

FILE No. **6963**Permit No. **J086555**

BC

BLenheim BOROUGH COUNCIL

Borough

Council

APPLICATION FOR BUILDING PERMIT**18 JUL 1980**

To THE BOROUGH ENGINEER,

Sir,

Please indicate Work ☒**Engineer's Office**I/We hereby apply for permission to erect, add, demolish, resite a Houseat No. 16 Kingwell Drive StreetFor Mrs Henryof 7 Bristol Lane Blenheimaccording to locality plan and detailed plans, elevations, cross-sections, and specification of building deposited herewith in **DUPLICATE**. (See reverse side for guidance notes).**PARTICULARS OF LAND**Val. Roll No. 20500/39/73 LOT 3 DP 5300 Being Pt. Section SITE AREA 554 m²**PARTICULARS OF BUILDING**Total floor area: 83.82 m² Area of Outbuildings: m²

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose).

Nature of ground on which building is to be placed and of the subjacent strata Clay Silt Gravel Rock Please indicate type ☒K. Henry Owner 7 Bristol Lane AddressKeith Hay Homes Builder Riverlands Blenheim RD4 Address(MRS JENNY THORP) Phone 8309Ken Wattam Plumber AddressPhone 5947J Crouch Drainlayer AddressPhone 89-634**ESTIMATED VALUE**

Building	\$23,413 : 00
Plumbing	\$2,000 : 00
Drainage	\$1,000 : 00
Total	\$26,413 : 00

Yours faithfully

KEITH HAY HOMES LTD.Signature of Applicant MAIN SOUTH RD.,

R.D. 1,

BLENHEIM PH. 6309

Date of Application 18-7-80Approved [Signature]**BOROUGH BUILDING INSPECTOR**Date: 29/7/80Footpath Damage Deposit Refunded IN FULL 4-9-80 DEC

Retained

OFFICE USE ONLY**FEES PAYABLE—****Receipt Numbers**

BUILDINGS	\$	90:00	5862
Plumbing	\$	28:	5862
Drainage	\$	18:	5862
Building Research Levy	\$	27:00	5862
Sewer Connection	\$	:	
Stormwater Connection	\$	:	
Water Connection	\$	:	
Footpath Services Damage Deposit	\$	100:00	5862
Vehicle Crossing	\$	:	

\$263:00

NOTES FOR GUIDANCE OF APPLICANTS:

Fill in ALL the details required on building application.

Enclose two copies of plans and specifications and other relevant details.

Plans to show floor plan, elevations, cross section(s), room sizes, window sizes, beam sizes and storage areas and site plan etc.

Site plan to show location of proposed and existing buildings with measurements to boundaries; existing or proposed sewer, stormwater and water connection; and proposed position of vehicular crossing (where necessary) see Council Visual Aids B3/VA/20.

If **plumbing and drainage** is required in building, enclose complete plumbing and drainage permit applications, signed by registered tradesman. If sewer, stormwater, vehicular footpath crossing application is required then they should be included with the building permit application. Specifications to have **DETAILS** of all standards, methods of workmanship and classifications of materials.

Structural work of specified design must be designed by structural engineer.

Drawings of reinforced blockwork or reinforced concrete work shall show clearly plans, cross sections, dimensions of all members, and size, length, shape, position and overlap of all reinforcement. All dimensions must be in metric with the exception of imperial sized materials.

All steel quantities, calculations and computations must be submitted with application and signed by engineer, architect or designer.

NOTE: One copy of approved plans will be returned with permit and must be kept **ON SITE** until building is completed.

FLATS AND DWELLINGS:

OWNER: K. HENRY

ADDRESS: 16 KINGWELL DRIVE

BUILDER: K. HAY HOMES

SITING: Front ✓

DAMAGE: Footpath O.K.

Rear ✓

1-9-80

Side ✓ 1-9-80

FOUNDATIONS: Lateral Walls Vents From corner 750mm - 1.8m

Bearings Support for Steel Piles Underground wiring apart

Footings Concrete Blocks Starters Projections 1-9-80

CONCRETE FLOOR: Backfill Reinforcing Vapour Proof Barrier

Bearing Granular Fill Hold/d Bolts

SUB-FLOOR FRAMING: Tie Down Nailing

Timber Dampcourse Spacing 8-7-80

FLOOR: T & G: SHEET: FLOOR JOISTS:

Nailing Ht/Treated Partition Joists 8-7-80

Double

Herringbone Nailing Dwanging

FRAMING: Stud Height Ceiling Joists Insulation

Timber Stud Spacing Dwangs Ceiling Dwangs Floor O.K. 8-7-80

Top Plate / Opening Studs ✓ Bracing ✓ Ceiling Runners Walls 6-8-80

Bottom Plate Trimmer Sizes 4.5m One Brace 6-8-80 Ceilings 6-8-80

ROOF FRAMING: Purlin Size Collar Ties Timber

Rafter Size Purlin Spacing Ridges Truss Type

Rafter Spacing U/Purlin Size Hips

Rafter Fixing U/Purlin Strutting 6-8-80 Valleys

ROOF COVERING: Valleys

Sarking Fixing 6-8-80 Ridges

EXTERIOR SHEATHING: Wallboard Priming Fixing Building Paper

Veneer Ties 330mm V & 500mm H Drainage 6-8-80

Concrete Block Vertical Reinforcing Horizontal Reinforcing

Bond Beams (two) One at top - one below windows or 4th course

FIRE WALLS: Cores Filled Height - Underside of Iron

EXTERIOR JOINERY: 6-8-80

INTERIOR LINING: 1-9-80

STAIRS

Balustrade

TRAP DOORS: 6-8-80 Ceiling Floor

CHIMNEYS: FIRE PLACE: Fireback

Height Surround Draught Gap

Liners (wrapped) Hearth

Clearance Smoke Shelf

HEATING APPLIANCE: TYPE:

Installation Under Floor Air Supply

Fuel Supply

Owner Rushing off interior decoration 31-10-80

BUILDING INSPECTOR

M.C. FRAMIZ 6-8-80

SOME EXCESSIVE LINING EXTERIOR WALLS DELAYED FOR 7 DAYS

Front Site.

Sittings:

Front - 3.6M.

Rear - Plenty

Sides - 2.0M + 4.0M.

Timber piles - set in concrete.

Sub-floor bracing per 360°.

Timber floor -

Hardiplank cladding

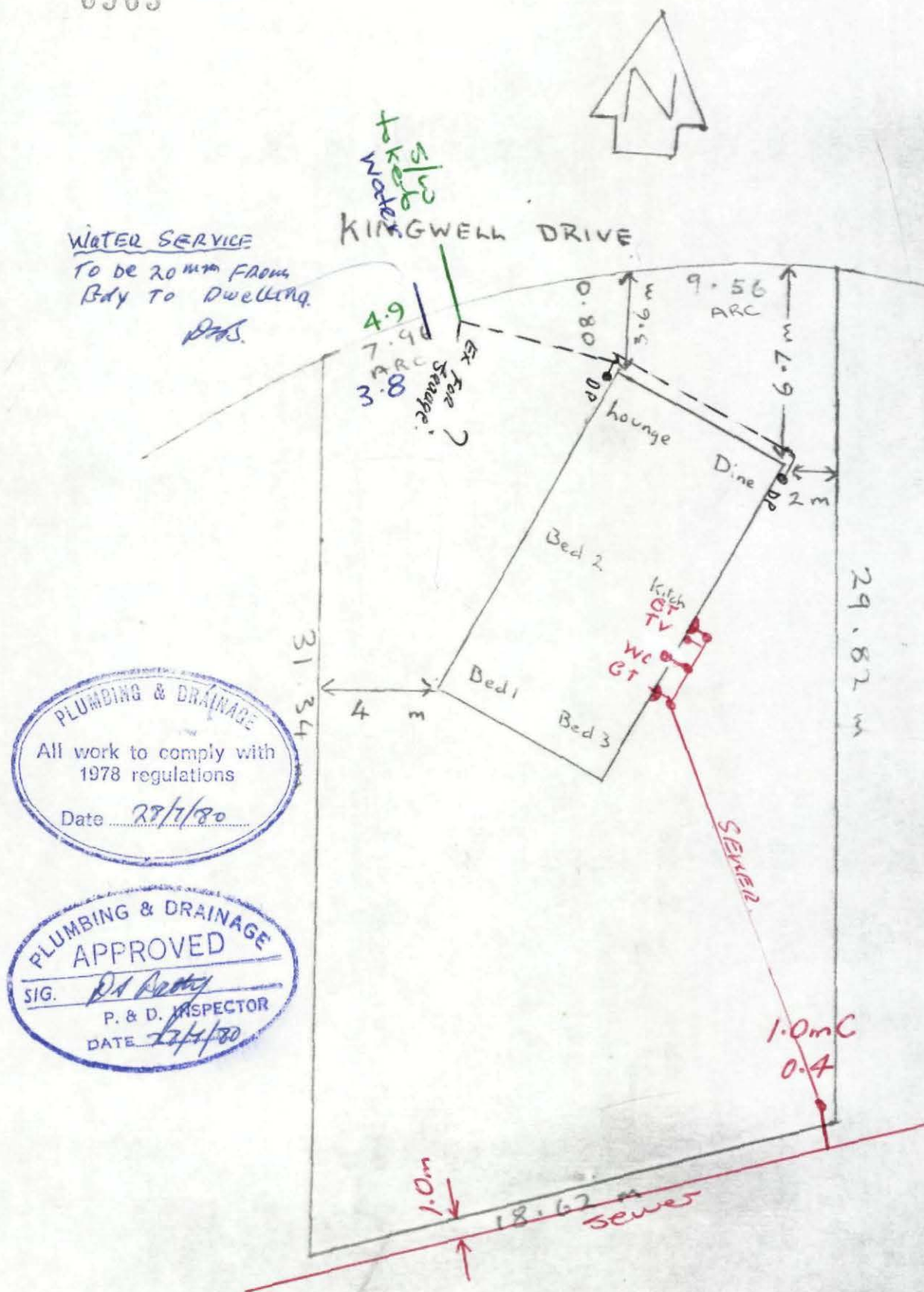
G.C. sheet or corrugated tile line sheet.

Roof trusses Gang Nail - Type?

Flat ceilings thru-out -

Brace in end wall - Living-Dining ??

6963



PROPOSED SITE PLAN FOR MR & MRS HENRY, AT LOT 3 DP 5300

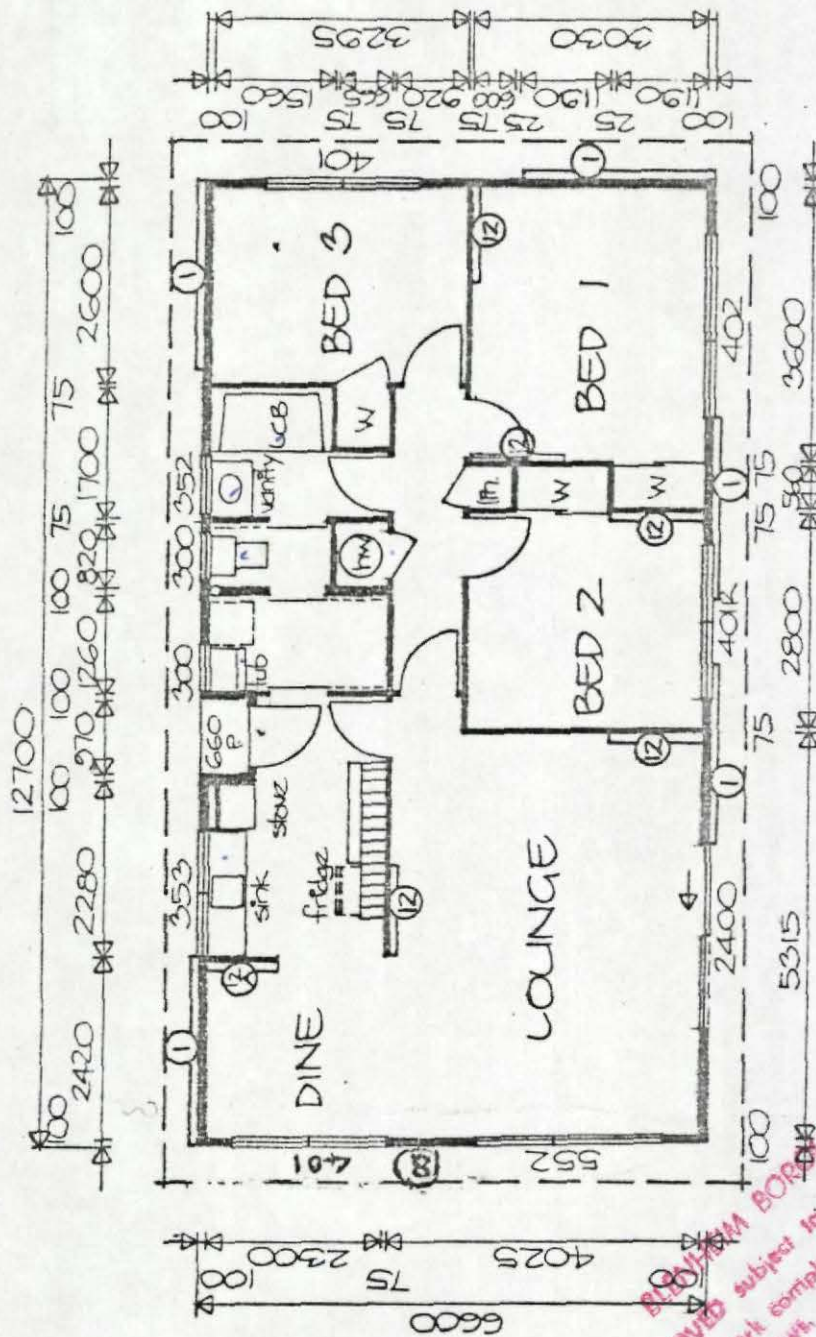
AREA 554 m². PLAN 903

BOROUGH OF BLENHEIM

SCALE 1:200

16 Kingwell Drive

6963



4 ROOF PLANE BRACES
150 x 25 OR EQUIVALENT

BLAKEM BOROUGH COUNCIL
 APPROVED subject to:
 1. All work complying with the Building By-laws.
 2. 24 hours' notice being given to the Building Inspector prior to pouring any concrete.
Sturville
 Building Inspector

KEITH HAY HOMES LTD
 p.o. box 27-078
 auckland 4

PLAN DESIGNED
TO N.Z.S. 3604

COPYRIGHT
1979

Signed:
p.p. KEITH HAY HOMES LIMITED

customer

Signed:

SCALE:
1:100

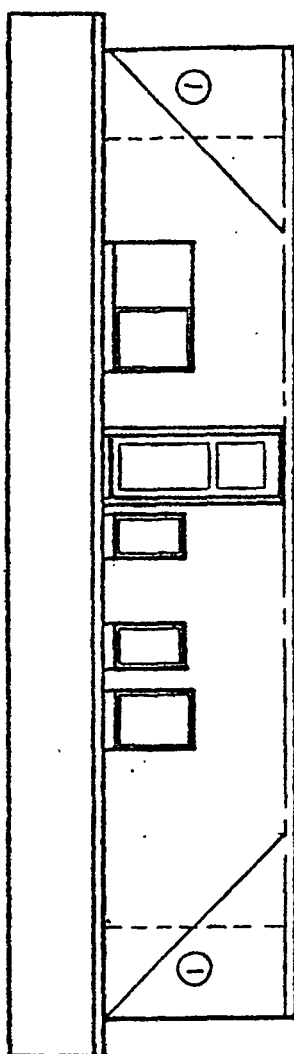
DATE:
22-5-78

DRAWN:
M.L.

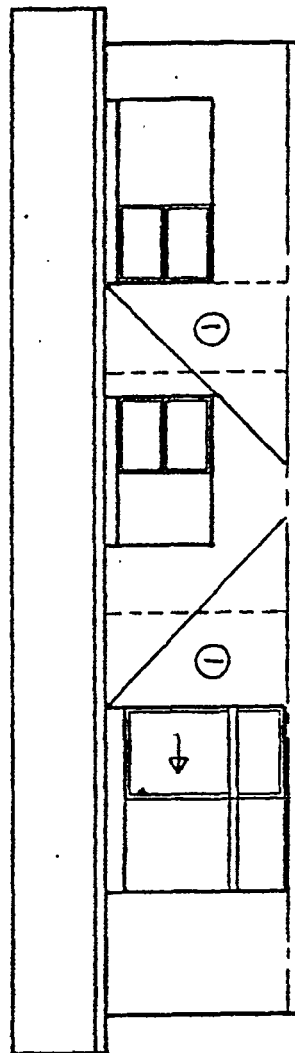
AREA:
83.82m²

PLAN REF. NO

902



REAR ELEVATION



FRONT ELEVATION

KEITH HAY HOMES LTD
p.o. box 27-078
auckland 4

Signed: _____
p.p. KEITH HAY HOMES LIMITED

PLAN DESIGNED
TO N.Z.S. 3604

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1979

customer _____

Signed: _____

SCALE:
1:100

DATE:
29-5-78

DRAWN:
M.L.

AREA:

PLAN REF. NO

902

Log 9319

customer

Signed:

DATE: 22-5-78

SCALE: 1:50 & 1:100

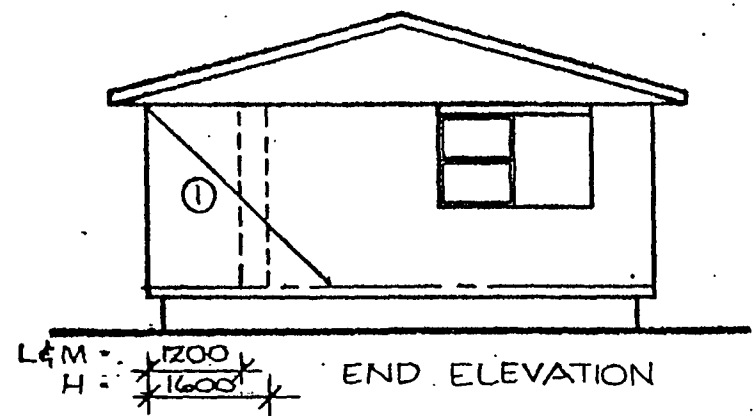
DRAWN: M.C.

