

Value No. 2442/475

Conditions

①

At least 24 hours notice to be given so that foundations may be inspected immediately prior to pouring of concrete.

②

Notice to be given for a Prelining Inspection

INSTRUCTIONS

6-11-87

Not started, NAME

6-9-F8

" " will notify when starting WDO

Date of Final Inspection 24-11-89

Document Set ID: 1539054

Version: 1. Version Date: 24/04/2025

County Health and Building Inspector

COUNTY OF ASHBURTON

TO: The Ashburton County Council
Building Inspector
P.O. Box 43
ASHBURTON.

No 7646
DATE 26-8-87

BUILDING PERMIT APPLICATION FORM

Sir, I hereby apply for permission to erect a Shelter
alter a
convert a
reinstate a
demolish a
add to

for Mr D.M. HISLOP (Owner) 20 MICHAEL STREET (Owner's address)

according to locality plans, detailed plans, cross sections and specifications of building deposited herewith in DUPLICATE.

Particulars of Land (Legal Description) Lot 4.86, Rakaia Township

in Street/Road Number (or fire number if applicable) 20 MICHAEL STREET

Locality RAKAI TOWNSHIP
Where power lines are adjacent to the proposed building these must be shown on plans.

PARTICULARS OF BUILDING

Foundations: CONCRETE Walls: HARD PLANK Roof: TRIMMER

Area: 13.0 square metres HAS BUILDING SITE BEEN FILLED YES/NO

Estimated Value: Building \$ 6600.00 Plumbing and Drainage \$
84640.00

Permit Fee \$ 33-00 Fees Overleaf

Building Research Levy

Sewer Connection

Water "

Footpath Levy \$33-00

Purpose for which building is to be used: Shelter

Builder: D. Hislop

Address 20 Michael St
Rakaia

SIGNATURE OF BUILDER: D. Hislop

FOR OFFICE USE ONLY

Permit No.: Valuation No.: 2442/475
Res

District Planning Scheme: Plumbing and Drainage:

Council Approval:

Application approved subject to the following conditions: 1, 2

Date: 17-9-87

[Signature]
BUILDING INSPECTOR

20th MAY, 1985.

BUILDING PERMIT FEES

Minimum	\$24	up to \$4,000
up to	\$20,000	\$6 per thousand
up to	\$100,000	\$3 per thousand
over	\$100,000	\$1 per thousand

Plus Research Levy \$1 per thousand \$10,000 and over.

+ C.S.T. 10%.

8 September 1987



Ashburton County Council
Building Inspectors Office
P. O. Box 43
ASHBURTON

Dear Sir,

RE: PORCH ADDITION FOR MR D. HISLOP RAKAIA.

With reference to your letter regarding my application for the permit for the above contract I wish to use this letter to clarify the points listed and wish this letter to be clipped to my original plans and details to form part of the permit application.

Place 75 mm thick fibreglass batts between all new wall framing and over the ceiling lining to the room area to the outside of the plate line. Under the batts and directly on top of the ceiling lining place a vapour barrier of sisilation foil. To provide 25 mm clearance between the batts and building paper use 50 x50 mm purlins in lieu of 75 x 50 mm shown on the drawings and the place an additional 50 x 50 mm packing purlin on top to form a 100 mm cavity. Nail together at 300 mm centres with 90 mm nails. The existing wall heights shall be dropped 50 mm to allow the extra 50 mm packing. All other construction features shall remain as shown on the drawings and specifications.

Yours faithfully, *D. Hislop.*

D. Hislop.

pp W.G. Tomlin.

SPECIFICATIONS

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Enclosed Porch addition to dwelling at 20 Michael Street, Rakaia, for Mr and Mrs D. Hislop.

General:

The work consists of adding an enclosed porch/entry to the existing dwelling all as shown on the plans, details and specifications. All construction work shall conform to the Ashburton County Council requirements and to N.Z.S. 3604 and shall match the existing building materials and design features where possible.

Foundations and Floor:

Excavate foundations to solid bearing and a minimum of 300 mm deep with a level base. Foundations to be 150 mm wide with footing 200mm wide. Box for concrete work to existing levels to suit lowering floor level approximately 100mm and allowing to build in 225 x 150 wire vents. Foundations shall have a plastered finish to match the existing. Concrete shall be readymix 17.5 MPa well vibrated into boxing. Reinforcing shall be 2-D12 rods and 6mm stirrups at 600 mm centres as shown. Connect the reinforcing rods to the existing foundation by tying to dynabolts drilled into the concrete. Cast M10 x 150 bolts into the foundations at 1200 mm centres to anchor wall plates.

Fix on malthiod D.P.C. 100 x 50 mm plates and fix 150 x 50 mm floor joists at 600 mm centres. Complete with 150 x 50 mm end joists and dwangs to take flooring sheet joints. Drape underfloor sisilation over the joists to give 100 mm sag and lay 20 mm pycopine flooring and nail according to the manufacturers instructions. Ensure all offcuts of timber has been removed before fixing down the flooring.

Framing:

All wall and roof framing shall be gauged pinus radiata No. 1 framing grade treated to C7 specifications in suitable lengths and selected and fixed according to their position and N.Z.S. 3604. Walls shall be 100 x 50 mm framing with studs at 600 mm centres maximum and three rows of dwangs. Bracing shall be as shown by securely nailing at 125mm centres the interior wall linings to form sheet bracing. Lintels shall be 150 x 100 mm for spans up to 2400. All lintels shall rest on a 50 mm thick trimming stud fix as a doubling stud to a 100 x 50 mm stud. Connect all bracing panels to the floor structure as shown in N.Z.S. 3604.

