

19 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: 5

Inspection Results:

FRAMING / PRE-WRAP - 19 Mar 2020 @ 14:10 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, a 90x90 has been placed under double studs, this is a load bearing wall, jack studs required. 19/3

2) Replace cut bottom plate and studs in exterior wall of garage, this has been replaced 19/3

2. 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, stud lock screws have been fitted, ID stenciled on framing

2) Complete jack stud/ lintel connections to internal load bearing walls

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. Ceiling battens still to be fixed, 19/3

These may be viewed at time of next inspection.

Site Communication: OK to proceed with taping of joins and corners

Inspection Summary: remaining items can be viewed at next inspection

Your next inspection will be: **Post Wrap / Cavity**

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

Inspection: Framing / Pre-wrap on 04 Mar 2020 by Malcolm Dowding

B1: Purlin / Tile Batten: Metal tile roof,
Provide PS3 for batten and roof installation.

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

Summary

PASS - 14 Feb 2020

PASS - 18 Feb 2020

FAIL - 19 Mar 2020

View at next inspection

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-

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FAIL - 20 Feb 2020

View at next inspection

Final

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Yours Sincerely,

Malcolm Dowding
Building Control Officer - Contractor
On behalf of: Selwyn District Council