

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

THE BUILDING

(refer to your Rates Account for details)

1. Site Address: Rear Lot 1
GEORGE ST, Leeston Street / Road

Rapid Number: _____
(Applies to Rural Properties Only)

2. Legal description: Lot 2
DP 300703 DP 359223
(This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.)

Valuation Roll Number: 24051-336-00

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

3. Building Name: _____
(Eg. Universities, etc where buildings have Official Names)
4. Location of Building within Site: _____
(Only Applicable to Sites such as Universities, Schools, etc)
5. Number of Levels: 1 6. Level/Unit No: _____
7. Total Floor Area for New Work Only:- 153.4 m²
Site coverage will be assessed by planning staff.
8. Current Lawfully Established Use: (Eg. Use on any Previous Consent for the existing building) _____
9. Year Building First Constructed: _____
(Only Applicable to Existing Buildings, Approximate Date is Acceptable Eg., 1920s or 1960-1970).

THE OWNER

10. Owners Name: J & L Construction Ltd
(Company or Organisational name)
11. Contact Person: CAVIN FISHER
(If Owner is not an Individual)
12. Mailing Address: P.O. Box 11198
SOCKBURN, CHRISTCHURCH
13. Street Address / Registered Office: 2 Auld St
SOCKBURN, CHCH
14. Phone Numbers: _____ Mobile: _____
Daytime: 3480282 After Hours: _____
15. Fax: 3489218
16. Email: _____
17. Website: _____
18. The following evidence of ownership is attached to this application:
☐ Certificate of Title
☒ Sale and Purchase Agreement

AGENT / APPLICANT

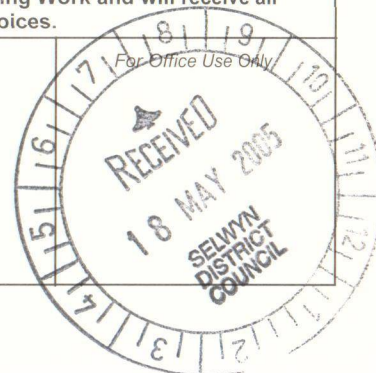
(Contact Details MUST be in New Zealand)

19. Name of Agent: As for Owner
20. Contact Person: _____
21. Mailing/Billing Address: _____
22. Street Address / Registered Office: _____
23. Phone Numbers: _____ Mobile: _____
Daytime: _____ After Hours: _____
24. Fax: _____
25. Email: _____
26. Website: _____
27. ☐ Authorisation from Agent Attached.
(Authorisation from the owner confirming authority)
28. Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.

APPLICATION

29. I Request that a:
- ☐ Project Information Memorandum Only (PIM)
- ☒ Building Consent for PIM No: 050247
- ☐ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.



THE PROJECT

30. Type of Building Work: (eg dwelling, commercial, farm shed, garage, etc)

SINGLE STORY
DWELLING

31. Will the Building Work Result in a Change of Use of the Building: ☐ Yes ☒ No

32. If 'Yes', Provide Details of the New Intended Use:
(Eg domestic use, shop, implement shed, garage to bedroom)

33. Intended Life of the Building:

- ☒ Indefinite but not less than 50 years
☐ Or Specified as _____ years

34. List Building Consents Previously Issued for This Building (If Any): (ie., Is this project being constructed in stages?, Is this consent for a Relocated or Transportable Building?)

35. Estimated Value (Inc GST) \$ 185 000
(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

36. The following matters are involved in the project: (Tick appropriate boxes that apply to your project)

- | | |
|---|---|
| ☐ Subdivision | ☐ Alterations to land contours |
| ☐ New or altered connections to public utilities | ☐ New or altered locations and/or external dimensions of buildings |
| ☐ New or altered access for vehicles | ☐ Disposal of stormwater and wastewater |
| ☐ Building work over or adjacent to any road or public place | ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority (Eg. Planning Approvals, other Licenses) |
| ☐ Building work over any existing drains or in close proximity to wells or water mains | |

(Specify): _____

The following documents are attached to this application:-

- ☐ Site Plan, Floor Plans, and Elevations of the proposed building.
☐ Application Fee of \$200.00. (Refer (a) on Back Page of this Form)

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37. The following documents are attached to this application:-

- ☒ Two copies of Plans and Specifications for the Project. (NOTE:- THREE Copies will be required for Commercial Projects)
☐ A Complete list of all the plans, specifications, and other documentation supplied with this application is attached.
☒ Project Information Memorandum.
☐ Development Contribution Notice. (If Applicable)
☐ Certificate attached to Project Information Memorandum. (Resource Management Act)
☐ Specific arrangements for multiple or unusual Inspections documented.
☐ Application Deposit Fee of \$200.00. (Refer (b) on Back Page of this Form)

38. ☒ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause
(list relevant Clause
numbers of Building Code)

Means of Compliance
(refer to relevant compliance document(s) or detail
of alternative solution in the plans and specification)

Waiver/Modification Required
(state nature of waiver or modification of
Building Code required)

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

1 June 2005

J & L CONSTRUCTION
C/- MURRAY HOMES
P O BOX 11198 SOCKBURN
CHRISTCHURCH

Dear Gavin

RE: Application for Building Consent No. **050247**

FAXED

DOMESTIC DWELLING
REAR LOT 1, GEORGE STREET, ROLLESTON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

- Chlorans 21/06/05*
1. Please provide details of floor, wall and ceiling surfaces and finishes for wet area rooms such as bathroom, ensuite, kitchen, laundry, etc. complying with the requirements of NZBC E3 – Internal Moisture. *Provide on plan*
 2. As the roof eave is within 650mm of the boundary, the eave and external wall will require fire rating as per NZ Building Code C/AS1 Clause 7.8.3. Please provide amended drawings to show fire rated construction. *moved*
 3. Please provide a site plan showing the following information:
 - (a) Spot levels within the proposed building footprint, both existing and proposed.
 - (b) Spot levels of the surrounding site, both existing and proposed.
 - (c) A nominated fixed datum level (crown of the road, curb, etc.). *provided on site plan*

No further processing of this application will take place until **all** of the above information is received.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

C. Lormans

Claudine Lormans
Service Delivery Officer
Building Control

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

Building Consent

050247

Section 51, Building Act 2004

Street address of building: REAR LOT 1, GEORGE STREET, ROLLESTON
Legal description: LOT 1 DP300703
Valuation number: 2405133600
Rapid number:
Building name:
Building location on site:
Level/unit number:

Name of Owner: J & L CONSTRUCTION

Applicant/Agent: J & L CONSTRUCTION
Contact person:
Mailing address: C/- P O Box 11198 Sockburn, Christchurch.
Street address/registered office:
Phone number:
 Landline:
 Mobile:
 Daytime:
 After hours:
Facsimile number:
Email address:
Website:

The following building work is authorised by this building consent:

Description: DOMESTIC DWELLING
3 BEDROOM DOMESTIC DWELLING WITH
Attached DOUBLE GARAGE 153.4sqm.
Intended Use:
Estimated Value: \$150,000

Building Consent Authority Charges

This consent will be granted when the invoiced costs are paid in full. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

This building consent is granted under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building consent is valid for 12 months from the date of granting.

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.
2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.
3. The complete set of Approved Building Consent documents (including stamped plans and specifications) **MUST** be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

☐ **Inspection 1**

Excavation for foundations including ground bearing capacity.
Reinforcing steel in foundation before concrete is poured.

☐ **Inspection 2**

To check DPC, reinforcing/thickenings/waste pipes to floor slab before concrete is poured.

☐ **Inspection 3**

Structural framing and fixings prior to building wrap, soffit, and roofing installation.

☐ **Inspection 4**

Inspection of building wrap, DPM, and flashings prior to veneer construction.

☐ **Inspection 5**

Veneer mid height inspection for cavity width, tie fixing, and check for mortar droppings.

☐ **Inspection 6**

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work prior to fixing internal linings.

Preline moisture test and structural framing check including confirmation of treated timber where required.

Bracing elements prior to fixing of internal linings.

Completeness of insulation prior to fixing of internal linings.

Window installation to check ventilation, air seals, and glazing.

☐ **Inspection 7**

NOTE:- All drainage work must be inspected prior to backfilling.

Connection to sewer lateral.

Spouting including rain water heads, overflows and downpipes

Stormwater disposal to soakholes.

☐ **Inspection 8**

Check nailing off bracing panels before stopping work is carried out.

Inspection 9

Hot water reticulation valving.

Check temperature of hot water.

Seismic restraints to hot water cylinder and storage tanks.

Domestic mechanical ventilation.

Smoke alarm installation.

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.



Signature

23/6/05

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 23/06/05



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

J & L CONSTRUCTION

GST Number: 53-113-451
Invoice Date: 23/06/05
Customer No: BC050247

Tax Invoice 15819

Quantity	Description	Rate	Amount
	PIM PROCESSING CHARGES		
	ADMINISTRATION/PROCESSING/ISSUE FEE		151.50 *
	PLANNING		31.50 *
	ENGINEERING		17.00 *
			\$200.00
	(* Incl GST	\$22.22)	

Total incl. GST 200.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

J & L CONSTRUCTION

Customer No.: BC050247
Invoice No.: 15819
Total Due: 200.00

Amount Enclosed:

SERVICE CENTRES:
LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

J & L CONSTRUCTION

GST Number: 53-113-451
Invoice Date: 23/06/05
Customer No: BC050247

Tax Invoice 15820

Quantity	Description	Rate	Amount
	050247 : REAR LOT 1, GEORGE STREET, ROLLESTON DOMESTIC DWELLING		
	ADMINISTRATION/PROCESSING/ISSUE FEE	364.90	*
	PLANNING	31.50	*
	BUILDING RESEARCH LEVY	150.00	OG
	DBH LEVY	295.50	*
	INSPECTIONS (INCL. TRAVEL)	1,212.84	*
	PRODUCER STMNT ASSESSMENT	10.00	*
	WATER CONNECTION CHARGE	56.25	*
	BEFORE GST	1,902.00	
	(* Includes GST) GST	218.99	
	Rounding	0.01	

Total incl. GST 2,121.00

Once we have received the balance of the fees owing on this
consent, it may then be uplifted or mailed as requested.
Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

J & L CONSTRUCTION

Customer No.: BC050247
Invoice No.: 15820
Total Due: 2,121.00

Amount Enclosed:

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: J & L CONSTRUCTION CONSENT NO: 050247

AGENT: _____ ON ACCOUNT: YES / NO

DEPARTMENT
SIGN OFFS

BUILDING
ON HOLD F.I.

BUILDING
FINAL SIGN OFF

PLANNING

BCA SIGNATORY
SIGNOFF

DATE REQUIRED

27/5/05

25/5/05

24/6/05

COMPLETED
SIGN & DATE

Chommas 01/06/05 Chommas 22/06/05 Rmc 27/5/05

Sykes

BC DUE FOR ISSUE BY: 16/6/05

TYPE OF WORK: DWELLING

ALLOCATED TO: CL

INTENDED USE
(if changed from PIM): _____

PROCESS SIGN OFFS

PURPOSE GROUP: _____ FHC: _____ OCCUPANT LOAD: _____

APPLICATION	SIGN & DATE	FURTHER INFORMATION REQUESTED AT PREVIEW STAGE:-
LOCATION RECEIVED	<u>MAIL</u>	
PREVIEWED BY	<u>VANESSA 19/5/05</u>	
LOADED BY	<u>ROSALYN 25/5/05</u>	
DOES SITING MATCH PIM ISSUED <u>YES</u> / NO IF NO SETUP/CIRC AMENDED PIM	<u>Rmc 27/5/05</u>	
THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE YES / NO		
ATTACHMENTS (Specify): CCC Application Form		

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	ASSESSMENT OF:	DATE SENT	DATE RECEIVED	SIGN OFF
NZ FIRE SERVICE (WHERE IDENTIFIED IN PIM)				

BUILDING CONSENT COSTINGS

BC 050247

ADMINISTRATION

UNITS

RATE/UNIT

Processing Consent	2 + 3		
Issue, photocopy & administer consent	+ 2 + 3		
Inspection recording (Inspections x 3)	27		
ADMINISTRATION UNITS SUB-TOTAL	37	X	\$4.50 166.50

PROCESSING

Processing Building Consent	25		
Further Information	5		
Other:			
Sign Off / Audit Approval	2		
PROCESSING UNITS SUB-TOTAL	32	X	\$6.20 198.40

ADMINISTRATION & PROCESSING SUB-TOTAL

\$ 364.90

INSPECTIONS

TYPE DETAIL UNITS

1	20.01, 20.02	5
2	30.01	6
3	40.03	10
4	40.04	4
5	60.01	4
	60.02	
6	40.01, 40.10, 40.11, 40.12, 40.13, 40.15	10
7	70.01, 70.11, 50.10, 70.21	8
8	90.01	3
9	70.42, 70.43, 70.44, 80.02, 100.06, 110.01	18
11		
12		
13		
14		68

BUILDING NOTES:

Inspections	9	X Travel Time	8	=	72		
					140	X	\$6.75 945.00
Inspections	9	X Distance	48	=	432	X	\$0.62 267.84

INSPECTIONS SUB-TOTAL

\$ 1212.84

CONSULTANTS

PLANNING RECHECK	4 2 + 3	X	\$7.875	\$ 31.50	(insert if applicable)
OTHER (List):				\$	
				\$	
				\$	
WATER CONNECTION FEE			\$56-25		(insert if applicable)
C/T	P/S	OTHER (List):			
\$	\$ 10.00	\$			(insert if applicable)

