



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL	BCon14/0618
149 Karaka St WHANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:	
Description of Work	Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.	
Applicant	Seven Oaks Limited PO Box 9, Feilding 4740	
Designer	Mr NH Mouldey 38A College Street, College Estate, Whanganui 4500	

SUMMARY OF CONDITIONS

Building Consent Number BCon14/0618

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIM4Blank	Informative note: If the proposed sub-division indicated on the supplied plans goes ahead the existing sanitary sewer with require an easement.

Building Consent Conditions

Code	Condition

Your project's inspections are listed on the next page...



Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon14/0618								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
PILE AND/OR POST INSPECTION	Prior to placing Concrete	09/02/2015	Garry Edlin	YES	NO	Approved docs on site, no previous inspections or instructions. Riki Keeley (BP127548) on site with owner. Inspection was for 3 x standard piles 400mm square x 400mm deep where the kitchen is being extended out to the soffit line. Bearing was consistently average into sand and so have requested a 150mm x 150mm collar around the top of each pile to assist with the spread of load bearing. Piles are H5 treated 125mm square. OK to pour. Discussed bolting of a 125mm bearer to the existing concrete steps and constructing the sub floor from that rather than removing the steps which are in good order and offering good bearing. (Noted the new wall foundation footing ready for pouring that the engineer Hamish Peters has already inspected, they are cutting the corner of the house off. He has also inspected the installation of a new flitch beam between rooms and all the fixings associated with that.)		60
CONCRETE FOUNDATION INSPECTION	To be inspected by the design engineer		BY ENGINEER	YES		Foundation wall - PS4 received from Hamish Peters (CPeng No 240025) for inspection of foundation dated 03/07/2015.	0	



CONCRETE SLAB INSPECTION		22/04/2015	Garry Edlin	Yes	NO	Approved docs on site, previous inspections OK, no instructions. Riki Keeley (BP127548) on site with owner. This inspection was for garage slab. Sited 1.5m off RH boundary. Consistently good bearing into wind blown sand. Foundations as per approved plans. Reinforcing is clean, supported on plastic chairs, correctly lapped etc. 400 x180mm foundation wall with 1 x D12 lapped 600mm. DPM lapped 150mm. FFL over 150mm above ground level. 20mpa concrete to be used. Topsoil removed and compacted sand as hardfill under slab. Reinforcing mesh as per approved plans and on plastic chairs. 75mm edge cover, 35mm top cover to steel. OK to pour.		60
FRAMING INSPECTION	When all framing is complete.					Refer preline for this inspection.	75	
STRUCTURAL STEEL INSPECTION	To be inspected by the design engineer		BY ENGINEER	YES		PS4 received from Hamish Peters (CPeng No 240025) for inspection of steel beam dated 03/07/2015.	0	
Cladding Cavity Inspection	To inspect drainage cavity before cladding.	07/04/2015	Garry Edlin	Yes	NO	Lounge/Kitchen alterations. Approved Building Consent documents on site. Ricky Keeley (BP127548) and owner on site Conditions of BC & PIM checked, no action required. Previous inspections passed, no comments. Tekton breathable building wrap installed. Building wrap lapped 150mm and taped. 7mm ply installed as a rigid air barrier nailed off with stainless steel nails @ 150mm crs. The joints have been taped ready for the direct fixing of the weatherboard as required in high wind zones. Flashings details for windows as per approved plans. Double studs behind sheet joins. Internal and external corners have back flashings, these corners are also to be boxed and scribed.	60	60



BUILDING PRELINE INSPECTION		07/04/2015	Garry Edlin	Yes		Lounge / Kitchen alterations. Approved docs on site. Ricky Keeley (BP127548) on site with owner. Conditions of BC & PIM checked, no action required. Previous inspections passed, no instructions. Timber weatherboards direct fixed installed, boxes and scribes to be completed. Air sealant installed around new openings. Wind rating on new windows is VH, Zone 4. Subfloor construction and fixings as per approved plans. Wall framing in 90 x 45mm H1.2 SG8 @ 400mm crs. 300 x 100mm H1.2 SG8 beam in kitchen to replace previous wall. Moisture content of all framing 16-18%. Proprietary bottom plate fixings installed. All new walls are to be GS1/GS2 as per bracing schedule. Services in relation to sheet edges appear OK at this stage. Pink Batts R2.4 insulation in walls. Pink Batts R3.2 insulation in ceilings.	75	45
POST LINE INSPECTION	To inspect fixings. Prior to covering up.	05/05/2015	Garry Edlin	Yes	NO	Approved Building Consent documents on site. Riki Keeley on site with owner. Conditions of BC & PIM checked, no action required. Previous inspections passed, no instructions. Wall brace units are GS1's as per approved plans, all screwed off in Gib pattern with 32mm Gib Grabber screws.	60	60



