

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

SELWYN DISTRICT COUNCIL CONSENT APPLICATION FOR

Today Homes Limited Lot 27 Kersey Park, Darfield

- GENERAL SPECIFICATIONS
- KITCHEN PLANS
- ELECTRICAL PLAN
- LIGHTING PLAN
- ECOPLY SPECIFICATIONS
- SOAKPIT CALCULATIONS - REFER PAGE A-02 OF PLANS
- ELECTRIC FIRE SPECIFICATIONS
- LINEA CLADDING SPECIFICATIONS

GENERAL SPECIFICATIONS

GENERAL SPECIFICATIONS FOR TODAY HOMES LTD

Owner: Today Homes Limited – Talauega Ausage-Bailey / Turnkey
Date: 13/03/2024

Site Address: Lot 27 Kersey Park, Darfield

All work to comply with NZ Building Code 1992, approved Documents and amendments

SITE SCRAPE

The area of the site to be covered by the building shall be stripped of all top growth and vegetable matter. Should soft clay, peat or filled ground be encountered on the site, an engineer shall be consulted for additional foundation details.

CONCRETE FOUNDATION AND FLOOR – WAFFLE SLAB

Allied Superslab – As per Codemark Certificate GM-CM30086

.250 micron polythene on 150mm min, AP40 graded hardfill. The slab shall be finished while still green. A high standard of finish is expected. NZS 3114 1987.

Wireplus PLUS 500 E mesh to entire slab All reinforcing to be Class E as per NZS4671

(Allied Superslab documentation will be combined to the full Specification PDF).

WALL FRAMING

All work to comply to NZS 3604 2011, 90 x 45 studs at 600 CRS to frames and dwangs at 800 centres, timber grade MSG8. Bracing to be as per schedule in plans.

Use malthoid D.P.C between concrete and timber. Lintels – sized as per Truss Design from an approved manufacturer or NZS3604 as appropriate. (Refer plans)

All timber is to be treated to NZ Timber Preservation Council 3640 2003. All timber shall be used in accordance with the Durability requirements of NZS 3602 2003. All work and material shall comply with the NZ Building Code B1/ AS1, B2 / AS1 Durability, E2 / AS1 External Moisture, E3 / AS1 Internal Moisture.

ROOF FRAMING

Trusses at 900 CRS fixings in accordance with truss design designed and manufactured by a licensed manufacturer. For long run iron type roofs purlins to be 75 x 50 at 900 CRS, timber grade MSG8. Ceiling battens to be Stratco Metal Battens at 600 CRS. All timber is to be treated to NZ Timber Preservation Council 3640 2003. All timber shall be used in accordance with the Durability requirements of NZS 3602 2003. All work and material shall comply with the NZ Building Code B1/ AS1, B2 / AS1 Durability, E2 / AS1 External Moisture, E3 / AS1 Internal Moisture. B2 / AS1 Durability. B1/ AS1.

SOFFITS

Fit 4.5mm Hardiflex sheets generally 600mm wide to 75 x 40 H1.2 treated Ribbon Plates and Sprockets . B2 / AS 1 Durability.

ROOFING -

PRELIMINARY AND GENERAL -

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

SCOPE OF WORK-

GENERAL SPECIFICATIONS FOR TODAY HOMES LTD

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All valleys, hips and penetration cuts are to be made on site. The fixing of the roof cladding with flashings and ridging will be the responsibility of the Roofing contractor. Fix selected roofing over self-supporting roofing underlay to roofing manufacturer's specifications.

ROOF FRAMING AND WALLS -

Roof framing shall provide adequate support and fixings for purlins (roofing battens). No member shall be overloaded by landing heavy, localised, stacks of cladding on them

ROOFING UNDERLAY -

Underlay shall be breather type building paper to NZS 2295: Run horizontally with upper sheets lapped 150mm over lower sheets and with bottom edges turned over fascia into gutters. Such underlay shall be provided under all metal roofs and be adequately supported unless self-supporting type.

ROOF CONSTRUCTION- (see Drawings for types) NZBC E2 / AS1 clause 1.0

Trussed Roofs - Drawings showing clearly the type, pitch, span, spacing and overhangs of roof trusses and details of roof claddings shall be provided to the truss manufacturer to allow him to comply with Clause 10.2.2 of NZS 3604 2011.

Thereafter, the Contractor shall match construction with the drawings and details provided by the truss manufacturer throughout all stages of fixing and bracing.

PURLINS, EAVES, GABLE ENDS -

Size of framing, spacing, overhangs and sheathing type as shown on plan.

SOFFITS – B2/AS1 Durability

Fit 4.5mm Hardiflex sheets generally at 600mm wide, to 75 x 40 H1.2 treated timber sprockets/ribbon board.

FASCIA BOARDS, ETC – B2/AS1 Durability – NZS 3617

Prefinished metal steel fascia and gutter system.

PREPARATORY WORK -

Provide all gutters, valleys and under-flashings before roofing cladding commences.

For profiled metal roofing, set out purlins to give reduced span at eaves and between top purlin and ridge as noted on plans.

Ensure all edges of roof cladding are adequately supported around projections such as pipes, ducting and roof lights.

ROOF CLADDING MATERIALS AND COMPONENTS - B2/AS1 Durability

Roof cladding shall be Prefinished Metal roofing as specified on drawings.

SELECTED CORRUGATED LONG RUN ROOF CLADDING ON EX 75 x 50mm H1.2 TREATED TIMBER PURLINS ON TRUSSES @ 900mm CRS.

TRUSS LAYOUT AND FIXING SPECIFICATIONS TO BE SUPPLIED BY TRUSS MANUFACTURER.

GENERAL SPECIFICATIONS FOR TODAY HOMES LTD

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FACTORY PREFINISHED MATERIAL-

Treat all such material with great care and obtain matching colour for making good minor damage and covering fixings made through the face of the claddings.

COMPLETION-

On completion of all work ensure that all debris is removed and site is left in a tidy state.

