Ōpōtiki
District Council
STRONG COMMUNITY
STRONG FUTURE

DIGITAL PROPERTY FILE

DISCLAIMER:

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The information provided does not constitute a Land Information Memorandum or any similar document"
The documentation enclosed is a copy of the information on hand for this property file and may not necessarily reflect all changes, applications, and information pertaining to the property.

BAY OF PLENTY
REGIONAL COUNCIL
TOI MOANA

This property maybe affected by the Bay of Plenty Regional Council's (BOPRC) Floodway and Drainage Bylaw. The Bylaw applies to drains, pump stations, defences against water (including stopbanks and floodwalls), river-edge protection and floodways owned or under the control of BOPRC's for flood protection and drainage.

For information on whether the Bylaw applies to this property, phone 0800 884 880 and ask for the Asset Management Coordinator for Rivers and Drainage or email riversanddrain@boprc.govt.nz (include address of the property you are seeking information on).

BUILDING CONSENT NUMBER

2586

Place this yellow sheet on top of building consent and a blank yellow sheet behind the last page

Record of Documentation

Building Consent No: 2586 **Date Undertaken:** 5/8/15

Check of all relevant information is on file

1	Vetting Checksheets / Technical Preassessment Takes Coast Cluster Group checksheet	Yes ✓	No	N/A
2	Building Consent Application / Date Stamped with BC#	Yes ✓	No	N/A
3	Restricted Building Work / List of LBP	Yes	No ✓	N/A
4	Processing Sheet	Yes ✓	No	N/A
5	More Information Required / Received	Yes	No	N/A ✓
6	Council set of Plans	Yes ✓	No	N/A
7	Engineer's Report (*incl* PS1 Design / PS2 Peer Review)	Yes	No	N/A ✓
8	One Set other relevant info supporting application	Yes	No	N/A ✓
9	Evidence of Ownership (*eg Certificate of Title*) Rates Assessment	Yes ✓	No	N/A
10	PIM / PEM	Yes	No	N/A ✓
11	s.37 Notice Development Contribution Notice	Yes	No	N/A ✓
12	s.36 Notice	Yes	No	N/A ✓
13	Copy of Resource Consent	Yes	No	N/A ✓
14	Photographs filed	Yes	No	N/A ✓
15	Memo ROW	Yes	No	N/A ✓
16	Memo COW	Yes	No	N/A ✓
17	Any Lapsed Due Letters or Appn Lapsed at any time	Yes	No	N/A ✓
18	Any CCC Due Letters or Expired CCC at any time	Yes	No	N/A ✓
19	Building Consent with Advice Notes	Yes ✓	No	N/A

Record of Documentation

20	Application for Certificate for Public Use	Required	Received	N/A
21	Compliance Schedule confirmed for issuing with CCC	Yes	No	N/A
22	Application for Amendment / Plans	Yes	No	N/A
23	List of Inspections required / Inspection Sheets	Yes	No	N/A
24	Inspection Card with Endorsements	Yes	No	N/A
25	Instruction Notice / Notice to Fix	Yes	No	N/A
26	All outstanding work complete	Yes	No	N/A
27	Request for additional documentation resolved	Yes	No	N/A
28	"As Built" drainage plan.	Required	Received	N/A
29	Electrical Certificate.	Required	Received	N/A
30	Gas Certificate.	Required	Received	N/A
31	Producer Statements requested.	Required	Received	N/A
32	Final Inspection undertaken / Site Notice (GoGet) approved / supervised – sign off	Yes	No	N/A
33	Application form for C.C.C.	Required	Received	N/A
34	CCC Issued	Yes	No	N/A

Admin	Number of inspection types carried out:	1
	Number of inspection types paid for (included in building consent fee – see list of inspections):	1
	Number of inspection types to be **CHARGED / REFUNDED:**	NA

1. Decision: Check completed.
2. Reason for Decision: All relevant information required on file to issue CCC
3. Outcome: Code Compliance Certificate issued now refer file to Central Records or Other

Corrective Action required – Yes / No
Comments

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

BUILDING CONSENT AUTHORITY

BUILDING CONSENT NUMBER: 2586

THE BUILDING	
Street Address of building:	**14 SEDGEWICK ROAD**
Valuation Reference:	**07530 166 00**
Legal Description of land where building is located:	**LOT 2 DP5292**
Building name:	N/A
Location of building within site / block number:	N/A
Level / Unit Number:	N/A
Current, lawfully established use *(include number of occupants per level and per use if more than 1)*:	**DWELLING**
Year First Constructed:	**1973**
Highest fire hazard category for building use:	N/A

THE OWNER			
Name of owner:			**MORTENSEN, JOSEPHINE**
Mailing address:			**14 SEDGEWICK ROAD, OPOTIKI 3122**
*Contact Person:			**HOWE, SAMUEL GEORGE MATAKATARANGI**
Street address / registered office:			
Phone number:	Landline:	Mobile:	
	Daytime:	After hours:	
Facsimile number:			
Email address:			
Website:			

First Point of Contact for Communications with the Building Consent Authority:			
Name:			**HOWE, SAMUEL GEORGE MATAKATARANGI**
Mailing address:			**91 BUCHANAN STREET, OPOTIKI 3122**
Street address / registered office:			
Phone number:	Landline: **day 0064 07 3155814**	Mobile:	
	Daytime:	After hours:	
Facsimile number:			
Email address:			

Agent Details:			
Name:			**HOWE, SAMUEL GEORGE MATAKATARANGI**
Mailing address:			**91 BUCHANAN STREET, OPOTIKI 3122**
Street address / registered office:			
Phone number:	Landline: **day 0064 07 3155814**	Mobile:	
	Daytime:	After hours:	
Facsimile number:			
Email address:			

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

BUILDING CONSENT AUTHORITY

BUILDING WORK

Project: **REPLACE EXISTING FIREPLACE WITH NEW FIREPLACE**

☐ New Building
✓Additions / Alterations to Existing Building
☐ Installation of Freestanding Fireplaces / Solid Fuel Heaters
☐ Other

Issued By: **Opotiki District Council Building Consent Authority**

Mailing address *(name of building consent authority that issued the building consent)*: **PO Box 44, Ōpōtiki**

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

(a) The building work complies with the building consent.

Signed:.....

Name: L Akurangi

Designation: **Building Control Officer on behalf of the Opotiki District Council Building Consent Authority**

Date: 16 June 2015

~~☐Attachment: Compliance Schedule~~

Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 2586

Issued by [*name of building consent authority that granted building consent*]: Opotiki District Council

THE OWNER

Name of owner [*include preferred form of address, eg Mr, Miss, Dr, if an individual*]:

JOSEPHINE MORTENSEN

Contact person [*if the applicant is not an individual*]:

Mailing address: 1H SEDGEWICK RD
OPOTIKI

Street address/registered office:

Phone number: Landline: 07 3157266 Mobile:

Daytime: After hours:

Facsimile number:

Email address: Website [if applicable]:

The following evidence of ownership is attached to this application [*copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building*]:

AGENT

[*Only complete this section if the application is being made on behalf of the owner*]

Name of agent: SAM.

Contact person [*if the agent is not an individual*]:

Mailing address:

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address: Website [*if applicable*]:

Relationship to owner *[state details of the authorisation from the owner to make the application on the owner's behalf]*:

First point of contact for communications with the council/building consent authority *[state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand]*:

APPLICATION

All building work to be carried out under the above building consent was completed on *[insert date]*: _____

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	**Licensing class**	**Licensed building practitioner number** (or registration number if treated as being licensed under section 291 of Building Act 2004)	**Particular work carried out or supervised**

The personnel who carried out building work other than restricted building work are as follows:
[List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

Note: *continue on another page if necessary*

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
[list specified systems]

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to: *[state which address, and whether owner or agent]*

JOSEPHINE MORTENSEN

Signature of owner/agent on behalf of and with the authority of the owner *[delete one]*: _____

Name of person signing: Josephine Mortensen
Date: 9.6.15.

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

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PO Box 44, 108 ST John Street
Opotiki;
Phone 07 315 3030

SITE NOTICE

Consent No: **2586**
Date Printed: **16 June 2015**
Owner/Agent: Josephine Mortensen
Valuation Ref:
Site Address: 14 Sedgewick Rd, Opotiki
Work Type: Replace existing burner (SFH)

Inspection Type: **Final Inspection - SFH**
Inspection Status: **Pass**
Inspected By: **Laurie Akurangi**
Inspection Date: ~~**16 June 2015**~~ 9 June 2015

Passed Elements

General

Make/model of SFH	**As per approved plans and specifications**
Position of SFH	**As per approved floor plan. Lounge**
Hearth size, thickness and material used	**As per manufacturers installation instructions. Existing hearth.**
Seismic restraint	**Photos taken**
Clearance distances (incl roof timber)	**As per manufacturers installation instructions**
Flue size and jointing	**As per approved manufacturers installation instructions**
Ceiling plate	**Ceiling plate installed**
Weatherproofing at flue/roof junction	**Adequate flashings in place. Butyl over metal pressed roof tiles tucked unddr ridge flashing**
External height of flue	**As per approved plans and specifications**
Ventilation of chimney space	
Smoke alarms installed and positioned	**Complies with F7 / AS1**
Distances from heater to combustible materials acceptable	**As per manufacturers instructions**
OK for work to proceed	
All work appears to be completed as per approved plans	
Application for Code Compliance Certificate	**Received**

Documentation	**Status**
CCC application - Form 6 (BA 04)	Accepted

OK to issue CCC. 16/6/2015

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INSPECTION RECORD SHEET
BUILDING INSPECTION CHECKLIST

BUILDING CONSENT : 2586
VAL REF: 07530 166 00

Applicant / Address	MORTENSEN, JOSEPHINE
Site Address	14 SEDGEWICK ROAD
Restricted Building Work Agent / First Point of Contact	HOWE, SAMUEL GEORGE MATAKATARANGI
Architect & Rego No / Designer & LBP No	
Builder & LBP No	HOWE, SAMUEL GEORGE MATAKATARANGI - LBP No:
Plumber & Rego No	
Drainlayer & Rego No	
Electrician & Rego No	
Engineer & Rego No	
Other	
Project	REPLACE EXISTING FIREPLACE WITH NEW FIREPLACE
Consent Endorsements	APPROVED PLANS TO BE ON SITE AT ALL TIMES. WORK TO BE IN ACCORDANCE WITH APPROVED PLANS. 1. This building consent has been issued on the basis of the information supplied with the application and no pre consent site inspection has been made. 2. The solid fuel heater is to be installed strictly in accordance with the manufacturers instructions. Heater and hearth to be secured to the floor (NZ Building Code Sections B1 and C1). 3. Timber framing shall be added to existing flue / roof penetration if required to provide adequate fixings for flashings ystem. 4. Domestic smoke alarms to be installed within 3m of sleeping accommodation (bedrooms).

INSPECTION RECORD SHEET
BUILDING INSPECTION CHECKLIST

BUILDING CONSENT : 2586
VAL REF: 07530 166 00

REQUIRED INSPECTIONS ARE CIRCLED. NOTE THAT WHEN AN INSPECTION IS REQUESTED YOU WILL BE ASKED TO COMPLETE AN LBP NOTIFICATION FORM. ONCE THIS FORM IS RECEIVED AN INSPECTION TIME AND DATE WILL BE CONFIRMED.

COUNCIL / FILE COPY ONLY

Applicant / Address	MORTENSEN, JOSEPHINE
Site Address	14 SEDGEWICK ROAD
First Point of Contact / Agent	

↓	INSPECTIONS	ODC signoff / LBP Notification Form Attached
00	Siting / Foundation / Footings	
~~I01~~	~~Footings~~	
I02	Concrete Prefloor	
I03	Timber Subfloor	
I04	Bond Beam, Beam, Column, Tilt Slab	
I05	Prefloor Plumbing and Drainage	
I06	Framing / Roof Preline	
I07	Precladding	
I08	Brick Veneer	
I09	Preline	
I10	Plumbing	
I11	Postlining, Membrane and Substrate	
I12	Drainage	
I13	Heater Appliance	
I14	Conservatory	
I15	Final Inspection Card	undertaken 16/6/15 see site notice
I16	Retaining Wall	
I19	Documentation Filed	

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INSPECTION RECORD SHEET

BUILDING INSPECTION CHECKLIST

Record Negative Outcome (where applicable) – include date	Signed off by Applicant/Owner
Record Positive Outcome	

CAN FINAL INSPECTION BE UNDERTAKEN: □ **YES** □ **NO**

SIGNED: .....**NAME:** .....
BUILDING CONTROL OFFICER

Opotiki District Council
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BUILDING CONSENT
NO. BC 2586

Section 51, Building Act 2004
Form 5

OWNER

MORTENSEN, JOSEPHINE

14 SEDGEWICK ROAD

OPOTIKI 3122

PROJECT

Building Work

The following building work is authorized by this building consent.

Description: REPLACE EXISTING FIREPLACE WITH NEW FIREPLACE
Intended Use: Housing Detached Dwe
Intended Life: 5 years

ESTIMATED VALUE: $ 3,000

FIRST POINT OF CONTACT

HOWE, SAMUEL GEORGE MATAKATARANGI

91 BUCHANAN STREET

OPOTIKI 3122
day 0064 07 3155814

PROJECT LOCATION

Valuation No: 07530 166 00

Location: 14 SEDGEWICK ROAD

COUNCIL CHARGES

The balance of Council's charges payable on uplifting this building consent, in accordance with the tax invoice are:

Total Fees: **$155.00**
All fees are GST inclusive

LEGAL DESCRIPTION

Property No: 0125/44

Legal Description: LOT 2 DP5292

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 the breach of any other Act.

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BUILDING CONSENT
NO. BC 2586

Section 51, Building Act 2004
Form 5

COMPLIANCE SCHEDULE

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

ATTACHMENTS
Copies of the following documents are attached to this building consent:
Approved Plans
Approved Specifications
List of Inspections
Application for Code Compliance Certificate

ENDORSEMENTS

- Approved Plan and Building Consent to be kept on site at all times.
- All construction to be in accordance with approved plans.
- If Approved Plans and Building Consent not on site, no inspection will be undertaken.
- All building consents are issued subject to the condition that officers of the building consent authority are entitled at all times, during normal working hours, or while work is being done, to inspect building work that is being carried out.

1. This building consent has been issued on the basis of the information supplied with the application and no pre consent site inspection has been made.

2. The solid fuel heater is to be installed strictly in accordance with the manufacturers instructions. Heater and hearth to be secured to the floor (NZ Building Code Sections B1 and C1).

3. Timber framing shall be added to existing flue / roof penetration if required to provide adequate fixings for flashings ystem.

4. Domestic smoke alarms to be installed within 3m of sleeping accommodation (bedrooms).

Signed: .....
L Akurangi
BUILDING CONTROL OFFICER
On behalf of the Opotiki District Council Building Consent Authority

Date: 07 May 2015

Issued: October 2013 V2.37

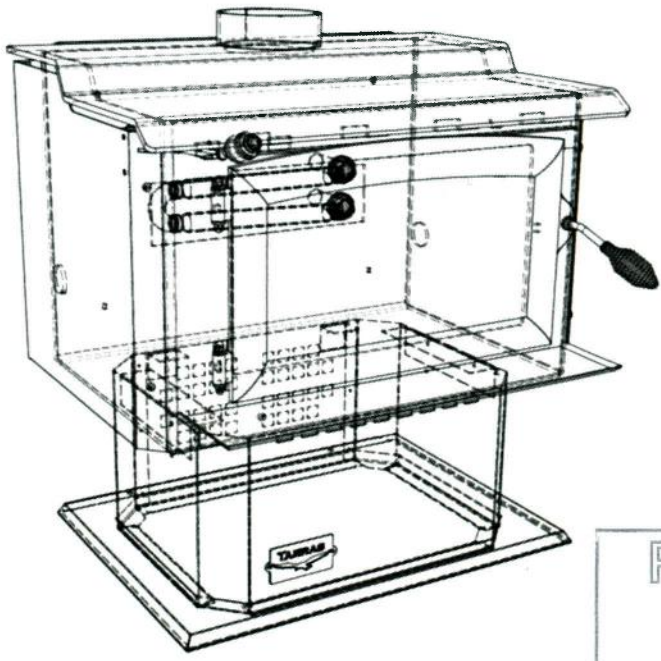
Specifications, Installation and Operating Instructions for Woodsman Solid Fuel Burners

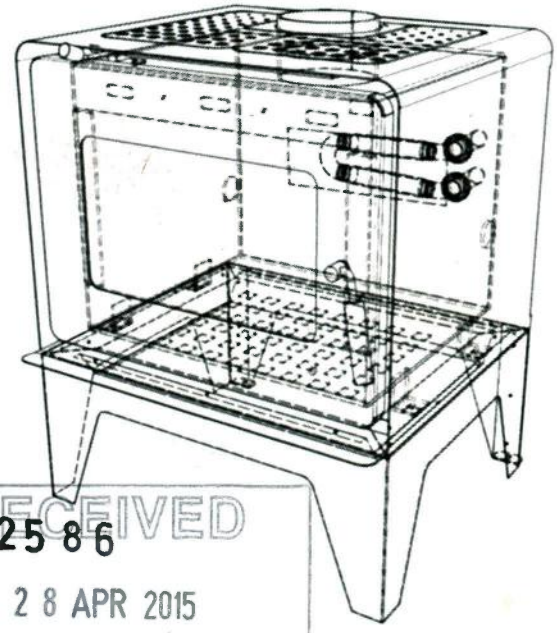
COUNCIL COPY

WOODSMAN

Warming kiwi homes since 1887.

RECEIVED
28 APR 2015
Opotiki District Council
Building Control Authority





RECEIVED
2586
28 APR 2015
Opotiki District Council

KEEP THESE INSTRUCTIONS FOR FUTURE REFERENCE

Proudly Manufactured By:

harris HOME FIRES

Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795

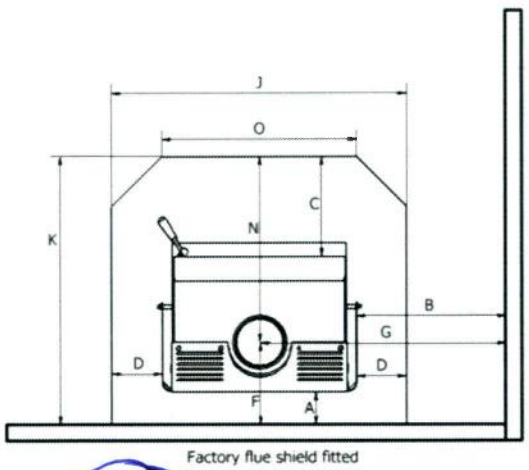
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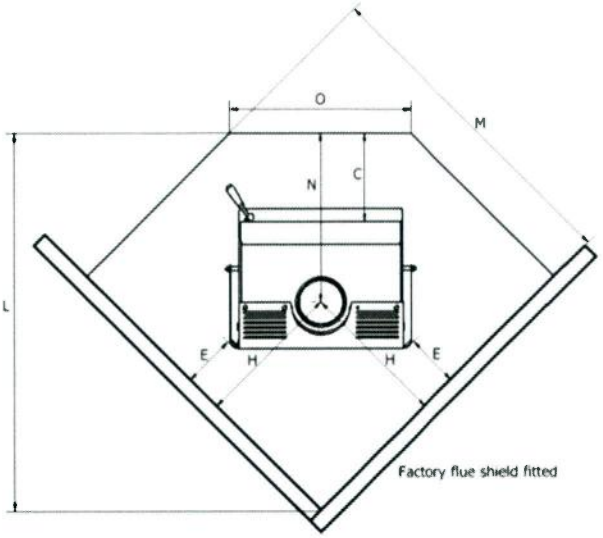
Testing and Certification

MODEL	AS/NZS 2918:2001, APP B	AS/NZ 2918:2001, APP E	AS/NZS 4012:1999	AS/NZS 4013:1999	ECan Cert Number
Brunner	Complies	N/A	71%	0.5g/kg	111242
Brunner WB	Complies	N/A	65%	0.5g/kg	111243
Tasman	Complies	N/A	71%	0.5g/kg	111475
Tasman WB	Complies	N/A	65%	0.5g/kg	111477
Aspen	Complies	N/A	71%	0.5g/kg	111306
Aspen WB	Complies	N/A	65%	0.5g/kg	111307
Totara	Complies	Complies	67%	0.9g/kg	110220
Matai ECR MkIII	Complies	N/A	71%	0.7g/kg	102148
Matai ECR MkIV	Complies	N/A	75%	0.8g/kg	102149
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
Tarras MKII	Complies	N/A	69%	0.37g/kg	120925
Tarras MKII WB	Complies	N/A	65%	0.5g/kg	120927

Minimum Safe Installation Clearances to COMBUSTIBLE Materials



Factory flue shield fitted



Factory flue shield fitted

ECR

	ECR [illegible]	FLARE-WOOD See Flue Shield requirements	TARRAS MKII See Flue Shield requirements	BRUNNER & TASMAN	ASPEN	FLARE-MULTI See Flue Shield requirements	RMF	STRONGMAN
A	100	100	198	255	255	100	125	300
B	400	320	530	435	435	350	500	875*
C	300	300	300	300	300	300	300	GRAPH 1
D	150	110	67	118	118	110	150	150
E	200	120	210	190	230	150	180	380
F	251	281	340	404	404	281	276	441
G	690	635	913	743	743	665	790	1233**
H	512	449	554	481	521	479	492	711
J	880	850	898	850	850	850	880	1015
K	807	933	1020	1084	1084	933	832	1364
L	1280	1287	1464	1360	1417	1329	1252	1928
M	1110	1122	1276	1159	1219	1152	1060	1616
N	556	652	680	680	680	652	556	923
O	580	600	600	615	615	600	580	715

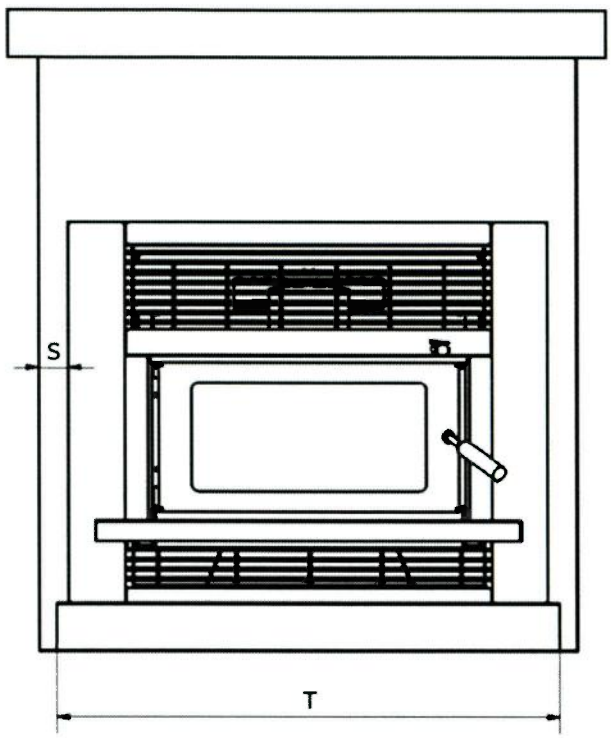
Dimensions **A**, **B** & **E** are taken from the combustible wall to the closest point of the appliance including panels
Dimension **C** is measured from the edge of the hearth to the closest point of the firebox door frame as in AS/NZS 2918:2001 3.3.2

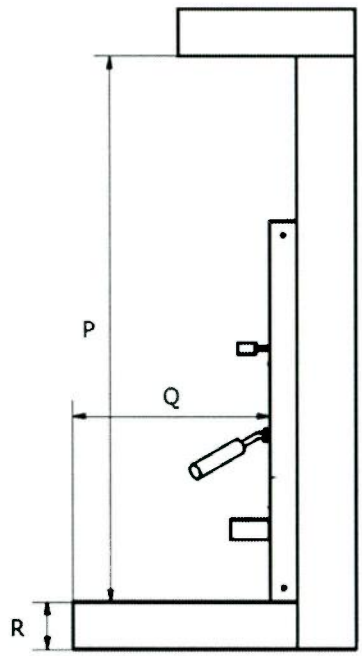
All dimensions are given in millimetres .

*610mm with firebox side panels fitted.

**968mm with firebox side panels fitted.

Minimum Safe Installation Clearances to COMBUSTIBLE Materials





	IMF	Totara
P	980	1060*
Q	Graph 1	Graph 1
R	Graph 1	Graph 1
S	50	50
T	840	840

* Dimension P can be 920mm with a factory supplied heat deflector fitted

Ceiling Heights

All Woodsman free standing fires have been tested and approved to ASNZ 2918:2001 with a ceiling height of 2.4m and with the factory flue shield fitted in the below configurations. In some cases, the top of the flue shield terminates within 600mm of the ceiling height (refer to ASNZ 2918:2001 **4.5.2**) but all ceiling temperatures did not exceed the allowable limit in these cases and are therefore able to be installed. Reports are available on request for Councils.

