39 LEWIS AVE

Wanganui District ... 11 SEP 2012 ... ACCEPTED

2.10PM

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA 1336 page 1 of 1
v6 17 Aug 08

Building Consent File Content/Checklist

Consent number: COA12/0010

DBH Building Category (Type 1, 2 or 3): R1

	Description	Added to file	Comment & Reference
1.	Consent Application	11-9-12	
2.	Pre-Vet Checksheet		
3.	Plans & Specifications	11-9-12	
4.	Bracing Calculations		
5.	PIM : C/T : Consent Notes		
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4		
11.	Engineering Calculations		
12.	Peer Review	9/10/12	Approved
13.	Relocate: Condition Reports		
14.	Truss Layouts		
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	11-9-12	(DEP)
18.	Compliance Assessment Checksheets		
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	**Building Consent** (signed copy) Including Conditions		
28.			
29.			
30.	Inspection Checksheets		
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	**Application** for C.C.C.		
39.	C.C.C. **Assessment Checklist**		
40.	~~Code Compliance Certificate~~	9.10.12	

JOB COMPLETED
[redacted] ISSUED
CoA

CoA.

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐

LARGE PLANS LOCATED IN: G18 FILE ROOM ☐ or BASEMENT ☐

CERTIFICATE OF ACCEPTANCE

WET AREA SHOWER.

Application for Certificate of Acceptance (CoA)

Section 97, Building Act 2004

Wanganui District Council

Wanganui District Council
18 SEP 2012
RECEIVED

Certificate of Acceptance

Certificate of Acceptance No.	Application fee
CoA12/0010	$260.00

Note: Shaded areas for office use only

1. The building

1a. Site address	39 LEWIS AVE ARAMOHO WANGANUI
1b. Legal description	Lot 1 DP 18048
1c. Council property no.	10410
1d. Building name (If applicable)	
1e. Current use	RESIDENTIAL
1f. Level/unit number	–
1g. Area	0.0829 ha
1h. Year building first constructed (Approx. month/year)	1960

2. The owner

2a. Name	MRS B HUGHES		
Postal address	39 LEWIS AVE ARAMOHO WANGANUI		
Contact numbers	3437045 (Phone)	– (Mobile)	– (Fax)
Email	–		

3. Applicant's details (If not the owner)

3a. Name of agent	NICHOLAS MILLS		
Postal address	5 HIPANGO TCE WANGANUI 4500		
Contact numbers	06 3479442 (Phone)	027 2766422 (Mobile)	(Fax)
Email	lovendgemills@xtra.co.nz		
Relationship to owner	BUILDER		
First point of contact	○ Property owner	✓ Agent	

4. The work

4a. Description of work	VINYL FLOOR WITH FALL (WET AREA SHOWER)
4b. Date work carried out	2010
4c. Estimated value of building work including GST	$ 2,100

5. Evidence of ownership

5a. Evidence of ownership attached

- ◯ Certificate of Title (copy)
- ◯ Sale and purchase agreement
- ◯ Lease agreement
- ◯ Other document showing full name of legal owner(s), such as a rate instalment notice

6. Applicant's declaration

I request that you issue a Certificate of Acceptance for the building work described in this application

Signature of Owner/Agent — Date: 10/9/12

Nicholas Mills as agent

Name (print clearly)

Note: An application for Certificate of Acceptance is only required for building consent applications made after 1 January 1993.

7. The project

7a. Will the building work result in a change of use of the building? ◯ Yes ☑ No

7b. If yes, please provide details of the new use

7c. Intended life of the building if less than 50 years

7d. Building Consent Numbers of those building consents previously issued for this project (staged project):

8. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer - extent of involvement
Name / Registration no.
Contact details Address
Phone / Email

Builder - extent of involvement: Remove + instal floor
Name / Registration no.: Nicholas Mills LBP 114634
Contact details Address: 5 Hipango Tce Wanganui
Phone / Email: 347 9442

Craftsman Plumber - extent of involvement: ANDREW CAIRD - PLUMBING SERVICES.
Name / Registration no.
Contact details Address
Phone / Email

Registered Drainlayer - extent of involvement
Name / Registration no.
Contact details Address
Phone / Email

Electrician - extent of involvement
Name / Registration no.
Contact details Address
Phone / Email

Other - extent of involvement: VYNIL FLOORING
Name / Registration no.: RANGITIKI FLOORING
Contact details Address
Phone / Email