SANITARY DRAINS INSPECTION	Before backfilling drains	12/05/2015	Chris Gould	Yes		Building consent documents were on site for the inspection. This inspection was for the replacement of the existing earthenware drain with new PVC. The original connection is to be used for both this property and a new property which is to be subdivided off at the rear of this property. I have spoken with owner Mr Tunncliffe and the subdivision will create a drainage easement and the existing connection will be located outside of any new vehicle crossing. Drain layer was John Moase but only brother Stan Moase was on site. Plans did not show this extent of drainage but new drain was a simple replacement of existing drain. 100mm solvent glued pipe and fittings used, the unchanged section of drain around the back of the house remained in 4" earthenware. Drain grade was 1/100 or greater. Drains bedded in clean sand. There was a water test on the drain and this was dropping slightly over the course of the inspection. There was no indication that the new PVC was leaking so it was assumed that there was a leak in the remaining old earthenware pipework. The terminal vent connection was noted as being loose.	60	75
PILE AND/OR POST INSPECTION	Prior to placing Concrete	20/05/2015	Chris Keenan	YES	NO	Covered way: Approved docs on site, previous inspections OK, no instructions. Riki Keeley (BP127548) on site with owner. This inspection was for the posts along the walk way to the shed. BC Conditions checked - no action required re conditions at this time. Previous inspections checked - no instructions. The ground bearing is very good to the underside of the post foundations. The posts are as the consented docs, The foundations are 500mmx500x600mm deep so are a bit bigger than the spec.	75	60



FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion	17/07/2015	Garry Edlin	No	YES	Approved Building Consent documents on site. Builder Riki Keeley on site with owner Michael Tunnicliffe. Conditions of BC & PIM checked, no action required. Previous inspections passed, no instructions. Landscaping started. Dwelling floor heights were existing. Sub floor access through trapdoor OK. Expol under floor insulation OK. Weatherboard cladding OK, stainless soakers installed on corners, scribes completed but require better painting than undercoat as it is. Owner proposed that the exterior would be painted this coming summer but I requested that this was undertaken ASAP to avoid nullifying warranty on products used. Window head and sill flashings as per approved plans. 5mm capillary gap between the sill flashing and the window frame. Roofing replaced previously, not under this consent. Natural ventilation provided to all habitable spaces. Glazing to NZS 4223 Part 3 All kitchen items compliant as plan, bench sealed to wall, hot water supplied, trap fitted with AAV, wall and floor lining impervious Laundry tub provide inside kitchen cupboard. - securely fixed, trapped, impervious linings and splash back with tap console. Small amount of new plumbing in crimped Buteline installed underfloor and piped up through the back of the kitchen and laundry units. Under working pressure with no leaks. Ceiling insulation clearance to CA downlights provided. Subfloor insulation is Expol polystyrene. Existing hot water cylinder relocated in hallway. Cylinder temperature set to 62 degrees C, water tempered to 55 degrees C. Cylinder seismically restrained with 2 straps.. New gully trap outside kitchen, height OK. Kitchen and laundry waste pipes sealed into back of gully. Pipework well supported under floor. Vent pipe completed to atmosphere above roof. Guttering and downpipes are existing. Stormwater connects to kerb connection. Covered way ; Post beam fixings as per approved plans. Rafters and floor joists as per approved plans. Rafter/ ribbon board connection as per approved plans. New vehicle crossing installed. 1 x operative smoke alarm in hallway within 3.0m of all bedroom doors. Received completed Form 6.	12 0	75
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						Received electrical certificate from Michael Tunncliffe, E4676 Received a PS4 from Hamish Peters, (CPeng No 240025) Geocivil Consulting Engineers Ltd for inspection of foundation and steel beam installation. Received LBP Memo of Work recd from Riki Keeley, BP127548. - Exterior cladding is primed only and requires painting ASAP.		
Final-Garage/Carport/Pergola	On Completion	17/07/2015	Garry Edlin	Yes	NO	Approved Building Consent documents on site. Conditions of BC & PIM checked, no action required. This is a Quin garage that Riki Keeley has erected. Finished floor height above adjacent ground 100mm or greater for garage Landscaping completed with correct clearance to metal cladding of 50mm or greater for garage Wall cladding fixings provided as proprietary garage manufacturer requirements - includes specific fixings for bracing as approved plans. Flashings to garage window and door openings provided as approved plans Exterior cladding weathertight - coloursteel profiled metal cladding. Roof cladding, flashings and fixings provided as proprietary garage manufacturer requirements - Coloursteel. H1.2 90 x 45 - 90 x 35 timber framing - SG8 and SG10 by proprietary garage manufacturer Moisture content not applicable - unlined garage. Framing setout, stud size and spacing, stud grade, stud height, top and bottom plates size; all as proprietary garage manufacturer requirements and approved plans Top plate to stud fixings as manufacturer requirements and approved plans Bottom plate fixings with proprietary bolting as garage manufacturer requirements. DPC provided under bottom plates. Quin engineered wall brace elements are in all four corners in flat metal sheet nailed off @ 75mm crs with Gib Handibracs in both bottom corners. Lintels ass per approved plans. Roof truss layout, as per approved plan. Roof truss fixings are CT200's. Timber grade and treatment as per approved plan. 90 x 45mm H1.2 SG8 purlins cut between trusses. Guttering and downpipes as per approved plans, connecting to separated system discharging to kerb connection.		45

101 Guyton Street
P O Box 637, Whanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@whanganui.govt.nz
Web: www.whanganui.govt.nz