If the ceiling height is less than 2.4m, then heat shielding is required as per ASNZ 2918:2001 Table 3.2

Factory Flue Shields

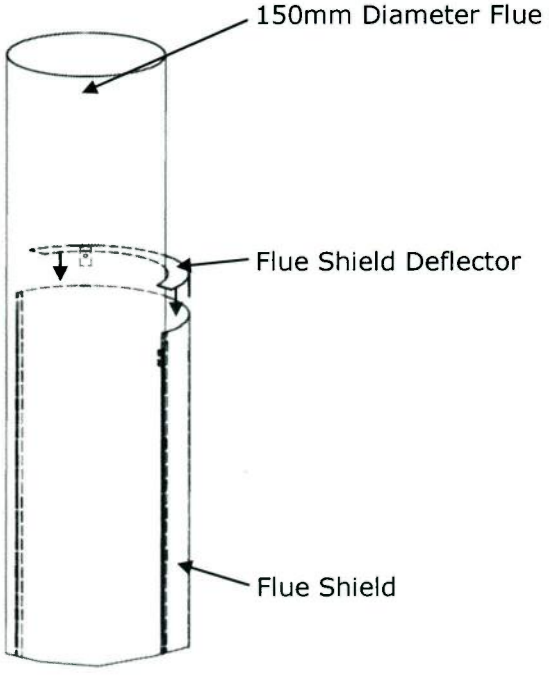
Standard 900mm high flue shield:
ECR & RMF

Standard 1200mm high flue shield:
Brunner, Tasman, Aspen & Strongman

1200mm high flue shield with flue shield deflector (REQUIRED)
Tarras MKII & Flare (All Variants) - See Below

IMPORTANT - Flue shields should be no further than 10mm off the top of the fire box

Fitting the Flue Shield Deflector for Tarras MKII and Flare (All Variants)



To fit the heat shield deflector:

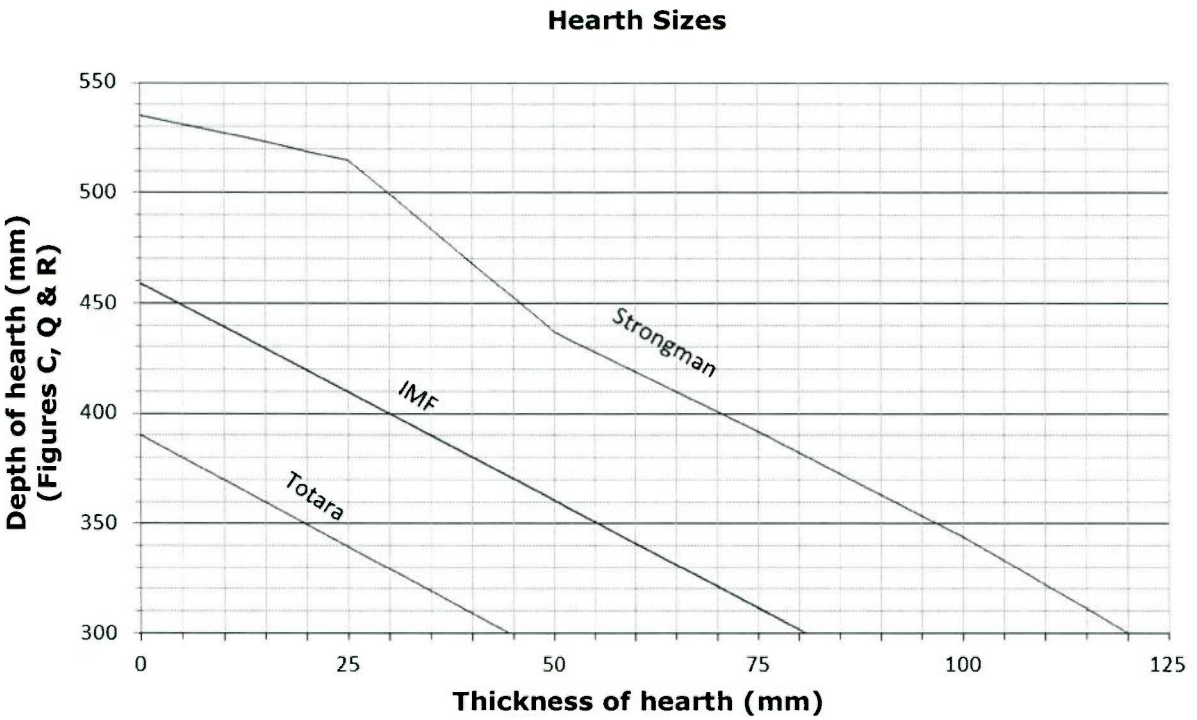
- Place the deflector on top of the heat shield and ensure no large gaps
- Fix in place by securing the tabs with rivets to the heat shield

WARNING

This part is required to be installed on the listed models with ALL types of flue kits. Failure to do so, may cause the ceiling to over heat. The part is located in the fire itself and not the flue kit packaging.

Hearth Graph

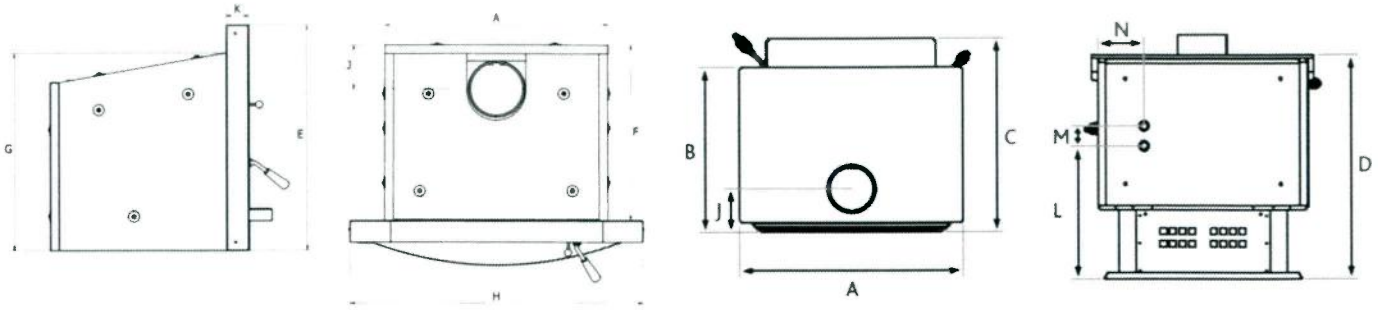
Graph 1



This graph refers to Page 4 figure C and Page 5 figures Q & R.

The hearth distance out in front of the fire (taken from the door), is dependent on the thickness of the hearth. The thicker the hearth is above the surrounding combustible floor, the less this distance is out in front of the fire.

Dimensions



		TOTARA	ECR MKIII, V	STRONG-MAN	RMF	IMF Deluxe	FLARE WOOD	FLARE MULTI	BRUNNER, TASMAN & ASPEN	TARRAS MKII
A	Overall Stove Width	642	580	715	580	590	630	630	615	765
B	Stove Depth Door to Rear		407	550	407		550	550	554	547
C	Overall Stove Depth Ledge to rear		450	590	450		602	602	633	627
D	Overall Stove Height		620	695	620		764	764	730	772
E	Insert Fascia Height	650				740				
F	Insert Depth	506				480				
G	Insert Maximum Height	570				590				
H	Insert Fascia Width	840				850				
J	Flue Centre to Back of Unit	136	150	141	150	115	181	181	149	142
K	Insert Fascia Depth	62				120/65				
L	Wetback Height		283				502	502	450	479
M	Wetback Centres		130				65	65	65	65
N	Wetback Position		290				133	133	106	181

Disclaimer;
While every attempt is made to ensure this information is as accurate as possible, a tolerance of +/- 5mm should be allowed for in these dimensions

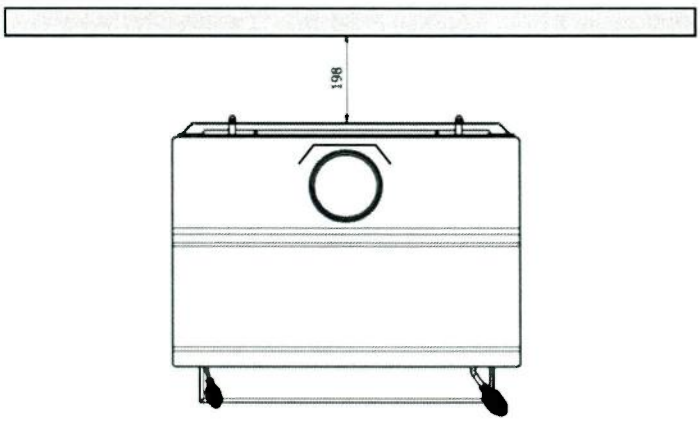
Reducing Clearances

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.

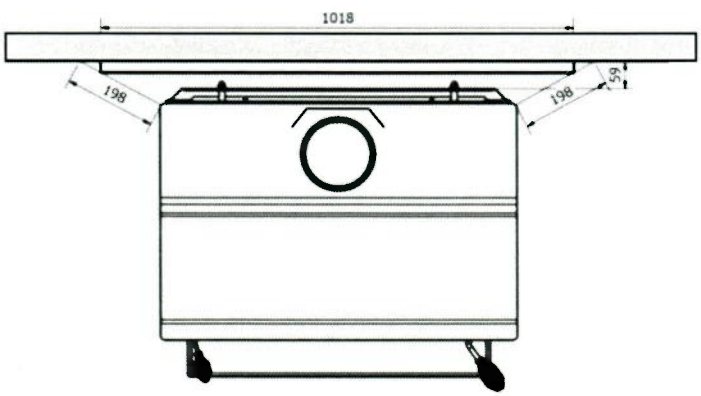
Clearance factors for heat shields which are within 45 degrees of the vertical

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).

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.

WETBACK WARNINGS:

- Do not connect to an unvented hot water system.
- **NEVER** burn the appliance without the wetback connected to the water system. This will immediately damage the wetback and void the warranty.
- AS/NZS 2918:2001 states; "all water connections to an appliance shall be in accordance with the appropriate requirements of AS 3500.4.1 or NZS 4603 and the regulatory authority, as appropriate".

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

MODEL	SPECIFICATION
BRUNNER TASMAN ASPEN TARRAS MKII	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)

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

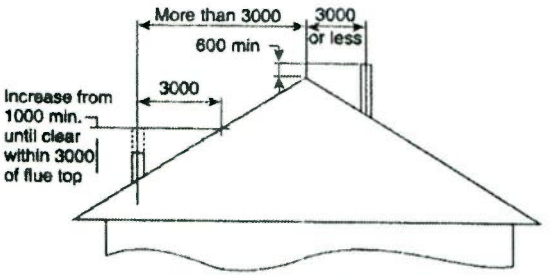
Minimum Flue Height

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 roof-line 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)

FIG 3.

DIMENSIONS IN MILLIMETRES



MINIMUM HEIGHT OF FLUE SYSTEM EXIT

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

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

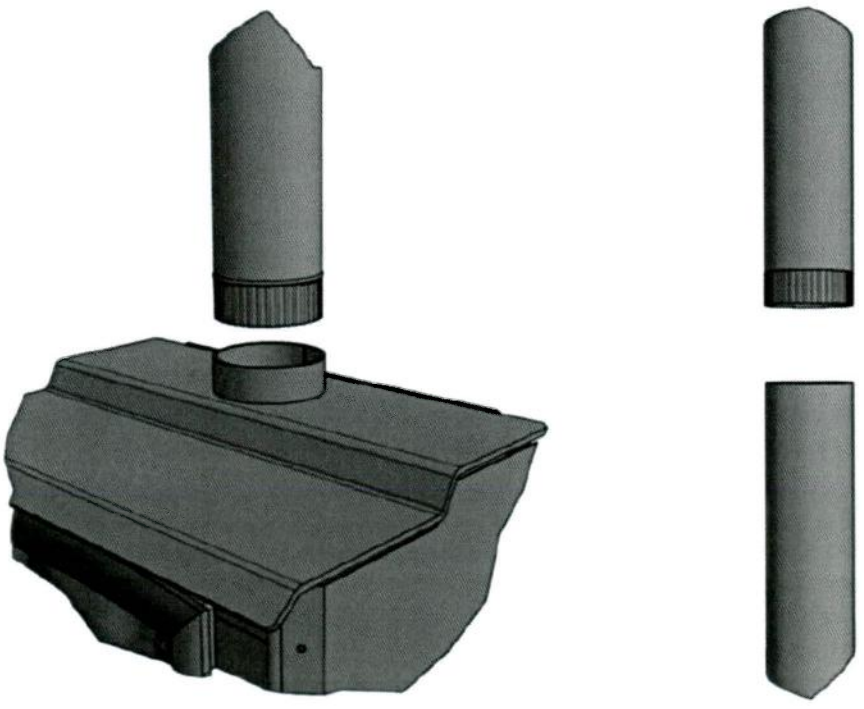
IMPORTANT

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.

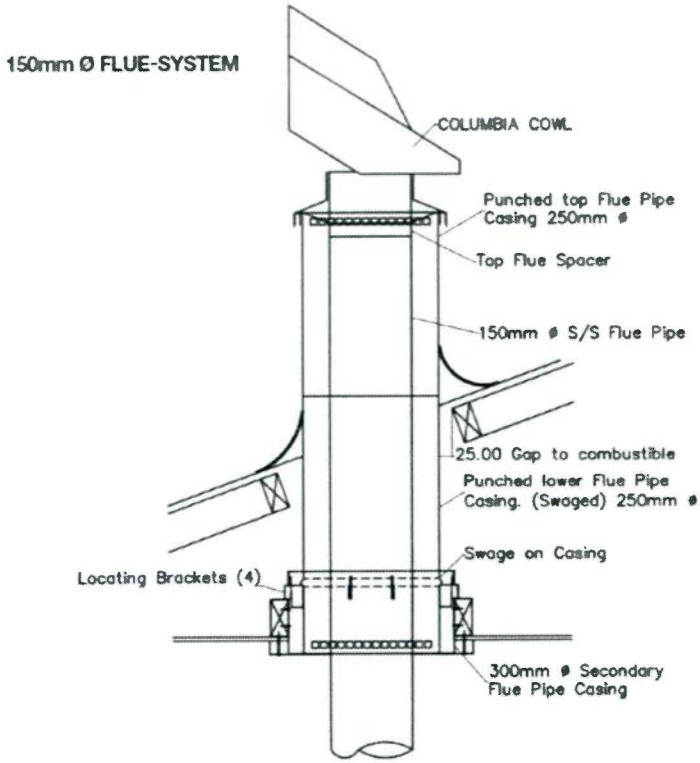
HeatSaver Flue Kit Installation

HeatSaver
FLUE SYSTEM

INSTALLATION INSTRUCTIONS

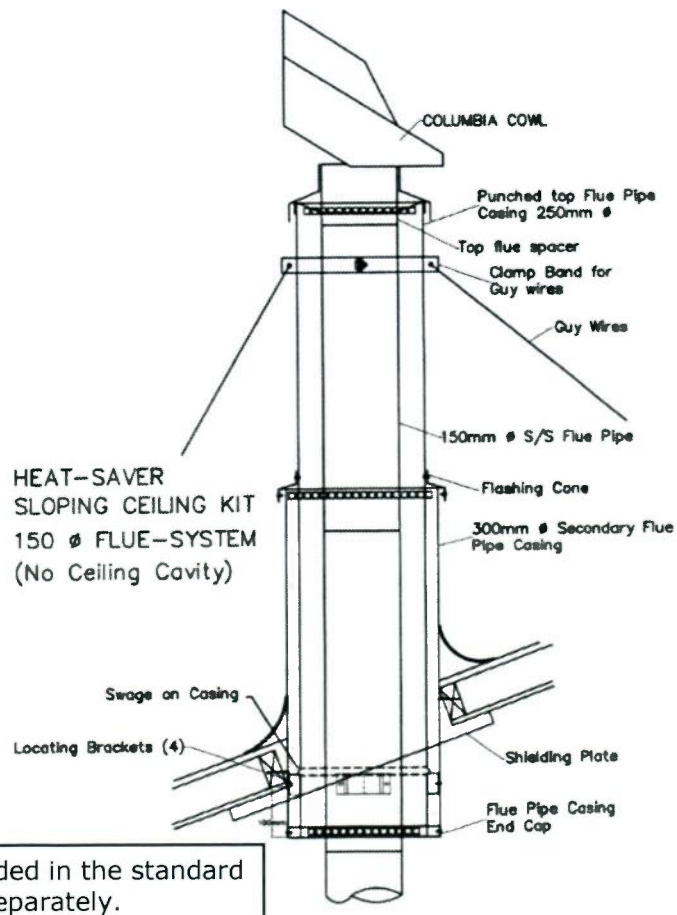
- This HeatSaver flue system is tested and certified to AS/NZS 2918:2001 Appendix F, which means it is approved for use on all solid fuel appliances with a flue diameter of 150mm.
- A copy of the Laboratory Test Certificate for this HeatSaver Flue System is included as part of these Installation Instructions, (refer to paperwork with flue kit).
- Installation of any solid fuel appliance should only be carried out by suitably trained and qualified personnel.
- Position the stove to the desired position, always ensuring that the manufacturer's minimum clearances to combustibles are complied with.
- Check that there are no roofline ridges or valleys in the way, or if they cannot be avoided, that the installer knows how to weatherproof the penetration and reinstate the full strength of the structure.
- At the ceiling level, construct a square frame of 300mm x 300mm internal dimensions and cut away the ceiling materials from the inside of this frame.
- Lower the 300mm flue pipe casing into this frame and nail in place when the bottom edge is 25mm below the ceiling level and the 8 nail holes provided are touching the timber frame. Ensure that the spacer brackets are at the top of the casing as shown in the diagram.
- Check all 4 locating brackets are securely in place and drop 250mm diameter lower casing in place. This will naturally settle so it protrudes 25mm below the ceiling.
- Make roof penetration, assemble and fit required flue length and install with upper casing. Secure all joins with at least 3 stainless steel rivets or self tapping screws.
- Frame and brace upper installation as required and flash the roof to shield penetration.
- Fit ceiling plate to ceiling.
- When trimming the stainless steel flue length, remember to allow for expansion when flue is hot.
- Fix HeatSaver Columbian Cowl in place. Fixings are not required as the cowl clips into place.
- Secure the flue to the fire—drill through flue neck on fire and secure with 2 to 3 s/s screws or rivets.
- **All flue joints should be sealed using a flue cement.**

HeatSaver Flue Kit Installation



FLU FLASHED USING BUTYNOL RUBBER + GLUE UNDER RIDGE CAP.

REPLACING OF EXISTING KENT FIRE. FREESTANDING.



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

Operating Instructions
Wood Burners

Keep these instructions for future reference

Important: ensure installation instructions have been adhered to before lighting the appliance.

Important: firewood should be loaded in a front to back direction when operating this appliance, except Matai ECR MkIII, MkIV which should be loaded left to right.

Warning: any modification of the appliance that has not been approved in writing by the testing authority is considered as breaching AS/NZS 4013.

Warning: do not use flammable liquids or aerosols to start or rekindle the fire.

Warning: do not use flammable liquids or aerosols in the vicinity of this appliance when it is operating.

Warning: do not store fuel within heater installation clearances.

For your comfort, it is advised that you light your first fire with the windows open to allow the escape of paint fumes. This will normally happen for the first 30 minutes of the first burn.

Fully open the heat control. Place wood kindling and paper or firelighter in the firebox. Ignite and leave the door partially open by resting on the catch until the fire is blazing (4-5 minutes), and burns well with the door closed. Do this only from a cold start. Once the fire is underway, adjust the heat control to suit. If the firebox or the flue becomes visible red-hot, adjust the heat control to a lower heat position to avoid being unnecessarily harsh on the unit as well as wasting excessive heat up the flue.

Warning: always open the heat control before opening the fire door.

For long holding operation in a Clean Air Zone, level the ashes and load with the firewood lying front to back, or left to right in a Matai ECR MkIII, MkIV. After loading new wood, operate the fire with the heat control fully open for 20 minutes before closing the heat control to the lower burning position. By following this simple method of low burn firing, you will achieve very low emission rates and obtain the high efficiency burn that is associated with the Woodsman product.

The fuel approved for use in Clean Air Zones in this appliance is wood with a moisture content of less than 25% of dry weight. This usually means green timber left for at least three months to air dry.

Caution: the use of some types of preservative-treated wood as a fuel can be hazardous.

Caution: this appliance should not be operated with cracked glass.

Caution: this appliance should be maintained and operated at all times in accordance with these instructions.

The door must be closed at all times during the operation, except during refuelling and occasional poking of the fire when necessary. Ensure door seals are maintained in good condition.

Your appliance and flue system should not be modified in any way without the approval of the manufacturer.

Operating Instructions
Multi-fuels

Your Woodsman Multi-fuel will operate perfectly well burning coal, wood, briquettes or a mixture of any of these. Often the hottest temperatures are achieved by burning a mixture of wood with coal laid over the top.

The appliance has two heat controls. The High - Low control to the left of the ash pan door is for use when burning coal, briquettes, or a mixture of wood and coal. The High - Low control above the fire door is for use when burning wood only.

Set the fire using kindling wood and paper (or a solid fuel lighter), light and close the door; set the lower High - Low control on High and the upper High - Low control on Low. Once the fire is burning brightly, decide if wood or coal is to be used. If coal is to be burned, lay the coal over the burning fire and adjust to suit. If wood is to be burned, place dry logs on the fire and set the lower control to Low and the upper control to suit the required burning rate.

Important: Ensure the ash pan door is closed firmly before lighting, and remains so during use. **Do not** have both controls fully open at the same time, ensure that one of the two air controls is always closed during operation. If burning wood, the lower control should be fully closed; if burning coal, the upper control should be set to Low.

If the ash pan door knob is removable, it should be removed while the stove is in use. This is a safety feature designed to avoid the ash pan door being opened by children in particular, and risking any overheating of nearby combustibles by the increased combustion rate.

Creosote Formation

A small intense fire is preferable to a large smouldering one, to reduce the amount of creosote. When wood is burned slowly it produces tar and other organic vapours, which combine with expelled vapour to form creosote. These creosote vapours condense in the relatively cool flue of a slow burning fire. As a result, creosote residue accumulates on the flue. When ignited, this creosote makes an extremely hot fire.

The flue should be checked at least every 2 months, during the burning season, to determine if a creosote build up has occurred. If this is the case, it should be removed by a chimney sweep to reduce the risk of an unexpected flue fire.

Your appliance has been designed to produce low levels of creosote at high and low settings.

In the event of a chimney fire, close the firebox door, fully close the heat control, vacate the premises and call the fire service.

Storage of Fuel

Do not store fuel within installation clearances or within the space required for refuelling or ash removal.
Wood should always be stored in a dry place out of the rain. We recommend your wood be seasoned for at least 3 months before use. Dry wood also burns hotter and more efficient than wet wood.

Caring for your Fire

Cleaning your Glass
Wiping your glass regularly with a damp cloth when cold will keep the glass clean. If a thick build up of creosote builds up, oven cleaner works well to remove it.

Cleaning the Outside of the Fire
Woodsman fires are finished in a high temperature paint. Only use a damp cloth (no chemicals) when cleaning the outside of the fire. If any scratches occur, you can easily touch up the fire with an aerosol can of matching paint. This is available from your retailer or Harris Home Fires.

Cleaning the Flue
Keeping your flue clean is important. We recommend that you have your chimney swept at least once a year. A blocked flue not only effects the performance of the fire, but can also be a hazard as you are susceptible to chimney fires.

Ash Level
It is important to maintain a 2 - 3cm level of ash in the bottom of the fire for insulation purposes. But do not let the level get too high as you run the risk of logs and coals falling out of the fire. You also get less wood in the firebox.

Disposal of Ashes
Ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground well away from all combustible materials, pending final disposal once cooled.

Consumables

Some parts of your Woodsman fire are considered consumable. They are designed to be replaced as they will degrade over time. The life of the consumables will vary depending on;

- Frequency of use
- Rate of burn
- Type of fuel
- Level of ash

General items that are considered consumables:

- Air tubes (see page 17)
- Baffles (see page 18)
- Fire bricks (see page 19)
- Glass and door ropes

It is very important that you replace these parts when they show signs of wear. They effect how the fire runs and you may increase your fuel consumption or lower your efficiency if not replaced, and can in some cases, damage the firebox. It is generally obvious once a part is in need of replacement. Steel components may split or large holes may appear and fire bricks may disintegrate. Fire bricks that are cracked but still remain in place are completely safe to use and only need to be replaced when they no longer remain in place. A cracked fire brick may still last years of use.

We recommend you check your fire visually several times a year for damaged components.

Air Tubes



ECR-165 & MKII,
DVI-165
(2118)



Tarras (MKI)
(FI-12294)



ECR MKIII & V, Totara
(AIR-12271)



Brunner, Tasman, Aspen
(AIR-12398)



Flare
(AIR-12672)



Tarras MKII
(AIR-12450)



Blaze, Boston, Manhattan
(2119)

The air tube in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, air tubes are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the air tube will depend on what is burnt in the fire, how hot the fire usually burns and also the ash level. If the ash level is allowed to build up, this can push ashes up and into the holes stopping the air cooling effect. It also means hot embers are in closer proximity to the tube, increasing the temperature exposure. Keep ash levels to the recommended height of no more than 2 - 3cm.

At the risk of damaging the fire box, the air tube should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Air Tubes

Replacing air tubes is a simple task and can be carried out by the user.

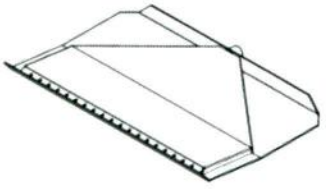
<u>Replacing all air tubes, except Tarras (MKI)</u>

- Remove bricks from both sides
- Remove the pins from each end of the old tube
- Slide tube to one side, this will release the opposite end
- Pull released end up and towards the door and remove
- Reverse process for new tube

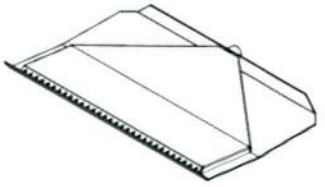
<u>Replacing the Tarras (MKI) air tube</u>

- Remove outer rear panels of the fire by removing the 4 nuts
- Remove the air tube pin from behind the panels
- Pull air tube towards you to release from the two holes
- The top rear brick will be loose
- Position the top rear brick and then place the new tube in the locating holes
- Replace rear pin and panels

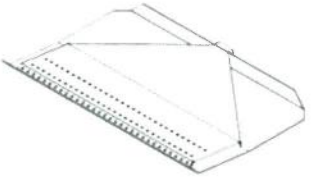
Baffles



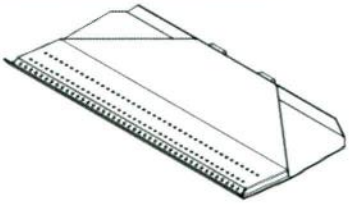
Blaze, Boston, Manhattan
(BF-10993)



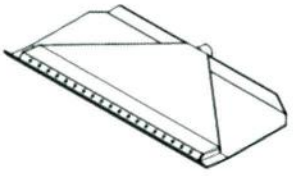
Brunner, Tasman, Aspen
(2410)



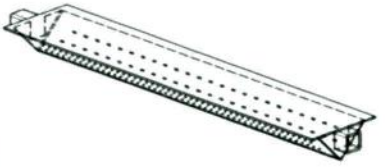
Flare (Wood Only)
(FI-12671)



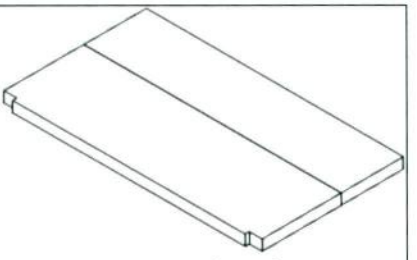
Tarras MKII
(BAF-12449)



ECR-165, MKII, MKIII,
MKV, DVI-165
(2137)



Tarras (MKI)
(FI-12295)



Tarras (MKI)
(SKA-2307& SKA-2306)

The baffle in your Woodsman fire is an integral part of the appliance and helps ensure a clean, efficient and controllable burn. However, baffles are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the baffle will depend on what is burnt in the fire and how hot the fire usually burns.

At the risk of damaging the fire box, the baffle should be replaced as soon as it shows signs of damage and cannot perform its intended function.

Replacing Baffles

Replacing baffles is a simple task and can be carried out by the user.

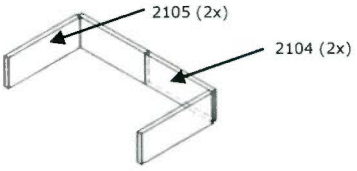
Replacing all baffles, except Tarras (MKI)

- Remove side bricks from the fire
- Pull the old baffle out of the locater hole in the rear of the fire
- Allow the front of the baffle to drop forward and down to the bottom of the fire
- Rotate and remove through the door
- Reverse process to install new baffle

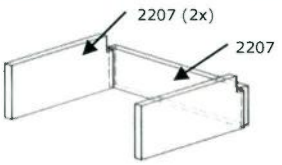
Replacing the Tarras (MKI) baffle

- Raise the front brick and position on top of the rear
- Lift the left hand side of the s/s triangular tube and pull the right hand side out of the hole, this will release it, lower one side and remove
- The bricks are now able to be removed
- Place new bricks back in place on the ledge with the front brick on top of the rear
- Drop in new air tube
- Reposition the front brick in place on top of the new air tube

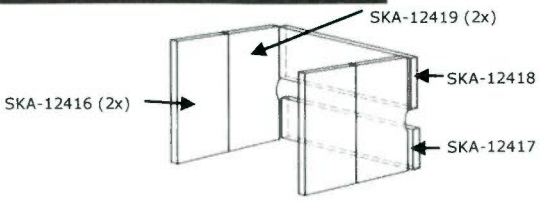
Fire Bricks



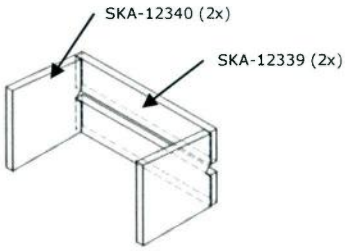
ECR-165, MKII, DVI-165



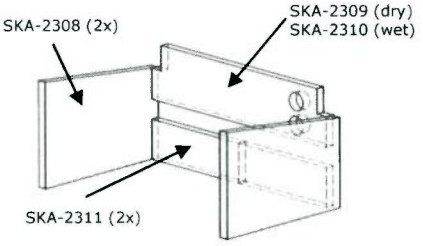
Blaze, Boston, Manhattan



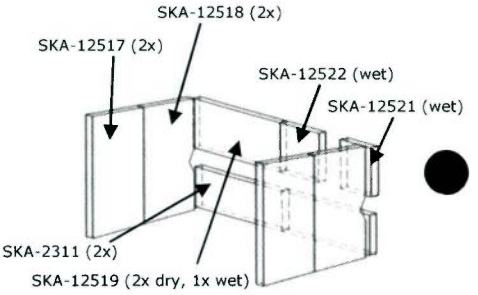
Brunner, Tasman, Aspen, Flare (Wood only)



ECR MKIII, MKV, Totara



Tarras (MKI)



Tarras MKII

The fire bricks in your Woodsman fire are an integral part of the appliance and helps ensure a clean and efficient burn. However, fire bricks are a consumable item and are designed to be replaced as they are likely to degrade with use due to the exposure to the extreme heat of the fire.
The life of the fire bricks will depend on what is burnt in the fire and how hot the fire usually burns and also any damage sustained from wood not being positioned carefully.

At the risk of damaging the fire box, fire bricks should be replaced when they are damaged enough that they no longer remain in place and cannot perform their intended function. Fire bricks which are only cracked but still remain in place do not need to be replaced and are safe to use.

Replacing Fire Bricks

Replacing fire bricks is a simple task and can be carried out by the user.

The configuration of the fire bricks in your Woodsman fire will vary depending on the model, but removing and replacing them is very similar:

- Remove side bricks first, you may need to bend the metal tab at the top to release the bricks
- Once removed, the rear bricks are released and will come out
- Some models may have a second upper brick in the rear, this should be released once side bricks are removed, but in some models, removing the rear air tube may be required (see air tube section)
- Reverse process to fit new bricks

Useful Tips
Get the most out of your Woodsman

Tips for lighting the fire

- Use finely cut, dry kindling wood.
- Firelighter cubes or gel work best when ensuring ignition of the kindling.
- Cross stack kindling over and around fire lighter like a small tower.
- Use ample kindling wood to ensure a good fire, you want to get the fire hot as fast as you can.

Tips to help get the highest heat output:

- Open the air slide to increase the amount of combustion air to the combustion zone.
- Use smaller pieces of wood and lots of it. Small pieces of wood have a larger surface area compared the same volume of wood but in larger pieces.
- Feed the fire regularly. Keep the fire topped up with fresh wood to keep the temperature up in the combustion zone.
- Use dry wood. Wood with a moisture content of less than 16% will burn much hotter than damp wood. Use a moisture meter to determine the moisture content of the wood.
- Use a soft wood. Soft woods like Radiata Pine burn fast and hot.
- **Warning, extended periods of running your fire extremely hot will damage the consumable components at a faster rate and can risk damage to the firebox.**

Tips for increasing the burn time:

- Shut down the air slide to decrease the amount of combustion air to the combustion zone.
- Use large pieces of wood. Large pieces have a smaller surface area compared to small pieces of the same volume and will burn slower.
- Use a hard wood like Blue Gum (where permitted). Hard woods are denser and take longer to burn.
- Completely fill the fire box with large pieces of wood. The more wood in the fire, the longer it takes to burn.
- Load the wood at the right time. If you load the fire when there is a large amount of red embers, the wood will all combust at the same time. A good idea is to let the fire burn down quite considerably and push the embers off to one side. Stack the wood in the firebox and the wood will ignite on one side only and slowly burn from one side to the other.

Tips for using the wet-back:

- The hotter the fire burns, the more hot water the wetback will produce.
- If you require some hot water but not too much heat into the room, try burning a small fire at the back of the firebox below the wetback.

Tips for using the cook top:

- The cook top is hotter in the middle than at the sides and hotter at the front than at the back.
- Like the wetback, the cook top's temperature is linked to the output of the fire.
- Any stains from pots or mugs can easily be touched up with matching high temperature paint.

Trouble Shooting

My fire won't turn down

The first thing to be aware of is that some new clean air fires do not shut down like old fires. Old fires used to shut all the way off and the wood would just smolder.

Other reasons for this problem may be:

- Rear air tube has burned out and needs replacing, visually check.
- Door seal is not sealing properly and may need replacing. Take a thin strip of news pa per, close the door on it at various spots, if the paper can be easily pulled out, then either a new door rope is needed or door latch needs adjusting by redistributing the washers on the door latch.

There is rust on my fire

Rust appearing on your fire can only occur when moisture or water is present and has began to oxidize the steel.

- Identify where the water or moisture has come from and fix the problem.
- Lightly sand the effected area and use matching Woodsman aerosol high temperature paint to touch up.

My glass is dirty

Your glass can get dirty easily if you use poor quality or wet wood or spend a lot of time with the fire on the low setting.

- Give the fire a good hot run on the high setting to burn off the residue on the door
- If that fails, there are special cleaners especially for this purpose or oven cleaner works well. Do not get chemicals on the paint work.

My fire smokes when I open the door

There are many reasons which may cause this symptom and it is often a process of elimination to remedy the problem.

- Your flue length may be too short. Even though it may be of legal length, every installation is different and you may require an additional length of flue.
- Your flue may be blocked, have the flue looked at.
- The baffle may not be in place correctly, visually check to see if it has moved.
- You may need a cowl like the Woodsman Columbia cowl to help encourage draw, especially where there are environmental problems like high winds.
- Your flue may be getting too cold. If the flue gases get too cold, they can struggle to be exhausted and when the door is opened, they find it easier to exit via the door than the flue. If you suspect your flue is getting cool, turn the fire up onto high for a few minutes before reloading, this will increase the temperature of the flue and increase the flue draught. Additional insulation may be required.
- Check that the installer has sealed **ALL** the flue joints and there are no gaps which will leak air into the flue, reducing the draw.

The paint has been damaged

Paint finishes are not as durable as enameled finishes, but they are extremely quick and easy to touch up and the fire can look new in minutes.

- If damage has occurred to the paint, lightly sand the effected area and touch up using Woodsman High Temperature Paint.

My fire seems to be performing poorly, not burning well on high

If your fire doesn't seem to burn well at the high level, check the following:

- Negative pressure, make sure there are no extraction devices like fans creating a negative pressure in the home.
- The flue length is long enough.
- The wood is dry and of good quality.
- The flue is clean.

WOODSMAN

Warming kiwi homes since 1887.

15 Year Firebox Warranty - Wood fires
10 Year Firebox Warranty - Multi-Fuels
1 Year Parts Warranty - All Fires

Your WOODSMAN fire is warranted for a period of 1 year to the original purchaser, from the date of purchase, against defective materials and workmanship which includes the firebox and all parts.

If a part defect occurs, return the part to the retailer or directly to Harris Home Fires along with a copy of the retailers receipt and the part will be replaced at no cost.
If a firebox defect occurs, either contact the retailer or Harris Home Fires and it will be repaired or replaced at our discretion with all costs covered.
This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc. The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.
Damage caused by the failure to replace consumables like air tubes, baffles and fire bricks may void the warranty.

Your WOODSMAN firebox is then covered by a further 9 year warranty against defective materials and workmanship during normal domestic use.
In the case of a claim after the first year, this warranty covers the replacement or repair at the manufacturer's discretion and includes freight, painting and all required refurbishment but does not cover the cost of having the appliance disconnected and reconnected.
It shall be the owner's responsibility to have the fire available and ready for pickup from onsite or another suitable location or deliver the WOODSMAN fire to either the dealer from whom it was purchased or directly to Harris Home Fires.

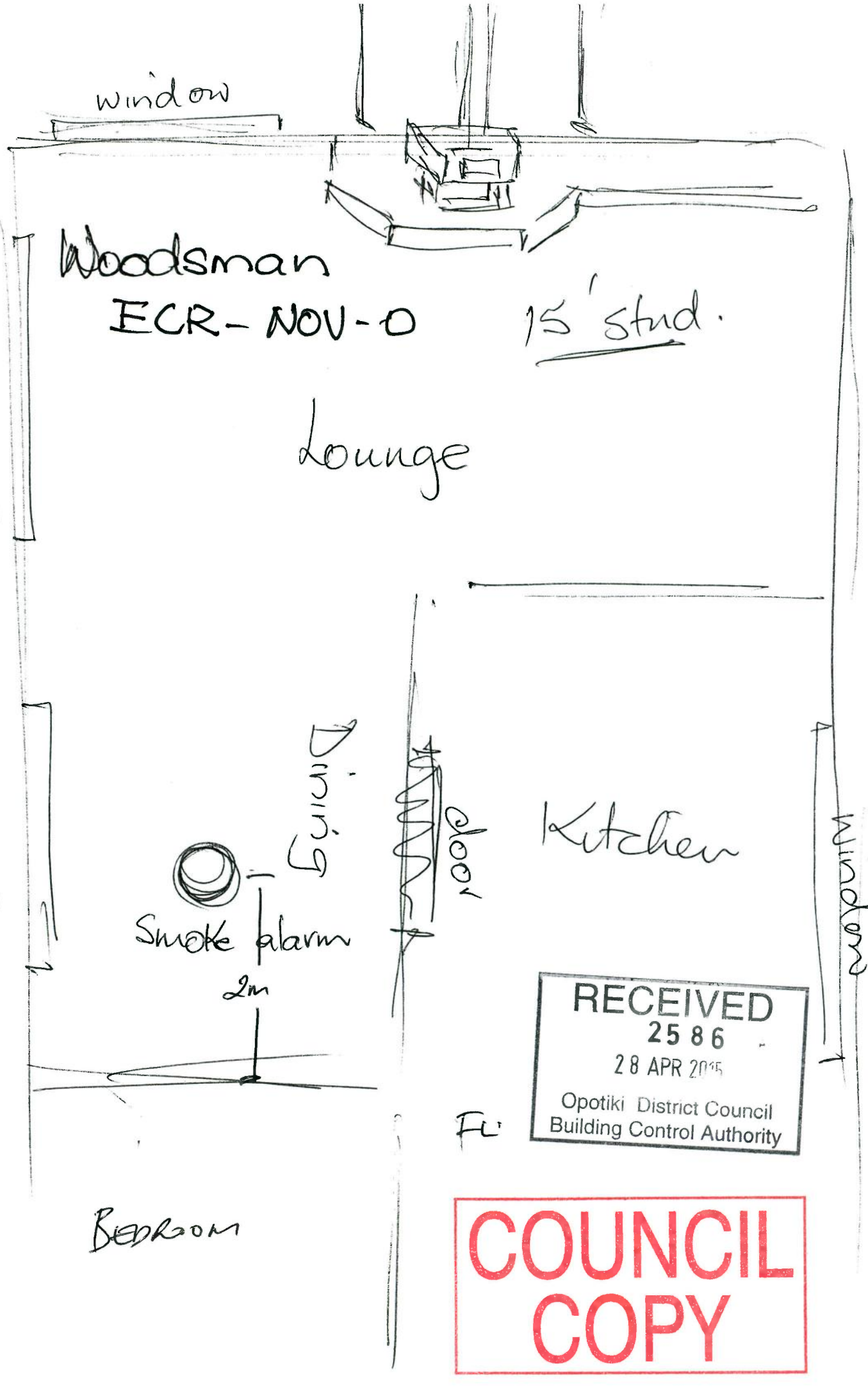
Your WOODSMAN **WOODFIRE ONLY** is then covered by a further 5 year warranty on the fire box against defective materials and workmanship during normal domestic use.
In the case of a claim after the first 10 years, it shall be the owner's responsibility and expense to deliver the WOODSMAN fire directly to Harris Home Fires, and the reinstallation after any repair has been made. Harris Home Fires will repair and refurbish the fire, including painting as necessary and deliver the back to the customer.

harris HOME FIRES

Harris Home Fires
41 Braddon St
Addington
Christchurch 8024
New Zealand
Email sales@hhf.co.nz

P O Box 4043
Christchurch 8140
New Zealand

Phone 03 366 1796
Freephone 0800 3661796
Fax 03 366 1795



RECEIVED
2586
28 APR 2015
Opotiki District Council
Building Control Authority

COUNCIL COPY

Opotiki District Council
Strong Community
Strong Future

CUSTOMER VALUATION ENQUIRY

Valuation Number:	07530 166 00
Location:	14 SEDGEWICK ROAD
Legal Description:	LOT 2 DP 5292 BLK III OPOTIKI SD
Area (Ha):	0.0916
Valuation Date:	01 Sep 2013

	normal	special
Land Value:	82,000	
Improve Value:	143,000	
Capital Value:	225,000	
Tree Value:	0	

Contiguous Property:

Current Year's Assessed Rates: 2015: 2,173.39

Property Occupiers:	MORTENSEN, JOSEPHINE
Commencement Date:	01 Jan 2002
Property Owners:	MORTENSEN, JOSEPHINE
Commencement Date:	01 Jan 2002

May 1, 2015

OPOTIKI DISTRICT COUNCIL

Consent No: 2586 **Building Category:**

Site Address: 14 SEDGEWICK ROAD

Owner/Agent: HOWE, SAMUEL GEORGE MATAKATARANGI

Inspections Required

Call for inspections for all items listed on 07 315 3030 between 8am and 5pm.
Please quote the BC number when requesting inspections and give at 24 hours notice.
The items below are required to be inspected. These items are the minimum requirement and it is likely further inspections will be required.

1 Final Inspection - SFH	At completion of all installation; to check the foundation, seismic restraint, clearances, flue and liners, ceiling plate as in accordance with manufacturer's specification and the approved consent document.

1 Total Inspections

Advice Notes

This building consent has been issued on the basis of the information supplied with the application and no pre consent site inspection has been made.

The solid fuel heater is to be installed strictly in accordance with the manufacturers instructions. Heater and hearth to be secured to the floor (NZ Building Code Sections B1 and C1).

Timber framing shall be added to existing flue/roof penetration if required to provide adequate fixings for flashing system.

Smoke alarms are to be installed within 3 metres of all bedrooms

COUNCIL COPY

GoGet Processing Summary Report

Consent No: 2586

Checklist/Elements	Status	Notes
Preliminaries	Pass	
Competency	Pass	
Level	Pass	Level R1
Project Details	Pass	
Project description	Pass	Install Solid Fuel Heater to replace existing wood burner
Project value	Pass	$3000.00
Solid Fuel Heater	Pass	
Property Size	Pass	
1. Property size	Pass	Property is 0.0916 ha. and wood burner meets National Environmental Standards for wood burners and is on mfe approved list.
Fire	Pass	
1. Location in building	Pass	Location shown on floor plan
2. Type of fire	Pass	Freestanding Woodsman ECR
3. Fuel type	Pass	Wood
4. Installation instructions-appliance clearance	Pass	Provided
5. Hearth/floor protection	Pass	Complies with NZBC B1/AS3, clauses 2.2.1 and 2.2.2
Flue	Pass	
Flue system type	Pass	HeatSaver flue system
Roofing Type	Pass	Metal tile
Flashing within scope	Pass	Timber framing shall be added to existing flue/roof penetration if required to provide adequate fixings for flashing system.
Flashing detail	Pass	Tiles-NZBC E2/AS1 clause 8.2.7, fig.29 EPDM boot to be used with Butynol rubber under ridge cap Conc.
Smoke alarms	Pass	
1. Location in building	Pass	Shown on plans

GoGet Processing Progress Report

Consent No: 2586

Time	OnHold Date	OffHold Date	Initials	Date/Time	Notes
60			LA	07/05 08:22	
60 minutes					

LAKES COAST CLUSTER GROUP | WHAKATĀNE District Council | South Waikato District Council | ROTORUA LAKES COUNCIL | GREAT LAKE TAUPŌ Taupō District Council | Opotiki District Council Strong Community Strong Future | Tāonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

Form 2

RECEIVED 2586 28 APR 2015 Opotiki District Council Building Control Authority

Application No/BC: _____
Property ID #: _____

MINOR

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

Fireplace ☑	Demolition/Removal ☐	Swimming Pools ☐	Solar ☐	Drainage ☐

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 14 SEDGWICK RD

[If no street address – details of nearest intersection]: _____

Legal description of land where building is located: Lot 2 DP 5292 Site area: _____ m²

Sec _____ Block _____

Building name: _____ Valuation No: 7530 16600

Location of building within site/block number: *[Include nearest street access]* _____

Number of levels: *[Above & below ground]* 1

Level/Unit No: _____ Floor area: _____ (sq m) *[Indicate area affected by the building work]*

Current, lawfully established, use: _____ Year First Constructed: _____

[Add no. of occupants per level and per use if more than 1] _____

2. OWNER

Name of Owner: _____

Contact person: _____

Mailing address: _____

_____

Street address/registered office: _____

_____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours: _____ Facsimile: _____

Email: _____

Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☐ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: SAM HOME

Contact person: _____

Mailing address: 91 BUCHANAN ST

_____

Street address/registered office: 91 BUCHANAN ST

_____

Phone No: Landline: 3155914

Mobile: 0273222398 Daytime: _____

After hours: _____ Facsimile: _____

Email: _____

Website _____

Relationship to owner: *[State details of the authorisation from the owner to make the application on the owner's behalf]* _____

_____

FIRST POINT OF CONTACT *[Mark boxes as appropriate]*

Further information ☐ Agent ☐ Owner Invoicing: ☐ Agent ☐ Owner

Correspondence ☐ Agent ☐ Owner Additional copy of Code Compliance Certificate ☐

4. APPLICATION [Tick if applicable]

I,*[name]* Sam Howe request that you issue one of the following *[for the building work described in this application]*:

Signature: Howe Date: 28-04-2015

The signature is that of the ☐ Owner OR the ☑ Agent on behalf of and with the approval of the Owner.

☐ Project Information Memorandum (PIM) & Building Consent ☐ Project Information Memorandum (PIM)

☑ Building Consent Existing PIM No [if applicable] is: _____

Cultural or Heritage Significance? ☐ Yes ☑ No

To be completed in lieu of Authorisation Letter:

I, _____ as the owner of the property, authorise _____ to act as my agent.

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: *[Provide sufficient information below to enable scope of work to be fully understood]*

INSTALL SOLID FUEL HEATER
REPLACE EXISTING.

Will the building work result in a change of use of the building? ☐ Yes ☑ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____ *[Years]*

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated *[including goods and services tax]*:

$ 3000. *[State estimated value as defined in section 7 of the Building Act 2004]*

7. CONTACTS [Provide all details where relevant]

Please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *[If these details are unknown at the time of the application, they must be supplied before the building work begins].*

DESIGNER:
Name: _____
Address: _____
Email: _____
Telephone: _____ LBP No: _____
License Class: DESIGN

ENGINEER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: DESIGN

BUILDER:
Name: _____
Address: _____
Email: _____
Telephone: _____ LBP No: _____
License Class: CARPENTRY

BRICK / BLOCK LAYER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: BLOCKLAYING

ROOFER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: ROOFING or CARPENTRY (delete one)

EXTERNAL PLASTERER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: EXTERNAL PLASTERING

FOUNDATIONS / FLOORS:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: FOUNDATIONS or CARPENTRY (delete one)

GAS FITTER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____

PLUMBER:
Name: SAM HOWE
Address: 91 BUCHANAN ST
Email: _____
Telephone: 3155814 Reg No: 16911

DRAIN LAYER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____

LICENSED BUILDNG PRACTITIONER:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: _____

OTHER KEY PERSONNEL:
Name: _____
Address: _____
Email: _____
Telephone: _____ Reg No: _____
License Class: _____

8. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, stormwater or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

The following plans and specifications are attached to this application:

_____

_____

Building Code Clause *Tick relevant clauses*	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ B1 Structure	☐ AS1NZS1170 ☐ B1/AS1 ☐ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ B2 Durability	☐ B2/AS1	☐ B2/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ C1-6 Protection from Fire	☐ C/AS1 ☐ C/AS2	☐ C/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ E2 External moisture	☐ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ E3 Internal moisture	☐ E3/AS1 ☐ Other		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F2 Hazardous building materials	☐ F2/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F7 Warning systems	☐ F7/AS1		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ G1 Personal hygiene	☐ G1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G2 Laundering	☐ G2/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G4 Ventilation	☐ G4/AS1	☐ G4/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G10 Piped services	☐ G10/AS1	☐ G10/VM1	☐	☐	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1		☐	☐	By certification only
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*):
☐ H1 Energy efficiency	☐ H1/AS1	☐ H1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

9. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows *[please list]*:

10. COMPLIANCE SCHEDULE:

The specified systems for the building are as follows: [specified systems are defined in regulations]

There are no specified systems in the building ☐ **Applicant to complete**

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]		**COUNCIL**	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007 (List Systems)										
		☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐

11. ATTACHMENTS

The following documents are attached to this application: *[Tick as applicable]*

☐ Plans and specifications *[list]* _____

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: *[Please specify]*: _____

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ _____ GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	$
Building Administration	$
Technical Processing fee	$
Inspection fee	$
Certificate of Title	$
Other	$
LODGEMENT FEE	$
Technical Processing fee	$
Inspection fee	$
Industry Levy (DBH)	$
Industry Levy (BRANZ)	$
BCA Levy	$
Rural ID #	$
Compliance Schedule	$
Specified Systems	$
Vehicle Crossing	$
Street Damage	$
Water Connection	$
Sewer Connection	$
Peer Review	$
N Z F S	$
Development Contribution	$
_____	$
_____	$
TOTAL BALANCE PAYABLE	$

Lodgement deposit	$ 155-00
Date paid	28-4-2015
Receipt No.	2015/46460
Consent fee balance	$
Date paid	
Receipt No.	