The roof structure shall be site cut and framed up with the necessary cutting in and supporting made to the existing structure to take the change in roof lines. Rafters shall be 150 x 50 mm selected Oregon exposed to view fixed at 900 mm centres. Fix by securely nailing and fixing hangers or 100 mm 'Z' nails and multigrips to a wall plate securely fastened to the existing building by locating the studs, drilling through the stucco and nailing with 125 mm nails.

SPECIFICATIONS

Dwang edges of room with 150 x 50 mm timber to take ceiling sheets and one row of 75 x 50 dwangs at mid span. Place 1800 x 1200 mm sheets of 20 mm thick flooring grade chipboard fixed to provide bracing to the roof. Place 75 x 50 mm purlins on their flat at 70 mm centres to support roof coverings. Frame out soffits by checking the bottom of the rafters and dwanging to take 300 mm wide hardiflex soffits with P.V.C. mouldings.

Cladding and Trim:

The roof shall be covered with wire netting and building paper with 100 mm laps over the lower layer. Cover with longrun galvanised 'Trimdek' iron fixed to purlins with 60 mm Nu-way nails to match the existing. Complete the roof with leadedged flashings and other flashings as required.

Use a preprimed ex 150 x 25 mm fascia board and hardiflex soffit lining and timber mouldings. Fix P.V.C. spouting to match the existing and fall to additional downpipe. All new windows are to be aluminium with timber reveals supplied by the client and fixed by normal trade means to the framing with all necessary flashings. The building shall be clad completely with breather type building paper securely fixed to provide weather protection. Fix 245mm wide woodgrained hardiplank with concealed jointers and metal soakers to the external corner. Lap all weatherboards 35mm minimum.

Line the interior of new area with 12mm thick medium density particle board fixed according to manufacturers instructions and to provide bracing to the walls. Complete with architraves to the window and door units and provide a skirting. The existing wall claddings shall remain as existing. Stain the exposed beams, paint the under side of ceiling sheets and architraves and trim and apply clear polyurethane to interior wall linings. The exterior shall be painted to match the existing dwelling.

Completion

Contractor to remove all trade debris from the site and to leave site ready for use and the owner to carry out all painting and wallpapering, and furnishing.

This specification has been compiled and typed by W.G. Tomlin, Registered Master Builder, P.O.Box 54, Rakaia.

D. Kislaf, Add to Dwelling a Porch

[illegible]



WHEN REPLYING PLEASE
QUOTE NO.

NMCD:RC

28 August 1987

Mr D Hislop
20 Michael St
RAKAIA

Dear Sir,

Your application for a building permit
to Erect a Porch
for Self
at Above address
has been checked.

The proposal does not comply with the requirements of the
Ashburton County Council Building By-Laws and District Plan-
ning Code in the following respects-

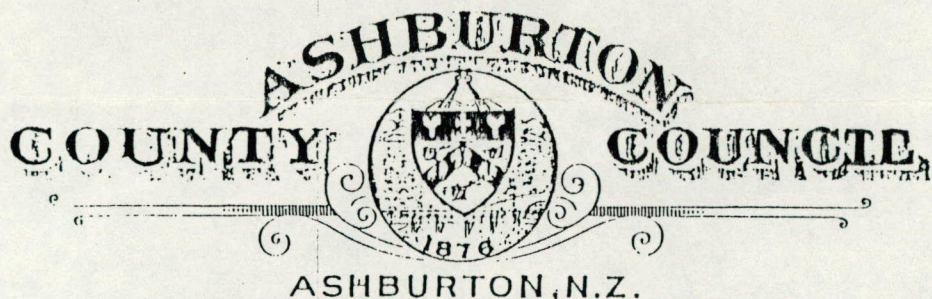
1. Insulation is required to walls and ceilings.
2. 25mm clearance is required to ceiling insulation and building
paper under Trimdeck roofing.

WORK MUST NOT COMMENCE PRIOR TO ISSUE OF BUILDING PERMIT
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When your plans and specifications have been amended to
conform with the above, approval of your application will again
be considered.

Yours faithfully.

BUILDING INSPECTOR



ASHBURTON, N.Z.