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion	27/11/2015	Garry Edlin	Yes	NO	Exterior has now been professionally painted as requested.		30
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INSPECTION TIME REPORT

Building Consent Number BCon14/0618

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon14/0618	525	570	-45
<i>Inspection Time Difference</i>			
At BC Issue	<i>Time to be charged.</i>		-45
At Completion	Positive amount = time to be credited Negative amount = time to be charged		

Signed for and on behalf of the Whanganui District Council

Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

BUNNINGS

TRADE



THE BUILDING

Street address: 149 KARAKA STREET

Suburb: CASTLECLIFF

Town/City: WAIKANAHI

Postcode: 4501

THE PROJECT

Building consent number: 14/0618

THE OWNER(S)

Name(s): MJ TUNNICLIFFE, WF TUNNICLIFFE, GL BAKER

Mailing address: P.O. Box 9 FEIDING 4740

Suburb: FEIDING PO Box/Private Bag: 9

Town/City: FEIDING

Postcode: 4740

Phone number: 0274 486534

Email address: tunniclitte.mj@gmail.com

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work	Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work

PRIMARY STRUCTURE

Foundations and subfloor framing ☒	PILES CONCRETE FOOTING	☒ Carried out ☐ Supervised
Walls ☒	EXTERIOR NEW KITCHEN WALL GARAGE WALLS	☒ Carried out ☐ Supervised
Roof ☐	_____ N/A	☐ Carried out ☐ Supervised

Initial

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK CONTINUED

Work that is restricted building work	Description	Carried out or supervised
Tick ☒	<i>If necessary, describe the restricted building work</i>	Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Columns and Beams ☒	BEAMS AS PER PLANS	☒ Carried out ☐ Supervised
racing ☒	GIB BRACING AS PER PLAN GARAGE QUIN BRACE SYSTEM	☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description	Carried out or supervised
Tick ☒	<i>If necessary, describe the restricted building work</i>	Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Damp proofing ☒	DPC	☒ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐	N/A	☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☒	PLY RACID AIR BARRIER.	☒ Carried out ☐ Supervised

Initial

LR

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONTINUED

Work that is restricted building work	Description	Carried out or supervised
Tick ☒	<i>If necessary, describe the restricted building work</i>	Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Wall cladding or wall cladding system ☒	TIMBER WEATHERBOARD CARPENTRY CLADDING SYSTEM.	☒ Carried out ☐ Supervised
Waterproofing ☒	FLASHINGS AS PER PLAN	☒ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

NOTE: Continue on another page if necessary

ISSUED BY

Name: <u>RIKI KEENEY</u>	LBP number: <u>BP127548</u>
Class(es) licensed in: <u>CARPENTRY</u>	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: <u>391 CARLTON AVE</u>	PO Box/Private Bag:
Suburb: <u>COMBLE</u>	Town/City: <u>WARRAMUN</u> Postcode: <u>4501</u>
Fax:	Ph day time: <u>0212179583</u> Ph after hours: Mobile: <u>0212179583</u>
Email address:	Website:

DECLARATION

I RIKI KEENEY (name of practitioner) carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 17-7-15

Certificate of Compliance
for
Prescribed Electrical Work

J. A. Russell Ltd trading as
Stewarts
ELECTRICAL SUPPLIES

Customer Name:

M. J. TURNICLIFFE

Location of Installation:

149 KARAKA STREET
WANGANUI

005596

Description of work: (or see attached)

SHIFT METER PANEL INSIDE DOORSIDE
INSTALL NEW DISTRIBUTION BOARD
INSTALL NEW MAIN EARTH
" 1 HEAT POINT

Reference / Job / ID

ICP Number (if known)

DD30444267
PC78A



This work has been carried out in accordance with a Certified Design:

☐

Certified Design Attached

☐

Name of Issuer of Certified Design:

Supplier Declarations of Conformity Attached:

☐

(please attach or list web address below)

Manufacturers Instructions used or relied on in this work:

☒

(please attach or list web address below)

STEWARTS ELECTRICAL

All parts of the installation are safe to connect to a power supply.

☒

If not, please detail which parts are safe to connect.

This work is:

Low Risk
(Certificate of Compliance not required)

☐

General

☐

High Risk
(Record of Inspection required)

☐

This work has been done in accordance with:

Part 2 of AS/NZS 3000

☐

Part 1 of AS/NZS 3000

☐

Supply system this work is suitable for:

230/400V MEN system

☐

Other (Please specify)

☐

Other Standards this work complies with:

Date on, or period in, which the work was done:

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

M J TURNICLIFFE

Registration No:

E467L

Signature:

M J Turniccliffe

Date:

11-03-2015

Name and Registration Numbers of Workers Under Supervision Attached

☐

**Certificate of Compliance
for
Prescribed Electrical Work**

J. A. Russell Ltd trading as
Stewarts
ELECTRICAL SUPPLIES

Customer Name:

MICHAEL JOHN TUNNICLIFFE

Location of Installation:

151 KARAKA STREET (PREVIOUSLY 149 KARAKA ST)
WANGANUI

005289

Description of work: (or see attached)

Reference / Job / ID

INSTALL UNDERGROUND MAIN TO REPLACE
EXISTING OVERHEAD MAIN

ICP Number (if known)

INSTALL 16 NEW LIGHTS (TOTAL TO 26)

0030444267PL

" 10 NEW HEAT PANTS (TOTAL TO 17)

- 78A

" 4 PANEL HEATERS, WALL OVEN, HOB

RE WIRE WATER HEATER IN NEW POSITION



This work has been carried out in accordance with a Certified Design:



Certified Design Attached



Name of Issuer of Certified Design:

Supplier Declarations of Conformity Attached:



(please attach or list web address below)

Manufacturers Instructions used or relied on in this work:



(please attach or list web address below)

All parts of the installation are safe to connect to a power supply.