Fascia and Gutter

Metalline coloursteel, fascia and gutter system fixed to rafters. Fix fascia and gutter system to manufacturers' specification and NZS 3617 1979. B2 / AS1 Durability.

SPECIFICATION FOR CLAY BRICK VENEERS

PRELIMINARY –

Refer to the Preliminary and General Clauses of this specification and to the General Conditions of Contract, which are equally binding on all trades. All persons involved in the installation of this brick veneer must be aware of all aspects of this specification.

SCOPE –

This section of the contract consists of the supply and laying of all brick veneer work indicated on the drawings and specified herein and all associated lintels, ties etc required for a complete contract.

RELATED DOCUMENTS –

NZS 3604:1999	Timber Framed Buildings (SANZ)
NZS 4210:2001	Masonry Construction: materials and workmanship (SANZ)
NZS HB 4236	Masonry Veneer Wall Cladding – Summary of all standards Relating to brick veneer
NZBC B1/AS1	Structure – General, 2.0 Masonry

PRODUCTS

GENERAL –

All materials shall be the best of their respective kinds free from impurities, imperfections and other faults likely to impair the finished walls.

MATERIALS

BRICKS –

Bricks shall be first quality clay bricks manufactured to comply with AS/NZS 4455. The bricks are to be the size and brand specified by the owner/architect/builder and must be either manufactured or marketed by a member of the NZCB&PMA or have their approval to use their system.

MORTAR –

GENERAL SPECIFICATIONS FOR TODAY HOMES LTD

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Site Address: Lot 27 Kersey Park, Darfield

Shall be manufactured from cement, sand, lime and additives complying with the relevant standards in NZS 4210:2001. Good mortar strength is essential.

All mortar used to lay bricks on this contract is to be a pre-bagged factory manufactured 'Trade Mortar' or site mixed at a ratio of 4 sand to 1 cement. Water and plasticizing agents are to be added to conform to the mortar manufacturer's specification.

LINTELS AND SHELF ANGLES –

All steel lintels and shelf angles are to be galvanised and to comply with AS/NZS 2699.3. In Sea Spray zones epoxy coated, or stainless steel.

Where lintels span from one side of the veneer to the other in the traditional manner, the seating each side is to comply with NZS 3604. Cl.11.7.6.2 **and not to be attached in any way to the framing.**

DAMP-PROOF COURSE – OPENING FLASHINGS –

Thermakraft "Supercourse 500" polyethylene, 200mm wide flashing, used to flash around all openings. The flashings are to be held off the building wrap using a 20mm kick-out batten, or galvanised clouts left proud, allowing moisture to drop into the cavity. Flashings to extend 200mm past openings in all directions.

COMPONENTS

METAL BRICK TIES –

Brick ties, manufactured to AS/NZS2699.1, are to be used on this veneer. The ties must be of sufficient length to ensure a minimum of 50% bedding in the mortar course. Refer to tables in Design Note TB1 for tie length. Ties are to be Stainless Steel in Sea Spray Zones epoxy coated, or stainless steel.

WET WEATHER –

Keep all bricks on site dry so they do not become saturated. Keep the tops of pallets covered, bricks stacked around the site covered and the top of uncompleted veneers covered. This requirement applies during any inclement weather or when the job has been left for the day. All brick veneer **must be fully protected from rain for a period of 6 hours** after the bricks have been laid. Divert all down-pipes from discharging water onto the veneer.

BONDING OF THE BRICKWORK –

Bricks shall be laid dry, in stretcher bond, with a half-bond pattern unless otherwise specified by the architect. Bricks shall not be stack-bonded apart from minor detailing. The minimum length of a piece of brick shall be no less than 60mm.

MORTAR, MORTAR JOINTS AND POINTING –

All bricks shall be fully bedded in mortar.

All joints shall be 10mm, +/-3mm, both horizontally and vertically (perpend) and shall be **consistent in thickness**. No joint may be less than 7mm or more than 13mm; joints of these thicknesses should be the exception and certainly less than 5% of the total number of joints.

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Mortar must be mixed **by volume** unless bagged. All joints may be raked to a depth of 5mm and must not exceeding 6mm – tooled smooth. The tooling of the joint is to be done when the mortar is capable of retaining a finger print – this is to ensure consistency in the colour of the mortar.

IMPORTANT: If the air temperature exceeds 27 degrees Celsius or if there are warm winds blowing, common in coastal areas, the bricks are to be lightly wetted and mortar cured over 48 hours to ensure "Hydration" has occurred.

BRICK CAVITY –

Form wall cavity between structural wall and brick veneer (minimum 40mm – maximum 60mm) and maintain cavity dimension indicated on the drawings; recommend 50mm. Ensure the cavity is maintained clean of mortar droppings and clean mortar off ties as the work proceeds. Clean off mortar daggs and protrusions from the cavity face in order that the mortar does not encroach more than 5mm into the cavity. It is essential that care be taken at this stage to avoid any bridging of the cavity. Ensure the brick cavity is sealed off from any roof space.

Take particular care to maintain a clean cavity. Clean out openings (wash-outs) shall be provided along the base, every 10th brick and at corners. This will apply on all levels and above Shelf Angles. Ensure that brickwork at lower levels is protected and thoroughly cleaned of mortar washings from upper levels on a daily basis.

WEEP AND VENT HOLES –

Form weep holes in the bottom course of walls at ground level, and wherever the cavity is closed at the base. Weep holes shall be formed every third perpend (or 1000 sqmm/lineal metre of wall) and shall be clean and free of mortar and other restrictions.

The cavity shall be ventilated at the top of walls by similar vents as at the bottom or alternatively with a continuous 5mm gap between top course and soffit board with a cover bead to outside with a 2mm gap to masonry.

BRICK TIES –

Brick ties are to be installed at a slope of 5 degrees at 400mm centres horizontally into studs and at a maximum of 400mm vertically.