SUPERVISED
by: Taylor Woods
Signed:
Date: 8/5/15

Granted by Laurie Akurangi

Signature

Date 7/5/2015

Issued by _____

Signature _____

Date _____

Please complete

Forward any refunds or further invoices to:

_____

_____

_____

MINOR

☑ Fireplace	☐ Demolition/Removal	☐ Swimming Pools	☐ Solar	☐ Drainage

Address: _____ **Date Vetted:** 28/4/2015

Building Consent Category: ☑ R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐ PIM ☐

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use Circle as appropriate		Doc ref./ page #		**Council Use**		
General Documentation Required				☐ **Section Checked**		
Yes	N/A		Application form completed in full and signed	~~Yes~~ ✓	No	N/A
Yes	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	~~Yes~~ ✓	No	N/A
Payment details:						
Name to be on invoice:						
Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	~~Yes~~ ✓	No	N/A
Yes	N/A		Provide an A3 set of plans for PIM or an electronic version, if applicable	Yes	No	●
Yes	N/A		Form 2A Certificate of Design Work	Yes	No	~~N/A~~ ✓
Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with a minimum font size of Microsoft Word text size 8	~~Yes~~ ✓	No	N/A
Yes	N/A		All plans to be to a recognised metric scale and drawn in black ink (not pencil or red pen)	Yes	No	~~N/A~~ ✓
Yes	N/A		All documents must have at least 10mm margin on all outer edges with no information in them	Yes	No	~~N/A~~ ✓
Yes	N/A		All documents including photocopies must be legible	~~Yes~~ ✓	No	N/A
Yes	N/A		All plans are to be titled and dated (or version number)	~~Yes~~ ✓	No	N/A
Yes	N/A		Do not use grid or lined paper	Yes	No	~~N/A~~ ✓

Comments – Council use only

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Solid Fuel Heaters				☐ **Section Checked**		
Yes	N/A		Is the proposed appliance 'clean air' approved?	Yes	No	N/A
Yes	N/A		Make/Model	Yes	No	N/A
Yes	N/A		Type of roof (e.g. tile, colour steel, etc)	Yes	No	N/A
Yes	N/A		Flashing details (roof/wall penetrations)	Yes	No	N/A
Yes	N/A		Indicate inbuilt or freestanding – including wetbacks	Yes	No	N/A
Yes	N/A		Entire floor plan showing position of proposed appliance in relation to windows, doors and flammable materials	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Manufacturer specifications including seismic restraints and hearth information	Yes	No	N/A
Yes	N/A		Gas installation or removal applicable?	Yes	No	N/A
Yes	N/A		Elevations showing flue location, height above roof (photo sufficient)	Yes	No	N/A
Wetback Installation				☐ **Section Checked**		
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Seismic restraints shown	Yes	No	N/A
Yes	N/A		Tempering valve information provided	Yes	No	N/A
Yes	N/A		Name & registration number of plumber installing wetback	Yes	No	N/A
Yes	N/A		Wetback installation diagram/manufacturers installation instructions	Yes	No	N/A
Other Solid Fuel Heaters				☐ **Section Checked**		
Yes	N/A		Second hand fire producer statement (from an approved recognised expert)	Yes	No	N/A
Yes	N/A		Diesel burner information including isolating tap	Yes	No	N/A
Yes	N/A		Piping layout supplied	Yes	No	N/A
Plumbing and Drainage				☐ **Section Checked**		
Yes	N/A		Means of compliance e.g. G13 or AS3500	Yes	No	N/A
Yes	N/A		All existing SEWERS, sewer connections and sewer drains shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		Proposed sewer and stormwater drains/soak holes shown	Yes	No	N/A
Yes	N/A		Existing and proposed potable water supply and water supply for fire fighting shown (rural sites only)	Yes	No	N/A
Yes	N/A		All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	N/A
Yes	N/A		Specifications proprietary or tiled shower – supply waterproof membrane specifications for tiled showers	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A		Specifications for hot water heating system including seismic restraints	Yes	No	N/A
Yes	N/A		Water Supply Schematic (if more than one floor)	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location (if applicable)	Yes	No	N/A
Yes	N/A		Stormwater disposal design and calculations	Yes	No	N/A
Comments – Council use only						

Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Solar Heating				☑ Section Checked		
Yes	N/A		Specifications	Yes	No	N/A
Yes	N/A		Relevant valves, backflow prevention and venting etc.	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Yes	N/A		Floor plan with location of appliance/system	Yes	No	N/A
Yes	N/A		Pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Solar panel orientation	Yes	No	N/A
Yes	N/A		Panel fixing to roof – manufacturers details	Yes	No	N/A
Yes	N/A		Engineering for roof tanks	Yes	No	N/A
Yes	N/A		Smoke alarms position shown	Yes	No	N/A
Demolition/Removal				☐ Section Checked		
Yes	N/A		Have building/s to be removed been identified on a site plan?	Yes	No	N/A
Yes	N/A		Confirmation received that any services are to be capped off	Yes	No	N/A
Yes	N/A		Have any dangerous building materials been identified, such as asbestos?	Yes	No	
Swimming Pool/Spa Pool				☐ Section Checked		
Yes	N/A		Scale plan provided showing boundaries and pool	Yes	No	N/A
Yes	N/A		Pool construction details	Yes	No	N/A
Yes	N/A		Specifications for pool construction	Yes	No	N/A
Yes	N/A		Drainage plan showing discharge of water	Yes	No	N/A
Yes	N/A		Does the fence height comply? Has climbability been considered?	Yes	No	N/A
Yes	N/A		Is the fencing of the pool around the immediate pool area?	Yes	No	N/A
Yes	N/A		Gate(s) & door(s) shown – include opening directions	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A

Comments – Council use only

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgement deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing: Laurie Alexander Date: 28/4/2015

Signature: ☐ Agent ☐ Owner ☐ Other:

Outcome of decisions – Council Use Only	Officer	Date
☐ This application was not accepted for lodgement because documentation was incomplete		
☐ This application needs to be re-vetted		
☑ Documentation is now complete and the application is accepted for lodgement		28/4/2015
☑ Application will now proceed for compliance checking	"	"

Time taken to vet application: 10 **minutes**

Referred to Laurie Alexander as per matrix

Council Specific Requirements

Customer Use (Circle as appropriate)		Doc. ref/ page #		Council Use		
Tauranga City Council						
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A
Rotorua Lakes Council						
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A
Whakatane District Council						
Opotiki District Council						
South Waikato District Council						
Kawerau District Council						
Western Bay of Plenty District Council						
Taupo District Council						
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
Yes	N/A		Electronic plans/documentation provided	Yes	No	N/A

Opotiki District Council

"to develop a strong, vibrant and cohesive community"

CODE COMPLIANCE CERTIFICATE NO. BC03/064

(Section 43(3), Building Act 1991)

BUILDING CONSENT NO. BC03/064

OWNER

NAME: **MORTENSON Josephine**
ADDRESS: 14 Sedgewick Road
OPOTIKI

PROJECT

NEW BUILDING	☐
RELOCATED BUILDING	☐
ALTERATION	☑
DEMOLITION	☐

Intended Use(s): INSTALL FIREPLACE

INTENDED LIFE :
Indefinite but not less than 50 years: ☑

Specified as: _____ years

DEMOLITION ☐

BEING STAGE 1 OF AN INTENDED 1 STAGES

PROJECT LOCATION

VALUATION NUMBER: 7530-166-00

SITE ADDRESS: 14 Sedgewick Road, Opotiki

LEGAL DESCRIPTION: Lot 2 DP 5292, Blk III Opotiki SD

COUNCIL CHARGES

The council's total charges payable on the uplifting of this Code Compliance Certificate, in accordance with the attached details are:

FEE $ 0.00

TOTAL **$ 0.00**

RECEIPT NO.:

RECEIPT DATE:

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 outlined under the above Building Consent.

☐ The Certificate is issued subject to the conditions specified in the attached ..... Pages headed "Conditions of Code Compliance Certificate No....." (being this Certificate).

Signed for and on behalf of the Council:

NAME: DB WILMSHURST **POSITION:** DISTRICT INSPECTOR **DATE:** 23/06/2005

Inspection Reporting Card

Rapid Number	Valuation Number	Application Number
	7530/166/000	BC03/064

SURNAME : Mortenson	NAME :
FIRST NAMES : Josephine	CONTRACT NAME :
POSTAL ADDRESS : 14 Sedgewick Rd	POSTAL ADDRESS :
Opotiki	
PHONE NUMBER : 07 315 7266	PHONE NUMBER :
MOBILE PHONE :	MOBILE PHONE :

Project

Description : Fireplace
Floor Area : -

Site/Project Location

Rural No. / Street Number :	Address :	Riding :
14	Sedgewick Rd.	Opotiki

Legal Description

LOT:	DPS:	SECT:	BLOCK:
2	5292		111
SURVEY DISTRICT		SITE AREA (SQ METRES OR HECTARES)	

Special Conditions

Owners Name: _____

DATE INSPECTED	REMARKS (eg. stage reached with work)
23/06/2005	Rodded to hearth - flue shield attached complies with NZS 7421

Project Completed: 23 / 06 / 2005

Issue Code Compliance Certificate : Yes ☑ No ☐

NAME : D PW

POSITION : BCO **DATE :** 23/06/2005

Opotiki District Council

Valuation Reference No: 7530-166-00

Building Consent No:

ADVICE OF COMPLETION OF BUILDING WORK

Owner: JOSEPHINE MORTENSEN

Builder: SHAPLEYS WHAKATANE

Site address (including Rapid No.): 1/4 SEDGEWICK RD OPOTIKI

Postal address:

I advise that

☐ All

☐ Part only, as specified in the attached

of the building work under the above consent is believed to have been completed to the extent required by that building consent.

Opotiki District Council is requested to issue

☐ A final

☐ An interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier, as enclosed information indicates).

The attached particulars include:

☐ Building Certificates

☐ Producer statements

☐ Drainage as-built plans

☐ A Code Compliance Certificate issued by a building certifier

☐ Electrical and Gas Certificate of Compliance (where appropriate)

Date of completion: _____

Code Compliance Certificate requested (please indicate which is required): PARTIAL FULL

Signed by, or on behalf of, owner: Josephine Mortensen

Owner, or position held: _____

Date: _____

CONTACT DETAILS

Call in
Opotiki District Council
108 St John Street
OPOTIKI

Write
Opotiki District Council
PO Box 44
OPOTIKI

Telephone for advice
(07) 315 6167

Email
info@odc.govt.nz

COPY

Our Ref: 7530-166-00

MORTENSON Josephine
14 Sedgewick Road
OPOTIKI

Dear Sir/Madam

Re: ISSUE OF CODE COMPLIANCE CERTIFICATE
INSTALL FIREPLACE

Council granted you a Building Consent pursuant to Section 35 of the Building Act 1991 in the year 2002.

On completion of the building work, Section 43 of the Act requires that the owner shall, as soon as practicable, advise the Council, on the form provided in your consent package, that the work is finished. Council then undertakes a final inspection to ensure that the work is as set out in the approved plans and complies with the relevant provisions of the New Zealand Building Code.

In order for us to be able to complete and close off your file, we would ask that you complete the form in your building consent package and return to this office together with the "inspection stages" form. We will then contact you with a view to arranging a final inspection. To facilitate this process, could you please advise of your daytime contact details.

A duplicate completion form is enclosed for your convenience.

When the final inspection is undertaken we will need to sight a copy of your building consent and approved plans.

Yours faithfully

DB Wilmhurst
DISTRICT INSPECTOR
encl
v:\building\code compliance\final inspection letter.doc

BC/MP/11A

Statistics NEW ZEALAND
Te Tari Tatau

BUILDING CONSENTS ISSUED

Local Authority: OPOTIKI

Consent No.: BC03/064

Compulsory requirement The taking of this survey has been approved by the Minister of Statistics and the return of this form duly filled in is a compulsory requirement under the Statistics Act 1975.

Confidentiality The information supplied will be used by the department in the preparation of statistics. Any release of information will only be in accordance with the Statistics Act 1975. Only persons authorised by the Act will have access to the individual information.

Purpose Is to collect information which will be used to compile statistics for use by Government, Industry, Research Organisations and others in the community.

Date issued: 16 / 10 / 02

Owner

Name: Josephine Mortenson.
Mailing address: 14 Sedgewick Rd
Opotiki

Builder / Applicant

Name:
Mailing address:

Site

Street/ No.: 14
Street/ Road name: Sedgewick Rd
Town or District: Opotiki

Legal description of site

Valuation Roll No.: 7530-166.00
Lot: 2 D.P.: 5292
Section: Block: 111

Full description of building

Fireplace.

Size of building

Floor area: m²
No. of dwelling units:
No. of storeys:

Total value of building

Include plumbing & drainage: $ 2000.00

Nature of consent (tick box)

1 ☐ New building – exclude domestic garages and domestic outbuildings
2 ☐ Foundations only
3 ☑ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
4 ☐ Other new construction and demolition
5 ☐ Domestic garages and domestic outbuildings

Office use	Type	Sector	Area 1	Govt EPC

Instructions for Local Authority

Please complete this questionnaire for each Building Consent issued for work valued at $5,000 or more, during the calendar month.

The due date is within SEVEN days of the end of the month in which the building consent was issued.

Please return this questionnaire to the:

Buildings Survey Section
Statistics New Zealand
Private Bag 4741
Christchurch

Telephone Christchurch 0-3-374 8700
Fax 0-3-374 8749

L.W. Cook
GOVERNMENT STATISTICIAN

THANK YOU FOR YOUR TIME AND EFFORT

B C Conditions

- Fire place to be installed in accordance with manufacturers specification / NZS 7421
- Fire place to be anchored against seismic movement
- No fires to be lit until inspected

CERTIFICATE OF REGISTRATION AS AN INDEPENDENT QUALIFIED PERSON (BUILDING ACT 1991)

Pursuant to Section 44 of the Building Act 1991 the person herein named is registered as an I.Q.P. for the period :-

from 27th May 2002 to 27th May 2005.

I.Q.P. NUMBER 7644.

Name: DAVID PAUL.

Address: P O Box 669, Rotorua.

The features or systems for which approval has been granted by the Council's of the Bay of Plenty are as listed below:

a) Automatic sprinkler systems or other automatic systems of fire protection.

b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.

f) Riser mains for Fire Service's use.

m) Means of escape from fire.

p) Hand held hose reels for fire fighting.

Signed on behalf of the Collective Councils:

K L Ryland
Dated this 28th day of May 2002.

Opotiki District Council

"to develop a strong, vibrant and cohesive community"

BUILDING CONSENT NO. BC03/064

(Section 35, Building Act 1991)

PROJECT INFORMATION MEMORANDUM NO. BC03/064

APPLICANT

NAME: MORTENSON Josephine

MAILING: 14 Sedgewick Road

ADDRESS:

OPOTIKI

PHONE: 07 315-7266

CONTACT:

ADDRESS:

PHONE:

APPLICATION RECEIVED: 10/10/2002

PROJECT

NEW OR RELOCATED BUILDING

ALTERATION ☑

DEMOLITION

Intended Use(s) In Detail: INSTALL FIREPLACE

INTENDED LIFE

Indefinite but not less than 50 years ☑

Specified as 0 years

Being Stage 1 of an intended 1 Stage(s)

ESTIMATED VALUE: $ 2,000.00

COUNCIL CHARGES

The Council's **total charges payable** on the uplifting of this Building Consent, in accordance with the attached details,

e :

Fees	$ 115.00
PIMS	$ 0.00
BRANZ	$ 0.00
BIA	$ 0.00
Total Fees	**$ 115.00**

RECEIPT NUMBER: 11857

RECEIPT DATE: 10/10/2002

PROJECT LOCATION

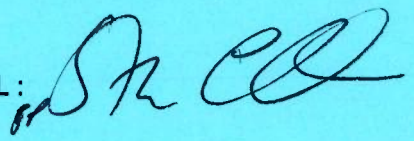
VALUATION NUMBER: 7530-166-00

SITE ADDRESS: 14 Sedgewick Road, Opotiki

LEGAL DESCRIPTION: Lot 2 DP 5292, Blk III Opotiki SD

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This Building Consent is issued subject to the conditions specified in the attached page headed *"CONDITIONS OF BUILDING CONSENT NO ....."*

SIGNED FOR AND ON BEHALF OF THE COUNCIL : 

NAME : DB Wilmshurst **POSITION :** BUILDING INSPECTOR **DATE**: 16/10/2002

CONDITIONS OF BUILDING CONSENT :

- Fireplace to be installed in accordance with manufacturers specifications/NZS 7421
- Fireplace to be anchored against seismic movement
- No fires to be lit until inspected

BUILDING INSPECTOR

OPOTIKI DISTRICT COUNCIL

BUILDING & ENVIRONMENTAL SERVICES

PROCESSING CHECK LIST

BUILDING CONSENT NO : BC 03/064
OWNER : Josephine Masterton
ADDRESS : 14 Sedgewick Road
Opotiki
DATE LOGGED IN : 10/10/2002 **STAT. FORM ISSUED** ○

DEPARTMENT	DATE IN	DATE OUT	COMMENTS
BUILDING OFFICER	10/10/02	12/10/02	APPROVED SUBJECT TO CONSTRUCTION IN ACCORDANCE WITH THE BUILDING ACT 1991 & BUILDING CODE ETC BUILDING OFFICER
RATES OFFICER			
PLANNING DEPT	10/10/02	10/10/02	OK
ENGINEERING DEPT Water Supply Sewerage Stormwater Vehicle Crossing Services Damage Other			
OTHER AGENCY NETWORKS			

NOTE : Section 35 of the Building Act **allows ten (10) working days for processing** of applications for building consents.

A daily check is to be made on this application and **no longer than five (5) days** should be allowed before advising the applicant on any problems or difficulties with this application.

Where required, to avoid undue delays individual copies may need to be given to each department.

PROCESS

VALUATION NUMBER:- 530/166/00

APPLICATION NUMBER :- BC03/064

BUILDING CONSENT

APPLICATION FORM

BUILDING & ENVIRONMENTAL SERVICES

OPOTIKI DISTRICT COUNCIL

BUILDING VALUES TO INCLUDE Labour, Materials, Plumbing and Drainage and GST

The value required on a building consent is specified in Regulations (6) of the Building Regulation 1992.

"For the purpose of this regulation, the value of the building work shall be the aggregate of values, determined in accordance with Section 10 of the Goods and Services Act 1985, of all goods and services to be supplied for that building work."

(** *Set by Government Statute*)

** **BUILDING INDUSTRY AUTHORITY LEVY**

Payable on buildings $20,000 and over.
$0.65¢/1000 on TOTAL COST eg.

$60,000 house inclusive of plumb/drain. =
BIA Levy of $39.00 (Incl. GST) BIA

** **BRANZ LEVY FEE**

Payable on buildings $20,000 and over.
$1/1000 on TOTAL COST eg.

$60,000 house inclusive of plumb/drain. =
Branz Levy of $60.00 (Incl. GST) BRANZ

WATER CONNECTION FEES
(Set by Resolution Pursuant to NZS:9201 Ch.7 Para 769.1)

Opotiki Town	$200.00 plus cost of connection	COPW630 (exc. of GST)
Hikutaia	$200.00 plus cost of connection	CHWS630 "
Te Kaha	$200.00 plus cost of connection	CTWS630 "

SEWER CONNECTIONS

Town Riding	$200.00 plus cost of connection	COSEW630

VALUATION NUMBER:- 1530/166/00

✓ THE APPLICABLE

☐ Application for Building Consent only, in accordance with Project Information Memoranda No : _____

☐ Application for Building Consent and Project Information Memoranda

PART A

Complete in all cases

OWNER		***CONTACT (If not owner)***	
Surname	MORTENSON	Name	
First Names	JOSEPHINE	Contact Name	
Postal Address	14 SEDGEWICK RD	Postal Address	
Phone Number	315 - 7266	Phone Number	

PROJECT

Description	FIRE PLACE	New Building	☐
		Alteration	☐
Estimate Value	$2,000 (Include Labour, Materials, Plum/Drain,GST)	Demolition	☐
Floor Area		Resited	☐
Is life of building intended to be less than 50 years YES / NO		If yes then specify how many years	

PROJECT LOCATION

Rural ID / Street Number 14	Address : Sedgewick Rd Opotiki	Riding :

LEGAL DESCRIPTION

LOT : 2	DPS : 5292	SECT :	BLOCK : 111
SURVEY DISTRICT Opotiki		SITE AREA (sq. metres or hectares)	

PAYMENT OF FEES BY :

☐ Owner	☐ Builder	☐ Other (Specify)

FEES (Office Use Only) ***[**Set by Government Statute]***

	✓	FEE	GST	AMOUNT	CODE	DATE PAID	REC NO.
Building Consent Appl.				115 =	BUILD 645	8/10/02	H8571
Project Information Memo					BUILD 645		
Building Research Levy **					BRANZ		
Build Industry Auth Levy**					BIA		
Vehicle Crossing					BUILD 645		
Street Damage Deposit					DEPOSITS		
Water Connection							
Sewerage Connection					OSEW 630		
Other							
TOTAL				115 =			

PART B : PROJECT DETAILS

[Complete Part B only if you have not applied for a Project Information Memorandum]

The project involves the following matters (☒ each applicable box, if any, and attach relevant information in **duplicate**) :

☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.

☐ New provisions to be made for vehicular access, including parking.

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

☐ New provisions to be made for disposing of stormwater and wastewater.

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

☐ New connections to public utilities.

☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.

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

PART C : BUILDING DETAILS

[Complete Part C in all cases]

C1 : GENERAL BUILDING DETAILS

This application is accompanied by (☒ each applicable box, attach relevant documents in **duplicate**) :

☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including :

- ☐ Building Certificates.
- ☐ Producer Statements.
- ☐ References to accreditation certificates issued by the Building Industry Authority.
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

C2 : BUILDING SCHEDULE

SIZE OF BUILDING	
Number of dwelling units	
Number of storeys	
Size of Building :	
Basement	m^2
Ground Floor	m^2
First Floor	m^2
Second Floor	m^2
Outbuildings	m^2
Other (detail)	m^2
TOTAL AREA	m^2

Answer the following questions if they apply. [☒ each applicable box or print details as appropriate].

1. What materials will be used for the :

FLOOR ☑
1. ☐ Timber
2. ☐ Concrete
3. ☐ Wood Products
4. ☐ Other .....

ROOF ☑
1. ☐ Steel Sheeting
2. ☐ Steel Tiles
3. ☐ Concrete Tiles
4. ☐ Shingles
5. ☐ Aluminium
6. ☐ Other .....

EXTERNAL CLADDING ☑
1. ☐ Brick
2. ☐ Concrete
3. ☐ Concrete Block
4. ☐ Cement Board
5. ☐ Plaster
6. ☐ Timber
7. ☐ Steel
8. ☐ Aluminium
9. ☐ Other .....

FRAMING ☑
1. ☐ Timber
2. ☐ Concrete
3. ☐ Steel
4. ☐ Aluminium
5. ☐ Other .....

INTERNAL ☑
1. ☐ Plaster Board
2. ☐ Fibrous Plaster
3. ☐ Wood Products
4. ☐ Other .....

2. Will any of the following sanitary fittings be installed :

☐ Bath
☐ Basin
☐ Shower
☐ Sink
☐ Tub
☐ W.C. (if more than one, please specify actual number)
☐ Urinal
☐ Hot Water Cylinder
☐ Dual Hot Water System

3. **Will drainage work involve the construction of :**

☐ Septic Tank ☐ Foulwater Drainage ☐ Effluent Disposal System
☐ Stormwater Drainage

4. **Does the project involve connection to or disconnection from :**

☐ Council Water Supply ☐ Council Sewerage

5. **If plumbing and/or drainage work is included in project but is not covered by questions 2,3, or 4 please specify actual work :**

.....

.....

PART D

[Complete all sections where applicable to this project]

DESIGNERS(S)

Name .....

Address .....

Phone No : ..... Fax No : .....

CERTIFIER(S)

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

Certifying .....

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

Certifying .....

BUILDER

Name .....

Address .....

Phone No : ..... Fax No : .....

DRAINLAYER

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

PLUMBER (If no as above)

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

GAS FITTER

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

ELECTRICIAN

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

OTHER PRODUCERS AND KEY PERSONNEL

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part E1 for all new buildings and alterations, except single residential dwellings]

The building will contain the following (☒ each applicable box and attach proposed inspection, maintenance, and reporting procedures) :

☐ Automatic sprinkler systems or other systems of automatic fire protection.

☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.

☐ Emergency warning systems for fire or other dangers.

☐ Emergency lighting systems

☐ Escape route pressurisation systems.

☐ Riser mains for fire service use.

☐ Any automatic back-flow preventer connected to a potable water supply.

☐ Lifts, escalators, or travelators or other similar systems.

☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the building code in respect of the above mentioned systems.

☐ None of the above.

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

[Complete Part E2 only if the building contains one or more of the systems listed in Part E1]

The building will contain the following (☒ each applicable box and attach proposed inspection, maintenance, and reporting procedures) :

☐ Means of escape from fire.

☐ Safety barriers.

☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.

☐ Hand-held hoses for fire fighting.

☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

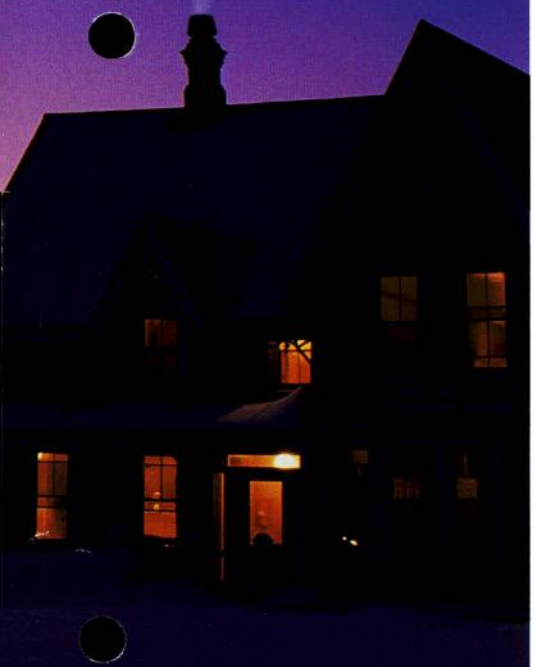
Signed by OR for and behalf of the applicant :

NAME : .....

POSITION : ..... **DATE :** ..... / ..... / .....
(If not Owner)

KENT

Signature



The sleek clean lines of the KENT Signature and wide range of attractive colours enable it to blend into its surroundings and compliment your décor. Like all KENT fires the Signature is designed to meet the toughest standards - your's.

- Easy to operate sleek door handles.
- Stylish clean design.
- Easy to remove top grill.
- Finished in Vitreous Enamel.

Available in:
Black, Matt Black, Grey, Green, Nordic Brown



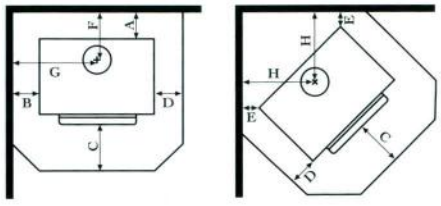
KENT

Signature

INSTALLATION CLEARANCES

	A	B	C	D*	E	F	G	H
Without flue shield	375	350	375	115	200	520	700	550
With flue shield	80	350	375	115	75	220	700	425

*Measured from glass door



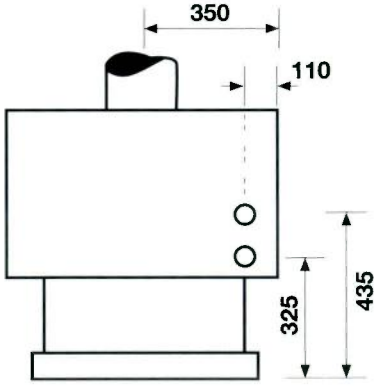
SIGNATURE SPECIFICATIONS

Flue diameter (mm)	150
Height (mm)	660
Width (mm)	700
Depth (mm)	470
Gross peak output (kw)*	27.5
Normal maximum heat output (kw)	15.5
Shipping weight (kg)	117
Maximum log size (mm)	395
Firebox volume (litres)	43

*Derived from maximum firing rate as defined in NZS 7421, 1990.

NOTE: Do not use above figures as installation specifications, as specifications may change. Please use the specifications supplied with heater.

WATER PIPE LOCATIONS FOR WATERBOOSTERS



NOTE:
- To be used to locate water pipes for later installation of KENT wood fire and hot water booster.
- Heights given are to the top surface of the hearth. You must allow for any unevenness in the hearth that may require levelling screws or similar.
- These dimensions are approximate guidelines only. Ideally the location of the water pipes should be determined by referring to the actual hearth and wood fire to be installed.
- **Due to ongoing research and development to KENT products, the manufacturer reserves the right to alter designs and specifications without notice.**

10 Sound reasons to buy Kent...

New Zealand's No1 brand in heating.

History
KENT pioneered the double-burning principle in domestic wood heaters, increasing heating efficiency and dramatically reducing home heating costs. All KENT fires are manufactured in New Zealand.

Refractory brick liners
The steel fireboxes are lined with refractory bricks to ensure your KENT fire will burn with optimum efficiency.

Wood – Environmentally efficient
Wood, a natural fuel, provides the only renewable fuel for heat generation. KENT manufacture slow combustion woodheaters utilising technology to gain maximum heat output with minimum emission into the atmosphere.

Wide view ceramic glass door
This super tough space age material is standard on all KENT fires and is designed to withstand temperatures far in excess of the fire's operation and increase your view of the fire.

Installation
It is recommended that KENT fires are installed by a qualified installer to NZ Standard 7421:1990. You should also check with your local authority regarding any special regulations that may apply.

The fire that burns twice
Not only does the wood burn, the carbon rich gases emitted from the wood burn as well! Virtually no smoke or other gases are released. Only clean warm air is spread throughout your home for maximum comfort.

After sales service.
Once your fire is installed, you'll have complete support from your KENT specialist for maintenance, accessories and advice.

Over 400,000 satisfied customers.
KENT the household name in Woodheating has a quality reputation built up over more than 20 years. Over 400,000 customers are true testimony to KENT quality, durability and economy. KENT woodfires are recognised worldwide for such qualities in such countries as U.K., Switzerland, Germany, Portugal, China, Japan, Canada, U.S.A. and Australia.

Removeable Top Grill.
The top grill can be removed to enable a pot to be placed on the top of the fireplace for economical cooking.

Warranty.
All KENT products sold are fully guaranteed against defective materials and workmanship. A 10 year extended platinum warranty is available on all Kent woodfires. Talk to our heating expects instore for more details.

DEPARTMENT OF statistics TE TARI TATAU

BUILDING CONSENTS ISSUED

Local Authority: OPOTIKI DISTRICT COUNCIL

Consent No: 94/110C

Instructions Complete this form for each building consent issued and send it to Buildings Survey Section, Department of Statistics, Private Bag 1935, Dunedin, within 7 days of the end of the month in which the building consent was issued.

Purpose The purpose of this survey is to collect data which will be used to compile statistics for use by government, industry, research organisations and others in the community.

Compulsory requirement The taking of this survey has been approved by the Minister of Statistics and the return of this form duly filled in is a compulsory requirement under the Statistics Act 1975.

L.W. Cook, Government Statistician

Date issued: 13 /12 /93

Owner

Name: MORTENSON Henry

Mailing address: 14 Sedgewick Road,
OPOTIKI

Builder / Applicant

Name:

Mailing address:

Site

Street/ Road No.: 14

Street/ Road name: Sedgewick Road,

Town or District: OPOTIKI

Legal description

Valuation Roll No.: 7530-166-00

Lot: 2 D.P.: 5292

Section: Block: III

Full description of building

Carport

Size of building

Floor area: 25 m²

No. of dwelling units: –

No. of storeys: –

Total value of building

Include plumbing & drainage: $ 2000

Nature of consent (tick box)

1 [ ] New building – exclude domestic garages and domestic outbuildings
2 [ ] Foundations only
3 [ ] Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
4 [ ] Other new construction and demolition
5 [X] Domestic garages and domestic outbuildings

Answer the following questions if they apply.
What materials will be used for the:

Floor (tick boxes)

1 [ ] Timber
2 [ ] Concrete
3 [ ] Wood products
4 [ ] Other

Framing (tick boxes)

1 [X] Timber
2 [ ] Concrete
3 [ ] Steel
4 [ ] Aluminium
5 [ ] Other

Roof (tick boxes)

1 [X] Steel sheeting
2 [ ] Steel tiles
3 [ ] Concrete tiles
4 [ ] Shingles
5 [ ] Aluminium
6 [ ] Other

Internal linings (tick boxes)

1 [ ] Plaster board
2 [ ] Fibrous plaster
3 [ ] Wood products
4 [ ] Other

External cladding (tick boxes)

1 [ ] Brick
2 [ ] Concrete
3 [ ] Concrete block
4 [ ] Cement board
5 [ ] Plaster
6 [ ] Timber
7 [ ] Steel
8 [ ] Aluminium
9 [ ] Other

Office use	Type	Sector	Area 1	Area 2	Government contract number	Govt EPC

BC/MP/11A

OPOTIKI DISTRICT COUNCIL

BUILDING & ENVIRONMENTAL SERVICES

BUILDING CONSENT NO:-
(SECTION 35, BUILDING ACT 1991)
94/110C

VALUATION NUMBER
7530 / 166 / 00

Project Information Memorandum No: .....

APPLICANT

NAME : MORTENSON Henry

MAILING ADDRESS: 14 Sedgewick Road, OPOTIKI

CONTACT : .....

PHONE : 315 7266

FAX : .....

APPLICATION RECEIVED : 29 / 11 / 93

COUNCIL CHARGES

The Council's **total charges payable** on the uplifting of this building consent, in accordance with the attached details, are:

FEES +	$ 150.00
BRANZ	$ .....
GST	$ 18.75
TOTAL	$ 168.75

RECEIPT NUMBER : 24309

DATE : 24-11-93

PROJECT

NEW ~~OR RELOCATED~~ BUILDING (X)

ALTERATION ( )

Intended use(s) In Detail :
Carport

INTENDED LIFE:
Indefinite but not less than 50 years (X)

Specified as ..... years

Demolition ( )

BEING STAGE ..... OF AN INTENDED ..... STAGES

ESTIMATED VALUE $ 2000

PROJECT LOCATION

ADDRESS 14 Sedgewick Road,.
Opotiki

LEGAL DESCRIPTION LOT: 2; DP:5292;BLK:III SD:Opotiki

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages headed "CONDITIONS OF BUILDING CONSENT NO. .....".

Signed for and on behalf of the COUNCIL :

NAME ..... POSITION BUILDING OFFICER DATED : 13 / 12 / 93

COMMENTS :

.....

.....

.....

.....

.....

.....

.....

.....

BUILDING & ENVIRONMENTAL SERVICES

OPOTIKI DISTRICT COUNCIL

PROCESSING CHECK LIST

BUILDING CONSENT NO : 94/110 C

OWNER : MORTENSON HENRY

ADDRESS : 14 SEDGWICK ROAD
OPOTIKI.

DATE LOGGED IN : 29-11-93. **STAT. FORM ISSUED** O

DEPARTMENT	DATE IN	DATE OUT	COMMENTS
BUILDING OFFICER		10/12	APPROVED SUBJECT TO CONSTRUCTION IN ACCORDANCE WITH THE BUILDING ACT 1991 & BUILDING CODE ETC. OFFICER
RATES OFFICER			
PLANNING DEPT	29/11	6/12	
ENGINEERING DEPT Water Supply Sewerage Stormwater Vehicle Crossing Services Damage Other			
OTHER AGENCY NETWORKS			

NOTE : Section 35 of the Building Act **allows ten (10) working days for processing** of applications for building consents.

A daily check is to be made on this application and **no longer than five (5) days** should be allowed before advising the applicant on any problems or difficulties with this application.

Where required, to avoid undue delays individual copies may need to be given to each department.

PROCESS

VALUATION NUMBER:-
07530/166/00

APPLICATION NUMBER :-
94/110C

BUILDING CONSENT

APPLICATION FORM

BUILDING & ENVIRONMENTAL SERVICES

OPOTIKI DISTRICT COUNCIL

BRANZ LEVY FEE
Payable on buildings $20,000 and over.
$1/1000 on TOTAL COST eg.

60,000 house inclusive of plumb/drain. =
Branz Levy of $60.00 + GST BUILD700

WATER CONNECTION FEES
(Set by Resolution Pursuant to NZS:9201 Ch.7 Para 769.1)

Opotiki Town	$200.00 plus cost of connection	OPW630 (exc. of GST)
Hikutaia	$200.00 plus cost of connection	HWS630 "
Te Kaha	$200.00 plus cost of connection	TWS630 "

SEWER CONNECTIONS

Town Riding	$200.00 plus cost of connection	OSEW630

APPLICATION FOR BUILDING CONSENT

VALUATION NUMBER:- 7530/166/00

✓ THE APPLICABLE

☑ Application for Building Consent only, in accordance with Project Information Memoranda No : —

☐ Application for Building Consent and Project Information Memoranda

PART A

Complete in all cases

OWNER		***CONTACT (If not owner)***
Surname	MORTENSEN	Name
First Names	HENRY	Contact Name
Postal Address	14 SEDGWICK RD	Postal Address
	OPOTIKI	
Phone Number	315 7266	Phone Number

PROJECT

Description	CARPORT	**New Building**	☑
		Alteration	☐
Estimate Value	$2000·00	**Demolition**	☐
Floor Area	25 sq m	**Resited**	☐
Is life of building intended to be less than 50 years **YES / NO**		If yes then specify how many years	

PROJECT LOCATION

Rural ID / Street Number 14	Address : Sedgewick	Riding : Woodlands

LEGAL DESCRIPTION

LOT : 2	DPS : 5292	SECT :	BLOCK : III
SURVEY DISTRICT Opo · SD		SITE AREA (sq. metres or hectares)	

PAYMENT OF FEES BY :

☑ Owner	☐ Builder	☐ Other (Specify)

FEES (Office Use Only)

	✓	FEE	GST	AMOUNT	CODE	DATE PAID	REC NO.
Building Consent Appl.		150·00	18·75	168·75	BUILD 645		
Project Information Memo					BUILD 645		
Building Research Levy					BUILD 700		
Vehicle Crossing					BUILD 645		
Street Damage Deposit					DEPOSITS		
Water Connection							
Sewerage Connection					OSEW 630		
Other							
TOTAL		150·00	18·75	168·75		24/11/93	24309

PART B : PROJECT DETAILS

[Complete Part B only if you have not applied for a Project Information Memorandum]

The project involves the following matters (☒ each applicable box, if any, and attach relevant information in **duplicate**) :

☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.

☐ New provisions to be made for vehicular access, including parking.

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

☐ New provisions to be made for disposing of stormwater and wastewater.

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

☐ New connections to public utilities.

☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.

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

PART C : BUILDING DETAILS

[Complete Part C in all cases]

C1 : GENERAL BUILDING DETAILS

This application is accompanied by (☒ each applicable box, attach relevant documents in **duplicate**) :

☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including :

- ☐ Building Certificates.
- ☐ Producer Statements.
- ☐ References to accreditation certificates issued by the Building Industry Authority.
- ☐ References to determinations issued by the Building Industry Authority

☐ Proposed procedures, if any, for inspection during construction.

C2 : BUILDING SCHEDULE

SIZE OF BUILDING	
Number of dwelling units	
Number of storeys	
Size of Building :	
Basement	m^2
Ground Floor	m^2
First Floor	m^2
Second Floor	m^2
Outbuildings	25 m^2
Other (detail)	m^2
TOTAL AREA	25 m^2

Answer the following questions if they apply. [☒ each applicable box or print details as appropriate].

1. What materials will be used for the :

FLOOR ☑
1. ☐ Timber
2. ☐ Concrete
3. ☐ Wood Products
4. ☐ Other .....

ROOF ☑
1. ☑ Steel Sheeting
2. ☐ Steel Tiles
3. ☐ Concrete Tiles
4. ☐ Shingles
5. ☐ Aluminium
6. ☐ Other .....

EXTERNAL CLADDING ☑
1. ☐ Brick
2. ☐ Concrete
3. ☐ Concrete Block
4. ☐ Cement Board
5. ☐ Plaster
6. ☐ Timber
7. ☐ Steel
8. ☐ Aluminium
9. ☐ Other .....

FRAMING ☑
1. ☑ Timber
2. ☐ Concrete
3. ☐ Steel
4. ☐ Aluminium
5. ☐ Other .....

INTERNAL ☑
1. ☐ Plaster Board
2. ☐ Fibrous Plaster
3. ☐ Wood Products
4. ☐ Other .....

2. Will any of the following sanitary fittings be installed :

☐ Bath
☐ Basin
☐ Shower
☐ Sink
☐ Tub
☐ W.C. (if more than one, please specify actual number)
☐ Urinal
☐ Hot Water Cylinder
☐ Dual Hot Water System

3. **Will drainage work involve the construction of :**

☐ Septic Tank ☐ Foulwater Drainage ☐ Effluent Disposal System
☐ Stormwater Drainage

4. **Does the project involve connection to or disconnection from :**

☐ Council Water Supply ☐ Council Sewerage

5. **If plumbing and/or drainage work is included in project but is not covered by questions 2,3, or 4 please specify actual work :**

.....

.....

PART D

[Complete all sections where applicable to this project]

DESIGNERS(S)

Name .....

Address .....

Phone No : ..... Fax No : .....

CERTIFIER(S)

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

Certifying .....

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

Certifying .....

BUILDER

Name ..... HENRY MORTENSEN

Address ..... 14 SEDGWICK RD.

Phone No : ..... 3157266 Fax No : .....

DRAINLAYER

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

PLUMBER (If no as above)

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

GAS FITTER

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

ELECTRICIAN

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

OTHER PRODUCERS AND KEY PERSONNEL

Name ..... Reg No : .....

Address .....

Phone No : ..... Fax No : .....

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

[Complete Part E1 for all new buildings and alterations, except single residential dwellings]

The building will contain the following (☒ each applicable box and attach proposed inspection, maintenance, and reporting procedures) :

☐ Automatic sprinkler systems or other systems of automatic fire protection.

☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.

☐ Emergency warning systems for fire or other dangers.

☐ Emergency lighting systems

☐ Escape route pressurisation systems.

☐ Riser mains for fire service use.

☐ Any automatic back-flow preventer connected to a potable water supply.

☐ Lifts, escalators, or travelators or other similar systems.

☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the building code in respect of the above mentioned systems.

☐ None of the above.

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

[Complete Part E2 only if the building contains one or more of the systems listed in Part E1]

The building will contain the following (☒ each applicable box and attach proposed inspection, maintenance, and reporting procedures) :

☐ Means of escape from fire.

☐ Safety barriers.

☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.

☐ Hand-held hoses for fire fighting.

☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by OR for and behalf of the applicant :

NAME : .....

POSITION : ..... **DATE** 22 / 11 / 93
(If not Owner)

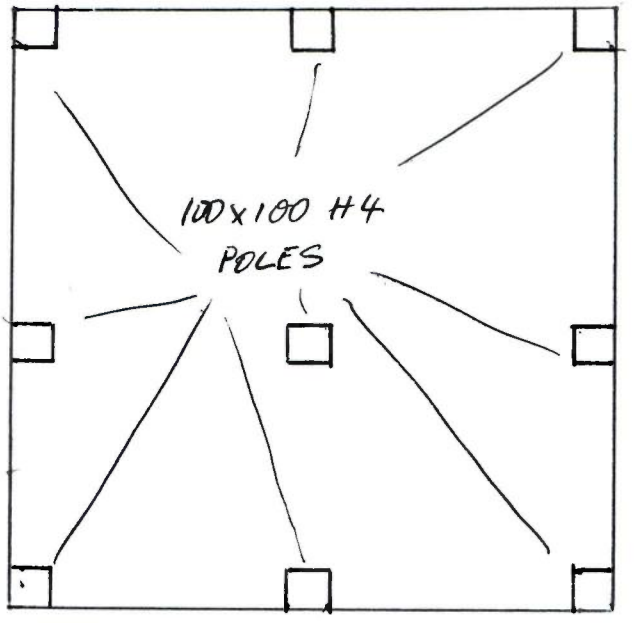


BUILDING AND ENVIRONMENTAL SERVICES
OPOTIKI DISTRICT COUNCIL
P O BOX 44
OPOTIKI

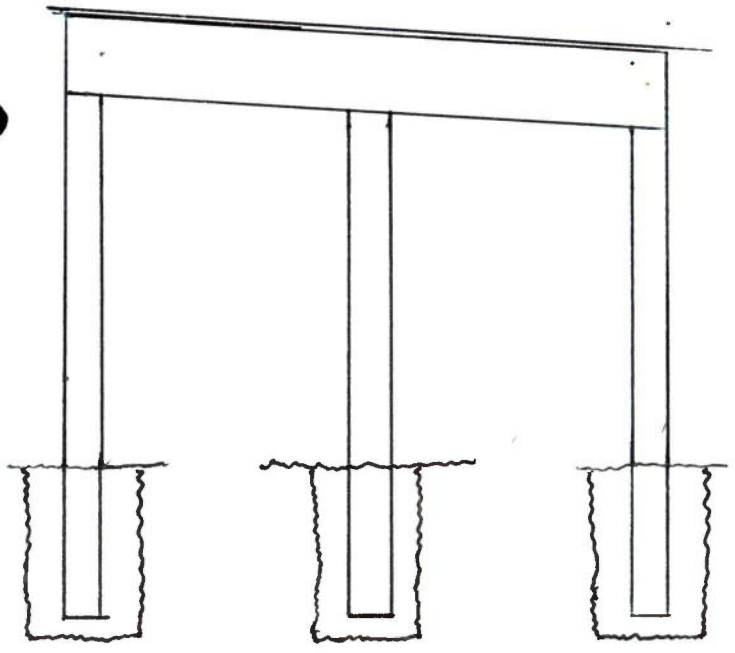
PH : (07) 315-6167 FAX : (07) 315-7050

PROPOSED CARPORT

14 SEDGWICK RD.



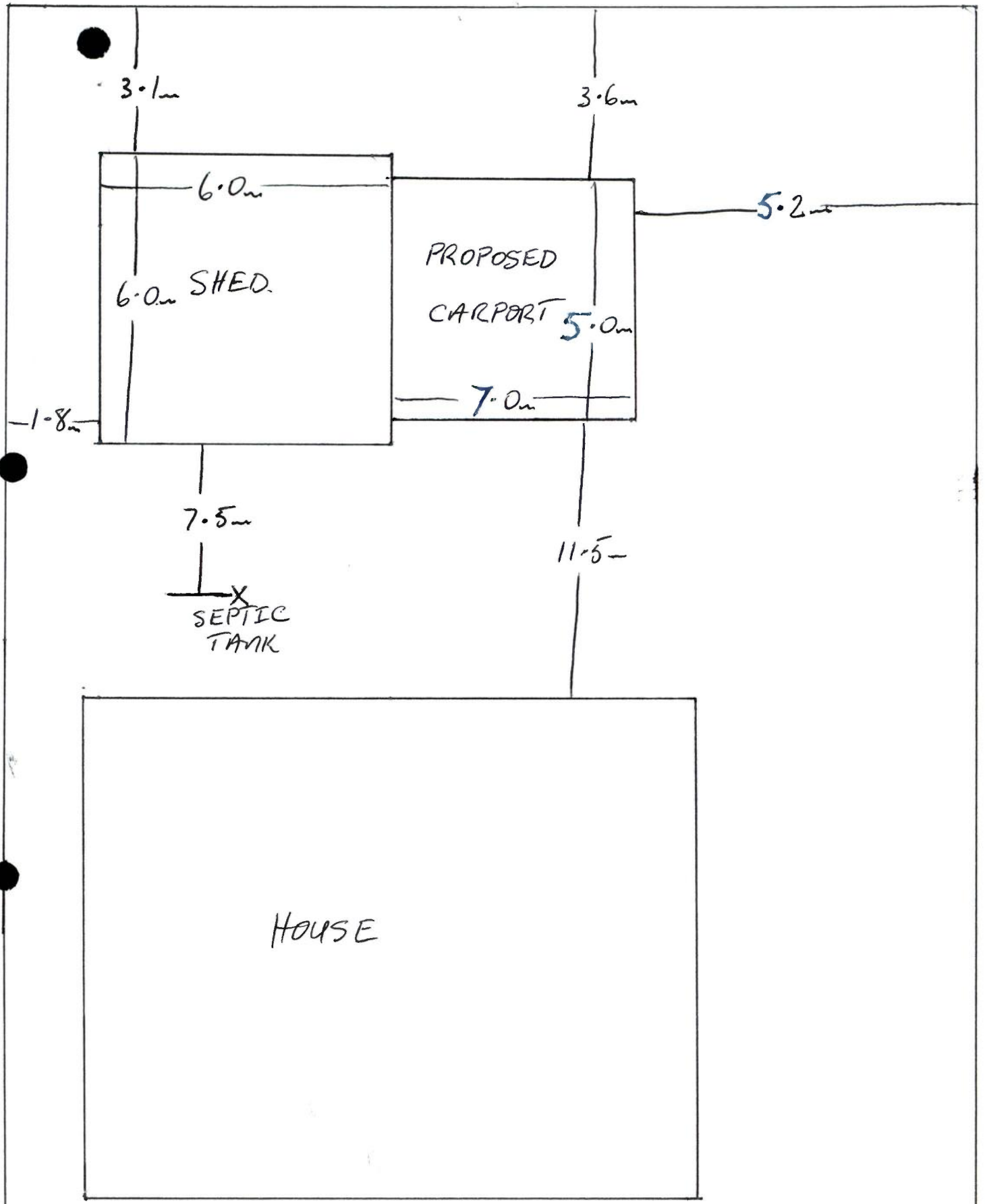
APPROVED
SUBJECT TO CONSTRUCTION
IN ACCORDANCE WITH THE
BUILDING ACT 1991 &
BUILDING CODE ETC.
OFFICER ...../...../.....



