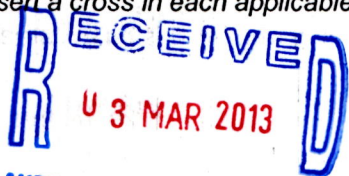


APPLICATION FOR BUILDING CONSENT

(Section 33 Building Act 1991)



Insert a cross in each applicable box. Attach all relevant documents in duplicate



PIM: 22537

BC: 22538

PART A

(Completed in All Cases)

- ☐ Application for Building Consent Only in accordance with PIM No.
- ☒ Application for both Building Consent and Project Information Memorandum.

224486

OWNER*	
Name:	Mrs. M. George.
Postal Address:	15 Turnbull Cres. Morrinsville.
Phone:	889 6614
Fax:	105633
Cellphone:	

BUILDER	
Name:	WD Davenport & Co Ltd.
Postal Address:	2579 Statehigh 26 RD2, Morrinsville
Phone:	889 7951
Fax:	889 7954
Cellphone:	027 2544818

Invoice To: Owner ☐	Builder ☒
--	---

Building Consent Sent To: Owner ☐	Builder ☒
--	---

PROJECT LOCATION
Street No: Lot 75, Tasman Village
Street/Road Name: Seales Rd.
Town/District: Morrinsville

LEGAL DESCRIPTION
Valuation Roll No.: 05305/325.04
Lot: 75 DP:
Section: Block:

DESCRIPTION OF WORK
New house to Stage 7 of Village Development.

SIZE OF BUILDING
Floor Area: 129 m ²

TOTAL VALUE OF WORK
\$ 127,900.00 (total inclusive GST) (Include value of Plumbing and Drainage)

NATURE OF CONSENT
☒ New Building
☐ Alterations and/or Additions, etc.
☒ Install Heating Appliances
☐ Demolition
☐ Off Site Construction

INTENDED LIFE
Intended Life:
☒ Indefinite but not less than 50 years
or
☐ Specified as years

* Must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PART B

(Complete if you have not applied for a Project Information Memorandum separately)

Attached, for consideration in respect of any necessary authorisations other than Building Consent, are details of the project(s) proposed:

☒ Location of buildings in relation to legal boundaries (Site Plan)

☒ External dimensions of buildings

☒ Provisions to be made for vehicular access

☐ Provisions to be made in building over or adjacent to any road or public place

☒ Provisions to be made for disposing of stormwater and wastewater

☐ Precautions to be taken where building work is to take place over any existing drains or sewers or in close proximity to wells or water mains

☐ If you are building a house on a farm, how many other houses are on the farm _____

☒ Connections to public utilities

☐ Any cultural heritage significance of the building or building site, including whether it is on a Marae

☐ Is the proposed building within 20 metres of a stream or natural watercourse

☐ Other details:

DEMOLITION WORK ONLY

☐ Provisions to be made for the suppression of dust

☐ Provisions to be made for the disposal of debris

☐ Precautions to be taken in disconnecting public utilities

PART C

(Complete in all cases)

The attached plans and Specifications include:

☐ All information necessary to verify that the building work, if properly completed in accordance with those plans and specifications, will comply with the provisions of the Building Act 1991 and the New Zealand Building Code, including:

☐ Building Certificates

☐ References to Determinations

☒ References to Approved Documents

☐ References to accreditation certificates

☐ Producer Statement

☐ Proposed procedures (if any) for inspection by or on behalf of the owner during building work, including:

☒ Inspection by building certifier(s)

☐ Producer statements as to inspection

PART D

(Complete in all cases as much as possible.
Give Names, Address and Telephone Numbers)

Designer(s): Kareen McLaren - WD Davenport & Co Ltd.
 Building Certifier(s): WD Davenport & Co Ltd
 Drainlayer (Registered): Burton Soares Plumbing & Gas -
 Reg No.: _____
 Plumber (Craftsman): Burton Soares
 Reg No.: _____
 Gasfitter (Craftsman): —
 Reg No.: _____
 Electrician: Alan Gellert
 Other Key Personnel: _____

PART E

(Complete for all new buildings and alterations except for single residential dwellings)

The building will contain:

Automatic sprinkler systems or other systems of automatic fire protection		Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire		Emergency warning systems for fire or other dangers	
Emergency lighting systems		Escape route pressurisation systems		Riser mains for fire service use	
Any automatic back-flow preventer connected to a portable water supply		Lifts, escalators, or travelators or other similar systems		Mechanical ventilation or air conditioning system serving all or a major part of the building	
Means of escape from fire	✓	Building maintenance units for providing access to the exterior and interior walls of buildings		Such signs as are required by the building code in respect of the above-mentioned systems	
Safety Barriers		Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975			
Hand-held hose reels for fire-fighting		Such signs are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975			
		Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code			

(Complete only if you have inserted a cross in any of the boxes in Part E)

Proposed procedures for inspection and maintenance to be included in the compliance schedule are attached in respect of:

- ☐ Each of the above systems contained in the building
- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by people with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975

Privacy Clause: The information requested under the Building Act 1991 will be used to process your Building Consent application. This information is held in a public register and is available for public perusal. Under the Section 27(3) of the Building Act 1991, you may request that the plans and specifications submitted with this application remain confidential because of either copyright or security.

Under the Privacy Act 1993 you have the right of access to personal information about you held by the Matamata-Piako District Council and you are entitled to request the information about you to be corrected.

Signed by owner/owner's agent:

Name: K.J. McLaren

Signature: [Signature]

Position: Design/Estimator

Date: 20 / 2 / 03

FOR OFFICE USE ONLY

Fees		Receipt No.	
Administration Fee:	\$45.00*	_____	* Non-refundable Administration Fee payable at the time of the application
Building Consent:	\$.....	_____	
Code Comp Cert:	\$25.00	_____	
Water Connection:	\$.....	_____	
Sewer Connection:	\$.....	_____	
Stormwater:	\$.....	_____	
Services Damage Dep:	\$165.00	_____	
B.R.A.N.Z.	\$.....	_____	
B.I.A.	\$.....	_____	
TOTAL	\$.....	_____	

Te Aroha Area Office
PO Box 266, 35 Kenrick Street
Te Aroha
Ph: (07) 884 0060
Fax: (07) 884 8865

Morrinsville Area Office
PO Box 45, 25-29 Allen Street
Morrinsville
Ph: (07) 889 8000
Fax: (07) 889 6740

Matamata Area Office
PO Box 14, Tainui Street
Matamata
Ph: (07) 881 9050
Fax: (07) 888 5049

Checklist for Building Consent Applications



(FAILURE TO PROVIDE ALL NECESSARY DETAILS WILL RESULT IN A DELAY IN THE PROCESSING OF YOUR BUILDING CONSENT)

Your Application should include the following information:

	Please Tick	Office Use
APPLICATION FORM		
All items relevant to your application are to be completed on this form. Include accurate "Values" of the work to be undertaken.	☒	☐
Correct legal description (can be obtained from your rates notice, certificate of title or from our rates department).	☒	☐
Name, address and phone numbers of all personnel relevant to your project.	☒	☐
SPECIFICATIONS (2 Copies)		
Written specifications adequately describing all building work, components, materials and fixings including their size and type.	☒	☐
SITE PLAN (2 Copies)		
Show proposed building project, including all existing buildings to a minimum scale of 1:200 (scale not critical for Rural Properties)	☒	☐
All measurements from boundaries to the nearest parts of the proposed and existing buildings. These measurements to be to the walls or nearest part of the building.	☒	☐
Neighbours consent, if required.	☐	☐
Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and stormwater disposal.	☒	☐
Source of water supply.	☒	☐
Location of vehicle entrance.	☒	☐
FLOOR PLAN (2 Copies) (3 Copies for Consent over \$10,000)		
A floor plan of each floor level to a minimum scale 1:100.	☒	☐
Plan to include floor layout and use of each section and show the location of all plumbing, gas and electrical fittings. Show all waste and vent pipes.		
ELEVATIONS (2 Copies)		
An elevation of 1:100, each external wall showing heights and finished ground level at each external corner.	☒	☐
Location of wall and roof bracing to be shown on elevations.	☒	☐
Scaled elevations indicating height from ground level to top of roof line.	☒	☐

CODE COMPLIANCE CERTIFICATE

No. 22538C

Issued by Matamata-Piako District Council - Section 43(3) - Building Act 1991

Building Consent No: 22538

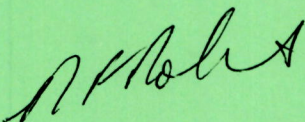
<u>PROJECT</u> New or Relocated Building ☒ Alteration ☐ <u>INTENDED USE(S) [in detail]</u> New Dwelling	<u>PROJECT LOCATION</u> Tasman Village 2 Seales Road, MORRINSVILLE <u>LEGAL DESCRIPTION</u> LOT 75 DP 87535
<u>INTENDED LIFE</u> Indefinite but not less than 50 years ☒ Specified as years ☐ Demolition ☐ Being stage 1 of an intended 1 stages	<u>COUNCIL CHARGES</u> The Council's total charges payable on the uplifting of this code compliance certificate, in accordance with the attached details are: Fee: \$25.00 Receipt No. 1902320

This is:

- ☒ A Final code compliance certificate issued in respect to all of the work under the above building consent.

Signed for and on behalf of the Council:

Name:



Position: Building Advisory Officer

Date: 19 September 2003

OM245500

REG-2F13 Issue 2

Facsimile



Date: 26 August, 2004

Time: 3:15

To: Allen Needham & Co **Attention:** Fiona

Fax No: Autodial

No. of Pages: 2 (including header)

From: Teresa-Anne Odlum – Customer Services Officer

Subject: Client: Mrs M George

35 Kenrick Street
P O Box 266, TE AROHA 2971
Phone: 07 884 0060
Fax: 07 884 8865
www.mpdc.govt.nz

Te Aroha
Ph: 07 884 0060
Fax: 07 884 8865

Morrinsville
Ph: 07 884 0060
Fax: 07 889 5740

Matamata
Ph: 07 881 9050
Fax: 07 888 5049

MESSAGE:

As per our phone conversation please find the Code of Compliance Certificate for the new dwelling on Lot 75 DP 87535.

This was issued on the 19th of September 2003.

I trust this helps!

Kind regards,

A handwritten signature in blue ink, appearing to be "T.A. Odlum".

Teresa-Anne Odlum
CUSTOMER SERVICES OFFICER
Email: TOdlum@mpdc.govt.nz



Quality
Endorsed
Company

9001 LIC 6952
Standards Australia

CODE COMPLIANCE CERTIFICATE

No. 22538C

Issued by Matamata-Piako District Council - Section 43(3) - Building Act 1991

Building Consent No: 22538

<u>PROJECT</u> New or Relocated Building ☒ Alteration ☐ <u>INTENDED USE(S) [In detail]</u> New Dwelling	<u>PROJECT LOCATION</u> Tasman Village 2 Seales Road, MORRINSVILLE <u>LEGAL DESCRIPTION</u> LOT 75 DP 87535
<u>INTENDED LIFE</u> Indefinite but not less than 50 years ☒ Specified as years ☐ Demolition ☐ Being stage 1 of an intended 1 stages	<u>COUNCIL CHARGES</u> The Council's total charges payable on the uplifting of this code compliance certificate, in accordance with the attached details are: Fee: \$25.00 Receipt No. 1902320

This is:

- ☒ A Final code compliance certificate issued in respect to all of the work under the above building consent.

Signed for and on behalf of the Council:

Name:



Position: Building Advisory Officer

Date: 19 September 2003

OM245500

REG-2F13 Issue 2

SITE CHECK SHEET

224426

NAME: Mrs M George

SITE ADDRESS: 75 Tuman Village

VALUATION NO: 05305/325-04 LOT: 15 DP:

PROJECT: New Dwelling CONSENT NO: 22538

BUILDER: Davenport CONTACT NO:

PLANNING

Approved building consent documents on site: YES/NO

SITING:

Front yard		Left hand side yard		Conforms with approved plan/Resource Consent	☒
Rear yard		Right hand side yard		If no, has new site plan been requested	

FOUNDATIONS

FOOTING:

Minimum floor level		Footing size	☒	Specific design	Yes / No
Pile hole size		Footing reinforcing	☒	If yes, has Engineer inspected	Yes / No
Anchor pile size		Pile hole spacing		Subfloor vents	
		Steps / Stairs			

COMMENTS:

Footing alright to pour. steel in place.
ground good.

Date: 13.3.03 Officer: D A Hughes

BLOCKFILL/BOND BEAM:

Reinforcing	☒	Cavities cleared	☒
Engineers design	Yes / No	If yes, has engineer checked	Yes / No

COMMENTS:

Blocks OK to fill

Date: 18.3.03 Officer: D A Hughes

PRE-SLAB

PLUMBING AND DRAINAGE:

UNDERSLAB DRAINAGE

Pipe sizes	✓	Pipe Protection	✓
Falls	✓	Water Test	
As built plans requested		As built plans received	

COMMENTS:

Date: 21.3.03

Officer: D R Longford

CONCRETE FLOORS / TILT SLABS:

Minimum floor level	✓	Mesh	✓
DPC	✓	Mesh chairs	✓
Joints taped	✓	Slab thickening	✓
Penetrations	✓	Bottom plate fixings	✓
Specific design		If specific design has engineer inspected?	

COMMENTS:

Flor slab abt to pour

Date: 21.3.03

Officer: D R Longford

PRELINE

PLUMBING AND DRAINAGE:

Plumber:

Pressure test		Joint strain	
Visual leak check		Pipe insulation	
Pipe support/ clips		Stacks	
Pipe size		Wastes	
Pipe material		Supply tank	

COMMENTS:

Date: _____ Officer: _____

BUILDING

Timber treatment		Bottom plate fixing sheet bracing	
Ceiling diaphragm		Bracing straps	
Dragon ties		Timber grade	
Studs - size/ spacing		Trimming studs	
Posts - size/ fixing		Truss/rafter - fix/space	
Lintels/bms - size/fixings		Ceiling joists	
Ext joinery - labels		Plate fixings	
Ceiling runners		Ventilation	
Wall bracing		Check exterior claddings	
Mech Ventilation		Safety Glass	
Sub floor bracing / Insulation		Insulation to ceiling	
Insulation to walls		% Ceiling Battens	
Moisture content walls		Brick Cavity / Tiles	
Finishing to textured cladding		Roof bracing	

COMMENTS:

Date: _____ Officer: _____

DRAINS

Drainlayer: Russell Duntson

Drain depth	✓	Gully traps	✓
Subsoil drains		Terminal vents	✓
Pipe material	✓	Even gradient/ line	✓
Disposal field		Soil Stack	
Drains under building		Inspection/ bends	✓
Connection to main	✓	SW to kerb <u>CONNECTION</u>	✓
Pipe supports		Sumps	
Drain Test	✓	Soak Holes	
As built plans requested	✓	As built plans received	

COMMENTS:

Date: 2.4.03 Officer: D A Hughes

Tick (✓) approved inspections

Cross (✗) inspections not approved

SOLID FUEL HEATERS

Chimney Check		Flue height	
Seismic fixing		Hearth	
Flue Flashing		Clearances	
Flue		Ceiling Plate	
Mantel shelf		Connection to wet back	

COMMENTS:

Date: _____ Officer: _____

FINAL INSPECTION

Building

Variations to building consent / Materials

Service area floors & Walls	✓	Food storage	✓	Water temperature	✓
Stair design		Nat. ventilation	✓	Solid fuel heater	
Handrails		Mech. Ventilation		Terminals vents	✓
Barriers		Insulation	✓	Spouting - Downpipes	✓
Lightings	✓	Hot water cylinder flues		Landscaping & ground levels	✓
Laundering	✓	Hot water cylinder valves	✓	Texture Coating Warranty	
Cooking facilities	✓	Hot water cylinder rest		Tempering valve	✓
		Energy cut off switch			

OK to issue final code compliance certificate.

YES NO

If an interim certificate is issued please list proposed conditions on separate sheet.