PLAN REF. NO. 902

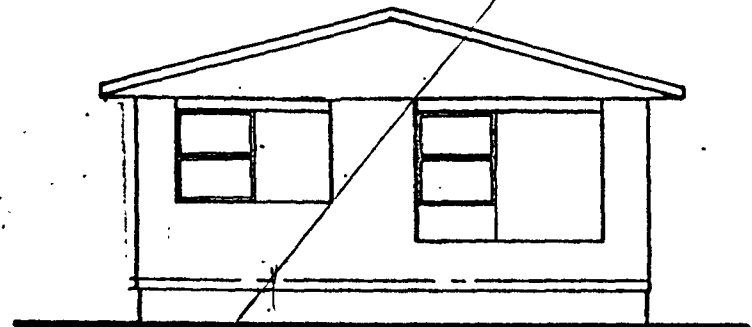
KEITH HAY HOMES LTD
P.O. BOX 27-078
AUCKLAND 4

Signed:
P.P. KEITH HAY HOMES LIMITED

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END ELEVATION



END ELEVATION

NOTE: INSULATION AS PER N.Z.S. 4218P

Fibreglass insulation to ceilings ($1.9m^2C/W$ - Type A)

450mm soffit

J.M.F. Windows

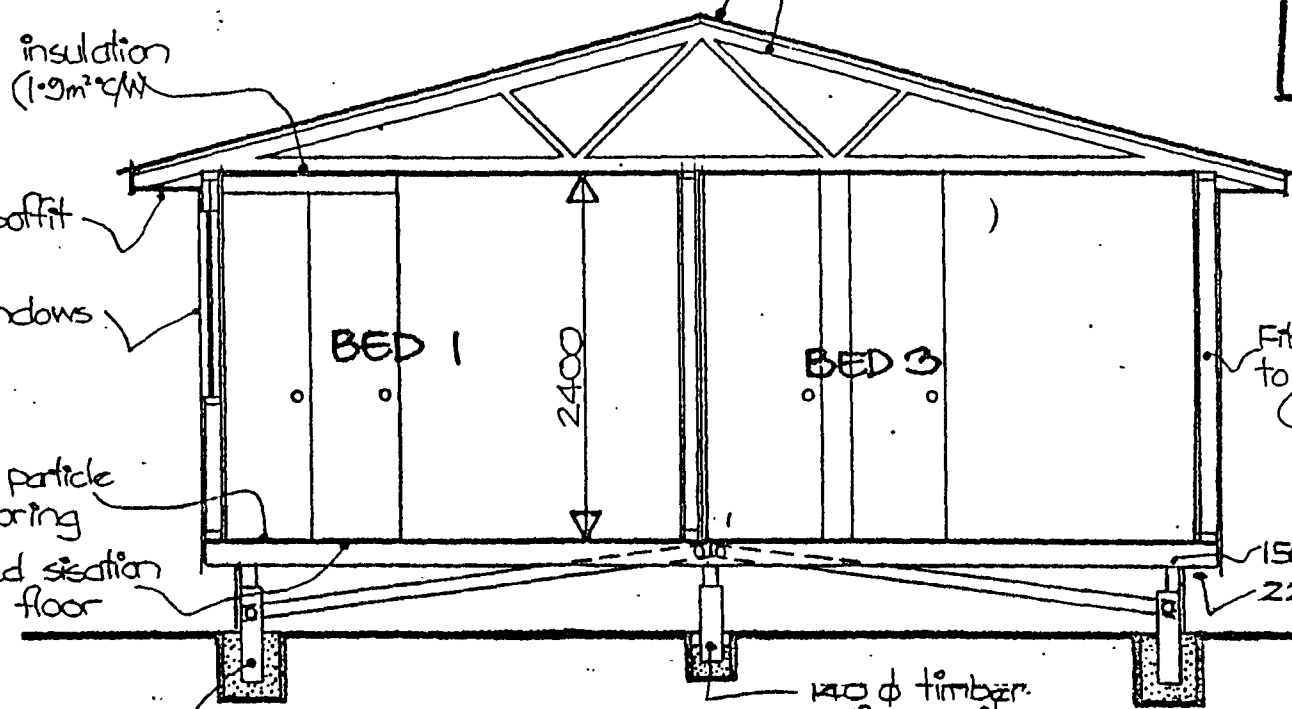
20mm H.D. particle board flooring

Double sided section 422 under floor ($1.9m^2C/W$)

140 ϕ timber braced piles

15° Pitch roof trusses at 900mm centres

PLAN DESIGNED TO N.Z.S. 3604



Fibreglass insulation to exterior walls ($1.5m^2C/W$)

150x50 joists at 450c
225mm cantilever to sides

140 ϕ timber ordinary piles

NOTE:- FOUNDATIONS AS PER ATTACHED SUB-FLOOR PLAN.

BLENHEIM BOROUGH COUNCIL

Routine Check List

Date: 21/7/80

LEGAL DESCRIPTION: Lot: 3 DP: 5300 Val. Roll No: 2050/539/73

PROPOSED BUILDING: Dwelling. ADDRESS: 16 Kingwell Drive

OWNER: Mr & Mrs K Henry BUILDER Keith Hay Homes.

DEPARTMENT:	CHECK LIST:	REMARKS:	INITIALS	DATE:
TOWN PLANNER 3 ^m minimum front yard for local street, OK RHD —	Zoning, Use and Site	R2 Prod Front		
	Yards and Height	OK		
	Site Coverage	OK		
	Off Street Parking	OK		
	Street Set Back/Building Line Restriction	OK		
	Length in Relation to Yards	OK		
	Other buildings on site	No.		
	Width of Eave	OK		
	Catchment Board	NA.		
				21/7/80.
BUILDING INSPECTOR Electric panel heating —	Certificate of Registration	N/A		
	Value of Application	all		
	Construction - Foundation	all		
	Concrete	all		
	Reinforcing	—		
	Framing	all		
	Roof	all		
	Insulation	all		
	Veneer	all		
	* Chimney	all		
	Room Sizes and Combination	all		
	Stud Height	all		
	Light and Ventilation	all		
	Fire Wall-Lateral Support	—		
	Requiring Specific Design	—		
HEALTH-PLUMBING AND DRAINAGE	General Plumbing	checked	OK	
	Number of Sanitary Fittings		6	
	Sewer		OK. (note from notes)	
	Stormwater Drains		yes	
	Stormwater to Street		to H.C.	
	Water Supply		OK.	
	Isolation of W C Compartments		OK.	
	Sewer Connection			
	Water Connection			
WORKS	Stormwater Connection			
	Footpath Crossing Required	exist West side	RHE	29/7/80
	Footpath Level	exist	"	"
	Sewer Invert Level	exist	"	"
	Finished Floor Level			

File No. 6963

BLenheim BOROUGH COUNCIL

CHECK LIST NZS 3604

Site Requirements

100KPa	<u>all</u>
Site Preparation	<u>all</u>
Bearing	<u>all</u>

Foundations & Sub Floor Framing

1.5KPa, 2.0 KPa, 3.0 KPa	<u>all</u>
Height of Foundation Wall - Under 2m	<u>all</u>
Slab-On-Ground	<u>all</u>
Vapour Barrier	<u>all</u>
Vertical Loads	<u>all</u>
Horizontal Loads	<u>all</u>
Sub floor Ventilation	<u>all</u>
Piles	<u>all</u>
Foundation Walls	<u>all</u>
Wall Plates	<u>all</u>
Sub floor Framing	<u>all</u>
Sub floor Bracing	<u>all</u>

Floors

Floor Joist	<u>all</u>
Floor Decking	<u>all</u>
Floor Diaphragms	<u>all</u>

Walls

Vertical Loads	<u>all</u>
Horizontal Loads	<u>all</u>
Total Number of Bracing Units	<u>all</u>
Wall Bracing Elements in External Walls	<u>all</u>
Wall Bracing Elements in Internal Walls	<u>all</u>
Diaphragms	<u>all</u>
Wall Framing	<u>all</u>
Studs	<u>all</u>
Trimming Studs	<u>all</u>
Dwangs	<u>all</u>
Lintels	<u>all</u>
Sill & Head Trimmers	<u>all</u>
Top Plates	<u>all</u>
Bottom Plates	<u>all</u>

Posts

Posts all

Roofs

2.0KPa Load	<u>all</u>
Roof Trusses	<u>all</u>
Rafters	<u>all</u>
Ceiling Joist	<u>all</u>
Ceiling Runners	<u>all</u>
Underpurlins	<u>all</u>
Purlins	<u>all</u>
Strutting Beams	<u>all</u>
Eaves	<u>all</u>
Horizontal Loads	<u>all</u>

Roof Coverings

Roof Cladding Materials	<u>all</u>
Underlay	<u>all</u>

Geilings

Ceiling Materials _____ *Oll*
Ceiling Supports & Battens _____ *Oll*

Exterior Wall Cladding

Weatherboards _____	<u>OK</u>
Wood based Products _____	<u>OK</u>
Asbestos Cement Sheets _____	<u>OK</u>
Masonry Veneer _____	_____
Solid Plaster _____	_____
Building Paper _____	<u>OK</u>
Windows _____	<u>OK</u>

Interior Wall Linings

Wet Areas _____ *all*
Wood Based Products _____ *all*
Plaster _____ *all*

PLAN NO. 902

SHEET B

1 Total B.U.'s Required ALL EXCEPT (H) WIND		2 Wall Line	3 Minimum B.U.'s Required	4 Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m) FAUCEL BRACE	8 B.U.'s Provided
E.O. ALONG 204 B&C 306 A	A			DINING	1	42	(1.2) 2.4	76
				BED 3	1	42	(1.2) 2.4	76
			12.7	Sub-total				152
	B	TIE TO WALL LINE L		KIT/LOUNGE	12	/	1.2	42
				BED1/BED3	12	/	1.2	42
			70	Sub-total				84
	C			LOUNGE/B2	1	42	(1.2) 2.4	76
				BED1/BED2	1	42	(1.2) 2.4	76
			12.7	Sub-total				152
	D							
				Sub-total				

GROSS ROOF AREA

102 M²

X 2 = 204 B.U.'s

X 3 = 306 B.U.'s

388	TOTAL	324	TOTAL	388
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WIND E.O. ACROSS 292 L&M 306 A	L			DINING	1	42	(1.2) 1.8	76
			66	Sub-total				76
	M			DINE/KITCH	12 A	55	0.9	50
				LOUNGE/B2	12	/	1.2	42
			70	Sub-total				92
	N			BED2/WRO	12	/	1.2	42
				WRO/BED1	12	/	1.2	42
			70	Sub-total				84
	O			BED 1	1	42	(1.2) 2.4	76
			66	Sub-total				76
	P							
				Sub-total				

WIND (L) & (M)

X 23

70m = 292 B.U.'s

60m = 152 B.U.'s

328	TOTAL	272	TOTAL	328
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1 Total B.U.'s Required	2 Wall Line	3 Minimum B.U.'s Required	4 Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m) PAUCL BRACE	8 B.U.'s Provided	
ALL AREAS	Label							
ALONG	A							
			Sub-total					
	B							
			Sub-total					
	C							
			Sub-total					
	D							
			Sub-total					
		TOTAL		TOTAL				

ACROSS 419 WIND (H) X 33 70m = 419 B.U's. 60m = 218 B.U's.	L		DINE	1	42	(14) 2.1	88	
			Sub-total					88
	M		LOUNGE/BZ		42	2.4	100	
			Sub-total					150
	N		NRD/BED 1	1	42	1.8	76	
			Sub-total					118
	O		BED 1	1	42	(16) 2.4	100	
			Sub-total					100
	P							
			Sub-total					
		422	TOTAL		TOTAL			422

6963

**KEITH HAY
HOMES**



Keith Hay Homes Limited
"Building fine homes for New Zealanders everywhere"

73 Carr Road, Mt Roskill, Auckland 4
P.O. Box 27 078 Mt Roskill Telephone 699 199

Bankers: The National Bank of New Zealand Ltd

BLenheim BOROUGH COUNCIL
APPROVED subject to:
1. All work complying with the Borough Building Code
2. 24 hours notice being given to the Borough Building Inspector prior to pouring any concrete
Baskerville

EMPLOYER: NAME... MR. & MRS. K. HENRY

SIGNED..... DATE.....

SIGNED..... DATE.....

SIGNED FOR & BEHALF OF CONTRACTORS... J. R. Thorpe.....

DATE PREPARED. 28.5.80 RELATE TO PLAN REFERENCE NUMBER... 902.....

SPECIFICATIONS

Of work done and materials used in the construction of "Pre-Built" Homes, designed and built to conform with N.Z.S. 3604 Building Code Standards, by KEITH HAY HOMES LIMITED and/or KEITH HAY LIMITED and/or KEITH HAY BUILDERS LIMITED, Building Contractors.

1.00 GENERAL:

"Pre-Built" Homes are stoutly constructed by thoroughly competent tradesmen, and under the constant supervision of the principals, and to the true intent and meaning of these plans and specifications.

All measurements on plans, materials and fittings used and quoted in the following specifications are standard and any deviation from measurements, fittings, furnishings etc as scheduled in these specifications must be by arrangement with the Contractors and to the approval of the Local Body concerned.

2.00 INSURANCES:

The Contractor shall be wholly responsible for any loss or damage to the building until it is delivered to the site and on permanent foundations. The Contractors shall be responsible for all insurance charges for a "Builders Risk" Policy until the Building and related site works have been completed, in accordance with the Contract, unless the building is occupied or alternative insurance is arranged by the Employer or his agent.

The Contractor shall arrange at no cost to the Employer, a full replacement House Insurance Policy for 3 months from completion or occupation, whichever is the earlier.

3.00 BUILDING PERMIT:

Building Permit will be applied for by the Contractor but signed for on behalf of the Employer as owner. Refer to Contract Page 2 as to whether cost is included in Contract Price.

For shell buildings, Employer will be shown on Building Permit application as the Builder and the Contractor will act in capacity of subcontractor.

If any difficulties arise regarding Council zoning and ordinances, then it will be the responsibility of the Employer to resolve these at his expense.

4.00 YARD CONSTRUCTION, CARPENTRY AND JOINERY

4.01 BEARERS: - Boric treated Pine composite 150 x 100 plus 75 x 50 flush with top of bearer to J. Reelick Engineers design altering 4.8.3.8.

4.02 FLOOR JOISTS: - To be gauged on bearers to a uniform level and continuous over 2 or more spans.

Building Width	Joist Span	Cantilever	Joist size	Centres
6030	2590	225	150 x 50	600
6600	2875	225	150 x 50	450
7200				

Joist cantilever bay windows: 750 maximum to Eng. Design.

4.03 FLOORING: - 20mm High Density Particle Board to BRANZ Appraisal Cert. No. 23 fitted under plates and run under all partitions.

4.04 EXTERNAL FRAMING: - STUDS Boric treated Pine or Douglas Fir max. 2400 height max.
'H' wind zone - 100 x 50 at 600mm centres maximum
'M' & 'L' wind zone - 100 x 40 at 600mm centres maximum
Studs to raked ceilings - as per elevations.

BRACING Securely braced as shown on Plans and bracing calculation sheets.

Type 1 Panel - Galvanised Steel brace with gib.board sheet.

Type 8 Panel - 9mm Plywood sheet bracing to one side

Type 12 Panel - Gib.board sheet to both sides.

Type 12A Panel - Gib.board sheet to both sides as per Winstone.

'Telarc' Test to comply with 6.9.1.1(b)

FIXING DOWN TYPE 8 & 12A PANELS End studs fixed to bottom plate with 2 Timlok staples and bottom plate fixed to floor joists to a securely nailed 100 x 50 dwang with coach screws as per J. Reelick Engineer's design as per 6.9.4.5 or with 3.78 KN 'Strapnails' as applicable.

LINTELS TO OPENINGS Boric treated Pine or Douglas Fir

up to 2150 clear span - 200 x 50

over 2150 up to 3350 clear span - 200 x 100 composite

over 3350 up to 4150 clear span - 250 x 100 composite

Lintel spans in excess of Table 16 to J. Reelick Engineers Design. For 'H' wind zone only where lintel spans exceed 2700, Secure lintel to doubling stud and stud to boundary joist using 25 x 1 M.S. Straps with 12/30 x 2.5 F.H. nails per strap.

TRIMMING STUDS Boric Treated No. 1 Pine or Douglas Fir.

up to 3050 clear span - Double studs spiked together one supporting lintel

up to 3650 clear span - as for above plus one 100 x 25, well spiked to support the lintel.

DWANGS OR WALINGS TO EXTERIOR 1 Row 75 x 25 walings checked into studs or 1 row 75 x 50 dwangs staggered, only in 'H' wind zones for 'sheet panel' sheathing.

3 rows of 75 x 25 walings if fixing 'Marleyclad'

4.05 INTERNAL FRAMING: - STUDS Boric Treated Pine or Douglas Fir studs 75 x 50 at 600mm centres maximum.

4.06 ROOF FRAMING: - Constructed with a maximum "S" Value 6.8m. Trusses and jack rafters securely nailed and bird mouthed over plates.

TRUSSES At 900mm centres maximum manufactured to "Lumberlock" A4 Design fixed with 2/100 x 3.75 nails and 2/Timloks per truss.

..... J.R. Thorpe
For & Behalf of Contractors

.....
Employer

PAGE THREE

- 4.06 ROOF FRAMING: - RAFTERS Boric Treated Pine or Douglas Fir, size and spacing as per Plan.
- PURLINS Boric Treated Pine or Douglas Fir 75 x 50 at 900mm centres maximum on edge or flat.
- ROOF TILE BATTENS Boric Treated Pine or Douglas Fir 50 x 40.
- ROOF PLANE BRACING 4 per house or as shown on Plans - Metal angle braces from ridge to top plate at 45° alternatively 100 x 25 timber braces.
- CEILING BATTENS 50 x 40 up to 600 centres.
- WINDOW SILL TRIMMERS Up to 2450 - 100 x 50
Over 2450 Up to 3650 - 100 x 100 composite
- FLOOR JOIST TRIMMERS Up to 2400 - 150 x 100 composite
Trimming Joists 150 x 75 composite
Fixing trimmers to joists - one Multigrip each end
4 nails each side of Multigrip up to 1800 span
6 nails each side of Multigrip up to 2400 span
- 4.07 ROOF TYPE: - As per Plan
Gable/Dutch Gable/Pagoda/Dutch Pagoda
- 4.08 LAMINATED BEAMS: - As per Plan to N.Z.S.R. 34.
- 4.09 BUILDING PAPER: - Fitted to exterior of wall studs before sheathing.
- 4.10 EXTERIOR WALL SHEATHING: (a) Hardiplank Smooth 235 mm wide
(b) Hardiplank Woodgrain 295 mm wide
(c) Woodgrain Weatherside Panel
(d) Marley Clad Colour White/.....
(e)
Note: i) If more than one type exterior sheathing as above then locations of each material as per plans.
ii) All sheathing securely fixed as per manufacturers recommendations.
iii) Gable Ends Woodgrain Panel/.....
- 4.11 SOFFIT: - Boxed with 4.5 mm Flat Fibrolite with P.V.C. Joints
- 4.12 WINDOWS - Either (a) Timber. Frames and Sashes finger jointed Tanalised Pine to J.M.F. design. Sizes and openings as shown on Plan.
Or (b) Aluminium
Make.....FISHER.....Type. AWNING.
Finish Silver/Bronze.....
Sizes and openings to manufacturers standard sizes similar in size and openings to those of timber windows as shown on plan but with single opening sashes.
- 4.13 WINDOW SHUTTERS: - As per Plan Type.....
- 4.14 EXTERIOR DOORS: - Front Door - Tanalised Pine 2 Lt Obscure/8 panel timber
Back Door - Tanalised Pine 2135 x 810 2 Lt Obscure
Aluminium Sliders/French doors as per plan.
Make.....
Finish Silver/Bronze.....
Windows adjoining aluminium sliders shall be aluminium.