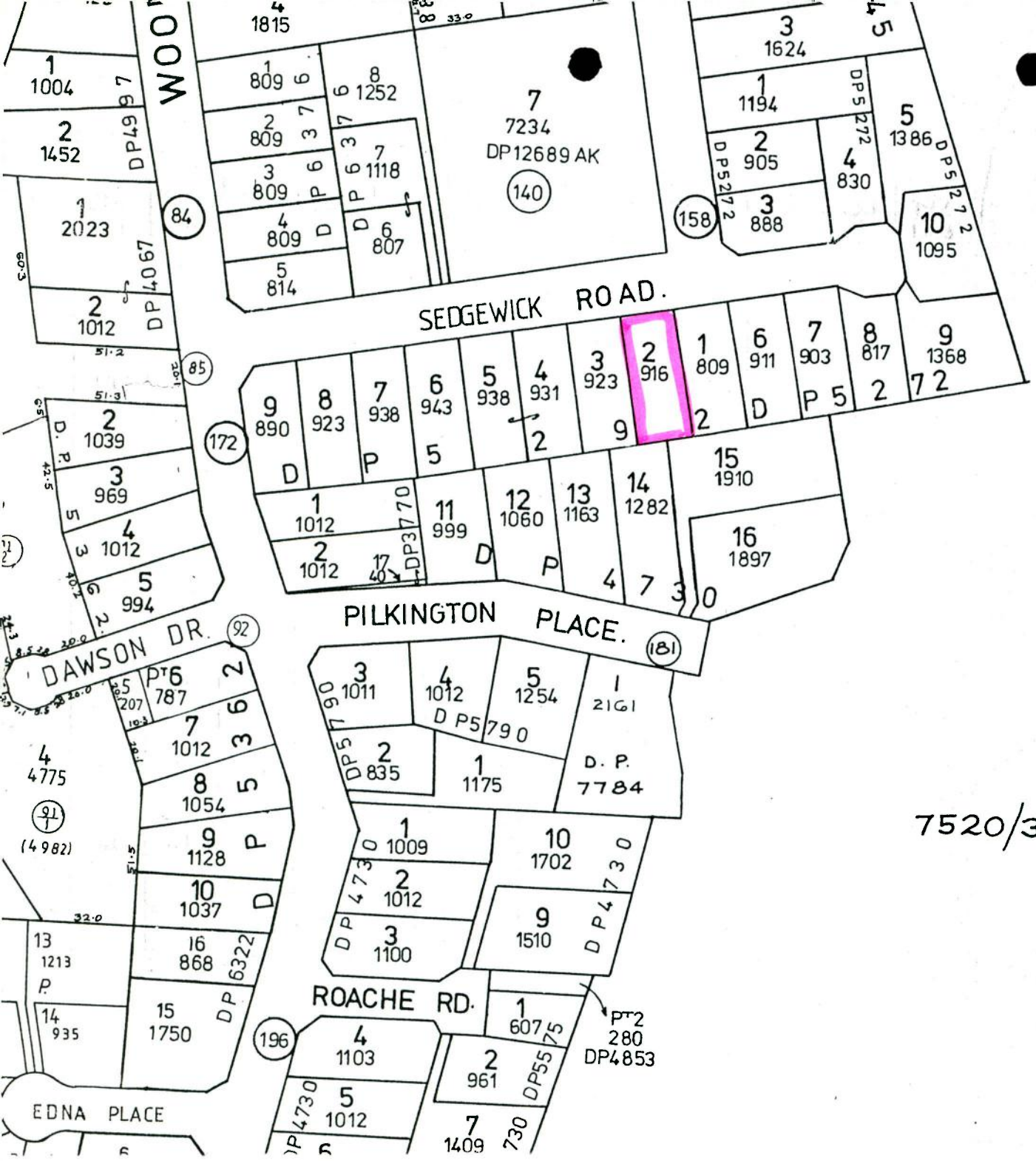
200 x 50 RAFTERS

150 x 50 PURLINS

100 x 100 POLES IN
300 x 300 x 900 DEEP
CONCRETE FOUNDATION.



14 SEDGWICK RD.


SEDGEWICK ROAD.
PILKINGTON PLACE.
DAWSON DR.
ROACHE RD.
EDNA PLACE
WOO
84
85
92
91
(4982)
140
158
172
181
196
7234
DP12689 AK
1815
1004
1452
2023
1012
1039
969
1012
994
890
923
938
943
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931
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817
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999
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1011
1254
2161
D. P. 7784
1175
835
787
1054
1128
1037
1213
868
1750
935
1009
1702
1100
1510
1603
1409
961
1103
1012
607
280 DP4853
1624
1194
905
888
830
1386
1095
1118
807
814
7520/3
8

OPOTIKI COUNTY COUNCIL

To the County Building Inspector,
P.O. Box 44,
OPOTIKI.

I hereby apply for a permit to execute works in accordance with particulars given and plans and specifications attached.

Legal Owner of Property, NAME MORTENSON H+J.

Postal Address 14 CEDGEWICK RD

Telephone No. 2115 OPOTIKI

Name & Address of Builder KEVIN DODDS
BOX 577, WHAKATANE

Telephone No. 88162 Signature of Applicant Kevin Dodds

Signature of Owner

OFFICE USE ONLY

Date Rec'd 7/8/81
Receipt No. 36800
Permit Fee 15.00
Research Levy
Plumbing & Dr. Fee
Water Conn Fee
Sewer Conn. Fee
Street Damage Deposit
Date Issued
Permit No.

LEGAL DESCRIPTION OF PROPERTY
(This must be provided and is shown on Owner's Rate Assessment)

VALUATION NO. 753/166 LOT 2 D.P. 5292

SECTION BLOCK III SURVEY DISTRICT OPOTIKI

RIDING OPOTIKI AREA 916

SIGNATURE OF APPLICANT Kevin Dodds

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

Garage – Storage

NATURE OF PERMIT (Tick Box)

New Building including separate buildings added to existing cOmplex [✓]
Repairs, alterations or extensions to an existing building [ ]
Conversion of building [ ]

VALUE OF PROPOSED WORKS

Estimated Value of Building $ 2000.00
Estimated Value of Plumbing and Drainage Works $ —
TOTAL $ 2000.00

Building Permit Fe $ 15.00
Building Research Levy $ —
Total Floor Area 36m²

Please Note: that the Building ~~Research Levy~~ must be paid on the total value of building and plumbing and drainage works.

BUILDING REGISTRATION REGULATIONS

If building application is $20,000 or more
Estimated Commencement Date
Estimated completion date
Building Reg. No.

SCOPE OF PERMIT (Tick Box)

Complete building including foundations [ ]
Foundations only [ ]
Building only foundations coverage by previous permit [ ]

STATE IF BUILDING IS TO BE RENTED OR LEASED
(Cross out that which is not applicable)

~~YES~~ NO

PLUMBING AND DRAINAGE

1. Plumbing and Drainage permits MUST be applied for at the same time as Building permit when applicable.

2. If septic tank drainage is required check soakage and area details with Inspector.

SCALE OF BUILDING PERMIT FEES.

ESTIMATED VALUE OF WORK	FEES
Not exceeding $2,000	$15.00
Over $2,000 and not exceeding $6,000	$ 25.00
" $ 6,000 " " " $12,000	$ 40.00
" $12,000 " " " $20,000	$ 60.00
" $20,000 " " " $50,000	$100.00

For any value greater than $50,000 an additional $1.00 per $1,000 or part thereof.

In any dispute the Engineer shall determine the value of work in accordance with Clause 2:B.

PLANS AND SPECIFICATIONS:

All applications are to be submitted with full plans and specifications.

Please Note: All plans are to be drawn to scale and must include

(1) Location Plan
(2) Ground Plan
(3) Foundation Plan
(4) Cross section from footing upwards
(5) Elevation of one end and one side.
(6) Details of steel reinforcement.

N.B. This application will be returned to you unless all required details are given.

BUILDING RESEARCH LEVY

1. A levy of $1.00 for $1,000 of value is payable on all permits valued at $3,000 or greater.

2. Permits for a value of $2,999 or less are exempt.

3. This levy is payable to the Council together with the permit fees according to the above scale, prior to the issue of a permit.

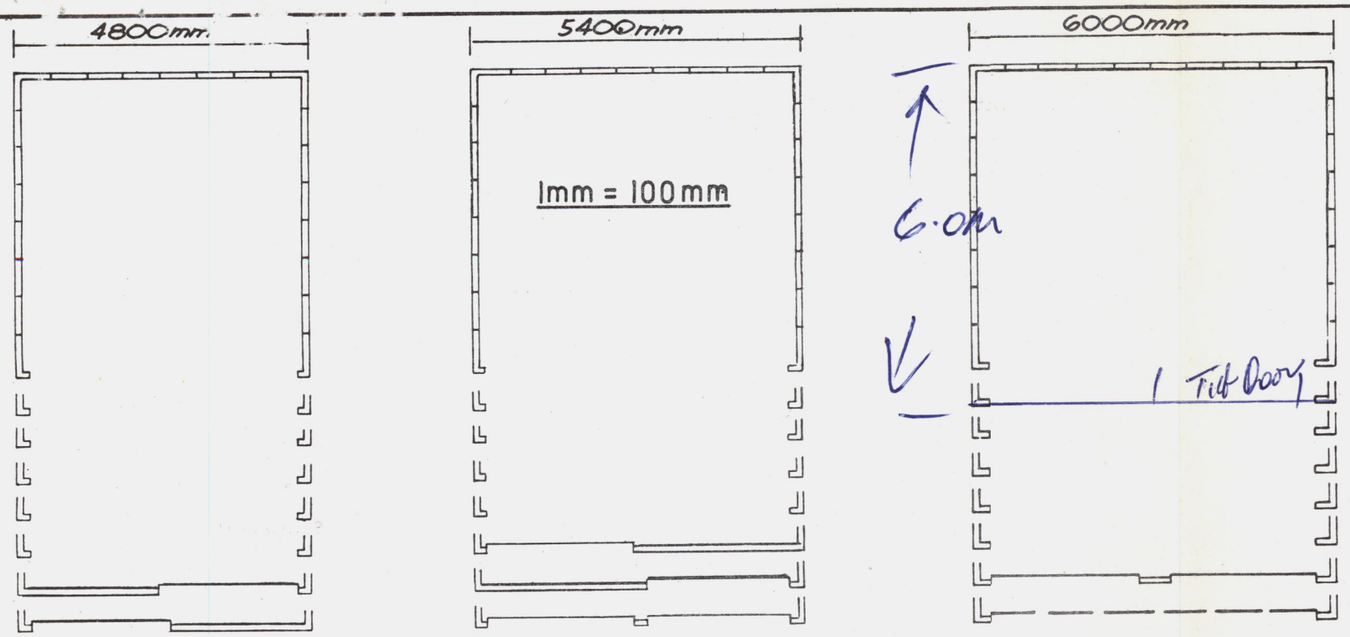
No Work is to be undertaken unless a Permit is granted or authority given.

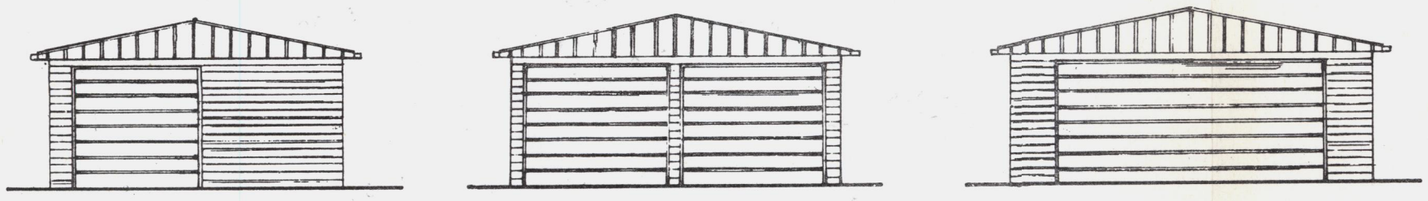
The Opotiki County Council has adopted N.Z.S.S. 1900 New Zealand Standard Model Building Bylaw.

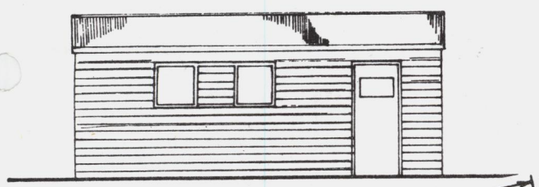
TOWN PLANNING.

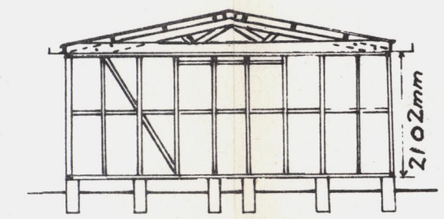
1. Check zoning of building site.

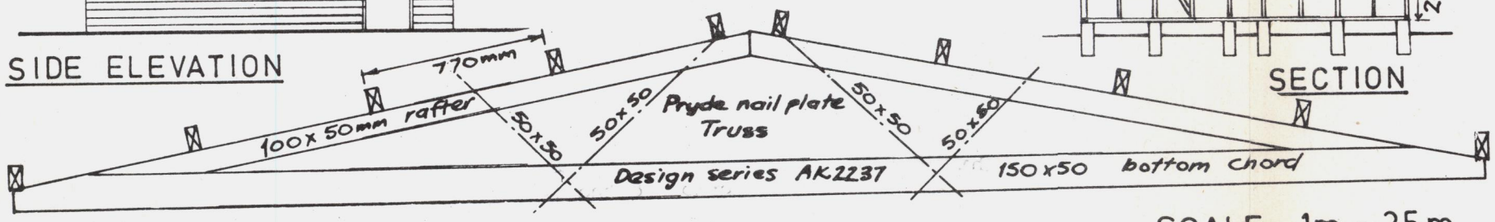
2. Check bulk and location requirements.











SCALE 1m = 25m

Detail of 6000mm span truss

Trusses for 5400mm 4800mm are similar. but reduced. 6000mm & 5400mm have stiffeners of 100x50mm. 4800mm has 50x50mm. When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

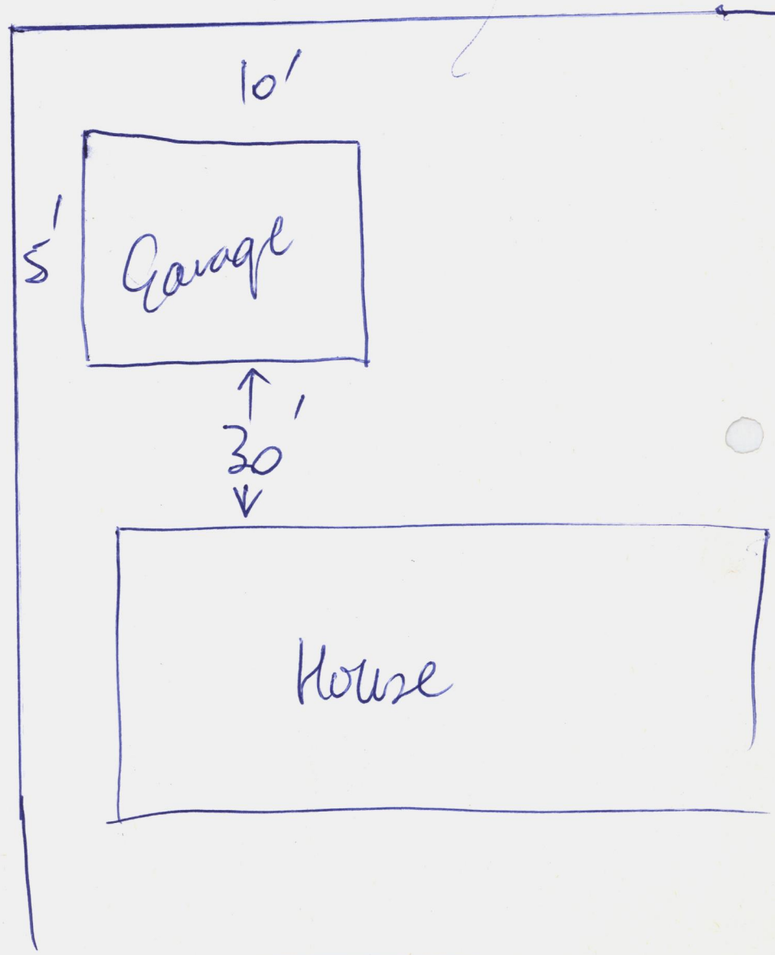
- Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls of complete floors.
- Dampcourse : 2 ply d.p.c. under all plates.
- Framing : All timber is boric treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
- Wall Braces : 75 x 50 mm cut on edge
- Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end
- Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
- Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing : 26 g. galv. corr. iron single sheets. Ridging : 26g. galv. lead edged. Walls : 26 g. galv. metal weatherboards.
Spouting : 24 g. galv. iron gutters fixed ec. side. Downpipes : 75 x 50mm galv. iron Doors : 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at for

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd.,

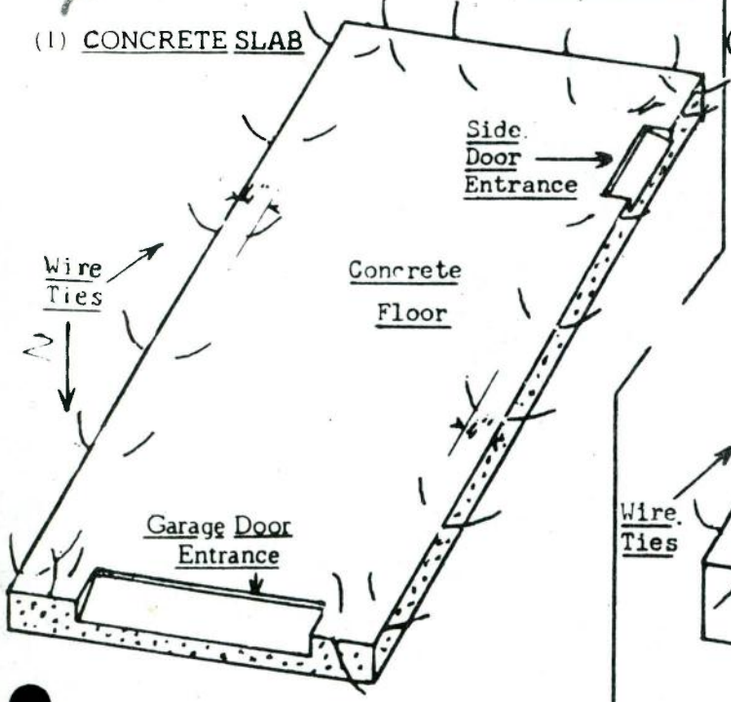


SITE PLAN 1mm = 200mm.

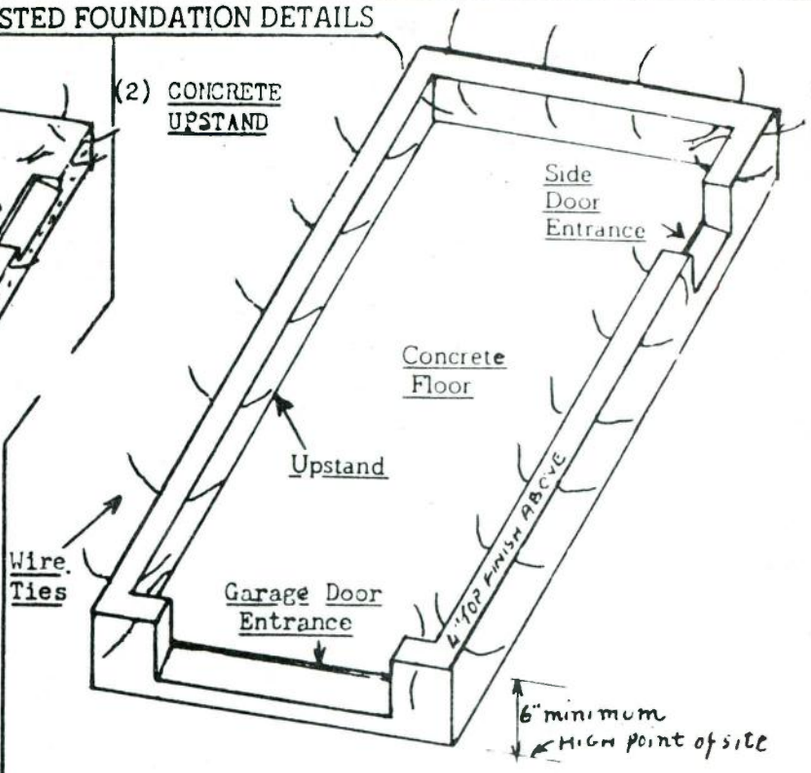
Bldg Inc. ~~Estate~~ J Mortenson, 6 Cedgewick Rd.
Opaki C.C.

SUGGESTED FOUNDATION DETAILS

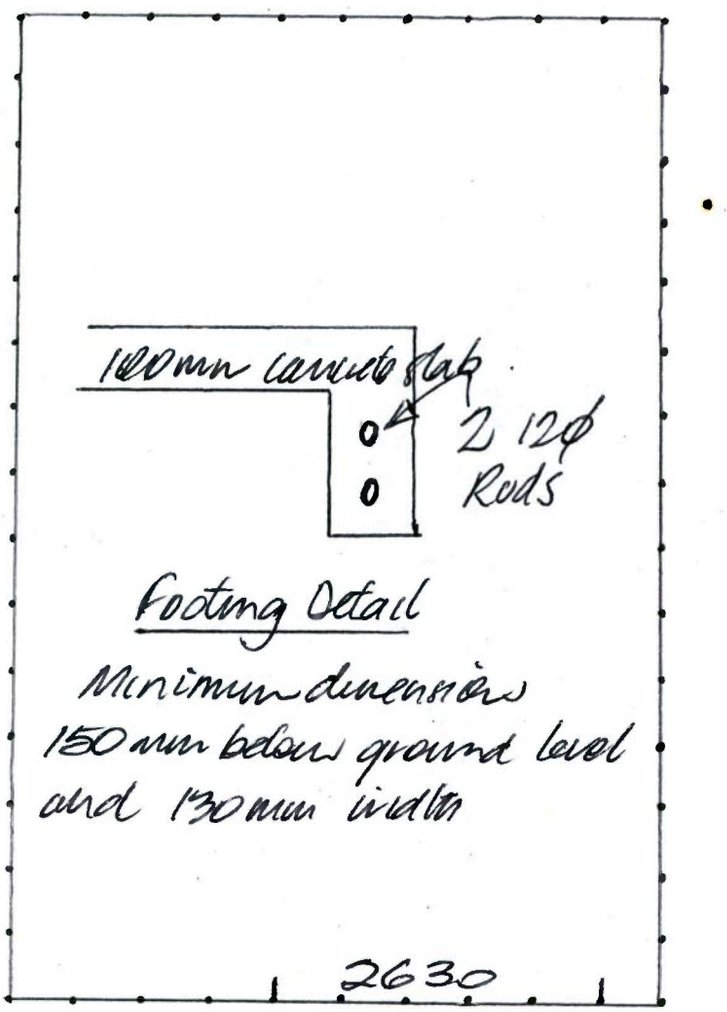
(1) CONCRETE SLAB



(2) CONCRETE UPSTAND



(3) FLOOR PLAN 6 x 6 metres

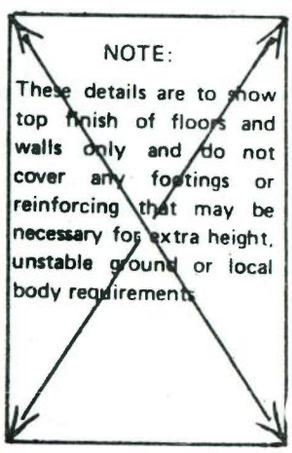


(4) FLOOR SLAB OR BASE WALL

MUST

(a) NOT EXCEED EXTERNAL MEASUREMENTS as Weatherboards come down over concrete.

(b) MUST BE SQUARE (Providing that side measurements are correct. diagnol measurements should be equal viz.

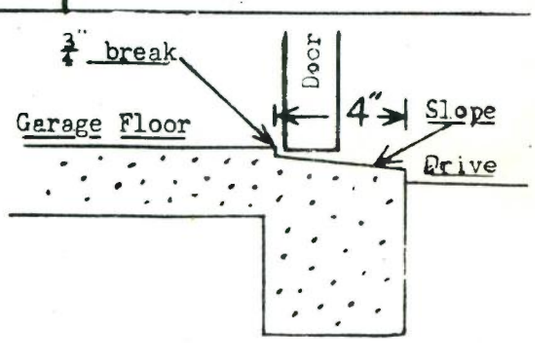


(c) Edges of floor or top of base wall MUST BE LEVEL. If concrete is not level, bottom plates must be packed up, as the building must be built level.

(d) Wire ties: Position No 8 gauge WIRE TIES, at approximately 4'0" centres, and 3" each side of all door openings.

(5) DOOR SILLS (Shaded above) A slope should be provided under doors to drain out the rain that collects on the doors and drips off the bottom edge. Sills may be formed with trowel or float before the concrete sets.

(6) You are advised not to do any work on this until permit has been cleared by council.



COPYRIGHT SKYLINE BUILDINGS LTD.

