



GISBORNE DISTRICT COUNCIL

Form 7 – Section 95, Building Act 2004



CODE COMPLIANCE CERTIFICATE

/New: 7214

BUILDING

Address: 5 NORTHCOTE ROAD GISBORNE
Legal description: LOT 8
Valuation No: 08530 777 00
Intended Life: 15 YEARS

Building name: -
Location of building
within site/block number: -
Current Use: Solid Fuel Heater
Year first constructed:

OWNER

Name: JOHNSTON, GORDON OSWALD JAMES

First point of contact for communications with council:

Contact person:

JOHNSTON, GORDON OSWALD JAMES
5 NORTHCOTE ROAD,
GISBORNE 3801,

Mailing address: 5 NORTHCOTE ROAD GISBORNE 3801

Phone day 0064 06 8630935

Street address/registered office:

Phone/Fax: A/H 0064 06 8681992

DAY 0064 06 8630935

BUILDING WORK

Building consent number. /New: 7214

Issued by: GISBORNE DISTRICT COUNCIL

Description of work: INSTALL INBUILT MILAN HARMONY FIRE

CODE COMPLIANCE

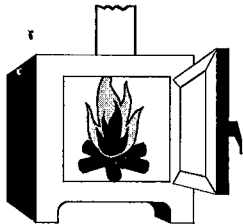
Code Compliance Certificate Date: 27 Mar 2007

The building consent authority named below is satisfied, on reasonable grounds, that –

- a) The building work complies with the building consent

Signed on behalf of: Gisborne District Council
Ian Petty


CONSENTS ADMINISTRATOR



GISBORNE DISTRICT COUNCIL

BUILDING CONSENT

Form 5 - Section 51, Building Act 2004



Issued by Gisborne District Council

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

Building Consent No.: 7214

JOHNSTON, GORDON OSWALD JAMES
5 NORTHCOTE ROAD
GISBORNE 3801
Owner/s: JOHNSTON, GORDON OSWALD JAMES

COUNCIL CHARGES: WHERE IN ANY PARTICULAR CASE A CHARGE IS INADEQUATE TO ENABLE THE COUNCIL TO RECOVER ITS ACTUAL AND REASONABLE COSTS; IN SUCH INSTANCES WHEN INSPECTIONS ARE CALLED FOR AND WORK IS SUBSTANDARD AND/OR THE INSPECTION IS CALLED PREMATURELY THE COUNCIL WILL REQUIRE PAYMENT OF AN ADDITIONAL CHARGE.

BUILDING / PROJECT LOCATION	
Street Address:	5 NORTHCOTE ROAD GISBORNE
Legal Description:	LOT 8
Valuation Number:	08530 777 00
Level/Unit No - Building Name:	
Location of Building within site/block no.:	
Building File No.:	4238
Intended Use:	SOLID FUEL HEATER
Intended Life:	15 YEARS

PROJECT / BUILDING WORK	
Estimated Value (Incl GST.):	\$3,000
Building work authorised by this consent:	INSTALL INBUILT MILAN HARMONY FIRE

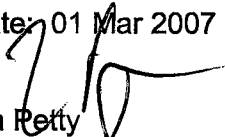
COMPLIANCE SCHEDULE

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 issued subject to the conditions specified overleaf.

Date: 01 Mar 2007


Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR
On behalf of: Gisborne District Council

Please see over page...
Page 1

TERMS AND CONDITIONS

1. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.
2. Pursuant to Section 52 of the Building Act 2004 this consent shall lapse and be of no effect if the building work concerned has not been commenced within twelve calendar months after the date of issue.
3. Pursuant to Section 114 of the Building Act 2004 the use of the building must not be changed from that specified on Page one of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.
4. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.
5. Pursuant to Section 222 of the Building Act 2004 this permit is subject to the inspectors as agents of the Gisborne District Council being permitted access to the permit holder's property for such inspections and measurements as they consider necessary.

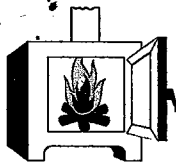
SCHEDULE OF REQUIRED INSPECTIONS

REQUIRED PURSUANT TO
SECTION 90 OF THE BUILDING ACT 2004

BUILDING STRUCTURE INSPECTIONS

1 x Inspection of prepared fireplace and chimney is required prior to heater installation.

1 x Final Inspection - Building Inspector (Code Compliance Certificate can issue).



