

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: 6

Note: No inspections have been recorded since last inspection report was generated.

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: 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

Inspection: Framing / Pre-wrap on 19 Mar 2020 by Malcolm Dowding

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

Inspection: Framing / Pre-wrap on 19 Mar 2020 by Malcolm Dowding

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

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

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

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

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 - 19 Mar 2020
View at next inspection
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-
FAIL - 20 Feb 2020
View at next inspection
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