5.2A	3.1A	6.2A	1.2B	2.0A	3.0A	1.8A	3.7A	2A	1A	2B	1B	D	90x35	F1		
12x6	2.3B	4.6A		4.1A		2.3B	4.6A	6.9A	4.1A	8.3A		1A	2B	1B	D	90x35	F1		
12x7.2	2.3B	4.6A	6.9A	4.1A		1.9B	3.8A	5.7A	3.4A	6.9A	3A	1A	2B	1B	D	90x35	F1		
12x9	2.3B	4.6A	6.9A	4.1A	8.3A	1.5B	3.1A	4.6A	2.8A	5.5A	3A	1A	2B	1B	D	90x35	F1		
15x6	2.9B	5.7A		5.2A		3.6B	7.2A	10.7A	6.5A	12.9A		1B	3B	1C	D	90x35	F1		
15x7.2	2.9B	5.7A		5.2A		3.0B	6.0A	8.9A	5.4A	10.8A	3A	1A	3B	1B	D	90x35	F1		
15x9	2.9B	5.7A	8.6A	5.2A		2.4B	4.8A	7.2A	4.3A	8.6A	3A	1A	3B	1B	D	90x35	F2		
18x6	3.4B	6.9A		6.2A		5.2B	10.3A	15.4A	9.3A			1B	3B	1C	D	90x35	F1		
18x7.2	3.4B	6.9A		6.2A		4.3B	8.6A	12.9A	7.7A	15.5A		1B	3B	1C	D	90x35	F1		
18x9	3.4B	6.9A		6.2A		3.4B	6.9A	10.3A	6.2A	12.4A		1B	3B	1B	D	90x35	F2		



Web Profile 'A' Truss

3.6m - 7.2m Spans

TRUSS SPAN	3.6m	4.2m	4.8m	5.4m	6.0m	6.6m	7.2m
MEDIUM WIND	Span/2	Span/2	Span/3	Span/3	Span/4	Span/4	Span/4
SPACING	2400	2400	1800	1800	1200	1200	1200
HIGH WIND	Span/2	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4
SPACING	2400	2400	1800	1800	1200	1200	1800
VERY HIGH WIND	Span/2	Span/3	Span/3	Span/4	Span/4	Span/4	see Web Profile "B"
SPACING	1800	1800	1200	1200	1200	900	
0.5kPa SNOW	Span/2	Span/3	Span/3	Span/3	Span/4	Span/4	see Web Profile "B"
SPACING	1800	1800	1200	1200	1200	900	

Bottom Chord Bracing Table

Job Name:	Rev.	Amendment:	Designed for:	Project Number:
Ideal Garages	A	Preliminary	IDEAL GARAGES	12101
Standard Designs			Designed by:	Drawn by:
11° Pitch/55mm Timber			MBJ	MBJ
Web Pattern 'A'			Checked by:	Date:
			AvB	Sep 2004
			Scale:	NTS

pryda

SENCO

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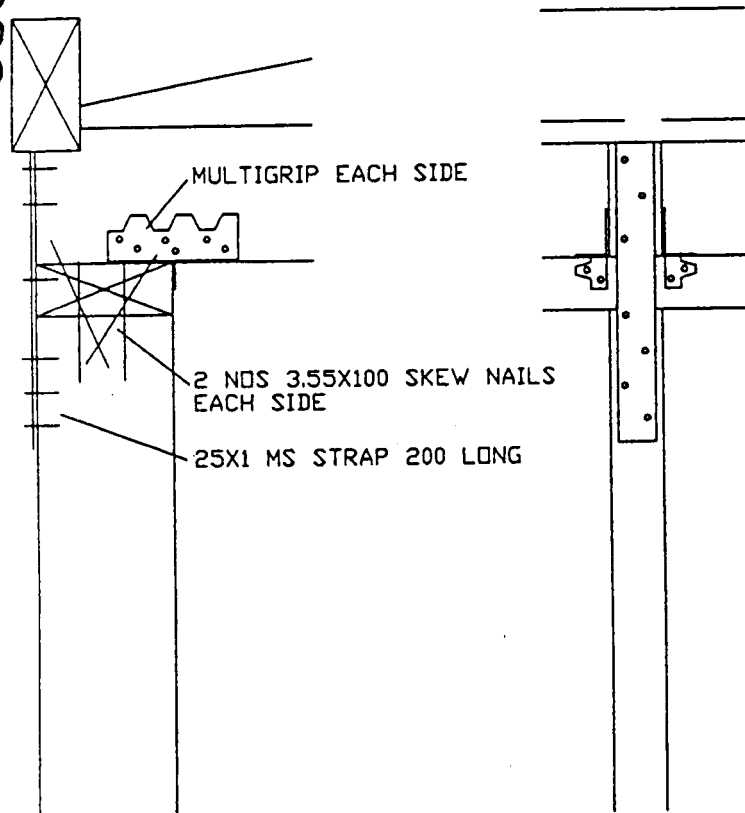
TRUSS DESIGN SUMMARY

wind zone		MEDIUM					HIGH					VERY HIGH					0.5kPa Snow
PITCH	11	15	20	25	30	11	15	20	25	30	11	15	20	25	30	11	
filename	IDEAL51	IDEAL54	IDEAL63	IDEAL66	IDEAL69	IDEAL52	IDEAL55	IDEAL64	IDEAL67	IDEAL70	IDEAL53	IDEAL56	IDEAL65	IDEAL68	IDEAL71	IDEAL72	
span/grade	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	MSG8	
3.00																	
profile	K	K	K	K	K	K	K	K	K	K	K	K	K	K	K	K	
spacing	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	1800	1800	1800	1800	1800	2400	
BC restraint	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
Ratio to span	Span/2										1500	1500	1500	1500	1500	1500	
Panel length	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	
Ratio to span	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	
3.60																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	1800	2400	2400	2400	2400	1800	
BC restraint	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	
Ratio to span	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	Span/2	
Panel length	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
4.20																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	1800	2400	2400	2400	2400	1800	
BC restraint	1400	2100	2100	2100	2100	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	
Ratio to span	Span/2	Span/2	Span/2	Span/2	Span/2	Span/4	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	
Panel length	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
4.80																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	1800	2400	2400	2400	2400	1800	2400	2400	2400	2400	1200	1800	1800	2400	2400	1200	
BC restraint	1600	1600	1600	1600	1600	1200	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	
Ratio to span	Span/3	Span/3	Span/3	Span/3	Span/3	Span/4	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	Span/3	
Panel length	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
5.40																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	1800	2400	2400	2400	2400	1800	2400	2400	2400	2400	1200	1800	1800	2400	2400	1200	
BC restraint	1800	1800	1800	1800	1800	1350	1350	1800	1800	1800	1350	1350	1350	1350	1350	1800	
Ratio to span	Span/3	Span/3	Span/3	Span/3	Span/3	Span/4	Span/4	Span/3	Span/3	Span/3	Span/4	Span/4	Span/4	Span/4	Span/4	Span/3	
Panel length	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
6.00																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	1200	1800	2400	2400	2400	1200	1800	2400	2400	2400	1200	1200	1800	1800	1800	1200	
BC restraint	1500	1500	1500	2000	2000	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	
Ratio to span	Span/4	Span/4	Span/4	Span/3	Span/3	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
Panel length	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
6.60																	
profile	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
spacing	1200	1800	2400	2400	2400	1200	1800	1800	1800	1800	900	1200	1200	1200	1200	900	
BC restraint	1650	1650	1650	2200	2200	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	
Ratio to span	Span/4	Span/4	Span/4	Span/3	Span/3	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
Panel length	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	
7.20																	
profile	A	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	
spacing	1200	1200	1800	2400	2400	1200	1200	1800	1800	1800	900	900	1200	1800	1800	900	
BC restraint	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1200	1200	1200	1200	1800	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/4	
Panel length	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1200	1200	1200	1200	1200	1200	
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	
7.80																	
profile	B	B	A	A	A	B	B	B	B	B	B	B	B	B	B	B	
spacing	1200	1200	1800	1800	1800	900	1200	1800	2400	2400	900	1200	1200	1800	1800		
BC restraint	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1300	1300	1300	1300	1300		
Ratio to span	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/6		
Panel length	1300	1300	1950	1950	1950	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300		
Ratio to span	Span/6	Span/6	Span/4	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6		
8.40																	
profile	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	
spacing	900	1200	1800	2400	2400	900	1200	1800	2400	2400	900	1200	1200	1800	1800		
BC restraint	2100	2100	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400		
Ratio to span	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6		
Panel length	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400		
Ratio to span	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6		
9.00																	
profile	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	
spacing	900	1200	1800	2400	2400	900	1200	1800	1800	1800	900	900	1200	1200	1200		
BC restraint	1500	2250	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500		
Ratio to span	Span/4	Span/4	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6		
Panel length	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500		
Ratio to span	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6	Span/6		
BC Cove (mm)	11	12	16	20	24	11	12	16	20	24	11	12	16	20	24	11	

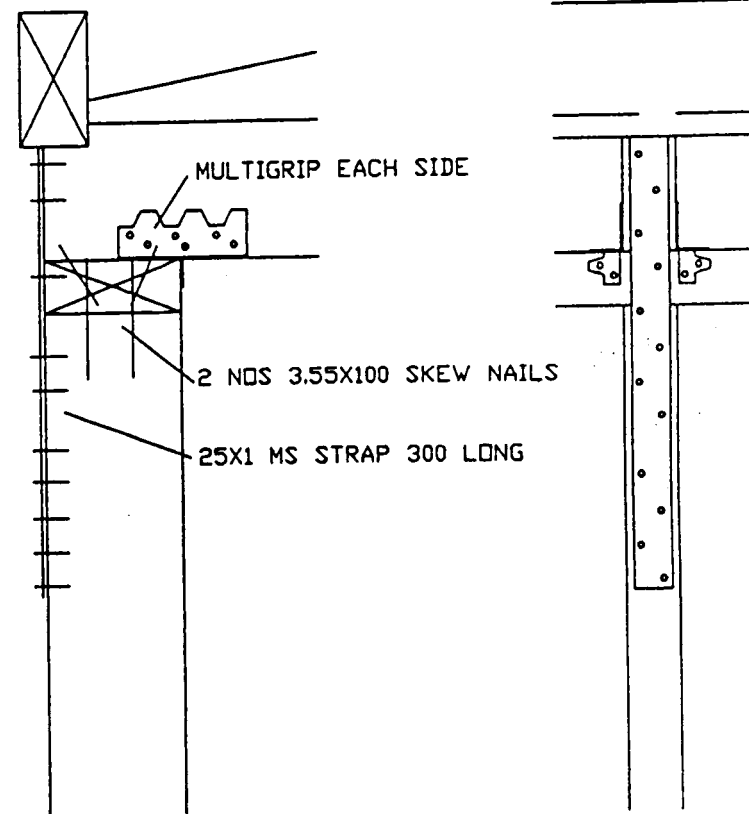
NOTE : * = heel supports altered

NOTE: * = heel supports altered

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LOW & MEDIUM WIND

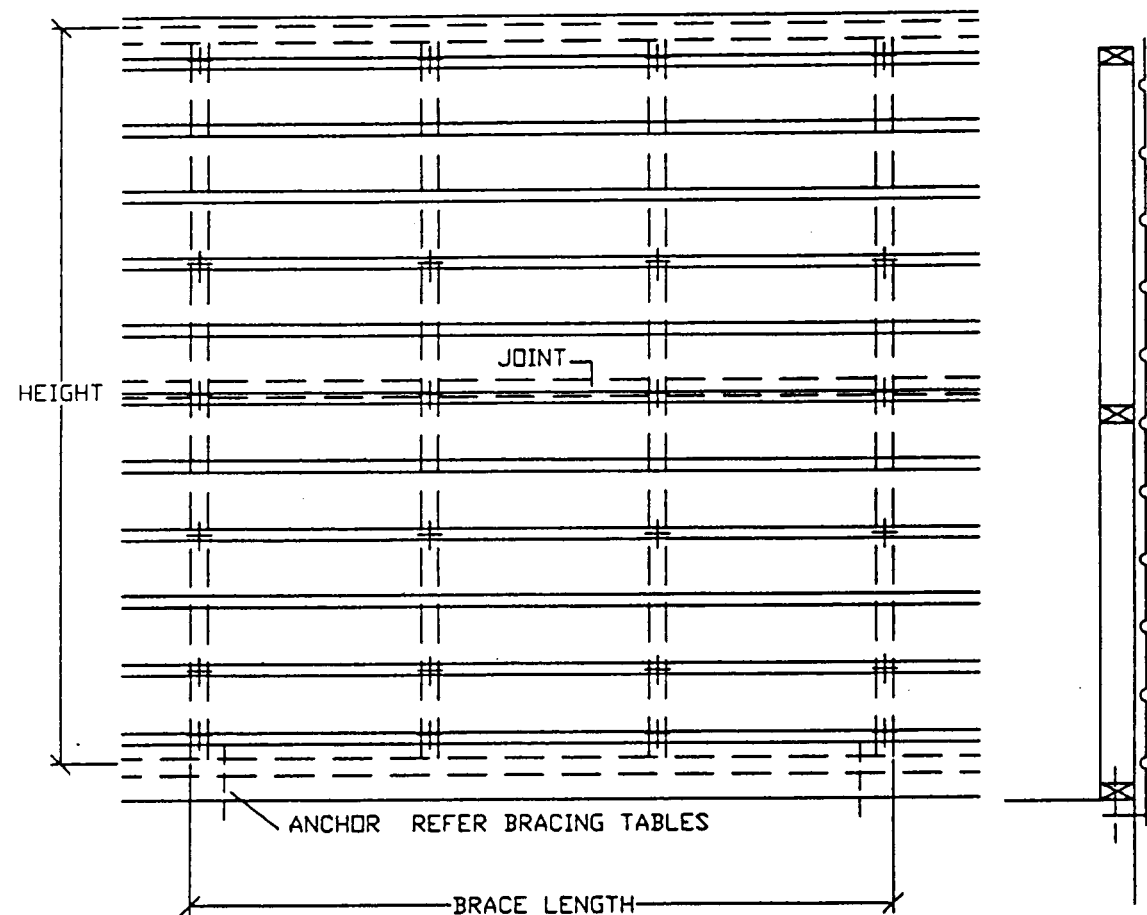


HIGH & VERY HIGH WIND

TRUSS TO TOP PLATE FIXING DETAILS.
Scale 1:5

STANDARD CLASSIC IDEAL GARAGES

EDEN CONSULTANTS LTD
PO BOX 25-618 ST HELIERS
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JOB NOS 03/512
DATE SEPT 04
DRAWN PCW