LESS DEPOSIT \$ — on A/c

A1—CLASSIFIED USE	Domestic dwelling
B1—STRUCTURE	PS 2 truss design (Vmi) Bracing calculations - all ok
B2—DURABILITY	Specification - ASI (Prest Construction Ltd) Durability / timber treatment levels - all ok
C—FIRE SAFETY	N/A
D1—ACCESS	ASI - specification (page 3)
D2—MECHANICAL INSTALLATIONS FOR ACCESS	N/A
E1—SURFACE WATER	ASI - specification (page 10) To lateral or soakhole
E2—EXTERNAL MOISTURE	ASI - specification (page 4 & 5) drawing sheet (page 5 & 6)
E3—INTERNAL MOISTURE	ASI - adequate ventilation provided
F1—HAZARDOUS AGENTS ON SITE	N/A
F2—HAZARDOUS BUILDING MATERIALS	N/A
F3—HAZARDOUS SUBSTANCES AND PROCESS	N/A
F4—SAFETY FROM FALLING	N/A
F5—CONSTRUCTION & DEMOLITION HAZARDS	N/A
F6—LIGHTING FOR EMERGENCY	N/A
F7—WARNING SYSTEMS	Smoke alarms to be installed to AS1670.6 requirements
F8—SIGNS	N/A

G1—PERSONAL HYGIENE	ASI - drawing sheet 1
G2—LAUNDERING	ASI
G3—FOOD PREPARATION AND PREVENTION OF CONTAMINATION	ASI
G4—VENTILATION	ASI - mechanical ventilation & extractors
G5—INTERIOR ENVIRONMENT	ASI - all bathrooms heaters installed above door head height by registered Electrician
G6—AIRBORNE AND IMPACT SOUND	ASI - exterior walls to be lined with R2.2 insulation batts and ceiling with R2.6 insulation batts
G7—NATURAL LIGHT	ASI
G8—ARTIFICIAL LIGHT	N/A
G9—ELECTRICITY	ASI
G10—PIPED SERVICES	ASI
G11—GAS AS AN ENERGY SOURCE	N/A
G12—WATER SUPPLIES	ASI
G13—FOUL WATER	ASI
G14—INDUSTRIAL LIQUID WASTE	N/A
G15—SOLID WASTE	N/A
H1—ENERGY EFFICIENCY	ASI



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **3488**
Land Registration District **Canterbury**
Date Issued **17 February 2004**

Prior References

CB5C/187 CB48B/177

Estate Fee Simple
Area 1022 square metres more or less
Legal Description Lot 1 Deposited Plan 300703
Proprietors
The Selwyn District Council

Interests

110032.1 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 15.12.1976 at 9.25 am
5901128.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.2.2004 at 9:00 am
Subject to a right to convey electric power in gross over parts marked A, B and C on DP 300703 in favour of Orion New Zealand Limited created by Transfer 5901128.7 - 17.2.2004 at 9:00 am
The easement created by Transfer 5901128.7 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey telecommunications in gross over parts marked B and D on DP 300703 in favour of Telecom New Zealand Limited created by Transfer 5901128.8 - 17.2.2004 at 9:00 am
The easement created by Transfer 5901128.8 is subject to Section 243 (a) Resource Management Act 1991
6173515.2 Encumbrance to The Selwyn District Council (Limited as to Duration) - 7.10.2004 at 9:00 am

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4 MAR 2005

REF No.....

Project Information Memorandum
050247
Section 31, Building Act 1991
Application

 J & L CONSTRUCTION
 C/- MURRAY HOMES
 P O BOX 11198 SOCKBURN
 CHRISTCHURCH

No.	050247
Issue date	9/03/05
Application date	21/02/05

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DOMESTIC DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 BEDROOM DOMESTIC DWELLING WITH ATTACHED DOUBLE GARAGE 153.4sqm.
Estimated Value	\$150,000
Location	REAR LOT 1, GEORGE STREET, ROLLESTON
Legal Description	LOT 1 DP300703
Valuation No.	2405133600

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

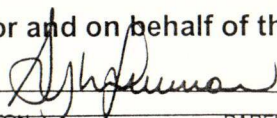
This project information memorandum includes:

___ Information identifying relevant special features of the land concerned.

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 050247

Signed for and on behalf of the Council:

Name:



Date: 10/3/05

SERVICE CENTRES:	LEESTON HIGH STREET, LEESTON PH: (03) 324-8080	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338	LINCOLN GERALD STREET, LINCOLN PH: (03) 325-3288	ROLLESTON COMMUNITY CENTRE ROLLESTON DRIVE, ROLLESTON PH: (03) 347-9669
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BUILDING INFORMATION

For buildings designed in accordance with NZS 3604:1999 the following design loadings criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone :B
Snow Load [Sg] : 0.45 kPa
Site Wind Speed : 44m/sec High
Altitude :60m
Corrosion Zone :2

- 1] Solid foundation bearing to achieve the capacity specified in NZS 3604:1999 should be available at this site.

2]

Design floor height must take into account that the floor level above finished ground level shall be no less than:

For masonry veneer wall claddings

100mm if ground permanently paved, 150mm if unpaved

For cladding other than masonry

150mm if ground permanently paved, 225mm if unpaved

Your intended finished ground level (including proposed landscaping) must be taken into account when establishing your design floor height as the issue of your Code Compliance Certificate will rely on these requirements being met at completion of this project.

- 3] Saw cuts must be cut no later than 24 hours of concrete pour if temperature over 20 degrees, and within 48 hours if the temperature is below 20 degrees.

4]

For shrinkage control joints to comply with NZS 3604:1999:

Reinforced slabs:

a) Slabs up to 12 metres long between free joints can be reinforced with 668 mesh with sawcuts at major changes in plan.

b) Slabs up to between 12 and 24 metres long between free joints can be reinforced with 665 mesh with sawcuts at major changes in plan.

Unreinforced slabs:

Require sawcuts to form 3 metre by 3 metre maximum squares. Other shapes require a maximum ratio of length : width of 1.3:1 with a maximum length of 3 metres

All slabs over 24 metres long (without a free joint) are beyond the the scope of NZS 3604:1999 and require specific design.

A free joint is a joint that has no reinforcement passing through it and no bonding between vertical faces. This can be achieved by:-

a) if pouring separately with building paper or DPC vertically between surfaces.

b) If pouring both together with a metal control joint, the full width of the slab.

- 5] All structural timber fixings including bottom plate must have 50x50x3 washers unless otherwise specified by manufacturers instructions.

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- 6] This project is located in a high wind zone. Fixings for the following areas are required in accordance with NZS 3604 : 1999.
- a) Top plate fixings
 - b) Truss to top plate fixings
 - c) Purlin fixings to 20% of the roof plane perimeter.
 - d) Top plate to lintel, lintel to plane trimmer to bottom plate.
- 7] All glazing must comply with N.Z.S.4223:1999.
- 8] Thermal insulation complying with the NZ Building Code E.3. and H1 will be required for this project. The requirements for a dwelling means the minimum insulation requirements are:-
- a) Roof: R2.5
 - b) Walls R1.9
 - c) Floor R1.3
- Unprotected insulation foil no longer achieves the required insulation rating for sub floor areas.
- 9] Recessed ceiling lighting must be installed to meet the requirements of the N.Z. Building Code. and must not:
- (a) Reduce insulation levels (H1)
 - (b) Cause durability problems in roof spaces due to condensation
 - (c) Cause a reduction in fire ratings (C1.2.4)
 - (d) Affect sound attenuation between tenancies (G6).
- The Building Code references are bracketed alongside each subject above.
All downlights must be sealed unless extra insulation is added to achieve the required R rating. Batts must be cut away from lights in accordance with manufacturers instructions.
- It is inappropriate to use downlights in areas such as bathrooms or kitchens unless they are fully sealed.
- 10] This consent has been processed using bracing values for the wall lining. If any other wall lining is used further information will be required, as this will be treated as an amendment to the original plans and a new bracing schedule and calculations will be required.
- 11] All masonry veneer must comply with NZ Building Code B1, B2 and E2. A means of compliance is N.Z.S.3604: 1999 Clause 11.7 and/or N.Z.S. 4210 and associated referenced standards.
- 12] For masonry veneer to comply with NZS 3604.1999 no section of veneer wall shall be less than 230mm long measured from the external face of the veneer.
- 13] To comply with NZBC B2 / AS1 full details of timber treatments will be required for your proposal. All framing members shall have minimum timber treatment levels complying with NZS 3602 : 2003.

PLEASE NOTE: - Minimum Requirements

Exterior wall framing to be H 1.2 in all but low risk single storey masonry veneer buildings. (Refer to NZS 3602 : 2003, fig 3 for examples of low risk masonry buildings).
Enclosed framing to balconies, balustrades, chimneys and flat roofs to be H 3.1.
Subfloor framing to be H 1.2.
Piles and other structural in ground materials to be H 5.

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050247

14]

ZINCALUME PRODUCTS:

These products must be installed in accordance with the manufacturer's recommendations and should take into account the need to avoid the following:

- a) Extended contact with water (ponding)
- b) Electrolytic corrosion through contact with dissimilar metals, including fixings.
- c) Corrosion through proximity to the ground or materials such as animal wastes.

15]

This project may incorporate/include health and safety issues which are the responsibility of Occupational Safety and Health (OSH), you may wish to contact OSH (phone 3665500) for further clarification on any issues.

16]

Entrance tiles must have the slip resistant surface to meet the requirements of the NZ Building Code D1: Access.

17]

All building work shall comply with the NZ Building Code notwithstanding any inconsistencies that may occur in the drawings and specifications.

18]

Proprietary cladding materials must be installed to the manufacturers specifications. This includes ensuring the material is of the correct thickness for the situation in which it is to be used.

19]

Spouting to be installed in accordance with the manufacturers specifications. Additional fixings may be required in some areas due to snow loads.

20]

Automatic smoke detection systems will need to be installed in all new detached dwellings and other household units where there is not already a requirement for them, these will also need to be installed in existing buildings whenever alterations or upgrade work is undertaken.

Further information can be obtained by contacting Customer Services at Selwyn District Council – Leeston Office Ph: (03) 324 5839

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DRAINAGE & HEALTH INFORMATION

1]

Council sewer available.

2]

A tempering valve is to be installed in the hot water supply system to all sanitary fixtures as required by the NZ Building Code G12/ AS1, 6.13.

3]

Council Water Supply available.

4]

Stormwater to soakholes.

Discharge of stormwater to soakholes from roofs of buildings or structures, is covered by Environment Canterbury General Authorisation. Discharges from other hard standing areas will require a Discharge Consent from Environment Canterbury (phone customer services 3653828)

5]

Seismic restraints are required to hot water cylinders and header tanks as required by NZ Building Code G12/AS1.

6]

Design floor height must take into account the following:

- (a) The grade of waste pipes to the exterior of the building
- (b) The requirement for the top of the gully dish to be at least the minimum distance below the overflow level of the lowest sanitary fixture served by the drainage system.
- (c) For the purpose of excluding stormwater the top of the gully dish must be installed at the minimum height above ground level.
- (d) Where finished floor level does not allow sufficient height for waste pipes to discharge over the gully dish provision will need to be made for a watertight connection which allows for expansion and contraction.
- (e) In addition to the above, the height of the finished floor level above adjacent ground shall be no less than:

For masonry veneer wall claddings
100mm if ground permanently paved, 150mm if unpaved

For cladding other than masonry
150mm if ground permanently paved, 225mm if unpaved

7]

A Pressure Test as defined in NZ Building Code G12/AS1, 7.5 will be required on all plumbing Pipe Work.

8]

Where polybutylene pipe is used to pipe hot water from a storage water heater, the temperature shall be limited using methods described in the NZ Building Code Paragraph 6.13.2. and Figure 16(b) of G12.

9]

Valve vented hot water cylinders must be installed to comply with the Building Code. The cylinder must be fitted with:

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- (a) thermostat
- (b) electrical cut off
- (c) either pressure or temperature/pressure relief valve
- (d) cold water relief valve

Relief discharge pipe to be copper with brass connection to the valve.

Relief discharge pipe to be at least the size of the valve outlet, take the most direct route and contain the least number of bends possible.

Discharge pipe to be copper.

- (a) To be on downward grade all the way.
- (b) To discharge to a safe place e.g. over a garden, and if over a gulley trap to discharge over the grate.
- (c) No plastic to be used (except for discharge from the safe tray)

If relief discharge pipe is over 3 metres a tundish is required within the same compartment as the cylinder.

Exception:

R.M.C. allow 9 metres without a tundish (only with copper or galvanised pipe).

Buteline and Dux pipe manufactures allow use of their products as a discharge pipe under defined conditions. (as an alternative solution to the Building Code)

ENGINEERING INFORMATION

Sewer - Council sewage scheme available.

- Capital contribution is \$ 3104 plus \$5586 contribution is to be paid as part of any subdivision conditions.

Stormwater to ground disposal.

Water supply - Council water supply available. The supply is metered. The application fee is \$56.25. See attached form.

Connection fee of \$830 is due.

Capital contribution is \$2912.00.

Entrances – Form and seal vehicle entranceway minimum three metres wide between the property boundary and the edge of seal (urban)

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PLANNING COMMENTS FOR PIM 050247

Buildings Compliance : Planner – Rachael Carruthers

Resource Consent Required?	NO
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Based on the plans and information supplied, the proposal to erect a dwelling and attached garage complies with the relevant provisions of the Transitional and Proposed district plans and no resource consent is required.

Activity: Domestic dwelling – rear unit

Zoning: Residential 2, Ellesmere Section, Transitional District Plan
Living 1, Selwyn Proposed District Plan

Resource consents granted/refused for this property:

RESOURCE CONSENT R304715 : BOUNDARY ADJUSTMENT : COMPLETION
CERTIFICATE 26/06/02

Designations: None found

Special Land Features:

The flight paths for Christchurch International Airport take air traffic over the general Rolleston area.

