

04 March 2020

J Singh & I Kaur
5 Brookside Terrace
Bryndwr
Christchurch 8053

Dear Sir or Madam,

Reference Number: BC192253

Project Location: 43 Nicolau Avenue
Rolleston

Legal Description: LOT 33 DP 535457

Project Description: 4 bedroom domestic dwelling with attached garage

IR Number: 4

Inspection Results:

FRAMING / PRE-WRAP - 04 Mar 2020 @ 10:52 by Malcolm Dowding

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

B1: Wall Framing:

1. Plates / Studs: Construction is non-compliant:

Please rectify and advise when ready for re-inspection.

- 1) Replace double stud under truss T05
- 2) Replace cut bottom plate and studs in exterior wall of garage

2. Lintels: Grade / size/ fixing is not compliant.

Please rectify the following

- 1) Type G in E15 has handibrac is not fixed to the correct stud for lintel fixings
 - 2) Type F at front door needs 2/4T5 fitted to bottom plate/ stud
3. Point Loads: Support and distribution of point loads is not compliant.

Please rectify the following

- 1) Stud straps at 600mm centres required where top plate directly fixed to lintel
- 2) Complete stud straps to exterior walls.
- 3) Complete jack stud/ lintel connections to internal load bearing walls

B1: Wall Bracing:

1. Please rectify

- 1) Brace A2 has handibracs fitted to suit brace length of 1.0m not the required 1.2m
- 2) Fit handibrac to stud at end of brace element C3,E2,O1

- 3) Brace P2, fit handibrac to stud not jack stud,
- 3) Replace cut double studs in brace B3
- 4) Complete RAB home board bracing,

B1: Roof Truss Certification, Layout & Bracing:

1.

Please rectify the following

- 1) complete ceiling battens or if using metal battens on clips fit strong backs across bottom chords at 1.80m centres

B1: Purlin / Tile Batten:

Metal tile roof,

Provide PS3 for batten and roof installation.

Specific reinspection of these matters is required before building work may proceed.

Site Communication: OK to proceed with roofing once all stud straps completed to exterior walls.

Reinspect all RAB home board brace fixings

Your next inspection will be: **Framing / Pre-wrap**

Please contact us 48 hours before you require this to book your inspection.

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

Unresolved Matters:

The following issues are noted as still to be resolved:

Inspection: Drainage on 20 Feb 2020 by Chris Westwood

E1: Surface Water: 1. Drainlayer to supply a PS3 for construction of soak hole

Outstanding Required Documents for this Building

Framing / Pre-wrap

- Form 6a - LBP record of building work - Carpentry

Drainage

- G13: As-builts, drainlayer details, pipework test

History

Inspection Name

Wastepipes

Floor Slab

Framing / Pre-wrap

Post Wrap / Cavity

Half High Brick

Preline

Drainage

Final

Yours Sincerely,

Malcolm Dowding

Building Control Officer - Contractor

On behalf of: Selwyn District Council

Summary**PASS** - 14 Feb 2020**PASS** - 18 Feb 2020**FAIL** - 04 Mar 2020**Reinspection required**

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FAIL - 20 Feb 2020**View at next inspection**

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