- 4.15 EXTERIOR FINISHINGS: - Scribes 50 x 12 Tanalised Pine or 20mm Vinyl Foam, Sealant, Barge, Fascia, Frieze Board, 150 x 25 Tanalised Pine
.....
.....
- ** 4.16 ROOF SHEATHING: - Either (a) Long run corrugated iron/Corrotile.
All ridges and valleys in galvanised iron.
- ** Or (b) Metal tiles fitted to manufacturers specifications over A.H.I. St.Regis underlay 360
Valleys in galvanised iron.
Type.....
- 4.17 SPOUTING & DOWNPIPES: - Marley MK2 Rainwater System White P.V.C. Guttering and 80mm diameter circular section downpipes securely fixed to floor level. On all stock houses downpipes positioned at bedroom end.
- ** 4.18 INSULATION: To comply with N.Z.S. 4218P:
R11 Fibreglass Batts to ceilings and exterior walls
Double sided perforated foil to underfloor
.....
.....
- 4.19 INTERIOR WALL LINING: - Walls are covered 9.5mm Gibraltar Board fixed and stopped as per Winstones horizontal fixing method, complying with 2.3.1 and 9.1.4 Suitable for Wallpaper finish/.....
Basements, where applicable, no wall lining.
- 4.20 CEILINGS: - All ceilings - Michaelangelo ceiling panels pattern Rift/.....
Basements, where applicable, no ceiling.
- 4.21 INTERIOR DOORS: - All interior doors clean flush type hardboard either hung or sliding as shown on the plans.
To all main rooms 2305 x 760
To utility rooms 2305 x 760
Wardrobes, linen, H.W.C., etc. 2305 x 460, 580, 760
Archways as per Plan, if applicable.
Shoji Doors as per plan
.....
.....
- ** 4.22 INTERIOR MOULDINGS: - Skirtings 60 x 10 Bevelled
Architraves 35 x 10 sq. dressed
Scotia or Cornice 30 x 18 bevelled to 10
All interior mouldings Pine.

..... J.R. Thorpe
For & Behalf of Contractor

.....
Employer

4.23 INTERIOR FIXTURES & FITTINGS: AS PER PLANS

KITCHEN

- (a) 1650 sink bench unit 4 drawers, 3 cupboard doors
 (b) Formica /.....sink bench top to be selected from Keith Hay standard colour range with stainless steel bowl central complete with plug and waste and mixing faucet.
 ** (c) Dresser unit with Formica surfaced dresser top.
 1350 long Qty
 900 long Qty
 450 long Qty
 ** (d) Top Cupboards
 1350 long Qty
 900 long Qty
 690 long over Fridge Qty
 2065 Combined Unit (1350 & over fridge unit)
 ** (e) Pantry. Floor to ceiling 450mm wide 1 door
 900mm wide 2 doors
 with 3 shelf spice racks per door.
 ** (f) Hot water and airing cupboard, 1 door
 ** (g) Broom cupboard 1 door
 - Cupboard Doors on Units (1) to (e) inclusive to
 Paint Quality
 Mahogany veneered
 Planked pine veneered
 (h) Towel Rail
 ** 4.24 BATHROOM:
 (a) "Lady Caroline" Bath/Shower Unit of White/..... seamless plastic reinforced with fibreglass complete with chrome shower rail and Felton Mix shower fitting. Unit 1530 x 840 standing 1830 high.
 ** (b) "Lady Caroline" vanity top, White/.....FORMICA, complete with plug and waste and mixing spout, fitted on a wooden vanity unit with two raised panel doors.
 ** (c) 1525 mm Pressed Steel enamel bath/acrylic bath, white complete with soap recess.
 ** (d) Stainless steel shower base with "Seratone Oyster" wall lining. Complete with waste, Felton-mix shower fitting and soap holder.
 (e) Shaving cabinet, wooden built-in with 2 mirrors and accessory shelves.
 (f) Toothbrush holder, towel rail.

 ** 4.25 TOILET:
 ** (a) Water closet N.Z. made with terminal vent as required.
 (b) "Caroma wallset" cistern White/..... with matching toilet seat
 ** (c) "Dux Lo-line" water cistern White with "Dux" flexible seat white.
 (d) Toilet roll holder.

..... J. R. Thorpe
 For & Behalf of Contractors

.....
 Employer

4.26 LAUNDRY:

- (a) Wash tub single 560 x 460, stainless steel, seam welded on wooden unit with single door, complete with plug and waste, hot and cold taps and soap holder.
- (b) Hot and cold taps suitable for automatic washing machine.
- (c) 180 litre Stanley Low Pressure dual electric water cylinder including thermostat and 2000 watt or smaller element if limited by Power Board.
Cylinder located as per Plan and erected 600 mm above floor level complete with pressure reducing valve.

**

- (d) Towel Rail ~~DELETE~~
- (e) 725 mm Top Cupboard ~~DELETE~~

4.27 SUNDRY INTERNAL FITTINGS
AND FIXTURES:

- (a) Lockable Medicine Cabinet as per Plan

4.28 HARDWARE - DOOR AND WINDOW FURNITURE

FRONT & BACK DOORS - Night Latches
WOODEN WINDOWS: J.M.F. registered design catches
ALUMINIUM WINDOWS: As supplied by window manufacturer
CUPBOARD DOORS: 45mm diameter convex wooden knobs
HUNG DOORS Wooden knobs with roller catches

BATHROOM & TOILET Fitted with privacy bolt

4.29 MANHOLE:

Positioned in passage or as decided by Contractor

5.00 YARD CONSTRUCTION - PLUMBING

- All plumbing work to be carried out under strict supervision by reputable and registered contractors.

5.01 WATER PIPES:

- All hot and cold water runs in concealed 12mm (I.D.) copper pipe to a point ready to be connected to mains supply.

5.02 TAPS:

- Taps or faucets fitted to fixtures in locations as specified elsewhere and one exterior hose tap fitted adjacent to back door. All inside taps of the following brand:
Methven with Crystalline Tops/

J.R. Thorpe
 For & behalf of Contractor

.....
 Employer

6.00 YARD CONSTRUCTION - ELECTRICIAN

- All Electrical work and installations to be carried out by reputable and registered contractors to requirements of local electrical authorities. All cable fittings to comply with N.Z.S.S. - Installation of the following:

** 6.01 LIGHTS:

- Interior ceiling with plain opal shade/ 10
Crown Crystal "U FIT" Shade. Number.....
- Interior wall with no shade Number.....
- Exterior lights 150mm ball fitting Number.....2.....

** 6.02 POWER POINTS:

- Height of Power Points approx. 250 mm
- 3-pin plugs single switched Number....10.....
- 3-pin plugs double switched Number.....
- Hot Water Service Number 1
- Stove wiring for 4-plate supply Number 1

6.03 SWITCHES:

- P.D.L. 200 Series switches

6.04 T.V. AERIAL CONNECTOR

- Fitted to one power point in lounge. Note: power point is included under 6.02.

6.05 STOVE:

- One SHACKLOCK 610 mm 4-plate Automatic stove,
"Chef 610A White/DELETE.....
...ORION...3...PLATE...STONE.....

** 6.06 CENTRAL HEATING:

- Install thermostatically controlled electric central heating units. Airea Heat Model 2 Kw
Number of units DELETE.....

6.07 MAIN SWITCHBOARD:

- Meter box located in back porch or alternative outside position to be decided by Power Board.

6.08 SUB BOARD

- To be positioned by Contractor.

6.09 ELECTRICAL SUBMAINS:

- To connect sub board to meter box.

J. R. Thorpe
.....
For & Behalf of Contractors
210180

.....
Employer

7.00 YARD CONSTRUCTION - PAINTING

- All painting to be carried out under strict supervision with first grade materials. Exterior or interior colour schemes may be selected by the purchaser to a maximum of 4 exterior colours and 4 interior colours. Additional colours at an additional cost of \$25. per colour. Contractors standard paint and paper schedule selecting exterior and cupboard door colours to be completed before construction proceeds past "roof on" stage. N.B. Cup'd door stain classified as a colour.

- 7.01 EXTERIOR PAINTING:
- (a) CORRUGATED IRON ROOF If applicable is unpainted.
 - (b) ALL EXTERIOR TIMBERS to be primed. Then stop with first grade putty to all nail holes, scribes and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of fullgloss. Where sashes or frames picked out in different colour, only outward facing surfaces to be in colour required.
 - (c) FIBROLITE & HARDIFLEX Wall sheathing, soffit lining and gable ends to receive 2 coats of acrylic paint.

- 7.02 INTERIOR PAINTING:
- (a) CEILINGS & SCOTIA to bedrooms, hall, lounge, dining room, etc. to receive two coats of Acrylic white. Ceilings to kitchen, bathroom, toilet, laundry, etc. to receive one coat all-purpose undercoat followed by one coat of fullgloss white.
 - (b) WOODWORK & MANHOLE to receive two coats of approved undercoat followed by 1 coat of fullgloss white.
 - (c) CUPBOARDS Inside unpainted.
 - (d) CUPBOARD DOORS One coat sealer, one coat approved undercoat followed by one coat fullgloss. Where Mahogany doors specified under 4.23(G) "wipe on stain" to be wiped/brushed on and wiped off, and finished with 2 coats Polyurethane Satin.
 - (e) FLUSH DOORS One coat of sealer, one coat of approved undercoat followed by one coat of semigloss/fullgloss white.
 - (f) WARDROBES Interior two coats acrylic paint.

7.03 PAINTED WALLS

** 7.04 WALLPAPER:

.....
 All walls papered. An allowance of up to .50 rolls of wallpaper to an average value per standard roll of \$5.00 has been included in the Contract Price. For the Employer's convenience, a range of papers are available for selection at the Contractor's office. Free samples are also available.

If suitable wallpaper cannot be selected from the Contractor's range then wallpaper is to be selected by the Employer at.....

**

...CONOUR FASHIONS.....If wallpaper to a lesser or greater value is selected, then the difference plus any additional costs for hanging will be adjusted against the allowance above.

Because "sale" papers are often defective in some respect the Contractor will not accept responsibility for the quality of the papers or the quality of hanging "sale" wallpapers if they are selected by the Employer.

.....
J. R. Thorpe
 For & Behalf of Contractors

.....
 Employer

8.00 INSPECTION OF HOUSE BEFORE DELIVERY

- Homes are completed in every detail at the assembly yards of the Contractors as per the specification 1.00 to and including 7.03. It is the Employer's responsibility within seven days after being requested by the Contractor to inspect the "Pre-Built" house before delivery to the site and advise the Contractor in writing of any incorrect colour scheme, or any visible omission or deviation from the plans, specifications and authorised variations to Contract and the Contractor shall be liable to remedy all such items so advised.

9.00 SITE CARPENTRY AND JOINERY

9.01 SITE:

- Clearing and preparation of the site on which the "Pre-Built" Home is to be placed, is the responsibility of the Purchaser unless arrangements to the contrary are made. The Purchaser must clearly indicate the site and the boundary pegs must be clearly marked. No allowance has been made in the Contract Price for surveyors fees or charges.

The Employer is responsible to stake the position of the building and also flag any obstacle, such as underground tanks and services which the Contractor must take care to avoid.

Contractor will not be responsible for constructing the building on the wrong section, too near or over a boundary line if positioned according to the stakes which the Contractor will assume are as per the site plan attached hereto.

9.02 ROCK, FROZEN GROUND: -

No allowance has been made for excavation and removal of rock or excavation in frozen ground. Any encountered in foundation work, drainage, or any other underground work will be removed at cost plus 15% Contractors Margin.

9.03 SUBSTANDARD GROUND: -

No allowance has been made for any extra work required by Local Body or institutional inspectors, should fill or substandard bearing ground be encountered. Any extra work required including consulting engineers fees will be carried out at cost plus 15% Contractors Margin.

9.04 BASE HEIGHTS:

- House will be delivered to the Purchaser's site, level and plumb
Either a) Placed as low as possible to ground, but no lower than 300 mm from underside of bearer to ground (crawl space) at any point. An allowance has been made for a slightly sloping site and any base heights over 900 mm from ground level to underside of bearers will be charged as an extra.

Or b) To maximum base heights as shown on plans from underside of flooring to ground level.

9.05 DAMPCOURSE:

- A layer of approved dampcourse to be laid between piles (C3 treated or concrete) and other timber members.

.....
For & Behalf of Contractors

.....
Employer

9.06 TIMBER PILES:

- 'Short Driven' 140 S.E.D. piles treated to N.Z.P.T.A. C2B. Retention 13.5 Kg/m³ to centres as shown on Plan. Cut surfaces not to be closer than 300mm to ground with all cuts liberally brushed with creosote or an approved protectorate. Piles fixed to bearers with 2 Timloks and wired down with 4mm Galvanised wire stapled at either end with 2 staples.

9.07 SUB FLOOR BRACING:

- Boric treated Pine or Douglas Fir braces of 100 x 100 composite maximum length 4500 positioned as shown on Plans. Fixed with hot dipped galvanised bolts and washers with shafts coated with multipurpose grease.

9.08 CONCRETE FOOTINGS TO PILES:

Ground holes for piles to a maximum depth of 450mm from top of ground and to sizes as shown on Plans.

9.09 BASE SHEATHING & VENTILATION:

Base of building as per 9.04 to be sheathed in

Either: i) 6.00mm/7.5mm flat Hardiflex supported by 100 x 50 Boric Treated Pine walings to piles and nogged if necessary. All joins and corners covered by P.V.C. jointer. Hardiflex unpainted.

Or: ii)

VENTILATION: Area of ventilation exceeds that required in 4.1.2 - Ventilation to sub floor provided as specified in 4.1.2.(c) by a floor joist cantilever of 225mm with verminproof netting fixed to underside of exposed joists.

9.10 LANDINGS & DECKS:

..... RESPONSIBILITY OF EMPLOYER

9.11 STEPS:

- ** (a) Front Door
- ** Either i) ~~Precast~~ DELETE Number Treads
- ** Or ii) ~~Wooden Stained~~ DELETE Number Treads
- ** (b) Back Door
- ** Either i) Precast Number Treads 2
- ** Or ii) ~~Wooden Stained~~ DELETE Number Treads
- ** (c) Aluminium Sliding Door/ French Doors
- ** Either i) Precast Number Treads 3
- ** Or ii) ~~Wooden Stained~~ DELETE Number Treads

9.12 HANDRAILS:

- ** - Handrails to be fitted where steps are over 5 risers high but have not been included in the price unless more than four treads have been allowed for in 9.11.
- ** - Timber handrail fitted on timber staunchions as follows:-
- ** (a) Front Door Steps - one/two sides
- ** (b) Back Door Steps - one/two sides
- ** (c) Aluminium Sliding Door steps - one/two sides
- ** (d) To landings and decks as specified in 9.10
- ** Total lineal metres of handrail

J. R. Thorpe

For & Behalf of Contractors

.....

Employer

9:13 FLOOR SANDING:

- In Yard and prior to delivery, all floors to be treated with electric sanding machine with a standard cut.
Note: This is not suitable for Polyurethane.

** 9.14 VINYL FLOORING:

- 1.5mm foam vinyl sheet flooring fixed with Marley 100 adhesive and well rolled to be laid in kitchen/laundry/toilet/bathroom
Type of Vinyl Flooring - Marley "Diplomat" MD.360.....

** 9.15 CARPET:

- Fitted wall to wall over 2.7 Kg (6 lb) underfelt or equivalent backing and securely nailed around all edges after suitable stretching and fitting. Where carpet joins vinyl flooring as per 9.14 metal edging strips will be fitted. Carpet to be fitted to the following rooms: Lounge/Dining Room/Hall/Bedroom 1/Bedroom 2/Bedroom 3
(a) Westbrook Espania 1150 g Colour
(b)

10.00 SITE PLUMBING

10.01 WASTE PIPES:

- Carry waste pipes from fittings to gulley traps in 32mm P.V.C. pipe with all necessary bends, supports, etc. to conform with governing regulations or by-laws.

** 10.02

- Extend downpipes down from floor level to connect with drainage fittings or to water supply tank.

10.03 WATER SUPPLY:

**

- Contract price based on water supply from town supply/tank/
- If Town Supply - Run feeder supply from mains supply in 20mm copper or alkathene tube. Owner to obtain meter or Local Authority connection or alternative water supply and to be responsible for ensuring it is available and flagged prior to construction commencing.
- If tank supply - Tank supplied by Contractor/Employer Tank size..... concrete connection spouting to tank overhead/..... Pressure Pump supplied by Contractor/Employer type.....
- If bore or other supply, Employer to arrange for water to be brought within 7 metres of house.

**

**

11.00 DRAINAGE

- Install complete sanitary and stormwater drainage system in accordance with best trade practice. No allowance has been made for any special requirements required by the Local Authority if contrary to normal trade practice. As part of the requirements of the plumbing and drainage permit all sanitary and stormwater drainage is subject to inspections and approval by the governing local authority.



.....
J.R. Thorpe
For & Behalf of Contractors
210480

.....
Employer

12.00 SITE ELECTRICIAN

12.01 ELECTRICAL MAINS: - Connect from main switchboard to power point of entry on house

12.02 EARTHING & BONDING: - To be carried out to satisfaction of Power Board.

12.03 POWER BOARD CONNECTIONS:

- ** - Either (a) AERIAL New overhead power connection from existing pole on road to point of entry on the house. Generally installed free by Power Boards. No allowance has been made for Power Board charges.
- ** Or (b) UNDERGROUND New underground power connection from existing plinth to point of entry on house. Generally installed free by Power Boards. If not free, no allowance has been made for this cost.

13.00 SUNDRIES

- ** 13.01 HEATING: -
- ** 13.02 - NO WASHING MACHINE TAPS - TAPS OVER TUB ONLY.
- ** 13.03 -
- ** 13.04 -
- ** 13.05 -
- ** 13.06 -
- ** 13.07 -
- ** 13.08 -

J.R. Thorpe
.....
For & Behalf of Contractors

.....
Employer

Blenheim Borough Council,
P.O. Box 27,
BLENHEIM.