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To enable us to process your Building Consent application when received please supply the following information:-

- 1] Two full sets of drawings and specifications for this project.
- 2] A truss design to the loadings detailed below a layout plan and truss fixing details including the location of any joist hangers will be required for this project.
Wind Load: 44m/sec High Snow Load: 0.45 kPa
- 3] Bracing calculations and layout plan based on the loadings below will be required for this project.
Wind Load: 44m/sec High Earthquake Zone: B
- 4] As the following work falls outside the scope of N.Z.S. 3604, verification from a suitably qualified engineer will be required for the following:
 - Garage Lintel.Council may accept a Producer Statement design in this instance.
- 5] This project contains habitable space that must comply with the NZ Building Code, including: B2, E1, E2, G4, G5, G7, G8, & H1. Please provide sufficient information to clearly indicate how you will comply with these requirements.
- 6] Please provide details of glazing to confirm compliance with N.Z.S. 4223.
- 7] Please provide the name, address and contact phone number of the builder for this project.
- 8] Please provide full details of timber treatment levels for this proposal.
- 9] A full and relevant specification pertaining to the proposed work. Headings for the specification clauses should include: Preliminary and General, Demolition, Site Works, Excavation, Concrete Work, Brick Work, Carpentry, Linings and Cladding, Joinery, Roofing, Plumbing and Drainage, Floor Coverings, Surface Finishes and Painting, and Glazing. Under these headings list the relevant Standards applying, note the materials used and specific installation instructions. The specification needs to include, details on timber species and treatment, surface finishes, fixtures and workmanship.

It is not sufficient to just state that all work is to comply with NZS3604 as this provides many different options.

- 10] Provide a complete floor plan to scale identifying the proposed location of automatic smoke alarms to sleeping areas and escape routes as per the NZ Building Code Section F7.

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11]

The name, address and contact telephone number of the Craftsman Plumber and Registered Drainlayer who are going to do the plumbing and drainlaying associated with this application.

12]

Please provide meaningful specifications that clearly indicate your proposed method of installing the Drainage and Plumbing work associated with this project so that it complies with the Objectives, and Functional Requirements, of the NZ Building Code. In relation to G12 & G13, please indicate your intention to use:

- A. Water Supplies (i) G12/A.S.1
- Or (ii) A.S.3500: Part 1 (excluding sections 6,7,& 12),and part 4.
- B. Foul Water (i) G13/A.S.1 and A.S.2.
- Or (ii) A.S.3500: Part 2. You will need to provide details including cross sections clearly showing pipe sizes, lengths, grades, traps, vents, etc. Also floor heights from natural ground level.

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9 Empire Road, Belfast
P.O. Box 202 Kaiapoi

CONSTRUCTION LTD

Suppliers of Precut and Prenail

★ Framework ★ Trusses ★ Random Timber Supplies ★

Phone 03-323-7687
Fax 03-323-8103

DATE : _____

FABRICATOR : PRECUT CONSTRUCTION LTD

JOB NAME : LOT 2 GEORGE ST, ROLLESTON

BUILDING CONSENT NO : _____

TO BE PROVIDED BY : _____

We have been engaged to provide the trusses for the above project and have enclosed the TRUSS LAYOUT and PRODUCER STATEMENT to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

WIND ZONE : HIGH 44.0 m/s

SNOW LOAD : CHC1 @ 100 0.440 kPa

EARTHQUAKE ZONE : B

ROOF MATERIALS : METAL TILE

TREATMENT DEFINITIONS:

EXTERNAL WALLS : 90x35 NZ0 H1.1

INTERNAL WALLS : 90x35 NZ0 H1.1

ROOF TRUSSES : 90x45 NZ0 H1.1

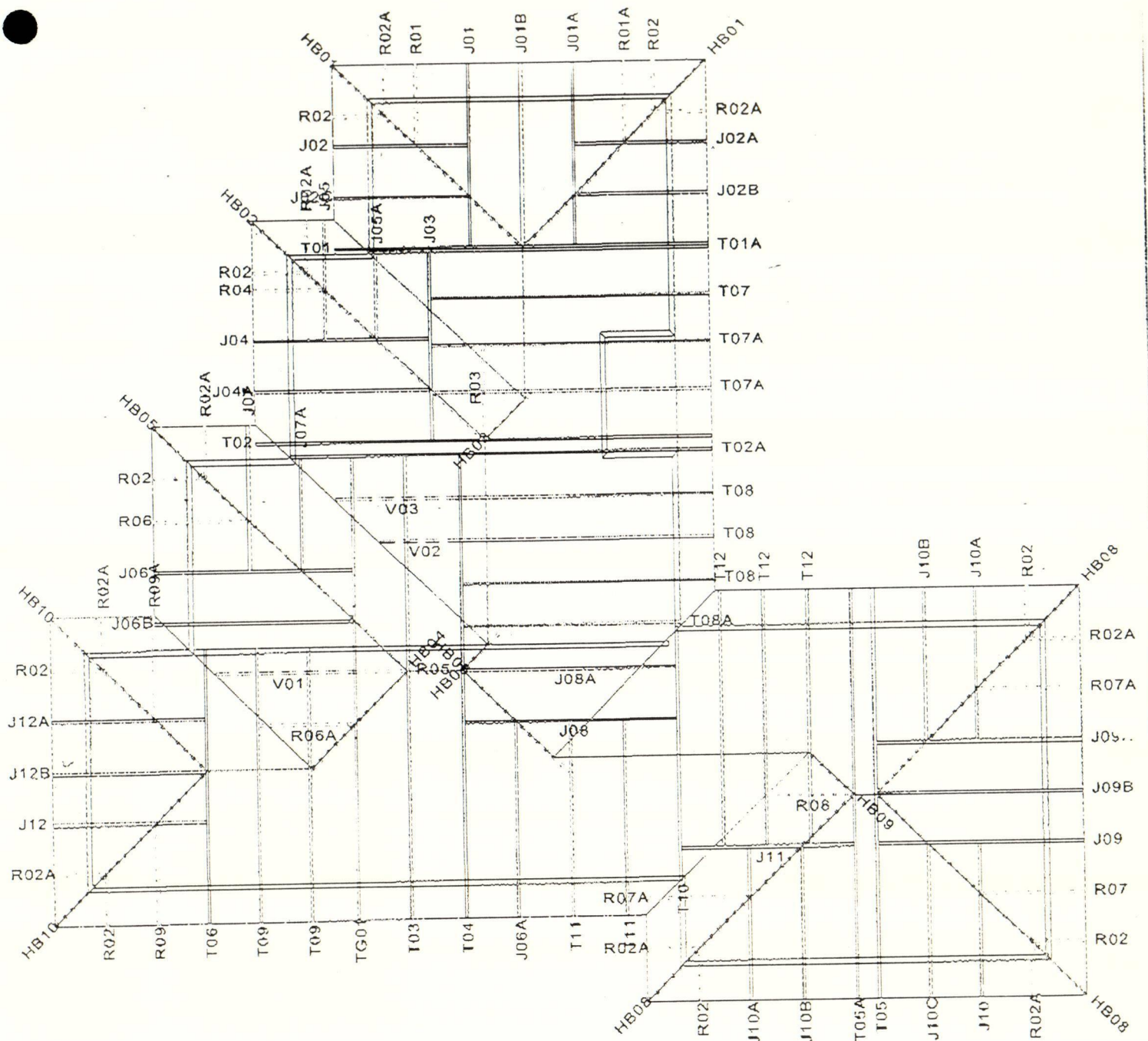
We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built layout and producer statement.
2. Specific truss/truss and truss/top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZ3604:1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the building consent number, by fax to our office, would be appreciated.

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Job Details:

Snow Zone:
Wind Area:
TC Restraints:
Roof Material:
Roof Live Load:
Roof Pitch:

Christchurch
High
400 mm
Metal Tiles
0.250 kPa
25.00 deg

Snow Altitude:
Design Wind Speed:
BC Restraints:
Ceiling Material:
Snow Load:
Truss Centres:

100 m
44.0 m/s
400 mm
Standard
0.440 kPa
90° -m

Precut Construction

9 Empire Road
Belfast
Christchurch
New Zealand
Telephone:
Fax:

Name: MURRAY HOWES
Address: LOT 2
GEORGE STREET
ROLLESTON
Telephone:

Job:

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AF367 CS0247

Scale 1:100

Date 4/05/05

Drawn By AM

No. 2320 Prop. 3/4ment: Page 1

4 May 2005 11:21

PRECUT CONSTRUCTIONConstruction

Job: AF367

Client: MURRAY HOMES
Phone: 033480282

Site: LOT 2
GEORGE STREET
ROLLESTON

Description:

Phone:

Printed: 00 65:10 04 May 2006

PRODUCER STATEMENT
MITek 20/20™ TRUSS DESIGN PROGRAM

Certification of Mitek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss design is computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss		Pitch:	25.00 deg	Std Overhang:	600 mm
Timber Group:	DDPx45No1Fr	Ceiling		Wind	
Material:	Metal Tiles	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres	Snow	
Live Load:	Q _{ur} = 0.250 kPa Q _c = 1.000 kN			Location:	Christchurch at 100 m
				Open Ground Load:	0.550 kPa
				Basic Roof Load:	0.440 kPa

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3804:1999 Section 4.

Truss List

Truss List
Legend: * = detail only, ? = input only, ~~Fail~~ = failed design, Unmarked trusses = designed successfully

Legend: * = detail only, ? = input only, + = analysis design only														
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
J03	1	3317	25.00	900	J05A	1	1517	25.00	900	V03	1	2163	25.00	900
J06	1	3667	25.00	900	J06	1	2857	25.00	900	*HB01	2	4491	18.25	900
J11	1	2922	25.00	900	J06A	1	2857	25.00	900	*HB02	1	5495	18.25	900
T01	1	5260	25.00	900	J06B	1	2857	25.00	900	*HB03	1	1081	18.25	900
T01A	1	5260	25.00	900	J07	1	1957	25.00	900	*HB04	1	2307	18.25	900
T02	1	6680	25.00	900	J07A	1	1957	25.00	900	*HB05	1	6117	18.25	900
T02A	1	6680	25.00	900	J08A	1	3667	25.00	900	*HB06	1	2490	18.25	900
T03	1	7560	25.00	900	J09	1	2967	25.00	900	*HB07	1	967	18.25	900
T04	1	7560	25.00	900	J09A	1	2967	25.00	900	*HB08	3	5000	18.25	900
T05	1	5980	25.00	900	J09B	1	2967	25.00	900	*HB09	1	941	18.25	900
T05A	1	5980	25.00	900	J10	1	2067	25.00	900	*HB10	2	3756	18.25	900
T06	1	4220	25.00	900	J10A	2	2067	25.00	900	*R01	1	1420	25.00	900
T07A	2	5260	25.00	841	J10B	2	2067	25.00	900	*R01A	1	1420	25.00	900
T10	1	4480	25.00	900	J10C	1	2067	25.00	900	*R02	9	913	25.00	900
TG01	1	7560	25.00	900	J12	1	2067	25.00	900	*R02A	9	913	25.00	900
J01	1	2607	25.00	900	J12A	1	2067	25.00	900	*R03	1	1636	25.00	900
J01A	1	2607	25.00	900	J12B	1	2067	25.00	900	*R04	1	1230	25.00	900
J01B	1	1707	25.00	900	T07	1	5260	25.00	841	*R05	1	901	25.00	900
J02	1	1707	25.00	900	T08	3	6680	25.00	761	*R06	1	1670	25.00	900
J02A	1	1707	25.00	900	T08A	1	6680	25.00	761	*R06A	1	1672	25.00	900
J02B	1	1707	25.00	900	T09	2	4220	25.00	896	*R07	1	1780	25.00	900
J02C	1	1707	25.00	900	T11	2	4480	25.00	937	*R07A	2	1780	25.00	900
J04	1	2417	25.00	900	T12	3	4480	25.00	742	*R08	1	1484	25.00	900
J04A	1	2417	25.00	900	V01	1	2395	25.00	900	*R09	1	1800	25.00	900
J05	1	1517	25.00	900	V02	1	1402	25.00	900	*R09A	1	1800	25.00	900

Total quantity : 105

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04/05/05 10:55
4 May 2005 11:21

64 3 3238103
PRECUT CONSTRUCTION Construction

No. 2320 Prop. 4/4ment Page 1

Job: AF367

Client: MURRAY HOMES
Phone: 033480282

Site: LOT 2
GEORGE STREET,
ROLLESTON

Description:

Phone:

Printed: 09:55 10:04 May 2005

Hi-Tek New Zealand Ltd.