Tie sizes shall vary to suit the varying widths of cavities. Wall tie anchorage shall be a minimum of half the width of the mortar bed, with 15mm minimum cover from the weather face. Additional ties shall be placed within 200mm of the edge around openings.

WINDOW AND DOOR SILLS –

All window and door sills will be laid in order that they are consistent in slope and overhang, or alternatively, as detailed on the working drawings.

Sill bricks or tiles will be laid in such a manner that **they are of a similar size in individual width** along the entire width of the window or door sill opening.

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Linea

James Hardies 180mm classic Linea weatherboard system with linea boxed external Corners and linea facings to door & window openings. Apply Ecoply Barrier to as per manufacturers instruction, All Materials and workmanship to comply with NZBS. B2 / AS1 Durability.

Wall Cladding – 180mm Hardies Linea Weatherboard feature as per elevations

PLUMBER.

Cold Water Reticulation

(Mains Pressure)

20mm Polybutylene/Pex line to water cylinder and 15mm Polybutylene/Pex branch lines and fittings throughout house. 20mm control valve at point of entry to house.

NZ Building Code 1992 B2 / AS1 Durability, G12 / AS1 Water Supplies

Hot Water Reticulation

(Mains Pressure)

Mains Pressure run through 20mm and 15mm Polybutylene from 250 litre mains pressure cylinder with associated valves. and all pipe work lagged where required, in Insultube lagging. Hot Water from cylinder to go through a tempering valve All cylinders to have seismic restraints. All plumbing to comply with NZ building code 1992 B2 / AS1 Durability, G12 / AS1, Water Supplies. Copper pipe to relief drain.

Insulate all hot water pipes with preformed fibreglass insulation or double thickness plumbers felt secured with wire tie wrap complying with H1/AS1 and NZS 4305:1996 from the cylinder to the fixture. Insulation the valve system without limiting the function of the valves. Insulation the vent pipe from the top of the cylinder to 300mm above the standard height of the water in the pipe.

The optima heat temp range of 60-75 degree Celsius as per manufactures instructions. The drain line from the TPR valve is copper. Pipe Sizes as shown in the diagram in the manufactures Spec sheet (15mm & 20mm copper pipe), please Refer to Rheem Mains pressure spec sheet in the supporting documents. Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60 degree Celsius to prevent the growth of Legionella Bacteria.

Fit 75mm x 55mm Rectangular Coloursteel downpipes from gutter outlets to stormwater rises to E1 / AS1 section 4.

Fit main vents, fixture vents and wastes vents to NZ Building Code G13 / AS1 & AS2.

DRAINLAYER

Excavate, lay to grade and backfill all sewer drainage shown on site plan. All work to comply with NZ Building Code G13 / AS1 & AS2.

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Drain layer to liaise with Plumber using NZ Building Code G13 / AS1 & AS2 to ensure no venting conflicts occur in the system with pipe grades.

Drain layer must comply with Territorial Authority requirements for testing and inspection prior to backfilling

Excavate, lay to grade and backfill all and stormwater drainage to site plan to comply with NZ Building Code E1 (requirements for soakage pits.) Fill to be ordinary fill as per G13/AS2, 2.1.1.c

ELECTRICAL WORK

All electrical work to be carried out in a tradesman like manner and comply with the relevant codes of practice to NZ Building Code G9. Lighting to NZS 6703 1984. Private heating to give an adequate controlled interior temperature to NZ Building Code G5 / AS 1.

Downlights Details – IC Rated Units

JOINERY

Kitchen units are made from white Melamine with vinyl backs. All doors, draw fronts and seen ends are made from woodgrain or colour Melamine. Bench top is Formica with a deluxe 180 degree rolled edge with cover upstand. Appliance cabinetry to manufacturers specifications.

EXTERNAL JOINERY

Aluminium windows with pine reveals H 3.1, thermally broken residential suite Low E4 Glazing and Argon Gas, glazing as per NZS 4223 2016, NZS 4211 2008. NZ Building Code F2 / AS1 B2 durability 15 years.

INTERNAL DOORS

Fit paint grade or rimu flush panel prehung doors in 30mm Gib grooved jambs. B2 durability 5 years.

LININGS

Wall linings to be 10mm gib board and ceiling linings to be 13mm gib board fixed to manufacturers' specifications and stopped to a level 4 finish. Durability of 50 years as per Gib Bracing Systems Specification.

Substrates to have wet area tiling to be 10mm Aqualine, with a Durability of 50 years as per Gib Aqualine Wet Area Systems Specification.

All ceilings to be insulated with 2 layers of R3.6 fibreglass batts with bottom chords covered. All external walls to be insulated with R2.6 fibreglass batts. Walls in common between garage unconditioned space shall be insulated. No insulation is required to the garage. Insulation to NZS 4214 2006. B2 durability.

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PAINTER

All painting work to be carried out in a tradesman like manner. Internal surfaces shall have 3 coats of acrylic paint and/or polyurethane (owners' choice), sanding out blemishes between each coat.

All wet areas shall receive three coats of semi gloss acrylic paint unless specified otherwise.

All tiled showers and floors will be specified separately if required.

All walls to be sized before wallpapering.

SITE SECURITY (F5)

F5 - Workplace Health & Safety will be adhered to at all times.

Site Safety Requirements

Construction site to meet requirements of NZBC F5 – AS1 – Clause F5.3.1

Suitable construction methods shall be used to avoid the likelihood of tools or materials falling onto places where people might be present.

By the use of the following:

- Safety Nets
- Toeboards
- Site Safety fences – see below
- Barriers to prevent falling
- Follow OSH Guidelines

Work Environment	
Pedestrian adjacent to the site	Sub-division Location- houses mainly under construction- few inhabitants
Car parking adjacent to the site.	Sub-division Location- mainly under construction- mostly construction workers
Location of neighbouring buildings.	Houses under construction, house built & some occupied
Proximity to schools or early childhood centres	None
Site Fencing	Boundary fencing will be erected with a temporary Steel mesh panel fence at least 1.9 high x 2.2 wide & extends across the full front boundary.