Please turn over

9. Supporting documentation

The following plans and specifications are attached to this application:

- [x] Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- [ ] Project Information Memorandum
- [ ] Copies of other authorisations
- [ ] Energy work certificate
- [ ] Certificates from personnel who carried out the work
- [ ] Certificates from personnel who supervised the work
- [ ] Other (provide details)

10. Compliance schedule

Please tick one of the appropriate boxes

- [ ] The specified systems and features for this building are as follows:
- [ ] The following specified systems and features are being altered, added to, or removed in the course of the building work:
- [x] There are no specified features in this building

11. A Certificate of Acceptance is required because

Please tick one of the appropriate boxes

- [x] **Illegal work**: The owner, or the owner's predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because of the following reason:

DID NOT THINK CONSENT WAS REQUIRED (REPAIRS).

- [ ] **Urgent work**: A building consent could not practicably be obtained in advance because the building work had to be carried out urgently because of the following reason:
  - [ ] for the purpose of saving or protecting life or health or preventing serious damage to property as follows: (please explain in detail)
  - [ ] in order to ensure that a specified system was maintained in a safe condition or made safe as follows: (please explain in detail)
- [ ] **Building Certifier/Building Consent Authority work:** The Building Consent Authority that granted the building consent is unable or refuses to issue a code compliance certificate in relation to the building work, and no other Building Consent Authority will agree to issue a code compliance certificate for the building work.

Building Certifier/Building Consent Authority

Notes to applicant

- **Certificate of Acceptance Fees:** The charges incurred by the Council in processing this application are payable whether or not the application is approved.
- **The application for a Certificate of Acceptance** does not avoid the possibility of prosecution if the work was carried out illegally.
- **2 copies of all documentation required at time of application**

OFFICE USE ONLY

BCA

Date application received	10.9.12
Receiving Officer	GBH
Application Fee Receipt No.	443833
Date of application Fee Rec.	10.9.12

Notes:

BIA/DBH levies for work completed between:

1 Jan 1993 and 31 Oct 1994	BIA $1.00 / $1000
1 Nov 1994 and 30 Nov 1995	BIA $0.80 / $1000
1 Dec 1995 and 29 April 2005	BIA $0.65 / $1000
30 Apr 2005 to date	DBH $1.97 / $1000

Note applicable for all works over $20,000

Fees (incl. GST)

	Paid on application
CoA Application fee	
Building Consent fee at time of construction	$ 260.00
PIM	$
Building Levy (DBH) or (BIA)	$
BRANZ Levy ($1 per $1000 > $20,000)	$
Stormwater Connection	$
Vehicle Crossing	$
Sewer Connection	$
Water Connection	$
Fordell Connection (Application charge)	$
Development Contribution Levy	$
NZFS Alternative Solution	$
Resource Consent	$
Relocation Bond	$
CoA Issue fee balance	$
Rural Rapid Number	$
Other	$
Total	$ 260.00