If not, please detail which parts are safe to connect.

earth loop 0.26a 0.9ka

This work is:

Low Risk
(Certificate of Compliance not required)



General



High Risk
(Record of Inspection required)



This work has been done in accordance with:

Part 2 of AS/NZS 3000



Part 1 of AS/NZS 3000



Supply system this work is suitable for:

230/400V MEN system



Other (Please specify)



Other Standards this work complies with:

Date on, or period in, which the work was done:

22 MAY 2015

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

M J TUNNICLIFFE

Registration No:

E4676

Signature:

M J Tunicliffe

Date:

22 MAY 2015

Name and Registration Numbers of Workers Under Supervision Attached



Record of Inspection
In accordance with regulations 70,71 and 72
of the Electrical (Safety) Regulations 2010



No 1079

Customer Name:

MICHAEL TUNNICLIFFE.

Location of Installation:

149 KARAKA ST., CASTLECLIFF
WANGANUI

Reference / Job / ID

KARAKA 01

Date of Inspection

11-3-15

Time of Inspection

2.45pm

ICP Number (if known)

003044267PC78A.

Certificates of Compliance

Reference: 005596

Issued By: MICHAEL TUNNICLIFFE

Reg Number: E4676

Dated: 11-3-15

Reference: _____

Issued By: _____

Reg Number: _____

Dated: _____

Additional CoC's attached: _____

(Enter quantity attached)

CoC Details held on MMS: ☐

Description of Work Inspected

INSPECT NEW MEN BOARD AND MAIN EARTH AND
RELOCATED MAINS.

Mains

☐

Installation of Mains

☐

Entire

☐

Partial

☐

Revenue Meters

☒

Main Earthing System

☒

At Main Switchboard

☐

At Out-building

☒

Main Earthing Conductor

☒

Installation

☐

Alteration

☒

Alteration of Mains

☐

Alteration of Point of Supply

☐

Alteration of Point of Entry

☐

Relocation of Main Switch

☐

Relocation of Mains Termination

☒

Relocation of Metering / Load Control

☒

M.E.N. Link

☒

Earth Electrode

☒

Installation

☐

Alteration

Testing Undertaken

Mains

☒

Insulation Resistance to Earth (All Live Conductors) >200 MΩ

☒

Polarity Method Used:

☐

Continuity (trailing lead / jumper)

☒

Identification of N by low resistance to Earth

☐

Live test

☒

Phase Rotation

☐

RWB

☐

BWR

☒

n/a

☒

Integrity of Main Neutral

☒

N not interrupted at metering point

☐

Submain PEN not dependent on intermediate connections

☒

Metering in place at time of inspection?

☒

Mains connected to Network at time of inspection?

Main Earthing System

☒

Continuity of MEC

0.0 Ω

☒

Earth Fault Loop Impedance (Active to MEC)

Ω

PSSC

KΩ

I have inspected this High Risk prescribed electrical work described above, and am satisfied that:

- The work has been done in accordance with the Electricity (Safety) Regulations 2010; and
- The specified parts of the Installation are, and will be when enlivened, electrically safe.

Name:

R.B. DEADMAN

Registration Number:

I834

Signature:

R.B. DEADMAN

Date:

11-3-15

Contact Number:

0273550338

Company Name:



RECORD OF INSPECTION (ROI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK

Pursuant to the Electricity (Safety) Regulations 2010



Reference/Record Number:

15/10

Issuer (Inspector) details:

Name of Inspector: Don Gilbertson

Registration #: E 2180

Email Address: donaldgilbertson57@gmail.com

Telephone: 0278156811

Location of Installation:

Location details: 151 Karaka Street, Castlecliffe, Wanganui.

Location Type: ☒ Domestic ☐ Non-Domestic Accommodation ☐ Industrial ☐ Commercial
☐ Educational ☐ Healthcare ☐ Miscellaneous (other)

Certifying Electrical Work and Certificate of Compliance (CoC) details:

Name of Electrical worker(s): Michael Turniciff

Registration #: E 4676

CoC details: 005289

☐ CoC(s) attached

Certifying Electrical Work and CoC details:

What was inspected:

New Mains

Specify the regulation(s) and companion standard(s), or identify the certified design, followed when carrying out the inspection:

AS/NZS 3000:2007 amendments 1 & 2

What are the results of the inspection:

mains > 299 m.Ω.
Polarity OK

High Risk Category:

- | | | |
|--|--|---|
| ☐ Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i) | ☐ Photovoltaic system – 6A(2)(a)(iv) | ☐ Electrical medical area – 6A(2)(a)(vi) |
| ☐ High voltage installation – 6A(2)(a)(ii) | ☐ Hazardous area – 6A(2)(a)(v) | ☒ Mains work – 6A(2)(b) |
| ☐ Mains parallel generation – 6A(2)(a)(iii) | ☐ Animal stunning or meat conditioning – 6A(2)(c) | |
| ☐ Other – please describe: | | |

Declaration

I hereby confirm that the work described above has been done **in / not in** accordance with the regulations; and the **installation / part installation** on which the work has been done is, and **will be / not be**, when enlivened, electrically safe.