DELUX CLADDING WALL BRACE PANEL
Scale 1:20

SHEET 4 OF 10

NOTES

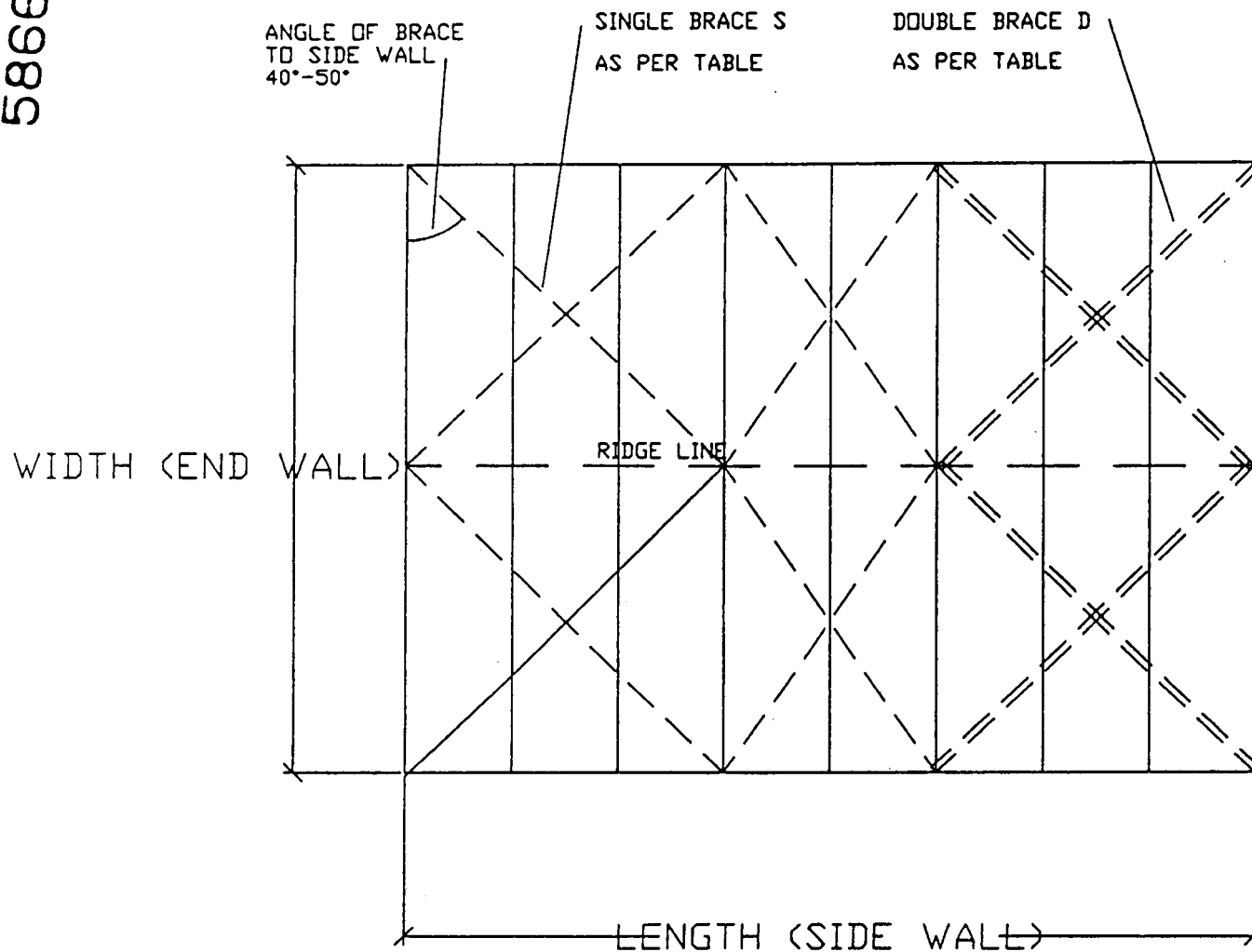
- 1) 2400X1075 SHEETS 180 WIDE 'RUSTICATED' WEATHERBOARD SHEETS OVERLAPPED AT JOINTS. 0.4MM BMT COLORSTEEL G2 FIX TO STUDS ONLY WITH 40X2.5MM FH NAILS AT CRS SHOWN IN BRACING TABLES
- 2) ALL TIMBER FRAMING MSG8
- 3) FOR BRACED PANELS USE 3GX25 TAPPETS INSTALLED AT 2 X NAIL CRS ALONG LOWEST WEATHERBOARD TO CONCRETE FOUNDATION

EDEN CONSULTANTS LTD.
PO BOX 25-18 ST HELIERS
PH/FAX 09-630 6908
JOB NOS 03/512
DATE SEPT 04

STANDARD CLASSIC IDEAL GARAGES

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SHEET 7 OF 10

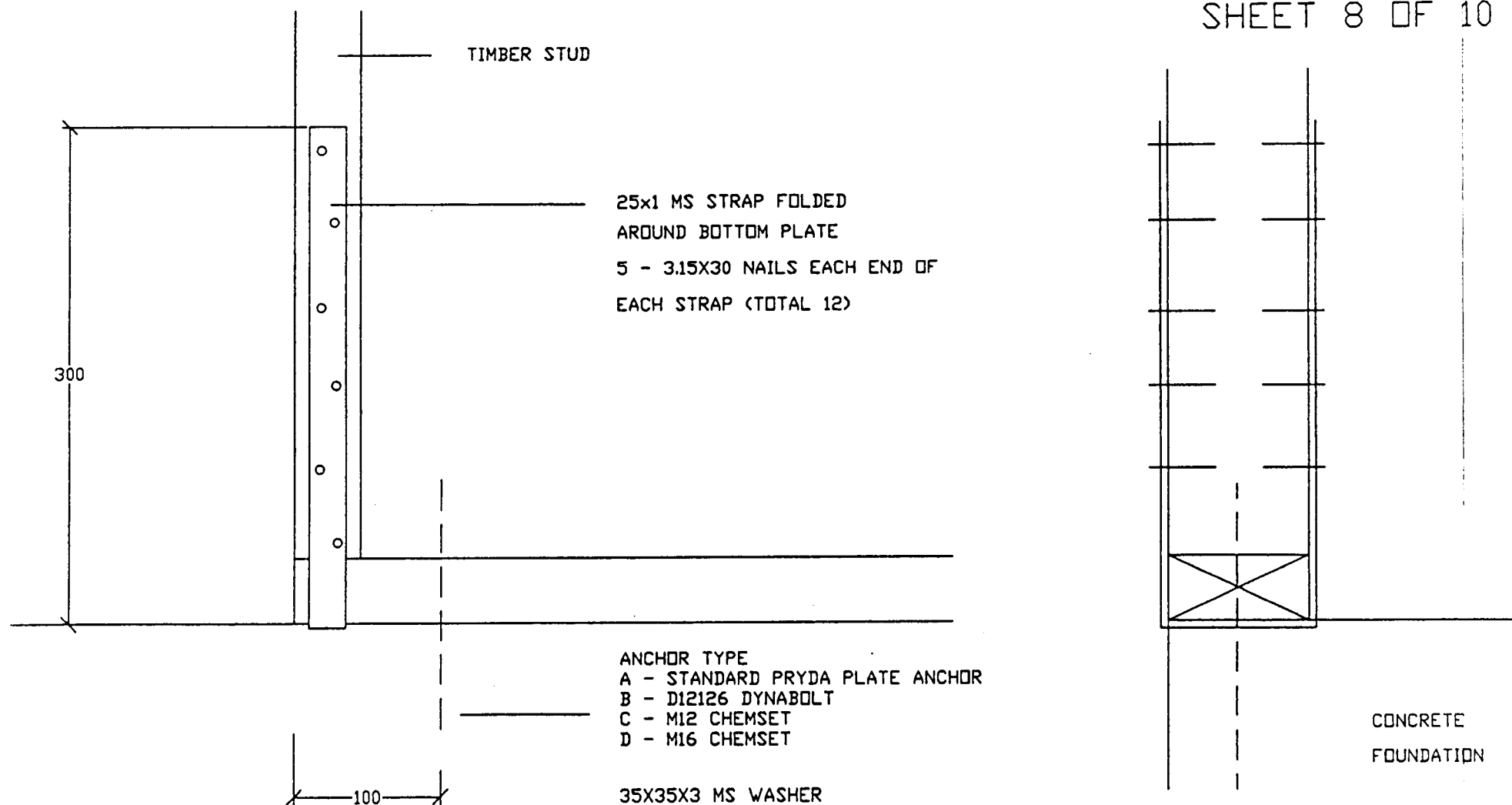


25X1 MS STRAP BRACE LAID OVER PURLINS WITH EACH END FIXED TO SIDE AND TOP OF TRUSS WITH 5 NAILS. TENSION BRACE AND NAIL AT EACH PURLIN CROSSING

GENERAL ROOF BRACING PLAN

STANDARD CLASSIC IDEAL GARAGES

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PO BOX 25-618 ST HELIERS
PH/FAX 09-630 6908
JOB NOS 03/512
DATE SEPT 04
DRAWN PCW



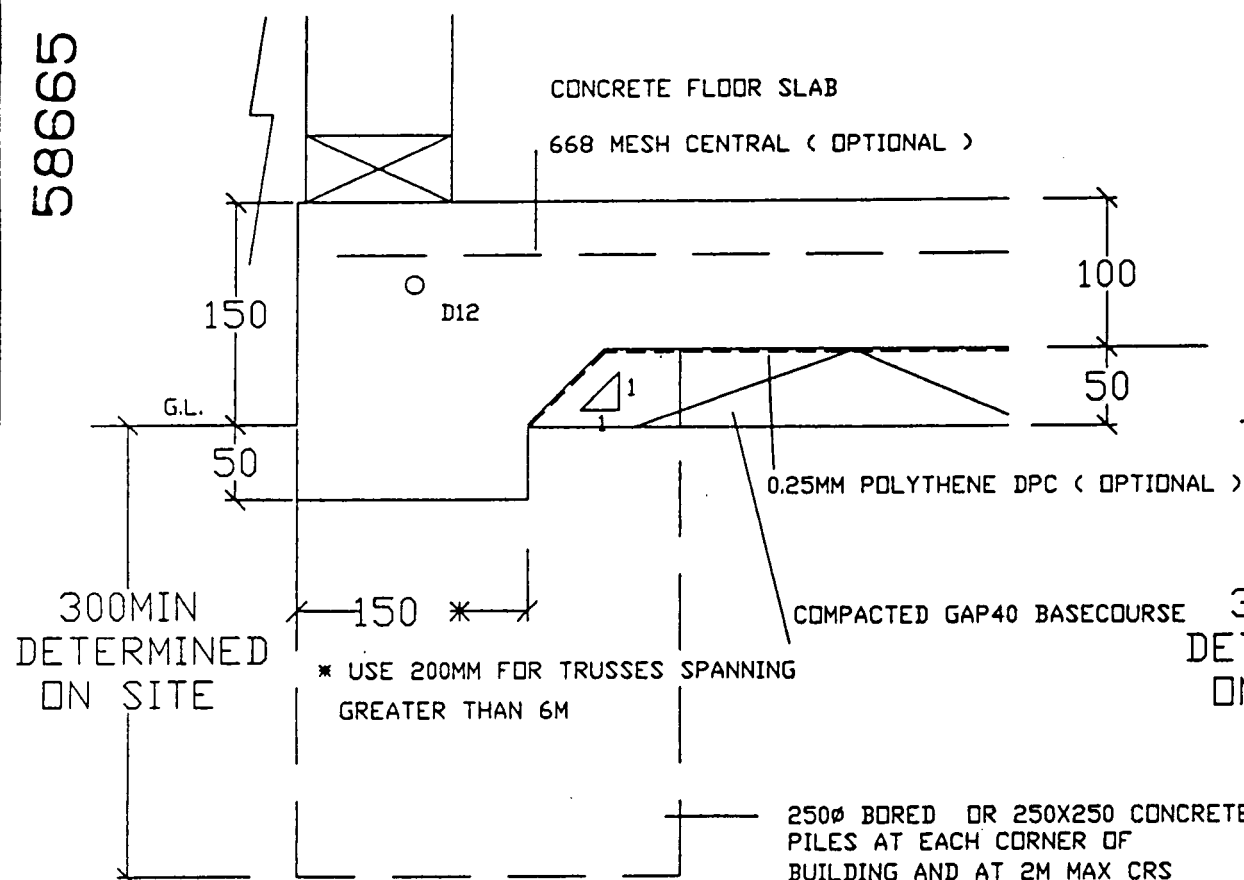
WALL BRACE ANCHOR DETAIL Scale 1:10

STANDARD CLASSIC IDEAL GARAGES

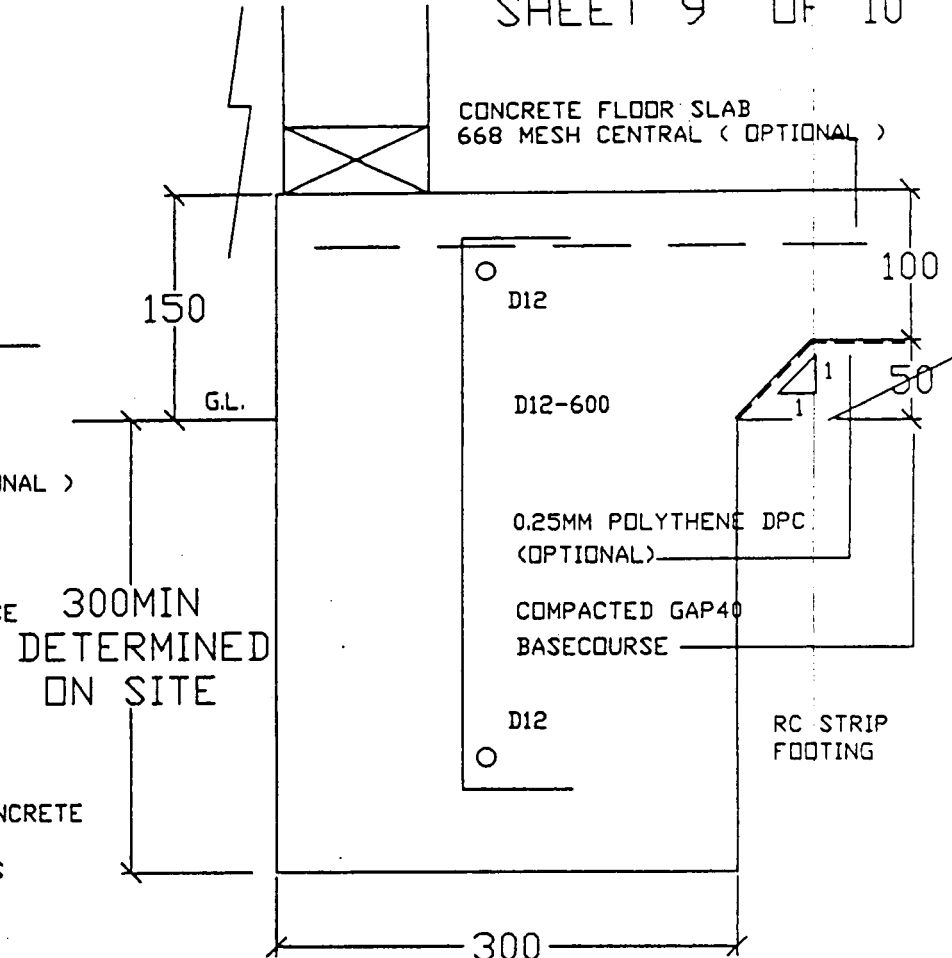
EDEN CONSULTANTS LTD
PO BOX 25-618 ST HELIERS
PH&FX 6306908
JOB NOS 03/512
DATE SEPT 04
DRAWN BY

58665

SHEET 9 OF 10



F1 FOUNDATION
Scale 1 : 5



F2 FOUNDATION
Scale 1 : 5

NOTES

- 1) FOUNDATION SOIL MUST COMPLY WITH NZS3604:1999. IT MUST HAVE A MINIMUM IDEAL ULTIMATE LIMIT STATE CAPACITY OF 300 KPA AND NOT BE ROCK, PLASTIC CLAY, PEAT OR ORGANIC SOIL, SOFT CLAY, FILL OR OR BE SUBJECT TO EXCESSIVE SETTLEMENT OR INSTABILITY. THIS MUST BE VERIFIED ON SITE BY A SUITABLY QUALIFIED PERSON.
- 2) CONCRETE 28 DAY STRENGTH 17.5MPA ORDINARY GRADE