Processing

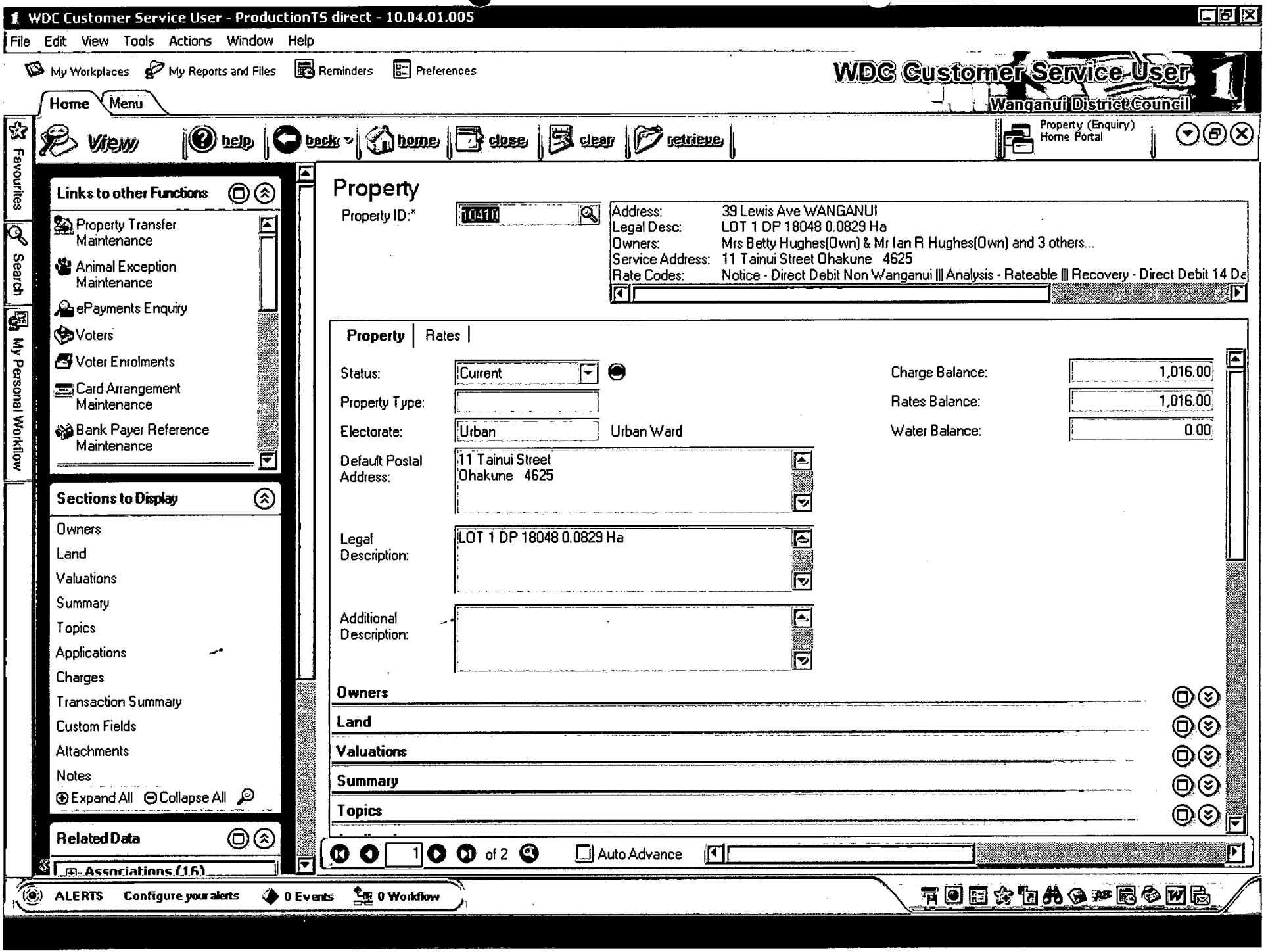
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	[redacted]	12/9/12					
Planning							
Fire Design (Referred to NZFS)							
Building	N/A						
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage	[redacted]	19/9/12				CG	5/10/12
Roading							
Health							
Dangerous Goods							

Approved for issue of Certificate of Acceptance

Approving Officer [signature] 8 OCT 2012

Date

Notes


WDC Customer Service User - ProductionTS direct - 10.04.01.005
File Edit View Tools Actions Window Help
My Workplaces
My Reports and Files
Reminders
Preferences
WDC Customer Service User
Wanganui District Council
Home
Menu
View
help
back
home
close
clear
retrieve
Property (Enquiry)
Home Portal
Favourites
Search
My Personal Workflow
Links to other Functions
Property Transfer Maintenance
Animal Exception Maintenance
ePayments Enquiry
Voters
Voter Enrolments
Card Arrangement Maintenance
Bank Payer Reference Maintenance
Sections to Display
Owners
Land
Valuations
Summary
Topics
Applications
Charges
Transaction Summary
Custom Fields
Attachments
Notes
Expand All
Collapse All
Related Data
Associations (16)
Property
Property ID:*
10410
Address: 39 Lewis Ave WANGANUI
Legal Desc: LOT 1 DP 18048 0.0829 Ha
Owners: Mrs Betty Hughes(Own) & Mr Ian R Hughes(Own) and 3 others...
Service Address: 11 Tainui Street Ohakune 4625
Rate Codes: Notice - Direct Debit Non Wanganui ||| Analysis - Rateable ||| Recovery - Direct Debit 14 Da
Property
Rates
Status: Current
Property Type:
Electorate: Urban
Urban Ward
Default Postal Address: 11 Tainui Street Ohakune 4625
Legal Description: LOT 1 DP 18048 0.0829 Ha
Additional Description:
Charge Balance: 1,016.00
Rates Balance: 1,016.00
Water Balance: 0.00
Owners
Land
Valuations
Summary
Topics
1 of 2
Auto Advance
ALERTS
Configure your alerts
0 Events
0 Workflow