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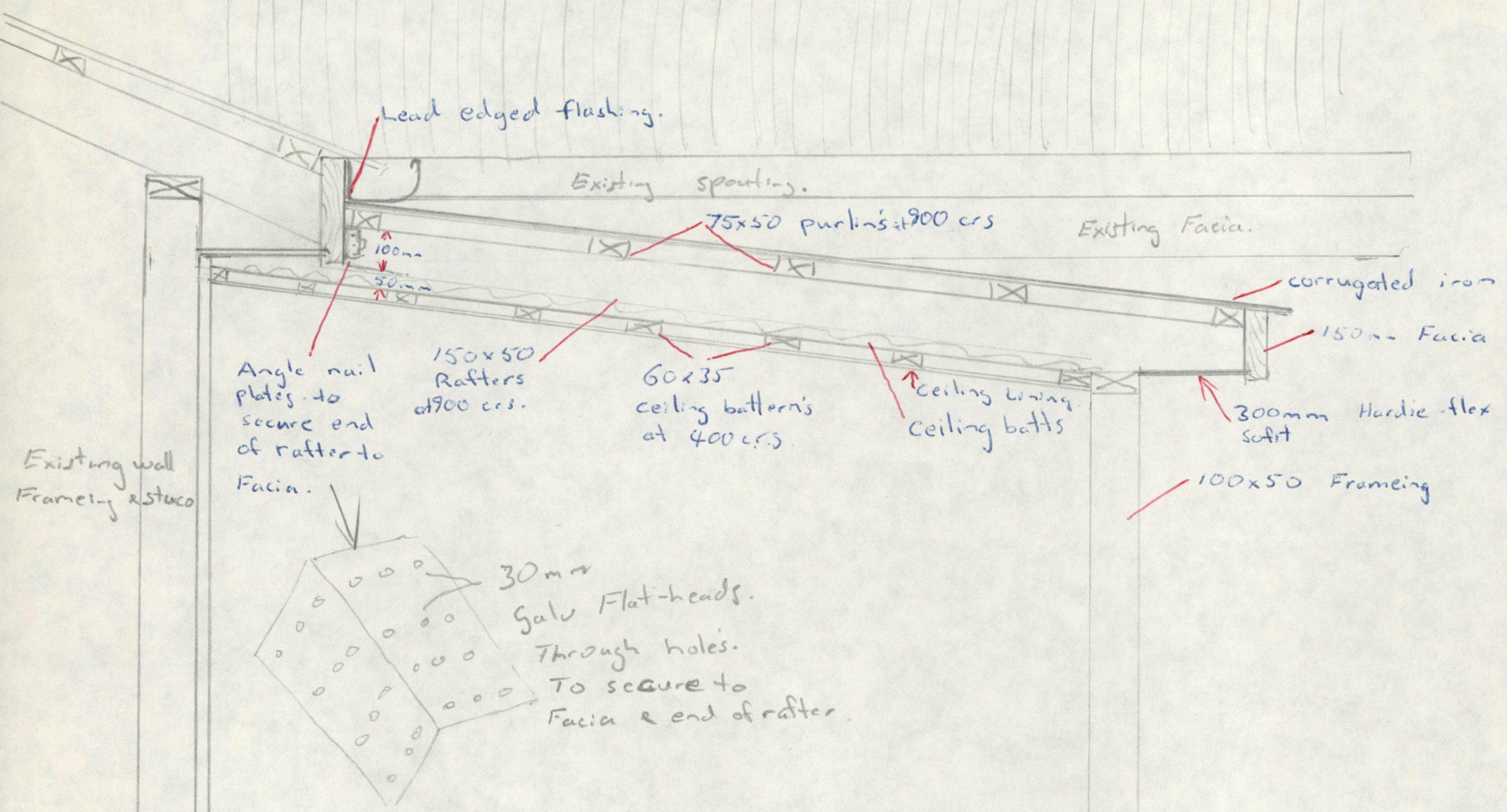
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