Telephone 5249

29/7/1980

Keith Hay Homes Ltd
Riverlands Blenheim RJ4

File ref 6963

Re: Henry Residence 16 Kingswell Drive

Your application for a building permit has been approved and the permit will be issued on receipt of the following payments:—

Building Permit Fee		\$ 90:00
Drainage and Plumbing Permit Fee	A 28 D 18	\$ 46:00
Building Research Levy		\$ 27:00
Sewer Connection Fee		\$: /
Stormwater Connection Fee		\$: /
Water Connection Fee		\$: /
Footpath Services Damage Deposit		\$ 100:00
Vehicle Crossing Fee		\$: /
TOTAL		\$ 263:00

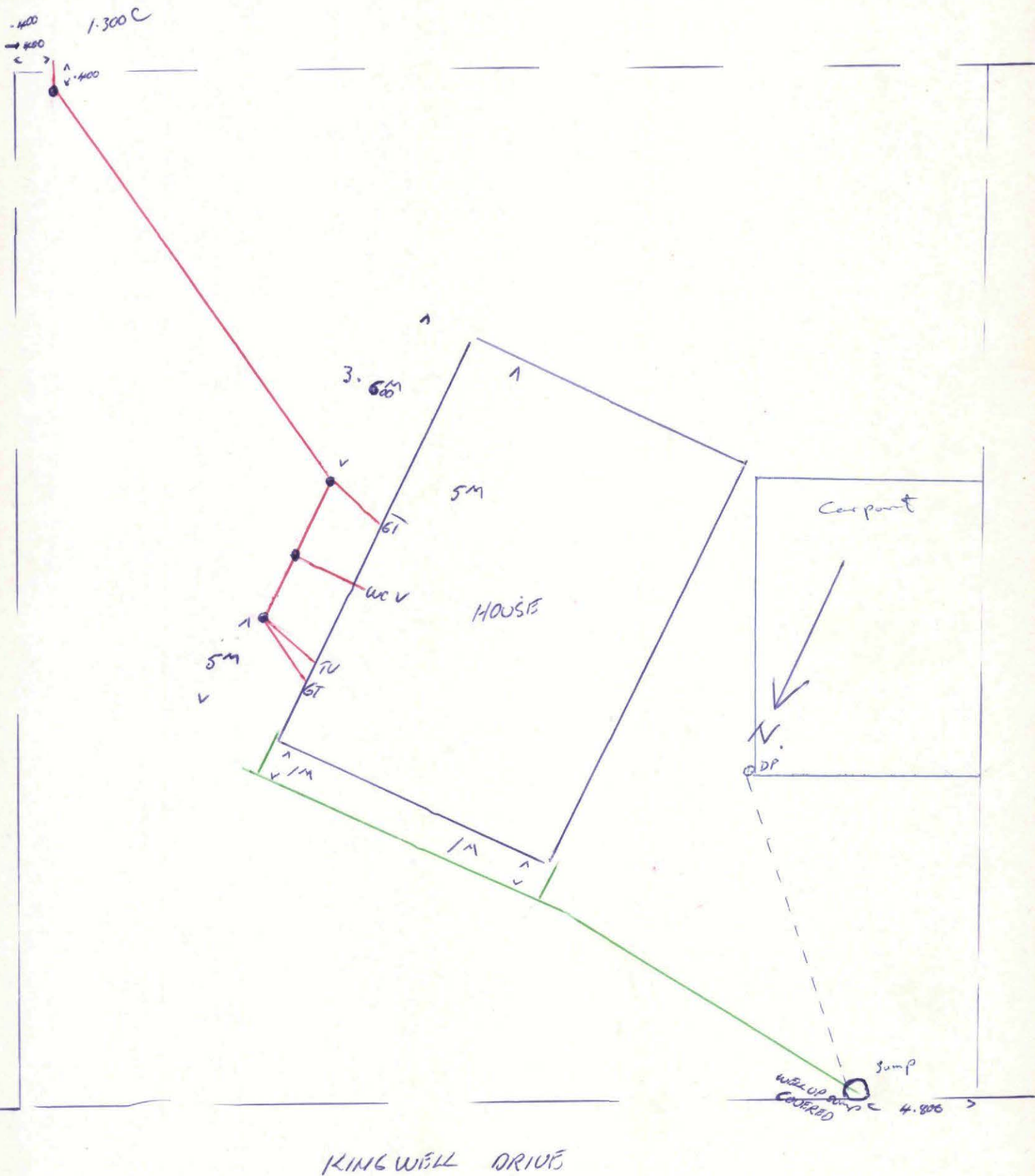
Amendments have/have not been made to your plans and specifications and the issue of the permit is subject to your acceptance of any amendments. Work is not to commence on the structure until the building permit has been uplifted.

D. D. Baskerville
D. D. BASKERVILLE
Senior Building Inspector

306499

BLENHEIM BOROUGH COUNCIL

DRAINAGE PLAN

*[Signature]*Drainlayer J. CROUCH. Plumber _____ Date of Inspection 5-9-80Name K. HENRY. Street No 16. KINGWELL DRIVELot 3 D.P. 5300 Section _____NOTE—For drainage work, a scale plan in ink showing street line, section, boundaries, building in outline, sanitary fittings, lines of drains, inspection pipes, etc. MUST be supplied.

Scale: 1 to 100

5462

W

881

FILE No.

Permit No. D038919

BC

BLenheim BOROUGH COUNCIL**APPLICATION FOR BUILDING PERMIT**

11 JUN 1986

To THE BOROUGH ENGINEER,

Please indicate **Engineer's Office**

Sir,

X/We hereby apply for permission to erect, add, demolish, resite a (state type of work) CONVERTED ALREADY ERECTEDPAGODA INTO A CARPORT. (HAVE HAD DISCUSSIONS ABOUT IT, REFER MR. KING.)at No. 16 KINGWELL DRIVE StreetFor (owner-occupier) K.B. & A.J. HENRYof (full postal address) 16 KINGWELL DRIVE BLENHEIMName and address of owner AS ABOVE.
(of the land if not that stated above)according to locality plan and detailed plans, elevations, cross-sections, and specification of building deposited herewith in **DUPLICATE**PARTICULAR OF LANDVal. Roll No. 20490 49900 LOT 3 DP 5300 CT. Being Pt. section SITE AREA 554 m²PARTICULARS OF BUILDINGTotal floor area: m² Area of Accessory Building m²

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose). If dwelling also state estimated completion date.

..... Builder Address
Name of

Available Phone

..... Plumber Address
Name of

Phone

..... Drainlayer C/- BBC Address
Name of

Phone

ESTIMATED VALUEBuilding..... \$ 1200 : -Plumbing..... \$ +Drainage..... \$ 150 : -Total \$ 1350 : -Available Phone "Safe" Air, 28416

Name of Applicant

Address

Date of Application

Approved..... J. Peyton**BOROUGH BUILDING INSPECTOR**Date 15-8-86Footpath Damage Deposit Refunded
RetainedOFFICE USE ONLYFEES PAYABLE—Receipt NumbersBUILDINGS \$ 20 : 1290 ^{22/8/86}Footpath Services
Damage Deposit \$ — : Building Research Levy... \$ — : Plumbing..... \$ + : Drainage Paid \$ 20 : 00 ^{1230 8/8/86}Sewer Connection \$ + : Water Connection \$ + : Stormwater Connection..... \$ + : Vehicle Crossing \$ — : Reserves Cont. Fee \$ — :\$ 40 : -

Routine Check List

Date: 16/6/86

LEGAL DESCRIPTION: Val. Roll No: 2049049900 Lot: 3 D.P.: 5300
PROPOSED BUILDING: Carport ADDRESS: 16 Kingwell Drive
OWNER: K Henry BUILDER: Owner

DEPARTMENT:	CHECK LIST:	REMARKS:	INITIALS:	DATE:
TOWN PLANNER OK	Zoning, Use and Site	P2 Prod Front		
	Yards and Height	OK		
	Site Coverage	OK		
	Off Street Parking	OK		
	Street Set Back/Building Line Restriction	OK		
	Length in Relation to Yards	OK		
	Other buildings on site	Dwelling		
	Width of Eave	OK		
	Critical floor level area	NA		
	Catchment Board	NA		
BUILDING INSPECTOR	Certificate of Registration			
	Value of Application			
	Foundation			
	Concrete			
	Reinforcing			
	Framing			
	Roof			
	Insulation			
	Veneer			
	Chimney			
	Room Sizes and Combination			
	Stud Height			
	Light Ventilation			
	Fire Wall-Lateral Support			
	Requiring Specific Design			
HEALTH-PLUMBING AND DRAINAGE Drainage permit application required for stormwater drains. Received 8/8/86 + Paid	General Plumbing	spouting + Downpipes		
	Number of Sanitary Fittings	N/A		
	Sewer	N/A		
	Sewer invert (Relative to floor level)	N/A		
	Stormwater Drains	Required		
	Stormwater to Street	Yes via existing from house		
	Water Supply	N/A		
	Isolation of W.C. Compartments	N/A		
	Sewer Connection			
	Water Connection	Existing to dwelling		
	Stormwater Connection			
WORKS	Footpath Crossing Required	NO		
	Footpath Level	OK		
	Sewer Invert Level	N/A		
	Finished floor Level	OK		

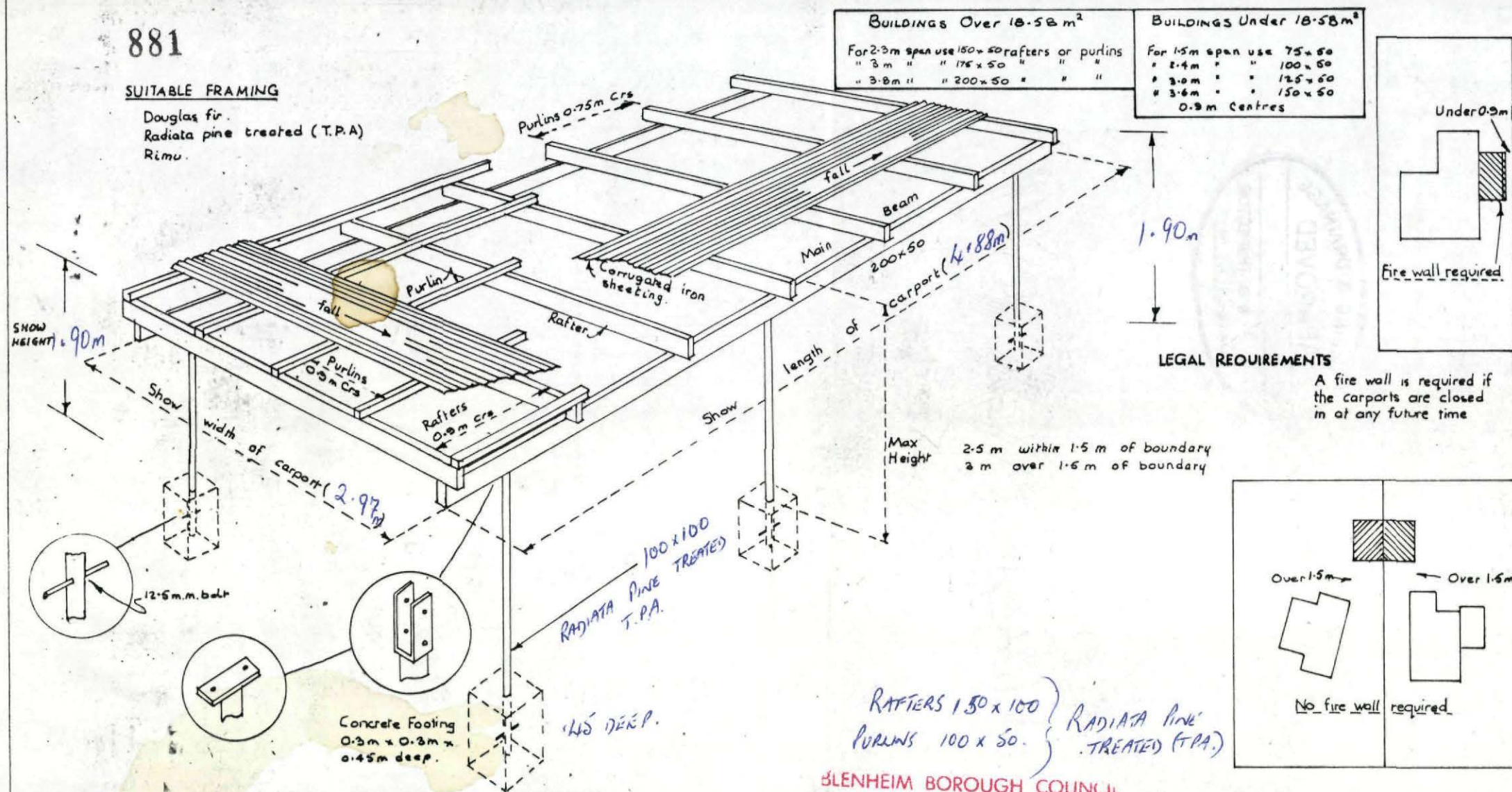
16/6/86

17-6-86

15/8/86

SUITABLE FRAMING

Douglas fir
Radiata pine treated (T.P.A.)
Rimu.



"Fire walls" are to be designed to comply with N.Z.S.S. 1900. Refer to visual aids.

Recommended treatment for timber in exposed places T.P.A. C.7. or equivalent

Gully traps under carport to be sealed and vented

Inspection chambers to drains covered by carports are to be brought to the surface and sealed with inspection cover

All buildings to be sited in accordance with District Scheme

Buildings are not permitted within 6m of the front boundary

APPROVED subject to:

1. All work complying with the Borough Building By-laws.

2. 24 hours' notice being given to the Borough Building Inspector prior to pouring any concrete.

BLENHEIM BOROUGH COUNCIL

SITE PLAN TO BE DRAWN ON
REVERSE SIDE

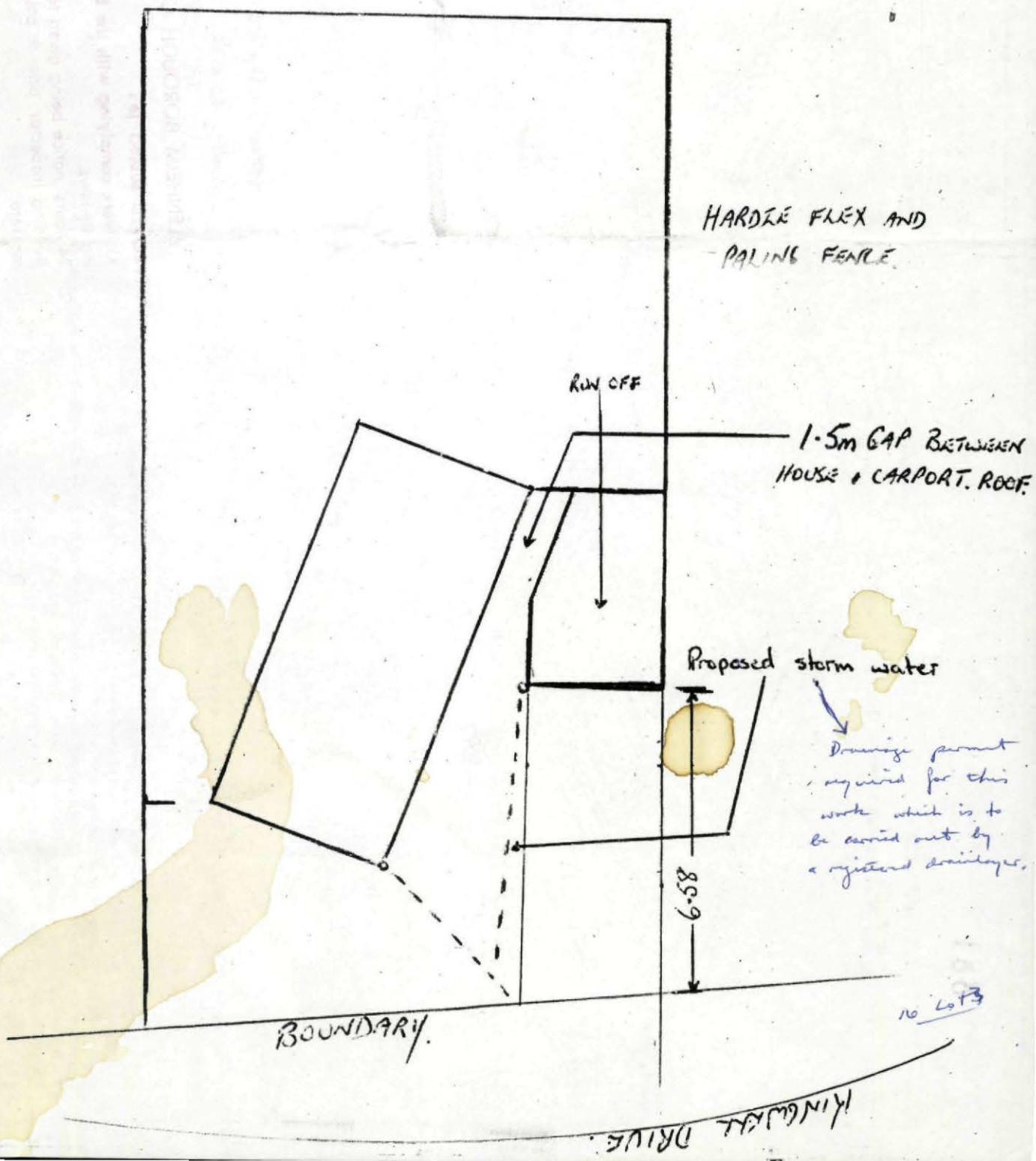
DISPOSAL OF STORMWATER TO BE
SHOWN ON SITE PLAN

BLENHEIM
BOROUGH
COUNCIL

DETAILS FOR OPEN CARPORT

K.G. CLOUGHLY,
BOROUGH ENGINEER
D.D. BASKERVILLE,
Sr BUILDING INSPECTOR
Drawn G.F. FRY.

B3 / VA / 3
August 1974



Blenheim Borough Council,Private Bag
BLenheim.

Telephone 85-249

15-8-1986

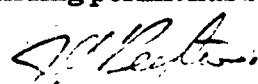
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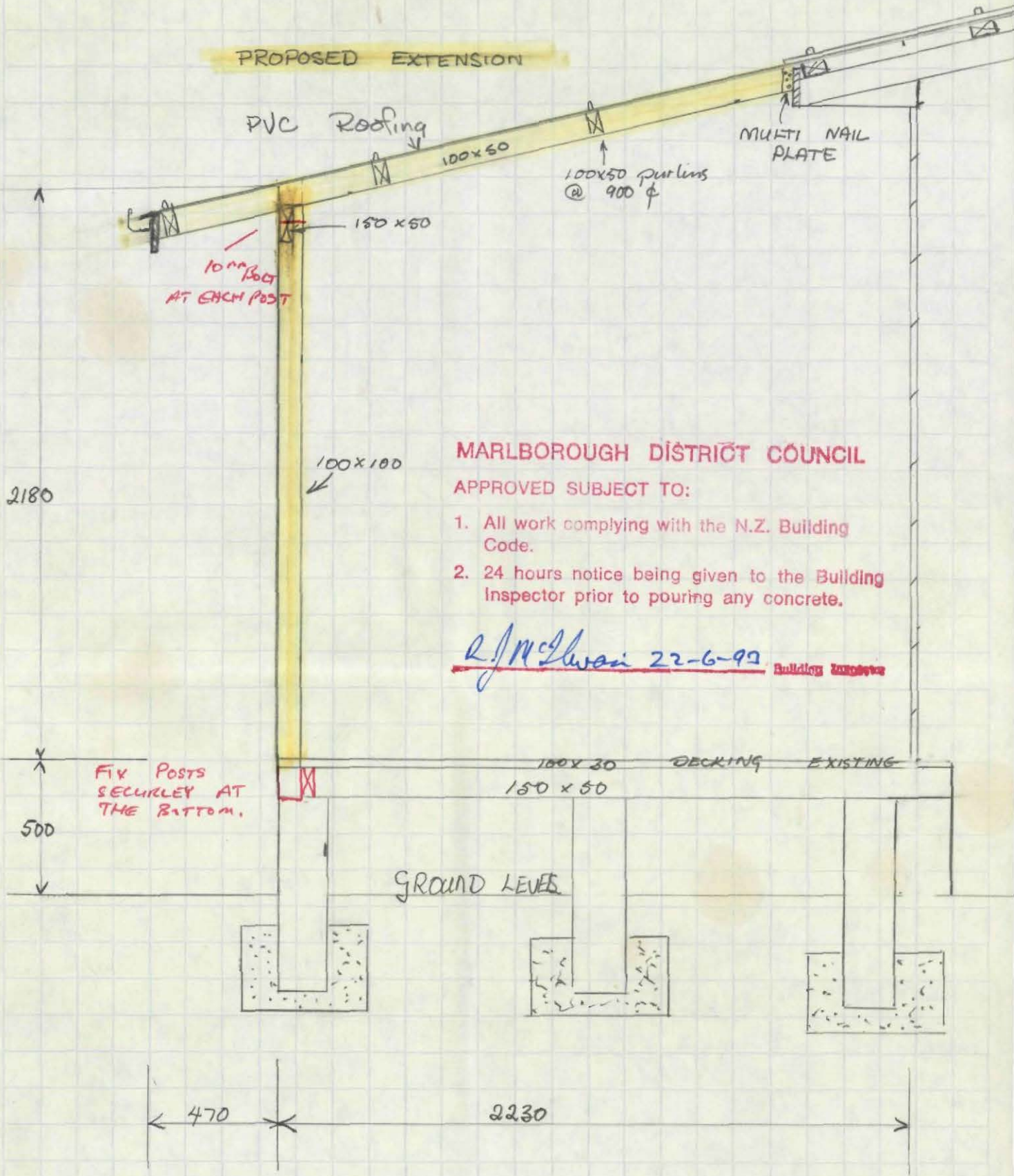
Mr. K. B. Henry16 Kingwell Drive BlenheimFile No. 881Re: Carport for Self

Your application for a building permit has been approved and the permit will be issued on receipt of the following payments:

Building Permit Fee	\$ 20.00
Plumbing Permit Fee	\$
Drainage Permit Fee	<u>Paid 12.50 9/8/86</u> \$ 20.00
Building Research Levy	\$
Sewer Connection Fee	\$
Stormwater Connection Fee	\$
Water Connection Fee	\$
Footpath Services Damage Deposit	\$
Vehicle Crossing Fee	\$
Reserves Contribution Fee	\$
TOTAL	<u>\$ 40.00</u>

Amendments have/have not been made to your plans and specifications and the issue of the permit is subject to your acceptance of any amendments. Work is not to commence on the structure until the building permit has been uplifted.