Wanganui District Council

PO Box 637, Wanganui
Phone (06) 349-0001
Visit our Web Site www.wanganui.govt.nz

REPRINTED

Official Receipt

GST Reg No 51-668-324

10/09/2012 Receipt No: 443833

To: Nicholas Mills

Description	Amount
GL Receipt	
NOGPRECONSENT Coa Wet area Shower 39 Lewis Ave	$260.00
Transaction Total:	**$260.00**

Amounts Tendered

EFTPOS	$260.00
Total	**$260.00**

Printed 10/09/2012 9:52:26a.m.

101 Guyton Street
P O Box 637, Wanganui 4500
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

NICHOLAS MILLS
5 HIPANGO TCE
WANG.

For Building Consent:

Reference No:

Date: 10.9.12

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project	***Description of project***
39 LEWIS	COA — WET AREA SHOWER

Reference	***Details***	***Amount (Incl GST)***
	1. Building Consent Project Type – application fee (refer to 'Fees and Charges' Form)	$ 260.00
	2. Resource Consent - deposit	
	• Land use - Non-Notified	$
	• Subdivision - Notified	$
	3. Infrastructure Bond	
	• Non-Refundable Charge	$
	4. Other - Aerial photographs	$
	- Plan pack Searches	$
	- Rural Rapid Numbers (New)	$
	- Large Plan photocopying A2	$
	- A0 – A1	$
	5. Certificate of Title	$
	Total Payable	$ 260.00

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

COA/CFPU CHARGE SHEET			
	TIME	INITIALS	DATE
ADMINISTRATION			
LEVY (DBH & BRANZ)			
BUILDING			
PLUMBING			
PLANNING			
PEER REVIEW	10		8/10/12
INSPECTION			
CONSENT TYPE/COST	50 & 20		5/10/12
OTHER			
TOTALS			

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
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Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

CERTIFICATE OF ACCEPTANCE NUMBER

Section 99, Building Act 2004

Building Owner	***Assessment Number/Legal Description***
Mrs Betty Hughes, Mr Ian Ross Hughes, Mr Athol David Hughes, Mrs Karen Joy Hughes, Mr Andrew John Hughes	LOT 1 DP 18048 0.0829 Ha
Building Location	***Current Lawfully established use***
39 Lewis Ave WANGANUI	P&D

Acceptance of Compliance

The Wanganui District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Certificate of Acceptance for Wet Area Shower

The Wanganui District Council was only able to inspect the following parts of the building work and this certificate is qualified as follows:

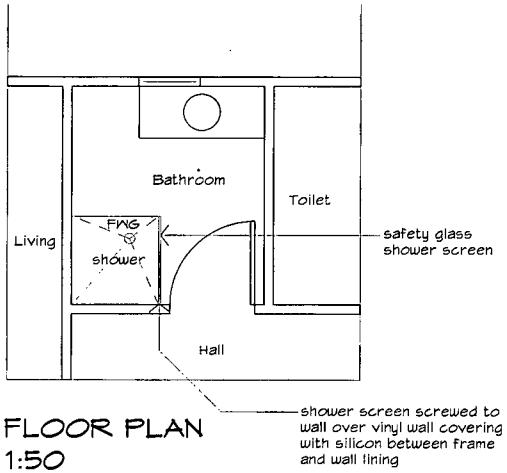
The Wanganui District Council will recognize the work described in this Certificate of Acceptance, based on a visual inspection only. There has been no invasive investigation to determine the standard of the pipework within the walls.

The scope of work associated with this Certificate of Acceptance includes the shower & vanity units and the tempering valve fitted to the existing hot water cylinder, it excludes all other plumbing and drainage. This Certificate of Acceptance is for recording purposes only and Council cannot be held responsible for any further ongoing issues or requirements.

