

11 December 2009

Mr P Yeoman
6/275 Pukehangi Rd
Westbrook
Rotorua 3015

File Ref: P31815
Building Consents no: 63554

Dear Sir,

CODE OF COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 63554

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Karen Crisp
Administration Officer - Building

Encl.

Code Compliance Certificate: 63554
Section 95, Building Act 2004

Issued: 11 DEC 2009



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 31815
Street Address: 6/275 PUKEHANGI ROAD
PUKEHANGI
Valuation number 07040 123 19
Legal Description:: LOT 6 DP367422
Intended Use ADDITIONS/ALTERATIONS
Description of Work: WIDEN EXISTING WINDOW

The Owner

Name of Owner: YEOMAN, MR PHILLIP
Contact Person: YEOMAN, MR PHILLIP
Mailing Address: YEOMAN, MR PHILLIP
6/275 PUKEHANGI ROAD
WESTBROOK
ROTORUA 3015

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

Building Work

Building Consent no: 63554
Issued by: Rotorua District Council

Code Compliance

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

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

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 11 DEC 2009

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: _____

63554

Issued by [name of building consent authority that granted building consent]: _____

RDC

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

MR PHIL YEOMAN

†Contact person: _____

PHIL YEOMAN

Mailing address: _____

6/275 PUKEMASI RD
ROTORUA

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: _____

Daytime: _____

3480 169

After hours: _____

Facsimile number: _____

Email address: _____

Website: _____

The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]:

§Contact person: _____

Mailing address: _____

N/A

Street address/registered office: _____

Phone number: _____

Landline: _____

Mobile: _____

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

Website: _____

Relationship to owner [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 [Contact details must be in NZ]:

Full name:

NIA

Mailing address:

Phone number(s):

Facsimile number(s):

Email address(es):

APPLICATION

All building work to be carried out under the above building consent was completed on: 21st NOVEMBER 2009

The personnel who carried out the building work are as follows [list names, addresses, phone numbers, and (where relevant) registration numbers]: [continue on separate sheet if necessary]

ICA CONSTRUCTION, CORNERSTONE PLASTERING, B.H. PAINTERS

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent: [continue on separate sheet if necessary]

MU-247 PLASTERING SYSTEM

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 [state which address, and whether owner or agent]:

6/275 PUKEHAKI RD
ROTORUA

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

Name of person signing:

Philip Koman

Date:

9/12/09

ATTACHMENTS

The following documents are attached to this application:

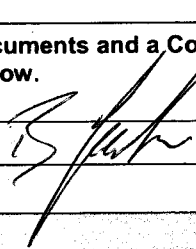
- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

	Inspection Checklist: Domestic Final	Ref: IC 16
		Ver: 5
		Issued: 22 Oct 08
		Doc No: IT-639940
		Page 1 of 6

BC N° 63554		Address 6/275 Pukehanga	
		Contractor on site: Brent Austin	
Date Inspected	Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)	Inspector	
9/12/09	Acc Work AS per Consent	Ballet	
PASS If all works comply with the Consented documents and a Code Compliance Certificate can be issued please sign and date below.			
Date: 9/12/09		Inspector's signature: 	
If Inspection Result = FAIL then complete below			
Notices / Site Instructions			
Date Issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) or reference to any site instruction or notice issued	
Date:	Re-inspections:	Inspector:	

F = Fail = Non-compliance with approved plans & documentation
 P = Pass = Compliance with approved plans & documentation.
 N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Building Consent Documentation		Comments	P, F, N/A
1	Has a Form 6 been completed/submitted?	RECEIVED	P
2	Approved Building Consent documents on site	ON SITE.	P
3	Have conditions of PIM been met?	RE NOT FOR	P
4	Have all inspections referenced in BC document been undertaken?	YES	P
5	Check conditions of BC have been fulfilled.	YES	P
6	Does the building work mirror the consent documents?	YES.	P
7	Check instructions/commentary from previous inspection (have all outstanding instructions been complied with?)		P
8	Sec 269 – Does the application involve any certified building methods or products? If so check registers to ensure that these are current.		N/A
9	Sec 364 – Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? If so ensure that a condition is applied requiring the developer to obtain CCC before on-selling.		N/A
Kitchen			
10	Is food prep area layout as per the approved plans & specification? <i>The food preparation surface shall have the minimum dimensions shown in Figure 1, G3/ASIA drainer integral with and draining to the sink is acceptable.</i>		
11	Impervious, easily cleaned wall finishes been provided as per approved plans & specifications? <i>Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.</i>	N/A.	
12	Bench top sealed at junction with wall linings	WINDOW ONCT.	
13	Is sink provided capable of containing cylinder of 300 mm dia & 125 mm depth? <i>Utensil washing and food rinsing facilities shall have a sink with free draining surfaces with continuous falls to the outlet. The sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.</i>		
14	Is hot & cold supply provided to sink? <i>Hot and cold water supply shall be provided to the sink as required by NZBC G12 "Water Supplies".</i>		
15	Trap & waste fitted to sink?		
16	Energy supply provided for cooking? <i>A cooker with an oven and a hot plate, or a wall oven and a separate hob, shall be provided for cooking.</i>		
17	Has space & power been provided for refrigerator or ventilation for food safe? <i>The food storage space shall provide for either refrigeration, or ventilation to the outside air.</i>		