GISBORNE DISTRICT COUNCIL

26 FEB 2007

BUILDING CONSENTS

20 FEB 2007

BUILDING CONSENTS

APPLICATION FOR

BUILDING CONSENT TO INSTALL
SOLID FUEL HEATING APPLIANCE

(including outdoor fireplace)

In accordance with the Building Act 2004



APPLICATION NO: 7214

BUILDING FILE NO: 4238

PROJECT ADDRESS / BUILDING LOCATION

Rapid/Street No.: 5 Road/Street: NORTHCOTE Rd.
Legal Description: Lot No 8 D.P. No 1789 Val No 08530 777 00 Sec No Blk No
of land where building is located (state legal description as at the date of application)
Blk name & No ML No

DETAILS OF OWNER

Agent contact must be NZ address AGENT [if application made on behalf of owner]

Title: (*) Mr / Mrs / Miss / Ms (other)
Surname: JOHNSTON
First Name(s): GORDON OSWALD JAMES
Contact Person [if owner not an individual]
Mailing Address: 5 NORTHCOTE Rd.
ELGIN GIBBORNE
Street Address/Registered Office: 5 NORTHCOTE Rd.
ELGIN
Phone No: (Ah) (06) 868 1222 (Bh) (06) 8630935
Mobile No: Fax:
Email Address: gojchany@xtra.co.nz
Website (if applicable):
Relationship To Owner:
(state details of authorisation from the owner to make the application on the owner's behalf)

FIRST POINT OF CONTACT: For communications with the Council
Mail documents to

OWNER

AGENT

* Please delete items not applicable

DESCRIPTION OF PROPOSED WORK

HEATER TYPE: ☐ New Heating Appliance ☐ Second Hand Heating Appliance
TYPE OF INSTALLATION AND FEE (Please tick appropriate box)
☐ Free Standing: ☐ with wetback \$145.00 130.00
☒ Inbuilt: ☐ with wetback \$450.00 165.00
☐ Other (Describe) (Fee to be advised) \$

INTENDED LIFE OF FIRE: ☐ Indefinite but not less than 15 years or ☐ Specified as - years

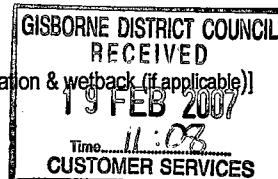
MANUFACTURERS NAME: MILAN MODEL: HARMONY I/B

- ☐ Two copies of the manufacturers installation instructions and specification to be supplied with all applications.
☐ The make & model listed above complies with national environmental standards (for more info refer to the attached regulations)
☐ The appliance is to be installed on a lot larger than 2 hectares in size (please provide proof)

ESTIMATED VALUE OF WORK [GST inclusive] \$ 3,000 - [include value of heater, installation & wetback (if applicable)]
[State estimated value as defined in section 7 of the building act 2004]

I request that you issue a BUILDING CONSENT for the building work described in this application

X Date: 19/2/07
SIGNATURE OF OWNER / AGENT ON BEHALF OF AND WITH THE AUTHORITY OF THE OWNER



Please complete sec 4, 5 & 6
continued over leaf ...

KEY PERSONNEL

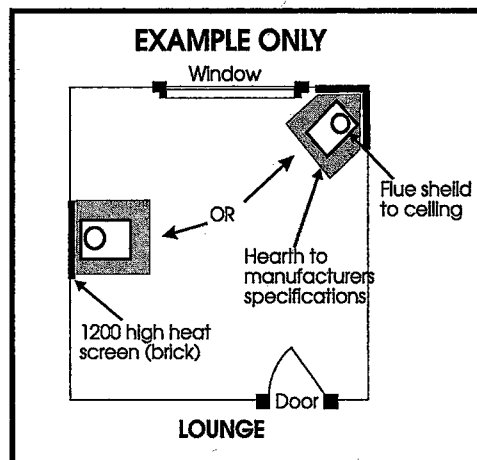
INSTALLER: FOTIS Registration No*: _____
 Address: P.O. Box 1140 Gisborne
 Phone: 027 449 1023 Mobile: _____ Fax: _____
 LICENCED PLUMBER: _____ Registration No*: _____
 Address: _____
 Phone: _____ Mobile: _____ Fax: _____

INSTALLATION

FLOOR PLAN (*Required for free standing appliances only)

To be drawn on a separate piece of paper (as per example) for FREE STANDING APPLIANCES ONLY. Include following details;

- ☐ Show room name
- ☐ Position of heater relative to walls and other combustible materials.
- ☐ Specify heat screen, heat shields and hearth type
- ☐ Show distances from heater to walls.



INSTALLATION

- All new wetback installations require a tempering valve on the existing hot water cylinder. Please check with your supplier, some makes of tempering valve will not operate effectively at the high water temperatures generated by wet back systems.
- All heaters are to have seismic restraints, i.e. bolted in position.
- Inspection required prior to heater being used. Please provide 24 hours notice. Ceiling plate not to be fixed in place until heater has been inspected.
- Inspection of prepared existing fireplace and chimney is required prior to heater installation. Heater to be installed in compliance with manufacturers installation instructions.
- All documentation and manufacturers installation instructions are required on site at the time of each inspection
- Additional information is supplied on the attached sheet/s, please read these carefully.

TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION

PLEASE ENSURE YOU HAVE ATTACHED/PROVIDED FOLLOWING INFORMATION:

- ☐ Fire manufacturers installation instructions and specifications (2 copies).
- ☐ Second hand fires require a certificate from craftsman plumber.
- ☐ Floor plan as described above (2 copies, if applicable).
- ☐ Receipt for payment of fee for this application.
- ☐ Please check ALL details on this form are filled out and **ENSURE YOU HAVE SIGNED** at the bottom of page one.

FOR OFFICE USE ONLY

OFFICER ORDER	OFFICERS NAME	DATE RECEIVED	DATE APPROVED
Received by	<u>Counter</u>	<u>???</u>	
1 Building Inspector	<u>Bruce</u>	<u>28</u>	<u>2 . 07</u>
2 Issuing Clerk			

TOTAL AMOUNT PAYABLE \$ _____

Date _____

Enquiries: 867-2049

Inspections: 863-1605

Fax: 867-8076

GISBORNE DISTRICT COUNCIL



REGULATIONS CONCERNING SOLID FUEL HEATERS

When installing a fire, failure to obtain a Building Consent and Code Compliance Certificate could result in problems: i.e. in settling a claim as a result of a house fire that is attributed to the solid fuel heater, selling your property or legal action from Council.

The Gisborne District Council policies for a building consent for fire installation are as follows:

WOODBURNERS MUST COMPLY WITH ENVIRONMENTAL STANDARDS.

All woodburners installed on a property smaller than 2 hectares must comply with national environmental standards. Council will not issue consent for appliances which do not comply. Tested and approved wood burners are listed on the ministry for the environment's website: www.mfe.govt.nz or ask to view the current list at GDC's customer service counter.

New, Inbuilt fires require two inspections
New, Free standing fires require one inspection

NEW FIRES

New fires are those new solid fuel or open type fireplaces that are being installed in houses that did not have them before or are being installed in place of previously existing fires that are being removed (i.e. changing models or upgrading). The appliance must comply with national environmental standards and be on the approved list of woodburners (as explained above)

1. A consent must be applied for.
2. **Inbuilt fires** require the first inspection to be carried **before** the fire is installed.
3. Installation shall follow the manufacturers specifications.
4. Smoke alarms must be installed, as per schedule attached to this application.
5. Final inspection:
Inbuilt fires - Inspection must be carried out by Council's Building and/or Plumbing and Drainage Inspectors.
Free standing fires - Inspection must be carried out by Council's Building and/or Plumbing and Drainage Inspectors on completion of installation but **before** fixing of ceiling plates in place.
6. Subject to satisfying N Z Standard 7421, a Code Compliance Certificate will be issued.

SECOND HAND; OR EXISTING FIRES INSTALLED WITHOUT A CONSENT

To comply with the provisions of the Building Act, Council requires that the fire (those without a consent) be removed from its cavity (in the case of inbuilts) so that the installation can be perceived and inspected as for a second hand fire. The appliance must comply with national environmental standards and be on the approved list of woodburners (refer previous page).

SECOND HAND INBUILTS

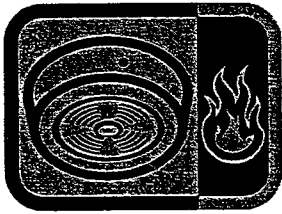
Two inspections required

1. The fire must be certified as safe by a Craftsman Plumber or other approved person. Installation Certificate must be attached.
2. A consent must be applied for.
3. The fire must be removed from the fire place so that the existing fire place can be checked by council inspectors and fire box can be thoroughly checked by an Independent Qualified Person.
4. A copy of the manufacturers specifications should be on-site and re-installation must follow these instructions.
5. Installation must be inspected by Council's Building Inspector. If a wet back is involved this must also be checked by the inspector at the same time.
6. Smoke alarms must be installed, as per schedule attached to this application.
7. Final Inspection.
8. Subject to the above requirements a Code Compliance Certificate will be issued.

SECOND HAND FREE STANDING

One inspection required

1. The fire must be certified as safe by a Craftsman Plumber or other approved person. Inspection Certificate must be attached to this application.
2. A consent must be applied for.
3. Installation should follow the manufacturers specifications.
4. Installation must be inspected by Council's Building Inspector. If a wet back is involved this must also be checked by the inspector at the same time.
5. Smoke alarms must be installed, as per schedule attached to this application.
6. Final Inspection.
7. Subject to the above requirements a Code Compliance Certificate will be issued.



BE AWARE!!!