10/20 - Engineering 4.3 Gemma 4 (Build 1270)

The computer design input has been carried out by:

Signed: *A. Macgregor*

Date: 4-5-05

Name of Computer Operator:

Qualifications and Title:

Company:

Aaron Macgregor

Precut Construction

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:

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SCHEDULE OF BUILDING CODES & ALTERNATIVE SOLUTIONS

CLAUSE	MEANS OF COMPLIANCE		WAIVER / MODIFICATION REQUIRED
A	GENERAL PROVISIONS		
A1	2.0.2 - Detached Dwelling		
B	STRUCTURE		
B1.3.3	AS1 (Refer to Specification Sheet Page 1 & 7) (Refer to Bracing Calculation Sheets) VM1 (Trusses)	Bracing Schedules for Wind & Earthquake Compliance Truss design for Wind & Snow Loading	
B2.3.1	AS1 (Refer to Specification Sheet Page 1 & 7)	Building Life Indefinite but not less than 50 years	
D	ACCESS		
D1.2.1	AS1(Refer to Specification Sheet Page 3)	Non Slip Treads and Landings to Access Ways	
E	MOISTURE		
E1.3.3	AS1(Refer to Specification Sheet Page 10)	Stormwater Disposal to Council Lateral or Soak Pits	
E2.3.1	AS1 (Refer to Specification Sheet Pages 4 & 5)	Compliance with manufacturers specifications for falls to roofs & gutters.	
E2.3.2	AS1 (Refer to Detail Drawing Sheets 5 & 6)	Refer to Detail Drawings showing Waterproofing and flashing details.	
E2.3.5	AS1 (Refer to Detail Drawing Sheets 5 & 6)	Refer to Detail Drawings showing Waterproofing and flashing details.	
E3.3.1	AS1 (Refer to Specification Sheet Page 5)	Adequate ventilation and Thermal resistance is provided to all wet areas.	
E3.3.3/4/5	AS1 (Refer to Specification Sheet Page 6)	All floor surfaces to wet areas are of an impervious material & easily cleaned.	
E3.3.6	AS1 (Refer to Specification Sheet Page 6)	Splashbacks will be installed behind all bench tops in Kitchens & other wet areas.	
F	SAFETY		
F2.3.3	AS1 (Refer to Specification Sheet Page 5 & 6)	All standard glazing & Laminated Safety Glass in accordance with safety standards.	
F7.3.2	A2.1.1 Type 1 Domestic Smoke Alarm System AS1 (Refer to Electrical Drawing)	Fire Detection & Warning System	

G	HYGIENE		
G1.3.2/3	AS1 (Refer to Specification Sheet Page 6) (Refer to Floor Plan Dwg Sheet 1)	Adequate Toilet facilities & washing facilities provided.	
G2.2.1/2	AS1 (Refer to Specification Sheet Page 6)	Laundry facility provided.	
G3.2.1	AS1 (Refer to Specification Sheet Page 6)	Kitchen with Pantry for food storage provided.	
G3.3.1/2/3/4	AS1 (Refer to Specification Sheet Page 6)	Space for Fridge provided with adequate area provided for washing & food preparation.	
G4.3.1	AS1 (Refer to Specification Sheet Page 5)	Adequate ventilation provided with opening sashes.	
G4.3.2	AS1 (Refer to Specification Sheet Page 5)	Mechanical extractors provided to all bathrooms.	
G4.3.3	AS1 (Refer to Specification Sheet Page 6)	Extractor hoods provided over all Kitchen Hobbs	
G5.2.2	AS1 (Refer to Specification Sheet Page 6)	All Bathroom Heaters installed above door head height by registered Electrician	
G6.3.1	AS1 (Refer to Specification Sheet Page 5)	Exterior walls lined with R2.2 insulation batts and ceiling with R2.6 insulation batts	
G7.2/3	AS1 (Refer to Specification Sheet Page 5)	Adequate natural light will be provided with fenestration to each habitable room	
G9.3	AS1 (Refer to Specification Sheet Page 13)	All Electrical installations to be completed be a registered Electrician	
G10.3	AS1 (Refer to Specification Sheet Page 10)	All Plumbing installations to be completed be a registered Plumber	
G12.2/3	AS1 (Refer to Specification Sheet Page 10)	All Plumbing installations to be completed be a registered Plumber	
G13.2/3	AS1 (Refer to Specification Sheet Page 10)	All Plumbing installations to be completed be a registered Plumber	
H	ENERGY EFFICIENCY		
H1.3.1/2	AS1 (Refer to Specification Sheet Pages 5, 6 & 10)	Energy Efficiency with respect to Insulation and Services	

SPECIFICATION

ADDRESS: REAR LOT 1 GEORGE STREET, ROLLESTON
CLIENT: PROPOSED DWELLING FOR J & L CONSTRUCTION LIMITED

SECTION ONE: PRELIMINARY AND GENERAL

1.1 MATERIALS AND WORKMANSHIP

All materials and workmanship shall be the best of their respective kind, qualities, classes and grades as specified. They shall comply with the relevant N.Z. Standard of their kind and with the New Zealand Building Code and have an indefinite building life but not less than 50 Years.

All tradesmen are to familiarise themselves with the Murray Homes Tradesman's Specification and complete their work in accordance with it.

All timber is to comply with NZS 3604:1999 and NZS 3640:1992 (Minimum requirements of the N.Z. Timber Preservation Council Inc.) and NZS 3602:2003.

- (i) All Interior wall framing, including bottom plates, Roof framing, Trusses and ceiling joists may be constructed of untreated kiln dried Radiata Pine OR untreated Douglas Fir OR H1 treated, planer gauged Radiata Pine.
- (ii) All Exterior wall framing having an eaves overhang of no less than 450mm from the veneer finish in Low Risk single storey masonry veneer building may be constructed with timber as specified in 1.1.1 above.
- (iii) All Exterior wall framing and parapets in All but Low Risk, single storey masonry veneer buildings as well as Enclosed framing within skillion roofs, will be constructed of H1.2 treated timbers.
- (iv) All Sub floor Framing shall be H1.2
- (v) All Enclosed framing within flat roofs, decks, balconies and balustrades, as well as some framing supporting decks and balconies, shall be constructed of H3.1 treated timbers.
- (vi) All Unroofed decking, external stairs, handrails and balustrades shall be constructed of H3.2 treated timbers.
- (vii) All piles and other structural "in ground" timbers shall be H5 treated.

All screws, bolts and other fastenings are to comply with table 4.1 of NZS3604:1999. All nails are to comply with table 4.3 of NZS3604:1999.

1.2 FINISHING

A high standard of workmanship is required by all contractors and tradesmen. Should any trade consider that any surface, fitting or joinery not be left in such condition as to allow that trade to produce a workmanlike finish, it shall be his responsibility to notify that contractor before any further work is done. No further finishing work shall then be done until acceptable improvements have been made. Failure to notify the contractor in this respect shall render that trade responsible for any subsequent substandard finish.

1.3 SITE CLEARANCE AND MAINTENANCE

The contractor shall be responsible for the building site being left in a tidy state free from all rubbish and residue and ready for occupation. Any site cleaning up work required to be done in this respect may be charged to the contractor responsible.

SECTION TWO: SITE CLEARANCE

2.1 SCOPE

The contractor shall be responsible for the removal of all vegetation, trees, roots, and other unsuitable material from the area to be covered by the new building, decks, verandas and other associated works. This material is to be removed from the site and suitably disposed of.

2.2 SURVEY MARKS

The contractor shall ensure that all survey markings or builders pegs are not damaged or disturbed during site clearance. Any marks close to the works should be suitably protected by the contractor before he begins work. Any marks disturbed or damaged shall be advised to the Building Overseer who shall arrange for their reinstatement.

SECTION THREE: BUILDING CONTRACTORS

3.1 PRELIMINARY

All workmanship and materials shall comply with the New Zealand Building Code, relevant New Zealand Standards, and accepted trade practice. All work is to be carried out in accordance with the plans, specifications, and job sheets supplied with this contract and as varied from time to time.

3.2 SITE SET OUT

The contractor is responsible for ensuring that the works are correctly set out on the building site. He will confirm that all survey and/or ground marks required to achieve an accurate set out are in place. Any marks not in place or disturbed are to be notified to the Building Overseer. The contractor is responsible for ensuring that all such marks are not damaged or disturbed by his works and he shall take such measures as are necessary to protect these marks. He may be held liable for the cost of reinstatement of any marks disturbed by him.

3.3 CONCRETE FLOOR

3.3.1 EXCAVATION

The contractor is to excavate for all foundations, decks, porches, steps and other works included in this contract and as detailed on the plans. The foundations are to be excavated to a minimum depth of 300mm or to solid bearing.

A minimum depth of 100mm is to be excavated under all concrete floors. All excavations are to be cleaned out and the bottoms left dry and firm.

3.3.2 FILL UNDER CONCRETE FLOORS

Hardfill under all concrete floors shall be levelled. The minimum depth of hardfill is to be 75mm. Any concrete floors requiring hardfill to a depth exceeding 600mm shall require an Engineer's specific design in accordance with NZS 3604:1999 7.5.3.1

3.3.3 MATERIALS

The strength of concrete in foundations and floors shall be dependent upon the environmental zone of the property as specified in NZS3604:1999 4.8.2 and shall comply with NZS 3109:1997.

Reinforcing shall be mild steel rods (plain or deformed) and mesh if required as specified on the plans and will comply with NZS 3402:1989.

All ties to be black annealed tie wires.

3.3.4 FORMWORK

All formwork shall be ex 25mm rough sawn timber and braced so as to prevent any distortion. All joints shall be sufficiently tight so as to prevent any leakage and to ensure that a high standard of "fairfaced" finish is achieved.

Pour all foundation walls and footings as detailed on the plans. Allow to build in all pipes, conduits, and fittings as required by other trades. Any verandas, decks, or porches shall be tied to the foundation wall as detailed on the plans.

3.3.6 CONCRETE FLOOR

The concrete floor shall be 100mm minimum thickness poured over 0.25mm thick polythene vapour barrier. Vapour barriers are to be lapped a minimum of 150mm and shall be sealed with pressure sensitive tape. The concrete slab surface shall be smooth and level, free from any ridges or depressions and shall conform to an acceptable tradesmanlike finish.

3.3.7 CONCRETE DECKS AND STEPS

All concrete decks, steps and porch areas are to fully comply with NZBC D1/AS1 Table 2 for slip resistance: i.e. a broomed (Class 5 or 6)(6) or wood float finish (Class U2)(6) giving a coefficient of friction (wet) value of 0.65 - 0.85.

Steps are to have a minimum tread width of 280mm and a maximum tread height of 190mm (refer Table 5 NZBC D1/AS1).

All deck or step heights over 900mm in height above formed ground level are to comply with NZBC F4/AS1 in respect to balustrades or handrails.

Balustrades to decks, when required, are to comply with NZBC B1/AS2

3.4 TIMBER FLOOR (WHERE APPLICABLE)

3.4.1 EXCAVATION

Excavation for all timber piles to the minimum depth and width as detailed on the plans or to solid bearing. The bottoms of the holes should be square not rounded and the sides are to be perpendicular. The excavations should be left clean with the bottoms dry and firm.

3.4.2 MATERIALS

The timber is to comply with NZS 3604:1990 and NZS 3640:1992 (Minimum requirements of the N.Z. Timber Preservation Council Inc.)

All nails, screws, bolts and other fastenings are to be galvanised and shall be fixed in accordance with Appendix A NZS 3604:1990.

3.4.3 FLOOR FRAMING

All ordinary timber piles to be as detailed on the plans with 12 Kn fixings and to comply with NZS's 3604:1990 and 3605:19 and the NZBC.

Level the tops of the piles and secure bearers to piles as detailed on the plans and to manufacturers specifications. Fixings to anchor piles to be 12kn. Coat the ends of all cut piles with "Enseed" to seal. Floor joist to be fixed as per NZ Standard 3604:1990 Appendix A except where separately specified in respect to anchor piles on the plans.

Drape double sided perforated aluminium foil over floor joists with 100mm dish at midspan between joists. Sisalation must be tightly butted against blocking.

A 450mm x 450mm clear opening is to be framed for the manhole; this is to be located conveniently and a ledge formed to support the manhole cover.

3.4.4 FLOORING

Lay 18mm thick high-density particleboard flooring over joists, all joints to be staggered, to manufacturers specifications. From the manhole cover.

3.4.5 TIMBER DECKS AND STEPS

All timber decks, steps and porches are to comply with NZBC D1/AS1 Table 2 for slip resistance: i.e. an uncoated profiled (4) across profile giving coefficient of friction value of 0.45-0.60. Steps are to have a minimum tread width of 280mm and a maximum riser height of 190mm as per Table 5 NZBC D1/AS1. Any decks or steps over 900mm in height above formed ground level are to comply with NZBC F4/AS1. Balustrades to decks, when required, are to comply with NZBC B1/AS2.

3.5 HOUSE

3.5.1 WALL FRAMING

All framing to comply with NZS3604:1999. Studs to be at 600 centres with two rows of dwangs equally spaced. Top plates are to be joined over studs and at intersecting walls with nail plates. Exterior bottom plates are to be fixed with appropriate bottom plate connectors at 900mm centres. A Ramset nail and washer is to be fixed adjacent to each connector or similar appropriate fixing.

Interior bottom plates may be fixed with "Ramset" or similar approved fittings.

Ceiling plate is to be 150mm x 40mm.

All exterior wall framing is to be covered with building paper complying with NZBC E2/AS1 clause 2.4 and is to be securely fixed to studs, dwangs, and plates with a minimum 75mm overlap.

All noggings, trimmings, straightening and packing of studs, dwangs, and joists necessary to enable tradesmenlike fixing of gibraltar board is to be completed by the builder.

All lintels are to comply with NZ Standard 3604:1999, Section 15.

The builder should note any special engineers lintel designs where high load points may occur in terms of NZ Standards i.e. Girder trusses on hip roofs.

3.5.2 WALL BRACING

All wall bracing is to be fixed in accordance with NZ Standard 3604:1999 and the manufacturers instructions. Location and type of brace to be in strict accordance with the plans and bracing schedule that form part of this contract.

3.5.3 ROOF FRAMING

Roof framing is to be in accordance with NZ Standard 3604:1999 and the manufacturers instructions. Location and type of brace to be in strict accordance with the plans and bracing schedule that form part of this contract.

A truss certificate from the roof truss manufacturer showing the layout of the roof truss design and lintel sizing is to be included in the set of plans included in this contract. (supplied before preline inspection).