D. D. BASKERVILLE,
Senior Building Inspector.



MARLBOROUGH DISTRICT COUNCIL

APPROVED SUBJECT TO:

1. All work complying with the N.Z. Building Code.
2. 24 hours notice being given to the Building Inspector prior to pouring any concrete.

R. J. McIlwain 22-6-93 Building Inspector



SCALE 50:1

100x50 RATTERS @ 900 ¢

150 x 25 FASCIA

2140

2140

2140

Down pipe

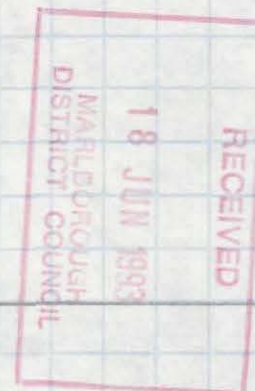
← EXISTING POSTS →

Existing Stormwater DRAIN

470

6420

470



Estimated Costing

\$ c

25 20 100x100 4X 2.300

225 00 100x50 60 mtrs.

120 00 150x25 14 mtrs.

30 13 150x50 3X 2.200 lengths

²²¹
221 00 13 Sheets PVC Roofing plus Fixings. 3m Long.

8450 13 pkts Fixings @ 660 per pkt x

10 00 Galv Nails 100 mm 2 pkts \$5 Kg

10 00 75 mm 2 pkts \$5 Kg

15 00 MULTI NAIL PLATES. 20 off. Lumber Lock plates. 70 cents.

PVC	Spouting	Exactung
	BRACKETS	"
	down pipe	"

\$800 ³ estimated cost Ex Andersons.

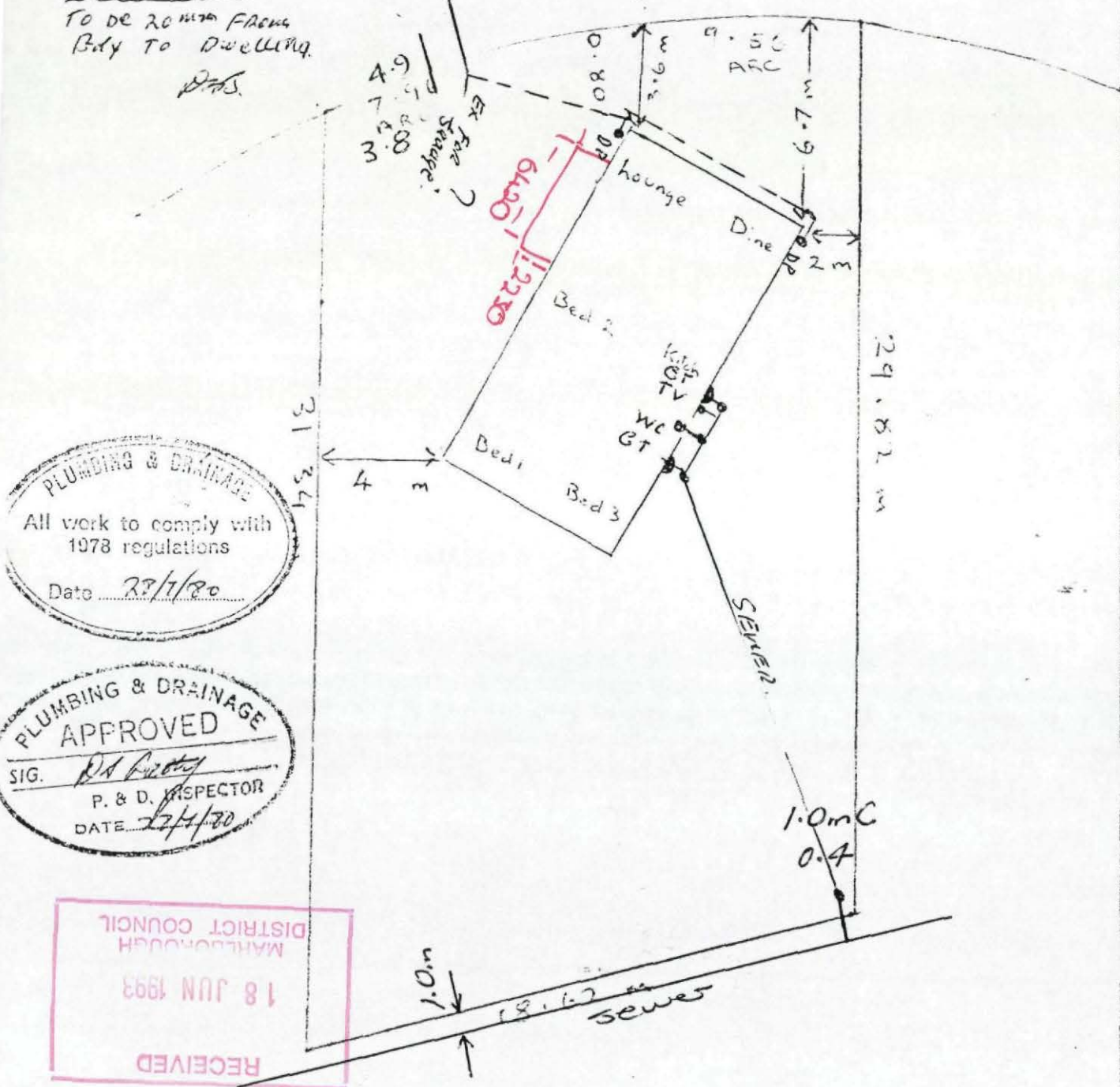


6963



WATER SERVICE
TO BE 20m FROM
Bdy TO DWELLING.

KINGWELL DRIVE



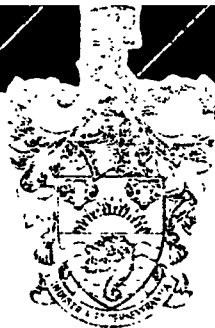
PLUMBING & DRAINAGE
All work to comply with
1978 regulations
Date 22/1/80

PLUMBING & DRAINAGE
APPROVED
SIG. P. D. INSPECTOR
DATE 22/4/80

RECEIVED
MARLBOROUGH
DISTRICT COUNCIL
18 JUN 1993

SEE SITE PLAN FOR MR & MRS HENRY, PLOT 3 PP 5300
PLAN 903
SHEETS 1 200

16 Kingwell Drive



Code Compliance Certificate No: 93-794

Section 43(3), Building Act 1991

ISSUED BY : MARLBOROUGH DISTRICT COUNCIL



BC

Building Consent No: 93-794 Property No: 306499 Owner Name Avril Henry

Owner	Site
Name : <u>Avril June Henry</u>	Street/
Mailing	Road No <u>16</u>
Address: <u>16 Kingwell Drive</u>	Street/
<u>Blenheim</u>	Road Name <u>Kingwell Drive</u>
	Town/
	District <u>Blenheim</u>
Legal Description	Nature of Consent (tick box)
Valuation Roll No. <u>20490 499 00 00</u>	1 ☐ New building - exclude domestic garages and domestic outbuildings
Lot <u>3</u> DP <u>5300</u>	2 ☐ Foundations only
Section _____ Block _____	3 ☒ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
	4 ☐ Other new construction and demolition
	5 ☐ Domestic garages and domestic outbuildings

Dover Decking

This is

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed Conditions of Code Compliance Certificate No..... (being this certificate)

Signed for and on behalf of the Council :

Name: WmPosition: Senior Consents Officer Date 25 / 8 / 93@P0\RM\m\mast93-794.DOC
elt



MARLBOROUGH ALUMINIUM
& CONSTRUCTION
P.O. BOX 425. PH. 578 7786
BLENHEIM

PRODUCER STATEMENT - STRUCTURAL DESIGN

I Paul Williams
being registered under the provisions of the Engineers Registration Act 1924 and currently
holding an Annual Practising Certificate, hereby certify that I have supervised the design of,
and the computations for Ideal Garage Standards

shown on the accompanying plan(s) numbered 506/1-13
titled Ideal Garage Standards
dated 1991 and described in the accompanying specifications
for a (type of structure) Ideal Garage
proposed to be erected for Blanket Approval
on Lot..... D.P.

Located at

I further certify that the works defined above have been designed in accordance with sound
and widely accepted engineering principles, that they have been designed to support the
loads specified in the New Zealand Building Code and that I have ascertained to the best
of my ability that the stresses and combinations of stresses in the various materials of
construction under the above loads will not exceed the maxima to ensure the safety and
stability of the structure, and if erected in accordance with these plans and specifications
will comply with the requirements of the New Zealand Building Code.

Name Paul Williams
Signature [Signature] Date 26/8/93
Professional Qualifications

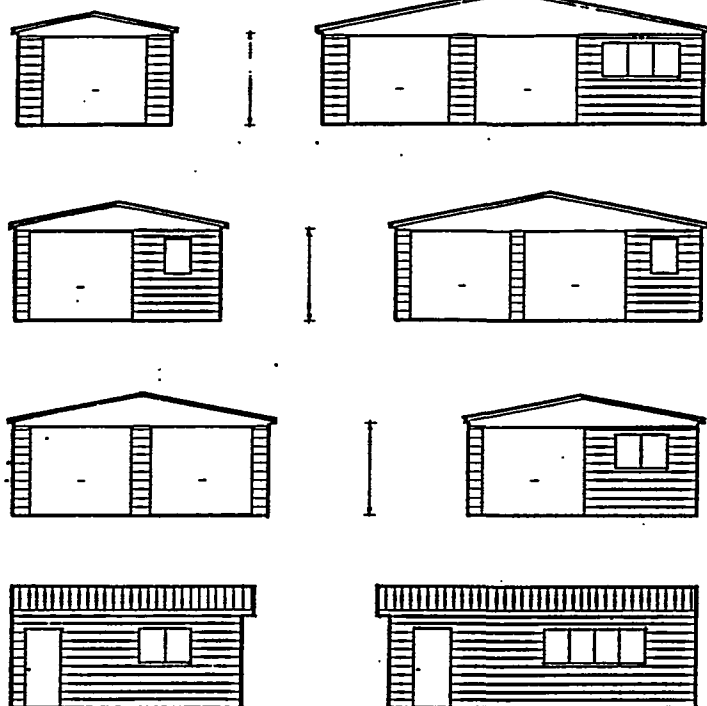
For and on behalf of Kevin Kelly & Assoc
Address 7 Mason Ave P.O. Box 14086 Panmure
Otago

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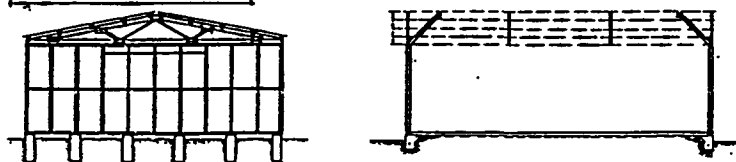
26 FEB 1996

MARLBOROUGH
DISTRICT COUNCIL

TYPICAL ELEVATIONS



TYPICAL CROSS-SECTIONS

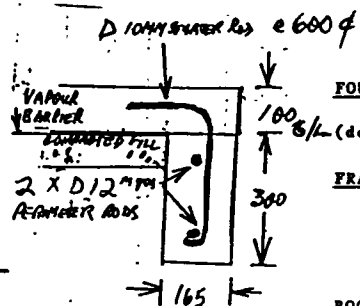


LENGTH

PLAN

LUMBER LOK
KRACK MATE

WORK



SPECIFICATIONS

- FOUNDATIONS**
- 300mmx300mm Concrete piles @ 1200mm max. crs.
 - 125mmx125mm H5 Square piles @ 1200mm max. crs.
 - Concrete slab w/ footings & mesh reinf.
 - Other (specify)
- FRAMING**
- PLATES** - 100mmx50mm H1 Pinus rad. 150mm clear of ground.
 - STUDS** - 100mmx50mm H1 Pinus rad. @ 600mm crs.
 - NOCS** - 100mmx50mm H1 Pinus rad. 1 row / 2 rows
 - PURLINS** - 100mmx50mm H1 Pinus rad. on edge.
- Checked 25mm over truss cords. Installed @ 750mm max crs.
- ROOF TRUSSES**
- PRYDA nail plate trusses (ref. A2962) by IDEAL GARAGES LTD. Installed @ 2400mm maximum centres 1.800
- CLADDING**
- ROOF** - .4 BMT Galvanised steel/ Colorsteel G II Corrugated profile/ Trimline profile
 - WALLS** - .4 BMT Galvanised steel/ Colorsteel C II Traditional 100mm w/b, Superclad w/b Trimline vertical profile.

IDEAL

MARLBOROUGH ALUMINIUM
& CONSTRUCTION
P.O. BOX 425. PH. 5787786
BLENHEIM

PROPOSED BUILDING FOR:

AT

9

IDEAL GARAGES
SPECIFICATION.

26/2/96

TRUSS DESIGNS SUMMARY SHEET

TRUSSPRY 94

STANDARD TRUSSES

29 M/S
MEDIUM WIND
AREA
URBAN

SES		TRUSS SPANS										
		3	3.6	4.2	4.8	5.4	6	6.6	7.2	7.8	8.4	9
TRUSS TYPE	STD	A	A	A	A	A	A	A	A	B	B	B
SPAN BRACE	NIL	2	2	3	3	3	3	2	2	2	2	3
MIN TRUSS PITCH	11	11	11	11	11	11	11	11	15	15	15	15
TEES	NIL	NIL	NIL	NIL	NIL	NIL	NIL	YES	YES	YES	YES	YES
TRUSS SPACING	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4

39 M/S
HIGH WIND
AREA
RURAL

		TRUSS SPANS										
		3	3.6	4.2	4.8	5.4	6	6.6	7.2	7.8	8.4	9
TRUSS TYPE	STD	A	A	A	A	A	A	A	B	B	B	B
SPAN BRACE	2	2	3	3	3	2	2	2	2	2	2	3
MIN TRUSS PITCH	11	11	11	15	15	15	15	15	15	15	15	15
TEES	NIL	NIL	NIL	NIL	NIL	NIL	YES	YES	YES	YES	YES	YES
TRUSS SPACING	2.4	2.4	2.4	2.4	1.8	1.8	1.8	1.8	1.8	1.8	1.2	1.2

SNOW LOAD DESIGNS

0.5 KPA ZONE 5 150metres

29 M/S
MEDIUM WIND
AREA

		TRUSS SPANS										
NE 5	150metres	3	3.6	4.2	4.8	5.4	6	6.6	7.2	7.8	8.4	9
TRUSS TYPE		king post	A	A	A	A	A		A	B	B	B
SPAN BRACE		NIL	2	2	3	3	3	2	2	2	2	3
MIN TRUSS PITCH		11	11	11	11	11	11	11	15	15	15	15
TEES		NIL	NIL	NIL	NIL	NIL	NIL	YES	YES	YES	YES	YES
TRUSS SPACING		2.4	2.4	2.4	2.4	2.4	1.8	1.8	1.8	1.8	1.8	1.8

1 KPA ZONE 5 150metres

39 M/S
HIGH WIND

		TRUSS SPANS										
NE 5	150metres	3	3.6	4.2	4.8	5.4	6	6.6	7.2	7.8	8.4	9
TRUSS TYPE		king post	A	A	A	A	A	A	B	B	B	B
SPAN BRACE		NIL	2	2	3	3	2	2	2	2	2	3
MIN TRUSS PITCH		11	11	15	15	15	15	15	15	15	20	20
TEES		NIL	NIL	NIL	NIL	NIL	NIL	YES	YES	YES	YES	YES
TRUSS SPACING		1.8	1.8	1.8	1.8	1.8	1.2	1.2	1.2	1.2	1.2	1.2



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26 FEB 1996

MARLBOROUGH
DISTRICT COUNCIL

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name _____

Street and Number _____

Lot and DP Number _____

City/Town/District _____

Location of Storey: single/upper of two/lower of two

Building height to apex 3.4 m Roof weight light/heavy

Roof height above eaves 1.2 m Cladding weight light/heavy

Stud height 2.4 m Room in roof space y/n

Average roof pitch _____

Building length BL = 9.000 m Gross Building _____

Building width BW = 6.500 m Plan Area, GPA = _____ m²

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 use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 _____ Terrain: Inland 0 _____ Exposure: Sheltered 0 _____ Topography: Gentle 0 _____

R2 1 _____ Coastal 1 _____ Exposed 1 _____ Moderate 1 _____

Extreme 3 _____

Total points _____

Wind zone: _____ Low (0) _____ Very high (3)

_____ Medium (1) _____ Specific Design (4)

_____ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B

W along = _____ BUs/m

W across = _____ BUs/m

Total wind load,

W ALONG:

W along x BW = _____ BUs

W ACROSS

W across x BL = _____ BUs

BUs required Earthquake

box 5

From Table EQ1

E = _____ BUs/m²

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = _____ BUs

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A								
B								
C								
D								
E								

Totals Achieved	W		E	
-----------------	---	--	---	--

From Sheet A	Totals Required	W		E	
--------------	-----------------	---	--	---	--