COMMENTS:

Final inspection complete

Date: 5.9.03 Officer: D.R. Longfield

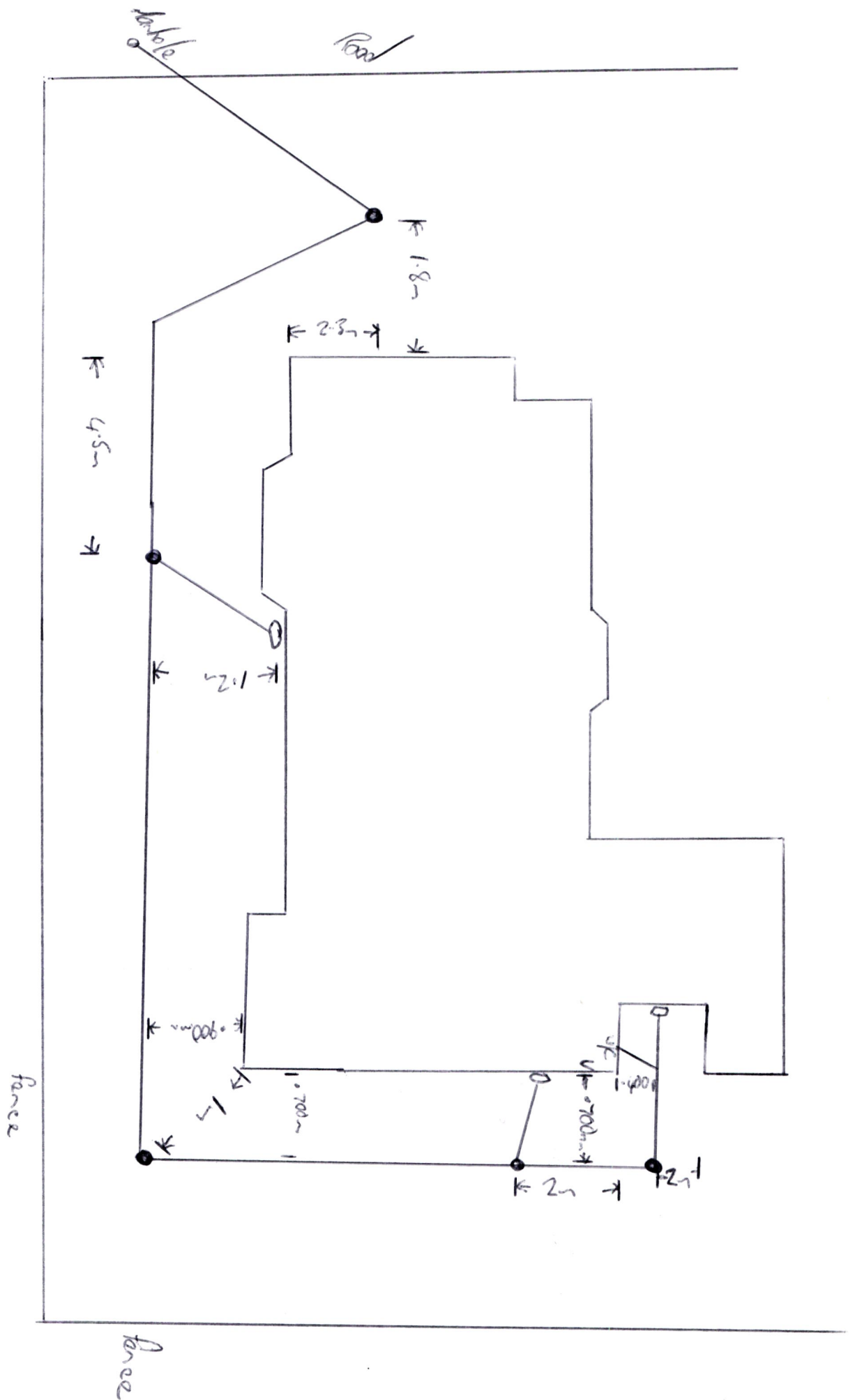
Tick (✓) approved inspections

Cross (✗) inspections not approved

Tasman Village

lot 10

George.



PROJECT INFORMATION MEMORANDUM No:22537
Section 31, Building Act 1991

OWNER: GEORGE
15 TURNBULL
MORRINSVILLE 2251

CONTACT: DAVENPORT
RD2
MORRINSVILLE 2251

Application received: 03Mar03

Issued:10Mar03

The project is for: NEW
Intended Use(s): NEW DWELLING - LOT 75
Intended life: Indefinite but not less than 50 years
Value of Work: \$127,900.00

Street Address: 2 SEALES ROAD, MORRINSVILLE 2251
Property ID: 0383/0002P
Assessment No: 05305/325.04
LOT 1 DPS 62013 LOT 5 DPOS 84255 LOT 1 DPS 88703 LOT 41 DPS 70736 PUI-18

Council's total charges for this Project Information Memorandum
were: \$45.00

Payments to date:

Receipt number: 1901840 Date: 03Mar03 Amount: \$45.00

1: THIS PROJECT 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 attached.

2: THIS PROJECT INFORMATION MEMORANDUM INCLUDES THE ITEMS LISTED BELOW:

3: RELEVANT SPECIAL FEATURES OF THE LAND:

No information has been identified.

4: INFORMATION ABOUT THE LAND OR BUILDINGS CONCERNED CLASSIFIED BY THE COUNCIL, OR NOTIFIED TO THE COUNCIL, IS AS FOLLOWS:

No information regarding classification has been received by Council from any statutory organisation.

5: DETAILS OF RELEVANT UTILITY SYSTEMS ARE AS FOLLOWS:

Details of public utility systems are attached.

6: DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED ARE AS FOLLOWS:

There have been no authorisations granted for this property.

7: DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE PROPOSED BUILDING WORK MAY BE UNDERTAKEN:

No further authorisations are required.

Signed for and on behalf of the Matamata-Piako District Council:

Name Dachelle Gome

Customer Services Officer

Date 10/3/03

BUILDING CONSENT No:22538
Section 35, Building Act 1991

OWNER: GEORGE
15 TURNBULL
MORRINSVILLE 2251

CONTACT: DAVENPORT
RD2
MORRINSVILLE 2251

Application received: 03Mar03

Issued:10Mar03

The project is for: NEW CONSTRUCTION
Intended Use(s): NEW DWELLING - LOT 75
Intended life: Indefinite but not less than 50 years
Value of Work: \$127,900.00

Street Address: 2 SEALES ROAD, MORRINSVILLE 2251
Property ID: 0383/0002P
Assessment No: 05305/325.04
LOT 1 DPS 62013 LOT 5 DPOS 84255 LOT 1 DPS 88703 LOT 41 DPS 70736 PUI-18

Council's total charges for this Building Consent were: \$586.20
Payments to date:
Receipt number: 1902320 Date: 06Mar03 Amount: \$586.20

Building Consent: 22538
See attached page(s) for conditions.

Page : 1

1: CONDITIONS OF BUILDING CONSENT:

The Conditions of this Building Consent are as follows:-

2: ON SITE INSPECTIONS

A total of eight on-site inspections have been assessed for this Building project. Should further inspections or extra time beyond that estimated be required, you will be invoiced accordingly.

Signed for and on behalf of the Matamata-Piako District Council:

Name Dachelle Spence

Customer Services Officer

Date 10/3/03

Any extra site inspections will be charged for at \$55.00 per hour.

Our Ref: 05305/325.04
Your Ref: New Dwelling
Enquiries to: Doug Langlands



04 March 2003

W D Davenport & Co Ltd
2579 state Highway 26
R D 2
MORRINSVILLE

Project: NEW DWELLING
PIM: 22537
BC: 22538

I wish to advise that your Building Consent Application has been approved and is now ready to issue.

Enclosed is the invoice for the balance of fees outstanding for this Consent. The total amount payable is 586.20

Planning consent approval is not required before work may commence.

Any extra site inspections will be charged at \$55 an hour.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Mandy Purnell', written over a horizontal line.

Mandy Purnell
CUSTOMER SERVICES

Doc No:224552MPH
REG-2F9

DISTRICT OFFICE 35 Kenrick Street, P O Box 266, Te Aroha 2971.
Ph 07 884 0060 Fax 07 884 8865

Area Offices Morrinsville 07 889 8000 Fax 07 889 5740 Matamata 07 881 9050 Fax 07 888 5049



Matamata-Piako District Council
P O BOX 266 TE AROHA (KENRI

Date :06Mar03

Drawer No :34
Receipt No :1902320

● WENPORT - W D
42 GEORGE STREET
MORRINSVILLE 2251

----- Application Id:22538 2 SEALES ROAD, MORRINSVILLE 22 -----
Fee Description Amount Paid
BAOFE B.A.O. Fee (Desk Time Only) 55.00
BIA BIA Levy 83.20
BRANZ Building Research Levy 128.00
CCMPL Code Compliance Fee 25.00
INSPT Site Inspection Fee 220.00
STW1 Stormwtr Conn Fee - Morrinsville 25.00
SWR1 Sewer Connection Fee-Morrinsville 25.00
WTR1 Water Connection Fee-Morrinsville 25.00
=====

Total \$586.20 Outstanding \$0.00 Paid this receipt \$586.20

----- Application Id:22534 2 SEALES ROAD, MORRINSVILLE 22 -----
Fee Description Amount Paid
BAOFE B.A.O. Fee (Desk Time Only) 55.00
BIA BIA Levy 88.40
BRANZ Building Research Levy 136.00

Proforma Invoice

Matamata-Piako District Council
P O BOX 266 TE AROHA (KENRI

Date: Tue 04 Mar 2003
Application No: 22538
Assessment No: 05305/325.04
Property ID: 0383/0002P

Attention:
GEORGE
15 TURNBULL
MORRINSVILLE 2251

Pay At:
35 Kenrick Street, Te Aroha
25 Allen Street, Morrinsville
Cnr Tainui & Tui Str. Matamata

Fee	Description	Quantity	Paid/ Credited	Now Due
BAOFE	B.A.O. Fee (Desk Time Only)		\$0.00	\$55.00
BIA	BIA Levy		\$0.00	\$83.20
BRANZ	Building Research Levy		\$0.00	\$128.00
CCMPL	Code Compliance Fee	1	\$0.00	\$25.00
INSPT	Site Inspection Fee	8	\$0.00	\$220.00
STW1	Stormwtr Conn Fee - Morrinsville		\$0.00	\$25.00
SWR1	Sewer Connection Fee-Morrinsville		\$0.00	\$25.00
WTR1	Water Connection Fee-Morrinsville		\$0.00	\$25.00
			Total	=====
				\$586.20

INVOICING OF FEES



PIM Fee:	\$20.00
Administration:	\$25.00
Code of Compliance Certificate:	\$25.00

Time Taken

Environmental Health Officer:	_____ @ \$55.00/hr	\$
Engineering Services:	_____ @ \$55.00/hr	\$
Peer Reviewer:	_____ @ \$55.00/hr	\$
Planning Services:	_____ @ \$60.00/hr	\$
Inspectorial Services	<u>1</u> @ \$55.00/hr	\$ 55
Number of Inspections required at this stage:		
Time per inspection Number/Time	<u>8 x 1/2</u> @ \$55.00/hr	\$ 220

☒	Footing
☒	Bond Beam
☒	Floor
☒	Drainage
☐	Pre Line (Building)

☒	Insulation
☒	Pre Line (Plumbing)
☒	Brick Veneer Cavity
☐	Texture Exterior Cladding
☒	Completion

WATER CONNECTIONS:	\$
SEWER CONNECTIONS:	\$
STORMWATER:	\$
SERVICE DAMAGES DEPOSIT:	\$
BUILDING RESEARCH LEVY:	\$
B.I.A. LEVY:	\$
PHOTOCOPYING CHARGES (VG 29902/572)	\$
A0 _____ @ \$5.00 each	\$
A1 _____ @ \$3.60 each	\$
A2 _____ @ \$2.25 each	\$
A3 _____ @ \$0.40 each	\$
A4 _____ @ \$0.20 each	\$

TOTAL	\$
--------------	-----------



PIM CHECKLIST

Consent No: 22538 Valuation No: _____
Owner: _____
Site Address: _____

PLEASE CIRCLE APPROPRIATE OPTIONS

1. **THIS PROJECT MEMORANDUM IS:**

- ☒ A. 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 not yet applied for.
☐ B. Confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of Building Consent attached.
☐ C. Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

3. **RELEVANT SPECIAL FEATURES OF THE LAND:**

- ☒ A. No information has been identified
☐ B. Council has identified that the land this work is to be sited on may be subject to erosion
☐ C. Council has identified that the land this work is to be sited on may be subject to subsidence
☐ D. Council has identified that the land this work is to be sited on may be subject to avulsion
☐ E. Council has identified that the land this work is to be sited on may be subject to alluvion (matter deposited via flooding)
☐ F. Council has identified that the land this work is to be sited on may be subject to falling debris
☐ G. Council has identified that the land this work is to be sited on may be subject to flooding
☐ H. Council has identified that the land this work is to be sited on may be subject to slippage
☐ I. Council has identified that the land this work is to be sited on is subject to very high wind
☐ J. Council has identified that the land this work is to be sited on is subject to high wind
☐ K. Council has identified that the land this work is to be sited on to be a contaminated site
☐ L. Council has identified that the land this work is to be sited on as having possible controlled filling

4. **INFORMATION ABOUT THE LAND OR BUILDINGS CONCERNED CLASSIFIED BY THE COUNCIL OR NOTIFIED TO THE COUNCIL IS AS FOLLOWS:**

- ☒ A. No information regarding classification has been received by Council from any statutory organisation.
☐ B. The following classification made on land or buildings concerned are attached.
Heritage Site ☐ Waahi Tapu ☐ Significant Trees ☐ Designations ☐

5. **DETAILS OF RELEVANT UTILITY SYSTEMS IS AS FOLLOWS:**

- ☒ A. Details of public utility systems are attached.
☐ B. There are no public utility systems available for this property.
☐ C. We have no record of any public utility systems available for this property.
We recommend appropriate site investigations.
☐ D. Not applicable

6. **DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED ARE AS FOLLOWS:**

- ☒ A. A list of authorisations granted for this property are attached relating to this building project.
☐ B. There have been no authorisations granted for this property.

7. **DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE PROPOSED BUILDING WORK MAY BE UNDERTAKEN:**

- ☒ A. A list of authorisations required are attached.
☐ B. No further authorisations are required.
☐ C. Details of authorisations which have been refused are attached.



**AGENT FOR MAXIM PANEL
FLETCHER WOOD PANELS BUILDING
TECHNOLOGIES LTD**

**STANDARD SPECIFICATION
PROPOSED UNITS**

**TASMAN VILLAGE
SEALES ROAD
MORRINSVILLE**

STANDARD SPECIFICATIONS FOR PROPOSED UNITS TASMAN VILLAGE, SEALES ROAD, MORRINSVILLE

Included in the contract are the following items;

EXTERIOR FINISHES

- **ROOF**
Selected concrete tile roofing at 30 degree roof pitch. Choice from range of colours to Village standard pellet options.
- **FASCIA**
Colour steel guttering system on 200 x 40 mm. H3 pre-primed timber fascia.
- **GUTTERING & DOWNPIPES**
125 colour steel box guttering and 100 x 50 colour steel stormwater down pipes.
- **SOFFITS**
Hardies 4.5 mm soffit linings.
- **WALL CLADDING**
Selected 90° series brick veneer to main wall areas. Choice from range of colours to Village standard pellet options.
Hardies wood grain weatherboards to porch areas, over windows and under kitchen bay window.
- **INSULATION**
Allow Rockwell insulation to wall & ceiling cavities.
- **JOINERY**
Aluminium domestic class joinery in black powder coated finish.
- **GARAGE DOOR**
2.1 h x 2.4 w sectional door with colour steel finish. No window glazing to door. Colour; Scoria. Auto door opener included.

FOUNDATIONS / FLOORING

- **FLOOR**
100 mm concrete floor slab on concrete block foundations.

INTERIOR FINISHES

- **WALLS**
Maxim 36 mm wall panels with painted or wall papered finish. *Allowance of \$ 32.00 per roll for supply of wallpaper has been included in cost build.*

- **CEILINGS**

Maxim 18 mm ceiling panels with painted finish. One under coat and two satin acrylic top coats.

- **FINISHING MOULDS**

Window frames to be finished with standard # 19 architrave mould. Floor skirtings to be standard # 20 mould and ceiling to wall finished with standard # 7 mould.

Option 1:- Non-standard # 29 scotia mould instead of standard.

Option 2 :- Solid rimu timber & clear coat finish instead of standard.

Options priced as a variation credited against standard cost.

- **PREHUNG DOORS / DOOR HARDWARE**

- **DOORS**

Standard height, hollow core, flush paint grade, pre-hung doors to all interior openings fixed with 3 hinges per door. Under coat and two top coats in satin enamel paint finish.

- **DOOR FURNITURE**

Legge, centra, lever type door furniture.

- **BATHROOM**

- **SHOWER**

Base formed flush to floor level for wheel chair access and fitted with easy clean trap.

2 walls lined with Formica Aqua panel shower linings.

Slide shower rail and mixer unit.

Proprietary curtain rail as standard.

Option :- glass single door & return. Option priced as a variation credited against standard cost of curtain rail. See extras schedule page 3.

- **TOILET**

Double flush, back to wall, white cistern & 's' trap pan.

- **VANITY**

Supplied by Client. Labour to install only.

- **TAPWARE**

Methven single lever type mixer – Promix range / PRSLB.

- **FLOORING**

Supply & labour for Tarkett, Multisafe vinyl, by Client.

- **MIRROR**

900 x 900 mm mirror and mirror mounts.

KITCHEN

- **UNITS**

Meltica carcasses, door and drawer faces with white beauty board lined interior. Semi concealed hinges fitted and D type slim line handles to cupboards.

- **TOPS**

Formica bench tops with rolled edged finish. Mercer stainless steel double sink insert fitted.

- **TAPWARE**

Methven single lever type sink mixer – Promix range / PRSLB.

- **APPLIANCES**

All appliances supplied by client. Allowance for fitting & connection.

Completed Kitchen unit PC sum allowed as \$8,000.00 including stove.