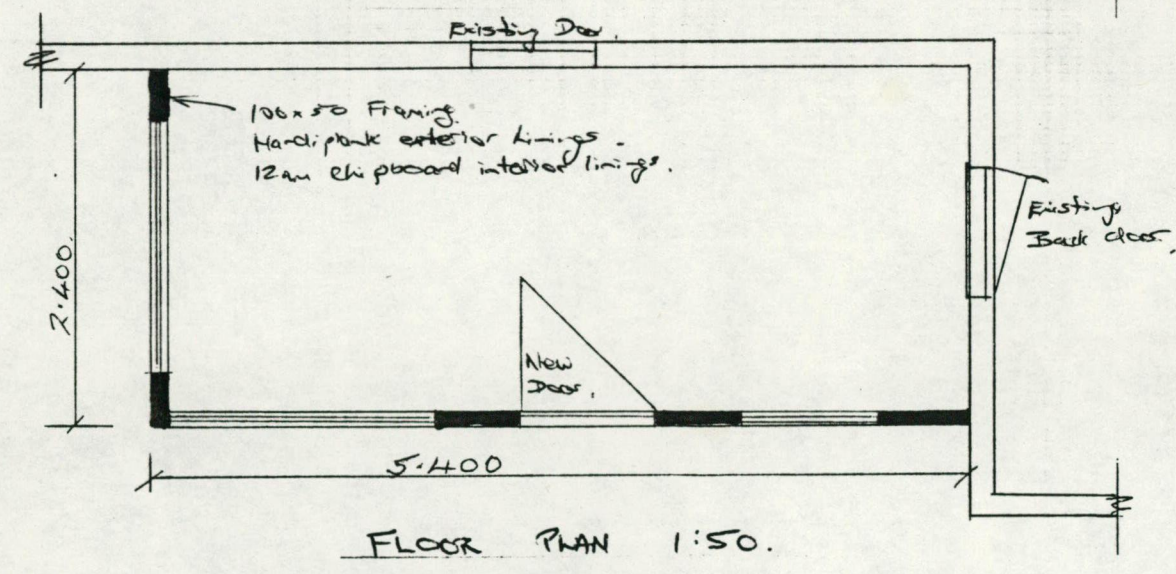
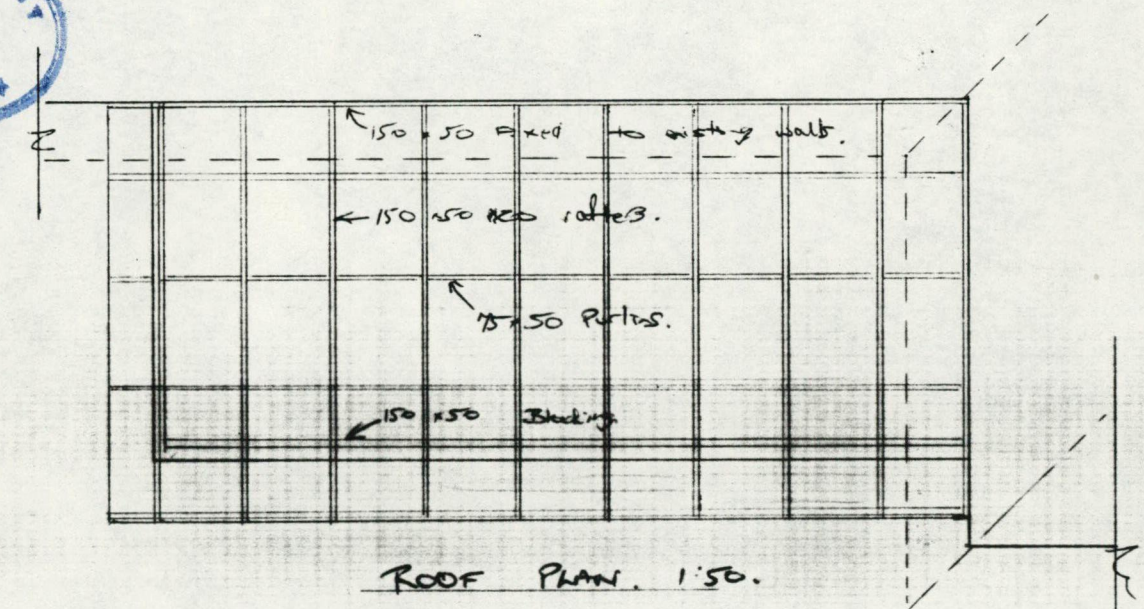
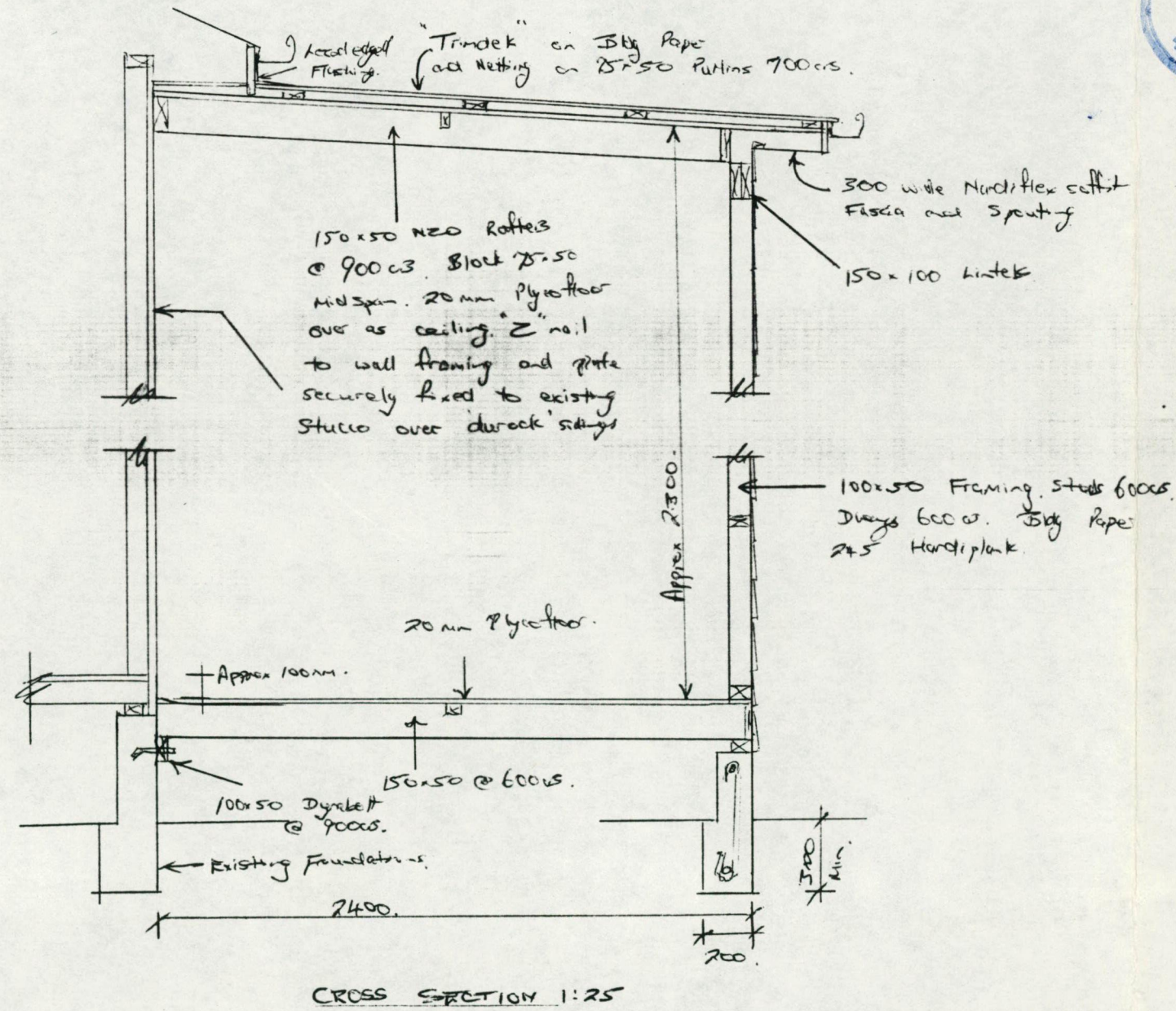
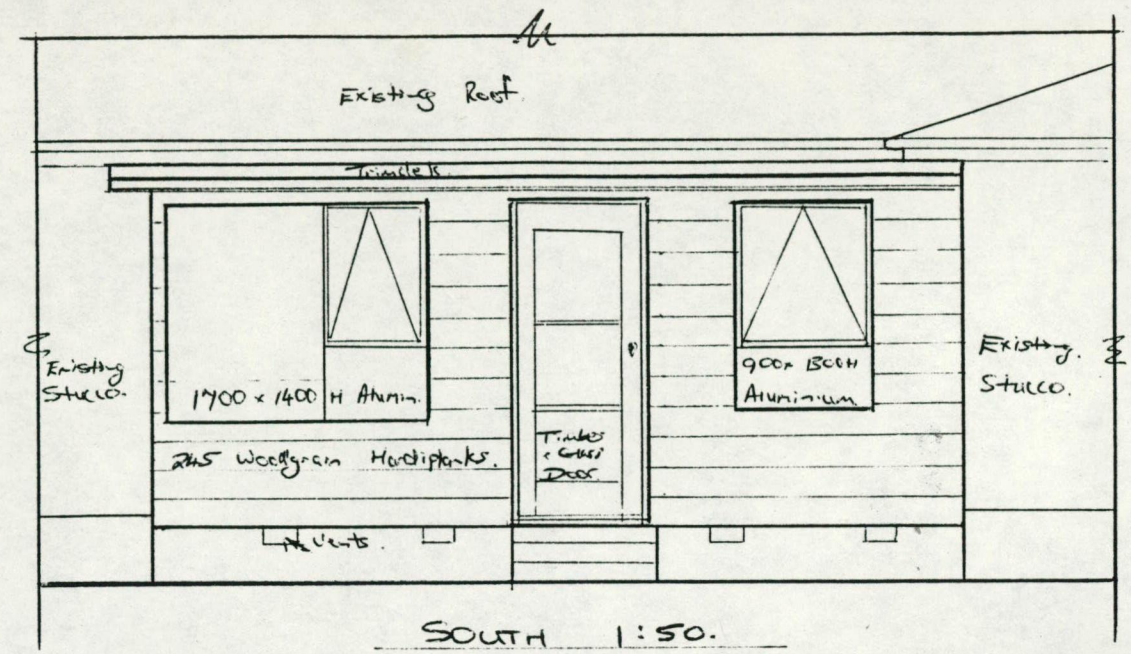
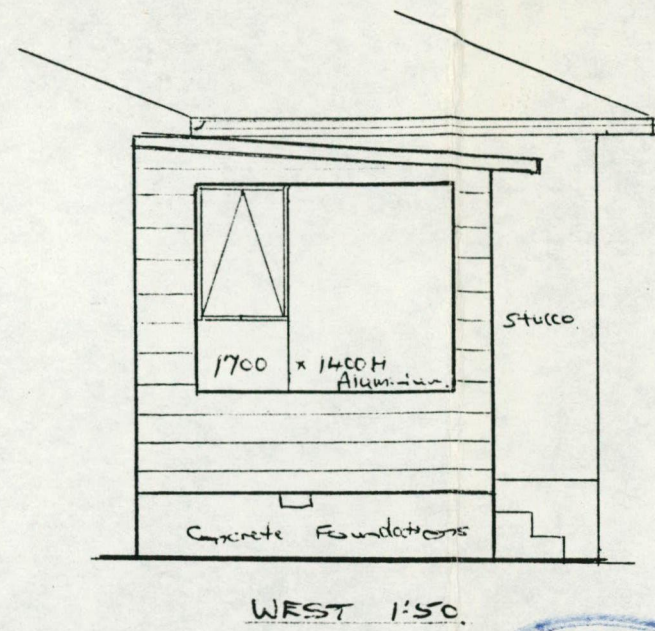
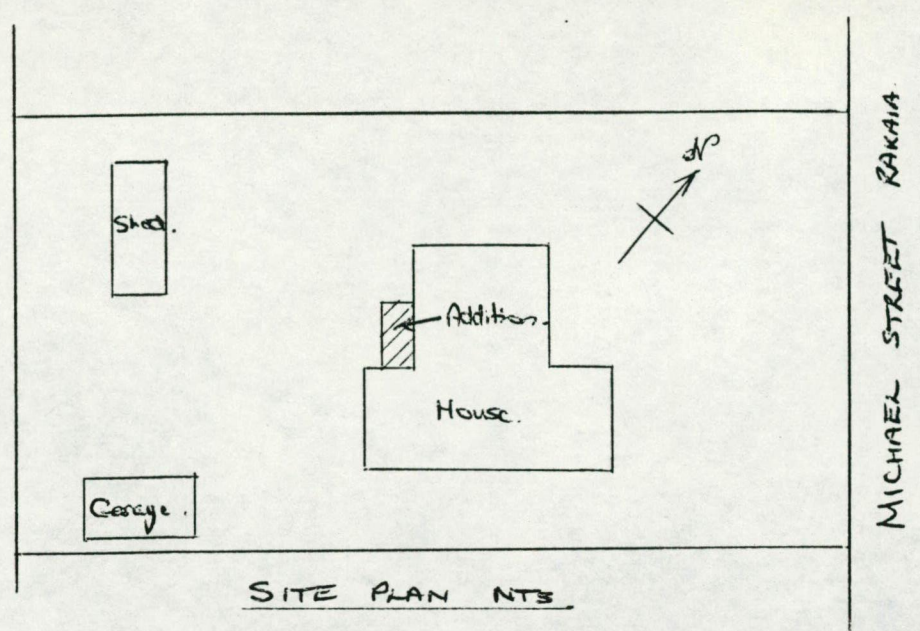
Yours faithfully.