EXCLUSION TO THE WORKS: (all work below responsibility of the owner)

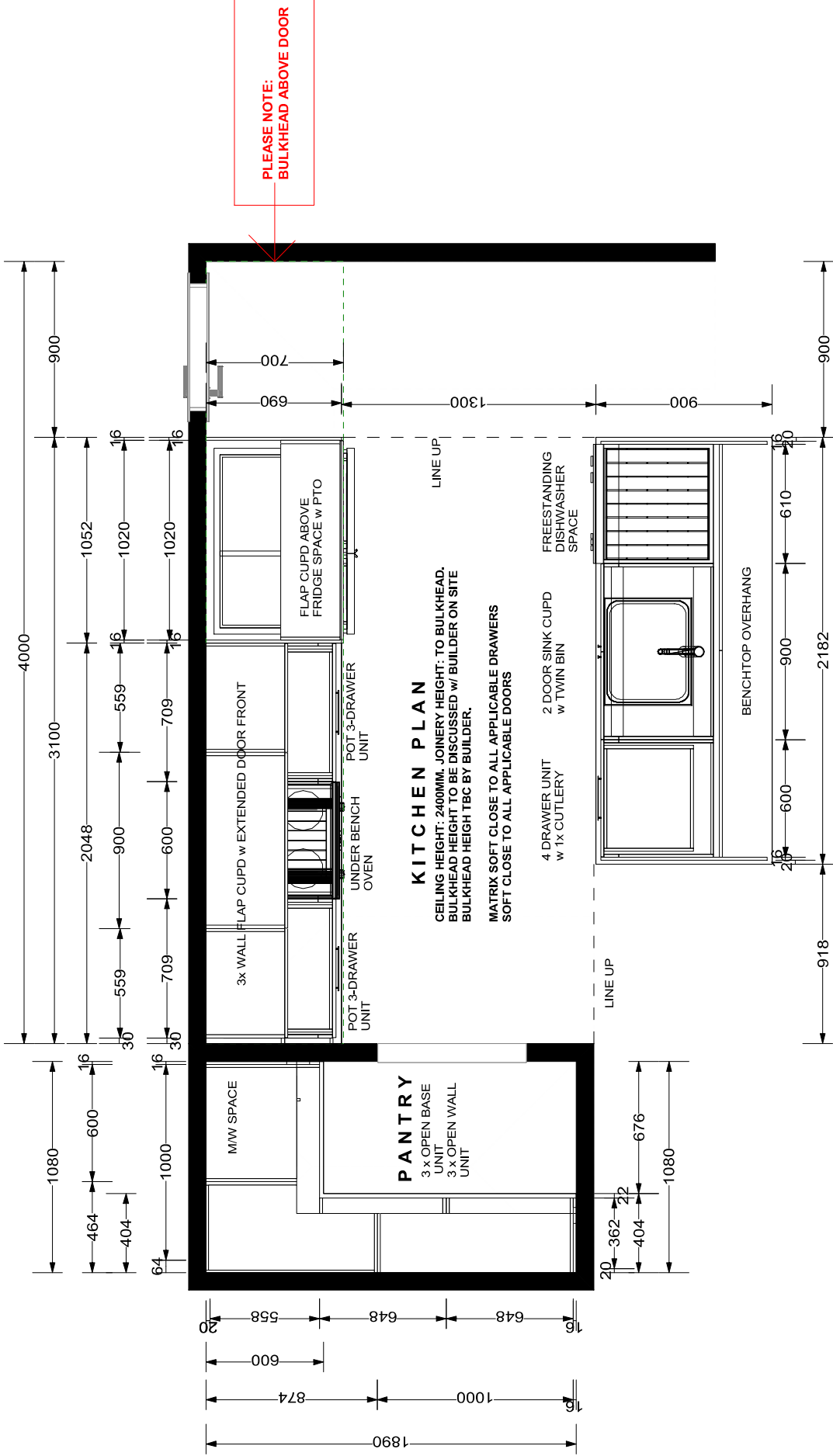
- 1) Drapes / Curtains
- 2) Landscaping, Grass & Gardens, including Clothesline and Letterbox

GENERAL SPECIFICATIONS FOR TODAY HOMES LTD

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SDC - Approved Building Consent Document - BC240357 - Pg 12 of 22 - 19/03/2024 - warreg