3.5.4 COLOURSTEEL/COLOURTILE/CONCRETE TILE ROOFING

Installation is to be by an approved contractor and comply fully with the manufacturers specifications and instructions, the NZBC E2/AS1 Table 1, and NZ Standards 3604:1999 and 4217:1980. All building contractors are responsible for familiarising themselves with information in regard to roof framing requirements.

Self-Supporting building paper complying with NZBC E2/AS1 Clause 1.3 is to be fixed to roof timbers under concrete tiles.

3.5.5 GUTTER AND FASCIA SYSTEMS

Gutter and fascia systems are to be as stated in the clients specification and shall comply fully with the NZBC E1/AS1 clauses 5.0 - 5.2 and clauses B1 and B2.

All installation is to be in strict accordance with the manufacturers instructions and specification.

Downpipes are to comply with NZBC E1/AS1 Table 5.

3.5.6 INSULATION

Insulation is to comply with NZBC H1/AS1.

Ceiling insulation to be R 2.6 Fibreglass Batts and wall insulation to be R 2.2 Fibreglass Batts friction fitted to form a complete envelope. Insulation is to comply with NZBC G6/AS1 clause 3.1 and H1/AS1 clauses 2 & 3.

3.5.7 INTERNAL WALLS/GIB STOPPING

All linings are to be carried to floor level, into wardrobes and cupboards and behind all fittings.

The moisture content of all framing (including lintels and beams) shall be within the acceptable range and complying with Local authority requirements before fitting of linings.

All walls, ceilings, wardrobes and cupboards are to be lined with 10mm thick Gibraltar Board and stopped to a paint grade finish.

Fixing shall be in strict accordance with manufacturers instructions and good trade practice.

Skirtings shall be 60mm x 10mm MDF to all wall and floor junctions.

3.5.8 FIBRE CEMENT WEATHERBOARDS

All workmanship and materials are to comply with the NZBC E2/AS1, NZ Standard 3604:1999, and the manufacturers specification and instructions for installation. Fix weatherboards with 50mm x 2.8mm nails in accordance with durability requirements of NZS 3604:1999 and fit soakers, mouldings and flashings as required.

All joints to be completed with an approved RTV sealant to manufacturers instructions.

The building contractor is to note the correct cutting and installation of these materials is essential to produce a quality finish, particularly around doors and windows.

3.5.9 JOINERY

3.5.9.1 DOORS, WARDROBES AND CUPBOARDS

All joinery for interior, exterior, wardrobes and cupboards is to be installed as shown on the plans and of the type shown in the client specification. The building contractor is to ensure that all doors are hung in a tradesmanlike manner being true and plumb. All sliding doors units are to be installed to permit the doors to slide truly along the tracks. Wardrobes and cupboards are to have shelves and rails etc installed as implied on the plans or in the client specification.

3.5.9.2 ALUMINIUM WINDOWS

All aluminium window joinery is to be installed in the positions shown on the plans and to the type specified in the client specification. The building contractor is to ensure that window reveals are fitted securely and square and that any flashings, particularly around box garden or bay windows are watertight. Any manufacturers instructions provided or indicated are to be strictly adhered to.

All glazing is to comply with the NZ Standard 4223:pt3:1993 and the NZBC F2/AS1 in respect to safety glass.

All window sizes are to comply with NZBC G7/AS1 in respect of providing adequate natural light to all habitable rooms

Ventilation to all areas of the house to comply with NZBC G4/AS1 except where mechanical or other means of ventilation are used.

3.5.9.3 KITCHEN JOINERY

Install kitchen joinery as shown on the plans and as indicated in the client specification.

Kitchen layout and joinery is to comply with NZBC G3/AS1 with particular emphasis on the preparation area as set out in Figure 1 and NZBC G4/AS1 in respect of mechanical extraction by way of a range hood.

It is important that the building contractor ensures that all necessary plumbing fittings are installed before fitting of the joinery.

3.5.9.4 LAUNDRY CABINET AND TUB

Install laundry cabinet and tub as shown on the plans and in the client specification. Laundry layout and joinery is to comply with the NZBC G2/AS1 particularly Fig. 1.

The building contractor to ensure that tub pre-plumbing is completed before final fitting of the cabinet.

3.5.9.5 BATHROOM

Install bathroom joinery including vanity unit and shower cubicle which are to comply with the requirements of the NZBC G1/AS1 and E3/AS1 Clause 3.2.

All shower cubicles to be fitted with Laminated Safety Glass to comply with F2/AS1.

The building contractor is to ensure that the plumber has installed the shower tray (plumbed) and any other required fittings are in place before he commences work refer clause 9.7 of this specification.

All Bathrooms are to be fitted out with a Bathroom heater. All fitted and wired to comply with the requirements of the NZBC G5/AS1 and G9/AS1 Clause 3 as well as H1/AS1 Clause 2.

SECTION FOUR: BLOCKLAYER

4.1 PRELIMINARY

All workmanship and materials to comply with NZ Standards 3604:1990 and 4230: Part 1:1990 and with the NZBC Parts B1 and B2.

The concrete blockwork includes the laying of all blockwork shown on the plans and as specified by any engineers design certificate.

4.2 CONCRETE BLOCKS

Shall comply fully with the requirements of NZ Standard 3102:1983 with all exposed edges laid true and square: damaged blocks will not be acceptable.

4.3 MORTAR

The cement used will comply with NZ Standard 3122, the water to be portable, and the sand used to comply with NZ Standard 3103 No. 1 Grade.

4.4 BLOCKWORK

The concrete blockwork shall be laid in stretcher or stack bond with all joints to be full and struck to provide a good quality "FAIRFACED" finish to both faces. A complete bond between blocks and mortar is to be secured and no blocks are to be adjusted once the mortar has set thereby breaking the bond. All steel reinforcing is to comply with NZ Standard 3402:1989 and is to be placed as shown on the plans.

All pipes, conduits and other fittings required by other trades are to be built in for their convenience and in the positions indicated on the plans. Form weepholes in the blockwork at least 50mm below all bottom plates and below finished floor level at approximately 800mm centres.

All blockwork is to be thoroughly cleaned down upon completion.

SECTION FIVE: BRICKWORK

5.1 PRELIMINARY

All workmanship and materials are to comply with NZ Standards 3604:1999, 4229:1999 and 4230:1990 and the NZBC parts B1 & B2.

Bricks are to be as stated in the client specification and must be true to shape without blemish or defect.

5.2 MORTAR

Cement to be used to comply with NZ Standard 3122m water shall be portable, and sand shall be No. 1 Grade NZ Standard 3103.

Mortar is to be mixed in an approved fashion to form a homogenous mass in a colour to match the brickwork (or as specified).

Any mortar not used within 90 minutes of mixing is to be discarded.

The bricklayer to note that Plasticisers are to be used in strict accordance with the manufacturers instructions and that no additives are to be used in conjunction with them.

5.3 BRICKWORK

Bricks are to be laid in stretcher bond to a true line level and plumb faced. Joints are to be consistent and not more than 9.5mm in width.

A cavity of not less than 40mm nor more than 75mm in width is to be maintained between the timber frame and the brick veneer. The cavity is to be clean and free from mortar droppings, protrusions, pipework and electrical fittings.

Approved zinc or galvanised ties are to be fixed at 400mm vertically and 600mm horizontally (maximums).

100mm x 400mm sub floor vents are to be built into the veneer at 900mm maximum separation distances to provide ventilation. (Based on 3500m² venting for each 1m² of floor area). Vents are to be a maximum of 750mm from house corners.

Bricklayer is to allow for any pipes, conduits, or other fittings required by other tradesmen.

Clean down face of brickwork when completed and leave free from mortar stains and efflorescence.

6.1 **SCOPE**

The application of an approved acrylic texture coat to all exterior walls and areas as denoted on the plans.

6.2 **MATERIALS**

Approved texture coat system with a flex coat finish over 7.5mm Harditex to Manufacturers Specifications.

6.3 **WORKMANSHIP**

All work is to be best trade practice with the work to be of a consistent grade and finish over the whole job. Comply with NZBC B2/AS1 and E2/AS1.

SECTION SEVEN: FOUNDATION PLASTERER

7.1 **SCOPE**

The solid plastering of all decks, porches, front and back steps and foundations as required by the Building Overseer.

7.2 **MATERIALS**

Cement shall comply with NZ Standard 3122, sand shall be No. 1 Grade NZ Standard 3103, Hydrated Lime to be "mill hydrated" of approved manufacture and any bonding agents are to be used in strict accordance with manufacturers instructions.

7.3 **WORKMANSHIP**

All work is to be best trade practice with the overall finish to be of a consistent finish over all of the work. Keep all work damp as required during application.

Comply with NZ Standard 4251:1998 Part 1.

7.4 **FOUNDATIONS**

Remove any projections and make good any defects prior to commencing the application of the plaster coat (12mm thickness).

7.5 **DECKS AND STEPS**

Plaster coat to be done in one operation: one coat 12mm thick to be wood float finish complying with NZBC D1/AS1 Table 1A to remove all blemishes.

7.6 **COMPLETION**

Leave all work complete and clear away all plaster droppings, excess materials and residue.

SECTION EIGHT: PLUMBER

8.1 SCOPE

The Plumber shall be responsible for the supply of all plant and labour necessary for the installation of water reticulation (from toby box), sanitary services and fittings (from gully traps/vents inclusive), all vent pipe flashings and cappings and downpipes and associated brackets. Also snow strapping if required.

8.2 STANDARDS

All work and materials are to comply with the relevant NZ Standard (as stated) and the NZBC Clauses G10, G12, G13 and H1.

Work is to be completed by Registered Craftsman Plumbers.

8.3 MATERIALS

8.3.1 COPPER TUBING

Shall be seamless cold drawn to comply with NZ Standard 3501:1976.

8.3.2 PLASTIC PIPE

Polybutylene to comply with ASNZ3500

UPVC: Wastes, vents and soil pipes shall be rigid pvc having solvent welded joints to comply with NZ Standard 7641:1978 and 7642:1971.

Polypropylene: Traps shall be white polypropylene with screwed joints to NZ Standard 7652:1976.

Polythene: Water supply pipes to be "HD" polythene completed with approved pipe fittings to NZ Standard 7602:1977.

8.4 COLD WATER SUPPLY

From point of supply in street (toby box) run a 20mm polythene pipe underground to the house foundation entry point. All pipework to be Polybutylene: 20mm dia mains with 15mm dia branches.

All pipe work to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1 Table 8.
Lag cold water lines where likelihood of freezing.

8.5 HOT WATER SUPPLY

Install 180 Litre Hot Water Cylinder complete with 1500 watt element and thermostat with 20mm dia supply pipe and 15mm dia branches or risers to sink, wash hand basin, bath, shower and laundry tub. Hot water supply pipework to be polybutylene.

HWC tempering valve to comply with NZ Standard 4617:1989 to all hot water supply pipe work prior to all fittings: Set valve to 55 degrees centigrade in accordance with NZBC G12/AS1 Clause 4.13.2. Fit seismic restraint.

All pipe work to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1 Table 8.

Insulate all hot water pipes with preformed fibreglass insulation or double thickness plumbers felt secured with wire tie wrap.

8.6 WASTE PIPES AND TRAPS

Waste pipes, vents, and traps are to be installed with all work carried out in accordance with the manufacturers instructions and specifications. Care is to be taken where pipes and wastes are running horizontally.

8.7 **TAPS, FAUCETS, SHOWER MIXING VALVES, ETC**

Refer to the clients specifications for brand and type of fitting required. All fittings to installed to manufacturers instructions.

The shower tray is to be installed before the builder finishes off shower joinery (refer Clause 3.5.9.4 of this specification) and must comply with NZBC E3/AS1 Clause 3.2.

8.8 **DOWNPIPES**

Supply and fit PVC downpipes to droppers in gutter system including two brackets per downpipe.

Comply with NZBC E1/AS1 clause 4.0 and Table 5.

8.9 **TESTING**

At completion of work test all water supply pipework at maximum pressure available and comply with any Local Authority requirements or procedures. NZ Building Code G12/AS1.8.0. 1500 KPA test, 30mm for Hot water supply.

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SECTION NINE: DRAINLAYER

9.1 SCOPE

The drainlayer is responsible for all surface and foulwater drainage up to ground level to connect to plumbers work. This includes all pipes and fittings, manholes and inspection chambers, gully traps and connections for terminal vents. The drainlayer is to confer with the building contractor before foundation work begins to fix the exact position of all pipes and fittings.

9.2 STANDARDS

All work and materials are to comply with the relevant NZ Standards, with the NZBC Clauses G13 AS1 and G13 AS2 and with good trade practice. The drainlayer is to obtain all relevant permits, service all notices, pay all fees required and arrange for all tests. Full water. Provide an accurate as laid drainage plan.

9.3 MATERIALS

9.3.1 PIPES

UPVC pipes shall comply with NZ Standard 7649:1988 and 100mm dia unglazed socket earthenware pipes will comply with NZ Standard 3302:1983 with approved rubber rings.

9.3.2 CONCRETE

Shall be 17.5 MPa Ordinary Grade to NZ Standard 3109:1997.

9.4 TRENCHES

Neatly cut trenches, graded to falls after approval, backfill and thoroughly consolidate. Lay all drains on 100mm of 20mm crushed metal.

9.5 SEWER DRAINS

Comply with the NZBC and NZ Standard 4452:1986.

Refer to the SITE PLAN for layout of sewer drainage:

- Provide all necessary bends, junctions, inspection fittings, etc.
- Bed gullies in concrete and fit preformed plastic sumps complete with grate and cover.
- Sumps shall be 100mm above existing ground level.
- Connect to terminal vent and gully trap and run to approved connection.

