

Form 5**Building consent - BC192333***Section 51, Building Act 2004***The building**

Street address of building: 13 Hart Place
Lake Coleridge

Legal description of land where building is located: LOT 8 DP 348241

Building name:

Location of building within site/block number: 13 Hart Place
Lake Coleridge

Level/unit number: 0

The owner

Name of owner: LL & HG Munro

Contact person:

Mailing address: 496 Halkett Road
RD 1
Christchurch 7671

Street address/registered office: 13 Hart Place
Lake Coleridge

Phone number: Landline: Mobile: 021315204

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: info@jetseeker.co.nz

Website: No information provided

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

Building work

The following building work is authorised by this building consent:

4 Bedroom domestic 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.

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.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

Constructure Structural Engineering

- 1 - Foundation bearing at excavation
- 2 - Foundations prior to casting
- 3 - Steel/timber beams and lintels after erection, prior to lining
- 4 - Pre-line bracing during installation, prior to lining.
- 5 - Wall studs (ext and int loadbearing walls).
- 6 - Purlins
- 7 - PS4 on completion

Compliance schedule

A compliance schedule is not required for the building.

Inspections

The following inspections are required:

- | | |
|-------------------------------------|---------------------------------------|
| • Siting and Site Scrape Inspection | • Prepour |
| • Wastepipes | • Floor Slab |
| • Framing / Pre-wrap | • Concrete / Tilt panel / Steel frame |
| • Post Wrap / Cavity | • Deck / Roof membrane |
| • Preline | • Internal Membrane |
| • Drainage | • Final |

Documents required

Siting and Site Scrape Inspection

- B1: B1: Constructure Engineering Site Report Foundation Bearing At Excavation.

Prepour

- B1: Constructure Engineering Site Report Foundations Prior To Casting.

Wastepipes

- G13: Underslab plumbing as-built & plumbers details

Framing / Pre-wrap

- B1: B1: Constructure Engineering Site Report Steel And Timber Beams And Lintels After Erection Prior To Lining.
- B1: Truss certification

Deck / Roof membrane

- E2: Waterproof membrane - Product & installer warranties

Preline

- B1: B1: Constructure Engineering Site Report Loadbearing Wall Studs And Bracing Elements During Installation Prior To Lining.

Internal Membrane

- E3: Internal waterproofing membrane product & installer warranties

Drainage

- E1: Stormwater Drain As-built Plans
- G13: As-builts, drainlayer details, pipework test

Final

- B1: B1: Constructure Engineering PS4
- E2: Wall Cladding - Product Installer Warranties From A Classic Stone Ltd Approved And Trained Applicator.
- Form 6a - LBP record of building work - Foundations
- Form 6a - LBP record of building work - Carpentry
- Form 6 - CCC application
- E2: Wall cladding - Product & installer warranties
- E2: Roof cladding - Product & installer warranties
- G9: Energy works certificate
- G10 & G11: Energy works certificate
- G12: Pipework pressure test documentation

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please forward these to buildingadmin_designdocument@selwyn.govt.nz referencing the building consent number.

Attachments

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

- Advice notes / Endorsements

Signature: Stacey Dalley

Position: Building Control Officer

On behalf of: Selwyn District Council

Issue Date: 26 January 2020

Advice notes / Endorsements

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.

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.

Energy Works Certificate: The Building Consent Authority places full reliance on the issue of energy works certificates to verify compliance of the installation and completion of piped services, the gas supply system, and gas appliances with the provisions of New Zealand Building Code Clauses G10 and G11. Code compliance certificate will not be issued unless the energy works certificates identify compliance with these specific code clauses and confirm compliance with this building consent.

Building Location Certificate: Council reserves the right to request a building location certificate to confirm that the building has been placed / set-out in accordance with the approved building consent documents and district plan.

Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

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.

Solid Fuel Burning Appliance: It is the owners responsibility to ensure any curtains, drapes or other such combustibles which would present risk of fire are kept tied back so as not to encroach within the safety clearance of the appliance.

Siting and site scrape - single pour: Siting and site scrape

A site scrape inspection must be undertaken for single pour floor and raft floor systems prior to the laying of any hard fill/pods, as council will be unable to establish whether an effective site scrape has been completed

at the wastepipe or pre-pour inspection. Failure to do so will result in an inspection fail, the possible removal of material/work done, and/or a notice to fix, and may lead to an infringement notice.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent.