



Form 5 Building consent - BC190192

Section 51, Building Act 2004

The building

Street address of building: 13 PEARL GROVE ASHHURST Ashhurst
Legal description of land where building is located: LOT 45 DP 524726
Building name:
Location of building within site/block number: 13 Pearl Grove
Ashhurst
Manawatu-wanganui
Ashhurst
4810

Level/unit number:

The owner

Name of owner: DIRK CORNELIUS BADENHORST
Contact person:
Mailing address: 20 ANARU PLACE
AWAPUNI
PALMERSTON NORTH 4412 4414
Street address/registered office: 20 ANARU PLACE
AWAPUNI
PALMERSTON NORTH 4414
Phone number: Landline: Mobile: 0064 021 2774570
Daytime: No information provided
After hours: No information provided
Facsimile number:
Email address: dc.badenhorst@gmail.com
Website: No information provided
First point of contact for communications with the building consent authority:
Rebecca Wimms (PLANS.CO.NZ); Mailing Address: 583 ROBERTS LINE
RD 10
PALMERSTON NORTH 4470 4470; Phone: 0064 06 3592844; Mobile: 0064 027 2224328; Email:
rebecca@plans.co.nz

Building work

The following building work is authorised by this building consent:
Construct new 3 bedroom residential dwelling with attached garage.

This building consent is issued 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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Compliance schedule

A compliance schedule is not required for the building.

Inspections

The following inspections are required:

- Prepour
- Floor Slab
- Post Wrap / Cavity
- Preline Plumbing
- Post Line
- P+D final
- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Preline Building
- Drainage
- Building Final

Documents required

Prepour

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

Floor Slab

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

Framing / Pre-wrap

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

- Form 6a - LBP record of building work - Roofing
- B1: Truss certification

Preline Plumbing

- G13: Plumber Details

Drainage

- G13: As-builts And Drainlayer Details.
- E1: Stormwater Drain As-built Plans

Building Final

- G9: Energy works certificate

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their

records, please forward these to info@pncc.govt.nz referencing the building consent number.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes / Endorsements

Signature: Lyn Best

Position: Building Officer

On behalf of: Palmerston North City Council

Issue Date: 29 March 2019

Advisory Notes

Section 36 - Development Contribution Notice - Attached to this consent is a development contribution notice issued by the Territorial Authority, in accordance with section 36 of the Building Act 2004. Please note that the code compliance certificate will not be issued unless the development contributions have been paid in full.

As-Built Truss Layout - An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Site Safety - Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Electrical Energy Works Certificate - The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Hazardous Materials - As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

PNCC AN48 - Plumbers act: The Plumbers, Gasfitters and Drainlayers Act 2006 requires that only certifying drainlayers may undertake drainage work and that only certifying plumbers may undertake plumbing work.

PNCC AN46 - Plumbing: NZ Building Code Clause G13/AS1 or AS/NZS3500 - As per the plans and specifications, the potable water pipe work is polybutylene, with the under floor plumbing to G13/AS3.

As-Built Truss Layout - An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

Smoke alarms:

Smoke alarms are required to be installed in the building, in accordance with the following:

Smoke alarms must be located on the escape routes on all levels within the household unit.

On levels containing sleeping spaces, the smoke alarms shall be located either;

In every sleeping space, or

Within three metres of every sleeping space door. In this case, the smoke alarm must be audible to sleeping occupants on the other side of the closed door,

Smoke alarms must be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturers instructions.

PNCC Restricted Building Work - Restricted building work:

Building Act 2004, section 87 and 88

Before restricted building work commences under a building consent, it is the owners' responsibility to provide written notice on the appropriate form, of the name of every licensed building practitioner who is engaged to carry out or supervise the restricted building work.

The following licence classes have been identified as requiring licensed building practitioners to undertake the work under this building consent:

Carpentry

Bricklaying

Foundation

Roofing work

Each licensed building practitioner who carries out (other than as an owner-builder) or supervises restricted building work under a building consent must, on completion of the restricted building work, provide the owner and the territorial authority for the district in which the restricted building work is situated with a record of work, in the prescribed form, stating what restricted building work the licensed building practitioner carried out or supervised.

Glazing:

NZ Building Code Clause F2

Glazing - All glass shall comply with NZS 4223.3:2016

Amendment information:

NZ Building Act 2004 section 45 (5)

No deviation from the approved plan is permitted without prior consent approval. Refer to the Building Act 2004 section 45 (5) for amendment information.

Note: Additional inspections or processing of further information may incur additional costs at the time of code compliance certificate issue.