W. Talauega

2024-02-05

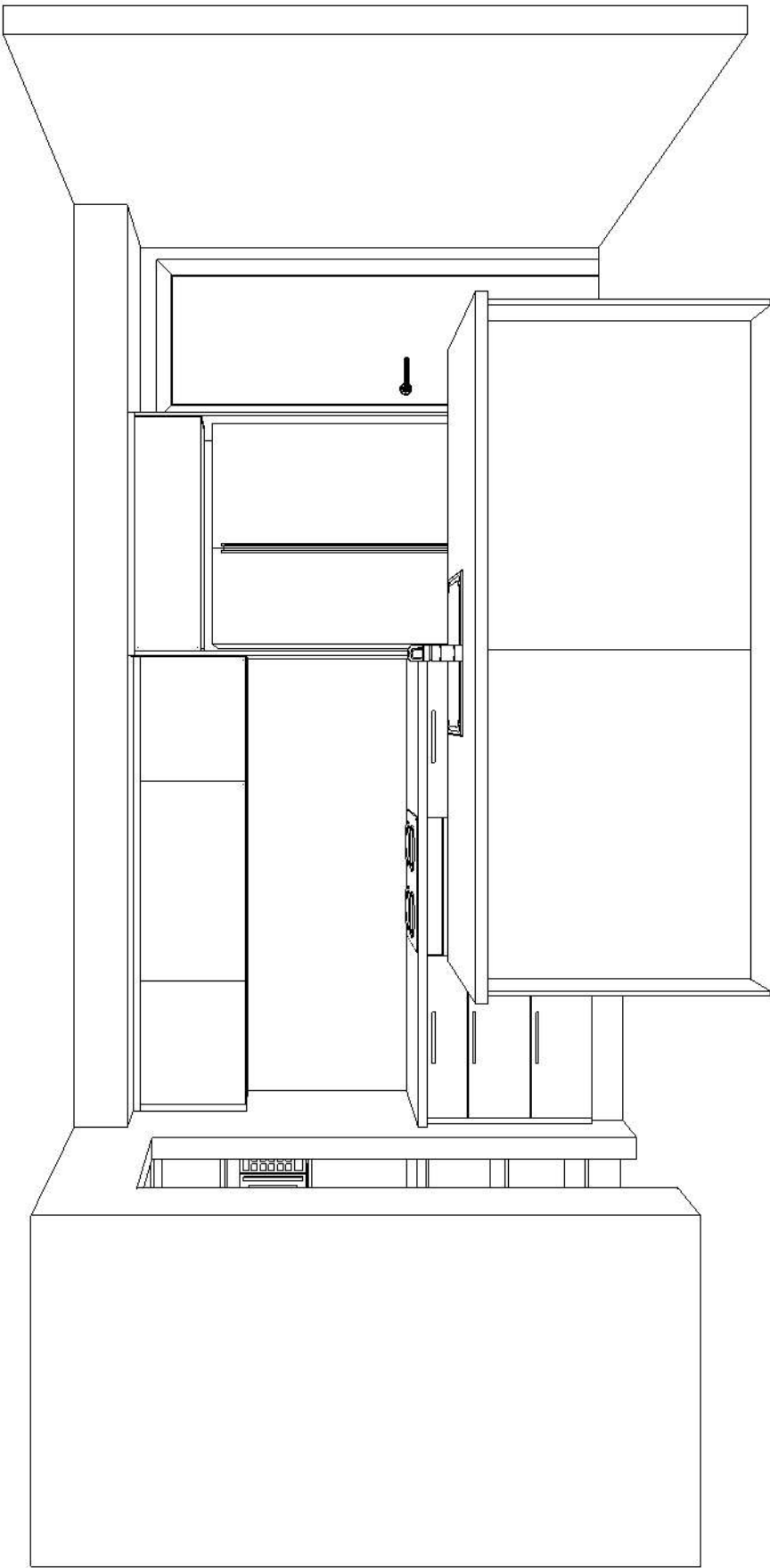
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.