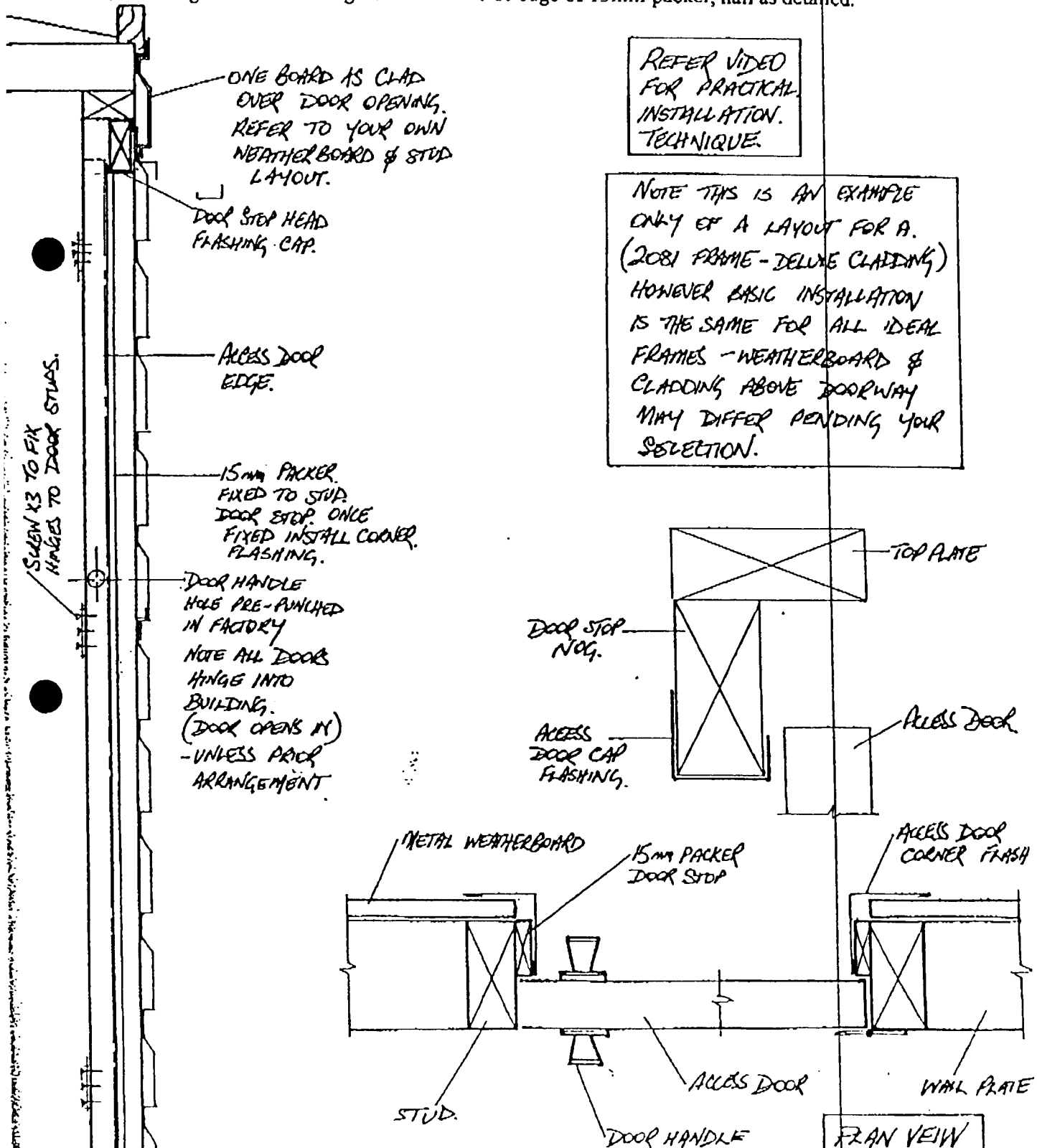
STANDARD CLASSIC IDEAL GARAGES

EDEN CONSULTANTS LTD
PO BOX 25-618 ST HELIERS
PH/FAX 09-630 6908
JOB NOS 03/512
DATE SEPT 04
DRAWN PCW

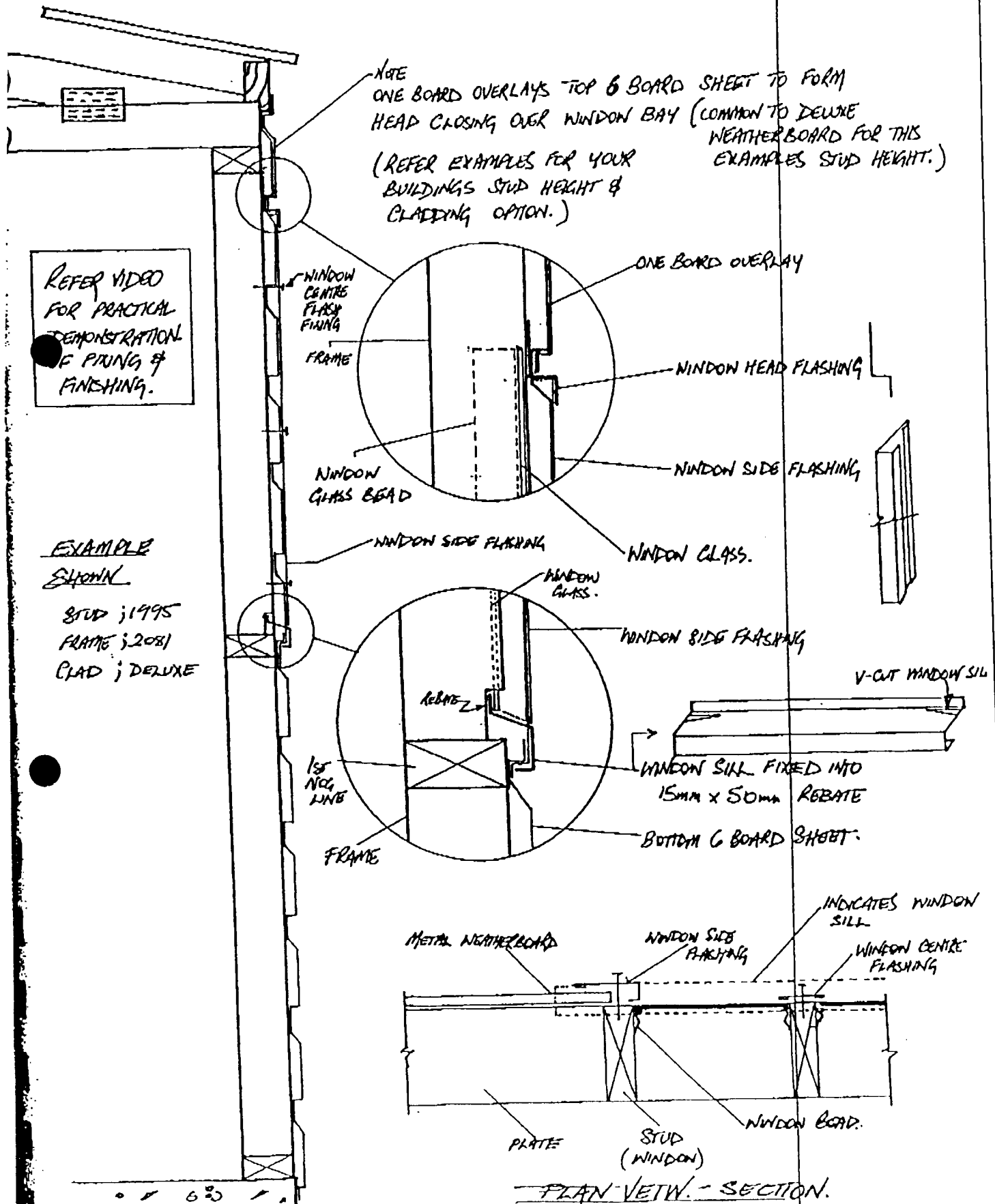
Access Door Installation

Fit access door into hole, leave 5mm packer under door to allow clearance, screw hinges into stud, fit handle as per instructions in handles box, fit rim lock keeper to other stud close and lock door. Fit 15mm packer against door and stud.

Cut to length corner flashings and fit to inside edge of 15mm packer, nail as detailed.



Window Sill & Flashings - Example





Application for Code Compliance Certificate

Section 92, Building Act 2004

The Building consent

Building Consent number:

58665

issued by:

[Name of building consent authority that granted building consent]

The Owner: [All contact details must be in New Zealand.]

Name of owner:

[eg, Mr, Mrs, Miss, Dr if an individual]

MR GARRY GRAYSON

Contact person:

[insert n/a if the applicant is an individual]

Mailing address:

P.O. Box 4467 MANAWATU MAIL CENTRE
PARNERSTON NORTH.

Street address/registered office:

Phone numbers

Landline:

(06) 326 8837

Mobile:

(027) 269 5934

Daytime:

(06) 354 8029

After hours:

(06) 326 8837

Facsimile number:

Email address:

garryg@extra.co.nz

Evidence of ownership is attached to this application:

☐

Certificate of Title

☐

Agreement for Sale and Purchase

☐

Lease

☐

Other document

The Agent: [Only required if application is being made on behalf of the owner.]

Name of agent:

[eg, Mr, Mrs, Miss, Dr if an individual]

Contact person:

[insert n/a if the applicant is an individual]

Mailing address:

WOOD ROBBSON LTD.

P.O. Box 679 P/N.

Street address/registered office:

699 TRENTHAM AVE (P/N)

58665

Phone numbers

Landline:

(06) 3565320

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

(06) 3565322

Woodrobaan@clear.net.nz

Relationship to owner:

[State details of the authorisation from the owner to make the application on the owner's behalf]

BUILDER

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

Full name:

Mailing address:

Phone numbers:

Landline]

[Mobile]

Facsimile number:

Email address

Application

All building work to be carried out under the above building consent was completed on:

The personnel who carried out the building work are as follows:

Designer/Architect:	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Structural Engineer:	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Engineer (electrical/plumbing/etc):	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Plumber:	
Business/name: VINCE BASILE	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Builder:	
Business/name: WOOD ROBSON	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Drainlayer:	
Business/name: CLEAR FLOW	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Lead Contractor (Site Manager)	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Sub-Contractor	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Plasterer	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Painter	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

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

- ☐ Automatic systems for fire suppression
- ☐ Automatic and manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ☐ Fire doors – electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire services use
- ☐ Automatic back-flow preventers connected to potable water supply
- ☐ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ☐ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ☐ Mechanical ventilation or air conditioning systems
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Laboratory fume cupboards
- ☐ Audio loops or other assistive listening systems
- ☐ Smoke control systems
- ☐ Emergency power systems for, or signs relating to, a system or feature specified in any clauses 1-13

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I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

GARY GRAYSON
PO Box AA67 M.M.C. Perm. NTH.
WOOD ROBSON LTD.
P.O. Box

The code compliance certificate should be sent to:

Signature of the owner / agent on behalf of and with the authority of the owner:

G. Grayson

Name of person signing:

GARY GRAYSON

Date:

3-5-06

Attachments:

The following documents are attached to this application:

[Tick as applicable or put n/a if there are no attachments.]

- ☐ Certificates from the personnel who carried out the work.
- ☒ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Building Consent No:58665
Section 51, Building Act 2004

Issued: sample only

The Building

Street Address of building: 7 DIAMOND COURT, ASHHURST 5451
Legal Description of land where building is located:
LOT 12 DP 354954

The Owner

Name of owner: GARRY RICHARD GRAYSON
Mailing Address: 71A PITAMA ROAD
PALEMRSTON NORTH

Contact Person: WOOD ROBSON LTD
Mailing Address: P O BOX 679
PALMERSTON NORTH 5315

Street address/registered office: 7 DIAMOND COURT
ASHHURST 5451

Phone number: (Bus.)
(Pvt.)

Facsimile number:
Email address:
Website:

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

Building Work

The following building work is authorised by this consent:

Project: New Building
Intended Use: ERECT 3 BEDROOM DWELLING WITH ATTACHED GARAGE

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

This building consent also does not permit the construction, alteration,
demolition, or removal of the building (or proposed building) if that

construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

(a) the building must be altered, removed, or demolished on or before the end of 0 years from the date of issue of this consent (being the specified intended life of the building); and

1: THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Smoke alarms are required to be installed in the building, in accordance with the following:

- Smoke alarms must be located on the escape routes on all levels within the household unit.
- On levels containing sleeping spaces, the smoke alarms shall be located either:
 - a) in every sleeping space, or
 - b) within three metres of every sleeping space door. In this case, the smoke alarm must be audible to sleeping occupants on the other side of the closed door.
- Smoke alarms must be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturers instructions.

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Fix being issued.

FOUNDATION

UNDERFLOOR / PRESLAB - SOIL DRAINS / WASTES

CONCRETE SLAB

FRAMING

PRE-CLADDING

BUILDING PRELINE

PRELINE - PLUMBING

POSTLINE

DRAINAGE

BUILDING FINAL

PLUMBING FINAL

Compliance Schedule

A compliance schedule is not required for the building.

58665

Signature

Position

On behalf of: PALMERSTON NORTH CITY COUNCIL

Date: 28 Nov 2005

Transfer instrument
Section 90, Land Transfer Act 1952

Land registration district

WELLINGTON

BARCODE

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

224071

All

Transferor

Surname(s) must be underlinedSelwyn Horace Martin WYCHERLEY

Transferee

Surname(s) must be underlinedGarry Richard GRAYSONEstate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

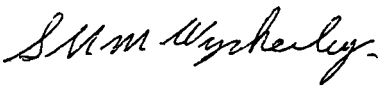
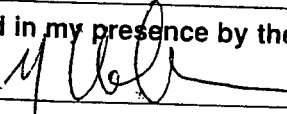
Fee Simple

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 5th day of October 2005.

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

	Signed in my presence by the Transferor 
	Signature of witness
Signature [common seal] of Transferor	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name Viki J. Williams
	Occupation Law Clerk
	Address Palmerston North

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

to be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

GRAYSON

3565320

7 DIAMOND ROCK. ASHURST.

10 WEAR ROBBERY BOX 676 9th

26

24

Description NEW DOWNING

1x Tree Stg FOP store
2x 3x1 Tactics
1x Served
5x 230v Halogen downlights
2x 12v Halogen downlight

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997

ELECTRICAL WORKER DETAILS

K. E. Kavin

EC 198

K. E. Kavin

K. E. Kavin

26-04-06

021437064

CERTIFICATION OF ELECTRIC LINES

(to be completed where a registered electrical worker has installed the electric line on or in the main)

INSPECTION DETAILS

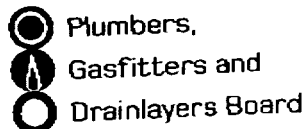
Electrical work requiring inspection by a registered electrical inspector

1000 T. A. M. M. M.

11671

26-4-06

027448158



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No 58665

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

58665

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

(Box No's not acceptable)

Please complete in block letters

(Number)

(Street name)

7 DIAMOND COURT

(Suburb)

ASHHURST

(Town/City)

Consumer:

MR

(Title)

G

(Initials)

GRAYSON

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	WATER HEATER	OUTSIDE	RINNAI INFINITY 24	188	POWER OUT FLUE	SIDE	OUTSIDE	
1	PIPE OUT FOR FUTURE HEATER	LOUNGE ONLY						

Registered Gasfitter/s Supervised by certifier

Name

V. BASILE
4852

Registration No

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

(If other than certifying gasfitter)

V. BASILE
4852
V. BASILE PLUMBING

Category

Type (Regulation 24(1))

☒ Domestic
☐ Commercial
☐ Industrial
☐ Temporary
☐ Other

☒ New
☐ Addition, ☐ Extension
☐ Replacement
☐ Alteration
☐ Repair following accident

Gas Type

☐ NG☒ LPG☐ TLP☐ Bin

Name of Gas Supplier

Pipework Installed

☒ YES☐ NO

(attach pipework diagram)

Test Results

Other Testing

5

min Duration

Combustion

11.18

kPa Test pressure

☐ Yes ☒ No

0

kPa Loss / gain

Ventilation

2.76

kPa Working pressure

☐ Yes ☒ No

Test Date

22.02.06

I certify that :-

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

Certifiers Name

Address

V. BASILE
144 FAIRFAX RD
PALMERSTON NORTH

Registration No

Signature

Date

4852
V. BASILE
2.05.06

Building Consent - Residential Processing Check List – Garage/Carport/Pergola

Building Consent No: 58665

Applicant Name: _____

Date: _____

Site Address: _____

PIM No.: _____

Notes¹:

Part of House consent

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Application checklist completed & attached?	Yes/No			
Planning PIM detail				
Planning checklist completed & attached?	Yes/No			
Planning requirements noted on consent/PIM?	Yes/No			
Survey certificates required ² ?	Yes/No			
Is this a sloping site ³	Yes/No			
Spot levels & floor heights & datum shown on plans		✓		
Min. floor heights for areas subject to flood shown on plans		✓		
Building PIM detail				
Classification of exposure zones determined ⁴	Yes/No			
Site visit conducted ⁵ ?	Yes/No			
Building PIM checklist completed & attached?	Yes/No			
Building requirements from PIM noted?	Yes/No			
Building consent detail				
Siting measurements from min. 2 boundaries shown	✓			
Sloping site accurately shown on plan		✓		
Vehicle crossing required?	Yes/No			
Vehicle crossing application submitted ⁶	✓			

Building Consent - Residential Processing Check List - Garage/Carport/Pergola

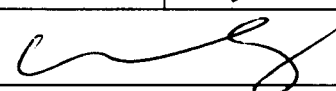
Building Consent No: _____

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Proprietary garages & carports				
Producer statements - design provided	✓			
Foundations				
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)		✓		(Eng. to initial items checked)
Engineer detail correctly shown on plans		✓		
Floor heights in relation to finished ground levels	✓			
Concrete strength specified ⁷	✓			17.5
Footing dimensions ⁸	✓			
Slab dimensions	✓			
Post footings ⁹	✓			
Hardfill detail ¹⁰	✓			
Damp proof membrane ¹¹	✓			
Reinforcing: size, type, placement on plans	✓			mesh optional
Shrinkage control joints detailed on plans		✓		
Framing				
Timber grade & treatment schedule (for all timber) ¹²	✓			
Wind & exposure zones identified (so fixings can be checked) ^{13 & 14}	✓			
Wall framing detail shown on plans	✓			
Bottom plate fixing (walls) shown on plans ¹⁵	✓			
Lintel sizes & specifications shown on plans ¹⁶	✓			
Fire rated walls shown on plans		✓		
Fire design checked ¹⁷		✓		
Fire wall detail e.g. fixings etc. shown on plans		✓		
Truss manufacturer's design certificate	✓			
Truss manufacturer's set out & fixing detail ^{18 & 19}	✓			
Rafter size, spacing & span		✓		
Rafter fixing shown on plans ²⁰		✓		
Pergola framing detail shown on plans		✓		
Pergola fixing to dwelling detail shown on plans		✓		
Purlin/batten size, spacing & span	✓			
Purlin/batten fixing detail specified	✓			
Cladding				
Building paper/wrap specified - walls & roof ^{21 & 22}				walls optional roof
Wall cladding specified	✓			
Wall cladding system specification provided	✓			specific

Building Consent - Residential Processing Check List – Garage/Carport/Pergola

58665

Building Consent No: _____

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Cavity system details (batten size, fixing & treatment)		✓		
Control joints shown on plans (solid plaster)		✓		
Junction details of dissimilar materials		✓		
Roof cladding specified	✓			
Roof cladding suitable for min. roof pitches (length of sheet may effect min. pitch)	✓			
Internal gutters construction & overflow detail shown on plans		✓		
Bracing				
Bracing calculations attached & checked				} specific
Bracing plan attached & checked				
Dragon ties shown				
Roof bracing shown on plans				
Flashings²³				
Windows, doors, penetrations, & fixing points for pergolas/lean tos	✓			
Drainage				
Stormwater layout shown on plans	✓			
Application suspended for further info?				Suspended Date:
				Lifted Date:
Conditions entered on consent (CV checkboxes)?	Yes/No			Officer: Chris Henry Building Officer
				Date: 25-11-08
Application approved?	Yes/No			Signed: 

¹ General notes and observations

² Refer to Policy BLG-001p siting of proposed buildings & Policy BLG-002p when to require surveyor's certificates as a condition of a resource consent

³ Sloping sites > 11°, refer to Tonkin Taylor report

⁴ NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3

⁵ Sloping sites > 11°, refer to Tonkin Taylor report

⁶ If vehicle crossing application is required and has not yet been submitted, this results in a "non-compliance"

⁷ Where other than 17.5MPa concrete is specified, tag consent for delivery docket

⁸ NZS 3604:1999 Section 7.5 & Fig.s 7.12 – 7.14

⁹ NZS 3604:1999 Section 9.1 Table 9.1

¹⁰ NZS 3604:1999 Section 7.5.3

¹¹ DPM is not mandatory for freestanding garages

¹² NZS 3604:1999 Section 4.3.1 & NZS 3602:2003 Tables 1, 2 & 3

¹³ NZS 3604:1999 Section 5.2 Fig. 5.1

¹⁴ NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3

¹⁵ NZS 3604:1999 Section 7.5.12

¹⁶ Where proprietary lintels are specified, manufacturer's detail/specification tables copied & included on file. For timber lintels: Reference NZS 3604:1999 Section 8.6 & Tables 8.9 – 8.13

¹⁷ Where proprietary design is used, e.g. from GIB manual, include a copy on file

¹⁸ Check set out detail for girder trusses, etc., loadings requiring slab thickenings or pads/piles & pile footings

¹⁹ Copy placed in "green" folder for on site checking

²⁰ NZS 3604:1999 Tables 10.9 & 10.10 & Fig.s 10.5, 10.16 – 10.21

²¹ NZS 3604:1999 Section 11.4

²² NZS 3604:1999 Section 11.2

²³ NZBC E2

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: 58665

Applicant Name: Wood/Robson

Date: 25-11-05

Site Address: 7 Diamond Ct

PIM No.: 58664

Notes¹:

Separated checksheet for garage

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Application checklist completed & attached?	Yes/No			
Planning PIM detail				
Planning checklist completed & attached?	Yes/No			
Planning requirements noted on consent/PIM?	Yes/No			
Survey certificates required ² ?	Yes/No			
Is this a sloping site ³	Yes/No			
Spot levels & floor heights & datum shown on plans		✓		
Min. floor heights for areas subject to flood shown on plans		✓		
Building PIM detail				
Classification of exposure zones determined ⁴	Yes/No			
Site visit conducted ⁵ ?	Yes/No			
Building PIM checklist completed & attached?	Yes/No			
Building requirements from PIM noted?	Yes/No			

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: **58665**

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Building consent detail				
Earth brick/straw bale construction ⁶	Yes/No			
Siting measurements from min. 2 boundaries shown	Yes/No			
Sloping site accurately shown on plans		✓		
Vehicle crossing required?	Yes/No			
Vehicle crossing application submitted ⁷	✓			
Foundations				
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)		✓		(Eng. to initial items checked)
Engineer detail correctly shown on plans		✓		
Ribraft floor used	Yes/No			
Ribraft floor design checked (no. of piles)		✓		
Concrete strength specified ⁸	✓			
Footing dimensions ⁹	✓			
Pad & beam dimensions		✓		
Post footings ¹⁰		✓		
Reinforcing: size, type, placement on plans	✓			
Concrete block foundation detail		✓		
Grade B masonry ¹¹		✓		
Foundation walls¹²				
Floor heights in relation to finished ground levels		✓		
Heights & dimensions of foundation walls shown		✓		
Foundation height in respect of subfloor access, pile heights etc. ¹³		✓		
Reinforcing: size, type, placement on plans		✓		
Ventilator set out ^{14&15}		✓		
Subfloor access door ¹⁶		✓		
Retaining wall detail (incl. landscape walls)		✓		
Waterproofing of retaining walls on plans ¹⁷		✓		
Protection of waterproofing detailed on plans		✓		
Drainage of retaining walls detailed on plans		✓		
Ordinary piles¹⁸:				
Footing dimensions ¹⁹		✓		
Pile dimensions shown on plans		✓		
Set out, spacing & treatment		✓		
Ordinary pile connections shown ²⁰		✓		
Driven piles²¹				
Size, set out, spacing & treatment		✓		

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: **58665**

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Specification for driving of piles ²²		✓		
Certificate required confirming piles driven to approved specification entered on BC conditions?		✓		
Anchor piles^{23&24}:				
Footing dimensions		✓		
Pile dimensions shown on plans		✓		
Set out, spacing & treatment		✓		
Anchor pile connections shown (min. 12Kn)		✓		
Braced piles^{25&26}:				
Footing dimensions		✓		
Pile dimensions shown on plans		✓		
Set out, spacing & treatment		✓		
Braced pile connections shown (min. 12Kn)		✓		
Column/post footings^{27&28}:				
Footing dimensions		✓		
Post dimensions shown on plans		✓		
Chimney/fireplace foundation detailed on plans ²⁹		✓		
Slab on Ground				
Floor heights shown on plans ³⁰	✓			
Design for foundation >600mm		✓		
Datum & spot levels detailed on plans		✓		
Hardfill detail ³¹	✓			
Compacted fill ³² (report required if > 600mm in depth)		✓		
Damp proof membrane ³³	✓			
Slab Thickening ^{34 & 35}		✓		
Pads		✓		
Reinforcing: size, type, placement on plans	✓			
Supplementary reinforcing detailed on plans ³⁶	✓			
Shrinkage control joints detailed on plans ³⁷	✓			
Free joints (slabs > 24m) detailed on plans ³⁸		✓		
Split floor levels				
Reinforcing: size, type, placement on plans ³⁹		✓		
Waterproofing detail (DPM)		✓		
Masonry foundations & walls⁴⁰				
Masonry detail		✓		
Reinforcing detail		✓		

Building Consent - Residential Processing Check List (Single Unit Dwelling)

58665

Building Consent No:

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)		✓		(Eng. to initial items checked)
Engineer detail shown on plans		✓		
Timber Treatment				
Timber grade & treatment schedule (for all timber) ⁴¹				
Framing				
Wind zone identified (so fixings can be checked) ⁴²	✓			
Exposure zones identified (so fixings can be checked) ⁴³	✓			
Bearer size & spans ⁴⁴		✓		
Bearer fixing details to foundation walls shown on plans ⁴⁵		✓		
Joist size & spans ⁴⁶		✓		
Split floor level framing shown on plans		✓		
Flooring material specified		✓		
Bottom plate fixing (walls) detailed ⁴⁷	✓			
Stud height & spacing ⁴⁸	✓			
Verandah post, beam & fixing detail shown on plans		✓		
Lintel sizes & specifications shown on plans ⁴⁹				
Design certificate(s) or calculation table(s) provided		✓		
Cantilever beams, corner window etc. ⁵⁰		✓		
Engineer beams & supports peer reviewed (by 2 nd Engr/PS1/2 provided)		✓		(Eng. to initial items checked)
Engineer details, incl. connections shown on plans ⁵¹		✓		
Ceiling batten size, grade, spacing, span	✓			
Ceiling joists size, spacing, span		✓		
Strongbacks/runners size, spacing, span		✓		
Wall & ceiling linings shown on plans	✓			
Framing set out suitable for linings	✓			
Fire rated walls & ceilings shown on plans		✓		
Fire design checked ⁵²		✓		
Fire wall detail e.g. fixings etc. shown on plans		✓		
Truss manufacturer's design certificate	✓			
Truss manufacturer's set out detail ⁵³	✓			
Truss manufacturer's fixing detail ⁵⁴	✓			
Rafter size, spacing & span		✓		
Rafter fixing shown on plans ⁵⁵		✓		

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No:

58665

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Underpurlin size shown on plans ⁵⁶		✓		
Strutting beams size shown on plans ⁵⁷		✓		
Struts loading on strutting beam or load bearing walls ⁵⁸		✓		
Ridge beam detail and fixings shown on plans		✓		
Purlin/batten size, spacing & span	✓			
Purlin/batten fixing detail specified	✓			
Skillion roof detail ⁵⁹		✓		
Building paper/wrap specified - walls ⁶⁰	✓			
Building paper/wrap specified - roof ⁶¹	✓			
Chimney construction detail on plans ⁶²		✓		
Chimney roof restraint detail ⁶³		✓		
Roof membrane substrate detail shown on plans		✓		
Roof framing set out suitable for substrate		✓		
Roof cladding specified	✓			
Roof cladding suitable for min. roof pitches (length of sheet may effect min. pitch)	✓			
Internal gutter(s) construction detail shown on plans		✓		
Internal gutter(s) overflow detail shown on plans		✓		
Balcony drainage & overflow detail shown on plans		✓		
Deck joists size, spacing & span ⁶⁴		✓		
Saddle flashings fitted to deck joists ⁶⁵		✓		
Deck stringer spaced off cladding min. 12mm ⁶⁶		✓		
Fixing of deck barrier detail		✓		
Pergola/porch framing detail shown on plans		✓		
Pergola/porch fixing detail shown on plans		✓		
Bracing				
Calculations incl. subfloor/lower/upper storeys	✓			
Elements equally distributed throughout building	✓			
Double sided bracing of exterior walls checked ⁶⁷				
Interior walls: bracing limitations e.g. bathrooms ⁶⁸	✓			
Ceiling diaphragms shown on plans		✓		
Roof bracing shown on plans		✓		

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: **58665**

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Decks > 2m width bracing calculation provided ⁶⁹	✓			
Interior				
Insulation walls, ceiling & subfloor shown on plans	✓			
Waterproofing detail showers, floors, decks/balconies ⁷⁰		✓		
Stair, handrail & barrier details shown on plans ⁷¹		✓		
Stair min. tread max. rise specified ⁷²		✓		
Fire place detail shown on plans ⁷³		✓		
Light & visual awareness (incl. attic windows & skylights) ⁷⁴	✓			
Area of glazing > 30% of wall ⁷⁵	✓			
Ventilation (incl. all habitable spaces) ⁷⁶	✓			
Safety glazing detail bathrooms, window seats, etc.	✓			
Smoke alarms specified & shown on plans	✓			
Air noise: design, construction detail shown on plans		✓		
Air noise: producer statement – design received		✓		
Food preparation & prevention of contamination⁷⁷				
Sink & preparation surfaces	✓			
Food storage	✓			
Wall linings	✓			
Exterior				
E2 risk matrix assessment checked	✓			
Exterior cladding(s) specified	✓			
System specification provided	✓			
Cavity system details (batten size, fixing & treatment)		✓		
Control joints shown on plans (solid plaster)		✓		
Vermin proofing		✓		
Internal & external corner details		✓		
Junction details of dissimilar materials		✓		
Bottom edge clearances to ground levels &/or decks		✓		
Brick veneer cavity, fixing & waterproofing detail		✓		
Double studs or blocking to openings for brick veneer ties		✓		
Brick veneer > 4m high ⁷⁸		✓		
Brick veneer lintel bars		✓		

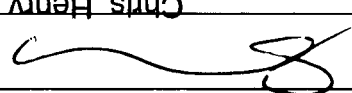
Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: **58665**

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Brick veneer shelf angles		✓		
Brick veneer panel widths ⁷⁹		✓		
Plaster supports ⁸⁰		✓		
Flashings⁸¹				
Windows & doors ⁸² , meter boxes, gas boxes, etc.	✓			
Apron flashing detail		✓		
Chimney & flue flashing detail		✓		
Stop end apron flashing detail		✓		
Sill threshold flashing detail ⁸³	✓			
Soffitt/wall junction flashing detail	✓			
Penetrations @ fixing points, pergolas, decks		✓		
Penetrations of electrical cables ⁸⁴		✓		
Parapets - caps, walls, intersections, etc.		✓		
Intersections, roof walls, dissimilar claddings		✓		
Stairs & Barriers				
Exterior stair construction detail shown on plans		✓		
Exterior balcony, stair & landing barrier detail shown on plans		✓		
Stair min. tread max. rise specified ⁸⁵		✓		
Slip resistant surface (main entry decks & stairs)		✓		
Plumbing⁸⁶				Plumbing Processing Officer: Chris Henry Building Officer
Schematic layout provided – waste/drains	Yes/No			
Discharge length of pipes	✓			
Discharge pipes venting		✓		
Soil stack layout provided	Yes/No			
Soil stack layout (incl. relationship to floor joists)		✓		
Soil stack venting		✓		
Water supply				
Type of material	✓			
Backflow prevention		✓		
Tempered hot water			✓	cond. tion
Provision of laundering facilities ⁸⁷	✓			
Water main pressure for sprinklers		✓		
Drainage				
Stormwater layout shown on plans	✓			
Gutter & outfall sizes in relation to roof size	✓			