N.M. Down
BUILDING INSPECTOR

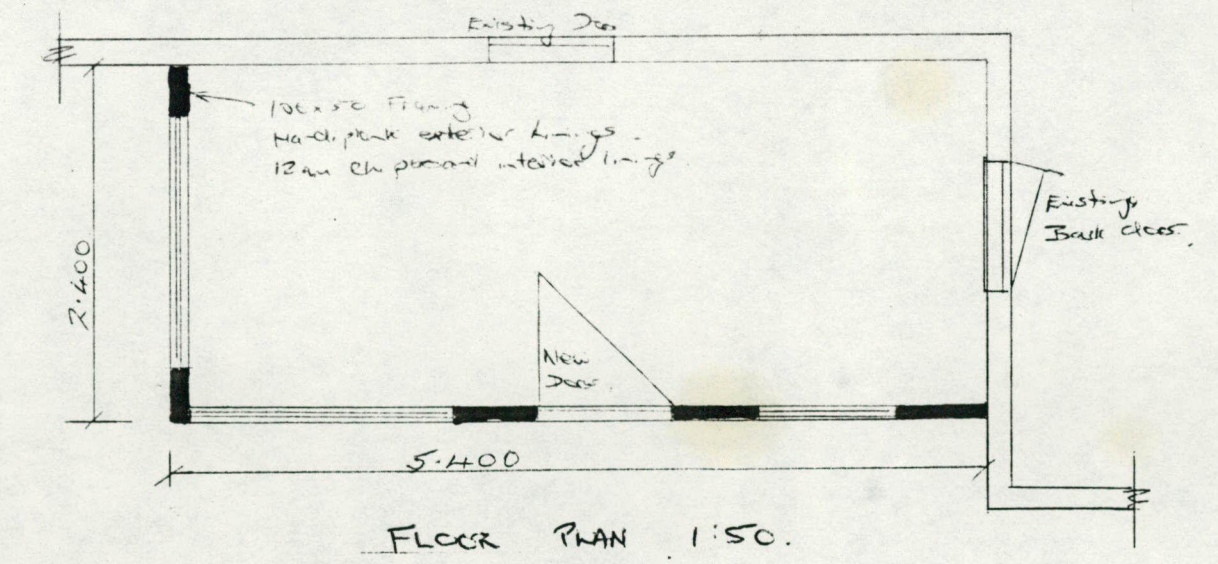
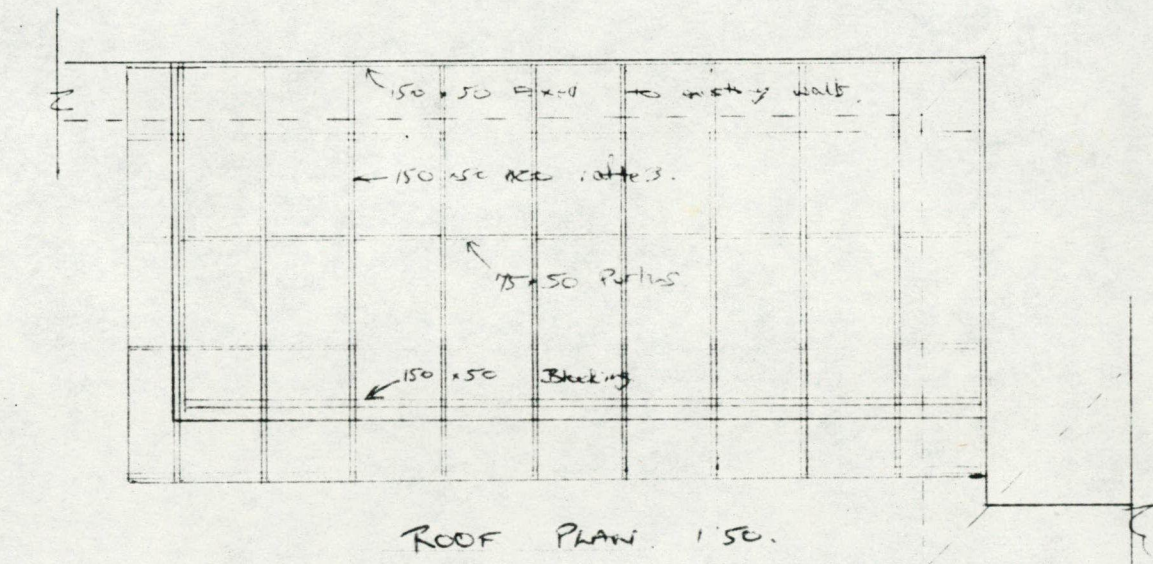
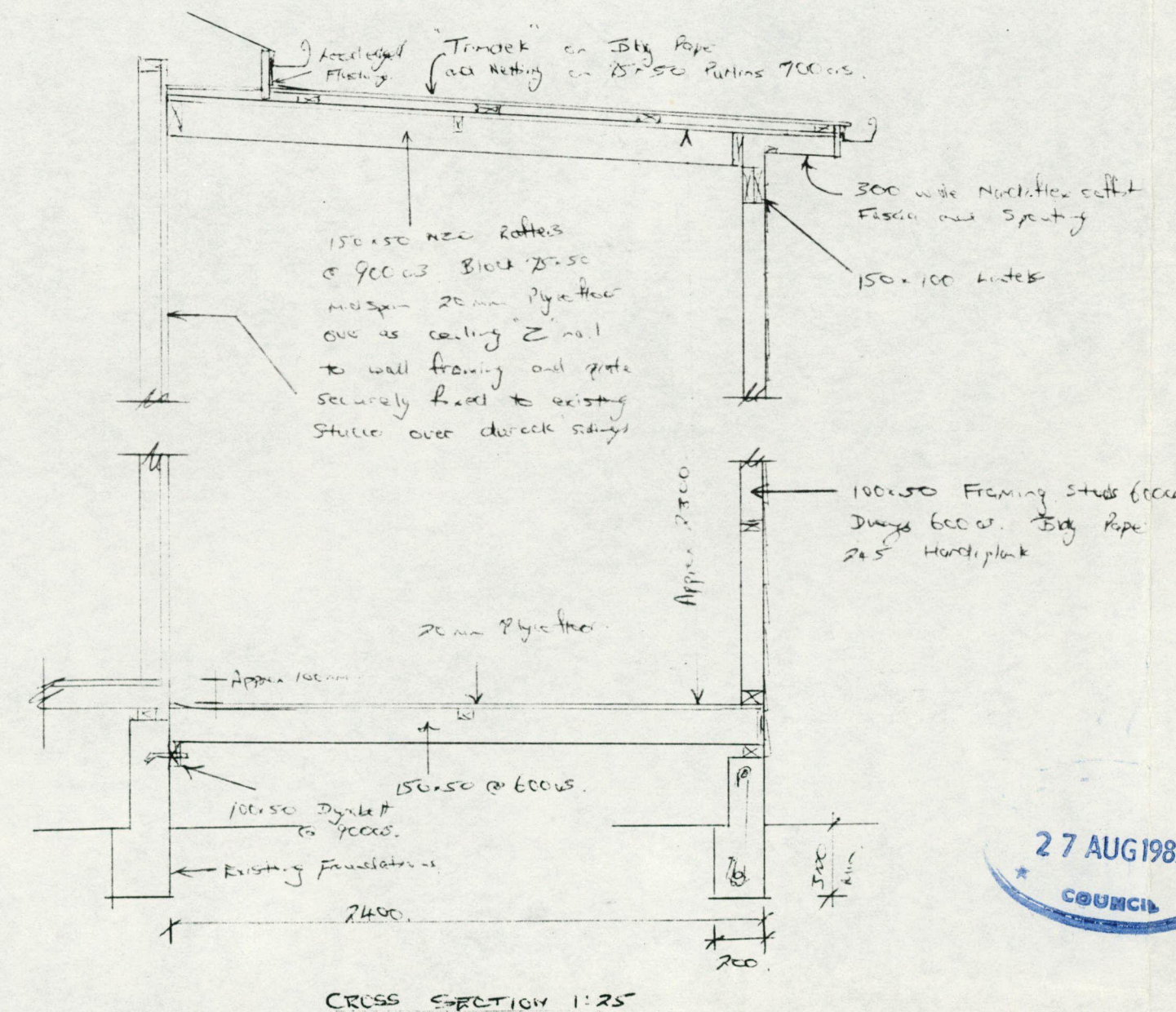
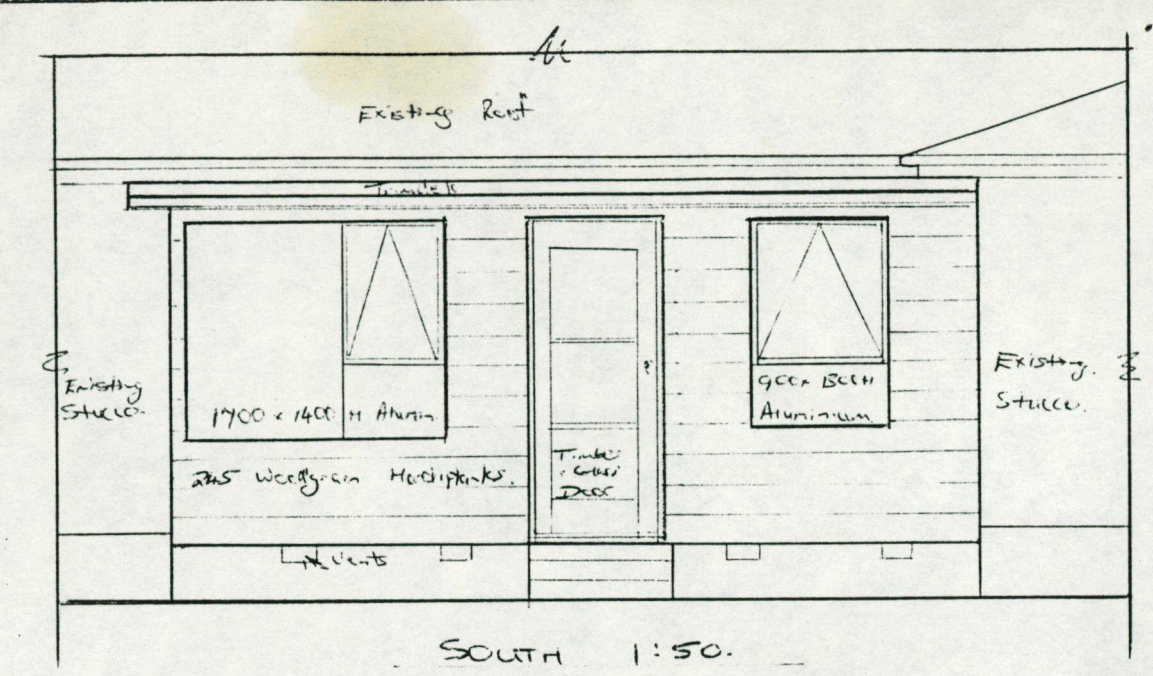