LAUNDRY

- **TUB**

Robinhood stainless steel supa-tub unit ST3000 model.

WARDROBES / CUPBOARDS

- **WARDROBE SHELVING**

Single Maxim board shelf with proprietary metal clothes rail to front edge.

- **CUPBOARD SHELVING**

Maxim board shelving fitted to cupboards at 400 centres (maximum of 6 shelves per cupboard).

OTHER ITEMS

- **FLOOR COVERINGS**

Carpet & vinyl supplied and laid by client.

Supply & labour for entrance lobby tiles allowed in contract price.

- **HOSE TAPS**

Two hose taps fitted to outside of house.

- **HEATING**

Two wall mounted electric scope heaters positioned to client's confirmation.

Allowance of \$ 680.00

- **OUTSIDE**

Letterbox, clothesline, path paving (37 m2 total area) and timber screen fencing dividing service courts. *Allowance of \$3,850.00*

All PC allowances are shown as GST exclusive figures.

For all your building requirements or further queries please contact Warren or Kareen on 889 7951.

6.5 Panel Fixings

6.5.1 Wall to Floor Fixings

Panels shall be fixed as shown. Construction adhesive, eg; Heavy Duty Sturdibond, is used only to prevent movement, it is not structural.

The moisture protection details shown in Fig 8.3a are extremely important for durability, particularly for the cast in items such as framing anchors.

A damp proof membrane must be laid under the slab as required by NZS 3604.

Framing anchors must only be cold bent once and not until the concrete has attained an age of at least 3 days.

75 x 3.15mm dia
nails offset skewed
through to floor from
both sides at 300 crs

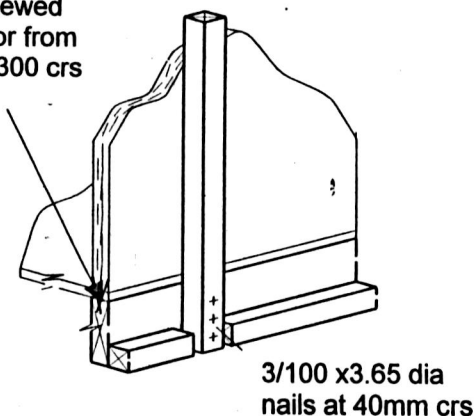


Fig 6.5.1 a EXTERNAL WALL - TIMBER FLOOR

Lumberlok CPC40 cleat
Trim to width as necessary
6/30 x 3.15mm dia
nails

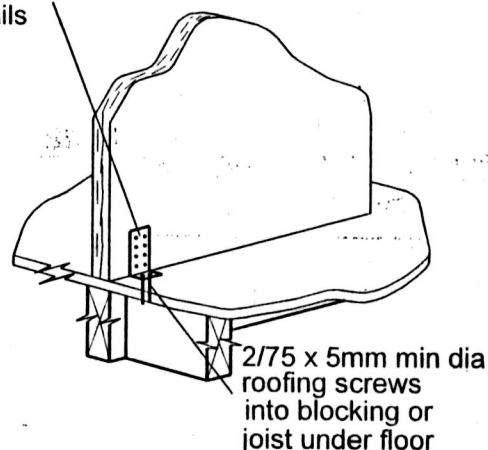


Fig 6.5.1 c 6kN FIXING - TIMBER FLOOR

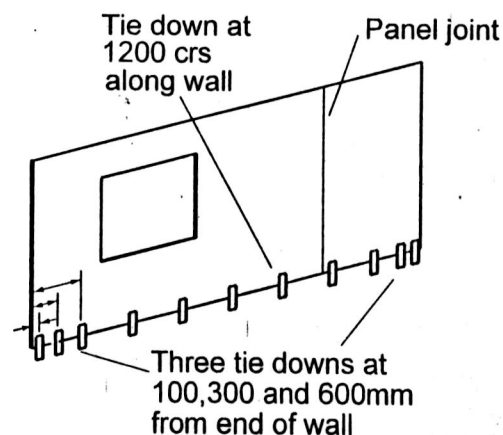


Fig 6.5.1 d EXTERNAL WALL FRAMING ANCHOR TIE DOWN SPACINGS

Walls must be skew nailed at 300crs.

If the end of the panel is fixed to another adjacent panel (as shown), no blocking is required. Adjacent pa

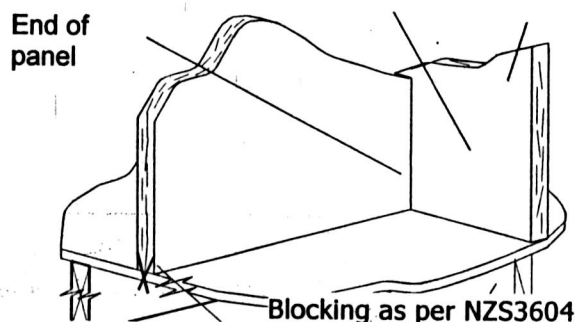


Fig 6.5.1 b INTERNAL WALL - TIMBER FLOOR

34 x 40mm x
1.2 steel angle
(BP 1)

Holes 10mm
from edge
of steel

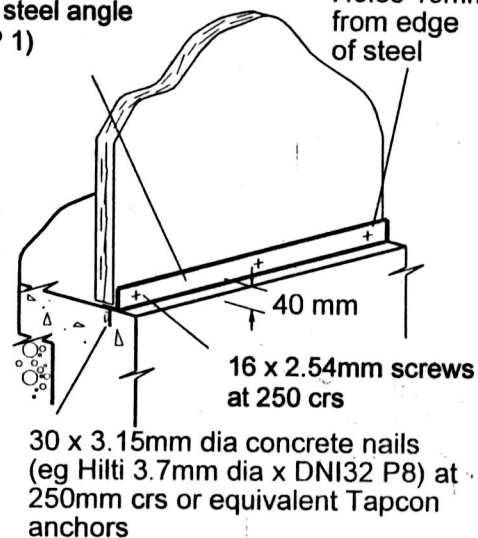
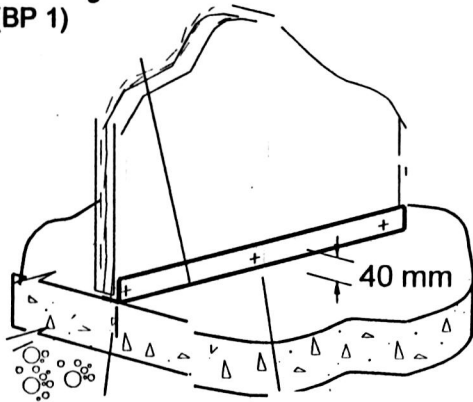


Fig 6.5.1 e EXTERNAL WALL ANGLE FIXING - CONCRETE FLOOR

34 x 40 x 1.2
steel angle
(BP 1)

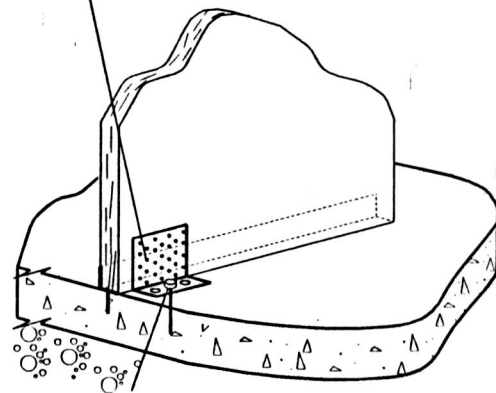


30 x 3.15 dia concrete
nails at 250 crs

18 x 3mm screws
at 250 crs

Fig 6.5.1 f INTERNAL WALL CONCRETE FLOOR

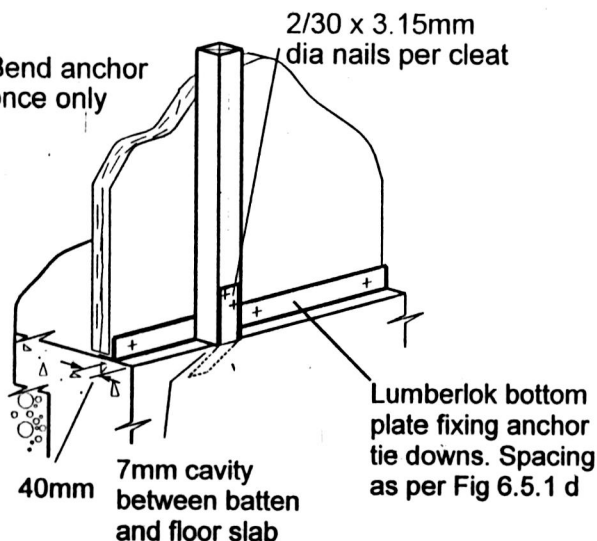
8/30 x 3.15mm dia
nails



LUMBERLOK CF1 cleat fixed to floor
with one D12 Dynabolt with a minimum
embedment of 70mm

Fig 6.5.1 h 6 kN FIXING - CONCRETE FLOOR

Bend anchor
once only



Bowmac B78 rag strap
with 5mm holes drilled as
per detail

Notch batten
over strap if
required

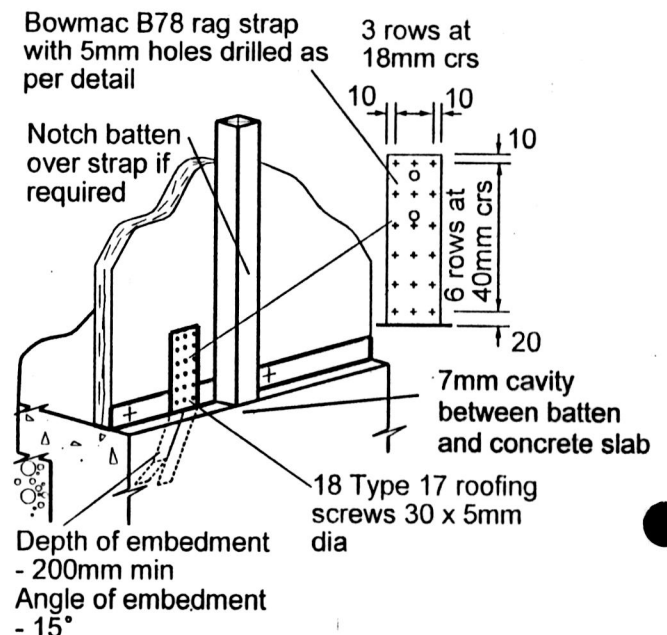


Fig 6.5.1 i 30 kN FIXING - CONCRETE FLOOR

Use 316 stainless steel anchors in coastal and
geothermal areas.
Coastal areas defined as less than 500m from
the coast.

Concrete foundations as per NZS 3604

**Fig 6.5.1 g EXTERNAL WALL - FRAMING
ANCHOR TIE DOWN - CONCRETE FLOOR**

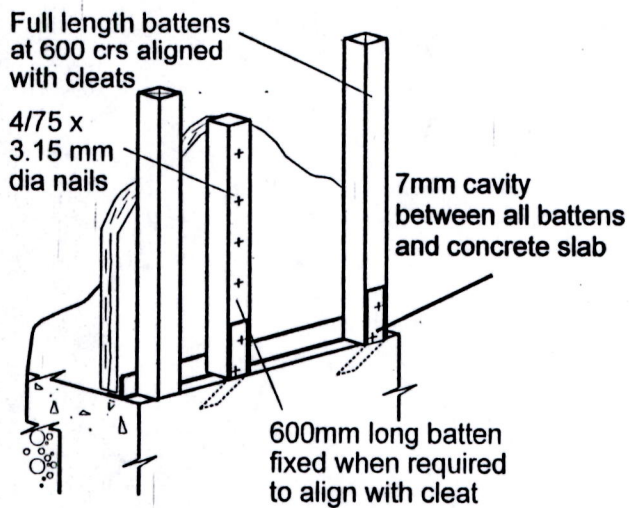
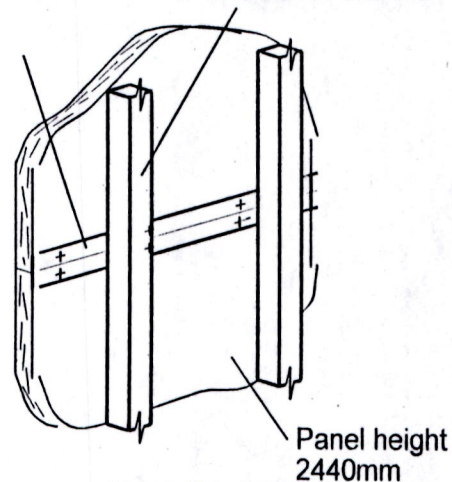


Fig 6.5.1 j ADDITIONAL SHORT BATTEN TO SUIT ANCHOR SPACING

50 x 1.2mm steel strip
fixed with two rows of
25 x 3 screws at 200 crs



SECTION A-A AT STAIR

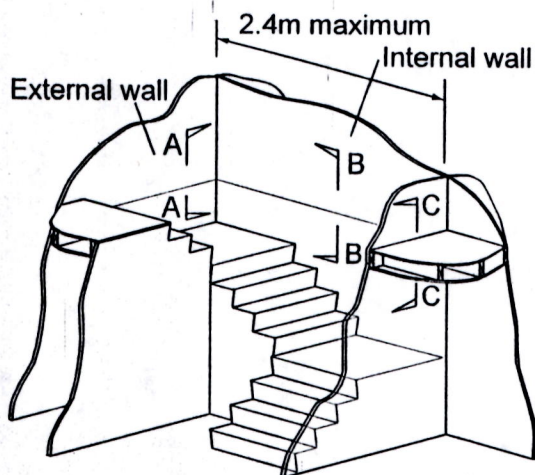
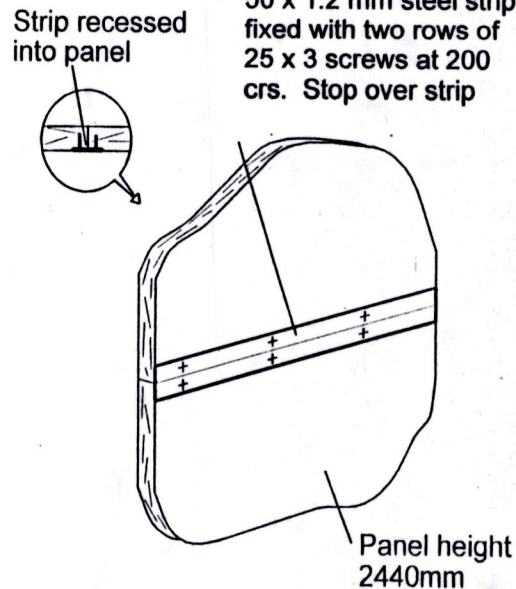


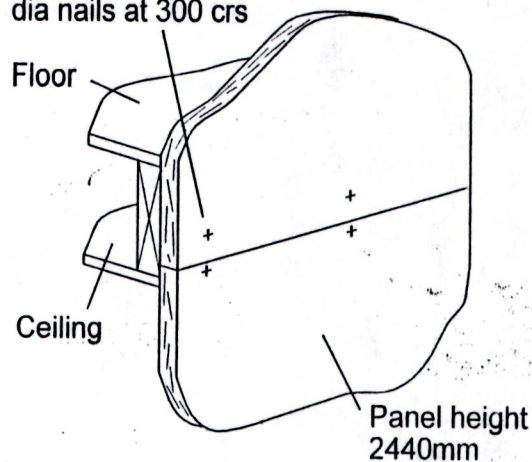
Fig 6.5.1 k WALL SUPPORT AT STAIRS

50 x 1.2 mm steel strip
fixed with two rows of
25 x 3 screws at 200
crs. Stop over strip



SECTION B-B AT STAIR

Upper and lower wall panel fixed
to floor joists with 75 x 3.15mm
dia nails at 300 crs



SECTION C-C AT STAIR

6.5.2 Wall to Wall Fixings

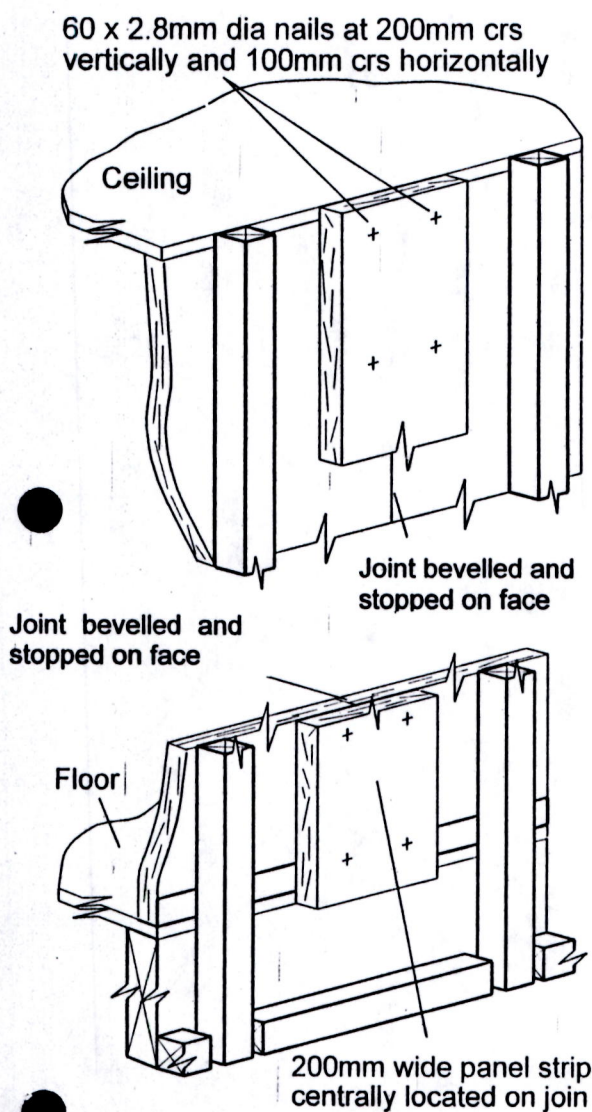


Fig 6.5.2 a EXTERNAL WALL BUTT JOINT

200mm wide panel strip. 60 x 2.8mm dia nails at 200mm crs vertically and 100mm horizontally on external walls