SOCKBURN JOINERY LTD

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 2/5/2024
Printed: 2/5/2024



W. Talauega
2024-02-05

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



SOCKBURN JOINERY LTD

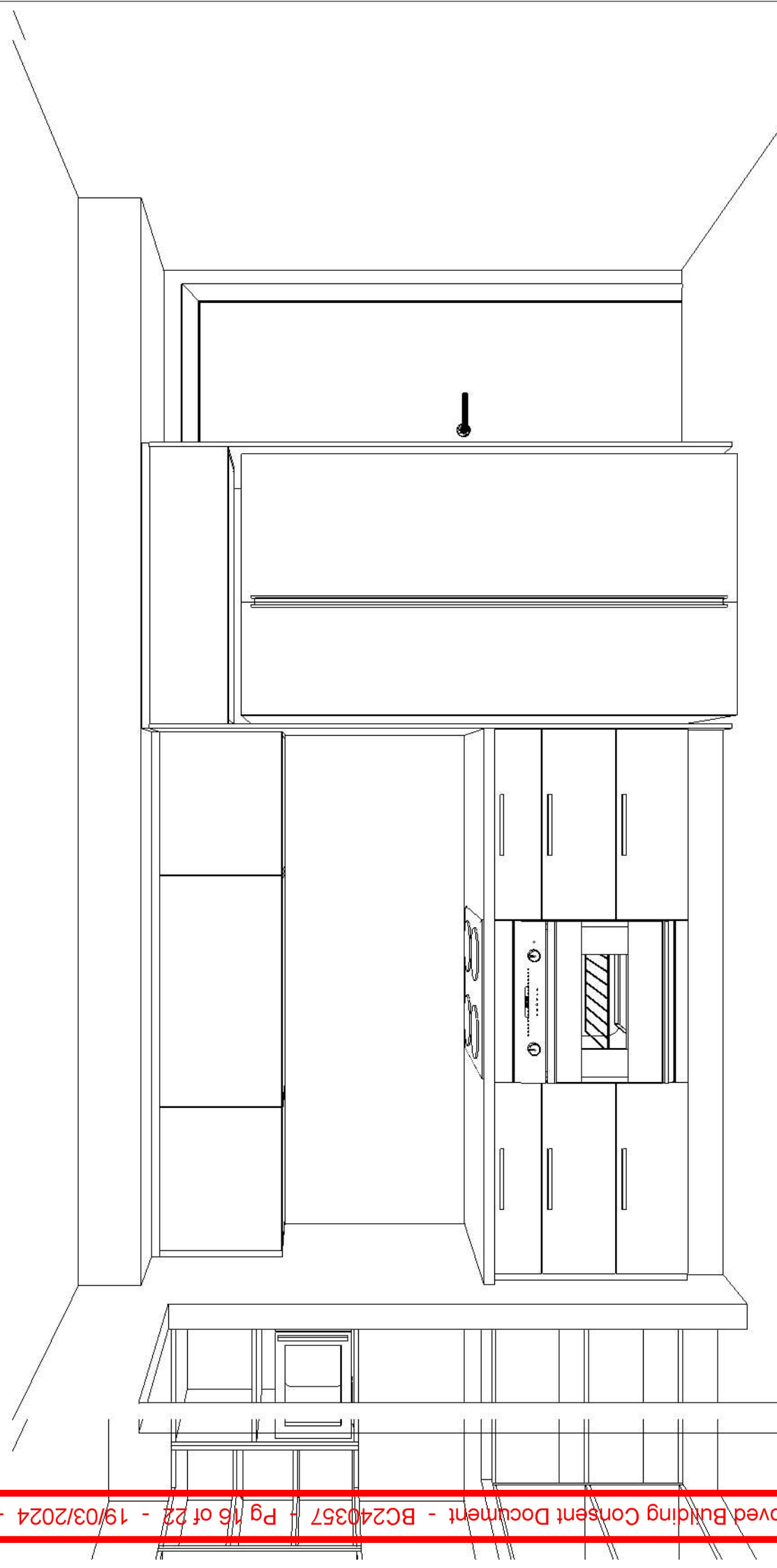
Designed: 2/5/2024
Printed: 2/5/2024

Print

Lot 27

Today Homes - Talauega Ausage-Bailey -

Drawing #: 1



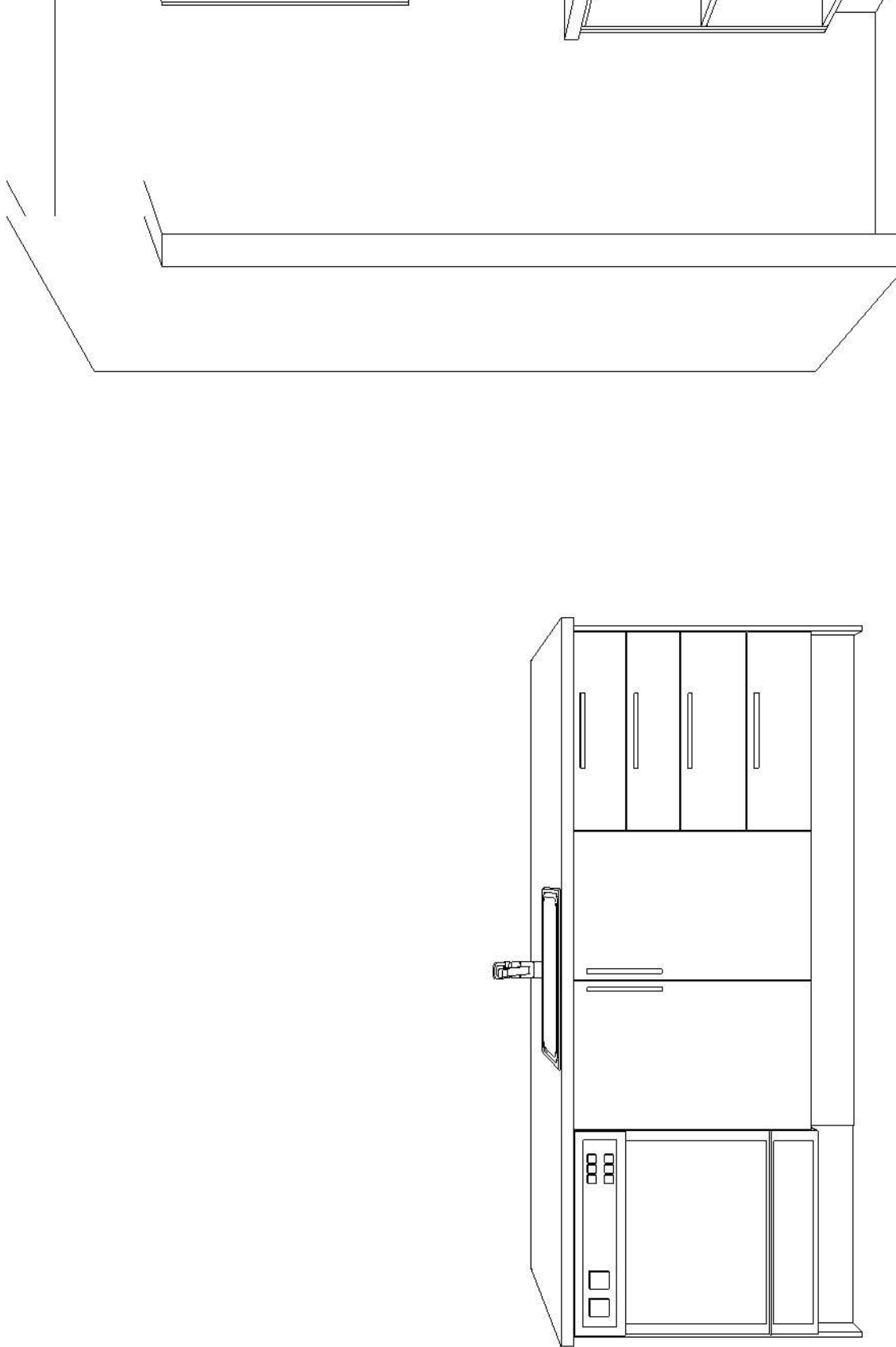
Talauaga
2024-02-05

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



SOCKBURN JOINERY LTD