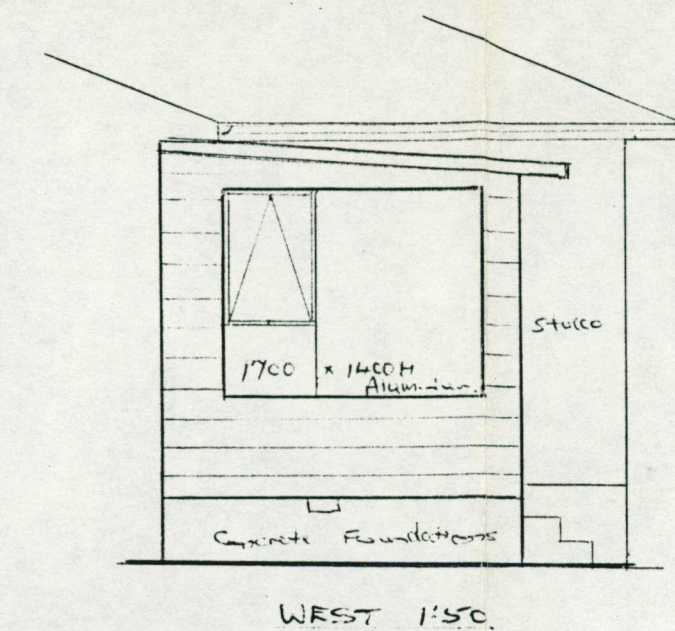
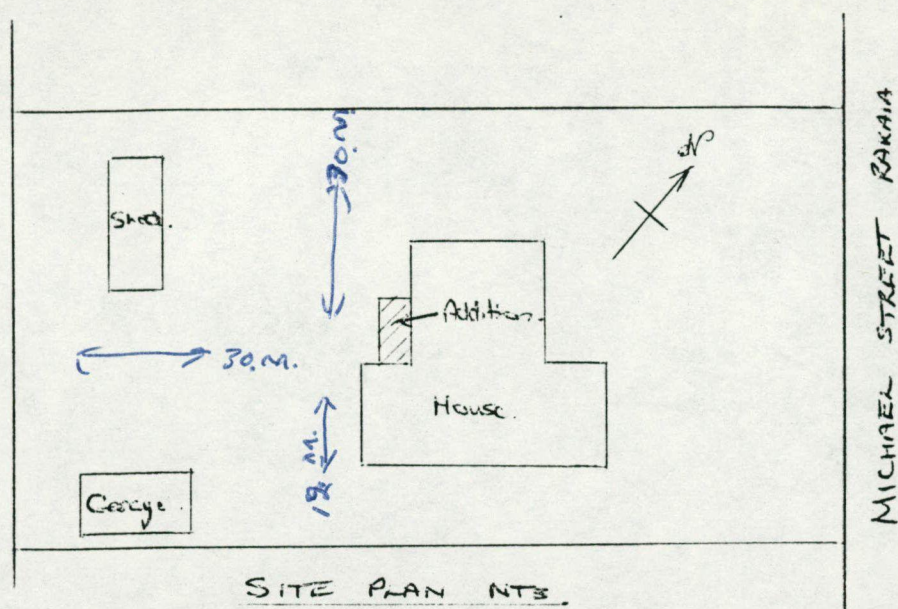


Do NOT SCALE

Proposed alteration
To roof plan for
D. Hislop porch



PROPOSED SHELTER ADDITION TO DWELLING FOR MR D. HISLOP - MICHAEL ST RAKAIA.
DRAWN W.C. TOMLIN.



PROPOSED SHELTER ADDITION TO DWELLING FOR MR D. HISLOP - MICHAEL ST RAKAIA.
 DRAWN W.C. TOMLIN.

MR D. HASLOP
MICHAEL ST
RAKAIH.