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: **58665**

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	N/A	Non-Complying	
Site stormwater/surface water collection & disposal detail (Erosion of sloping sites)		✓		
Water tank overflow detail on plans (Erosion of sloping sites)		✓		
Sewer layout	✓			
Gulley traps/ overflow relief gullies (ORGs)	✓			
Sewer venting	✓			
Effluent disposal				
Septic tank & effluent disposal design		✓		
Effluent disposal site plan		✓		
Proximity to water course(s) & buildings		✓		
Stormwater cut off drain above effluent bed shown on plans (Sloping sites)		✓		
Site Servicing				
Is site serviced?		Yes/ No		
Age of existing lateral (pre 1960)		✓		
Service plan details provided/ service application forms enclosed		✓		
Application suspended for further information?				Suspended Date: Lifted Date:
Conditions entered on consent (CV checkboxes)?	Yes/ No			Officer: Building Officer Date: Chris Henry
Application approved?	Yes/ No			Signed: 

¹ General notes and observations

² Refer to Policy BLG-001p siting of proposed buildings & Policy BLG-002p when to require surveyor's certificates as a condition of a resource consent

³ Sloping sites > 11°, refer to Tonkin Taylor report

⁴ NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3

⁵ Sloping sites > 11°, refer to Tonkin Taylor report

⁶ This checksheet should be used as a general guideline for these types of construction, specific notes should be made for items not covered in the checksheet

⁷ If vehicle crossing application is required and has not yet been submitted, this results in a "non-compliance"

⁸ Where other than 17.5MPa concrete is specified, tag consent for delivery docket

⁹ NZS 3604:1999 Section 7.5 & Fig.s 7.12 – 7.14

¹⁰ NZS 3604:1999 Section 9.1 Table 9.1

¹¹ NZS 4210:2001

¹² NZS 3604:1999 Section 6.11 Fig.s 6.11 – 6.15

¹³ NZS 3604:1999 Section 6.4.1, 6.11.2, 6.14.4 Check that minimum pile heights and subfloor access will be satisfied, particle board floor required to be > 550mm above ground level

¹⁴ NZS 3604:1999 Section 6.14

¹⁵ Maximum 750mm from corners and ends. Spaced at 1.8m centres maximum

¹⁶ NZS 3604:1999 Section 6.11.7.3 openings in foundations walls exceeding 300mm any direction require one D12 trimming bar each side

¹⁷ NZBC E2 AS1 12.1 & Fig. 133

¹⁸ NZS 3604:1999 Section 6.4 & NZS 3602. The minimum treatment for all timber in contact with ground is H5.

¹⁹ NZS 3604:1999 Table 6.1

²⁰ NZS 3604:1999 Section 6.5.2 & Fig. 6.3 (min. 2 x skew nails & 2 wire dogs)

²¹ NZS 3604:1999 Section 6.4 & NZS 3602. The minimum treatment for all timber in contact with ground is H5.

²² NZS 3604:1999 Sections 6.6 Driven timber piles, 6.6.2 Soil bearing capacity, 6.6.4 Driving of piles, 6.6.5 Driving resistance

²³ NZS 3604:1999 Section 6.4 & NZS 3602. The minimum treatment for all timber in contact with ground is H5.

²⁴ NZS 3604:1999 Section 6.9 & Fig.s 6.9 & 6.10

Building Consent - Residential Processing Check List (Single Unit Dwelling)

Building Consent No: 58665

- ²⁵ NZS 3604:1999 Section 6.4 & NZS 3602. The minimum treatment for all timber in contact with ground is H5.
- ²⁶ NZS 3604:1999 Section 6.8 & Fig.s 6.6 - 6.8
- ²⁷ NZS 3604:1999 Section 6.4 & NZS 3602. The minimum treatment for all timber in contact with ground is H5.
- ²⁸ NZS 3604:1999 Section 9.1 Table 9.1
- ²⁹ NZBC B1 AS3
- ³⁰ NZS 3604:1999 Section 7.5 & Fig.s 7.10 - 7.12
- ³¹ NZS 3604:1999 Section 7.5.3
- ³² NZS 3604:1999 Section 7.5.3.1
- ³³ NZS 3604:1999 Section 7.5.4 & Fig. 7.12
- ³⁴ Check truss manufacturer's design and set out detail for special requirements
- ³⁵ NZS 3604:1999 Fig. 7.19
- ³⁶ NZS 3604:1999 Fig. 7.17
- ³⁷ NZS 3604:1999 Section 7.5.8.6
- ³⁸ NZS 3604:1999 Section 7.5.8.3
- ³⁹ NZS 3604:1999 Fig.s 7.12 & 7.14
- ⁴⁰ NZS 4229:2000
- ⁴¹ NZS 3604:1999 Section 4.3.1 & NZS 3602:2003 Tables 1, 2 & 3
- ⁴² NZS 3604:1999 Section 5.2 Fig. 5.1
- ⁴³ NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3
- ⁴⁴ NZS 3604:1999 Section 6.12 & Table 6.6
- ⁴⁵ NZS 3604:1999 Section 6.11.9 & Fig.s 6.16 - 6.18
- ⁴⁶ NZS 3604:1999 Section 7.1 & Table 7.1
- ⁴⁷ NZS 3604:1999 Section 7.5.12 Type & spacing of fixings is required to be shown on plans
- ⁴⁸ NZS 3604:1999 Section 8.5
- ⁴⁹ Where proprietary lintels are specified, manufacturer's detail/specification tables copied & included on file. For timber lintels: Reference NZS 3604:1999 Section 8.6 & Tables 8.9 - 8.13
- ⁵⁰ Construction detail of corner window showing cantilever beams required
- ⁵¹ Check load path from beam supports for slab thickening, piles and enlarged pile footings
- ⁵² Where proprietary design is used, e.g. from GIB manual, include a copy on file
- ⁵³ Check set out detail for girder trusses, etc., loadings requiring slab thickenings or pads/piles & pile footings
- ⁵⁴ Copy placed in "green" folder for on site checking
- ⁵⁵ NZS 3604:1999 Tables 10.9 & 10.10 & Fig.s 10.5, 10.16 - 10.21
- ⁵⁶ NZS 3604:1999 Table 10.6
- ⁵⁷ NZS 3604:1999 Table 10.7 & Fig. 10.12
- ⁵⁸ NZS 3604:1999 Fig.s 10.10 & 10.11
- ⁵⁹ Check for air gap over ceiling insulation
- ⁶⁰ NZS 3604:1999 Section 11.4
- ⁶¹ NZS 3604:1999 Section 11.2
- ⁶² Check support of "false" chimneys on roofs and flashing details
- ⁶³ NZBC B1 AS3
- ⁶⁴ NZS 3604:1999 Section 7 Table 7.1(b) 2kPa floor load
- ⁶⁵ NZBC E2 AS1 Section 7.2 Fig. 16
- ⁶⁶ NZBC E2 AS1 Section 7.2 Fig. 15
- ⁶⁷ Double sided bracing e.g. GIB3 & BR6 braces not appropriate for exterior walls. Recessing of sheet bracing into wall framing on approved cavity systems.
- ⁶⁸ Check bracing limitations in appropriate bracing manual e.g. GIB bracing systems Page 8. GIB Winstone Bracing limitations prohibit the use of bracing elements behind showers & baths, etc.
- ⁶⁹ NZS 3604:1999 Section 7.4.2 & Table 5.8 - light/light/light
- ⁷⁰ NZBC E3 AS1
- ⁷¹ NZBC F4 & D1
- ⁷² NZBC D1 AS1
- ⁷³ Copy of manufacturer's specifications showing clearances, etc. Copy placed in "green" folder for on site checking
- ⁷⁴ NZBC G7, Functional Requirement G7.2
- ⁷⁵ NZBC H1, NZS 4218:2004 Fig 1 total area of glazing (including skylights) and glazed area of doors in the building thermal envelope, including frames and opening tolerances
- ⁷⁶ NZBC G4 AS 1.3 Where opening windows do not provide adequate ventilation, detail of the alternative solution specified on plans
- ⁷⁷ NZBC G3 AS1
- ⁷⁸ NZS 3604:1999 Section 11.7
- ⁷⁹ NZS 3604:1999 Section 11.7.2.2
- ⁸⁰ Relocated dwellings - bottom edge support for stucco clad dwellings
- ⁸¹ NZBC E2
- ⁸² Head, jamb & sill flashing details
- ⁸³ NZBC E2 AS1 Section 7
- ⁸⁴ NZBC E2 AS1 Section 9.9.8 & Fig. 126
- ⁸⁵ NZBC D1 AS1
- ⁸⁶ AS/NZS 3500.2.2:2003 & G13
- ⁸⁷ NZBC G2 Table 1

Site Visit Checklist – PIM/BC – Building

Building Consent No.: 58665Address: 7 Diamond Court
(Ashhurst)Date: 18.11.06 Time Taken: 15 min

Site & address identified:	How? <u>Plan</u>	Office Check Needed
Boundaries Clearly identified	Yes – How? <u>Rego</u> No – comment	
Building Platform identified	☐ Measured out by officer ☐ Pegged/marked out by owner/builder ☒ Estimated – comment	
Proposed building identified	☐ Measured out by officer ☐ Pegged/marked out by owner/builder ☒ Estimated – comment	
Effluent disposal site identified <u>NA</u>	☐ Measured out by officer ☐ Pegged/marked out by owner/builder ☐ Estimated – comment Water tank siting – overflow Cut off drains required Cut off drains identified – comment	
Restrictions (building &/or effluent disposal) <u>NA</u>	Sloping site – comment Gullies/banks/cuttings likely to affect work – comment Streams/watercourses likely to affect work – comment Other parties affected – comment Other restrictions (e.g. overhead utilities, pylons, power & phone lines, forest, access, etc.) – comment	
Vehicle crossing	Existing Yes /No Complies Yes /No Comment Required to be upgraded Yes/ No To be reinstated & new crossing installed New crossing required Yes/ No Crossing check sheet completed ☒	
Damage	Yes /No Comment	
Planning check attached	Yes/No - Comment	

Site Visit Checklist – PIM/BC – Building

Building Consent No.: 56005

Notes:

Photos taken:

Officer:

Ted Saw

Signature:

T. A. Saw

Sketch:

58665

BLG-004f
Rev 6

**PALMERSTON NORTH
CITY COUNCIL**

PIM/Building Consent Application Checklist

Project Address:

7 Diamond Court

Interviewing Officer/s:

Phil / JasmineDate: 4.11.05

		Yes	N/a	No
Building Officer	Application Documentation			
	Application type: ☐ PIM ☐ BC ☒ Combination PIM & BC			
	Application form completed & correct	☒		
	Residential: Two sets of plans and specifications provided	☒		
	Commercial: Three sets of plans and specifications provided		☒	
	Copy of City View Plan identified, confirmed by applicant	☒		
	Commercial	Yes	N/a	No
	Demolition work – copy of Building Consent application to Information Services		☒	
	Building works on a public place			
	Work likely to impact on road reserves (If yes, provide City Network handout)			
	Fire analysis report for new buildings & alterations to existing buildings provided			
	Accessibility for new buildings & alterations to existing buildings addressed & checked on plans			
	Plans	Yes	N/a	No
	Site plans to standard i.e. no graph paper, no pencil drawings, no single line drawings	☒		
	Show datum			
	Floor Plans	Yes	N/a	No
	Dimensions shown on plans	☒		
	Identified rooms shown on plans	☒		
	Windows shown on plans	☒		
	Elevations	Yes	N/a	No
	Ventilation details shown on plans	☒		
	Cross Section	Yes	N/a	No
	Full cross section – min. 1 for garages		☒	
	Full cross section – min. 2 for dwellings	☒		
	Finished floor levels shown on plans	☒		
	Stair, barrier, handrail detail shown on plans		☒	
	Slab & foundation detail shown on plans	☒		
	Weather Tightness	Yes	N/a	No
	Windows, doors, junction, balcony, parapet, int/ext corner details shown on plans	☒		
	Drainage Plans	Yes	N/a	No
	Drainage plans shown on plans	☒		
	Effluent disposal system (rural only) provided		☒	
	Specifications	Yes	N/a	No
Relevant & comprehensive specifications provided	☒			
Bracing schedule for walls/subfloor provided	☒			
Truss design certificate & layout details provided	☒			
Lintel schedule provided	☒	☒		
Timber grade & treatment schedule provided	☒			
Exterior cladding system information provided	☒			
Smoke alarms shown on plans	☒			
Specific Design	Yes	N/a	No	
Engineer calculations & details provided	☒			
Engineer details shown on architectural plans	☒			
Existing Vehicle Crossing	Yes	N/a	No	
Existing vehicle crossing shown on plans		☒		
New Vehicle Crossing	Yes	N/a	No	
New crossing application completed	☒			
Location of vehicle crossing distance to boundary shown on plans				
Width of vehicle crossing shown on plans				

SPECIFIC DESIGN.LOCKWOODS.

Planning Officer

Field Inspection Sheet – Foundations

Building Consent No.: 58665Address: 7 Diamond StTradespersons: Wood & RobsonDate: 21.12.05 Time: 11:30

Contact Details: _____

Weather Conditions: wet/fine

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, E2, F5, G4 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
Conditions of consent/site instructions read?				Yes/ No
Approved plans & specifications sighted? ¹				Yes/ No
Approved plans include specific design detail?				Yes /No
Siting²				
Property address confirmed	✓			
Boundary pegs identified	✓			
Surveyor certificate required for siting ³		✓		
Building footprint matches plan ⁴	✓			
Measurements taken building to boundary	✓			
Floor heights				
Foundation height in respect of proposed finished ground levels ⁵ :	✓			
Spot levels & floor heights				
Confirmed on site	✓			
Surveyor's certificate provided		✓		
Sloping site				
Back slope, forward slope ⁶		✓		
Specific design (Grade B7 Masonry/ in-situ foundation)				Yes/No
Confirm engr inspection and approval ⁸		✓		
Ground bearing				
Prod check ⁹	✓			
Soil characteristics				✓✓✓ silty, sandy, stony, clay, soft, hard, wet, dry
Engineer report required		✓		
Foundation to be taken to solid bearing (Reinspection required)		✓		
Organic matter removed ¹⁰				Not yet
Foundation (NZS 3604)				Yes/No
As per approved plans	✓			
Dimensions	✓			250 mm x 300 mm
Footing level, square & clean	✓			
Formwork complete	✓			External & internal
Stepped footing ¹¹		✓		
Damp Proof Membrane in place ¹²		✓		
Service penetration in foundation wall ¹³				Yes/no
Pads				
Set out as per plan – dimensions		✓		mm x mm mm
Set out as per plan – dimensions		✓		mm x mm mm
Ground Beams				
Set out as per plan – dimensions		✓		mm x mm
Post Footings¹⁴				
Set out as per plan – dimensions		✓		mm x mm mm
Set out as per plan – dimensions		✓		mm x mm mm
Steel/Reinforcing: Specify				deformed steel/round steel, high tensile/mild steel/mesh
Horizontal bar size	✓			Size: 20 012
Starter bar size & spacing		✓		Size: 20 012
Reinforcing lapped & tied ¹⁵	✓			100x75 bolted into foundation wall.
Reinforcing clean & supported	✓			
Reinforcing cover correct ¹⁶	✓			

Field Inspection Sheet – Foundations

Building Consent No.: 58665

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, E2, F5, G4 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
Concrete specified on plans				____ MpA Note: advise builder delivery docket needs to be provided, if other than 17.5 MpA
Notes¹⁷:				
Amended plans required?	Yes /No		Officer: <i>Ject Sam</i>	
Amended specifications required?	Yes /No			
Reinspection required?	Yes /No		Signed: <i>ha Sam</i>	
Site instruction issued?	Yes /No			
Foundation inspection passed?	Yes/ No		Date: <i>21-12-05</i>	

¹ Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

² Refer to BLG-001p Policy on when to check the siting of proposed buildings during inspections and BLG-002p Policy on when to require surveyor's certificates as a condition of a resource consent

³ Boundaries to be defined by surveyor for siting within 200mm of boundary or for structures sited 1m from the boundary – to be confirmed by PBO, Snr BOs

⁴ Any change to the approved plans may affect site coverage and boundary issues. Check with Planning Officer before approving any further work

⁵ NZS 3604:1999 Section 7.5.2 & Fig 7.10

⁶ Sloping sites > 11°, refer to Tonkin Taylor report

⁷ NZS 4230: Part 2:1990 C3.3.2 Grade is the grade envisaged for the typical one- or two-storey structures which represent the bulk of current masonry construction

⁸ Has Engineer visited site and approved foundations as required by consent conditions? Written confirmation is required. E.g. signature on plans/fax etc.