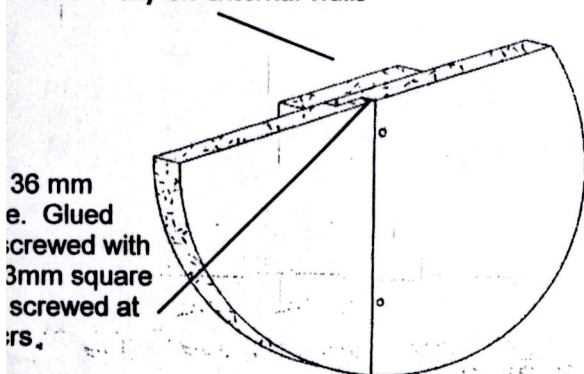
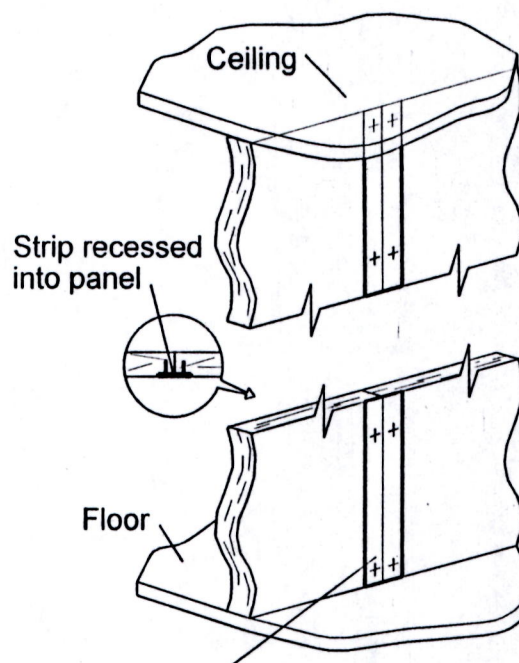


Fig 6.5.2 b VERTICAL REBATED EXTERNAL WALL JOINT



60 mm x 1.2 mm steel strip fixed with two rows of 25 x 3 mm screws at 200 crs. Stop over strip

Fig 6.5.2 c INTERNAL WALL BUTT JOINT

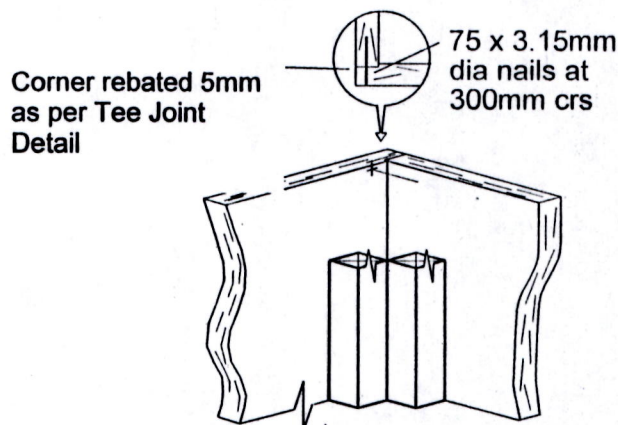


Fig 6.5.2d EXTERNAL WALL INSIDE CORNER

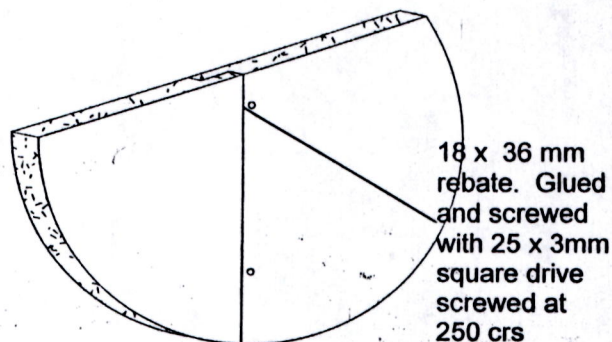


Fig 6.5.2 e VERTICAL REBATED INTERNAL WALL JOINT

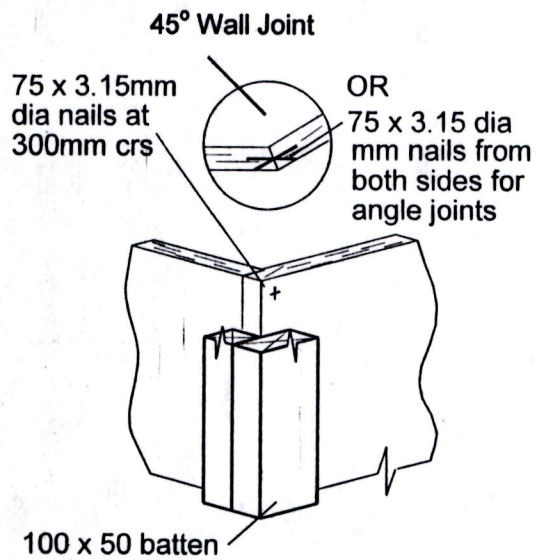


Fig 6.5.2 f EXTERNAL OUTSIDE CORNER

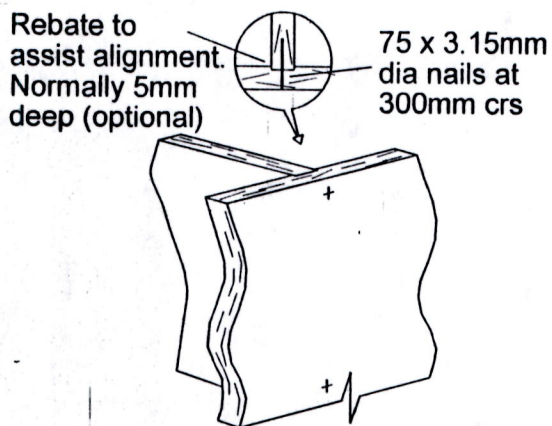


Fig 6.5.2 g PARTITION TEE JOINT

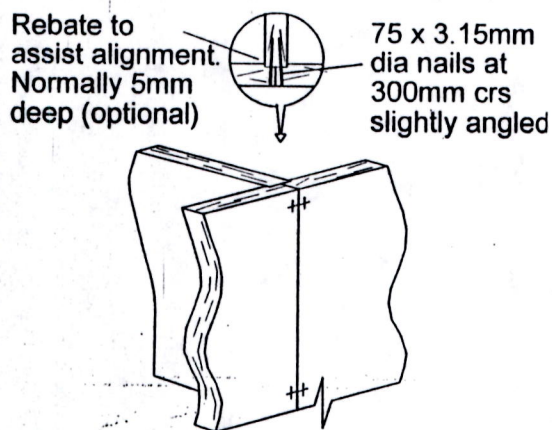


Fig 6.5.2 h TEE AND PANEL JOINT: GROOVED & JOINTED PARTITION

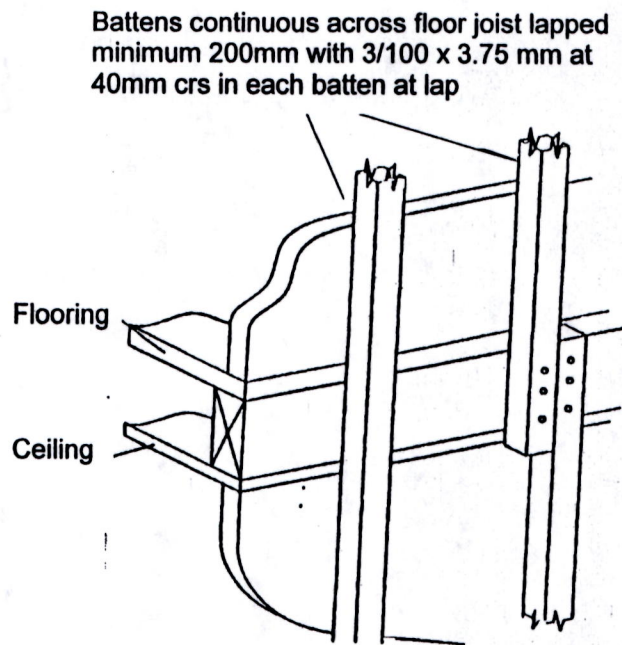


Fig 6.5.2 i TWO STOREY WALL, FLOOR & BATTEN CONSTRUCTION

7. POSTS & LINTEL SUPPORTS

Lintels may be timber or MAXIM panel as selected from the Tables in this manual. The provisions of NZS 3604: 1999 apply.

7.1 Beam Fixed in Batten Space

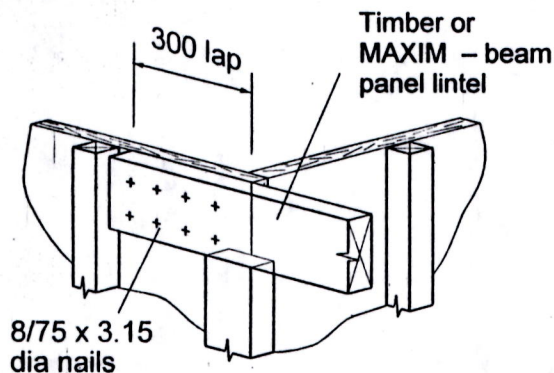


Fig 7.1 a BEAM FIXED IN BATTEN SPACE

7.2 Beam Formed From Panel

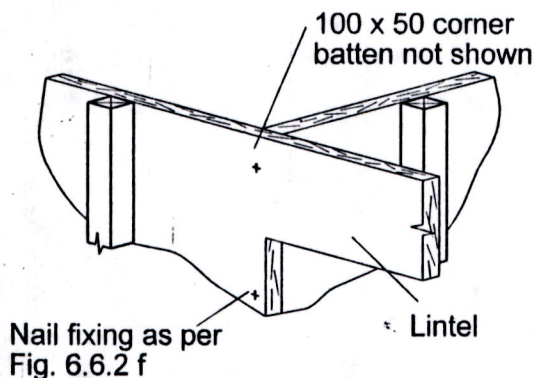


Fig 7.2 BEAM FORMED FROM PANEL

7.3 Beam Butting Into Panel

Joist hanger with 4/30 x 3.15mm dia nails per leg (16 nails total)

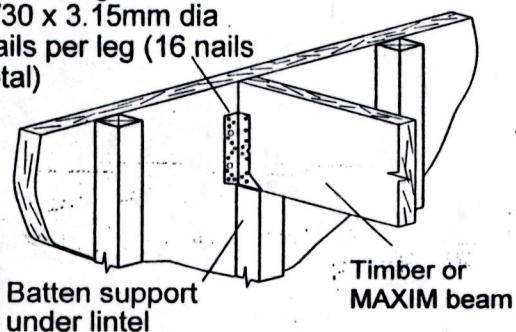


Fig 7.3 BEAM BUTTING INTO PANEL

8. EXTERIOR WALL COVERINGS

8.1 Cladding

Exterior wall claddings shall be in accordance with NZS 3604. Flashings around openings shall be detailed to ensure the MAXIM panels are protected from moisture ingress, in accordance with the manufacturers instructions

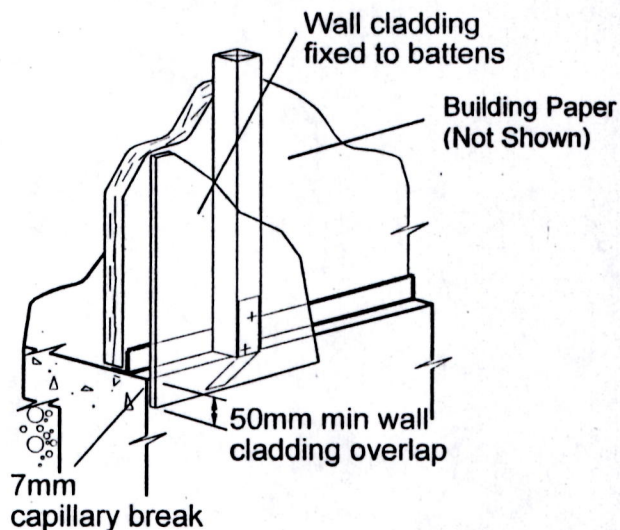


Fig 8.1 EXTERIOR WALL CLADDING OVERLAP

8.2 Building Paper

Building paper shall be fixed in accordance with NZS 3604 and fixed at ceiling level as shown.

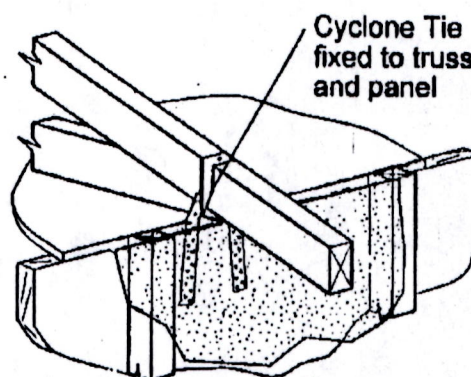


Fig 8.2 a BUILDING PAPER INSTALLATION (INSULATION NOT SHOWN)

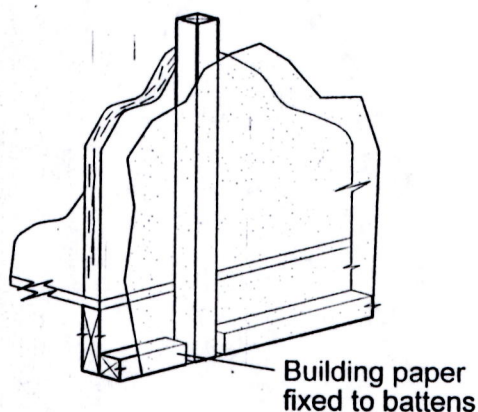


Fig 8.2 b BOTTOM EDGE FIXING

8.3 Window and Door details

Windows and external doors must be installed in accordance with the window manufacturer's instructions and the correct flashings and scribes used. Water must not be allowed to run down behind the cladding.

Extra care must be taken in the High and Very High Building Wind Zones with detailing to ensure that wind blown water does not penetrate the external envelope

As a guide reference should be made to the BRANZ publications "Good Timber Cladding Practice – February, 1997" (Ref 1) and "Good Stucco Practice – February, 1996" (Ref 2). Other references include James Hardie "Technical Data Sheet - Recommended Head Detail" (Ref 3) and technical data provided by John Oliver - Monier (Ref 4).

The details below are taken from the above publications and have been modified to show MAXIM wall construction. For further information on these and other details refer to the above documents.