DOMESTIC SMOKE ALARMS

The following amendments to the building regulations came into force on 24th April 2003;

Performance

F7.3.1 - A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 - Appropriate means of detection and warning for fire must be provided within each *household* unit.

F7.3.3 - Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to **require the installation of an automatic smoke detection and alarm system where one is not already required** by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of UL 217, ULC S531, AS 3786, BS 5446 part 1.

IN SUMMARY

Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either;

- a) In every sleeping space, OR
- b) Within 3 metres of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

ALL new dwellings and any internal alterations/additions to existing dwellings will be affected by these new requirements. This will also include minor works such as new fires, wet area showers, ensuites, etc which will all trigger the requirement for smoke alarms throughout the entire household unit as described above.



Insert Harmony Series

SPECIFICATIONS

Floor Protector Requirements

The Milan Insert Harmony Series requires a non combustible insulating or masonry floor protector of at least 45mm in thickness which must extend 300mm from the door glass and 200mm either side of the door opening.

Seismic Requirements

To comply with AS/NZS2918: 2001, a provision has been made at the front of the cabinet to bolt the fire through the floor.

Clearance Requirements

The Milan Insert Harmony model when installed according to these instructions, complies with the provisions of AS/NZS2918: 2001 Appendix E "thermal testing of fireplace insert installations".

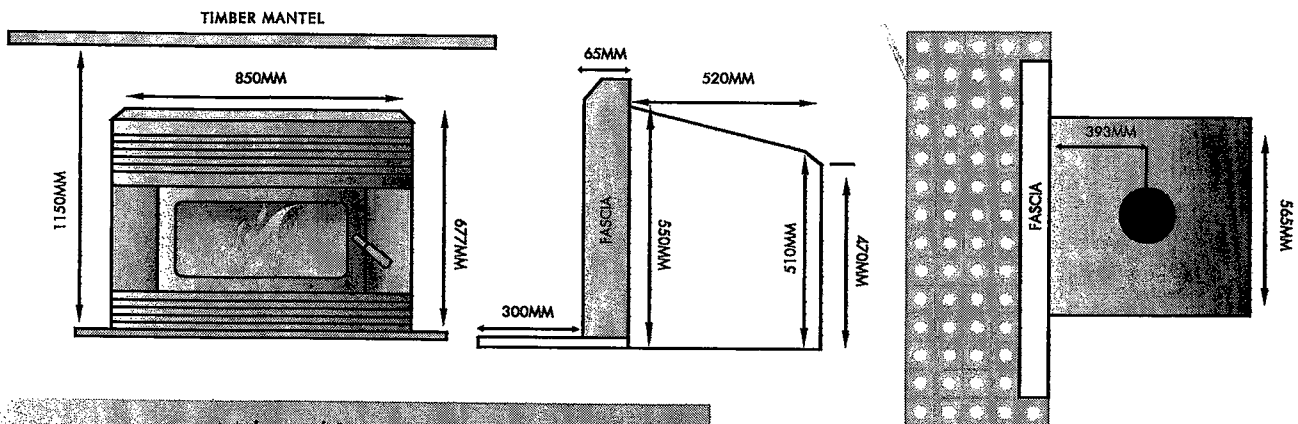
The Milan Insert Harmony model is intended for installation into masonry fireplaces and chimneys which have been constructed in accordance with the requirements of the NZ Standard for chimneys NZS 1900 CH7, or other nationally recognised code requirements. All installations must be made in accordance with AS/NZS2918: 2001.

Internal Firebox Dimensions:

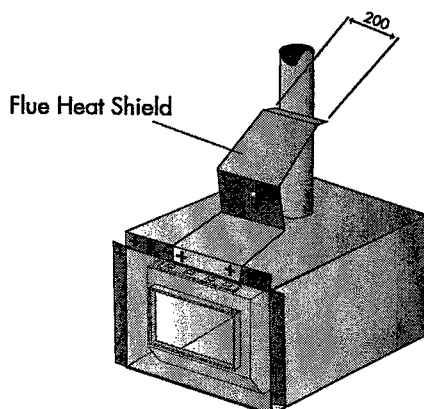
Height - 380mm (to firebox underside not baffle plate)

Width - 430mm

Depth - 400mm



Milan / Insert Harmony Series



SECONDARY AIR TUBES. PLEASE NOTE.

When refitting stainless steel secondary air tubes, the front tube must be fitted with the row of 14 air holes facing forward and the row of six air holes facing downwards. The rear secondary air tube must be fitted with the row of 12 air holes facing forward.

NOTE. Fuel must be loaded front to back in firebox in Milan Harmony Series models.

NOTE. The Insert Harmony Series model must not be fitted with a wetback/waterbooster.

Flue Heat Shield

To comply with AS/NZS2918-2001

Appendix E safety testing.

The flue heat shield must be fitted on installation.