(Note: Strike out or delete the inapplicable words highlighted in red above.)

Signature: [Signature]

Date: 22-05-15

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Geocivil Consulting Engineers
(Construction Review Firm)

TO: Wanfield Trust
(Owner/Developer)

TO BE SUPPLIED TO: Wanganui District Council
(Building Consent Authority)

IN RESPECT OF: inspection of foundations & steel beam
(Description of Building Work)

AT: 14a Koraka Street Wanganui
(Address)

LOT 455 DP 3060 SO

Geocivil Consulting Engineers has been engaged by Wanfield Trust
(Construction Review Firm)

to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architectural Categories)

observation ☐ or other ☐ services
(Extent of Engagement)

in respect of clause(s) B1/VM1 of the Building Code for the building work described in documents relating to Building Consent No. B/can 14/0618 and those relating to Building Consent Amendment(s) Nos. Nil issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. Nil (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☐ this ☒ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1/VM1 of the Building Regulations.

I, Hamish Peters am: ☒ CPEng No. 240025
(Name of Construction Review Professional)

☐ Reg Arch No. _____

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE(Hons), NZCE (Cin)

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐ YES ☒ NO

SIGNED BY: Hamish Peters ON BEHALF OF Geocivil Consulting Engineers

Date: 3/7/15 Signature: Hamish Peters

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ ; or Schedules E1/E2 of NZIA's SCC 2007 ²
PS 4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*
- 2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*
- 3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



GoGet Inspection Outcome Report

Consent No: **140618**
 Applicant: **Seven Oaks Limited**
 Site Address: **149 Karaka St, WANGANUI**
 Work Type: **Build new 40m2 addition to existing dwelling including garage, and internal alterations.**
*****RESTRICTED BUILDING WORK*****
 Workgroup:

Inspection Type: **Final-Residential**
 Inspection Outcome: **Fail**
 Inspected By: **Garry Edlin**
 Inspection Date: **17 July 2015 11:30 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
Building Consent Documentation	PASS
Approved Building Consent documents on site?	PASS
Approved Building Consent documents on site. Builder Riki Keeley on site with owner Michael Tunncliffe.	
Check conditions of BC & PIM?	PASS
Conditions of BC & PIM checked, no action required.	
Previous inspection/s passed?	PASS
Previous inspections passed, no instructions.	
Check instructions from previous inspections?	PASS
Check Producer Statement/Certificate list have they all been supplied and/or signed off?	PASS
Received completed Form 6, Electrical certificate from Michael Tunncliffe, E4676 and a PS4 from Hamish Peters, Geocivil Consulting Engineers Ltd for inspection of foundation and steel beam installation.	
LBP memos for RBW	PASS
LBP Memo of Work recd from Riki Keeley, BP127548.	
Photos taken of ground levels?	PASS
Exterior	Fail
Landscaping completed?	PASS
Landscaping started.	
Floor heights correct in relation to finished ground level?	PASS
Floor heights were existing.	
Brickwork weep holes / ventilation comply?	N/A
Sub floor access / insulation / ventilation correct?	PASS
Sub floor access through trapdoor OK. Expol under floor insulation OK.	
Wall cladding fixings / soakers / scribes completed?	Fail
Weatherboard cladding OK, stainless soakers installed on corners, scribes completed but require better painting than undercoat as it is. Exterior to be painted this coming summer.	
Flashings to openings complete and weather tight?	PASS
Window head and sill flashings as per approved plans. 5mm capillary gap between the sill flashing and the window frame.	
Exterior envelope painted and weather tight?	Fail
Exterior requires painting.	
Roof cladding / flashing fixings / roof penetration flashings completed?	PASS
Roofing replaced previously, not under this consent.	
Ventilation	PASS
All vents exiting to the outside air?	N/A
Natural ventilation to occupied space in accordance with the approved plans & specification?	PASS
Natural ventilation provided to all habitable spaces	
Verandahs/Pergolas/Upper Level Decks	PASS