8.3.1 Timber cladding

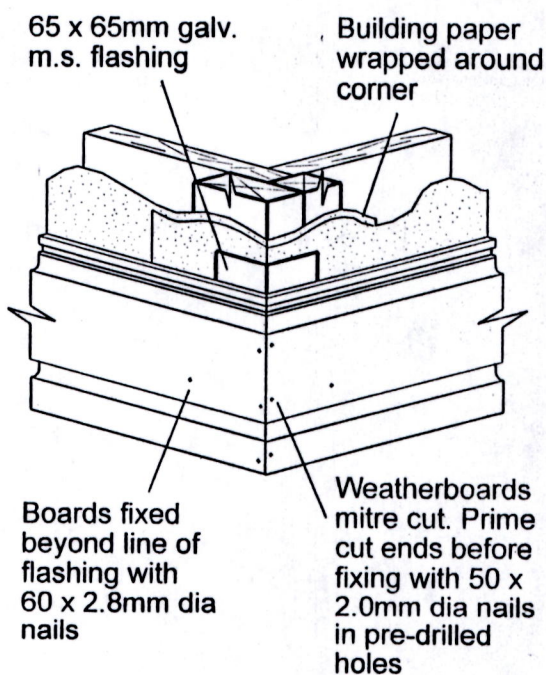


Fig 8.3 a EXTERNAL CORNER
Ref 1 Fig 36

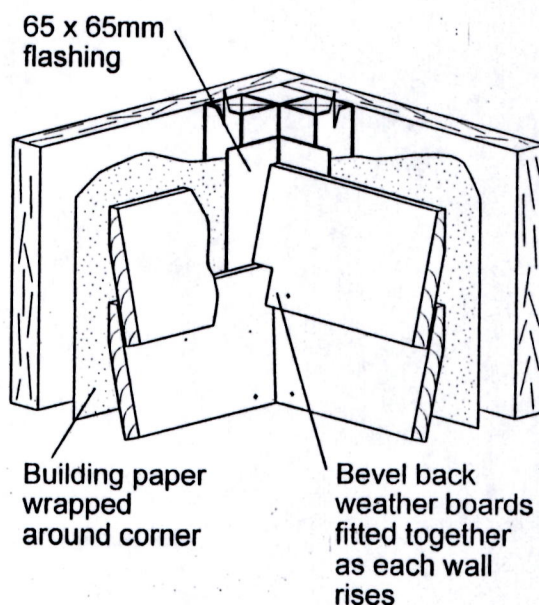


Fig 8.3 b INTERNAL CORNER
Ref 1 Fig 39

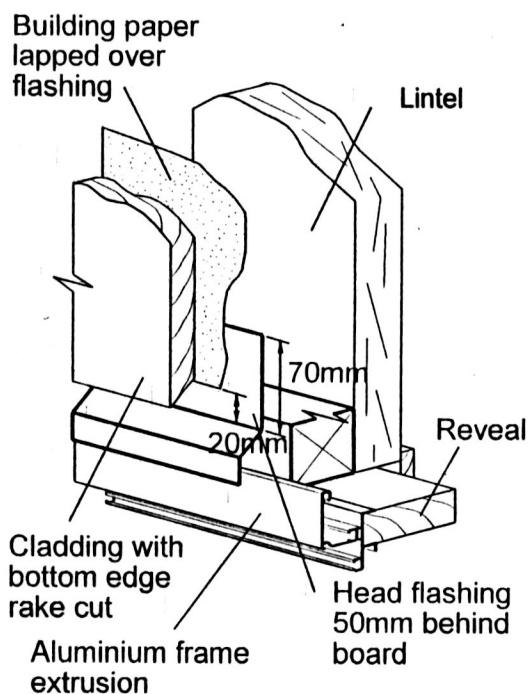
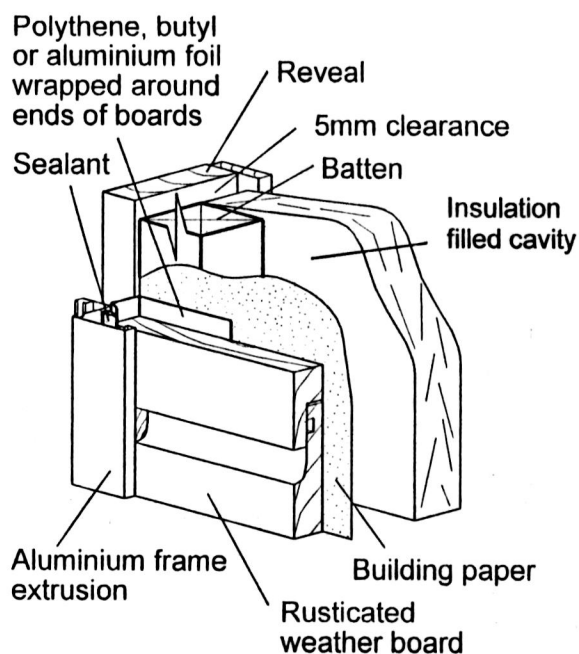


Fig 8.3 c HEAD FLASHING - ALUMINIUM WINDOW FRAME Ref 1 Fig 23



In High and Very High Building Wind Zones the 5 mm fitting clearance around the window reveal must be filled with fiberglass or otherwise sealed to prevent air flowing to the inside and causing water ingress.

Fig 8.3 e SIDE FLASHING - ALUMINIUM FRAME Ref 1 Fig 17

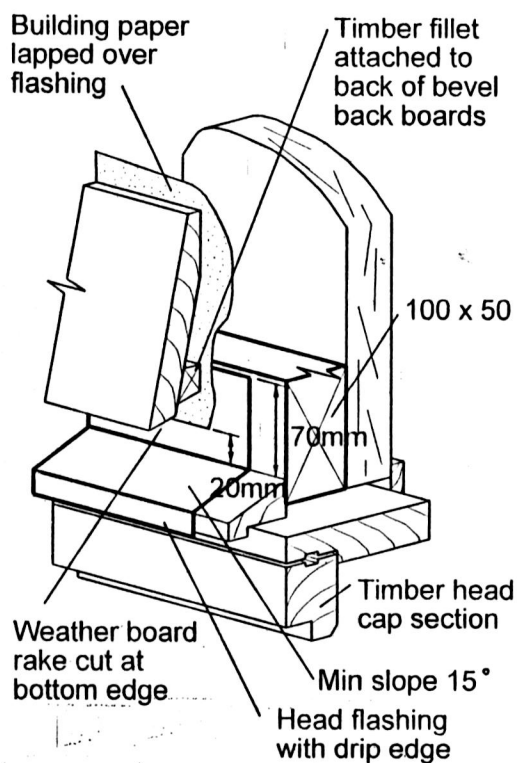


Fig 8.3 d HEAD FLASHING - TIMBER WINDOW FRAME Ref 1 Fig 24

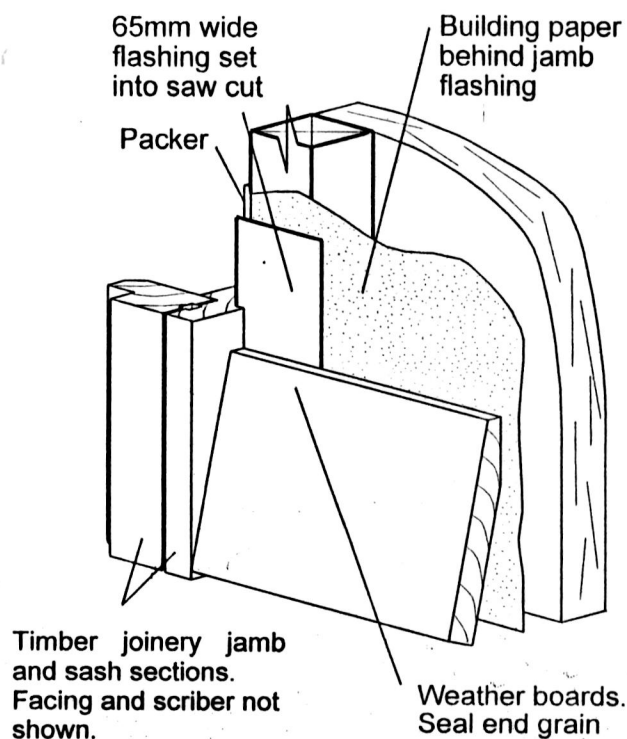


Fig 8.3 f SIDE FLASHING - TIMBER FRAME Ref 1 Fig 28

8.3.2 Stucco and board cladding

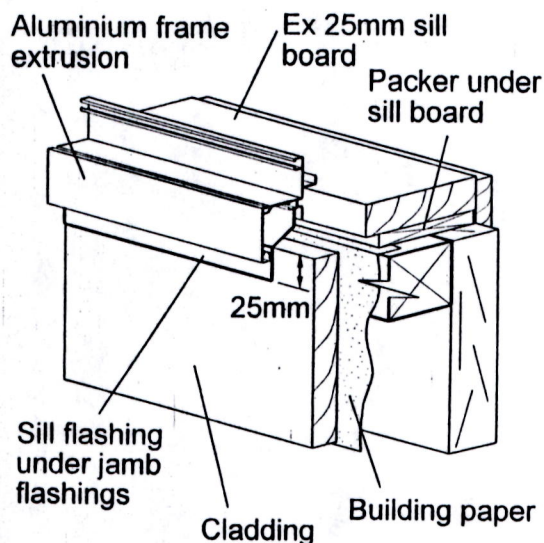


Fig 8.3 g SILL FLASHING - ALUMINIUM FRAME Ref 1 Fig 25

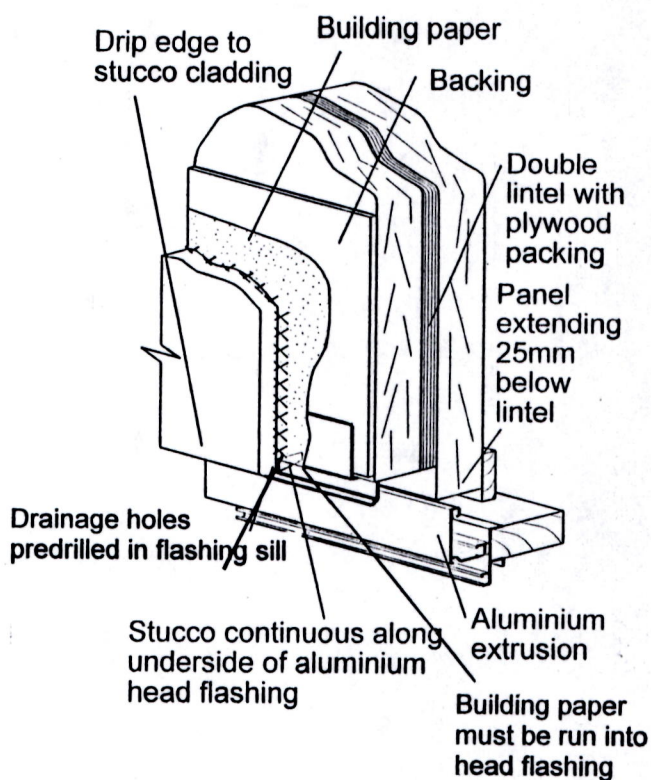


Fig 8.3 i HEAD FLASHING - ALUMINIUM WINDOW FRAME Ref 3 Opt 1

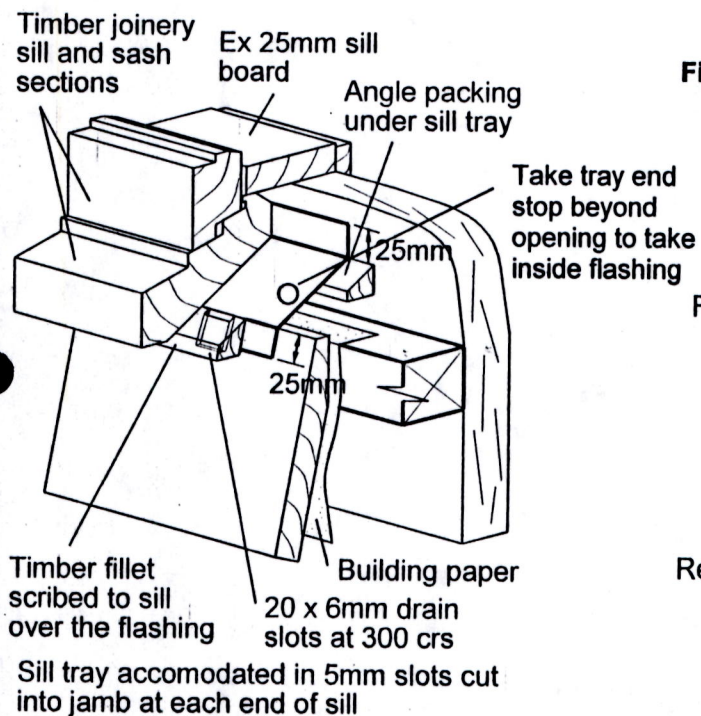


Fig 8.3 h SILL FLASHING - TIMBER FRAME Ref 1 Fig 30

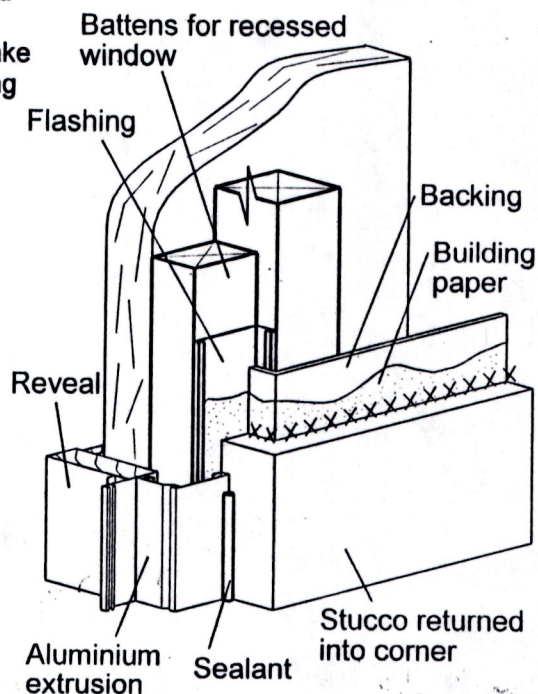


Fig 8.3 j SIDE FLASHING - ALUMINIUM FRAME Ref 2 Fig 8

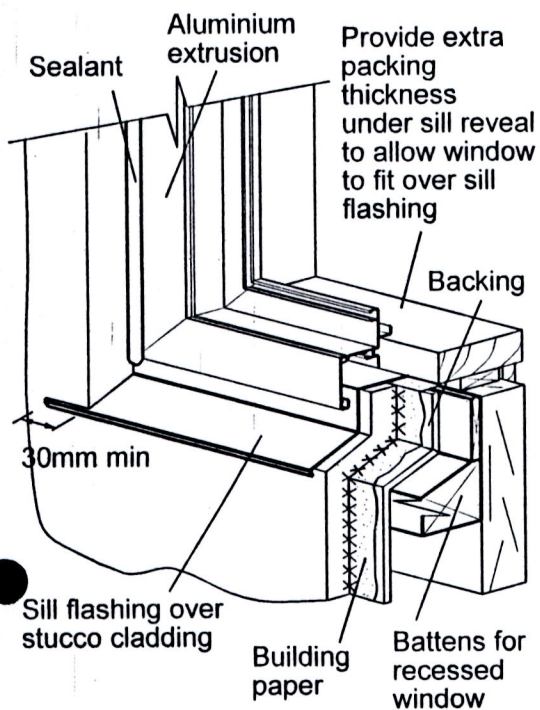


Fig 8.3 k SILL FLASHING - ALUMINIUM FRAME Ref 2 Fig 5

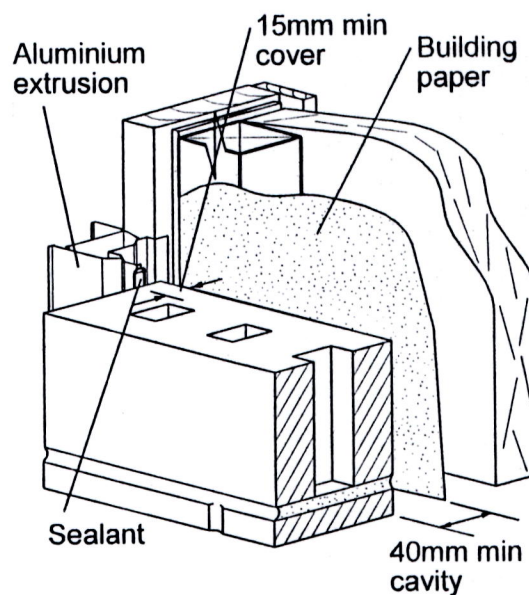


Fig 8.3 m SIDE FLASHING - ALUMINIUM FRAME Ref 4

8.3.3 Brick Cladding

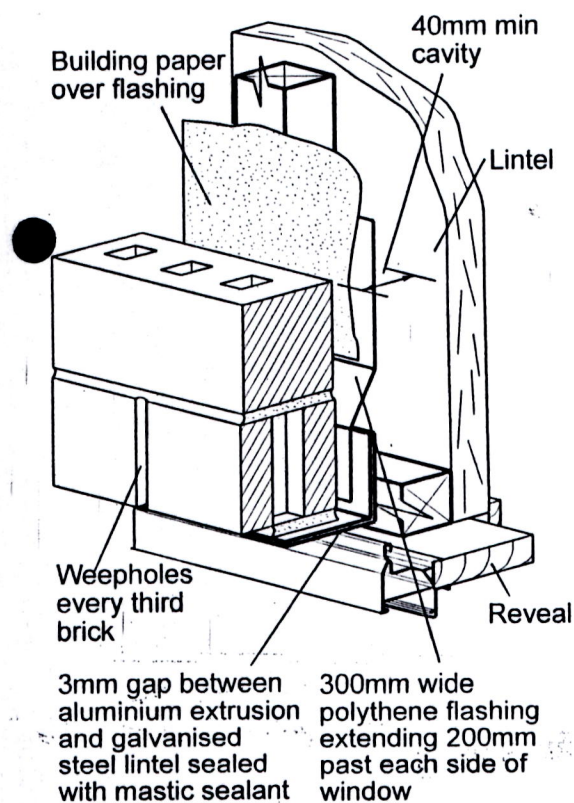


Fig 8.3 l HEAD FLASHING - ALUMINIUM FRAME Ref 4

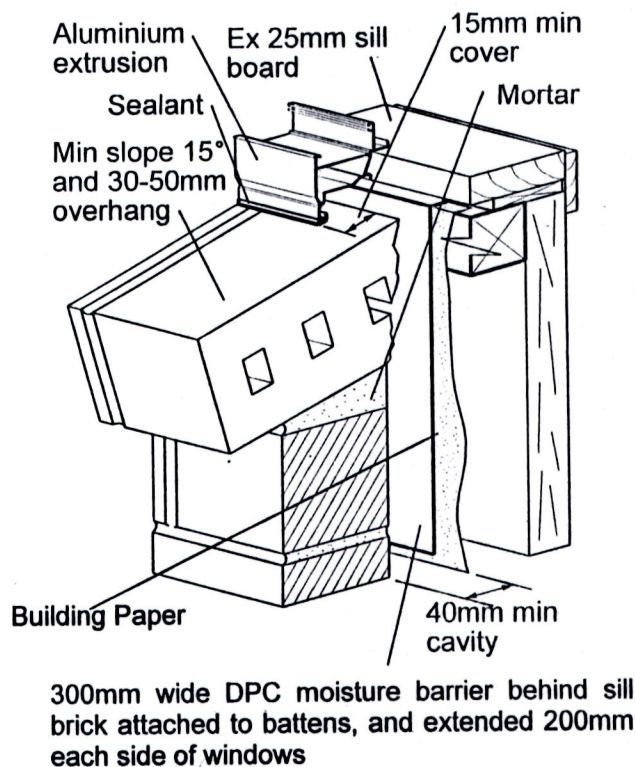


Fig 8.3 n SILL FLASHING - ALUMINIUM FRAME Ref 4

300mm wide DPC moisture barrier behind sill brick attached to battens, and extended 200mm each side of windows