Laundry			
18	Are laundering facilities provided as per approved plans & specification? <i>If no, issue NTF & request amended plans if facilities differ from approved.</i>		
19	Laundry tub adequate? G2/AS1, cl 1.0.2 A <i>laundry tub shall: a) have a capacity to spill-level of no less than 35 litres, and b) be capable of fully containing a solid cylinder of 400mm diameter and 200mm depth</i>		
20	Have water supply connections been provided? <i>A min of a cold water supply provided for tub or cold water and electric power supply to a washing machine?</i>		
21	Is the laundry tub securely fixed?		
22	Is the laundry tub correctly trapped?		
23	Has splash protection been provided to floor and wall linings? <i>E3/AS1 cl 3.1.1 'Floors' & 3.1.2 'Walls'. Floor and Wall linings and finishes must satisfy the performance for impervious and easily cleaned surfaces in areas exposed to water splash.</i>	N/A	
Wet areas / WCs			
24	Has the specified waterproofing membrane been applied in accordance with the manufacturer's specifications? <i>Ensure the specified waterproof membrane has been applied in accordance with the manufacturer's technical specification. If required ensure applicator provides a Producer Statement - Construction (PS3)</i>	WATER ONLY.	
25	Are joints in impervious surfaces as detailed? <i>Jointing of impervious surfaces as specified i.e. PVC jointer, flexible sealant etc.</i>		
26	Has flexible sealant been provided at the floor/wall junction of the tiled floor? <i>Refer E3.2(C)'Buildings shall be constructed to avoid the likelihood of damage to building elements being caused by the use of water'.</i>		
27	Safety glazing as specified for shower screens, doors & windows been installed and clearly labeled. <i>NZS 4223 Part 3</i>		
28	Shower cubicle watertight?		
29	Has hot water been tempered to 55 degrees Celsius maximum at all personal hygiene fixture? <i>Record actual temperature readings: Confirm that water temperature of water in storage cylinder is >60°C</i>		
Ventilation			
30	Natural ventilation to occupied space in accordance with the approved plans and specification? <i>Refer G4, Clause 1.2 'Natural Ventilation'.</i>		
31	Is all mechanical ventilation operational and ducted to outside air? <i>Refer G4, Clause 1.3 'Mechanical Ventilation'.</i>		

Insulation			
32	Is the ceiling insulation installed correctly & as per the approved plans & specification? <i>If the insulation installed differs from that approved, ensure that the substitution complies & obtain written confirmation from the owner that they have approved the substitution.</i>		
33	Is a loose fill insulation barrier / boundary required / provided around flue/s of domestic solid fuel appliance installations? <i>Check NZS 4721 or AS/NZS 2918 or manufacturer literature.</i>	N/A.	
34	Is the ceiling insulation clearance around light fittings appropriate for the type of fitting?		
35	Is subfloor insulation protection provided? <i>Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection.</i>		
Glazing			
36	Does glazing comply with NZS 4223 Part 3? <i>Check that all glazing within 2m of floor level is of appropriate size and that safety glass is clearly labeled.</i>	SAFETY GLASS FITTED.	P
P & D			
37	Are seismic restraints fitted to the water storage cylinder?		
38	Wastes correctly sized and vented and terminate outside the building clear of openings?		
39	Waste pipe penetrations sealed in gullies		
40	Are downpipes fixed correctly		
41	Is HWC vent protected against frost		
42	Have spreaders been fitted, if required, to downpipes		
43	ORG is 150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving	N/A	
44	Drains correctly vented? <i>Ensure all branch drain 10m or > are vented</i>	WATER ONLY.	
45	HWC vent protected against frost		
46	HWC drain to the exterior		
47	Is the HWC open vented to the exterior / or TPRV		
48	Are all AAV's accessible		
49	Have all WC pans been securely fixed & sealed?		
50	Have all bench tops, vanities baths been sealed to stop water penetration?		
51	Have all shower cubicles been sealed to stop water leaking? <i>Run shower & check corners</i>		

Stairs / Landings / Handrails / Window Openings			
52	Have complying handrails been installed as per consent documentation? <i>Ensure handrail provided is graspable & are provided in accordance with the approved plans & specification</i>		
53	Have light switches been provided for the stairway lighting? Light switches shall be provided at the top & bottom of each stairway.		
54	Does the slip resistance comply? <i>Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.</i>	N/A	
55	Do the stairway type, tread & rise comply with the approved plans & specifications? <i>Ensure all treads & risers for exterior private steps & stairs comply with main private stairway.</i>		
56	Barrier installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level. <i>If yes a barrier is required. Ref NZBC Cl F4</i>		
57	Restriction stays fitted to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level (limit opening to 100mm max).		
Smoke Alarms			
58	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	Sx Fitted & tested.	P
Exterior			
59	Exterior envelope complete and weatherproof	YES	P
60	Flashings to openings complete and weathertight?	YES	P
61	Elevations match consented documents?	YES.	P
62	Wall cladding fixings/soakers/scribers completed?		P
63	Brickwork weep holes/ventilation comply?	Fitted	P
64	Ground/paving heights comply?	EXISTING.	P
65	Decks/barriers/timber treatment/thresholds comply?		N/A
66	Sub floor access/insulation/ ventilation correct?		N/A
67	Roof cladding/flashings fixings/ roof penetration flashings completed?		N/A
68	Landscaping completed?		N/A
69	Retaining wall construction as per approved documentation? Will surface water cause a nuisance as defined by E1		N/A
Effluent Disposal Systems			
70	System installed as per the approved consent?		
71	Producer statement (construction review) supplied from the installer or designer? <i>If so are they a recognized author?</i>	N/A	
72	If required, can effluent disposal area be isolated from stock damage, etc? <i>Measures to keep stock off the disposal area ref to the approved design in the consent documents.</i>		
Damage Deposit			
73	Is footpath and/or kerb damaged?	No Damage.	P
74	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>		P