Post/beam fixings as per plans?	PASS
Post beam fixings as per approved plans.	
Rafter/floor joists fixings as per plan?	PASS
Rafters and floor joists as per approved plans.	
Rafter/joist/ribbon board connections to building envelope as per plans?	PASS
Rafter/ ribbon board connection as per approved plans.	
Landings/Handrails/Decks/Barriers/Retaining Walls	N/A
Stairs	N/A
Glazing	PASS
Does glazing comply with NZS 4223 Part 3?	PASS
Glazing to NZS 4223 Part 3	
Window opening restrictors fitted?	N/A
Kitchen	PASS
Bench top sealed at junction with wall linings?	PASS
All kitchen items compliant as plan, bench sealed to wall, hot water supplied, trap fitted with AAV, wall and floor lining impervious	
Is hot and cold supply provided to sink?	PASS
Trap and waste fitted to sink?	PASS
Impervious, easily cleaned wall/floor finishes been provided as per approved plans & specification?	PASS
Flexible sealant used wall/floor junction?	PASS
Laundry	PASS
Are laundering facilities provided as per approved plans & specification?	PASS
Laundry tub provide inside kitchen cupboard. - securely fixed, trapped, impervious linings and splash back with tap console	
Is the laundry tub securely fixed?	PASS
Is the laundry tub correctly trapped?	PASS
Has splash protection been provided to floor and wall linings?	PASS
Flexible sealant used wall/floor junction?	PASS
Toilet	N/A
Bathroom	N/A
Ensuite	N/A
Insulation	PASS
Is the ceiling insulation installed correctly and as per the approved plans and specification?	N/A
Is the ceiling insulation clearance around light fittings/flues appropriate?	PASS
Ceiling insulation clearance to CA downlights provided.	
Is subfloor insulation protection provided?	PASS
Subfloor insulation is Expol polystyrene.	
Hot Water General	PASS
Hot water tempered to 55 degrees Celsius maximum at all personal hygiene fixture?	PASS
Existing hot water cylinder relocated in hallway. Water tempered to 55 degrees C.	
Seismic restraints fitted to the water storage cylinder?	PASS
Cylinder seismically restrained.	
HWC as stated in the plans and specifications?	PASS
Has the tundish been set up correctly?	N/A
Has the HWC been set to an appropriate water temperature to eliminate legionella bacteria?	PASS
Cylinder temperature set to 62 degrees C.	
Has an isolating valve been installed?	PASS
Has a 3 in 1 valve been installed and in the correct position?	PASS
Solar Hot Water System	N/A
Low Pressure Open Vented Hot water Cylinder	N/A
Valve Vented Hot Water Cylinder	N/A
Sanitary Plumbing/Drainage	PASS

Gully trap heights correct with finished ground heights? New gully trap outside kitchen, height OK.	PASS
Discharge wastes correctly vented? Vent pipe completed to atmosphere above roof.	PASS
Waste pipe penetrations sealed at the back of gully? Waste pipes sealed into back of gully.	PASS
Drains vents completed?	PASS
All AAV's accessible?	PASS
Support to pipework Pipework well supported under floor.	PASS
UV protection to Polybut pipework.	N/A
Storm water	PASS
Guttering fitted and correctly sized? Guttering and downpipes are existing.	PASS
Down pipes fitted and correctly sized?	PASS
Storm water to an approved outfall? Stormwater connects to kerb connection.	PASS
Diffusers/spreaders fitted to downpipes on roofs?	N/A
Overflow relief provided for internal gutters as per plan?	N/A
Have surface drains/sumps been installed as per plan?	N/A
Water tank overflows piped away to an appropriate outfall?	N/A
Smoke Alarms	PASS
Smoke alarms installed <3m to any bedroom? 1 x operative smoke alarms in hallway within 3.0m of all bedroom doors.	PASS
Effluent Disposal Systems	N/A
Vehicle Crossing	PASS
Has the vehicle crossing been completed? New vehicle crossing installed.	PASS



Taken at 10:44 AM on Friday 17/07/2015



Taken at 10:44 AM on Friday 17/07/2015



Taken at 10:45 AM on Friday 17/07/2015



Taken at 10:45 AM on Friday 17/07/2015



Taken at 10:46 AM on Friday 17/07/2015



Taken at 10:46 AM on Friday 17/07/2015



Taken at 10:46 AM on Friday 17/07/2015



Taken at 10:47 AM on Friday 17/07/2015



Taken at 10:47 AM on Friday 17/07/2015



Taken at 10:47 AM on Friday 17/07/2015



Taken at 10:49 AM on Friday 17/07/2015

GoGet Inspection Outcome Report

Consent No: **140618**

Applicant: **Seven Oaks Limited**

Site Address: **149 Karaka St, WANGANUI**

Work Type: **Build new 40m2 addition to existing dwelling including garage, and internal alterations.
RESTRICTED BUILDING WORK.**

Workgroup:

Inspection Type: **Final-Residential**

Inspection Outcome: **PASS**

Inspected By: **Garry Edlin**

Inspection Date: **27 November 2015 11:34 a.m.**

Duration: **30 minutes**

Inspection Element	Status
Exterior	PASS
Wall cladding fixings / soakers / scribes completed? Exterior has now been professionally painted.	PASS
Exterior envelope painted and weather tight? Exterior has now been professionally painted as requested.	PASS

GoGet Inspection Outcome Report

Consent No: **140618**
 Applicant: **Seven Oaks Limited**
 Site Address: **149 Karaka St, WANGANUI**
 Work Type: **Build new 40m2 addition to existing dwelling including garage, and internal alterations.**
*****RESTRICTED BUILDING WORK*****

Workgroup:

Inspection Type: **Final-Garage/Carport/Pergola**
 Inspection Outcome: **PASS**
 Inspected By: **Garry Edlin**
 Inspection Date: **17 July 2015 11:49 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
Building Consent Documentation	PASS
Approved Building Consent documents on site?	PASS
Approved Building Consent documents on site.	
This is a Quin garage that Riki Keeley has erected.	
Check conditions of BC & PIM?	PASS
Conditions of BC & PIM checked, no action required.	
Previous inspection/s passed?	PASS
Check instructions from previous inspections?	PASS
Check Producer Statement/Certificate list have they all been supplied and/or signed off?	N/A
Photos taken of ground levels?	PASS
Exterior	PASS
Landscaping completed?	PASS
Landscaping completed with correct clearance to metal cladding of 50mm or greater for garage	
Floor heights correct in relation to finished ground level?	PASS
Finished Floor height above adjacent ground 100mm or greater for garage	
Wall cladding fixings / soakers / scribes completed?	PASS
Wall cladding fixings provided as proprietary garage manufacturer requirements - includes specific fixings for bracing as approved plans.	
Flashings to openings complete and weather tight?	PASS
All flashings in Flashings to garage window and door openings provided as approved plans	
Exterior envelope painted and weather tight?	PASS
Exterior cladding weathertight - coloursteel profiled metal cladding.	
Roof cladding / flashing fixings / roof penetration flashings completed?	PASS
Roof cladding, flashings and fixings provided as proprietary garage manufacturer requirements - Coloursteel.	
Wall Framing	PASS
Is timber grade and treatment as specified?	PASS
H1.2 90 x 45 - 90 x 35 timber framing - SG8 and SG10 by proprietary garage manufacturer	
Moisture content of wall framing as specified?	PASS
Moisture Content not applicable - unlined garage	
Framing setout appropriate for specified cladding system?	PASS
Framing setout, stud size and spacing, stud grade, stud height, top and bottom plates size; all as proprietary garage manufacturer requirements and approved plans	
Stud height, grade, size, spacing and treatment as specified?	PASS
Top and bottom plate grade, size and treatment as specified?	PASS
Top plate fixing correct?	PASS
Top Plate to Stud fixings as manufacturer requirements and approved plans	

Blocking installed to support point loads?	N/A
Bottom plates correctly fixed?	PASS
Bottom plate fixings with proprietry bolting as garage manufacturer requirements - including bracing elements	
DPC under bottom plates?	PASS
DPC provided under bottom plates	
SED frame in accordance with engineer design?	N/A
Dwangs behind apron flashing up stand?	N/A
Bracing	PASS
Roof bracing as per approved BC documentation?	N/A
Are wall bracing elements and framing fixings requirements as per bracing schedule & manufacturers' specification?	PASS
Quin wall brace elements are in all four corners in flat metal sheet nailed off @ 75mm crs with Gib Handibracs in both bottom corners.	
Lintels/Sills	PASS
Uplift connects correctly installed?	PASS
Lintels ass per approved plans.	
Lintel fixings as per approved documentation?	PASS
Lintel and sill spacing, size, grade, treatment as per approved documentation?	PASS
Lintels supporting point loads as per approved documentation?	PASS
Do engineer design lintels require site observation and PS4?	N/A
Trussed Roof	PASS
Roof truss layout in accordance with approved documentation?	PASS
Roof truss layout, as per approved plan.	
Roof truss fixings per approved layout?	PASS
Roof truss fixings are CT200's.	
Timber grade and treatment for truss members correctly specified?	PASS
Timber grade and treatment as per approved plan.	
Purlins	PASS
Purlin fixings as specified?	N/A
Purlin spacing, size, span, grade, & treatment as specified?	PASS
90 x 45mm H1.2 SG8 purlins cut between trusses.	
Steel Portal Sheds	N/A
Mezzanine Floor	N/A
Stairs	N/A
Glazing	N/A
Storm water	PASS
Guttering fitted and correctly sized?	PASS
Guttering and downpipes as per approved plans, connecting to separated system discharging to kerb connection.	
Down pipes fitted and correctly sized?	PASS
Storm water to an approved outfall?	PASS
Diffusers/spreaders fitted to downpipes on roofs?	N/A
Have surface drains/sumps been installed as per plan?	N/A
Water tank overflows piped away to an appropriate outfall?	N/A
Vehicle Crossing	PASS

**Application for
Code Compliance Certificate**
Building Act 2004 Form 6



**Wanganui
District Council**

The building consent

Building consent no. B Con 14/0618

Issued by: Wanganui District Council

Description of work BUILD new 40M2 addition to existing dwelling including garage and internal alterations

Address 149 KARAKA STREET WANGANUI

Property owner details

Owner details ☒ Have not changed since the building consent was lodged Proceed to 3 "Applicant details" below ☐ Have changed since the building consent was lodged

Name

Contact person (if owner is a corporation, partnership or trust)

Postal address

Contact numbers
Phone Mobile Fax

Email

Evidence of ownership attached (only required if ownership has changed) ☐ Certificate of Title (copy) ☐ Sale and purchase agreement ☐ Lease agreement ☐ Other document showing full name of legal owner(s), such as a rate instalment notice

Applicant details

I am the ☒ Property owner ☐ Lessee Provide details below ☒ Agent Authorised by owner / lessee Provide details below

Name SEVEN OAKS LIMITED

Postal address PO BOX 9
FEILDING 4740

Contact numbers 06 323 7413 0274 486 534
Phone Mobile Fax

Email tunnidittlemj@gmail.com

If Agent, relationship to owner? (details of authorisation)

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 (e.g. gas or electrical certificates)
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

OFFICE USE ONLY

Infrastructure Bond Final Inspection Complete (please circle one)

Yes

No

N/A

Key building practitioners

Builders name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Certifying plumber name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Certifying drainlayer name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Electrician name / Licence no.