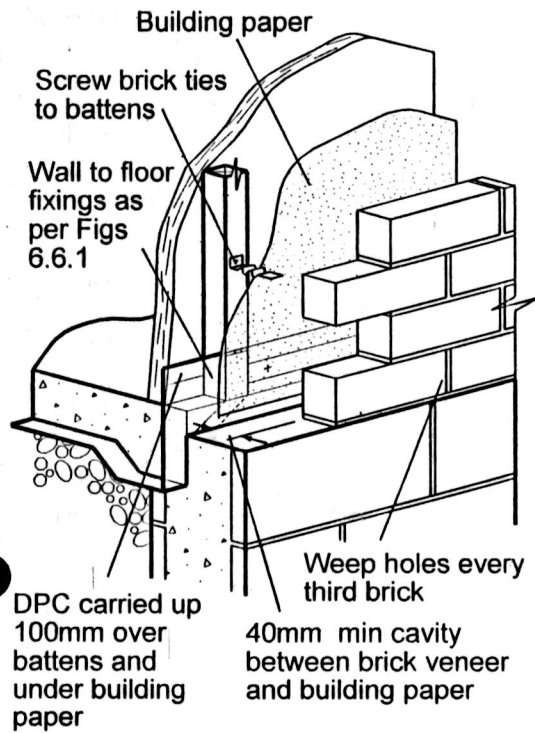


Fig 8.3 o WALL DRAINAGE DETAIL - BRICK CLADDING
 (Ref NZS 3604: 1999 Fig 7.10 & 7.13)

9. WALL AND CEILING LININGS

Refer to NZS 3604: 1999 and NZBC E3/AS1

9.1 Wet Areas

Where the surface is subject to frequent wetting or water splashing MAXIM must be protected with a suitable water proof system.

The exposed surface of MAXIM in any position where condensation will normally occur shall be finished *in situ* so as to be impermeable to water.

Positions where surface water splashing or condensation will normally occur include bathrooms, showers, laundries and the like.

water resistant shower lining, such as Seratone or similar. This should help prevent water penetration.

Projecting the water resistant lining 50mm below the bottom batten stops water returning up the back of the board.

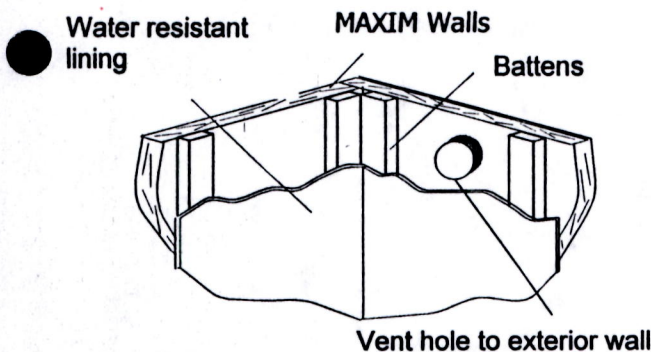


Fig 9.1 a LINING OF SURFACES FREQUENTLY WETTED

Vent holes covered with light mesh should be installed in external wall panels, top & bottom of each cavity between battens to allow airflow behind the shower lining.

Wall battens should be cut 10mm short of the top and bottom batten to allow air to flow behind the lining, and between cavities.

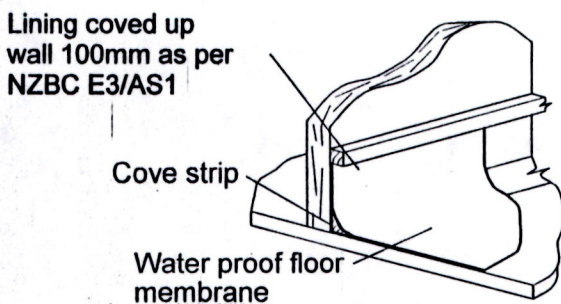


Fig 9.1 b COVERED FLOOR COVERING

To further aid in eliminating problems in shower areas, a waterproof membrane is recommended for tiles and vinyl. This membrane should run underneath the mortar bed, vertically up behind the 6.0mm fibre cement sheet and back into a

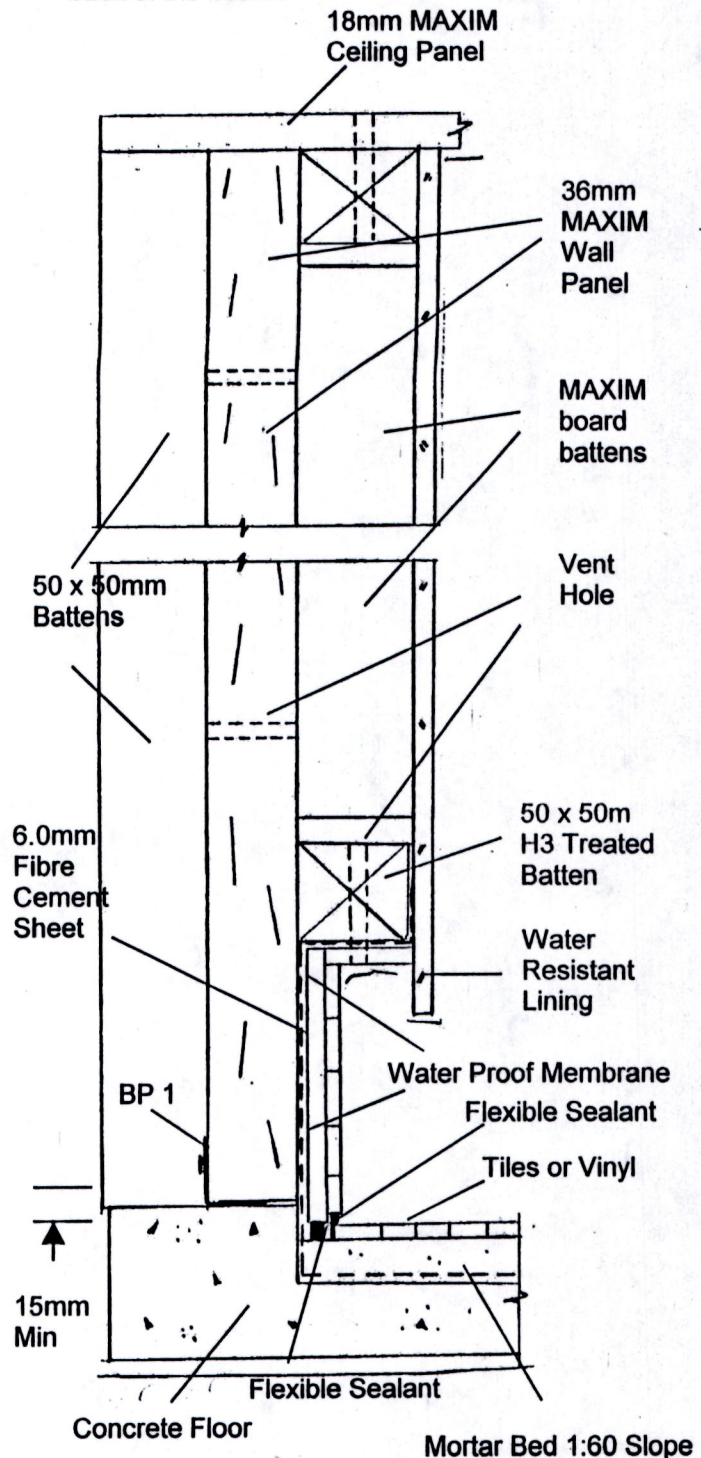


Fig 9.1 c TYPICAL SHOWER DETAIL I

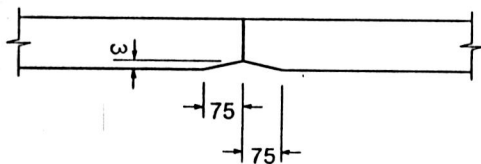
9.2 Dry Wall Areas: MAXIM Board Stopping

Joint bevels must be made with care to prevent cracking. Ceiling insulation must be installed and the board rendered dry prior to stopping.

Joints between wall and ceiling panels must be firmly fixed using the joint details shown in this manual. Joints may be stopped using normal plasterboard stopping materials.

Ceiling and wall panels are supplied with tapered edges but for site cut joints the edges must be tapered.

Taper both sheet edges 3mm deep x 75mm wide, tapers must be painted before stopping.



3mm deep bevel 75 wide each sheet

Fig 9.2 PANELJOINTS FOR STOPPING

ENSURE PAPER TAPE IS USED.

All rebated corners are to be ground out enough to be paper taped and plastered.

All nails are to be punched 2mm's below the surface, Hammer marks, dents, scratches, and clamp marks, must be ground out, sanded and paint sealed before stopping.

All exposed surfaces must be painted with board sealer before stopping.

Recommendations:

Recommended stopping for use on MAXIM board;

Walls

Proset Compound System

Gib Plus 4 Ready mixed jointing
 Ready mixed finishing

Trade Set Premium joint compound

Sudden Bond Formula 1 ready mix

Ceilings

Proset Compound System

A/A Goldbond

Gib Plus 4 Ready mixed jointing
 Ready mixed finishing

Sudden Bond Formula 1 Ready mixed

The moisture content of the board at the time of stopping must be 12% or less.

9.3 Control Joints to Ceilings

Movement control joints are recommended for buildings requiring more than six ceiling panels, (eg exceeding 100 m² in floor area). Refer to Fig 12 e.

10. ROOFS

The roof shall be in accordance with NZS 3604: 1999 Para 10.2.2 Roof Trusses except that:

(a) Where roof truss cambers are more than 10 mm the ceiling to truss cleats shall not be fixed to the trusses until all roof framing and cladding has been installed, and the trusses have settled to within 10 mm of their final level.

(b) Gable trusses shall be rafter trusses with the wall battens carried up to the rafter line.

(c) The board ceiling acts as a diaphragm and ceiling braces such as shown in NZS 3604 Fig 10.23 are not required.

(d) Trusses shall be at 900 mm maximum crs.

It is strongly recommended that installation of the roof is completed as quickly as practical.

Confirmation of roof required should be made a minimum of one month before construction commences, with a follow up acknowledgment the day before the wall erection and ceiling installation.

This should help in reducing unnecessary exposure of the panels.

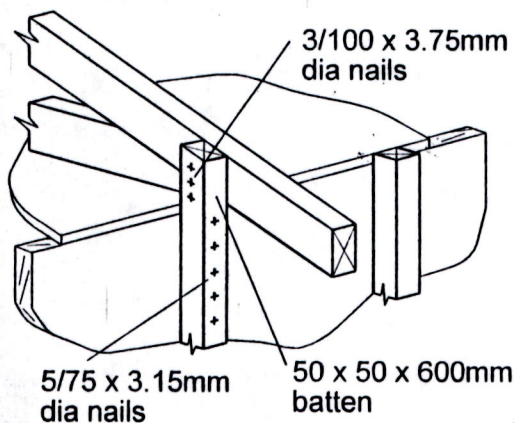
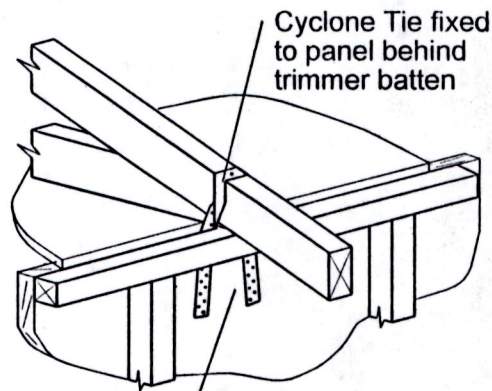


Fig 10 a BATTEN TRUSS FIXING



4/30 x 3.15mm dia nails per leg and 1 to truss (9 nails total)

Fig 10 b CYCLONE TIE TRUSS FIXING

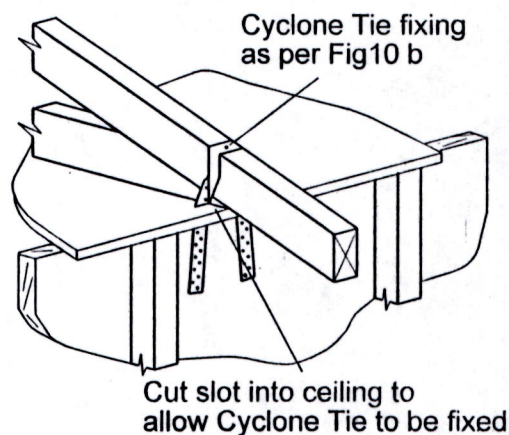
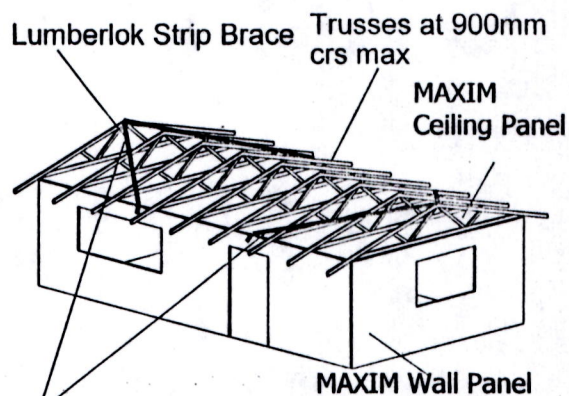


Fig 10 c CYCLONE TIE TRUSS FIXING 2



Two opposing roof strip braces are equal to one Roof Plane Brace (two roof plane braces shown, one each side of the roof)

For roof plane bracing requirements, refer to Clauses 10.3.4 and 10.3.5 of NZS 3604: 1999.

Note: Roof Space Braces are not required.

Fig 10d ROOF PLANE BRACING

11. ROOF COVERINGS

Roof coverings shall be in accordance with NZS 3604: 1999.

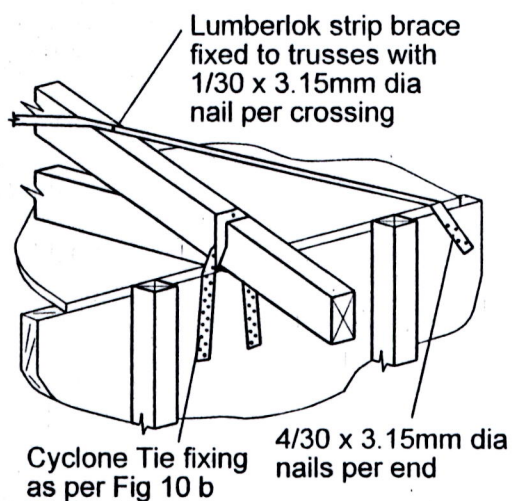


Fig 10 e ROOF PLANE BRACE FIXING

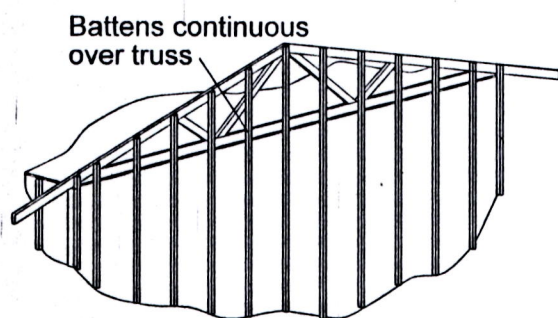


Fig 10 f GABLE END DETAIL

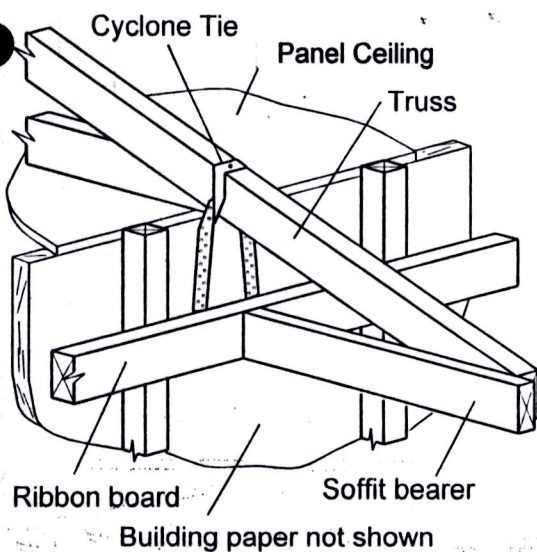


Fig 10 g SOFFIT DETAIL

12. CEILINGS

Ceilings shall be in accordance with NZS 3604 1999 except where varied in this section. The details shown in this manual shall take precedence over details in NZS 3604.