Designed: 2/5/2024
Printed: 2/5/2024



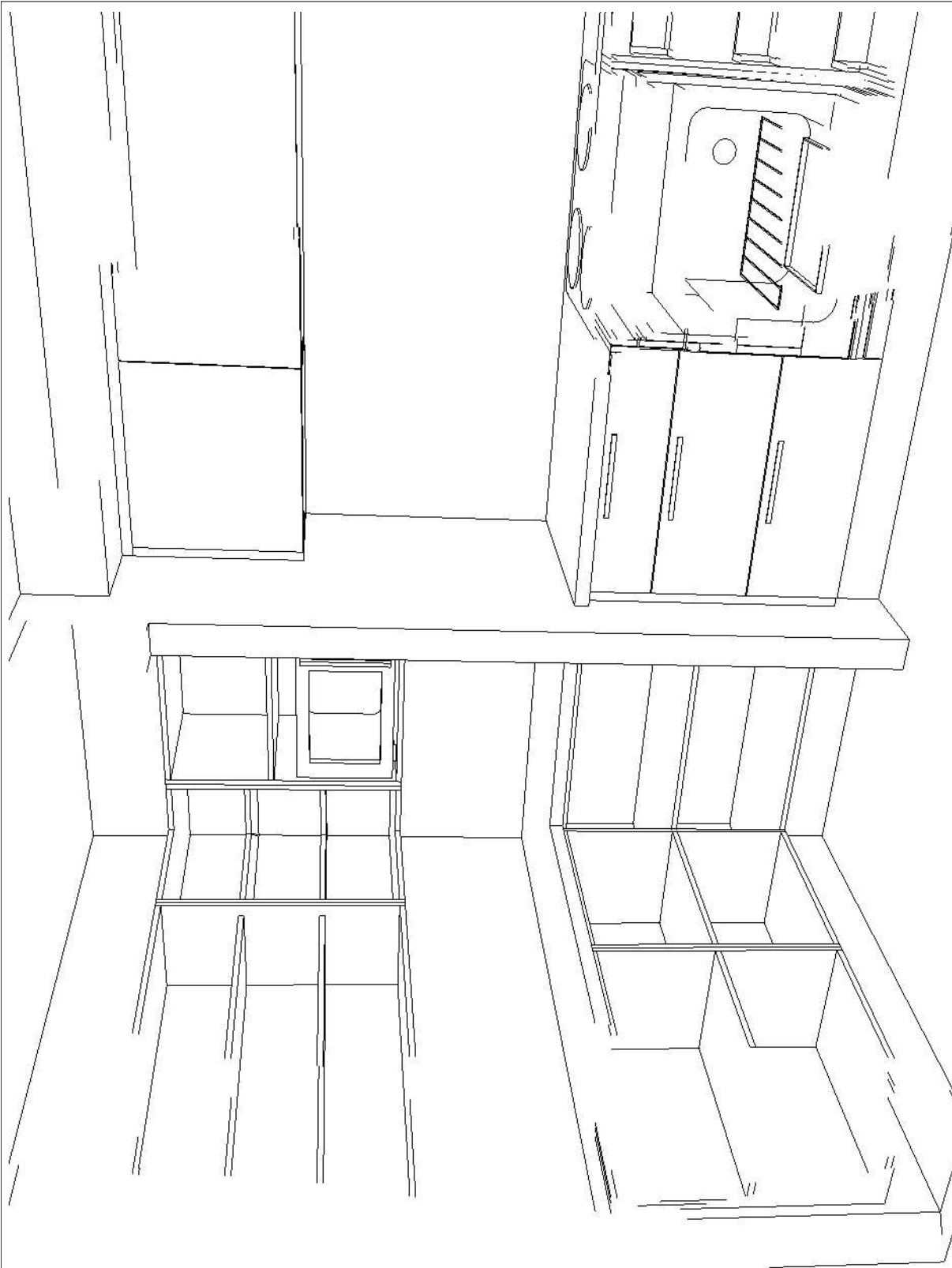
M Talauega
2024-02-05

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



SOCKBURN JOINERY LTD

Designed: 1/18/2024
Printed: 1/18/2024



W. Talauega
2024-02-05

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



SOCKBURN JOINERY LTD

Designed: 2/5/2024
Printed: 2/4/2024

ELECTRICAL PLAN

powerplus

SOC - Approved Building Consent Document - BCD240523 - 15/01/2024 - 15/01/2024 - 15/01/2024