Wreq/Ereq = *

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

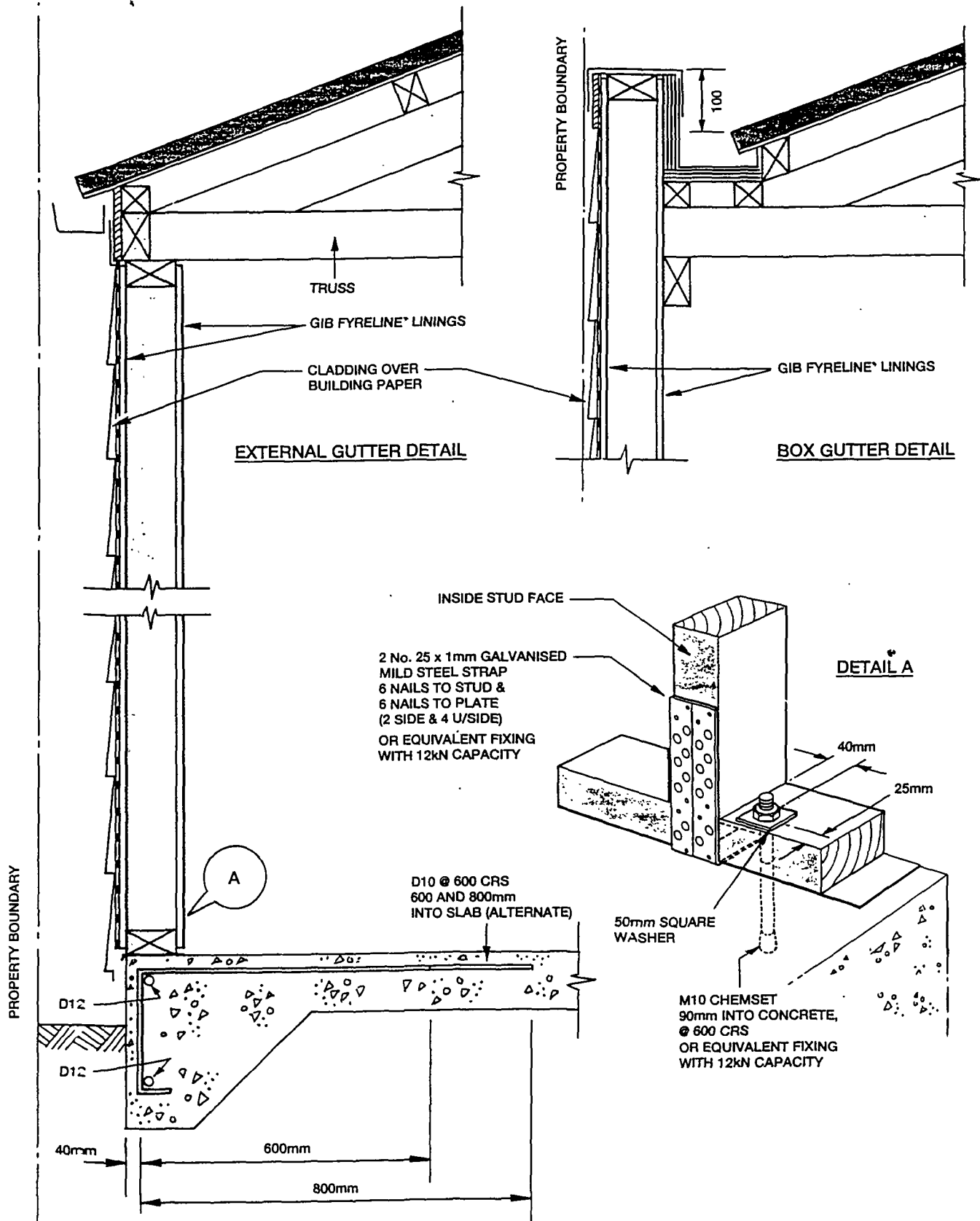
Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M								
N								
O								
P								
Q								

Totals Achieved	W		E	
-----------------	---	--	---	--

From Sheet A	Totals Required	W		E	
--------------	-----------------	---	--	---	--

Wreq/Ereq = *

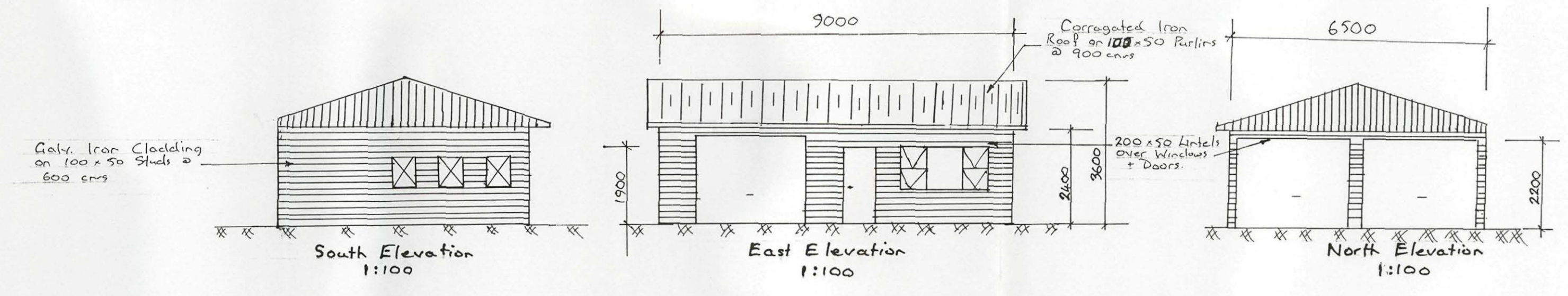
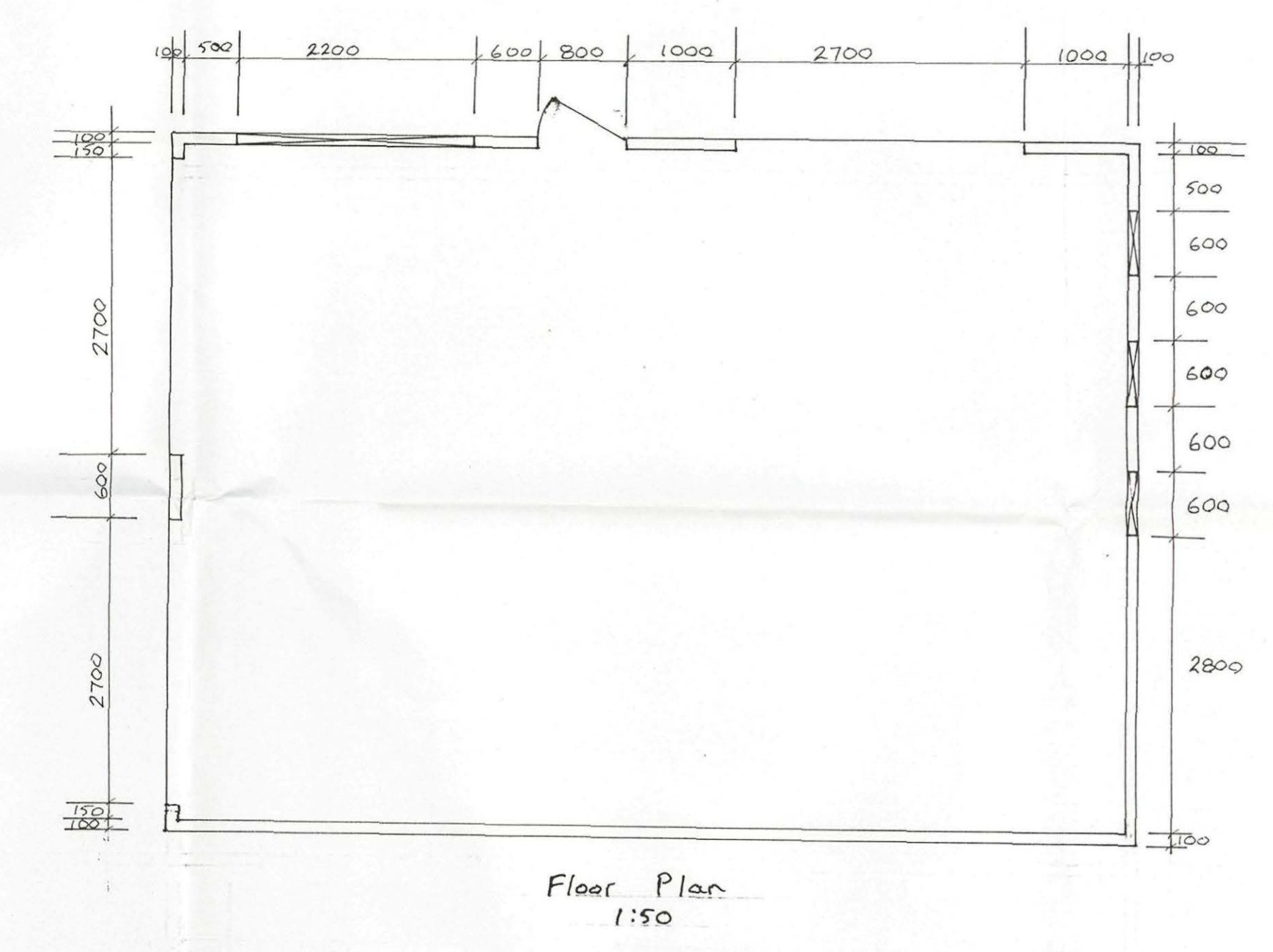
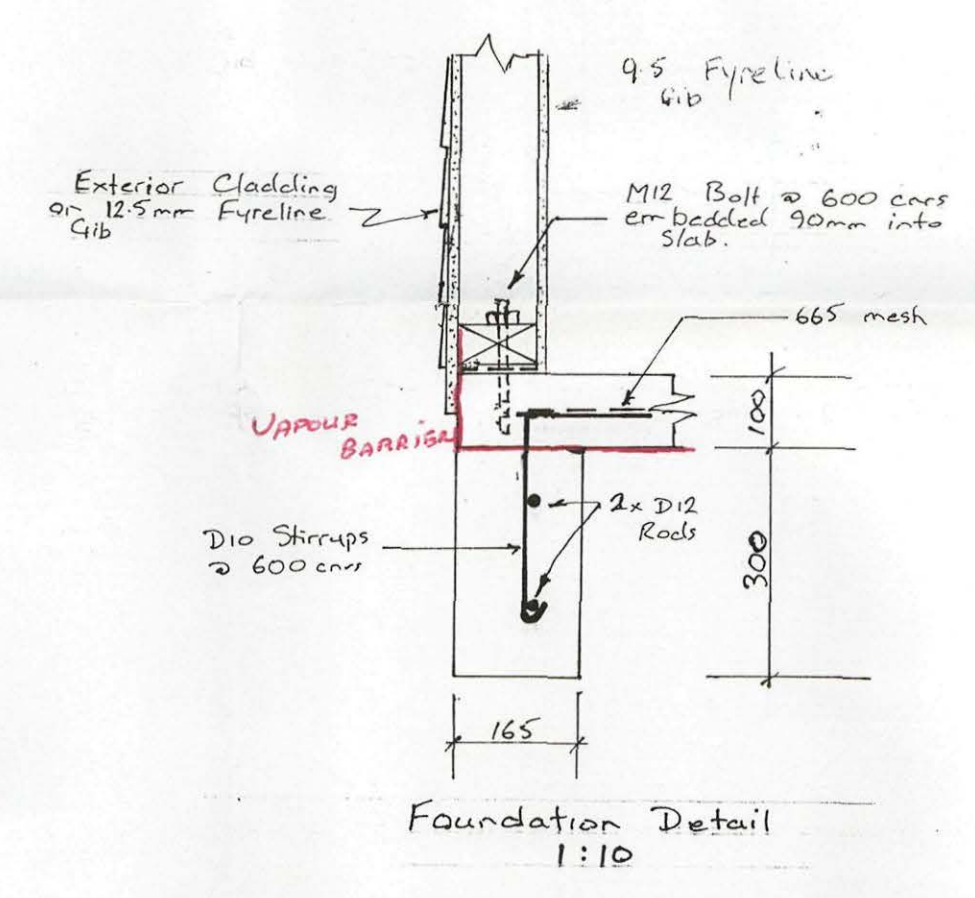
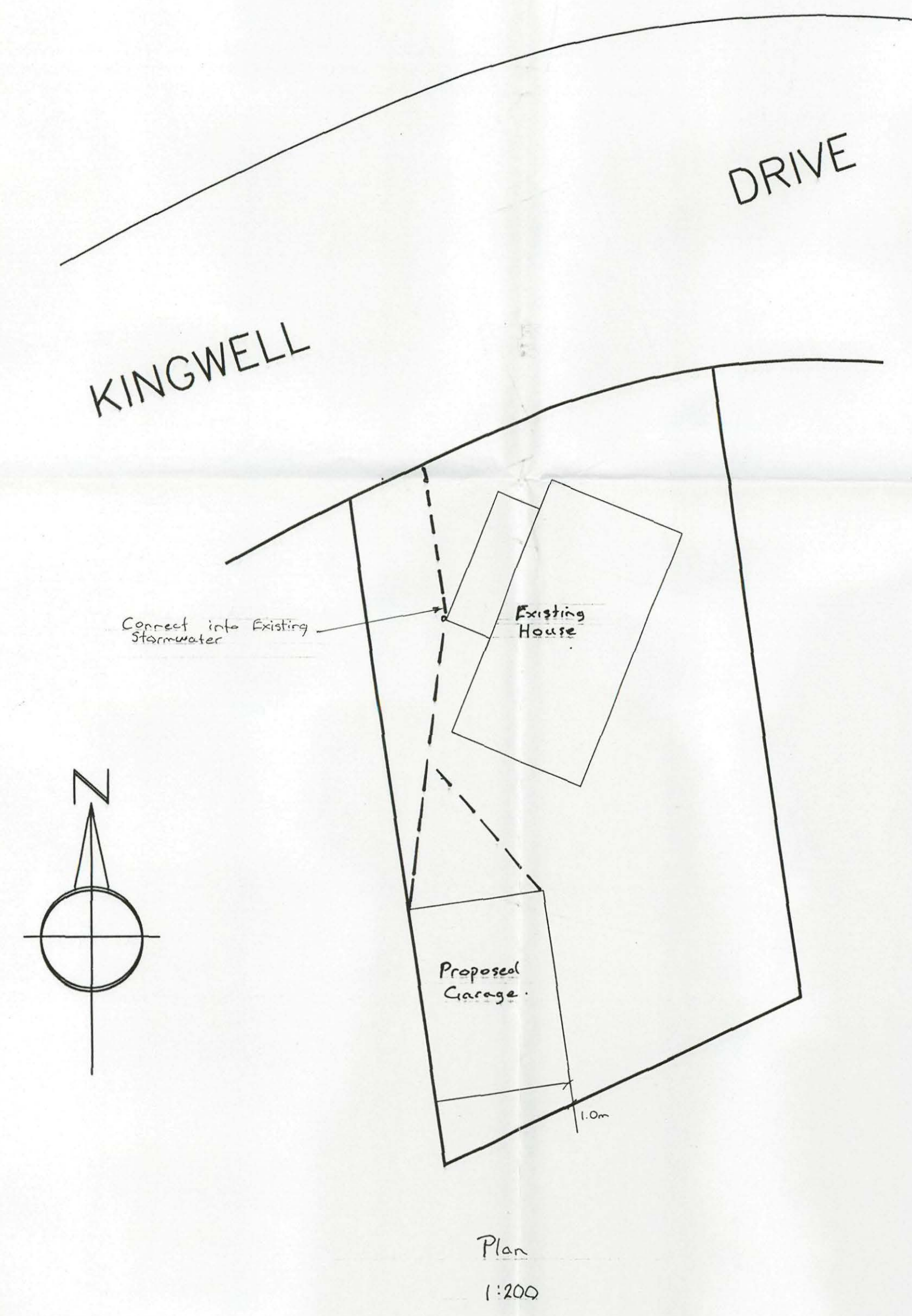


WINSTONE WALLBOARDS LTD

Auckland Tel 0-9-634 2184 Fax 0-9-634 3972
Wellington Tel 0-4-568 4293 Fax 0-4-568 7844
Christchurch Tel 0-3-332 3159 Fax 0-3-337 1014

MARLBOROUGH DISTRICT COUNCIL
 APPROVED SUBJECT TO:
 1. All work complying with the N.Z. Building Code.
 2. 24 hours notice being given to the Inspector prior to pouring any concrete.
 1/3/96.
 for Christchurch.