To protect the panel from unnecessary exposure to the elements, during inclement weather, doors, window and ceiling panel cut outs should be deferred until dry conditions prevail.

MAXIM ceiling panels are joined with a continuous metal strip screwed to the top face. Ceiling sheets are 7.35 m x 2.4 m ex factory.

Ceiling panels are fixed via brackets to the trusses and directly to the wall panels underneath.

Brackets connect ceiling panels to truss chords via screw and nail fastenings.

When sheet joints fall more than 300 mm from the truss, in addition to the metal strip, a steel stiffening channel is fixed across the joint at 1200 mm crs.

18mm panel ceiling

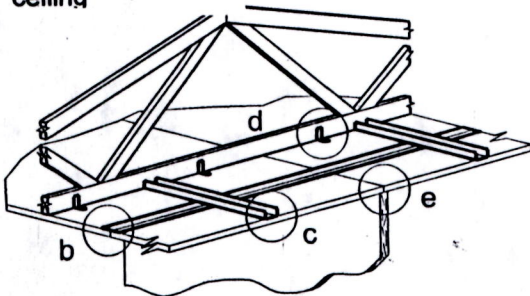


Fig 12 GENERAL ARRANGEMENT

50 x 1.2mm steel strip fixed with 18 x 3mm dia square drive screws at 200 crs.

Completely fill ceiling panel meeting edges with Heavy Duty SturdiBond, under CP1 Strip

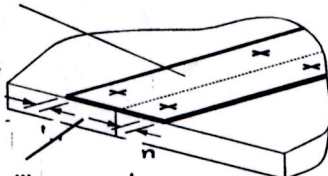


Fig 12 a CEILING BUTT JOINT

Predrilled square plate fitted to support corner of ceiling sheets. Glued and screwed with 18 x 3mm screws (at 8 screws per corner).

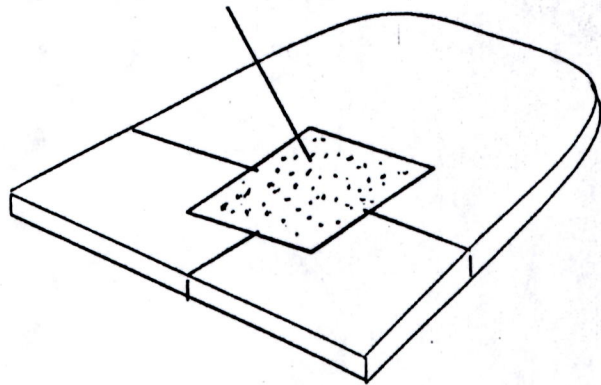


Fig 12 b 3-4 POINT CEILING INTERSECTING SHEET EDGE STIFFENING PLATE JOINT

Folded steel channel stiffeners at 1.2m crs when joint is more than 300mm from the truss

600 long x 1.2mm thick, predrilled channel when joint is between trusses

18 x 3mm square drive screws at 100mm crs.

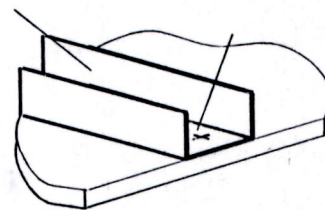


Fig 12 c BUTT JOINT STIFFENER

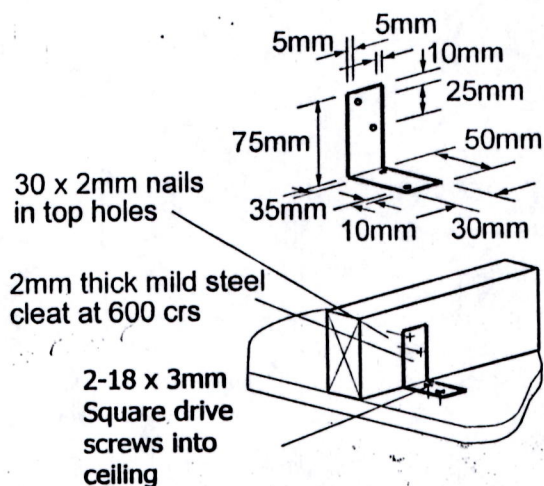


Fig 12 d CEILING TO TRUSS FIXING

Hand nailing of the control joint is essential

Nails to be slightly angled in towards centre of wall panel

Run saw cuts at approx 6m centres to form movement joints in ceiling panels across the full width of the building

Site cut along centre line of wall

Fix each side of ceiling to wall with 60 x 3.15mm dia nails at 300 crs

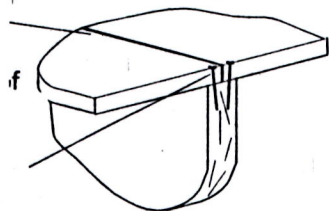
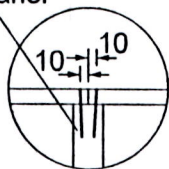


Fig 12 e CEILING MOVEMENT JOINT

60 x 2.8mm dia nails at 250mm crs.

(200mm crs in Very High Wind Zones)

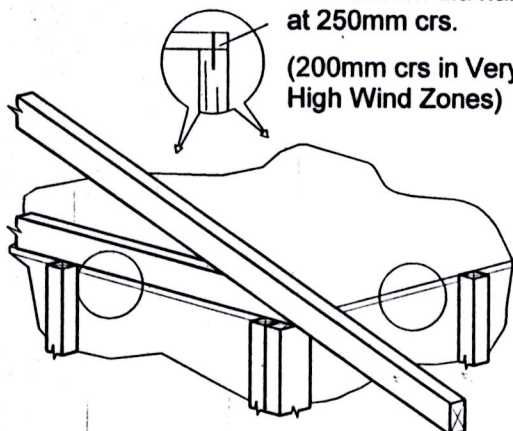
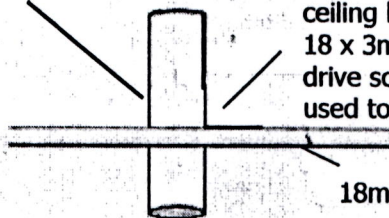


Fig 12 f CEILING PANEL TO WALL PANEL

Figures 12g & 12h are alternative designs which may be used to allow air circulation in all closed cupboard spaces throughout the house.

50 mm dia pipe through ceiling into cupboard spaces.

Pipe is connected with a CPC 40 ceiling bracket. 18 x 3mm square drive screws are used to fasten



18mm MAXIM ceiling panel

Fig 12 g AIR CIRCULATION - PIPE VENT
(To be used inside cupboard ceilings)

Holes are drilled from inside the cupboard up through the ceiling.

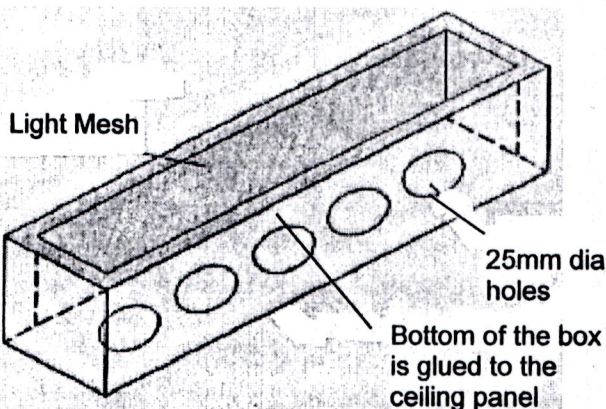


Fig 12 h AIR CIRCULATION - CEILING BOX VENT
(To be used inside cupboard ceilings)

13. VENTILATION

13.1 Internal wet areas

MAXIM structures have a low internal air leakage to the outdoors. In order to reduce the likelihood of excessive internal moisture accumulation from sources such as bathrooms, laundry and shower cubicles etc, non closeable vent ducts are installed in key positions in these rooms. These ducts provide permanent trickle ventilation.

All venting of moisture laden air must be directly to the exterior (ie; ducting).

Note: This ventilation is *additional* to that required by NZBC G4/AS1.

13.2 Roof spaces

Elevated temperatures with exceedingly low humidity are prevalent in ceiling roof spaces and plenum areas which are immediately adjacent to the ceiling panels. Roof space ventilation is provided by slotted intake soffit panels with exhaust units or ridge vents close to the roof apex. This reduces roof space temperatures and improves ceiling insulation performance.

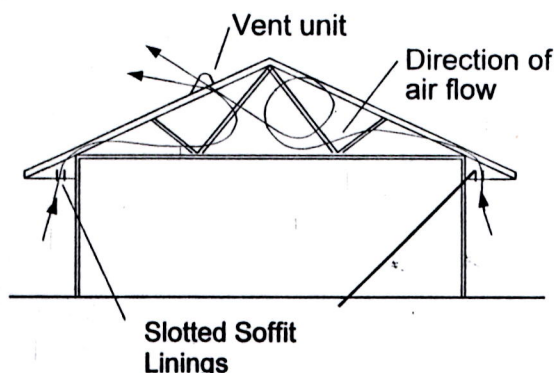


Fig 13.2 POSITION OF ROOFSpace VENTS

Efficient cross-flow ventilation must be provided within the roof spaces to reduce temperature and improve ceiling insulation performance in the summer, and control moisture in the winter. This can be achieved by full cross ventilation, through slotted soffits and roof apex venting or via gable end louvre venting.

13.3 Windows

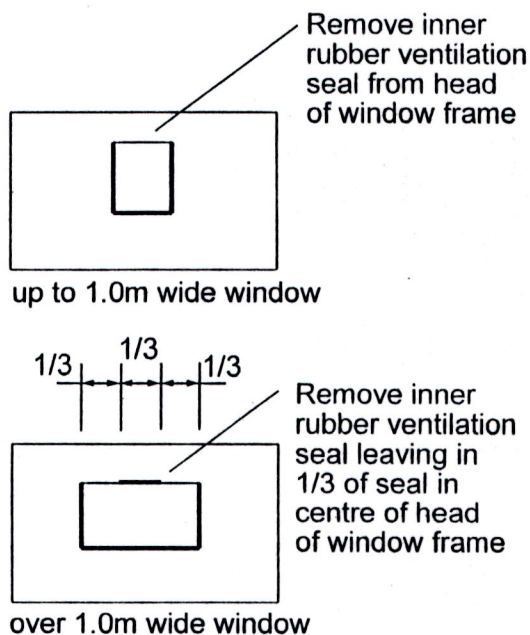
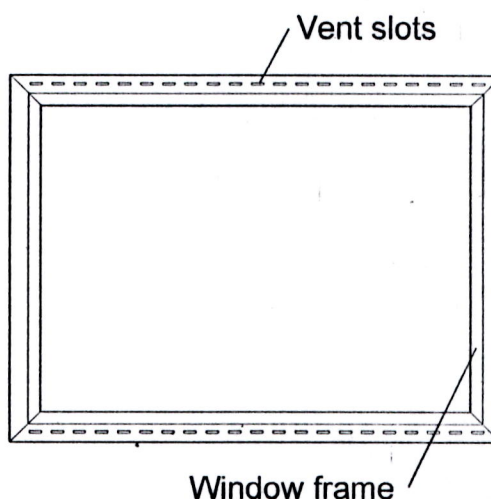
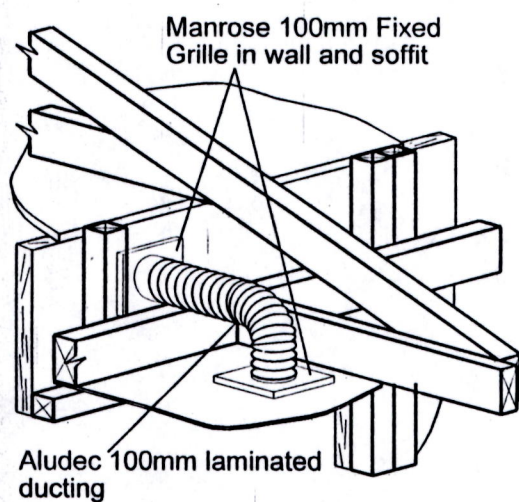
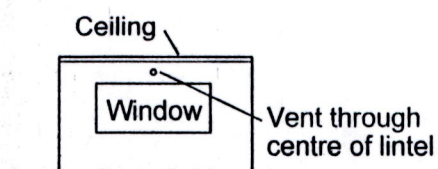


Fig 13.3 a VENTILATED WINDOW HEAD



Refer to window manufacturer's standard details

Fig 13.3 b VENTILATED WINDOW FRAME



**Fig 13.3 c WALL VENT TO EXTERIOR
ONE EACH IN BATHROOM AND LAUNDRY**

14. FORMALDEHYDE EMISSION

MAXIM panels are manufactured using low formaldehyde resin. Site tests indicate that there are very low levels of formaldehyde emission from primed and painted MAXIM wall and ceiling panels during construction and after occupation.

A report from independent tests conducted by Paragon Consulting is available on request.

15. INSULATION

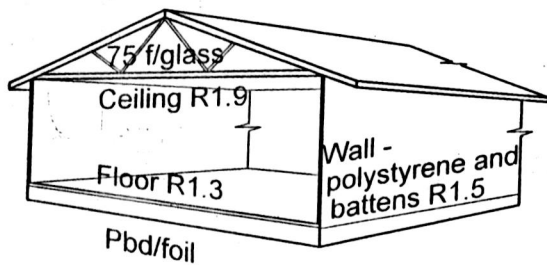
15.1 Insulation Requirements

The following minimum thermal resistance values in the locations shown will meet the internal moisture and energy efficiency performance requirements of the NZBC:

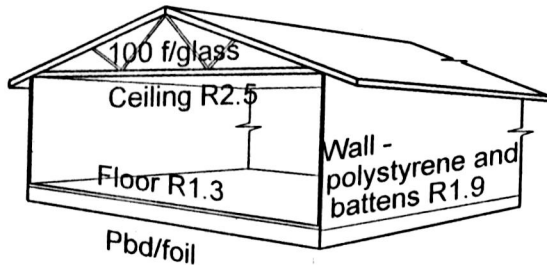
Location	Thermal Resistance (R Value m ² °C/W)	
	Climate Zones 1 and 2	Climate Zone 3
Roof	1.9	2.5
Wall	1.5	1.9
Floor	1.3	1.3

Notes:

1. The Climate Zones are defined in NZS 4218:1996.
Climate Zone 1 and 2 is the North Island with the exception of the volcanic plateau area adjacent to Lake Taupo and
Climate Zone 3 is the South Island and the North Island plateau area.
2. R1.5 in walls may be met by using one of the options shown in Figures 15.2 a to 15.2 d.
3. R1.9 in walls may be met by using one of the options shown in Figures 15.2 d to 15.2 e.
4. Polystyrene insulation must be fixed firmly against all surrounding timber, ie no edge gaps where the polystyrene abuts the battens and the top and bottom of the cavity. Fit packers as required.
5. Expanded 45mm polystyrene (EPS) must have a conductivity $k < 0.038$. Grade H EPS as defined by AS 1366 will meet this criteria.
6. Extruded polystyrene (XPS) shall be Styrofoam SM-C, 12.5 as Appraised by BRANZ and have a conductivity $k < 0.025$.
7. The foil referred to in the Figures is perforated reflective foil as used under board flooring and is fixed in position before the battens are installed.
8. When 12.5mm (XPS) is fitted over the battens, building paper is not required (refer Appraisal No.306 Styrofoam).
9. For all details shown, except Fig 15.2d, the cladding has been omitted for clarity.



ZONES 1 and 2



ZONE 3

Other insulation options available on request.

15.2 Insulation Requirements - R1.5 Walls

EPS and 12.5mm XPS insulation as per Fig 15.2a is supplied as standard kitset insulation. Alternative insulation, which must meet the performance requirements of the NZBC, can be supplied by agreement.