⁹ NZS 3604:1999 Section 3.1 Prod check around entire foundation at maximum 2m centers and all corners if soft ground is found, identify area of soft ground, note in comments field

¹⁰ NZS 3604:1999 Section 3.5.1

¹¹ NZS 3604:1999 Section 6.11.4

¹² NZS 3604:1999 Section 7.5.4

¹³ Penetration to provide adequate fall for all discharge waste

¹⁴ NZS 3604:1999 Section 6.4.3.3 timber and ground contact shall have a minimum H5 treatment

¹⁵ NZS 3604:1999 Section 6.11.7 & 7.5.8 and Figs 7.12, 7.13, 7.14 & 7.15

¹⁶ NZS 3604:1999 Fig. 7.12

¹⁷ Note any additional information, including safety issues

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13 & AS/NZS 3500.2.2:2003	Pass	N/A	Fail	Details of Inspection & Comments:	
				Comments must be made for:	
Conditions of consent/site instructions read?				Yes/No	
Approved plans & specifications sighted? ¹				Yes/No	
Approved plans include specific design detail?				Yes/No	
Previous inspection passed?		✓			
Identify type of systems				AS/NZ 3500.2.2:2003	G13
Drain uncovered		✓			
Pipe sizes ²					
Main drain		✓			mm
Branch sizes		✓			mm
		✓			mm
		✓			mm
		✓			mm
Branch drains over 10m vented					
Gradient for 100mm pipe ³				Gradient:	
Gradient for 65mm pipe ⁴				Gradient:	
Branches enter at grade ⁵					
Level inverts installed correctly ⁶					
Provision for vent(s) identified					
Joints primed and cemented					
Drains as per plans					
As laid plans required					
Pipes protected through concrete					
Drains bedded in granular fill					
Drain & waste support in subfloor ⁷					
Water supply pipe support in subfloor ⁸ :					
Floor waste gullies					
Length of fixture discharge pipe ⁹		✓			m
Fixture discharge pipe sizes		✓			mm
		✓			mm
		✓			mm
Fixtures in same room as FWG		✓			
Drain under water test observed ¹⁰		✓			
Waste pipes	✓				
Graded discharge pipes ¹¹	✓				
Discharge pipes protected through concrete	✓				
HWC drain pipe size		✓			mm
Notes ¹² :					

Building Consent No.:

1 Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

2 AS/NZS 3500.2.2:2003 3.3 Size of drains Table 3.2 / G13 3.5 Table 2

3 100mm: 12mm/metre / 10mm/metre

4 65mm : 25mm/metre

5 AS/NZS 3500.2.2:2003 4.9.1 Branches shall enter at the top of main drains

6 AS/NZS 3500.2.2:2003 Figs. 3.1, 3.3.5

7 AS/NZS 3500.2.2:2003 Section 9.2 Table 9.1 / G13 AS1 Section 6.2 Table 7

8 G12 AS1 7.1.3 Generally horizontally 600mm centres & vertically 1.2m centres

9 AS/NZS 3500.2.2:2003 Section 4.6.7 & Fig. 4.2 & Table 4.4

10 water test held sound

11 AS/NZS 3500.2.2:2003 Section 4.6.7 & Fig. 4.2 & Table 4.4

32mm : 50mm/metre (max. permitted length of pipe 3.5m)

40mm : 25mm/metre (max. permitted length of pipe 3.5m)

50mm : 25mm/metre

65mm : 25mm/metre

12 Note any additional information, including safety issues

(50mm) Sink
Tub
Shower
Bath } 40mm

W.C. 80-100.

Vanity 32 or 40

Fall is 1:40 for all
(25mm per metre)

Over 3.5m in length must be vented.

Garage Floor

BLG-Bf
Rev: 2
Page 1 of 2

Commercial & Residential Field Inspection Sheet – Foundations & Concrete Slab Single Pour

Building Consent No.: 58665

Address: 7 Diamond Court

Tradesperson: Ideal Garages

Registration No: _____

Tradesperson: _____

Registration No: _____

Contact Details: _____

Staged/Partial Inspection: _____ of _____

Date: 11-1-06 Time: 10:30

Weather Conditions: wet/fine

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Specific Engineer Design (SED), B1, B2, E1, E2, F5, G4 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
Conditions of consent/site instructions read?				Yes/No
Approved plans & specifications sighted? ¹				Yes/No
Approved plans include specific design detail?				Yes/No
Preslab drainage inspection passed?				Yes/No <u>N/A</u>
Site hazard board read	Yes	N/A	No	
Special PPE required for this site (as detailed on hazard board)?	Yes	No		Specify: <u>steeltopped</u> footwear / eye protection / dust mask Other:
Siting ²				
Property address confirmed	/			
Boundary pegs identified	/			
Surveyor certificate required for siting ³	/			
Building footprint matches plan ⁴	/			
Measurements taken building to boundary	/			
Floor heights				
Foundation height in respect of proposed finished ground levels ⁵ :	/	<u>100mm</u>		
Spot levels & floor heights				
Confirmed on site	/			<u>100mm</u>
Surveyor's certificate provided	/			
Sloping site				
Back slope, forward slope ⁶		/		
Ground bearing				
Prod check ⁷	/			
Soil characteristics				<u>Silty, sandy, stony, clay, soft, hard, wet, dry</u>
Engineer report required		/		
Foundation to be taken to solid bearing (Reinspection required)	/			
Foundation (SED/NZS 3604)				Yes/No
As per approved plans	/			
Dimensions	/			<u>200 mm x 200 mm</u>
Footing level, square & clean	/			
Formwork complete	/			<u>External & internal</u>
Stepped footing ⁸	/			
Damp Proof Membrane in place ⁹	/			
Service penetration in foundation wall ¹⁰				yes/no
Hard fill & blinding ¹¹				
Type:				<u>Granular compacted</u>
Compaction certificate required (SED/fill > 600mm)	/	/		
Damp Proof Membrane ¹²	/			Type: <u>Polythene</u>
Joins lapped & taped	/			
Penetrations or punctures sealed	/			
Steel/Reinforcing: Specify	/			<u>deformed steel</u> round steel, high tensile/mild steel/mesh
Horizontal bar size				Size & number: <u>1 D12</u>
Starter bar size & spacing		/		Size:

Commercial & Residential Field Inspection Sheet – Foundations & Concrete Slab Single Pour

Building Consent No.: **58665**

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Specific Engineer Design (SED), B1, B2, E1, E2, F5, G4 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
Reinforcing placed & tied correctly ¹³	/			
Starters bent into slab		/		
Mesh ^{14 & 15}		/		Specify:
Main bar cover 75mm cover to ground, 50mm cover to boxing	/			
Slab thickness	/			100 mm
All reinforcing clean & supported on bar chairs	/			
Concrete specified on plans (Residential Only)				17.5 MpA Note: advise builder delivery docket needs to be provided, if other than 17.5 MpA
Notes¹⁶:				
Amended plans required?	Yes/No			Officer: Tony Kellerman Building Officer
Amended specifications required?	Yes/No			
Reinspection required?	Yes/No			Signed: 
Site instruction issued?	Yes/No			
Foundation inspection passed?	Yes/No			Date: 11-1-06

¹ Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

² Refer to BLG-001p Policy on when to check the siting of proposed buildings during inspections and BLG-002p Policy on when to require surveyor's certificates as a condition of a resource consent

³ Boundaries to be defined by surveyor for siting within 200mm of boundary or for structures sited 1m from the boundary – to be confirmed by PBO, Snr BOs

⁴ Any change to the approved plans may affect site coverage and boundary issues. Check with Planning Officer **before** approving any further work

⁵ NZS 3604:1999 Section 7.5.2 & Fig 7.10

⁶ Sloping sites > 11°, refer to Tonkin Taylor report

⁷ NZS 3604:1999 Section 3.1 Prod check around entire foundation at maximum 2m centers and all corners if soft ground is found, identify area of soft ground, note in comments field

⁸ NZS 3604:1999 Section 6.11.4

⁹ NZS 3604:1999 Section 7.5.4

¹⁰ Penetration to provide adequate fall for all discharge waste

¹¹ NZS 3604:1999 Section 7.5.3

¹² NZS 3604:1999 Section 7.5.4 – 7.5.7

¹³ NZS 3604:1999 Section 6.11.7 & 7.5.8 and Figs 7.12, 7.13, 7.14 & 7.15

¹⁴ NZS 3604:1999 Section 7.5.8

¹⁵ 665, 668*, economesh, other *Note: 668 mesh requires **free joints** @ 12m centres maximum

¹⁶ Note any additional information, including safety issues

Field Inspection Sheet – Concrete Slab

Address: 7 DITTON COURTBuilding Consent No.: 58665Tradespersons: WOOD & BOBSONDate: 13-1-06 Time: 9.30Weather Conditions: wet/fine

Contact Details: _____

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, E2, F5 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Conditions of consent/site instructions read?				Yes/No
Approved plans & specifications sighted? ¹				Yes/No
Approved plans include specific design detail?				Yes/No
Foundation inspection passed?	/			
Pre-slab drainage inspection passed?	/			
Concrete strength specified on plans				
Confirm if other than 17.5MpA ²				MpA
Retaining walls drained ³		/		
Hard fill & blinding ⁴				
Type:	/			Granular/compacted GRANULAR 50mm
Compaction certificate required (fill>600mm)	/	/		
Damp Proof Membrane ⁵	/			Type: POLYTHENE
Overlaps foundation	/			
Joins lapped & taped	/			
Penetrations or punctures sealed	/			
Engineer Detail				
Ribraft or similar		/		
Confirm engr inspection and approval ⁶		/		
Slab thickness		/		mm
Unreinforced slab		/		
Reinforced slab				
Mesh ^{7 & 8}	/			Specify: 6mm
Mesh clean, lapped & tied	/			
Supplementary bars ⁹	/			
Free joints (slabs >24m) ¹⁰		/		
Starters bent into slab		/		100x75 TR with DPC TO PERIMETER
Cover & placement ¹¹	/			100mm
Supported on bar chairs	/			
Slab thickenings and pads ¹² :				
Reinforcing mat/mesh		/		
Reinforcing clean, lapped & tied		/		
Horizontal: type & size as per plans		/		
Starter: type & size as per plans		/		
Cover & placement ¹³		/		
Supported on bar chairs		/		
Bracing posts/portal as per engr design		/		
Split floor levels				
Foundation		/		
Thickening		/		
Continuous DPM from upper to lower level		/		
Floor heights				
Foundation height in respect of proposed finished ground levels ¹⁴ :	/			300mm
Notes ¹⁵ :				

- ¹ Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail
- ² Obtain copy of delivery docket
- ³ E2 AS1 Section 12 Fig. 133
- ⁴ NZS 3604:1999 Section 7.5.3
- ⁵ NZS 3604:1999 Section 7.5.4 – 7.5.7
- ⁶ Has Engineer visited site and approved foundations as required by consent conditions? Written confirmation is required. E.g. signature on plan/fax etc.
- ⁷ NZS 3604:1999 Section 7.5.8
- ⁸ 665, 668*, economiesh, other *Note: 668 mesh requires **free joints @ 12m centres maximum**
- ⁹ NZS 3604:1999 Fig 7.17
- ¹⁰ NZS 3604:1999 Section 7.5.8
- ¹¹ NZS 3604:1999 Section 6.11.7 & 7.5.8 and Figs 7.12, 7.13, 7.14 & 7.15
- ¹² NZS 3604:1999 Section 7.5.11
- ¹³ NZS 3604:1999 Section 6.11.7 & 7.5.8 and Figs 7.12, 7.13, 7.14 & 7.15
- ¹⁴ NZS 3604:1999 Section 7.5.2 & Fig 7.10
- ¹⁵ Note any additional information, including safety issues

Field Inspection Sheet – Pre-Line – Plumbing Building Consent No.: 58665Address: 7 Diamond G.
ASHHURST.Tradespersons: BASILEDate: 22/2/06 Time: 10-30Contact Details: JAMES.Weather Conditions: wet/fine

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13 & AS/NZS 3500.2.2:2003	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Conditions of consent/site instructions read?				Yes/No <u>YES</u>
Approved plans & specifications sighted? ¹				Yes/No
Approved plans include specific design detail?				Yes/No
Previous Underfloor/Preslab – Soil/Drain/Wastes inspection passed?	☒			
Pipe Out				
Identify pipe material type ² :	☒			Hot: <u>RETAIN.</u> Cold:
Water supply pipe support ³ :	☒			Wall spacing: <u>700</u> mm Ceiling spacing: <u>900</u> mm
Pressure test observed ⁴	☒			<u>200</u> lbs/KPa
Internal terminal vent fitted ⁵		☒		Location:
Soil stack				
Branches enter at appropriate grade ⁶		☒		
Level invert fitted correctly ⁷		☒		
No connections within 600mm rollover ⁸		☒		
Soil stack vented correctly		☒		
Size of vent		☒		mm
Floor waste gullies				
Fixtures connecting to floor waste gully in same room		☒		
Grade on pipework ⁹		☒		
AAV installed as per manufacturer's recommendation		☒		
Drains & waste supported ¹⁰		☒		
Notes¹¹:				
Amended plans required?	Yes/No	Officer: <u>Ross Marshall?</u> Signed: <u>R.P. Marshall.</u> Date: <u>22/2/06</u>		
Amended specifications required?	Yes/No			
Reinspection required?	Yes/No			
Site instruction issued?	Yes/No			
Pre-line plumbing inspection passed?	☒ Yes/No			

Field Inspection Sheet – Pre-Line – Plumbing

Building Consent No.:

BLG-Qf
Rev:0
58665

¹ Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

² G12

³ G12 AS1 7.1.3 Generally horizontally 600mm centres & vertically 1.2m centers

⁴ G12 AS1 7.5.1

⁵ AS/NZS 3500.2.2:2003 Section 3.9.3.3

⁶ AS/NZS 3500.2.2:2003 Section 3.4 & Table 3.2

⁷ AS/NZS 3500.2.2:2003 Section 3.3.5 Fig. 3.1

⁸ AS/NZS 3500.2.2:2003 Section 7.12.3 Fig. 7.12 / G13 AS1 Section 4.7.2 & Fig. 8

⁹ AS/NZS 3500.2.2:2003 Section 4.6.7 & Fig. 4.2 & Table 4.4

32mm : 50mm/metre (max. permitted length of pipe 3.5m)

40mm : 25mm/metre (max. permitted length of pipe 3.5m)