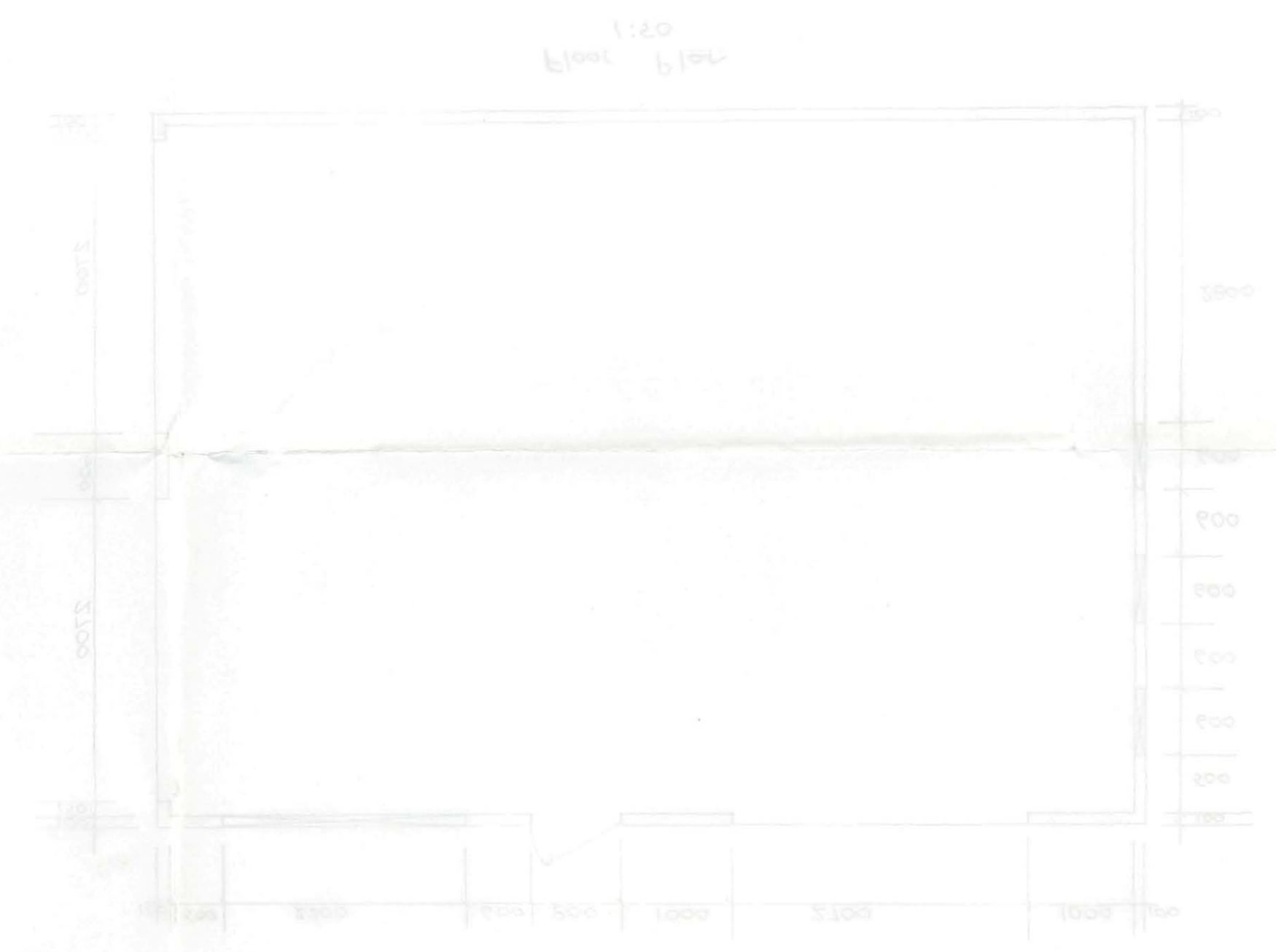
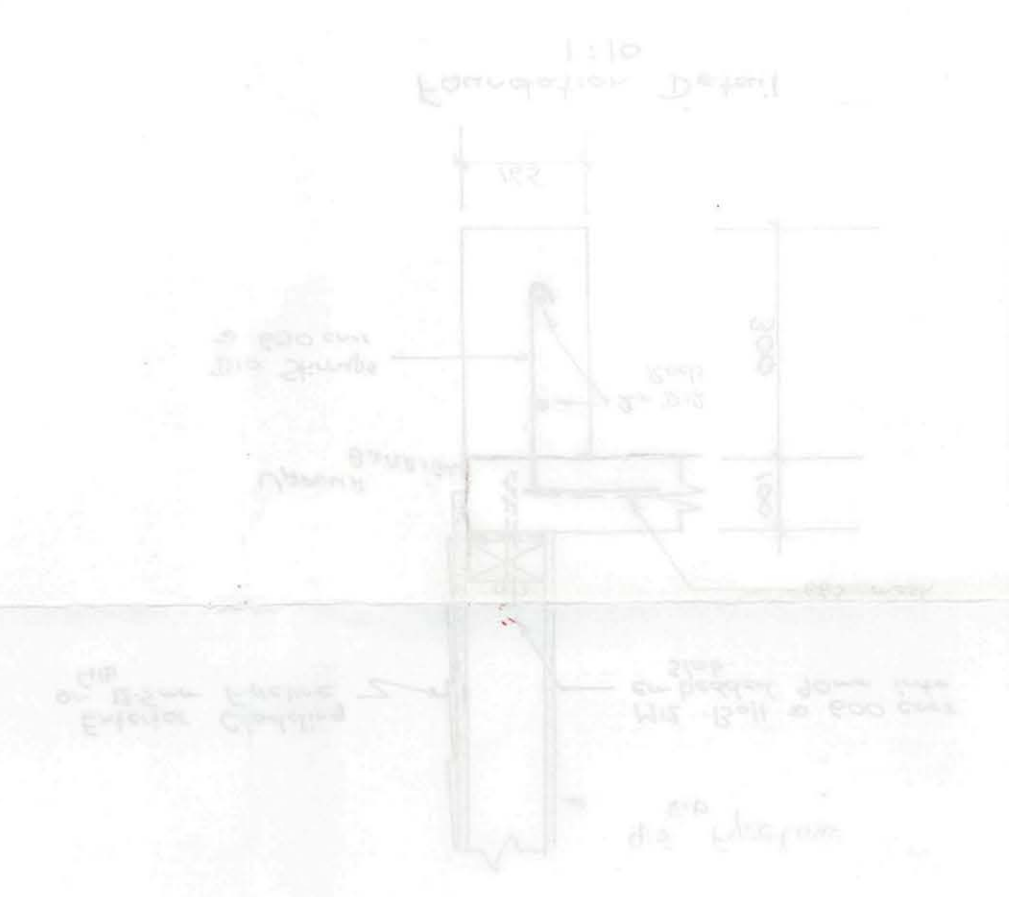
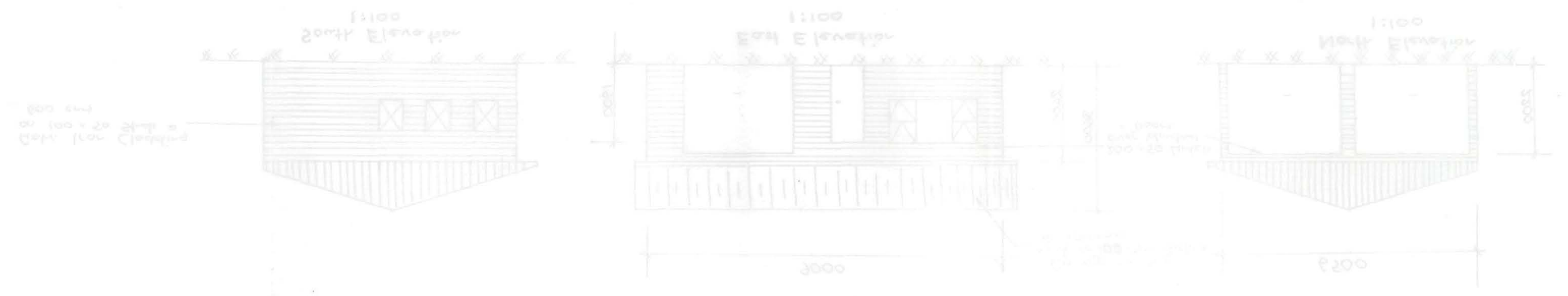
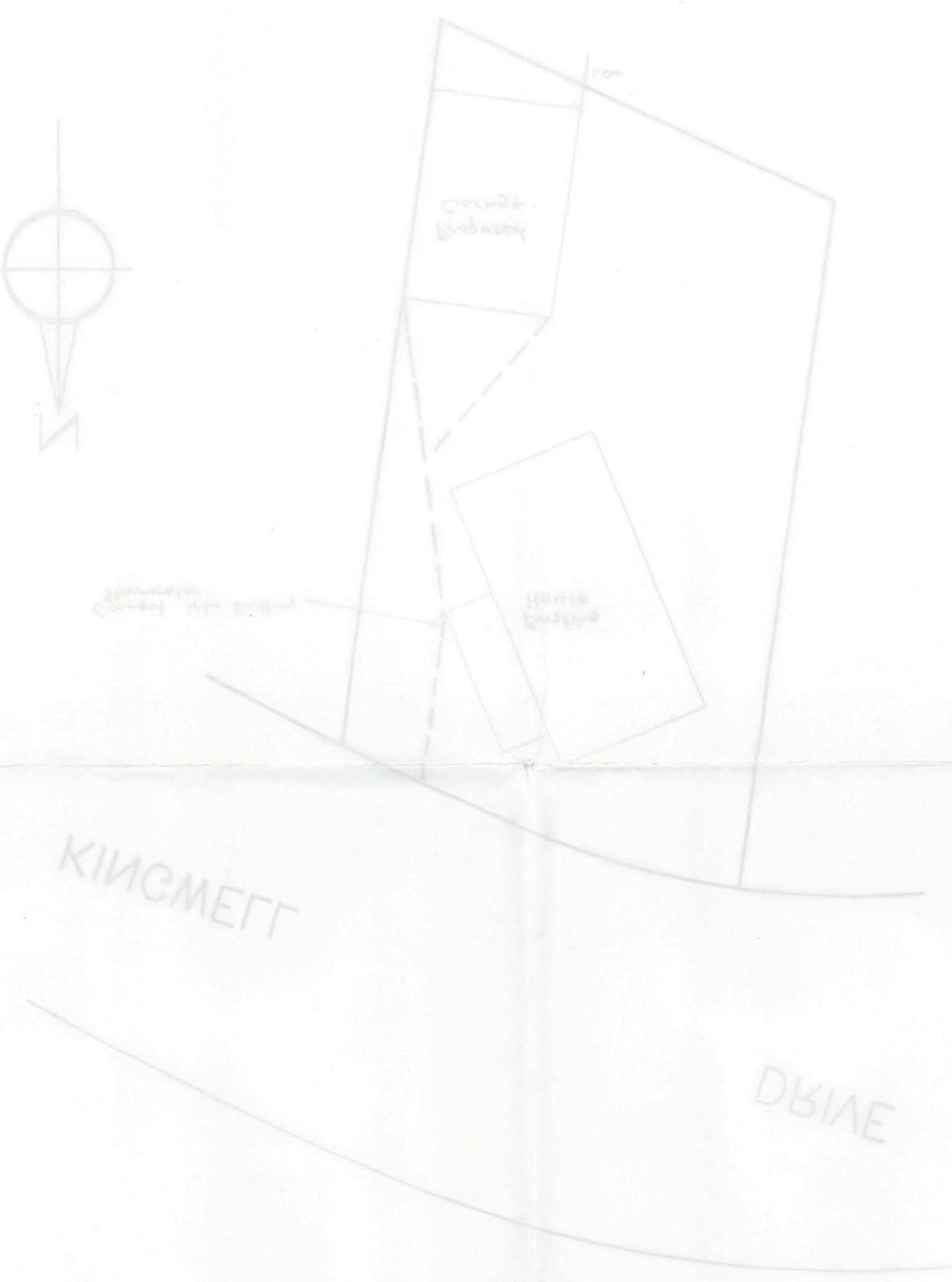
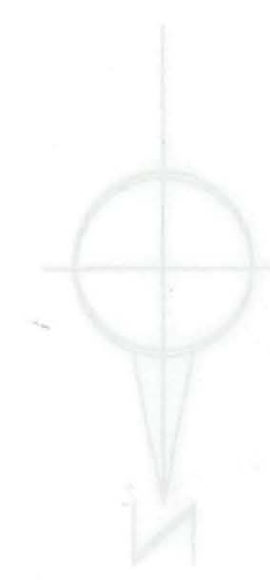
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 26 FEB 1996
 MARLBOROUGH DISTRICT COUNCIL



RELOCATED GARAGE ON LOT 3 DP 5300
 16 KINGWELL DRIVE BLENHEIM

4750547 28

12 КИСМЕГ ДЫЛЕ ВЕИНЕИ
ВЕГОСАТЭ САРАСЕ ОИ ГОТ 3 ДБ 2300



12 КИСМЕГ
ДЫЛЕ
ВЕГОСАТЭ САРАСЕ ОИ ГОТ 3 ДБ 2300

8C 960274

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004


MARLBOROUGH
DISTRICT COUNCIL
PO Box 443, Blenheim 7240
Phone: (03) 520 7400
Fax: (03) 520 7496
ISO9001:2000
Document Number
BCF0042

THE BUILDING

Street address of building: **16 Kingwell Drive Blenheim**

Legal description of land where building is located **LOT 3 DP 5300**

Building name:

Current, lawfully established, use: **Garage**
Maximum occupant number:

Property Reference Number

306499

Building Consent Number

BC960274

THE OWNER

A J Schwass
16 Kingwell Drive
Blenheim 7201

BUILDING WORK

Building Consent No: **BC960274** for

Garage

Issued by:



Marlborough District Council - Building Consent Authority

Contact Person:

Postal Address: PO Box 443
Blenheim 7240

Phone: 520 7400

Fax: 520 7496

Continued overleaf

CODE COMPLIANCE

- (1) The Marlborough District Council is satisfied, on reasonable grounds, that
[✓ tick applicable option(s)]



(a) the building work complies with the building consent; and



(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENT

A copy of the following document is attached to this Code Compliance Certificate
[✓ tick if applicable]



Compliance schedule

Signature

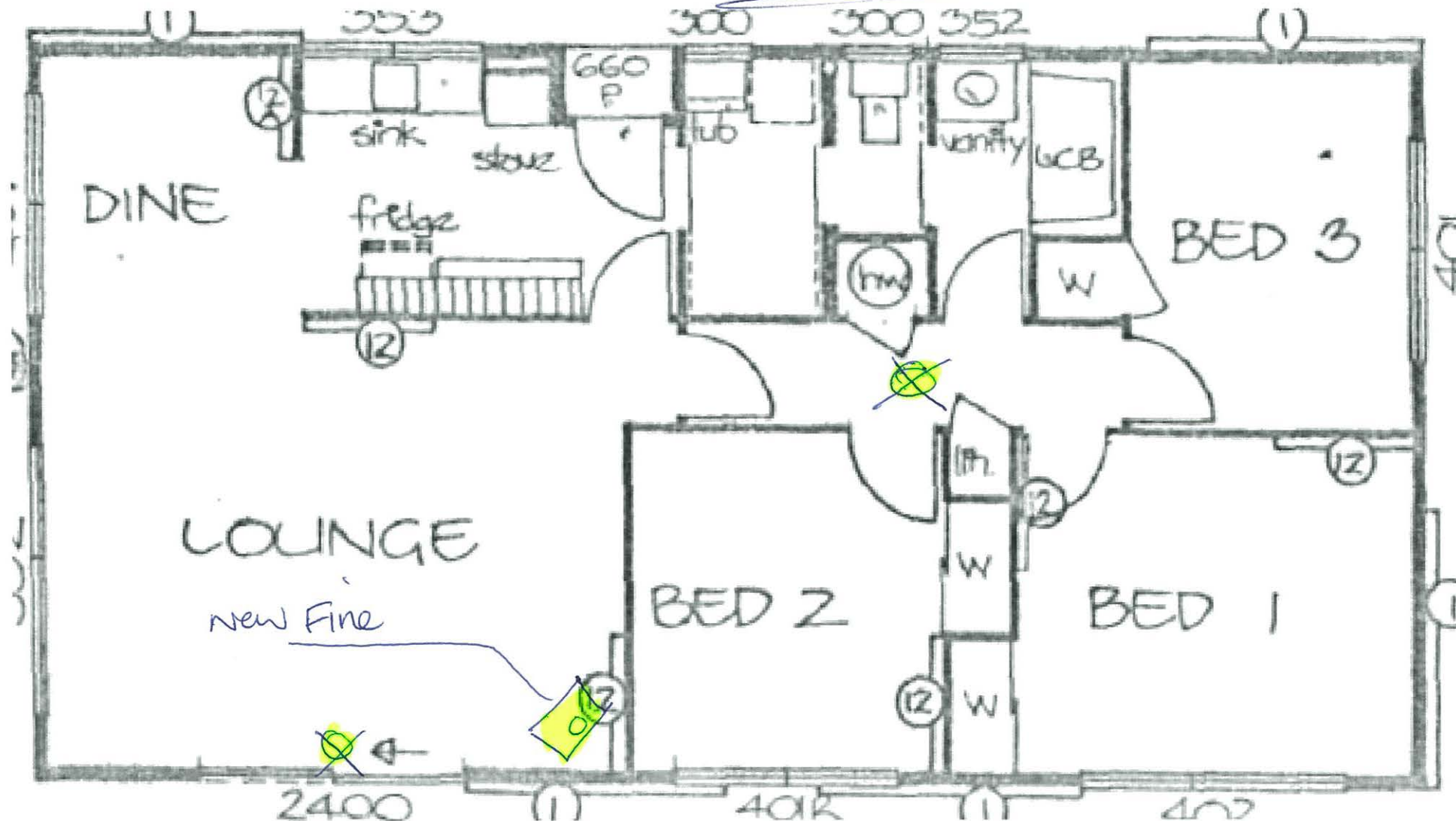


Position

BUILDING CONTROL OFFICER

On behalf of **Marlborough District Council**

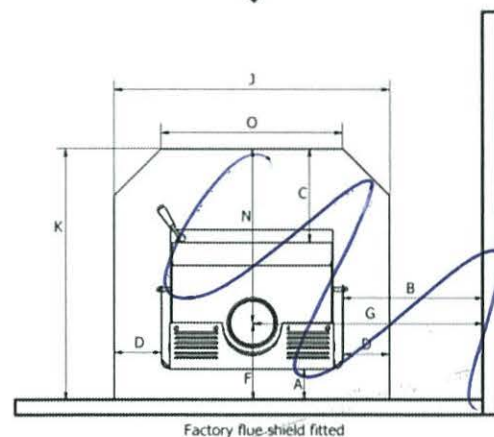
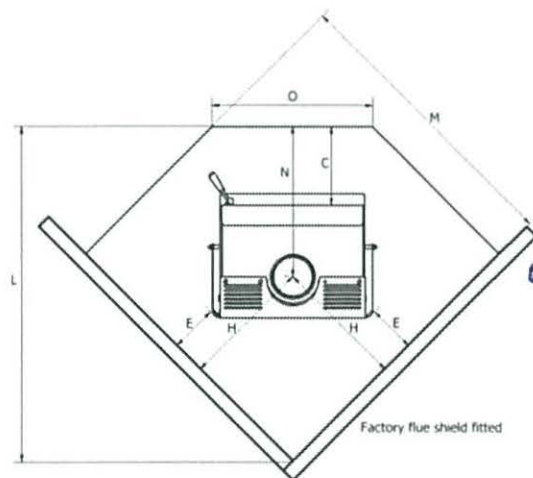
Date: 05 May 2010



Minimum Safe Installation Clearances to COMBUSTIBLE Materials

	BRUNNER MKII & TASMAN MKII	BRUNNER MKII & TASMAN MKII With Rear Deflector Fitted (see Page 7)	FLARE-WOOD	FLARE-MULTI	TARRAS MKIII	TARRAS MKIII With Rear Deflector Fitted (see Page 7)
A	200	120	100	100	230	160
B	450	450	320	350	480	460
C	300	300	300	300	300	300
D	118	118	110	110	67	67
E	230	240	120	150	250	220
F	345	265	281	281	372	302
G	758	758	635	665	863	843
H	535	545	449	479	611	581
J	850	850	850	850	898	898
K	1025	945	933	933	1052	982
L	1437	1451	1287	1329	1544	1500
M	1220	1230	1122	1152	1304	1274
N	680	680	652	652	680	680
O	615	615	600	600	600	600
Flue Shield Requirements (See Page 6)	1200 With flue shield deflector fitted	1200 With flue shield deflector fitted	1200 With flue shield deflector fitted	1200 With flue shield deflector fitted	1200 With flue shield deflector fitted	1200 With flue shield deflector fitted

	ECR MkIII, MkIV, MkV	ECR NoVo With Rear Deflector Fitted (see Page 7)	ASPEN	RMF	STRONGMAN
A	100	110	255	125	300
B	400	490	435	500	875*
C	300	300	300	300	GRAPH 1
D	150	115	118	150	150
E	200	200	230	180	380
F	251	265	404	276	441
G	690	800	743	790	1233**
H	512	517	521	492	711
J	880	850	850	880	1015
K	807	792	1084	832	1364
L	1280	1259	1417	1252	1928
M	1110	1049	1219	1060	1616
N	556	527	680	556	923
O	580	450	615	580	715
Flue Shield Requirements (See Page 6)	900	1200	1200	900	1200



Dimensions A, B & E are taken from the combustibile wall to the closest point of the appliance including panels
Dimension C is measured from the edge of the hearth to the closest point of the firebox door frame as in AS/NZS 2918:2001 3.3.2

All dimensions are given in millimetres .
*610mm with firebox side panels fitted.
**968mm with firebox side panels fitted.

Testing and Certification

MODEL	AS/NZS 2918:2001, APP B	AS/NZ 2918:2001, APP E	AS/NZS 4012:1999	AS/NZS 4013:1999	ECan Cert Number
ECR NoVo	Complies	N/A	67%	0.9g/kg	153733
Totara	Complies	Complies	67%	0.9g/kg	110220
Matai ECR MkIII	Complies	N/A	71%	0.7g/kg	102148
Matai ECR MkV	Complies	N/A	65%	0.7g/kg	102454
IMF	Complies	Complies	N/A	3.9g/kg	N/A
Flare - Wood	Complies	N/A	68%	0.97g/kg	134775
Flare - Wood WB	Complies	N/A	65%	0.89g/kg	135021
Flare - Multi	Complies	N/A	N/A	N/A	N/A
RMF	Complies	N/A	83%	3.9g/kg	N/A
Strongman	Complies	N/A	N/A	N/A	N/A
Aspen	Complies	N/A	71%	0.5g/kg	111306
Aspen WB	Complies	N/A	65%	0.5g/kg	111307
Brunner MKII	Complies	N/A	71%	0.5g/kg	142896
Brunner MKII WB	Complies	N/A	65%	0.5g/kg	142897
Tasman MKII	Complies	N/A	71%	0.5g/kg	142898
Tasman MKII WB	Complies	N/A	65%	0.5g/kg	142899
Tarras MKIII	Complies	N/A	69%	0.37g/kg	143492
Tarras MKIII WB	Complies	N/A	65%	0.5g/kg	143494

Installation Instructions

This appliance should only be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of relevant building code/codes.