9.6 STORMWATER DRAINS

Comply with the NZBC and NZ Standard 4452:1986.

Refer to the SITE PLAN for the layout of stormwater drains:

- Provide all necessary bends, junctions, inspection fittings, etc
- Bed "easy bends" in concrete below downpipe entries; fit grating and cover plate cut around downpipe.
- Connect to stormwater drain and run to road side channel (or other approved stormwater outfall).
-

9.7 COMPLETION

Properly backfill all trenches, consolidate as filling is done, and leave the building site in a tidy and safe state.

SECTION TEN: ELECTRICAL

10.1 SCOPE

The electrical contract consists of the supply of all plant, materials and labour for completion of the entire lighting and power system including the connection to the Local Power Supply Authority mains system.

10.2 STANDARDS

The whole of the electrical installation shall be in strict accordance with Electrical Wiring Regulations and all its amendments and shall comply with the NZ Electrical Code of Practice ECP50 and ECP51.
All Electrical installations shall comply with NZBC G9/AS1 clause 3.

10.3 MATERIALS AND INSTALLATION

10.3.1 CABLES

Cables and flexibles shall be 250v grade T.P.S to comply with NZ Standard 6401:1973.

10.3.2 LIGHT SWITCHES

Shall be 10 amp, all insulated approved switches mounted 1200mm above the floor and will be supplied and wired up as shown on the plans and as stated on clients specifications.

10.3.3 POWER POINTS

All power points shall be 230v 10 amp 3 pin approved type mounted 300mm above the floor or 225mm above bench tops. Mount power points for washing machine and refrigerator 1200 above floor level and will be supplied and installed as denoted on attached plans and client specification.

10.3.4 LIGHTS

Interior lights shall be approved white batten-holder complete with conical shade and approved downlights as per plan.

Supply and wire up according to plans.

Supply and wire up two exterior lights, type as specified by client.

10.3.6 METER BOX

Supply and install a steel meter box.

10.3.7 SWITCHBOARD

Supply and install the switchboard, complete with all necessary control and ancillary equipment in the recess provided and as denoted on the plans.

10.3.8 WATER HEATER

Supply and install water heating element and thermostat in HWC.

10.3.9 TRENCHES

To be a minimum 600mm in depth for mains cable and to be backfilled and consolidated upon completion of contract.

SECTION ELEVEN: FINISHING

11.1 INTERIOR PAINTING

Interior paint is to be applied to all walls, doors, wardrobes, cupboard doors, and ceilings. The colours are to be as specified by the client.

All paints used are to comply with the requirements of their respective manufacturer in terms of what building products it is suitable for use on.

NZ Building Code Clause 3.0 watersplash (Sealer to gib board before undercoating)

11.2 EXTERIOR PAINTING

Exterior paint is to be applied to all exposed timber areas and other areas as specified by the Building Overseer.

SECTION TWELVE: DRIVEWAY

12.1 DRIVEWAY SPECIFICATION

Refer site plan in consent to determine type of driveway construction applicable. If no driveway details shown on site plan then the formation of the driveway does not form part of the contract between Murray Homes and its client and is not included within this building consent application.

Standard formation detail

Minimum cross fall to be 1 in 100 grade

Minimum grade of driveway to be 1 in 500 grade

Kerb to be formed by utilising upstanding 150mm or 200mm x 25mm H4 Ground Treated timber with H4 Ground Treated timber pegs at 1500mm centres. H4 75mm x 25mm Ground Treated timber battens to other driveway formation bounds.

If required by local authority town planning or building regulations

An approved Type 1 or Type 2 sump to NZBC E1 AS1 Figure 8 is to be placed so as to pick up driveway surface and discharge it to the roadside curb and channel. This sump to be placed a minimum of 1.0 meters inside the legal road boundary.

Driveway construction detail – refer site plan for particulars of formation

Formed and shingled driveway

Excavate 200 to 250mm

Lay 150mm AP65 basecourse and compact

Lay 50 – 70mm minimum AP40 or SAP 20 topcourse and compact and roll.

Asphalt driveway

Excavate and lay shingle basecourse at start of contract

Lay 75mm minimum compacted basecourse

Form driveway bounds with timber kerb and battens as specified

Lay 25mm asphalt topcourse to complete.

Concrete driveway

Excavate and lay and compact basecourse to a depth of 150mm

Box and pour 20 MPA concrete finished as per clients request to a depth of 75mm.

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MURRAY HOMES

Wall Bracing Calculation Sheet A

House Type: **Special Brick & Tile**

Job: **2005-08**

Job Details

Name:	J & L Construction Ltd		
Street and Number:	Rear Lot2 George Street		
Lot and DP Number:	Rear Lot 2, DP 300703		
City/Town/District:	(ROLLESTON) CHRISTCHURCH		
Location of Storey:	single	Roof weight	☐ light ☐ heavy
Building height:	4.8 m	Cladding weight	light ☐ heavy ☐
Roof height to eaves:	2.5 m		
Stud height:	2.4 m		
Average roof pitch	25 deg.		
Building length BL=	16.835 m	Gross Plan Area =	153.4 sq.m
Building width BW=	15.61 m		
Note : When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW			
Note : For heavy roofs us the roof plan at eaves level to determine GPA			

Wind Details

Wind zone:	Low
	Medium
	☐ High
	Very High

Earthquake zone

Select Earthquake zone	A	☐ B	C
------------------------	---	----------------------------	---

BUs required Wind

W along =	78 BUs/m
W across =	78 BUs/m
Total wind load,	
W ALONG:	
W along x BW =	1218 BUs
W ACROSS:	
W across x BL =	1313 BUs

BUs required Earthquake

E =	3.9 BUs/m2
Total earthquake required	
EQ ALONG & EQ ACROSS	
E x GPA BUs =	598 BUs

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Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
A		A1	CP4	1.2
		A2	GIB1	2.4
B		B1	CP4	1.2
		B2	CP4	1.2
C		C1	GIB1	2.4
		C2	GIB1	3.0
		C3	CP4	0.6
D	D1	GIB1	3.0	
	D2	GIB1	3.0	

Wind	
6W	7W
Rating BU/m	BUs Achieved (BU/mxL)
W	W
97	116
75	180
97	116
97	116
75	180
75	225
97	58
75	225
75	225

Earthquake	
8E	9E
Rating BU/m	BUs Achieved (BU/mxL)
E	E
95	114
50	120
95	114
95	114
50	120
50	150
95	57
50	150
50	150

From Sheet A	Totals Achieved
	Totals Required

W	1442
W	1218

E	1089
E	598

Across

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5.0
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
M				
		M1	GIB1	1.8
		M2	GIB1	1.8
N				
		N1	CP4	0.6
		N2	CP4	0.6
		N3	CP4	0.6
		N4	GIB1	1.8
O				
		O1	CP4	0.6
		O2	BR9	0.6
		O3	GIB1	1.8
		O4	GIB1	1.8
P				
		P1	CP4	0.6
		P2	CP4	0.6
		P3	CP4	0.6
	P4	CP4	0.6	
	P5	CP4	1.2	
	P6	BR9	0.6	
	P7	CP4	1.2	

Wind	
6W	7W
Rating BU/m	BUs Achieved (BU/mxL)
W	W
55	99
55	99
97	58
97	58
97	58
55	99
97	58
110	66
55	99
55	99
97	58
97	58
97	58
97	58
97	116
110	66
97	116

Earthquake	
8E	9E
Rating BU/m	BUs Achieved (BU/mxL)
E	E
50	90
50	90
95	57
95	57
95	57
50	90
95	57
95	57
50	90
50	90
95	57
95	57
95	57
95	57
95	114
95	57
95	114

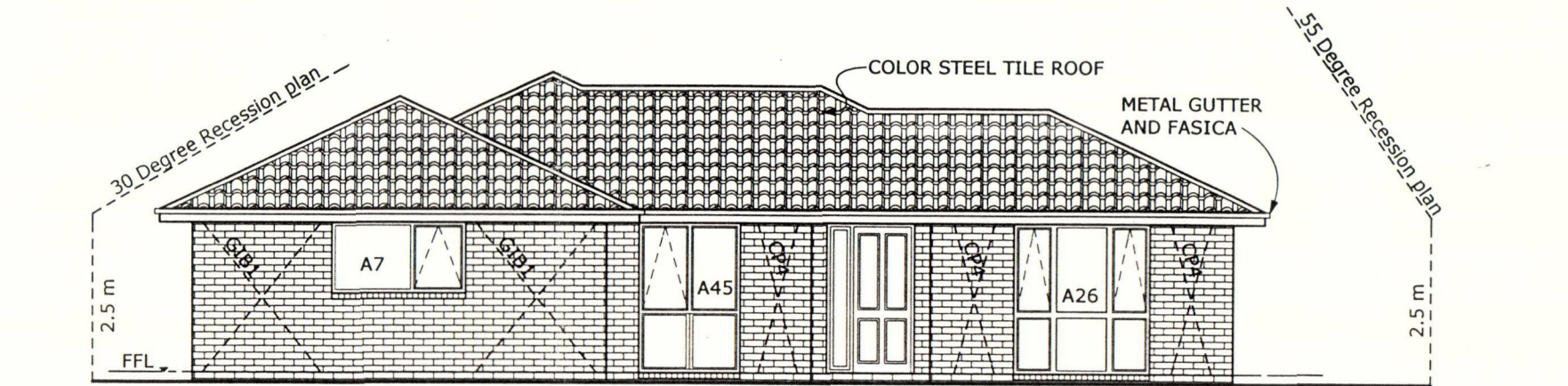
	Totals Achieved
From Sheet A	Totals Required

W	1325
W	1313

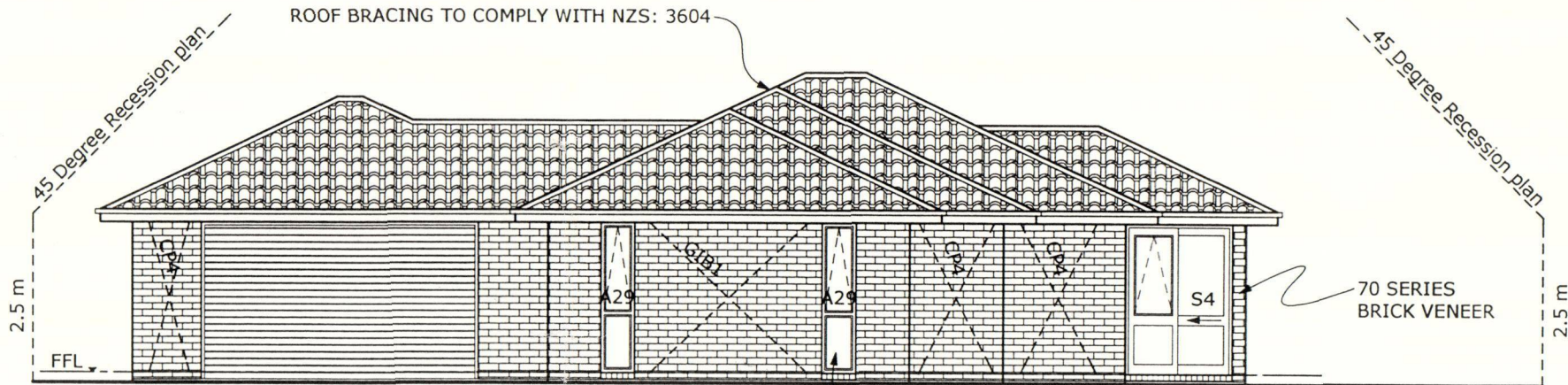
E	1248
E	598



NOTE:
REVEALS TO ALUMINIUM WINDOWS
AND DOORS shall be in accordance
with NZS 3602:2003 Table 2,
Section A. (radiata Pine H3
treatment required).



ELEVATION B



ELEVATION A

ROUGH OPENING					ROUGH OPENING				
No:	HEIGHT	WIDTH	LINTEL	LOCATION	No:	HEIGHT	WIDTH	LINTEL	LOCATION
A7	1020	2020	L/250X100	GARAGE	S4	2180	1620	L/250X100	M/BED
A45	2180	1520	L/200X100	BED3	S7	2180	2020	L/250X100	DINING
A26	2180	2020	L/250X100	LOUNGE	A6	1020	1620	L/200X100	KITCHEN
A29	2180	520	L/150X100	LOUNGE	A5	620	1620	L/200X100	M/BED
A29	2180	520	L/150X100	LOUNGE	H1	2180	810	L/150X100	GARAGE

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BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY AND RELEVANT NZ STANDARDS.