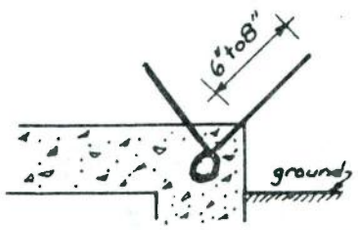
SHEET N° 2

WIRE TIES: Position N°8 Gauge wire ties 3" each side of all door openings, with the loops set in Concrete, as shown below. Leave approximately 6" to 8" projecting from top **OUTSIDE** edge of wall or floor, other wire ties to be at approximately 4'-0" centres as shown on SHEET 1.

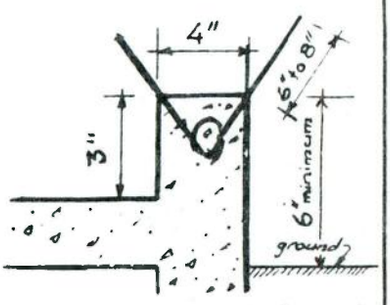
Use one strand of N°8 Gauge Galvanized Wire bent as shown below, with twitch set in concrete



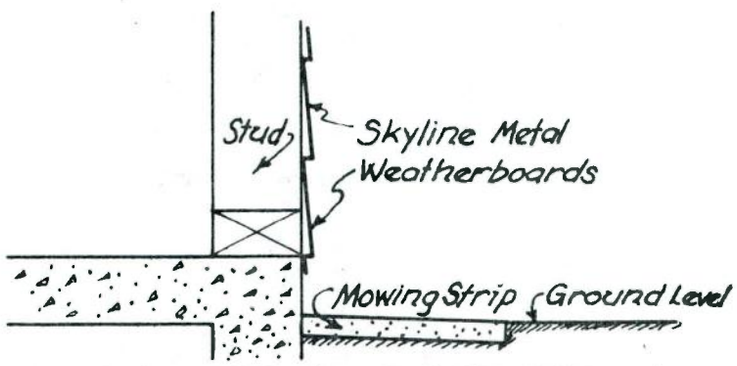
WIRE TIES



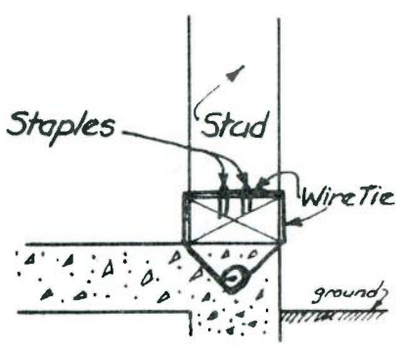
FLOOR SLAB ONLY



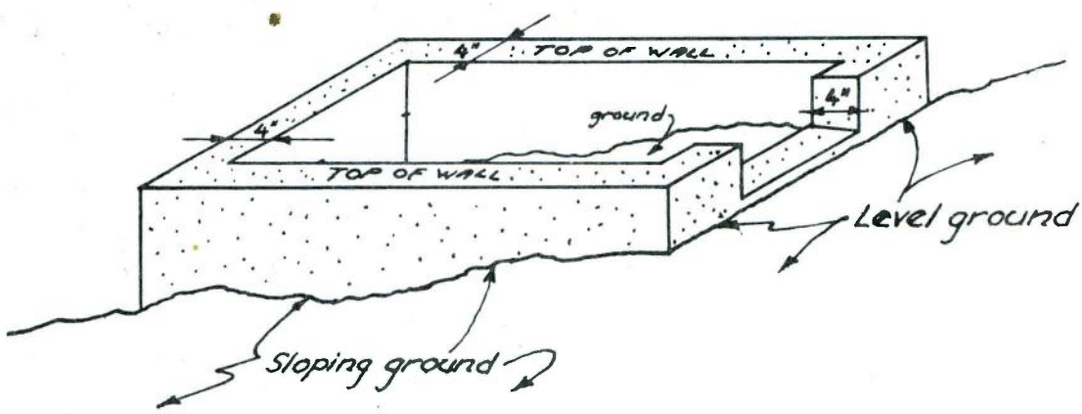
NIB WALL ABOVE FLOOR



MOWING STRIP IF DESIRED



FIXING of WIRE TIES

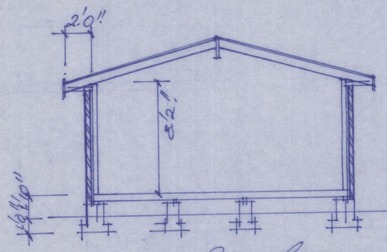


WALL ONLY

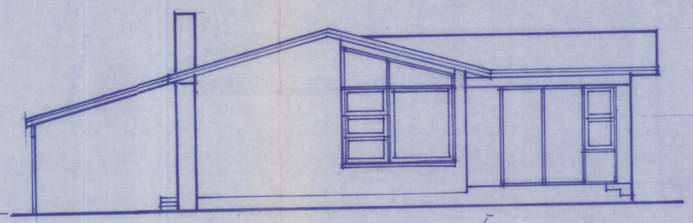
These Sketches are showing <u>ONLY THE SURFACE DETAILS</u> necessary to enable the erection and fixing of a **SKYLINE** Building to your finished concrete work. Before proceeding **YOU MUST** discuss foundations and reinforcing details with your local body Building Inspector.

DO NOT do any work until **WE ADVISE YOU** the **PERMIT** has been **CLEARED** by the **COUNCIL.**

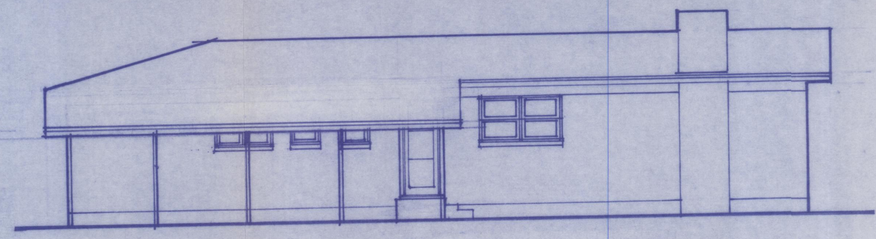
Approved subject to comply with Bylaws and NZSS900
Further forward proposed Drainage plan before commencing work.
PRD. 5/7/73.
Permit fee Payable $68-00 -
All storm water from roof to be piped to approved soak hole.



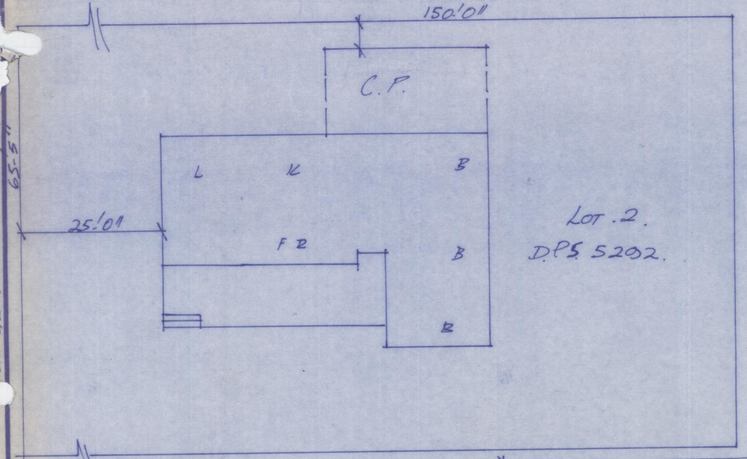
CROSS SECTION.

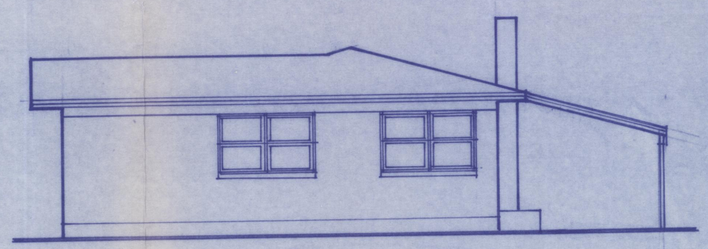


ELEVATION D.

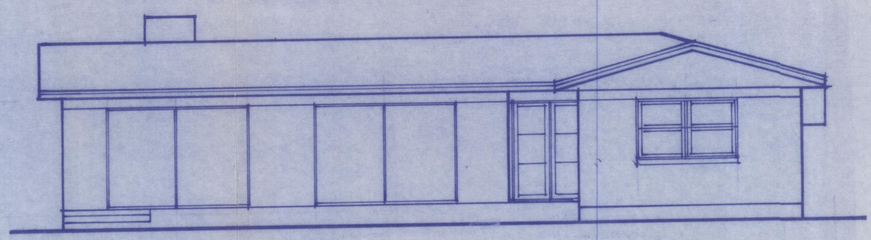


ELEVATION C.

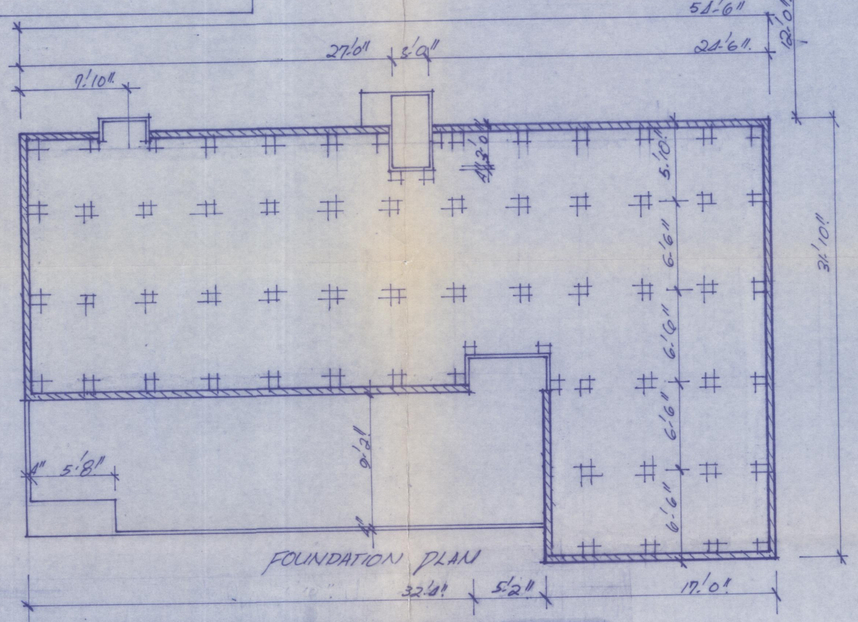


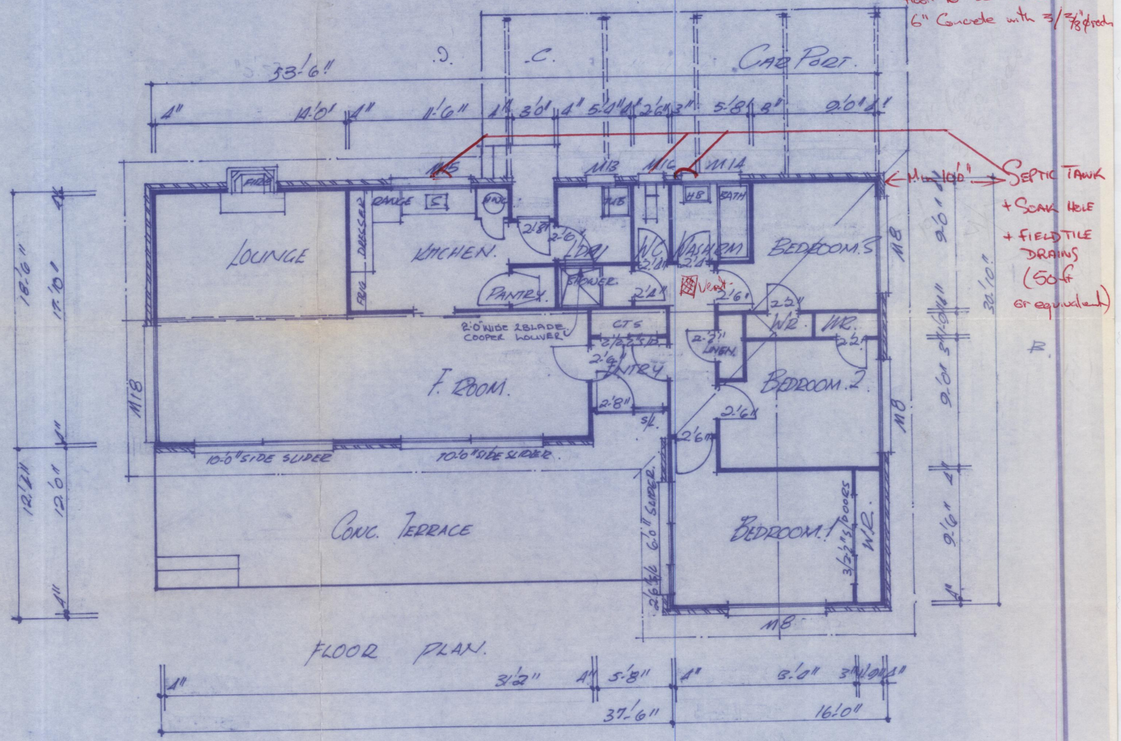


ELEVATION B.



ELEVATION A.





PTY HOMES LIMITED	DRG No	SCALE	AREA
RESIDENCE FOR MR. H. MORTENSON AT OPOTIKI	GEN.	1/8"=1'0"	1187 ft²
	REVISIONS 7/6.		DATE 2:3:73.

4 16

752/204/2

PERMIT APPLICATION

PTH

Specification

of the

716

type house

to be erected for

MR H. MORTENSON

at

OPOTIKI

PTH HOMES LIMITED

TAUPO STREET P.O. BOX 191, PUTARURU

TELEPHONE 8099

THE FOLLOWING SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATION AS SET OUT PAGES TWO TO FOUR INCLUSIVE FOR THE PROPOSED DWELLING FOR:

Client Mr H. Mortenson Date 1 June 1973 Lot 2 D.P. 5292

Ritchard Street Sedgewick Road

Opotiki House type 716 Town Opotiki

Site Access	Good	Electrical	
Site Levels	Level site	Lights	14 + 1 garage
Piles	8 x 6	Points	10 + 1 garage
Base	Concrete block	Stove	P.C. sum $180.00
Exterior Sheathing	Colonial summit stone (white mortar)	Interior Cupboard Units	
Roofing	Decramastic	Handles	Beeko A Type
Exterior Joinery	M. Type	Doors	Sapele Mahogany
Chimney	1 D.P.	Sink Top	Formica
Hearth and Surround	P.C. sum $50.00	Plumber	Ceiling supply tank
Interior Linings		H.W.C.	40 gallon
Walls	Gibraltar Board	Painter	Standard
Ceilings	2 x 1 Pinex panels	Drains	P.C. sum $300.00
Shower	Seratone	Wallpaper	P.C. sum $1.75 per roll
Interior Doors	Sapele Mahogany	Ancillary	

SUMMARY OF AMENDMENTS

To be read in conjunction with but to take precedence over general specification printed herein and the relative plans attached hereto.

2 exterior hose taps

Stainless steel tub cupboard under

Formica top to dresser

q towel rail, toilet roll holder, soap recess shower and bathroom

Yale Night Latch to front door

Mixing valve to shower

Vantage aluminium side sliders to be bronze finished

P.T.Y. HOMES LTD. GENERAL SPECIFICATION

PRELIMINARY AND GENERAL

Scope: This Specification refers to the work to be done and the materials to be used in the construction and completion of a building to be erected on the Owner's land.

Notices, Fees, etc.: The Builder shall obtain and pay for the building permit and pay any charges for permanent connection to water supply and sewerage systems.

Substitution of Materials: In the event of any of the materials mentioned in the plans and specifications being unavailable when required by the Builder, the Builder shall, with the approval of the Owner, be entitled to supply a substitute material, and the Owner shall not unreasonably withhold his approval so as to cause unnecessary delay in completion of the building. Any variation in price caused by the use of such substitute material shall be allowed or paid as the case may be.

Site: This contract is based upon the building site being within 12 inches of level and having solid foundation bearing to a maximum depth of 24 inches below existing ground level. The site shall have suitable access for loaded trucks and shall be well drained with good soakage.

Insurance: The Builder shall insure the Building against fire, under a Builder's Risk Insurance policy to the full value of the Building for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

CONCRETOR

Piles: Shall be 8" x 6" or 8" x 8" precast to comply with local By-laws set on 12" x 12" x 4" concrete pad. Piles to have wireholes or wire cast into piles to provide fixing for sleeper plates.

Footings and Walls: Minimum size of footings shall be 12" x 9" to solid bearing at least 12" below ground level, reinforced with three ½" M.S. rods. All porch, stepsides and chimney base walls shall be constructed in continuous concrete from below ground level.

Porch Tops: Shall be constructed in 4" concrete, reinforced with ⅜" M.S. rods at 12" centres or equivalent H.R.C. fabric.

Chimney: Shall be precast concrete, as specified in schedule of specification. Fireback and hobs shall be precast.

Heights: Sleeper plates shall generally be 12" or more above ground level.

Dampcourse: All timber framing coming in contact with concrete shall be protected with one layer of Bituminised Dampcourse.

CARPENTER AND JOINER

All materials shall be the best of their respective kinds and grade, laid true to their various levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction and to comply with local By-laws. Subfloors and framing timbers may be used in an approved grade of treated Radiata in compliance with lending institution and local body requirements. Any alternative timbers may be used only with the approval of the above.

SCHEDULE OF MATERIALS

Location			
Jack Studs	4" x 3" and 4" x 2"	B.A.H. Rimu or T. Rad.	Approx. 4' 6" centres
Stringers	4" x 3"	" "	As shown on plan
Foundation Bracing	4" x 2"	" "	
Plates on Concrete	4" x 2"	" "	
Floor Joists	5" x 2" or 6" x 2"	" "	18" centres
Vermin Plates	4" x 2"	" "	
Plates	4" x 2" and 3" x 2"	B.A.O. Rimu D/Fir T. Rad.	
Studs (Exterior)	4" x 2" and 4" x 3"	" "	18" centres
Studs (Interior)	4" x 2" and 3" x 2"	" "	18" centres
Nogging	4" x 2" and 3" x 2"	" "	24" centres
Bracing	6" x 1" and 4" x 1"	" "	Diagonal checked
Ceiling Joists	4" x 2"	" "	18" centres
Rafters	4" x 2"	" "	18" or 30" centres
Ridges and Hips	8" x 1" and 6" x 1"	" "	
Purlins	3" x 2"	" "	30" max. centres
Underpurlins	4" x 2" and 4" x 3"	" "	
Roof Struts	4" x 2"	" "	6' 0" or 4' 6" centres
Collar Ties	6" x 1" or 4" x 2"	" "	6' 0" or 4' 6" centres
Valley	6" x 1½" or 8" x 1"	" "	
Valley Boards	6" x 1"	" "	
Eaves Bearers	3" x 1½"	" "	30" centres
Fascia and Barge	6" x 1"	D.A.H. or T. Rad.	
Weatherboards	6" x 1"	Treated Native or Rad.	
Ext. Facings	4" x 1"	" " "	
Flooring	3" x 1" or 4" x 1"	Treated Native or Fin. Grade Rad.	T. & G.
Architrave	1⅝" x ½"	" "	
Skirting	2⅝" x ½"	" "	
Sillboards	1"	" "	
Aprons	1"		
Cornices	1¼"	" "	Scotia type

Window Lintels:

	Native	Exotic		Native	Exotic
Spans to 3' 1"	4 x 2	4 x 2	Spans to 8' 10"	6 x 4	8 x 4
Spans to 4' 6"	4 x 3	4 x 3	Spans to 11' 0"	8 x 4	10 x 4
Spans to 6' 8"	5 x 4	6 x 4	Spans over 11' 0"	10 x 4	12 x 4

Beams from 5 x 4 upwards may be formed with 2" members spiked together.
Beams up to and including 8' 10" may be checked ½" into shoulder studs. Beams exceeding 8' 10" in width must be supported on 4 x 2 studs securely nailed to shoulder studs.

Base: Frame to exterior of piles with tanalised Radiata and fix ¼" fibrolite with building paper underlay. Fix galv. vents at a maximum spacing of 6' 0".

Weatherboards: Shall be fixed true to line and level and shall be plumb at all angles and gauged to give a minimum lap of 1¼" unless rebated. All boards shall be primed before fixing, all angles shall be mitred, primed and covered with galv. iron soakers.

Doors and Jambs: Exterior doors to be as coded. Interior doors (main) to be 6' 6" x 2' 6" flush panel. All other shall be 6' 6" x 2' 4" and 2' 2" as plan. All doors shall have one clashing strip. Jambs shall be dressing grade native or radiata. Hang exterior doors on 1½ pair 4" galv. butts and all interior doors over 2' 2" in width on 1½ pair 3½" A.C. loose pin butts. Sliding doors shall be hung on approved track fitted with a pelmet over.

Manhole: Provide 24" x 24" manhole to ceiling.

Roofing: Shall be 26g. corrugated galv. iron, laid over netting and building paper and well nailed to purlins. Roof shall be completed with lead-edged ridging, barge moulds and flashings. Prime under all laps.

Gable Ends: Shall be sheathed with Coverline fibrolite or similar unless otherwise specified. Sheathing shall be fixed over building paper and finished at soffit line with a 2 x 1 moulding scribed to Sheathing.

Porches: Front porch shall be sheathed with Coverline fibrolite. Back porch shall be sheathed with flat fibrolite. All fibrolite shall be fixed over building paper.

Exterior Joinery: Shall be type specified in schedule of specifications.

Sills	Ex 6 x 2½ H.T. or Treated Native.
Jambs and Heads	Ex 6 x 1½ " " "
Mullions	Ex 4 x 3 " " "
Sashes	H.T. Totara Redwood or Treated Radiata.

Awning type sashes shall be hung on "Whitco" type stays fixed with galv. screws. Casement sashes shall be hung on galv. butts. Top hung sashes to service rooms may be hung on galv. butt hinges.

Interior Linings: Shall be ⅜" Gib. board unless otherwise specified. All sheets shall be flush on joints and fixed with 1½" galv. nails in accordance with the manufacturer's recommendations. All joints and nailheads and imperfections shall be stopped with first quality plaster of paris filled to an even surface, with all spots and risers removed.

Ceilings: Shall be as detailed in schedule of specification.
If specified—
Fibrous Plaster: Shall be no less than ⅜" board finished flush on joints and securely wadded to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish with first quality plaster of paris.
Pinex Sheets and Panels: Shall be fixed to ceiling strapping in accordance with manufacturer's recommendations.

Hearth and Surround: Provide and fit to fireplace a 4' 0" hearth and 6' x 3' surround as specified in schedule of specification.

Interior Fittings: To be constructed generally out of 1" dressed material, complete with all necessary guides, runners, stops using required jointing dovetailed, glued or nailed to comply with best trade practices. Drawers with 1" solid fronts dovetailed to sides and ½" sides to be grooved for hardboard bottoms. Drum flush doors to be covered two sides with hardboard. All bench units to have formica tops.

Wardrobes: Provide a 12" wide shelf at 5' 6" from floor. Fix ¾" galv. pipe rail below shelf.

Linen Cupboard: Provide five full width depth shelves from 1" timber supported on 2 x 1 framework.

Hardware: Front door, Yale night latch and handle. Rear door, C.P. mortice lockset. Interior doors, C.P. mortice latchsets. Bathroom and W.C.: C.P. mortice snibsets or C.P. mortice latchsets with 3" socket bolts.
Linen Cupboard and Wardrobes: C.P. mortice half sets. Kitchen Cupboards: Cupboard catch and C.P. knobs.
Whitco Windows: Two C.P. fasteners. Casement Windows: One C.P. fastener and C.P. telescope stay.
Fireplace: One basket grate.

BRICKLAYER

Concrete Blocks: Shall be 16" x 8" x 8" Vibrapac true to standard size and shape. Top course shall be bondbeam block with two ½" M.S. rods and filled with poured concrete.

Bricks or Stonework: Shall be as specified supported on 8" concrete blocks, and tied to framing with five No. 8 gauge wire ties to each square yard of brickwork or stonework. Base wall shall be supported on 12" x 9" poured concrete footing, 3" below existing ground level.

PLUMBER

All works shall be carried out in a tradesmanlike manner and shall conform to the Health Department and local authority By-laws.

Spouting: 24g. galv. iron slip joint soldered and complete with necessary stop ends, outlets, etc., and supported on brackets at 3' 0" centres.

Downpipes: 3" galv. iron with swan necks and supported by stand off brackets fixed to walls and dispose into stormwater drains.

Water Supply: Allow to connect up to 30' from mains to house and include pressure reducing valve from cylinder on main line inlet.

Hot Water Cylinder: 30 or 40 gallon, copper, lagged and jacketed, as specified in schedule of specification, complete with ¾" expansion pipe, ½" sludge pipe to exterior wall, and stopcock on hot supply line that leaves the expansion pipe.

Taps and Cocks: Provide stopcock on supply line before first take off point.
Supply all interior taps in C.P. streamlined type marked "Hot" and "Cold" as required.
Bath taps shall be ¾" with 3" extensions. Tub, basin and sink taps shall be ½".
Install C.P. stopcock on supply to W.C. cistern.
Install brass hose tap on rear wall, within six feet of rear porch.

Bath: Provide and install 5' 0" or 5' 6" white enamelled pressed steel bath set on timber framework.

Shower: Where shown on plan install a stainless steel shower base as detailed in schedule of specifications, complete with Topliss or similar type mixing valve and rose.

W.C.: Provide and install white earthenware W.C. pan with double flap seat complete wtih hinges and buffers.