Warning: appliances installed in accordance with this standard shall comply with the requirements of AS/NZS 4013 where required by the regulatory authority, i.e. the appliance shall be identifiable by a compliance plate with the marking "Tested to AS/NZS 4013".

Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013.

Caution: mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- If the appliance is installed on a heat sensitive floor, the floor should be protected with an insulation floor protector, which shall extend entirely beneath the heater. For the correct floor protector extension, refer to dimension C in FIG 1 & 2.
- Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets. The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors of appropriate length.

Minimum Material Specifications For Floor Protectors on a Floor of Combustible Material

MODEL	SPECIFICATION
ASPEN	9mm Eterpan LD + 8mm ceramic tiles (or equivalent)
FLARE (All Variants) ECR (MkIII, IV, V) RMF TOTARA*	8mm ceramic tiles only (or equivalent)
STRONGMAN	24mm Eterpan LD (or equivalent)
BRUNNER MKII TASMAN MKII TARRAS MKIII ECR NoVo	Ash Floor Protector. Any non-combustible material of any thickness

*The Totara is also approved with 1mm sheet steel with a 10mm spacing above combustible material. For use when extending hearths.

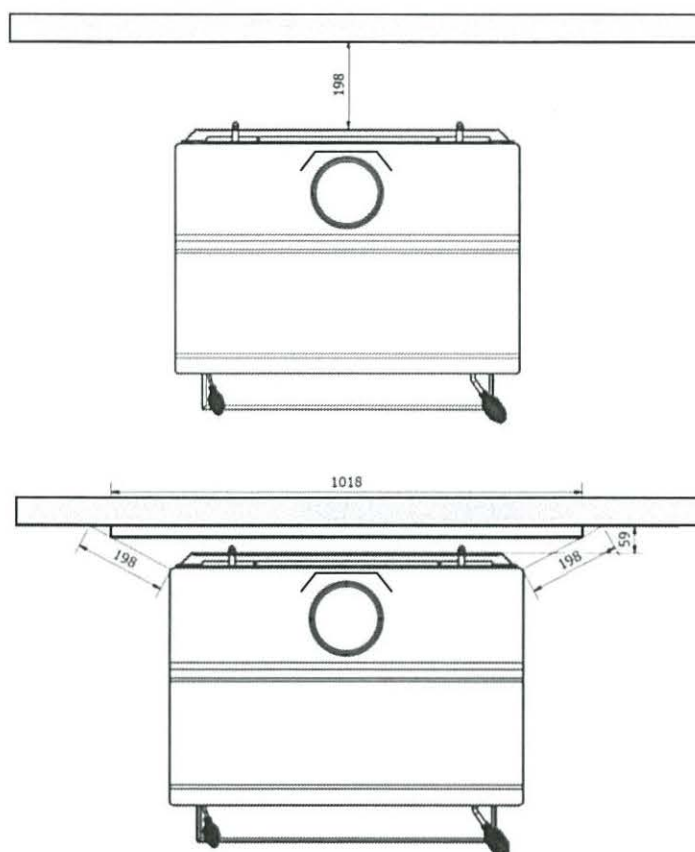
Reducing Clearances

The clearances that are provided on page 4 are to combustible materials. You can safely reduce those clearances by following the instructions located in AS/NZS 2918:2001 table 3.1 and 3.2

You can reduce the clearances by placing a non-combustible heat shield, with an air gap behind it and vented top and bottom, between the fire and the combustible wall. Masonry may be used as a heat shield material. The heat shield must extend a minimum of **450mm** beyond the top of the appliance and must be of appropriate width to ensure that the unshielded rear clearance is adhered to beyond the sides of the heat shield. See example below.

Clearance factors for heat shields which are within 45 degrees of the vertical

Heat Shield Construction	Minimum Air Gap Dimension	Clearance Factor
Single layer of continuous material	12mm	0.4
Single layer of continuous material	25mm	0.3
Two spaced layers of continuous material	12mm + 12mm	0.2



Unshielded Dimension for
Woodsman Tarras MKII

Rear Clearance - 198mm (combustible to stove)

Heat shield with 25mm air gap with
Woodsman Tarras MKII

Heat Shield - Single layer of continuous material with 25mm air gap.
Size 1018mm wide x 1222mm high

Reduced Rear Clearance - 59mm
(combustible to stove)
Calculation: **198mm x 0.3 = 59mm**

WARNING - This is only an example, you must refer to the full AS/NZS 2918:2001 document for more details and consult your local building inspector. Where heat shields are used to reduce appliance dimensions, additional flue shielding may be required (refer 4.5.2).

Minimum Flue Height

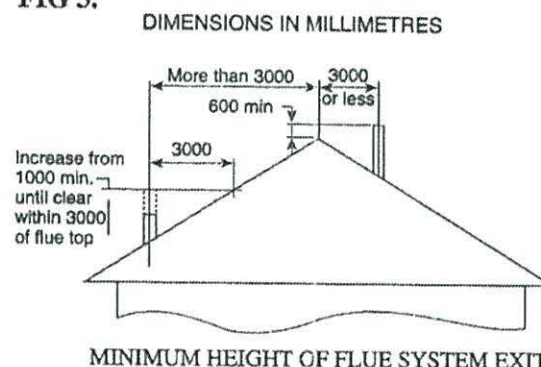
The top of the flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roofline is less than 3 metres from the ridgeline horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

The total flue height should be no less than 4.6m from the level of the hearth.

These are considered to be **minimum dimensions**, and depending on local conditions, **taller flue system heights may be required for satisfactory performance.**

FIG 3.



Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

The HeatSaver Flue System contains a complete installation drawing and correct clearances from the ceiling level up. Minimum clearances from the appliance to nearby combustible surfaces are given in FIGS 1 & 2.

Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your Woodsman warranty.

Insist on a genuine HeatSaver Flue System.

Installation requirements for Woodsman fireplace inserts and flue system where timber framing is less than 50mm from the chimney structure.

Installation should be carried out by a qualified installer who will ensure:

- That the minimum clearances determined by tests in accordance with AS/NZS 2918:2001 are complied with to prevent overheating of nearby combustibles.
- That the minimum opening size of **600mm wide x 600mm high x 500mm deep** is available when firebricks are removed, and that extra provision also be made for plumbing where a hot water booster is fitted (where permitted).
- That any flue requirements specific to the model being installed are met in full - refer HeatSaver Flue System Instructions.
- Where the fireplace opening is in a heat sensitive wall, a non-metallic heat resistant material shall extend not less than 50mm beyond each side of the appliance and 150mm beyond the top of the appliance.
- Clearance of at least 1 metre between the front of the appliance and building structure, or any other substantial material object.
- That the insulating floor protector of non-combustible material is provided, extending not less than the dimensions shown in the chart. (Refer Table 2)
- A fireplace appliance shall not be connected to a flue common with an open fireplace.

Sealing Flue Joints

IMPORTANT

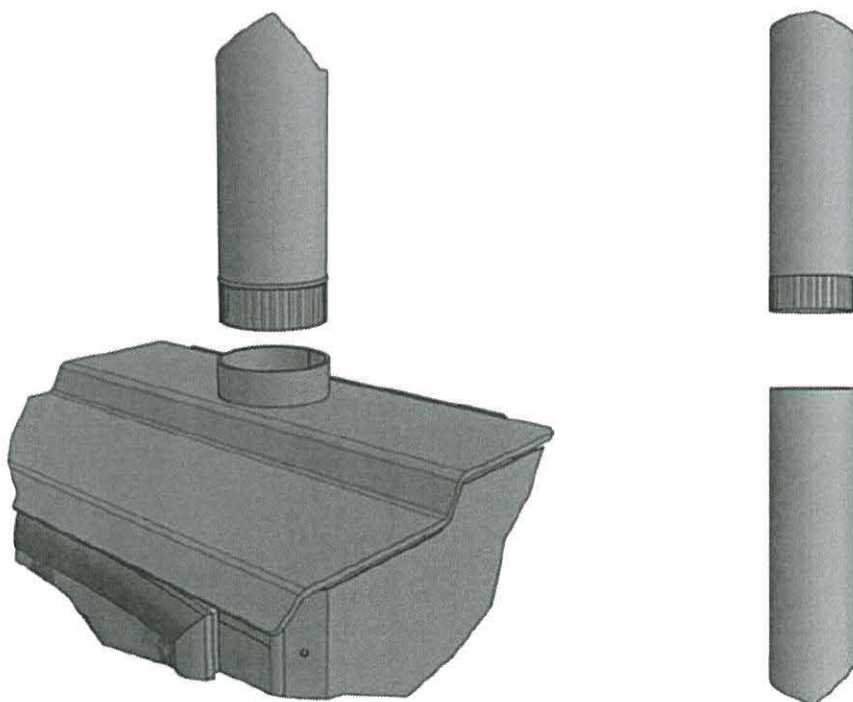
All Flue Joints Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

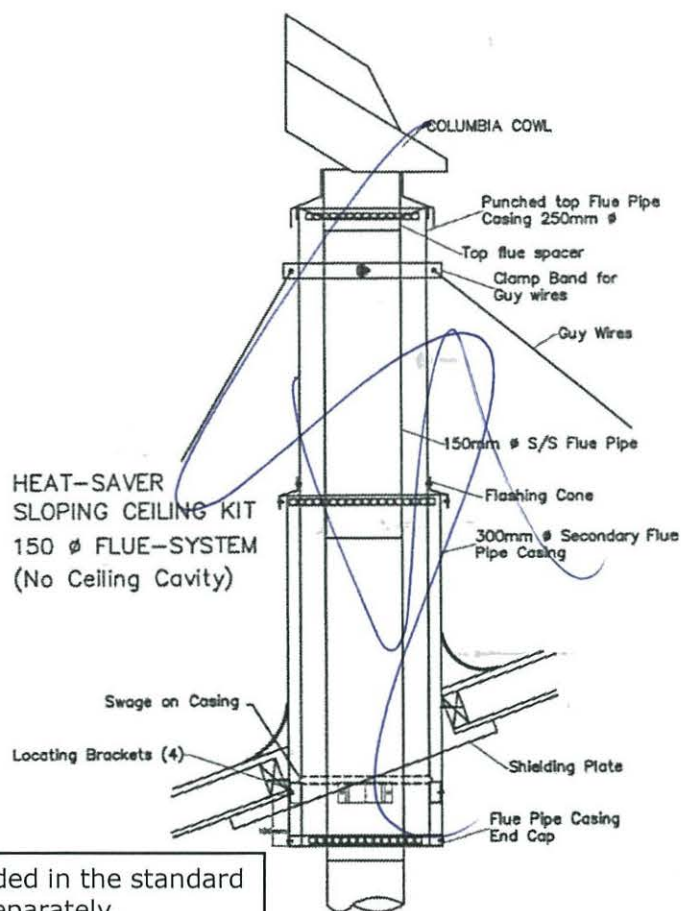
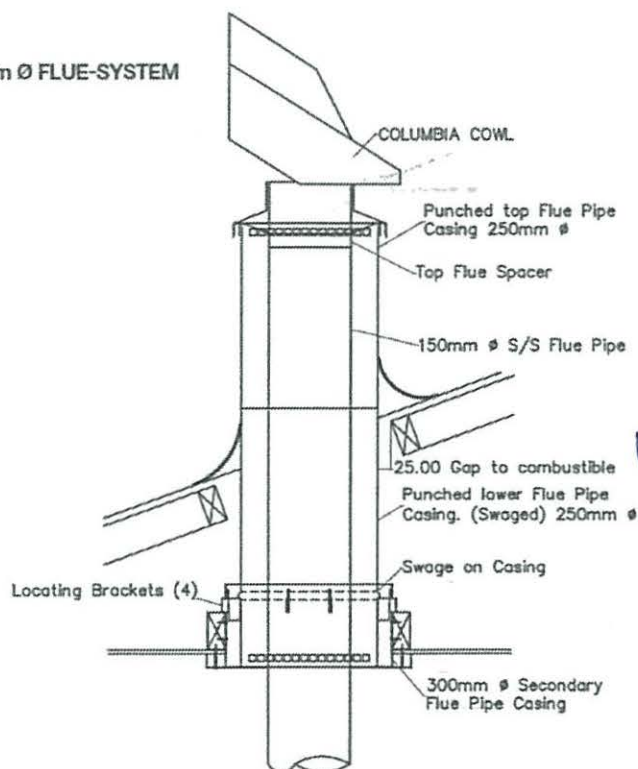
The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



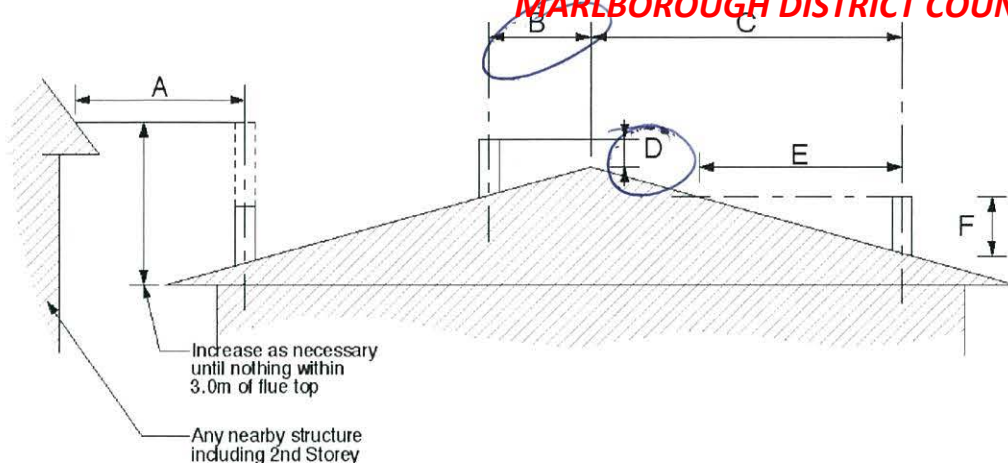
Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.
It is the installers responsibility to ensure that this is done at the time of installation.

HeatSaver Flue Kit Installation

150mm Ø FLUE-SYSTEM



The Sloping Ceiling Kit is not included in the standard flue kit, it is purchased separately.

**MINIMUM HEIGHTS DIMENSIONS (refer to manufacturer's installation instruction)**

Dimension	mm	Proposed Dimension	applicant to complete
A (minimum)	3000	A	
B (maximum)	3000	B	3.0
C (minimum)	3000	C	
D (minimum)	600	D	1.4
E (greater than)	3000	E	
F (minimum)	1000	F	

Note: Where B is less than 3 metres, measurement D is required. Where C is greater than 3 metres measurement F is required.

MINIMUM FLUE LENGTH

Minimum length from top of floor protector	4600mm
Proposed length from top of floor protector	4.6 mm applicant to complete

EXISTING STRUCTURE

Will installation of solid fuel fire (insert or free standing) require structural alteration?

☐ Yes ☒ No

If "Yes" provide full details of structural alterations on separate page. All details must be drawn at minimum scale of 1:100.

INSERT FIRES ONLY (refer to manufacturer's installation instruction)

Note: Construction of open fire will require full Building Consent.

Important Note for Installer:

- Inbuilt fires will require two inspections:
 - Existing fire box/chimney prior to installation of fire unit.
 - Final, completion of works.
- For flue systems installed within a timber framed chimney, ensure adequate top ventilation is supplied

CHIMNEY CONSTRUCTION

Brick ☐ Precast concrete ☐ Timber ☐
 Other ☐ State type _____

ROOF FLASHING DETAIL

Dektite Flashing



Other ☐ Specify and provide detail

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004


**MARLBOROUGH
DISTRICT COUNCIL**
**PO Box 443, Blenheim
7240**
Phone: (03) 520 7400
Fax: (03) 520 7496

 ISO9001:2000
Document Number
BCF0042-CI1336

THE BUILDING

 Street address of
building: **16 Kingwell Drive Blenheim**

 Legal description of land
where building is located **LOT 3 DP 5300**

Building name:

 Current, lawfully
established, use: **Sleeping Single Home**

 Maximum occupant
number: **N/A**

Property Reference Number

306499

Building Consent Number

BC150476
THE OWNER

 J C Sterenborg, D Cartlidge
387 Anakiwa Road
RD 1
Picton 7281

BUILDING WORK

 Building Consent No: **BC150476** for

Issued by:


Free-Standing Woodsman ECR NoVo Log Fire

Marlborough District Council - Building Consent Authority

Contact Person:
Postal Address: PO Box 443
Blenheim 7240

Phone: 520 7400

Fax: 520 7496

CODE COMPLIANCE

(1) The Marlborough District Council is satisfied, on reasonable grounds, that
[✓ tick applicable option(s)]



(a) the building work complies with the building consent; and

N/A

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENT

A copy of the following document is attached to this Code Compliance Certificate
[✓ tick if applicable]

N/A

Compliance Schedule

Signature



Position

BUILDING CONTROL GROUP LEADER

On behalf of **Marlborough District Council**

Date: 03 June 2015



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

P/N. 306499

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier MB4A/329
Land Registration District Marlborough
Date Issued 08 October 1984

#16 KINGWELL DR.
BLENHEIM.

Prior References
GN 120769

Estate Fee Simple
Area 670 square metres more or less
Legal Description Lot 7 Deposited Plan 5300
Proprietors
Neil John Butts

Interests

Subject to water and other rights over the part herein formerly contained in CT MB28/215 reserved by Conveyance 10932 (DR 8/834)

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

107041 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain sewage	Lot 7 Deposited Plan 5300 - herein	A DP 5300	The Blenheim Borough Council	

199888.4 Mortgage to Westpac Banking Corporation -.18.9.1998 at 10.02 am



BC CREY

File Ref: 306499
Date: 2 December 1999

File Note:

From: Jamie Lyall

Subject: Property 306499 - 16 Kingswell Drive
--

I received a phone call today from a Mr Norman Churches who owns a property at 16 Kingswell Drive. He advised me that one corner of his property was subsiding and he thought it was Council's responsibility as approximately 20 years ago, they had inspected the installation of the piles to his house.

I explained to him that under the limitations of defences time frame associated with Building Permits and Building Consents, Council was not liable. He had concerns about the spacing of the piles, but was also advised that due to this property being of Keith Hay Homes construction, details had been subject to engineer design and tested accordingly.

He then advised me that last year there was a fire at his house and one end of the house had been severely damaged. John Haack Construction apparently remedied this problem by replacing trusses and doing various other work associated with the insurance claim.

I advised him that this work should have had a Building Consent and really he had just exposed himself and his builder for potential prosecution by Council. My advice was that at present, we would not be following through with the prosecution and it was in his best interests to go back and discuss the subsidence issue with John Haack.

He was advised that any remedial work associated with the shoring or lifting of this building required a Building Consent. He was also advised that it was recommended he seek some engineering input into what would be the best remedy to resolve this situation.

Mr Churches was also advised that a note would be put on his file for any prospective purchasers of his property to be aware of the current situation. He was advised that until such time as a Building Consent had been received and a Code Compliance Certificate issued, this matter was unresolved and would remain on his file.

JAMIE LYALL

Norm Churcher / Hing
16 Kingwell

306 499

Janie Novem. 30-11-99

Churcher will Ring you
wednesday
~~today~~ regarding the pilot
for the drilling

LM