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2 Alloy Street, Sockburn
PO BOX 11 - 198
CHRISTCHURCH
TEL (03) 348 - 0282
FAX (03) 348 - 9219
www.murrayhomes.co.nz

PROPOSED RESIDENCE FOR
J & L CONSTRUCTION LTD
LOT 2, GEORGE STREET, ROLLESTON, CHCH

AMENDMENT:

CHECKED:

DRAWN BY: CHAO LUN CHEN

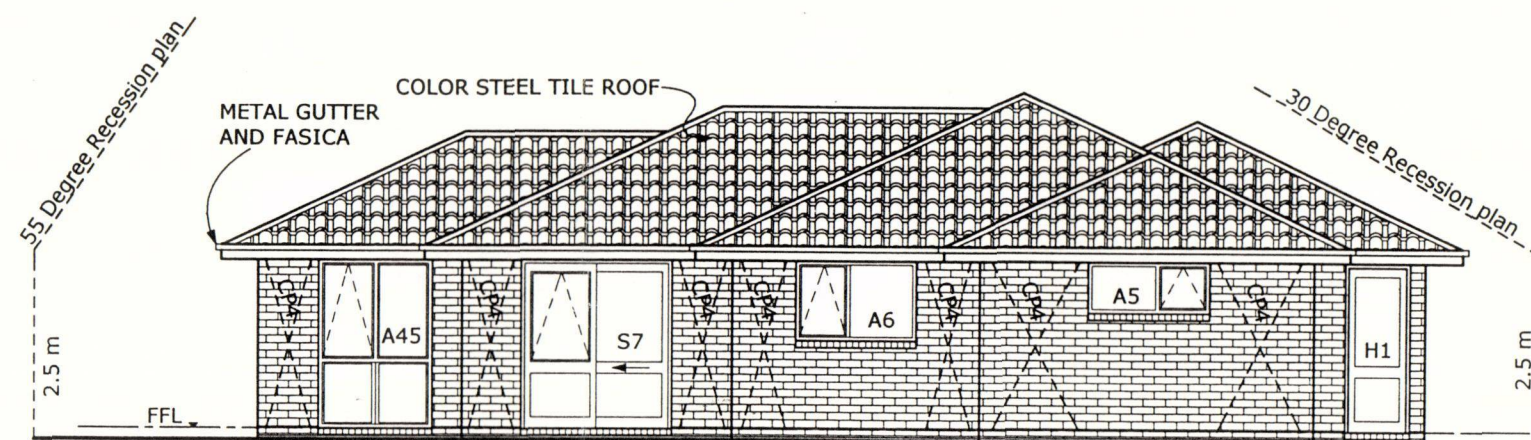
DATE: 15 / 2 / 2005

SCALE: 1 : 100

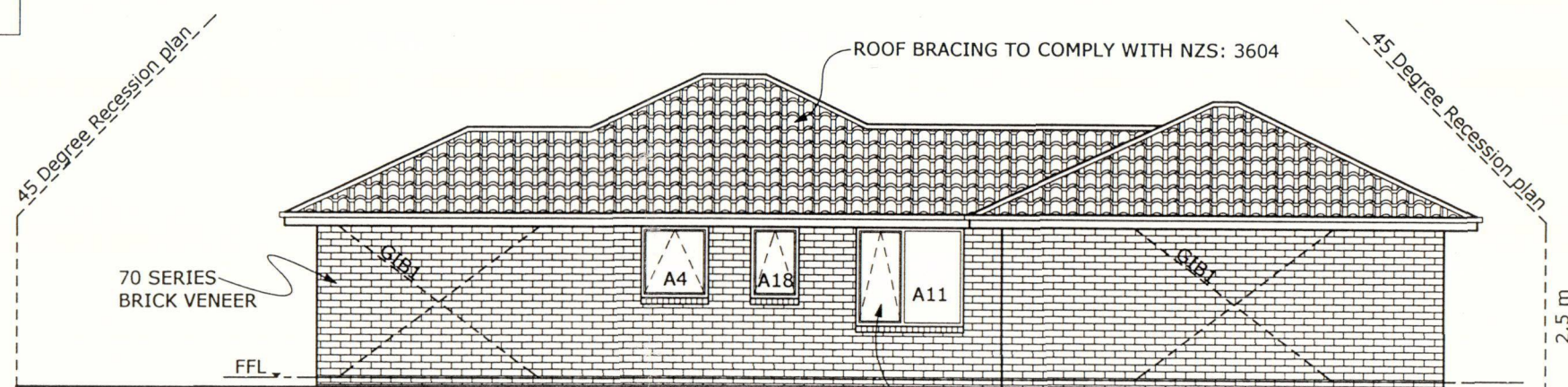
JOB No: 2005 - 08

SHEET No: 2

NOTE:
REVEALS TO ALUMINIUM WINDOWS
AND DOORS shall be in accordance
with NZS 3602:2003 Table 2,
Section A. (radiata Pine H3
treatment required).



ELEVATION D



ELEVATION C

No:	ROUGH OPENING		LINTEL	LOCATION
	HEIGHT	WIDTH		
A4	1020	1020	L/150X100	BATH(OBS)
A18	1020	720	L/150X100	WC(OBS)
A11	1420	1620	L/200X100	BED2
A45	2180	1520	L/200X100	LOUNGE

FILE COPY
050247

BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY AND RELEVANT NZ STANDARDS.



J & L Construction Ltd
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www.murrayhomes.co.nz

PROPOSED RESIDENCE FOR
J & L CONSTRUCTION LTD
LOT 2, GEORGE STREET, ROLLESTON, CHCH

AMENDMENT:

DRAWN BY: CHAO LUN CHEN

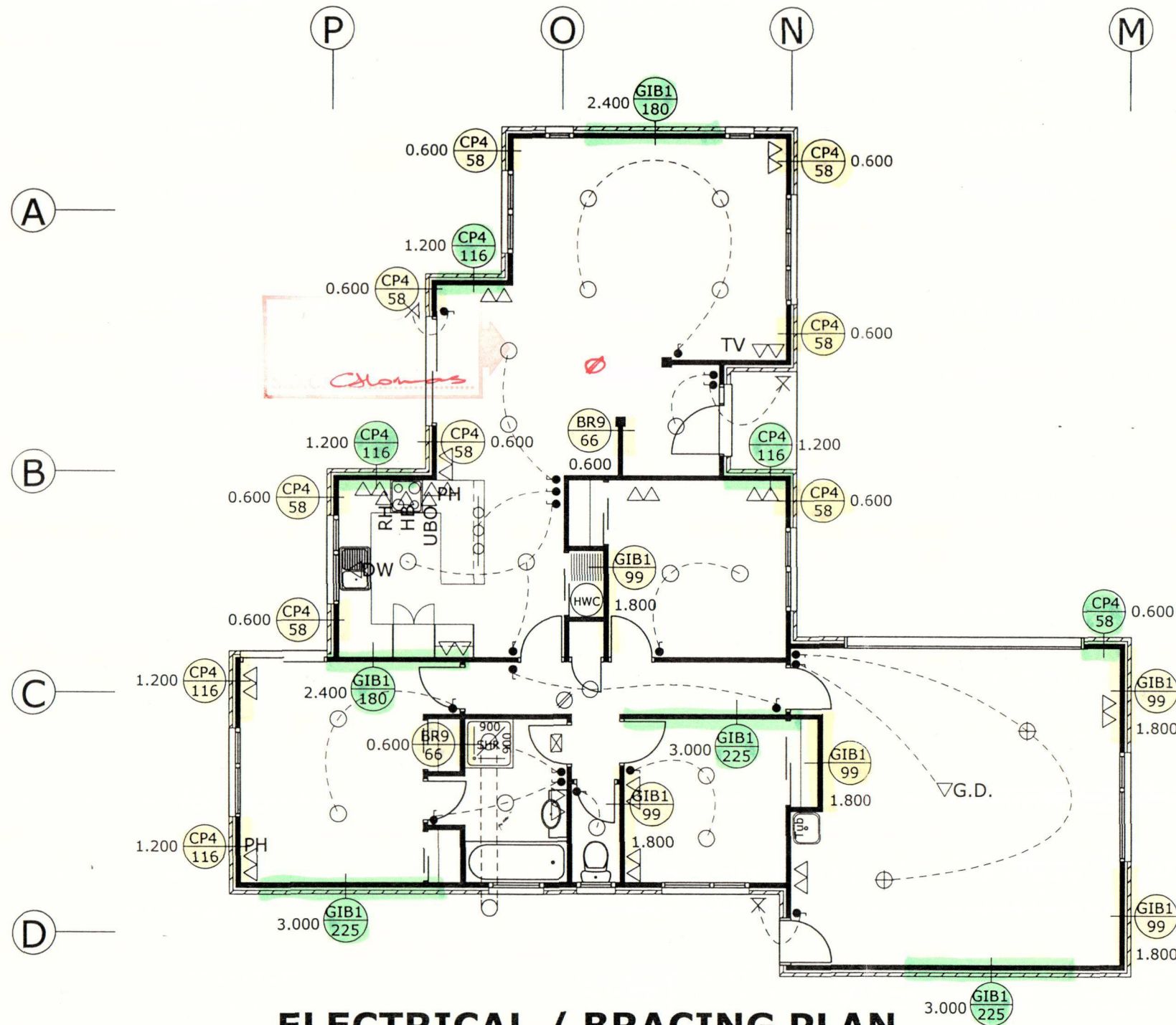
DATE: 15 / 2 / 2005

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SCALE: 1 : 100

JOB No: 2005 - 08

SHEET No: 3

**ELECTRICAL / BRACING PLAN****ELECTRICAL KEY:**

2	⊕	BATTEN HOLDER LIGHT
18	○	DOWN LIGHT
3	×	WALL MOUNTED BULK HEAD
3	•	TWO WAY LIGHT SWITCH
2	TV	TV AERIAL OUTLET
1	⊗	WALL HEATER
2	PH	TELEPHONE OUTLET
1	▽G.D.	AUTOMATIC GARAGE DOOR PLUG
16	⋈	DOUBLE POWER OUTLET
1	◁DW	DISH WASHER POWER OUTLET
1	◁HB	HOB POWER OUTLET
1	⊙	SMOKE ALARM
1	◁RH	RANGE HOOD POWER OUTLET
1	◁UBO	UNDER BENCH OVEN POWER OUTLET
1	⊙⊙⊙	PANDANT SPOT LIGHT
1	⊙-⊙	MANROSE FAN EXTRACTING AIR TO THE EXTERIOR

BRACING KEY:

GIB1:	10mm GIB BOARD LINING ON ONE FACE WITH A DIAGONAL BRACE.
CP4:	7.5mm CONSTRUCTION PLYWOOD TO EXTERIOR FACE AND 9.5mm GIB BOARD TO INTERIOR FACE WITH END STRAPS
BR9:	GIB BRACELINE ONE FACE, FIXED VERTICAL OR HORIZONTAL

NOTE:
ALL BRACING PANELS ARE TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURES REQUIREMENTS AND COMPLY TO NZS 3604:1999