50mm : 25mm/metre

65mm : 25mm/metre

¹⁰ AS/NZS 3500.2.2:2003 Section 9.2 Table 9.1 / G13 AS1 Section 6.2 Table 7

¹¹ Note any additional information, including safety issues

Field Inspection Sheet – Pre-Line – Single Storey/Lower Storey

Building Consent No.: SS 665Address: 7 Diamond
CartTradespersons: David
RobsonDate: 17 3 2008 Time: 8:30Weather Conditions: wet/fine

Contact Details: _____

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, C3, C4, E2, E3, F2, F4, F5, G4, H1 and NZS 3604:1999	Pass	N/A	Fail	Details of Inspection & Comments:	
				Comments must be made for: 1. Non-complying items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved	
Conditions of consent/site instructions read?				Yes/No	
Approved plans & specifications sighted? ¹				Yes/No	
Approved plans include specific design detail?				Yes/No	
Approved plans include air/noise detail?				Yes/No	
Plumbing pre-line inspection passed? ²				Yes/No	Comment: TO BE DONE
Subfloor inspection passed?				Yes/No	
Exterior					
Exterior cladding in place & weathertight?				Yes/No	
If "No" Weathertight Inspection Checklist MUST be completed & passed					
Exterior protected (where cladding is not in place)					
Roof					
Roof cladding & flashings ³	✓				
Access to roof space ⁴	✓				
Bracing					
Plan checked & wind zone confirmed	✓			Low / medium / high / very high	
Brace bottom plate fixings	✓			Type: Galv brackets as per design	
Unit length as per plan	✓				
Bracing limitations ⁵	✓	✓			
Roof bracing checked	✓				
Bracing as per approved plans	✓				
Bracing plan amended & approved		✓		Details:	
Framing					
Bottom plate fixings	✓			Type: Galv brackets	
Floor plan as per approved plans	✓				
Moisture content ⁶		✓		MC Range	100% Solid Timber calls
Lintels & beams as per approved plans		✓			
Lintel/beam support & fixings		✓			
Fixings for high wind ⁷		✓			
Spacing (suitable for linings)		✓			
Engineer detail as per approved plans					
Engineer design steel connections checked					
Fire Wall					
Fixings & straps		✓			
Penetrations & electrical fittings ⁸		✓			
Insulation					
Insulation walls				Type: Pink Batts	Grade: R 1.8
Insulation ceilings				Type: " "	Grade: R 2.4
Blown insulation thickness		✓			
Insulation in skillion roof	✓				
Ply (roof & decks) thickness as per plans		✓			
Safety Glazing					
Exterior windows	✓				
Window restrictors fitted		✓			
Doors	✓				
Stairs		✓			
Wet areas	✓				
Wet Area					
Flooring substrate as per plans		✓			
Waterproofing systems checked		✓			

Field Inspection Sheet – Pre-Line – Single Storey/Lower Storey

Building Consent No.:

[illegible]

- ¹ Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail
- ² Where plumbing pre-line inspection has not been passed, site instruction to be issued detailing areas able to be lined & any other necessary actions
- ³ Roof is weatherproofed i.e minimum of ridge caps, barge rolls, barge flashings, apron flashings in place
- ⁴ NZS 3604:1999 Section 13.3.1 location to allow unobstructed access to roof space, min. 600mm headspace
- ⁵ Check bracing limitations in appropriate bracing manual (e.g. Limitations Page 8 GIB Bracing Systems)
- ⁶ Reference E2 / AS1, 11.2. Forest Research Institute recommends testing 10 studs, 6 ceiling battens & 6 lintels, 9 out of the 10 studs must be within the limits.
- ⁷ Lintels, studs, wind straps, bottom & top plates
- ⁸ All penetrations shall be fire rated to ensure the integrity of the fire separation is not compromised
- ⁹ Note any additional information, such as: cast in fixings, timber, etc.

Field Inspection Sheet – Drainage

Building Consent No.: 58665Address: 7 Diamond Ct
AshhurstTradespersons: ClearflowDate: 20-4-06 Time: 1:00

Contact Details: _____

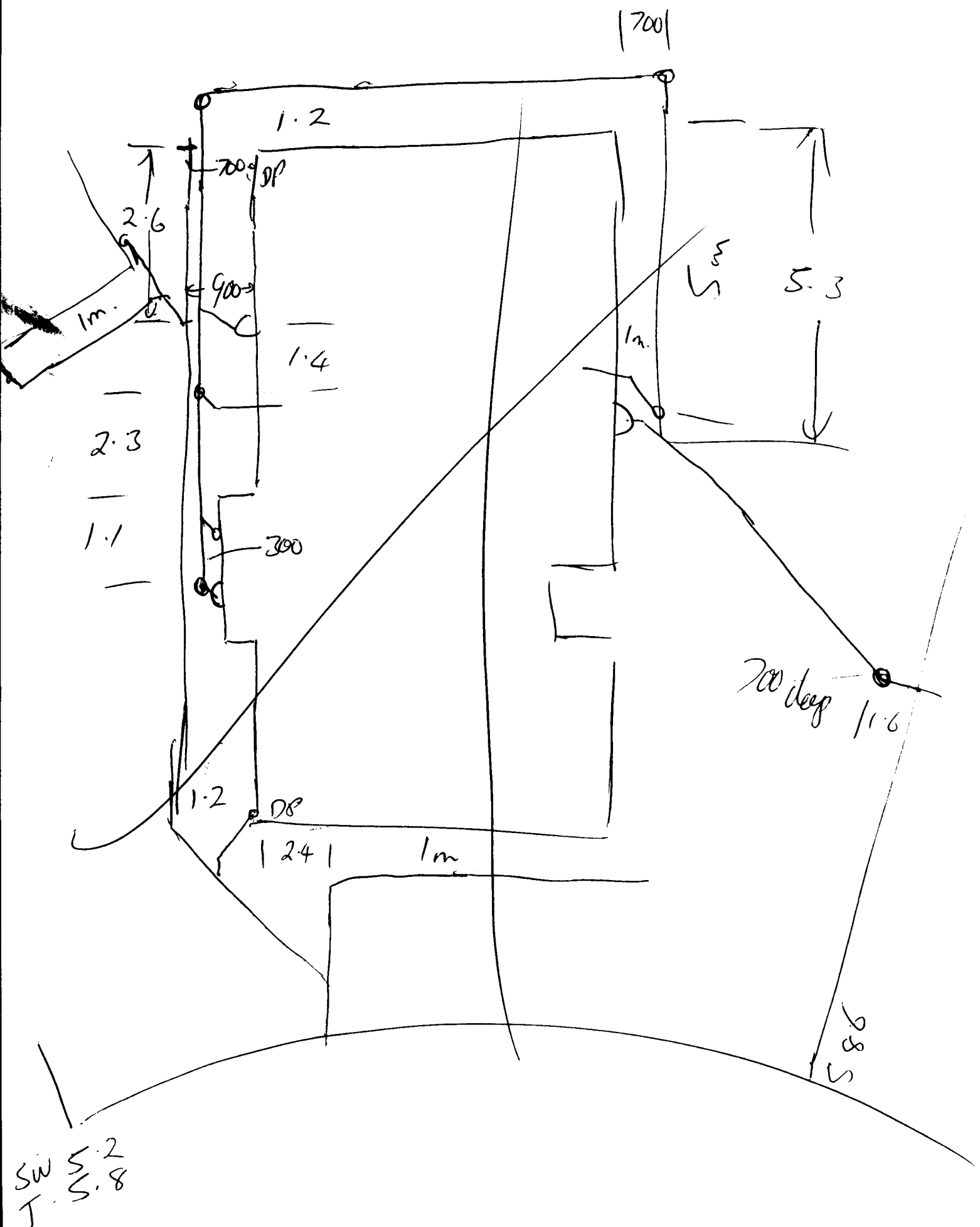
Weather Conditions: wet/fine

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13, G14 & AS/NZS 3500.2.2:2003, AS/NZS 1546.1:1998	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Conditions of consent/site instructions read?				Yes/No
Proposed plans sighted?				Yes/No
Identify type of systems				AS/NZ 3500.2.2:2003 <u>G13</u>
Pipe sizes¹				
Main drain	☒			<u>100</u> mm
Branch sizes	☒			<u>100</u> mm mm mm mm
Branch drains over 10m vented	☒			
Gradient for 100mm pipe ²	☒			Gradient: <u>1.80</u>
Gradient for 65mm pipe ³	☒			Gradient:
Branches enter at grade ⁴	☒			
Inspection points/openings ⁵	☒			
Level inverts installed correctly ⁶	☒			
Provision for vent(s) identified	☒			
Joints primed and cemented	☒			
As laid plans recorded	☒			
Drains bedded in granular fill	☒			
Drain under water test observed ⁷	☒			
Discharge pipes sealed through foundation				Yes/No
ORG/Gully traps⁸				
Gully trap installed?				Yes/No
Gully trap charged ⁹	☒			<u>Discharge pipe</u> / Hose tap / HWC relief drain
Stormwater¹⁰				
Pipe size ¹¹	☒			<u>100</u> mm mm
Discharge to	☒			<u>main / kerb / lift sump (450mm)¹²</u>
Rodding points/ access points ¹³	☒			
Y junctions @ 45° ¹⁴	☒			
Soak pit as per plans ¹⁵		☒		
Liner perforated		☒		
Septic Tank¹⁶				
Sited as per plan				
Fresh air inlet				
Risers above finished ground level				
Effluent Disposal				
Design matches as laid plans				
Siting				
Minimum 3m from boundaries				
Minimum 20m from watercourse				
Minimum 3m from house				
Stormwater cut off drain				
Water Tanks				
Siting as per plans				
Overflow piped to approved water course				
Paved areas and sumps discharge to approved outfall				

Notes¹⁷:

- 1 AS/NZS 3500.2.2:2003 3.3 Size of drains Table 3.2 / G13 3.5 Table 2
- 2 100mm (1:100 = 10mm/m, 1:80 = 12mm/m, 1:60 = 16mm/m)
- 3 65mm : 25mm/metre
- 4 AS/NZS 3500.2.2:2003 4.9.1 Branches shall enter at the top of main drains
- 5 AS/NZS 3500.2.2:2003 Section xxxx
- 6 AS/NZS 3500.2.2:2003 Figs. 3.1, 3.3.5
- 7 water test held sound
- 8 AS/NZS 3500.2.2:2003 Section 4.4.6
- 9 AS/NZS 3500.2.2:2003 Section 4.6.3
- 10 NZBC E1 AS1
- 11 NZBC E1 AS1Section 3.1
- 12 AS/NZS 3500.2.2:2003 Section 3.4.2 Fig. 6
- 13 AS/NZS 3500.2.2:2003 Section 3.7
- 14 AS/NZS 3500.2.2:2003 Section 3.3.2 Fig. 5
- 15 NZBC E1 VM 1 Section 9
- 16 AS/NZS 1546:1998
- 17 Note any additional information, including safety issues



Bryan Clark

58665

From: +64274375145@mms.xtra.co.nz

Sent: Tuesday, 9 May 2006 9:05 a.m.

To: Bryan Clark

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Field Inspection Sheet – Building & Plumbing Final

Building Consent No.: 54665Address: 7 Diamond
CoastTradespersons: Noel
RobsonDate: 9 5 2006 Time: 8:30Weather Conditions: wet/fine

Contact Details: _____

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Advice of Completion received?				Yes/No
Conditions of consent/site instructions read?				Yes/No
Conditions of consent actioned ¹	✓			
All required inspections passed	✓			
Electrical certificate of compliance provided	✓			
Gas certificate of compliance provided	✓			
Producer Statements as specified on building consent conditions provided		✓		
Exterior				
Photos taken (all sides of the building, e.g. where ground levels are questionable or may be built up when landscaping is done)				
Landscaping	✓			not started / started / completed
Floor heights (in relation to ground levels)	✓			
Chimney/flue height in relation to surrounding ridges & roof		✓		
Vents in chimney (Jetmaster fires)				
Drainage²				
Finished height of gully dish ³	✓			Unpaved 100mm Paved 25mm
Terminal vent installed ⁴ & flashed	✓			Size ⁵ : 80 mm
Vent cowl fitted	✓			
Discharge pipes to gullies ⁶				
Sealed against gully dish	✓			
Sealed through foundation	✓			
Lids fitted to gully dish ⁷	✓			
Pipes discharge under gully grating	✓			
Stormwater				
Guttering fitted	✓			
Downpipes fitted and fixed to walls	✓			
Diffusers/spreaders (downpipes to roofs)		✓		
Overflows to internal gutters		✓		
Butynol correctly laid & glued		✓		
Surface drains/sumps (yards & drives)		✓		
Site water run off (sloping sites)		✓		
Watertank overflow piped away		✓		
Wall cladding				
Cladding painted & sealed	✓			
Gaps & cracks properly filled & sealed	✓			
Facings & scribes fitted & sealed	✓			
Warranty & guarantee certificates provided		✓		
Weep holes in brick clear		✓		
Vent gaps at top of brickwork		✓		
Lintel bars fitted		✓		
Venting				
Bathroom venting ducts exiting envelope	✓			
Ensuite venting ducts exiting envelope	✓			
Laundry venting ducts exiting envelope		✓		
Kitchen venting ducts exiting envelope	✓			
Subfloor				
Base boards & vent grills subfloor area				
Access subfloor area (with door)				

Field Inspection Sheet – Building & Plumbing Final Building Consent No.: _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Subfloor ground levels (subfloor ground level must not be lower than exterior ground levels & spoil in the subfloor must be raked out evenly)				
Subfloor insulation				Type:
Ground vapour barrier laid in subfloor area ⁸				
Verandahs/Pergolas/Upper Level Decks				
Post / beam fixings as per plans		✓		
Rafter / floor joist fixings as per plans		✓		
Rafter / joist / ribbon board connections to building envelope as per plans		✓		
Decks				
Exterior stairs (open stair gaps < 100mm)		✓		
Handrails to all stairs		✓		
Barriers (min 1m high, gaps < 100mm)		✓		
Overflows to enclosed decks		✓		
Glass barriers		✓		(Branded / thickness _____ mm)
Barrier stability		✓		
Slip resistant surface (main entry decks)		✓		
Overhead Glazing				
Branded safety glazing identified		✓		
Retaining Walls/Excavations				
Retaining walls site works completed				
Barriers to retaining walls/site works				
Retaining wall drains cleanout access (house)				
Interior				
Paint & sealing of interior complete				Yes/No
Safety glazing window seats, hinged doors, low level glass	✓			
Windows (general glazing checked)	✓			
Fire Place				
Clearances checked		✓		
Restraint fixings		✓		
Vents in chimney (Jetmaster fires)		✓		
Wetbacks⁹				
Connected only to open vented cylinder		✓		
Connections only with copper pipework		✓		
Window Opening Restrictors (windows lower than 760mm from floor)				
Ground floor windows		✓		
Upper level windows		✓		
Kitchen				
Painting & sealing of kitchen complete	✓			
Seal around bench complete	✓			
Splash protection around sink complete	✓			ISO upstart
Sink working	✓			
Sink trap free of leaks	✓			
Dishwasher trap above flood level of dishwasher	✓			
Range hood vents to the exterior of the building	✓			
HWC¹⁰				Type: open vented / valve vented / <u>instantaneous</u>
Valves¹¹				
Open Vented Cylinder				
Isolating (3 in 1) valve ¹²				
Pressure reducing valve ¹³				
Drain valve ¹⁴				
Tempering valve ¹⁵				Temperature: _____ °C

