

18 February 2020

LL & HG Munro  
496 Halkett Road  
RD 1  
Christchurch 7671

Dear Sir or Madam,

**Reference Number:** BC192333

**Project Location:** 13 Hart Place

Lake Coleridge

**Legal Description:** LOT 8 DP 348241

**Project Description:** 4 Bedroom domestic dwelling with attached garage

**IR Number:** 4

**Inspection Results:**

**FLOOR SLAB** - 18 Feb 2020 @ 20:34 by Carl Petersen

**Inspection Outcome:** **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

**SED Foundation / Floor Slab:**

1. Please provide confirmation from the Truss Fabricator and the engineer in regards to strip thickening requirements as discussed with Builder Steve.

**These may be viewed at time of next inspection.**

**DRAINAGE** - 18 Feb 2020 @ 20:34 by Carl Petersen

**Inspection Outcome:** **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

**E1/VM 1: Drainage:**

1. The stormwater outfall on site does not comply with the approved detail. As the approved detail will not achieve soakage due to site conditions, please provide from a suitably qualified design professional an alternative plan to ensure compliance with NZBC E1 is achieved.

**These may be viewed at time of next inspection.**

**Inspection Summary:** Approval to proceed with backfilling the drains and soakpit.

Your next inspection will be: **All inspections have been placed on hold**

Reason and Required Action: **Provide confirmation in regards to the requirement for strip thickenings in the floor slab as per the engineer's drawings which have not been installed.**

**This is to be resolved prior to booking the pre-wrap inspection.**

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

**Unresolved Matters:**

The following issues are noted as still to be resolved:

**Inspection:** Wastepipes on 10 Feb 2020 by Daryl Fortuin

**G13: Foul Water:** 1. 1/ Pipework tests must be provided (AS/NZS 3500 system).

2/ Please provide an As built layout for all the under-slab drainage pipes with Vents.

**Outstanding Required Documents for this Building**

**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.
- G12: Pipework pressure test documentation

**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

## History

### Inspection Name

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

Yours Sincerely,

### Summary

**PASS** - 11 Feb 2020

**PASS** - 12 Feb 2020

**FAIL** - 10 Feb 2020

### Reinspection required

**FAIL** - 18 Feb 2020

**All inspections have been placed on hold**

-

-

-

-

-

-

**FAIL** - 18 Feb 2020

**All inspections have been placed on hold**

-

Carl Petersen  
Building Control Officer  
On behalf of: Selwyn District Council