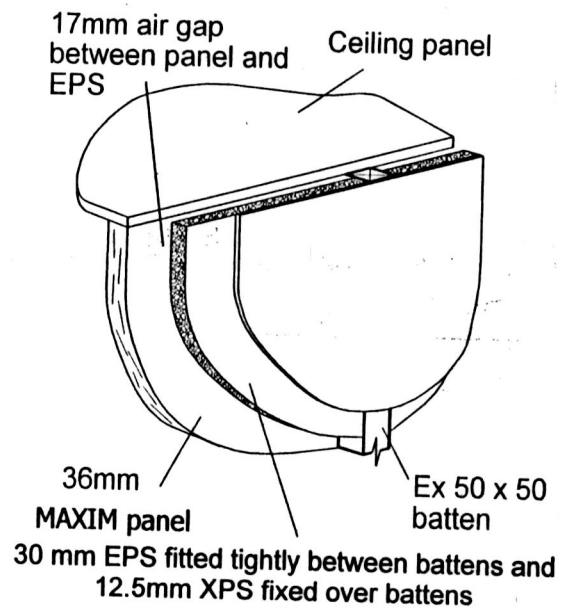


Fig 15.2 a 30 MM EPS INFILL

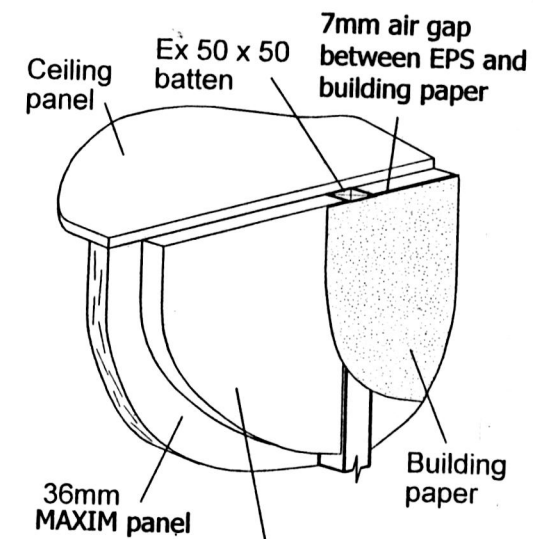


Fig 15.2 b 40 MM EPS INFLL

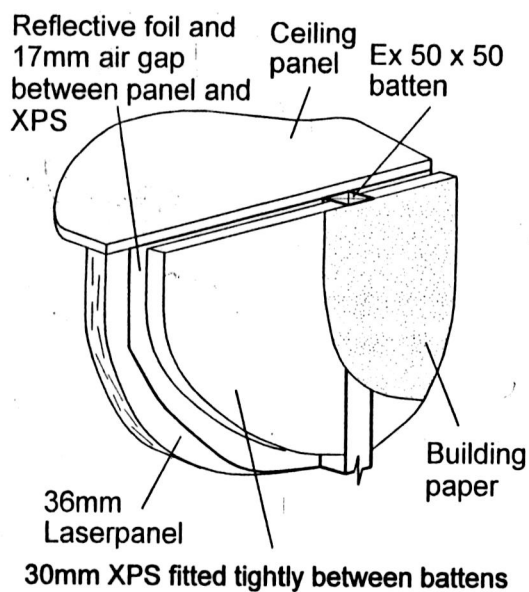


Fig 15.2 c 30 MM XPS INFILL

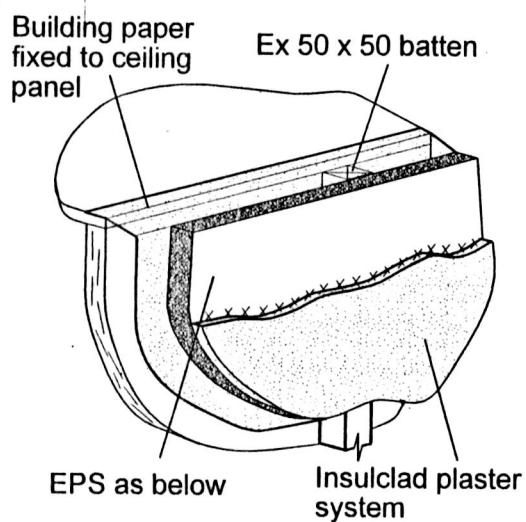


Fig 15.2 d EPS FIXED OVER BATTENS
(40 mm EPS = R 1.7, 60 mm EPS = R 2.2)

15.3 Insulation Requirements - R1.9 Walls

40 and 12.5mm XPS insulation as per Fig 15.2 e supplied as standard kitset insulation. Alternative insulation, which must meet the performance requirements of the NZBC, can be supplied by agreement.

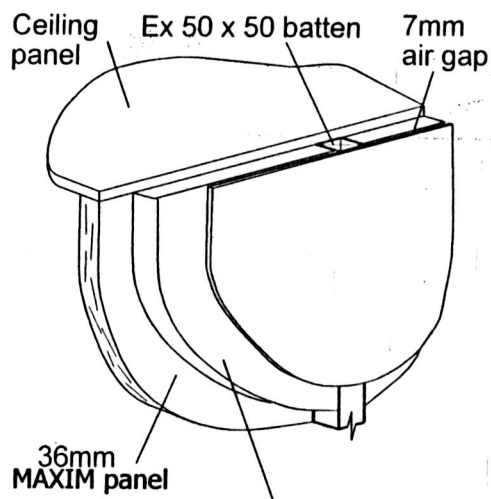
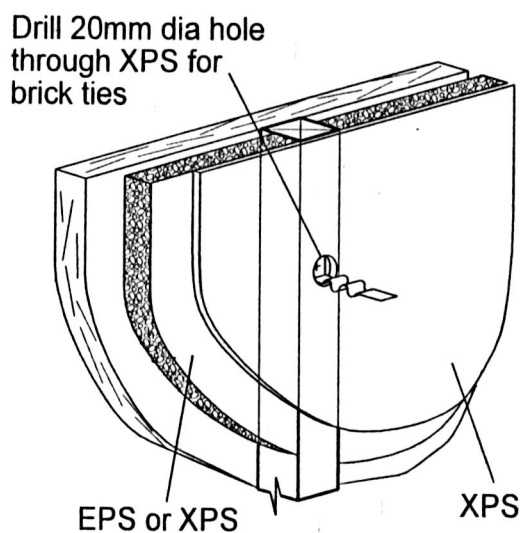


Fig 15.3 a 40 MM XPS INFILL



Note: All brickwork and brick ties used are required to meet the relevant performance requirements of the NZBC

Fig 15.3 b BRICK TIE FIXING THROUGH XPS INSULATION

16. FIRE RATED WALLS

MAXIM can provide specially designed fire rated walls, which may be used between units. These solutions have been tested by independent agencies, and more details are available on request for specific MAXIM construction projects.

17. SOUND RATED WALLS

17.1 Sound Attenuation

A double skin MAXIM wall with a separation distance of 100 mm has an STC rating of 61. These solutions have been tested by independent sound laboratories, and more details are available on request for specific MAXIM construction projects.

18. SERVICES

Recesses in wall panels must run vertically. Horizontal or diagonal recesses should be avoided, particularly in the middle half of the panel height. Where required, it is recommended they be kept to a minimum as they may reduce panel stiffness.

18.1 Plumbing

Plumbing and drainage pipework is normally accommodated in the batten cavities and may be run from the floor or the ceiling in both dry and wet service areas.

18.2 Electrical

Grooves and ducts to accommodate electrical wiring are normally machined into the panel surface on site. Refer to Figs 18.2 a-c for typical details.

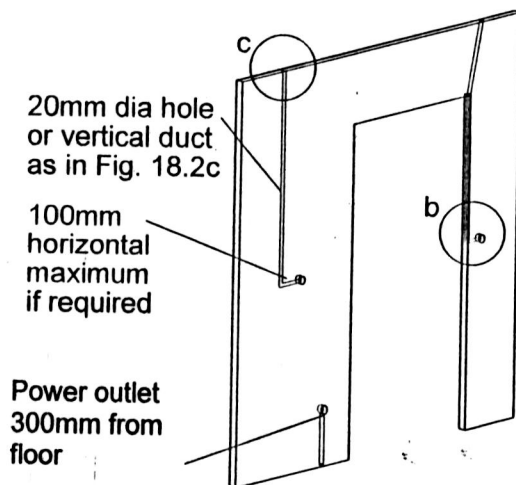


Fig 18.2 a GENERAL WIRING ARRANGEMENT

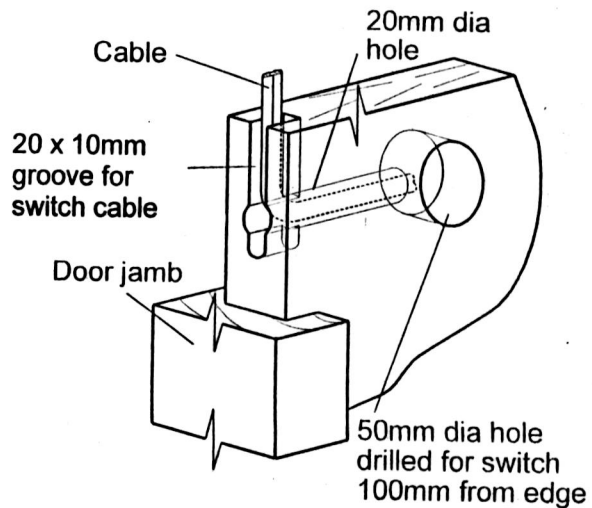


Fig 18.2 b SWITCH BESIDE DOOR JAMB

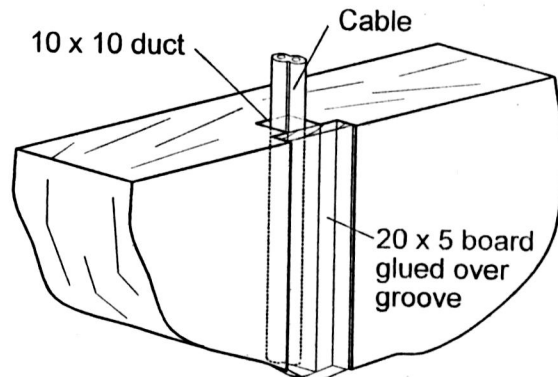


Fig 18.2 c WALL OUTLET DUCT

All electrical wiring holes drilled through the ceiling sheets must be sealed with a full plug of flexible silicon sealant to prevent moisture ingress. This sealing must occur immediately after wiring has been completed to avoid moisture penetrating down into the panel.

All electrical grooves, chases and router lines that are exposed to the surface of the board must be coated with the specified paint supplied, before being stopped.

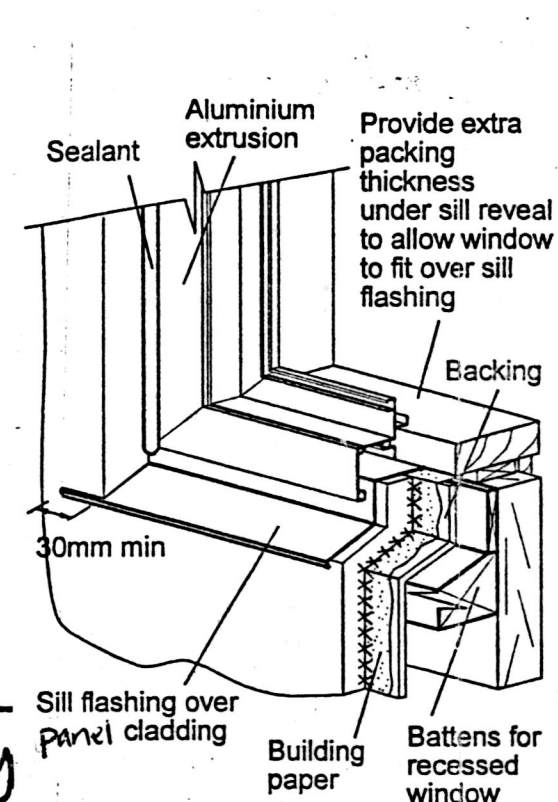
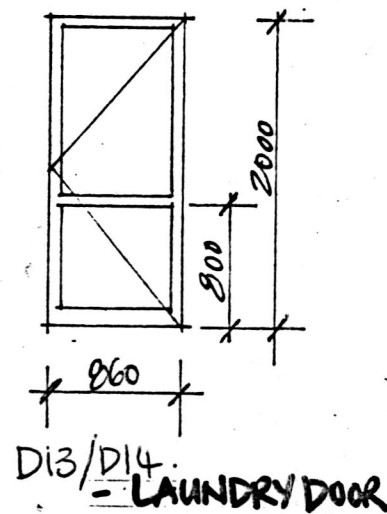
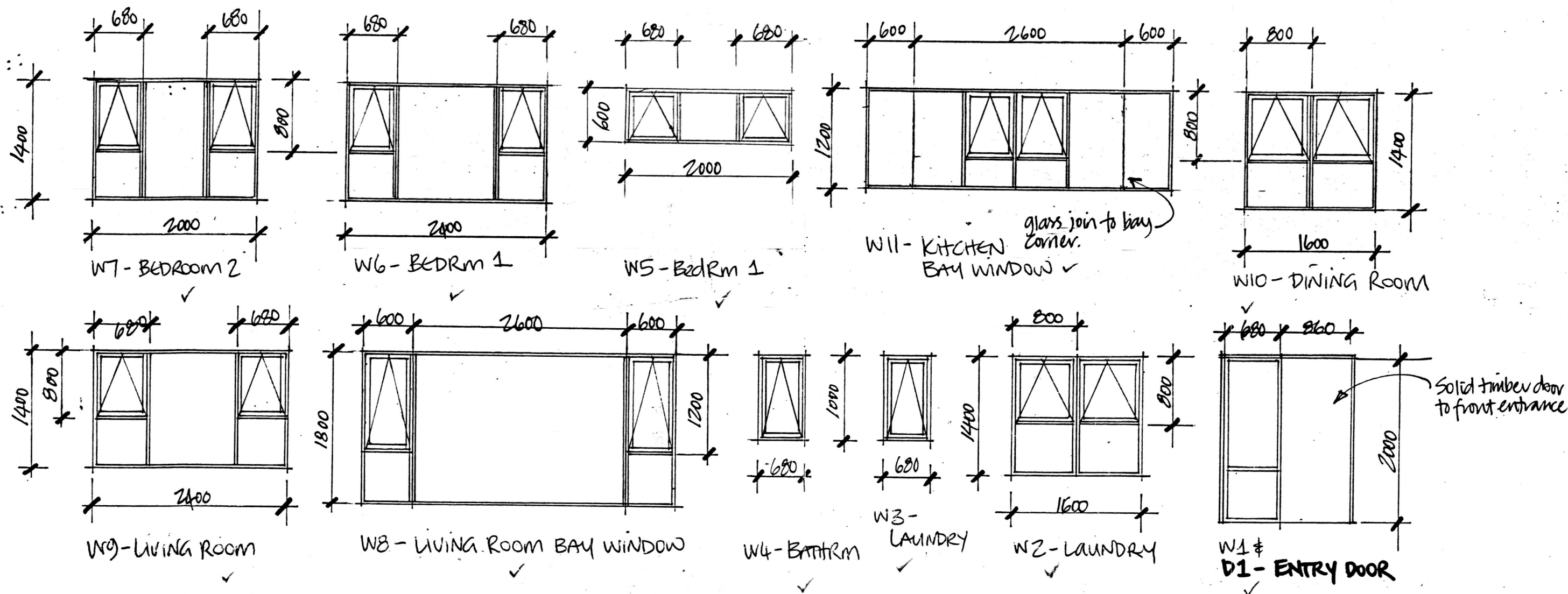


Fig 8.3 k SILL FLASHING - ALUMINIUM FRAME Ref 2 Fig 5

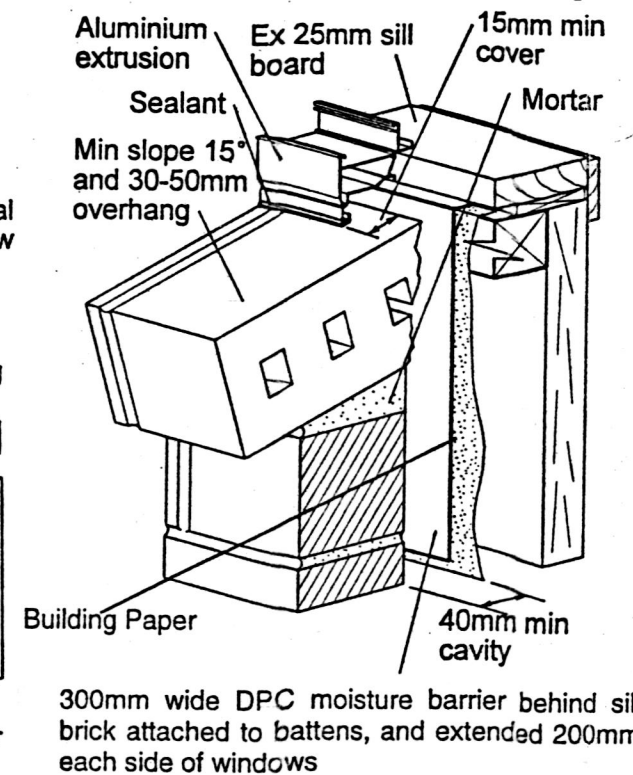


Fig 8.3 n SILL FLASHING - ALUMINIUM FRAME Ref 4

Colour: Matt Black
Glass: clear medium

Liner: FJP 140*19
Frame + Trim: As noted.

DRAWN BY KM
DATE Oct 02
SCALE 1:50

DRAWING No.
Std 1

Tasman Village - Window/Door Joinery
MRS GEORGE