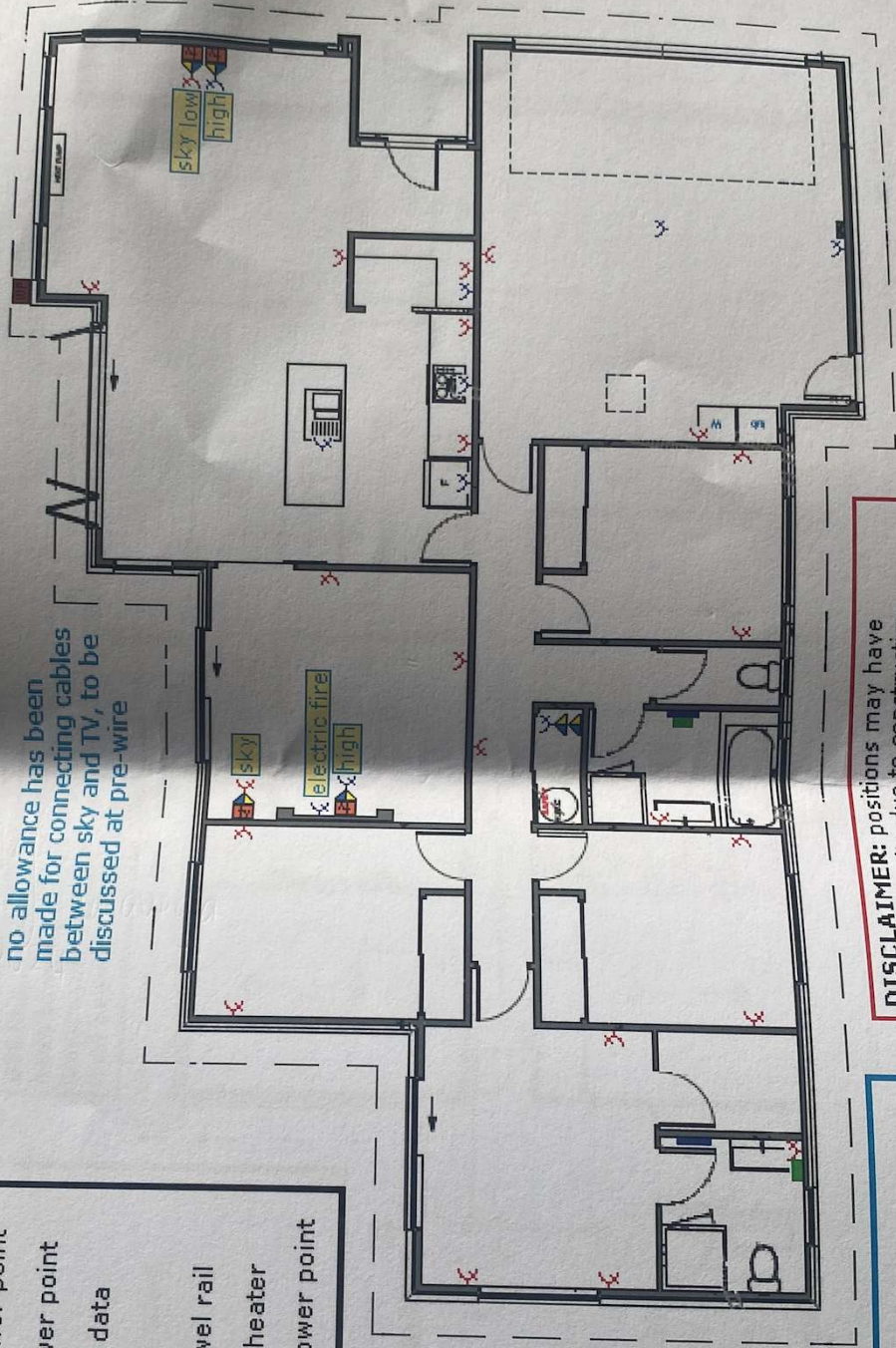


Today Homes

home building made easy since 1987

- | | | |
|----|---|----------------------|
| 22 | ⌂ | double power point |
| 10 | ⌂ | single power point |
| 4 | ⬆ | phone OR data |
| 2 | ⬆ | tv outlet |
| 2 | ⬆ | heated towel rail |
| 2 | ■ | bathroom heater |
| 1 | ■ | exterior power point |

no allowance has been made for connecting cables between sky and TV, to be discussed at pre-wire



DISCLAIMER: positions may have to move on-site due to construction restraints (trusses, load bearing beams etc)

TALAUUEGA
Lot 27 Kersey Park, Darfield

powerplus

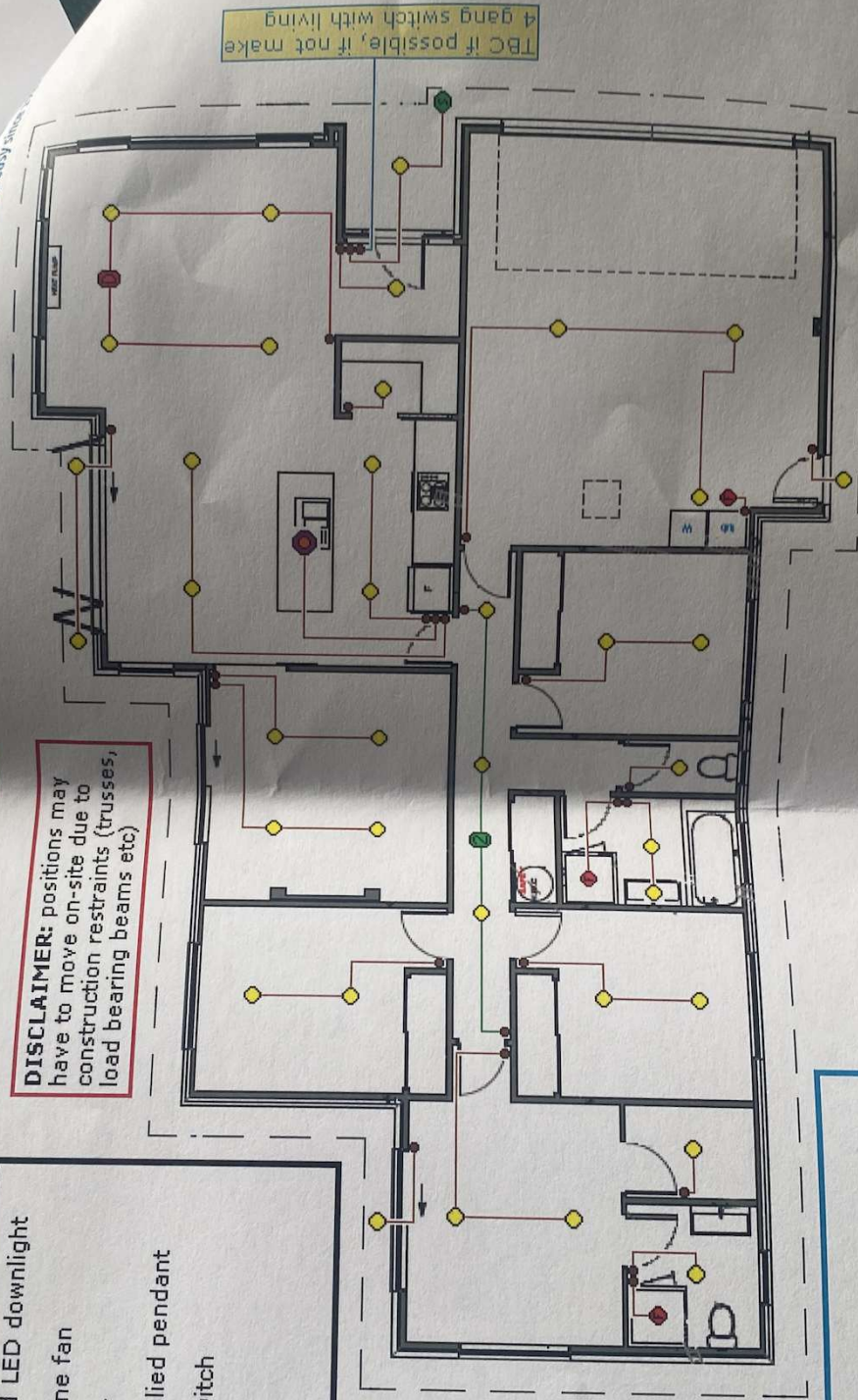


Today Home
home building made easy since 1998

SOC - Approved Building Consent Document - E-24-0001 - E-24-12-22 - 18/03/2024 - warning

38	white round LED downlight
3	150mm inline fan
1	sensor only
1	owner supplied pendant
1	two way switch
1	dimmer
	light switch

DISCLAIMER: positions may have to move on-site due to construction restraints (trusses, load bearing beams etc)



TALAUAGA
Lot 27 Kersey Park, Darfield