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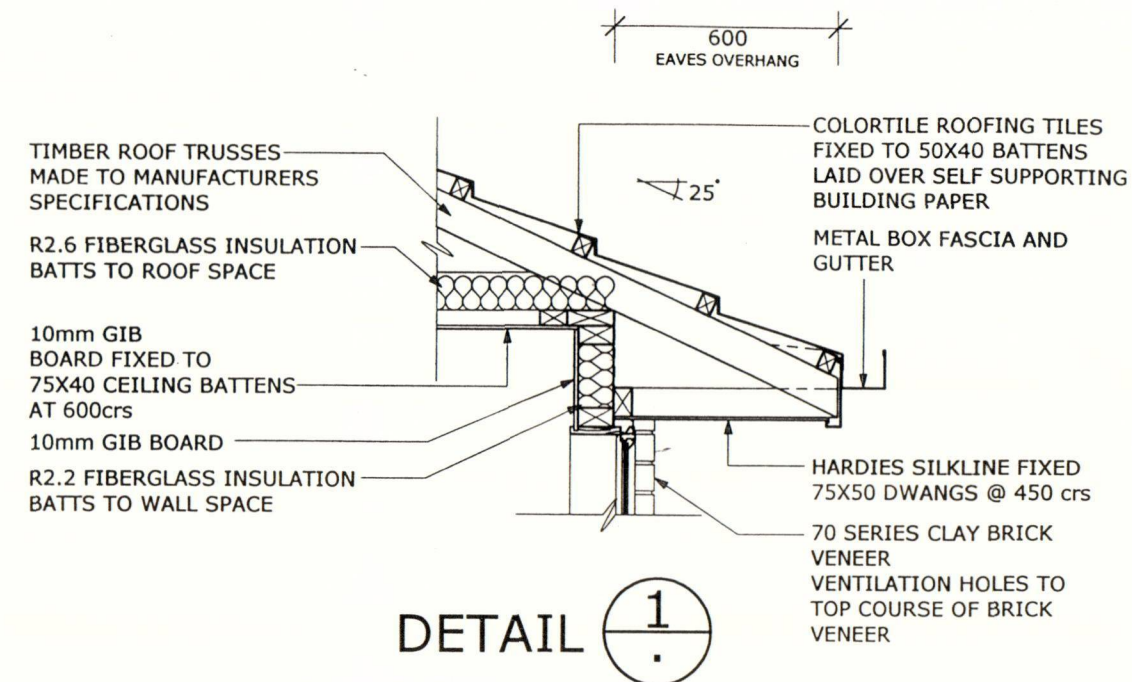
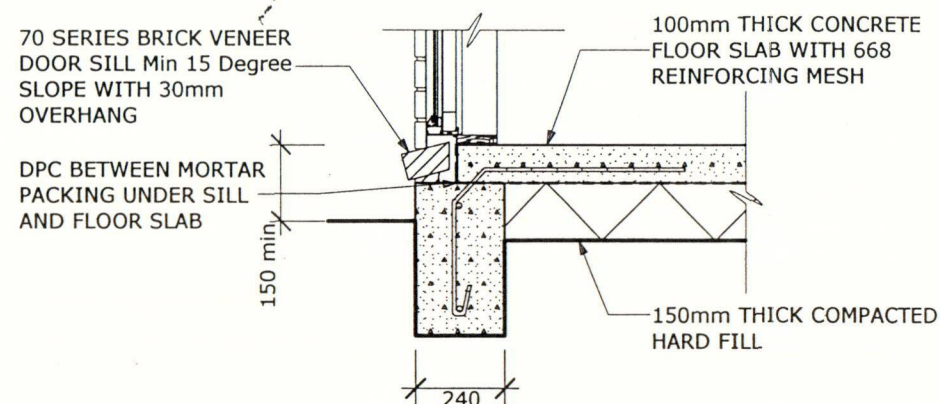
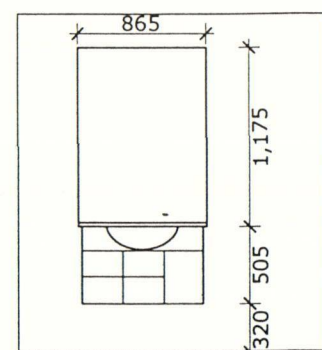
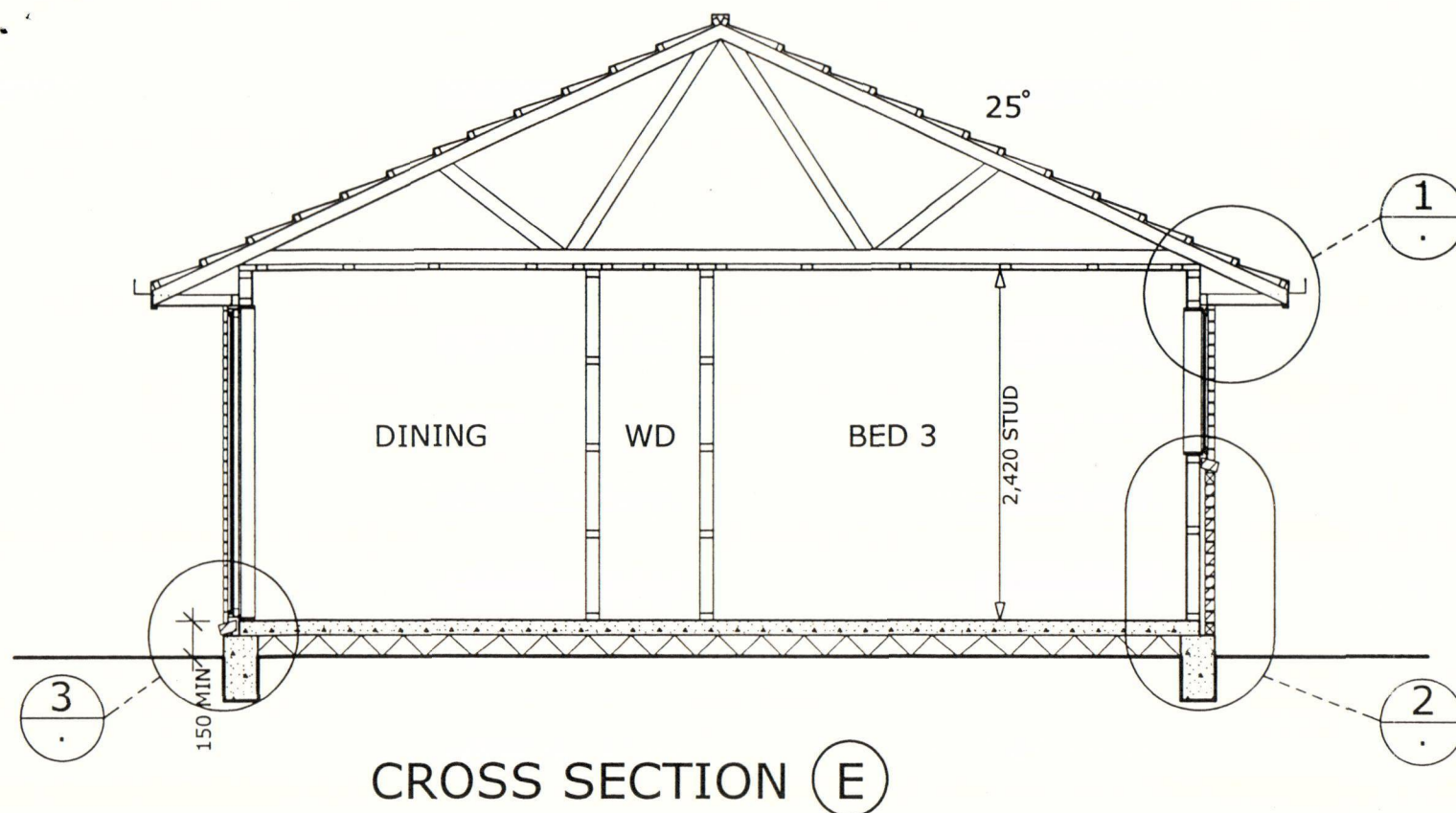
DRAWN BY: CHAO LUN CHEN

DATE: 15 / 2 / 2005

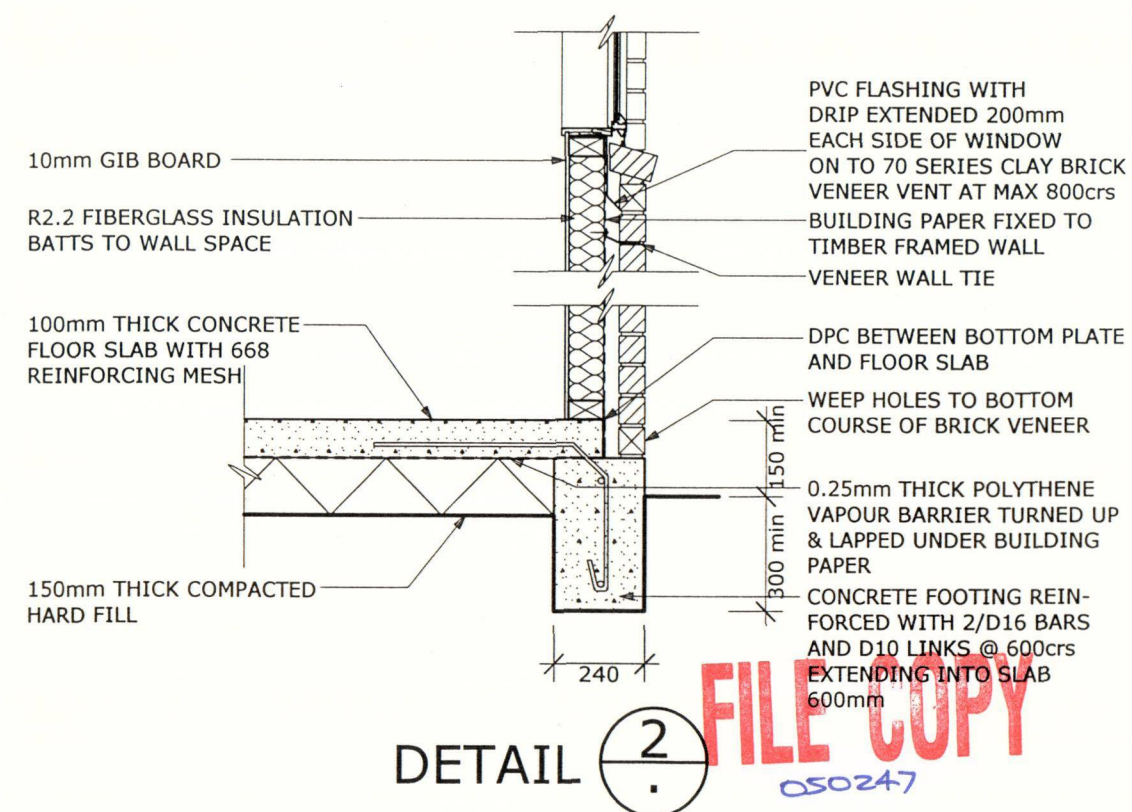
SCALE: 1 : 100

JOB No: 2005 - 08

SHEET No: 4



NOTE:
TIMBER TREATMENT shall comply with NZS 3602.



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PROPOSED RESIDENCE FOR
J & L CONSTRUCTION LTD
LOT 2, GEORGE STREET, ROLLESTON, CHCH

AMENDMENT:

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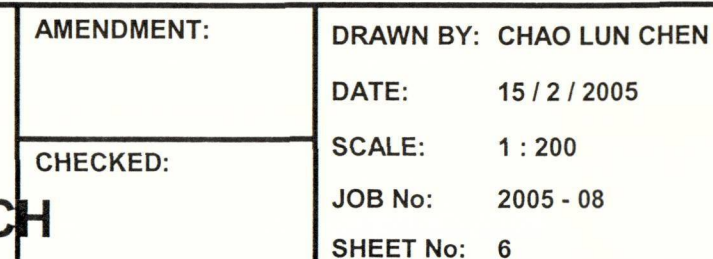
DRAWN BY: CHAO LUN CHEN

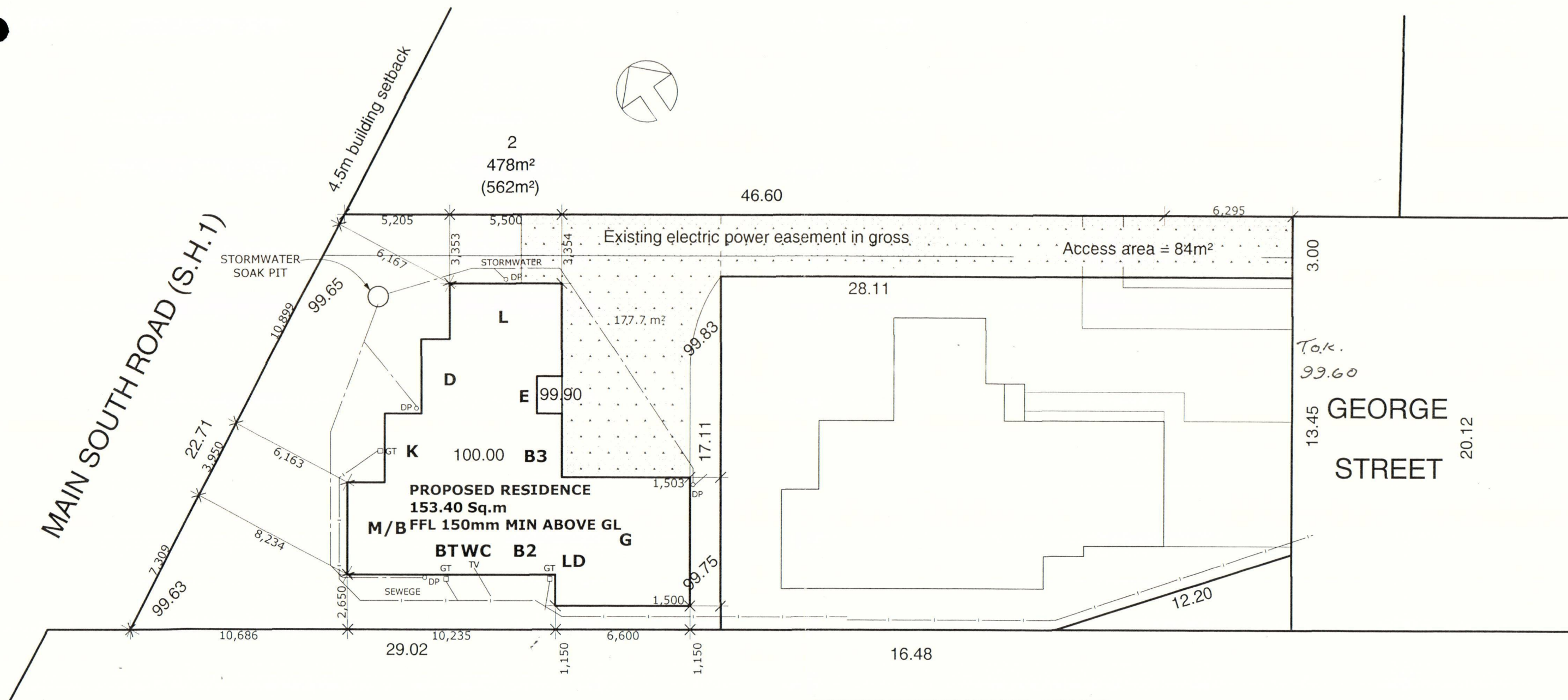
DATE: 15 / 2 / 2005

SCALE: 1 : 50 / 1 : 20

JOB No: 2005 - 08

SHEET No: 5





SITE PLAN

LOT 2, DP TBA
SITE AREA 478.00 (562.00) Sq.m

OVER FOUNDATION

PROPOSED RESIDENCE 153.40 Sq.m
FOR REAR UNIT SITE COVERAGE 32.1%

LEGEND

- Sewer Piping Layout
- Stormwater Piping Layout
- Plain Concrete To Driveway

FILE COPY
CS0247

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Dwelling & attached garage
DATE 22/06/05 PLANNER Bmc

BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY AND RELEVANT NZ STANDARDS.



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PROPOSED RESIDENCE FOR
J & L CONSTRUCTION LTD
LOT 2, GEORGE STREET, ROLLESTON, CHCH

AMENDMENT:
12 / 6 / 2005
CHECKED:

DRAWN BY: CHAO LUN CHEN
DATE: 15 / 2 / 2005
SCALE: 1 : 200
JOB No: 2005 - 08
SHEET No: 7

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fixed fee of \$200.00 is required up front to process your PIM application.

(b) Building Consent

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.

A deposit fee of \$200.00 is required to begin processing your application.

Once the building consent has been processed, you will receive notification which will include where appropriate an invoice for the balance of the fees payable.

Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided the application will be returned. Combined applications must be accompanied by a deposit of \$400.00.

INSPECTIONS

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours notice prior to the Building Consent Authority's Building Officials visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Department of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with any District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Department to determine the process from there. Telephone 324 5868.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than 2 years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note:- Certificates will be required from all trades involved in the project.

In the event that no application for Code Compliance is made, the Building Consent Authority will within the 2 year period issue a Notice To Fix.