Extent of involvement

Contact details Address

Phone / Email

Other/ Licence no.

Extent of involvement

Contact details Address

Phone / Email

MOASE PLUMBING - JOHN MOASE 06100

ALTERATIONS & ADDITIONS TO PLUMBING AS NECESSARY

8 KARAMU ST. WANGANUI 4501

06 344 5388

MOASE PLUMBING - JOHN MOASE 06100

ALTERATIONS & ADDITIONS TO DRAINAGE AS NECESSARY

8 KARAMU ST, WANGANUI 4501

06 344 5388

MICHAEL TUNNICLIFFE E4676

ALTERATIONS & ADDITIONS AS NECESSARY

PO BOX 9 PELLING 4740

06 323 2412 tunnicliffe.mj@gmail.com

Personnel who carried out building work other than restricted building work are to be listed separately.

Note:

Licensed building practitioners who carried out or supervised restricted building work must provide a "memorandum from licensed building practitioner; Record of building work" to be submitted with this code compliance certificate application form.

Compliance Schedule

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 (list specified systems):

Application

Date building work completed

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.


Signature

MJ TUNNICLIFFE / /
Name of person signing: (please print clearly) Dated:

OFFICE USE ONLY

Date received		Application #		Document #		Project #	
Property ID		Legal ID		Receipt #		Amount Paid	\$

Code Compliance Assessment Checklist
Building Consent No # BC 14/0618

	ITEM	YES	NO	N/A	COMMENTS
1.	Work complies with approved BC documentation - Sec 94 (1)	/			
2.	All the required inspections have been completed	/			
3.	BC conditions have been fulfilled	/			
4.	PIM requirements have been complied with	/			
5.	Development contributions have been paid (Sec 94 (4))			/	
6.	All documents have BC number on them	/			
7.	Sec 72-74 registered on title if applicable			/	
8.	Energy work certificates have been provided (if required) sec 94 (3)	/			Electrical Cert.
9.	All inspection fees have been paid?	/			
10.	Specified systems are capable of performing in accordance with performance standards (sec 94 (1B)) Fire doors, Backflow, Lifts, Mechanical Ventilation etc.			/	
11.	Is a compliance schedule required or requires amending (sec 100(2))		/		
12.	Has there been a change of ownership (sec 364)		/		
13.	Any warnings or bans applied (sec 94 (2))		/		
14.	Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2))				Arrow - Riki Keeley BA127528
15.	Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent			/	
16.	Any amendments have been issued and whether documentation associated with these have been properly completed		/		
17.	Any outstanding documentation still to be collected such as LBP Memoranda etc.		/		
18.	Photographs of elevations	/			
19.	List of consultants	/			Hamish Peters PS4 Construction
20.	Was Building Consent Lapsed? (Ref.T-25.5)		/		
21.	Has current lawfully established use been recorded?	/			
22.	Has year first constructed been recorded?	/			

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Wanganui District Council:

- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- What parts/clauses of the Building Code the work relates to
- Full legal description of the site where the work will be undertaken
- Clearly identifying what part of the Building Consent is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: Gregory Edwin

Signature: [Signature]

Date: 2/12/15



CODE COMPLIANCE CERTIFICATE NUMBER BCon14/0618

Section 95(3), Building Act 2004

Mr MJ Tunncliffe, Mrs WF Tunncliffe
P O Box 9
FEILDING 4740

**Building Consent
No:** BCon14/0618

Issue Date: 02/12/2015

The building:

Street address of building:	Legal description of land where building is located:
149 Karaka St WHANGANUI	Lot 1 DP 484613 0.0462 Ha
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
	Single Detached Residential
Year first constructed:	
1960	

The owner:

Name of Owner:	
Mr MJ Tunncliffe, Mrs WF Tunncliffe	
Mailing address:	Street Address/registered Office:
PO Box 9 Feilding 4740	PO Box 9 Feilding 4740

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Seven Oaks Limited	
Mailing address:	Street Address/registered Office:
PO Box 9, Feilding 4740	PO Box 9, Feilding 4740

Phone number:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon14/0618	Wanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
Build new 40m2 addition to existing dwelling including garage, and internal alterations. ***RESTRICTED BUILDING WORK***.	
Intended Life	Estimated Value
Indefinite but not less than 50 years.	\$30000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

*Compliance schedule

There are no specified systems in this building.

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:



GJ Hoobin
Building Control Team Leader

END OF BUILDING CONSENT FILE

BC No.

14/0618

ccc
issued