Basin: Shall be 22" x 16" white porcelain fitted on two cantilevered cast iron brackets with ¼" galv. bolts. Front edge of basin shall be 30" from floor.

Tub: Provide and install a single stainless steel tub set on metal brackets complete with waste, plug, etc.

Flashings: Window and chimney flashings to detail out of 26g. galv. iron. Flashings to vent pipes shall be beaten from 4lb lead.

DRAINLAYER

Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or sewer connection. All pipes and fittings shall be 4" first quality earthenware with socket joints and shall be laid to a true and even fall. Seal all joints with rubber rings.
Trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the local By-laws and shall be completed to the satisfaction of the Sanitary Inspector.

Septic Tank: Where sewerage is not available allow 15' glazed earthenware drainage connecting to one five-person septic tank complete with sump in compliance with the Health Regulations.
Where sewerage is available allow for 4" glazed earthenware piping from W.C. to sewer connection.

Stormwater: Provide stormwater soakage to downpipes.

ELECTRICIAN

Install lights and heat points as per plan and as detailed in schedule of specifications. Install TV point to living room.
The Builder shall supply and install one full-sized cooker at the sum specified in the schedule of specification.
Install an element and thermostat in cylinder.
All necessary switches and plugs shall be flush type with P.D.L. white plates.
All light points shall be fitted with white plastic conical shades.
Mains shall run from point of entry to switchboard, and switchboard shall be installed. Allow to connect to the supply from point of entry up to 60 feet of overhead lines. Allow to connect to the supply from meterbox up to 20 feet of underground cable.

PAINTING

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality ready mixed paints, applied according to the manufacturer's instructions.

Exterior Paintwork—

All Woodwork: Prime, stop, undercoat and one coat full gloss.
Fibrolite: Apply two coats Latex or similar. (NOTE: Highgloss shall not be used).
Apply all exterior paint by brush only.
Roof shall not be painted.

Interior Paintwork—

Kitchen, bathroom, W.C. and laundry: Seal walls, ceilings and woodwork. Undercoat and apply one coat Full-gloss enamel. Hall, bedrooms and living rooms: Ceilings, seal and apply two coats flat oil bound paint.
Walls shall be wallpapered at sum specified.
Skirting, architraves and door frames: Prime, stop, undercoat and one coat full gloss or varnish.
Windows and window trim: Prime, stop, undercoat and one coat full gloss enamel.
Flush doors: Prime, undercoat and one coat full gloss enamel or seal and apply two coats approved varnish.

GLAZIER

Glaze front and back door, bathroom and W.C. windows and all fixed lights over doors and windows in obscure glass. Glaze all other windows in clear glass, in accordance with normal trade practice.

PLASTERER

The exterior face of steps, porch slabs, upstands, chimney and lintels shall be plastered with ½" thick, three to one clean sand and cement mix to an even finish.

SANDER

Sand all timber floors after the completion of all other works. Scrape out all corners and sweep floors clean of dust.

PUTARURU PRESS 25200

THE FOLLOWING SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATION AS SET OUT PAGES TWO TO FOUR INCLUSIVE FOR THE PROPOSED DWELLING FOR:

Client Mr H. Mortenson Date 3 June 1973 Lot 2 D.P. 5292

Ritchard Street Sedgewick Road

Opotiki House type 716 Town Opotiki

Site Access Good

Site Levels Level site

Piles 8 x 6

Base Concrete block

Exterior Sheathing Colonial summit stone (White mortar)

Roofing Decramastic

Exterior Joinery H. Type

Chimney 1 D.P.

Hearth and Surround P.C. $50.00

Interior Linings

Walls Gibraltar Board

Ceilings 2 x 1 Pinex panels

Shower Seratone

Interior Doors Sapele Mahogany

Electrical

Lights 14 + 1 garage

Points 10 + 1 garage

Stove P.C. sum $180.00

Interior Cupboard Units

Handles Beako A Type

Doors Sapele Mahogany

Sink Top Formica

Plumber Ceiling supply tank

H.W.C. 40 gallon

Painter Standard

Drains P.C. sum $300.00

Wallpaper P.C. sum $1.75 per roll

Ancillary

SUMMARY OF AMENDMENTS

To be read in conjunction with but to take precedence over general specification printed herein and the relative plans attached hereto.

2 exterior hose taps

Stainless steel tub cupboard under

formica top to dresser

1 towel rail, toilet roll holder, soap recess shower and bathroom

Yale Night Latch to front door

Mixing valve to shower

Vantage aluminium side sliders to be bronze finish

P.T.Y. HOMES LTD. GENERAL SPECIFICATION

PRELIMINARY AND GENERAL

Scope: This Specification refers to the work to be done and the materials to be used in the construction and completion of a building to be erected on the Owner's land.

Notices, Fees, etc.: The Builder shall obtain and pay for the building permit and pay any charges for permanent connection to water supply and sewerage systems.

Substitution of Materials: In the event of any of the materials mentioned in the plans and specifications being unavailable when required by the Builder, the Builder shall, with the approval of the Owner, be entitled to supply a substitute material, and the Owner shall not unreasonably withhold his approval so as to cause unnecessary delay in completion of the building. Any variation in price caused by the use of such substitute material shall be allowed or paid as the case may be.

Site: This contract is based upon the building site being within 12 inches of level and having solid foundation bearing to a maximum depth of 24 inches below existing ground level. The site shall have suitable access for loaded trucks and shall be well drained with good soakage.

Insurance: The Builder shall insure the Building against fire, under a Builder's Risk Insurance policy to the full value of the Building for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

CONCRETOR

Piles: Shall be 8" x 6" or 8" x 8" precast to comply with local By-laws set on 12" x 12" x 4" concrete pad. Piles to have wireholes or wire cast into piles to provide fixing for sleeper plates.

Footings and Walls: Minimum size of footings shall be 12" x 9" to solid bearing at least 12" below ground level, reinforced with three ½" M.S. rods. All porch, stepsides and chimney base walls shall be constructed in continuous concrete from below ground level.

Porch Tops: Shall be constructed in 4" concrete, reinforced with ⅜" M.S. rods at 12" centres or equivalent H.R.C. fabric.

Chimney: Shall be precast concrete, as specified in schedule of specification. Fireback and hobs shall be precast.

Heights: Sleeper plates shall generally be 12" or more above ground level.

Dampcourse: All timber framing coming in contact with concrete shall be protected with one layer of Bituminised Dampcourse.

CARPENTER AND JOINER

All materials shall be the best of their respective kinds and grade, laid true to their various levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction and to comply with local By-laws. Subfloors and framing timbers may be used in an approved grade of treated Radiata in compliance with lending institution and local body requirements. Any alternative timbers may be used only with the approval of the above.

SCHEDULE OF MATERIALS

Location			
Jack Studs	4" x 3" and 4" x 2"	B.A.H. Rimu or T. Rad.	Approx. 4' 6" centres
Stringers	4" x 3"	" "	As shown on plan
Foundation Bracing	4" x 2"	" "	
Plates on Concrete	4" x 2"	" "	
Floor Joists	5" x 2" or 6" x 2"	" "	18" centres
Vermin Plates	4" x 2"	" "	
Plates	4" x 2" and 3" x 2"	B.A.O. Rimu D/Fir T. Rad.	
Studs (Exterior)	4" x 2" and 4" x 3"	" "	18" centres
Studs (Interior)	4" x 2" and 3" x 2"	" "	18" centres
Nogging	4" x 2" and 3" x 2"	" "	24" centres
Bracing	6" x 1" and 4" x 1"	" "	Diagonal checked
Ceiling Joists	4" x 2"	" "	18" centres
Rafters	4" x 2"	" "	18" or 30" centres
Ridges and Hips	8" x 1" and 6" x 1"	" "	
Purlins	3" x 2"	" "	30" max. centres
Underpurlins	4" x 2" and 4" x 3"	" "	
Roof Struts	4" x 2"	" "	6' 0" or 4' 6" centres
Collar Ties	6" x 1" or 4" x 2"	" "	6' 0" or 4' 6" centres
Valley	6" x 1½" or 8" x 1"	" "	
Valley Boards	6" x 1"	" "	
Eaves Bearers	3" x 1½"	" "	30" centres
Fascia and Barge	6" x 1"	D.A.H. or T. Rad.	
Weatherboards	6" x 1"	Treated Native or Rad.	
Ext. Facings	4" x 1"	" " "	
Flooring	3" x 1" or 4" x 1"	Treated Native or Fin. Grade Rad.	T. & G.
Architrave	1⅝" x ½"	" "	
Skirting	2⅝" x ½"	" "	
Sillboards	1"	" "	
Aprons	1"		
Cornices	1¼"	" "	Scotia type

Window Lintels:	Native	Exotic		Native	Exotic
Spans to 3' 1"	4 x 2	4 x 2	Spans to 8' 10"	6 x 4	8 x 4
Spans to 4' 6"	4 x 3	4 x 3	Spans to 11' 0"	8 x 4	10 x 4
Spans to 6' 8"	5 x 4	6 x 4	Spans over 11' 0"	10 x 4	12 x 4

Beams from 5 x 4 upwards may be formed with 2" members spiked together.
Beams up to and including 8' 10" may be checked ½" into shoulder studs. Beams exceeding 8' 10" in width must be supported on 4 x 2 studs securely nailed to shoulder studs.

Base: Frame to exterior of piles with tanalised Radiata and fix ¼" fibrolite with building paper underlay. Fix galv. vents at a maximum spacing of 6' 0".

Weatherboards: Shall be fixed true to line and level and shall be plumb at all angles and gauged to give a minimum lap of 1¼" unless rebated. All boards shall be primed before fixing, all angles shall be mitred, primed and covered with galv. iron soakers.

Doors and Jambs: Exterior doors to be as coded. Interior doors (main) to be 6' 6" x 2' 6" flush panel. All other shall be 6' 6" x 2' 4" and 2' 2" as plan. All doors shall have one clashing strip. Jambs shall be dressing grade native or radiata. Hang exterior doors on 1½ pair 4" galv. butts and all interior doors over 2' 2" in width on 1½ pair 3½" A.C. loose pin butts. Sliding doors shall be hung on approved track fitted with a pelmet over.

Manhole: Provide 24" x 24" manhole to ceiling.

Roofing: Shall be 26g. corrugated galv. iron, laid over netting and building paper and well nailed to purlins. Roof shall be completed with lead-edged ridging, barge moulds and flashings. Prime under all laps.

Gable Ends: Shall be sheathed with Coverline fibrolite or similar unless otherwise specified. Sheathing shall be fixed over building paper and finished at soffit line with a 2 x 1 moulding scribed to Sheathing.

Porches: Front porch shall be sheathed with Coverline fibrolite. Back porch shall be sheathed with flat fibrolite. All fibrolite shall be fixed over building paper.

Exterior Joinery: Shall be type specified in schedule of specifications.

Sills	Ex 6 x 2½ H.T. or Treated Native.
Jambs and Heads	Ex 6 x 1½ " " "
Mullions	Ex 4 x 3 " " "
Sashes	H.T. Totara Redwood or Treated Radiata.

Awning type sashes shall be hung on "Whitco" type stays fixed with galv. screws. Casement sashes shall be hung on galv. butts. Top hung sashes to service rooms may be hung on galv. butt hinges.

Interior Linings: Shall be ⅜" Gib. board unless otherwise specified. All sheets shall be flush on joints and fixed with 1½" galv. nails in accordance with the manufacturer's recommendations. All joints and nailheads and imperfections shall be stopped with first quality plaster of paris filled to an even surface, with all spots and risers removed.

Ceilings: Shall be as detailed in schedule of specification.
If specified—
Fibrous Plaster: Shall be no less than ⅜" board finished flush on joints and securely wadded to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish with first quality plaster of paris.
Pinex Sheets and Panels: Shall be fixed to ceiling strapping in accordance with manufacturer's recommendations.

Hearth and Surround: Provide and fit to fireplace a 4' 0" hearth and 6' x 3' surround as specified in schedule of specification.

Interior Fittings: To be constructed generally out of 1" dressed material, complete with all necessary guides, runners, stops using required jointing dovetailed, glued or nailed to comply with best trade practices. Drawers with 1" solid fronts dovetailed to sides and ½" sides to be grooved for hardboard bottoms. Drum flush doors to be covered two sides with hardboard. All bench units to have formica tops.

Wardrobes: Provide a 12" wide shelf at 5' 6" from floor. Fix ¾" galv. pipe rail below shelf.

Linen Cupboard: Provide five full width depth shelves from 1" timber supported on 2 x 1 framework.

Hardware: Front door, Yale night latch and handle. Rear door, C.P. mortice lockset. Interior doors, C.P. mortice latchsets. Bathroom and W.C.: C.P. mortice snibsets or C.P. mortice latchsets with 3" socket bolts.
Linen Cupboard and Wardrobes: C.P. mortice half sets. Kitchen Cupboards: Cupboard catch and C.P. knobs. Whitco Windows: Two C.P. fasteners. Casement Windows: One C.P. fastener and C.P. telescope stay.
Fireplace: One basket grate.

BRICKLAYER

Concrete Blocks: Shall be 16" x 8" x 8" Vibrapac true to standard size and shape. Top course shall be bondbeam block with two ½" M.S. rods and filled with poured concrete.

Bricks or Stonework: Shall be as specified supported on 8" concrete blocks, and tied to framing with five No. 8 gauge wire ties to each square yard of brickwork or stonework. Base wall shall be supported on 12" x 9" poured concrete footing, 3" below existing ground level.

PLUMBER

All works shall be carried out in a tradesmanlike manner and shall conform to the Health Department and local authority By-laws.

Spouting: 24g. galv. iron slip joint soldered and complete with necessary stop ends, outlets, etc., and supported on brackets at 3' 0" centres.

Downpipes: 3" galv. iron with swan necks and supported by stand off brackets fixed to walls and dispose into stormwater drains.

Water Supply: Allow to connect up to 30' from mains to house and include pressure reducing valve from cylinder on main line inlet.

Hot Water Cylinder: 30 or 40 gallon, copper, lagged and jacketed, as specified in schedule of specification, complete with ¾" expansion pipe, ½" sludge pipe to exterior wall, and stopcock on hot supply line that leaves the expansion pipe.

Taps and Cocks: Provide stopcock on supply line before first take off point.
Supply all interior taps in C.P. streamlined type marked "Hot" and "Cold" as required.
Bath taps shall be ¾" with 3" extensions. Tub, basin and sink taps shall be ½".
Install C.P. stopcock on supply to W.C. cistern.
Install brass hose tap on rear wall, within six feet of rear porch.

Bath: Provide and install 5' 0" or 5' 6" white enamelled pressed steel bath set on timber framework.

Shower: Where shown on plan install a stainless steel shower base as detailed in schedule of specifications, complete with Topliss or similar type mixing valve and rose.

W.C.: Provide and install white earthenware W.C. pan with double flap seat complete wtih hinges and buffers.

Basin: Shall be 22" x 16" white porcelain fitted on two cantilevered cast iron brackets with ¼" galv. bolts. Front edge of basin shall be 30" from floor.

Tub: Provide and install a single stainless steel tub set on metal brackets complete with waste, plug, etc.

Flashings: Window and chimney flashings to detail out of 26g. galv. iron. Flashings to vent pipes shall be beaten from 4lb lead.

DRAINLAYER

Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or sewer connection. All pipes and fittings shall be 4" first quality earthenware with socket joints and shall be laid to a true and even fall. Seal all joints with rubber rings.
Trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the local By-laws and shall be completed to the satisfaction of the Sanitary Inspector.

Septic Tank: Where sewerage is not available allow 15' glazed earthenware drainage connecting to one five-person septic tank complete with sump in compliance with the Health Regulations.
Where sewerage is available allow for 4" glazed earthenware piping from W.C. to sewer connection.

Stormwater: Provide stormwater soakage to downpipes.

ELECTRICIAN

Install lights and heat points as per plan and as detailed in schedule of specifications. Install TV point to living room.
The Builder shall supply and install one full-sized cooker at the sum specified in the schedule of specification.
Install an element and thermostat in cylinder.
All necessary switches and plugs shall be flush type with P.D.L. white plates.
All light points shall be fitted with white plastic conical shades.
Mains shall run from point of entry to switchboard, and switchboard shall be installed. Allow to connect to the supply from point of entry up to 60 feet of overhead lines. Allow to connect to the supply from meter-box up to 20 feet of underground cable.

PAINTING

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality ready mixed paints, applied according to the manufacturer's instructions.

Exterior Paintwork—

All Woodwork: Prime, stop, undercoat and one coat full gloss.
Fibrolite: Apply two coats Latex or similar. (NOTE: Highgloss shall not be used).
Apply all exterior paint by brush only.
Roof shall not be painted.

Interior Paintwork—

Kitchen, bathroom, W.C. and laundry: Seal walls, ceilings and woodwork. Undercoat and apply one coat Full-gloss enamel. Hall, bedrooms and living rooms: Ceilings, seal and apply two coats flat oil bound paint.
Walls shall be wallpapered at sum specified.
Skirting, architraves and door frames: Prime, stop, undercoat and one coat full gloss or varnish.
Windows and window trim: Prime, stop, undercoat and one coat full gloss enamel.
Flush doors: Prime, undercoat and one coat full gloss enamel or seal and apply two coats approved varnish.

GLAZIER

Glaze front and back door, bathroom and W.C. windows and all fixed lights over doors and windows in obscure glass. Glaze all other windows in clear glass, in accordance with normal trade practice.

PLASTERER

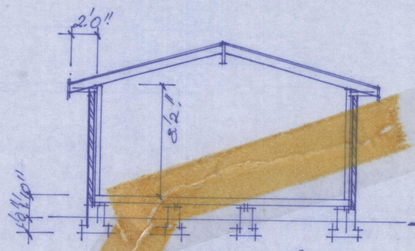
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SANDER

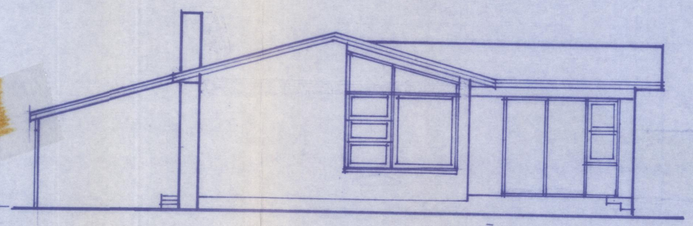
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PUTARURU PRESS 25200

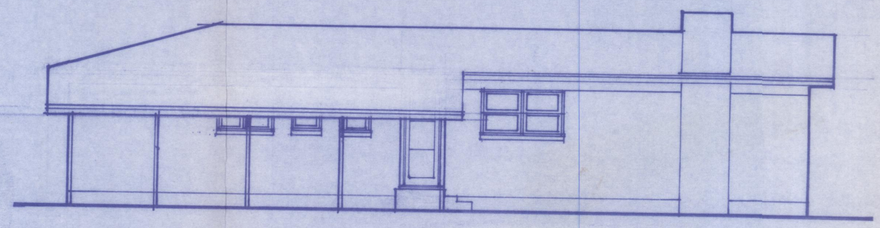
Approved subject to comply Dr. Regs.
& NZSS 1900
All Storm Water to approved soak hole.
AKB. 4/7/73.



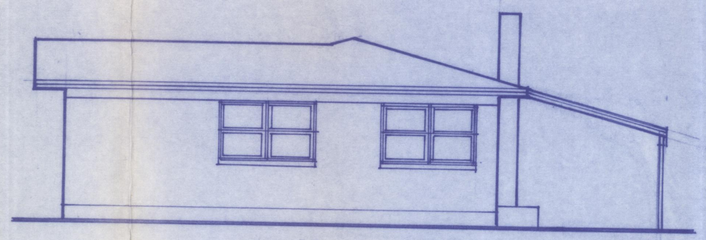
CROSS SECTION.



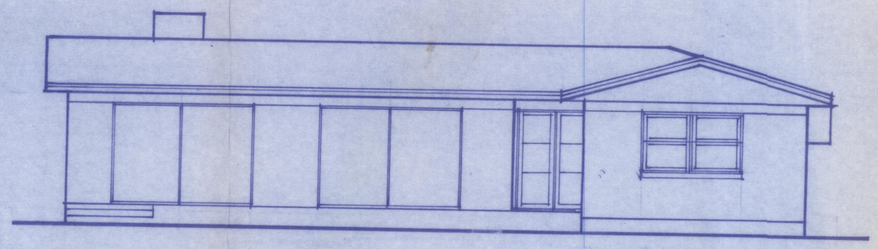
ELEVATION D.



ELEVATION C.



ELEVATION B.



ELEVATION A.

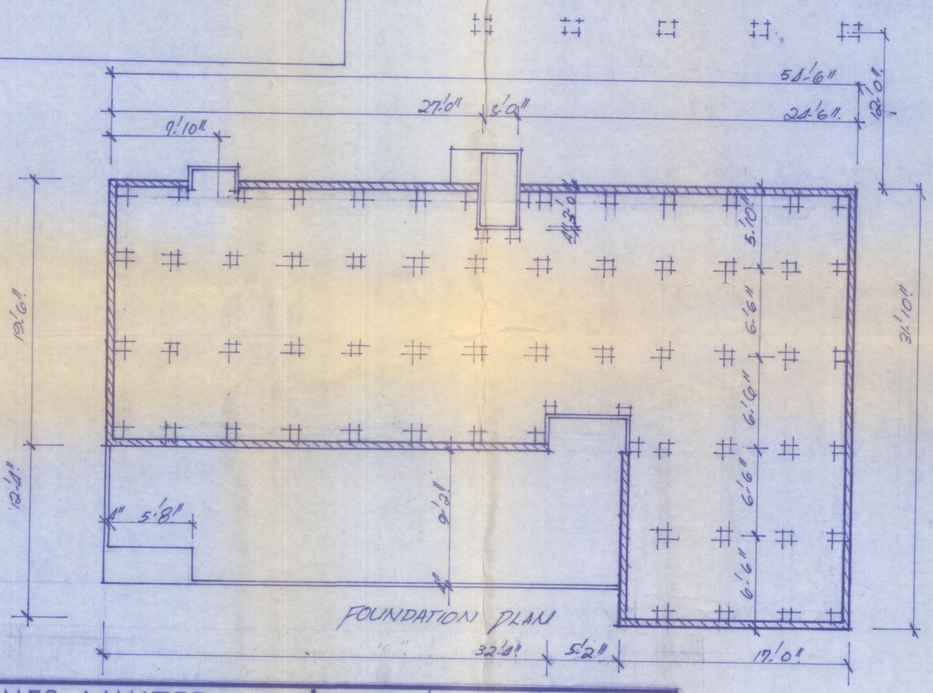
SEDGEWICK ROAD.

150'0"

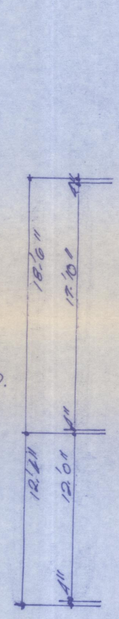
C.P.

25'0"

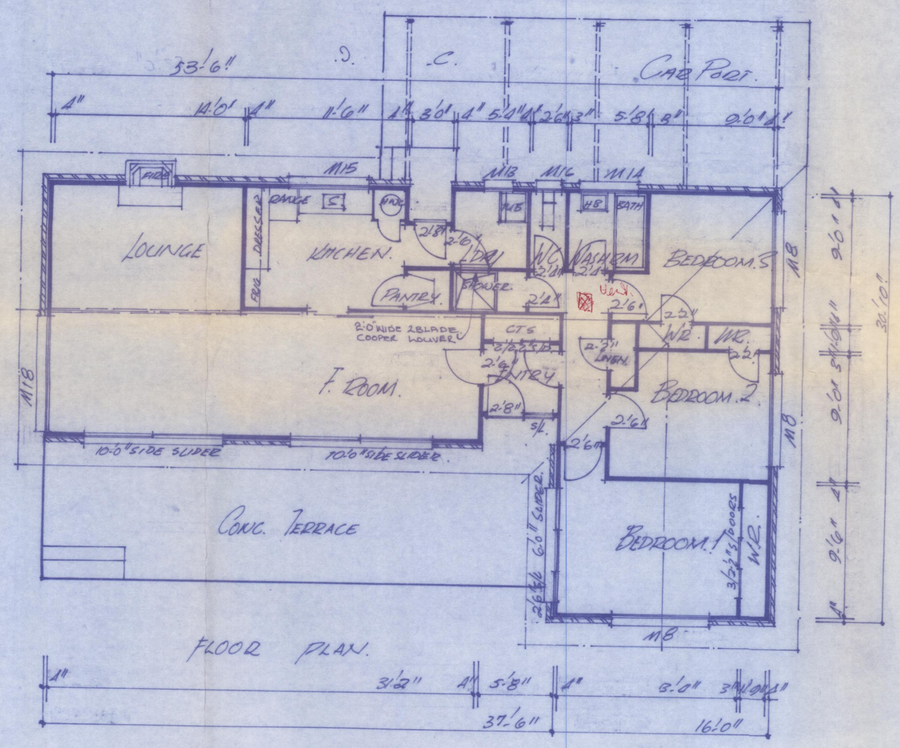
LOT 2.
D.P.S. 5202.



FOUNDATION PLAN



D.



FLOOR PLAN.

A.

PTY HOMES LIMITED	DRG No	SCALE	AREA
RESIDENCE FOR MR. H. MORTENSON AT OPOTIKI	GEN.	1/8"=1'0"	1184 ft²
	REVISIONS	7/6.	DATE 2:3:73.