Field Inspection Sheet – Building & Plumbing Final Building Consent No 58665

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Cylinder restraints ¹⁶				
HW Cylinder o/flow identified				Low Pressure systems/wet backs
Valve Vented Cylinder				
Isolating (3 in 1) valve ¹⁷				
Cold water expansion valve ¹⁸				
Pressure limiting valve ¹⁹				
Drain valve ²⁰				
Temperature & pressure relief valve ²¹				
Air gap to drain ²²				
Tempering valve ²³				Temperature: °C
Cylinder restraints ²⁴				
Instantaneous Water Heating				Type: <i>Infantry</i>
Water temperature ²⁵	✓			Temperature: <i>54.2</i> °C
Isolating valve ²⁶	✓			
Solar Water Heaters				
Installed as per manufacturer's specifications				
Water temperature ²⁷				Temperature: °C
Smoke Alarms				
Operational	✓			
Hush facility	✓			
Manufactured to an approved standard	✓			
Located as per plans	✓			
Stairs				
Handrail fitted		✓		
Balustrade barrier		✓		
Head room (2m min.)		✓		
Branded safety glazing identified		✓		
Min. tread, max. rise		✓		
Interior Balconies				
Barriers (min. 900mm high, gaps < 100mm)		✓		
Barrier stability		✓		
Bathroom				
Wall paint & sealing complete	✓			
Impervious floor seal complete	✓			
Flexible seal to floor wall junctions (tiles)	✓			
Branded safety glazing identified			✓	<i>Repaired</i>
Seal around vanity, bath & shower	✓			
Bath working	✓			
Bath trap water seal visible	✓			N/a – details ²⁸ :
Vanity working	✓			
Vanity trap free of leaks	✓			
Shower working	✓			
Shower trap				Type: <u>easi-clean</u> standard trap
Shower trap – standard trap water seal visible ²⁹				
Shower cubicle watertight	✓			
Splash protection complete	✓			
Ventilation	✓			
Toilet				
Wall paint & sealing complete	✓			
Impervious floor seal complete	✓			
Flexible seal to floor wall junctions (tiles)	✓			
Pan secured to floor	✓			
WC working	✓			
WC trap water seal	✓			
Seal around toilet	✓			
Seal around handbasin complete		✓		
Splash protection complete		✓		

Field Inspection Sheet – Building & Plumbing Final

Building Consent No. **58665**

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Ventilation	✓			
Ensuite				
Wall paint & sealing complete	✓			
Impervious floor seal complete	✓			
Flexible seal to floor wall junctions (tiles)	✓			
Branded safety glazing identified	✓			
Pan secured to floor	✓			
WC working	✓			
WC trap water seal	✓			
Bath working		✓		
Bath trap water seal visible		✓		N/a – details ³⁰ :
Vanity working	✓			
Vanity trap free of leaks	✓			
Shower working	✓			
Shower trap				Type: <u>easi-clean</u> / standard trap
Shower trap – standard trap water seal visible ³¹				
Shower cubicle watertight	✓			
Splash protection complete	✓			
Ventilation	✓			
Exterior Decks & Balconies				
Barriers (min 1m high, gaps < 100mm)		✓		
Barrier stability		✓		
Overflows to enclosed decks		✓		
Glass barriers (glass grade, thickness & type)		✓		
Slip resistant surface (main entry decks)		✓		
Ceiling Space				
Access to space provided min. 600 x 500mm	✓			
Insulation installed as per manufacturer's specifications	✓			
Insulation away from downlights & flues	✓			
Fan vent ducts connected	✓			
Laundry				
Wall paint & sealing complete	✓			
Impervious floor seal complete	✓			
Flexible seal to floor wall junctions (tiles)	✓			
Laundry tub working	✓			
Laundry trap free of leaks	✓			
Seal around tub		✓		
Splash protection complete	✓			
Ventilation	✓			
Vehicle Crossing				
Crossing completed			✓	
Swimming Pool/Spa Pool				
Pool inspection checksheet completed		✓		

Notes³²:

Product warnings & bans	Yes/No	Officer: BRYAN CLARK
Amended plans required?	Yes/No	
Amended specifications required?	Yes/No	
Reinspection required?	Yes/No	Signed: BLC
Site instruction/NTF issued?	Yes/No	
Building final inspection passed?	Yes/No	
		Date: 9 5 2005

Field Inspection Sheet – Building & Plumbing Final

Building Consent No.:

58665

¹ Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyor's certificates etc.

² G13 AS2 Section 3.3.1

³ AS/NZS 3500.2.2:2003 Section 4.6.6.7

⁴ AS/NZS 3500.2.2:2003 Section 3.9.3.1

⁵ AS/NZS 3500.2.2:2003 Section 3.9.3.2 & Table 3.5

⁶ G13 AS 2 Section 3.3.1 & Fig. 3

⁷ G13 AS2 Section 3.3.1

⁸ NZS 3604:1999 Section 6.14.3

⁹ G12 AS 1 Section 6.13

¹⁰ G12 AS1 Section 6.0

¹¹ G12 AS 1 Table 5

¹² G12 AS 1 Fig. 7

¹³ G12 AS 1 Fig. 7

¹⁴ G12 AS 1 Fig. 7

¹⁵ G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

¹⁶ G12 AS 1 Section 6.11.4 & Fig. 14

¹⁷ G12 AS 1 Fig. 8

¹⁸ G12 AS 1 Fig. 8

¹⁹ G12 AS 1 Fig. 8

²⁰ G12 AS 1 Fig. 8

²¹ G12 AS 1 Fig. 8

²² G12 AS 1 Fig. 8

²³ G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

²⁴ G12 AS 1 Section 6.11.4 & Fig. 14

²⁵ G12 AS 1 Section 6.14

²⁶ G12 AS 1 Section 6.0

²⁷ G12 AS 1 Section 6.14

²⁸ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

²⁹ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

³⁰ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

³¹ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

³² Note any additional information, such as: cast in fixings, timber, etc.

Field Inspection Sheet -Final - Garage/Carport/Pergola

Building Consent No.: 58665Address: 7 DiamondTradespersons: IdealDate: 9 5 2006 Time: 9:30Weather Conditions: wet/fineContact Details: Garages

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Advice of Completion received				Yes/No
Conditions of consent/site instructions read?				Yes/No
Conditions of consent actioned ¹	✓			
All required inspections passed	✓			
Electrical certificate of compliance provided		✓		no electrical in garage
Exterior				
Landscaping				not started / started / completed
Floor heights (in relation to ground levels)	✓			100 mm
Storm water guttering fitted	✓			
Down pipes fitted & fixed to walls	✓			
Down pipes connected to stormwater system	✓			
Wall cladding				
Cladding painted & sealed	✓			
Cladding overhanging bottom plate as per plans	✓			
Gaps & cracks properly filled & sealed		✓		
Facings & scribes fitted & sealed		✓		
Post / beam fixings as per plans		✓		
Rafter fixings as per plans		✓		
Rafter / joist / ribbon board connections to building envelope as per plans		✓		
Roof				
Roof cladding fixed	✓			
Barges & flashings fitted	✓			
Roof plane bracing, dragon ties fitted	✓			space brace x 2
Interior				
Building paper/wrap on walls		✓		
Building paper/wrap on roof	✓			
Timber grade & treatment	✓			MS9 90x35
DPC to bottom plates	✓			
Framing setout/spacing as per plans	✓			600g
Bottom plate fixings	✓			Type: TRUE BOLTS Spacing: mm
Truss connections as per plans	✓			
Vehicle crossing				
Crossing completed			✓	Existing New

Notes²:

Amended plans required?	Yes/No	Officer: <u>BRIAN CLARK</u>
Amended specifications required?	Yes/No	
Reinspection required?	Yes/No	Signed: <u>BLCC</u>
Site instruction issued?	Yes/No	
Garage/Carport/Pergola final inspection passed?	Yes/No	Date: <u>9 5 2006</u>

¹ Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyors certificates etc.² Note any additional information, such as: cast in fixings, timber, etc.



DEVELOPMENT SERVICES

BLG-022f

BUILDING SITE INSTRUCTION NOTICE

To: Wood and Robson

Address: 7 Diamond Cat

This notice relates to the building work being carried out under the building consent number; 58665

☐ The following building work **does not comply, or is required to be carried out**

Safety glass to bathroom required

☐ The work is to be carried out by _____ / _____ / _____

☒ An inspection of the completed works will be required.

(Please contact the Palmerston North City Council Development Services Section when the work is completed.)

Signed for and on behalf of the Council:

Name: Bryan Clark

Position: Building Officer

Signature: BLC

Issue Date: 9 5 2006



Project File Sign Off

Address: 7 Diamond Court
Name: _____

Building Consent No.: 58665

Item to be inspected for completion: Complies with the NZ Building Code at the date of inspection	Yes	N/A	No	Details of Inspection & Comments: Comments must be made for Non-complying Items
Plumbing & Drainage Officer				
'As laid' Drainage plans been drawn?	✓			
All the P&D conditions of the consent been signed off?	✓			
All plans been updated or amendments received?		✓		
Number of pans				Number:
Inspections carried out match amount charged?	✓			
Plumbing & Drainage items signed off: (Yes) No				
Date: <u>28 6 2006</u>				
Plumbing & Drainage Signature: <u>BLLC</u>				
Building Officer				
All plans been updated & amendments received?		✓		
All Producer statements 'Construction' / 'Construction Review' been received as required in Condition of Building Consent?		✓		
All energy certificates been received?	✓			
Specified systems list been received?		✓		
Compliance Schedule (CS) & Compliance Schedule Statement (CSS) required?		✓		
Existing Compliance Schedule been amended?		✓		
Vehicle crossing comply?	✓			
Footpath and vehicle crossing photos been deleted from files?	✓			
Footpath deposit be refunded?		✓		
Inspections carried out match amount charged?	✓			
Hazard forms been completed and registered?		✓		
Section 72, 75 or Memo of Encumbrance Certificates registered		✓		
All conditions of the consent been signed off?	✓			
All files been purged?	✓			
Building items signed off: (Yes) No				
Date: <u>28 6 2006</u>				
Building Officer Signature: <u>BLLC</u>				
Planning Officer				
Planning officer been informed if this work is a relocate?		✓		Planners name:
Swimming pool administration officer				
Swimming pool administration officer been advised?		✓		
Item to be inspected for completion:	Yes	N/A	No	Details of Inspection & Comments: Comments must be made for Non-complying Items
Administration Officer				
Any changes to the street address? (check on City View)				
File been amended if street address has changed?			✓	
All inspections been billed?		✓		
All bonds been refunded?		✓		
Development Contribution paid?		✓		
All fees been paid?	✓			
Does the building require Compliance Schedule (CS) & Compliance Schedule Statement (CSS) (see Building Officer comments above)		✓		
Administration items signed off:	Yes / No		Date: <u>29/06/06</u>	
Administration Officer Name:	Administration Officer Signature:			
<u>Kenny</u>	<u>[Signature]</u>			
CCC issued? <u>29/06/06</u>	Yes / No		Date: <u>29/06/06</u>	

Commercial & Residential Reinspection Checklist of Final Inspection

Address: 7 DiamondBuilding Consent No.: 54665Tradespersons: MoyleDate: 23 6 2006 Time: _____

Contact Details: _____

Weather Conditions: wet/fine

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents, Specific Engineer Design (SED) and NZS 3604:1999	Pass	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
Previous site instructions/NTFs/areas of non-compliance detailed below?			<u>Yes</u> /No
Site hazard board read	Yes/ <u>No</u> /No		
Special PPE required for this site (as detailed on hazard board)?	<u>Yes</u> /No		Specify: <u>steel capped footwear / eye protection / dust mask</u> Other: _____
Safety glass	✓		To bathroom
V. Crossing	✓		Finished
Amended plans required?	Yes/ <u>No</u>		Officer: <u>BRYAN CLARK</u>
Amended specifications required?	Yes/ <u>No</u>		
Reinspection required?	Yes/ <u>No</u>		Signed: <u>BLC</u>
Site instruction issued?	Yes/ <u>No</u>		Date: <u>23 6 2006</u>
Reinspection passed?	<u>Yes</u> /No		

Inspections Required

		Yes	No
Foundation	1	✓	
Ring and Pile Foundation			
Subfloor Building			
Underfloor Drainage	2	✓	
Concrete Slab	2	✓	
Framing	3	✓	
Pre-cladding	4	✓	
Cavity			
Monolithic Backing			
Paper – netting – rib lathe			
Scratch coat – stucco			
Half high brick			
Building preline	5	✓	
Plumbing preline	6	✓	
Post line	7	✓	
Drainage	8	✓	
Building final	9	✓	
Plumbing final	9	✓	
Demolition final			
Swimming Pool			
Engineer Observation	x		
Total Number of Inspections Required			

58665

~~PM~~ / Building Consent
DEVELOPMENT SERVICES DIVISION - CHARGE SHEET

Application Number:

55664

Application Address:

7 Diamond Court
Ashhurst

ADMINISTRATION

Date	Time	Task	Who
17-11-05	.25	BC Admin	Ferne
8/11	.25	Pin Reorder	En
	.25	Invoice	
28-11-05	.25	Format pm	UC
Total Hours	.75	@ \$74.15 per hour	

\$ 55.55

MANAGER/PRINCIPAL/SENIOR OFFICERS/STRUCTURAL ENGINEER

Date	Time	Task	Who
25-11	1.0	Pin	UC
Total Hours		@ \$128.75 per hour	

\$ 128.75

BUILDING/PLANNING OFFICERS/OTHER UNIT STAFF

Date	Time	Task	Who
7-11-05	.50	BC Application	Phil
11-11-05	.75	check, check sub. files, sign off	UC
Total Hours	1.25	@ \$110.20 per hour	

\$ 137.75

SUB TOTAL LABOUR

\$ 322.25

LESS DEPOSIT PAID

\$

TOTAL LABOUR COST

\$

TOTAL LABOUR COST (Carried forward)

\$ 315.00

OTHER FEES			
LEVIES:	DBH	@ \$ 1.97 / \$1000.00	\$ 315-20
	BRANZ	@ \$ 1.00 / \$1000.00	\$ 160-00
Code Compliance Certificate		@ \$ 56.00	\$ 56-00
Building Inspections 10		@ \$130.00 / Insp	\$ 1300-00
Scanning / Microfilm Charge 6+1 x A3		@ \$ 5.50 ea	\$ 38.50
13+14+13+2+14+4-50 x A4		@ \$ 3.20 ea	\$ 160-00
Processing		@ \$110.20 / hr	\$
Vehicle Crossings		@ \$130.00 / Insp	\$
Legal Fee	Sect 72	\$288.50	\$
	Sect 75	\$650.00	\$
Producer Statement		@ \$ 56.00ea	\$
Compliance Schedule		@ \$ 93.00	\$
Compliance Schedule (amendment only)		@ \$ 52.00	\$
Footpath Bond (No GST)		@ \$200.00	\$
Development Levy (pre 1/7/04)			\$

DEVELOPMENT CONTRIBUTIONS		
	City Wide Reserves	\$
	Roading	\$
	Water	\$
	Wastewater	\$
	Local Reserves	\$
	Stormwater	\$

SERVICES		
	Sewer	\$
	Water	
	Stormwater to Main	
	Stormwater to Kerb	
	Vehicle Crossings	

CONTRACTORS/CONSULTANTS	TASK	
		\$
		\$
		\$
		\$
		\$

TOTAL COST		\$
TOTAL FEE TO BE WAIVED (See Below)		\$
TOTAL TO BE INVOICED/PAID		\$

Fees entered into Corporate Vision: (date) _____

Signed off by (BSO) _____

TB + BC

82227

PLANNING/SUBDVN		Name: Jasmine	Date: 11-11-05
Planning Ck.			
8 11			
BUILDING		Name: C.A.N.	Date: 28-11-05
PIM:			
BC: D K			
P&D Wastewater		Name:	Date:
STREETS			
15 11 05		Name:	Date:
STRUCTURAL		Name:	Date:
HEALTH/DANG GOODS		Name:	Date:
PIM Number	BC Number	Instant RC Number	
58664	58665		
PROJECT TYPE		Due Date: 06/12/05	
3 bdrm dwg + Garage			
PROJECT ADDRESS			
7 Diamond Court Ashhurst			

INVOICED/
30/11/05.