Note: Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Signed for and on behalf of the Wanganui District Council:	
Name: Dave Hall **Position: Senior Building Control Officer**	**Date: 05/10/12**

Copy for Wanganui District Council Records



FLOOR PLAN
1:50

CONSTRUCTION NOTES

- Level access shower
- Existing vanity replaced in same position
- Bath removed and bathroom reconfigured to provide shower in place of Bath
- Floor slopes to FWG at 1degree
- Floor is coved 100mm up walls
- Vinyl wall covering is commercial grade
- Wall lining to Shower and outside wall are 1800 high and seam welded to floor covering
- Existing floor framing is 125x50 joists @ 400crs
- New 100x50 timber fixed to side of existing floor joists to allow for sloping of existing floor joists to FWG
- New floor throughout bathroom is 20mm plywood H3.2

COA APPROVED
12/0010
CONSENT

Wanganui District Council
1 n SEP 2012
RECEIVED

NOTE:
All work to comply with NZS3604-2011 and the New Zealand Building Code and with accompanying Engineers Specifications.
Contractor to check all dimensions and verify all levels on site before proceeding with works.
All Drawings and Specifications are subject to copyright and remain the property of R Design.
(R Design is a trading division of Waireka Ltd)

REVISIONS
1.
2.
3.

ISSUE
PRELIMINARY
Subject to Confirmation
Printing Date: 7/09/2012

CONSULTANTS

SHEET SIZE A3 DO NOT SCALE FROM DRAWING

SCALES USED

1:5	1:100
1:10	1:200
1:20	1:500
1:50	1:1000
1:75	1:2000

11 TAINUI STREET
OHAKUNE
06-385 8692
027-673 0408
design@richardmilne.com
www.r-design.co.nz
BP 106753

CLIENT
HUGHES

PROJECT TITLE
AS BUILT DRAWINGS
BATHROOM RÉNOVATION
WANGANUI

SHEET TITLE
FLOOR PLAN
NOTES

DATE: September 2012

PROJECT NUMBER
DEJ1237

SHEET NO 1 OF 1

REVISION NUMBER

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

20 September 2012

Mr NJ Mills
5 Hipango Terrace
Durie Hill
Wanganui 4500

Dear Sir or Madam:

Application for Certificate of Acceptance: Further Information Required

Project Number:	COA12/0010
Project Location:	39 Lewis Ave WANGANUI
Project Description:	Certificate of Acceptance for Wet Area Shower

The documentation supplied for the above project has been reviewed and raises the following comments:

On hold as per Chris Gould - AC

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. To improve our service to you (and reduce cost) please itemise in an accompanying letter all amendments made and clearly highlight the amendments on the plans and specifications. If you have any queries please contact this office and quote Project Number COA12/0010

Yours sincerely

Anne Couper
Customer Services Officer

COA
APPROVED
12/0010
CONSENT

19/9/2012

WAS0552:

Inspection of new wet area bathroom. The wet area shower was constructed within what appears to be the original bathroom. Mrs Hughes confirmed there had been no structural changes. A new vanity had been installed and a wet area shower replaced the existing bath. Mrs Hughes advised that the original flooring and parts of the wall had been replaced and visually looked ok and floor felt solid.
The work had been undertaken in 2008 and the tradesmen listed below were to the best of Mrs Hughes knowledge.

Builder - Nickolas Mills.
Plumber - Andrew Caird - Plumbing Services ltd.
Vinyl floor and wall - Rangitikei Flooring, unsure of tradesman's name.

The vinyl flooring was coved up the wall and there was a welded joint connecting the floor and wall linings - no capillary gap required. There was a (safety) glass screen along one wall of the shower and existing plain glass in the window but I have accepted this as ok because it is the original window and there is a vanity unit directly in front of the window. I have recommended to the owner that this window has a safety film applied or is replaced with safety glass.
There was one working smoke detector but this was to far away from the bedrooms.
Although there were now visible markings on the new plywood floor it all appeared dry and sound. The floor did not have a lot of grade on it but when the shoer was run the water flowed to the floor waste.
The hot water supply was 62'c and had not been tempered, I have spoken to the plumber about this. Hepworth polybutylene had been used to connect on to the existing copper pipe work. There had been no changes to the wiring according to Mrs Hughes.

Remedial list to be completed before COA is issued:

- Seal rear of vanity unit to wall.
- Support shower waste pipe.
- Install smoke detector adjacent to bedrooms.
- Install tempering valve at set hot water temp to a maximum of 55'C.

COA
APPROVED
12/0010
CONSENT NO.

5/10/2012

Final recheck of remedial work.
The plumber had sealed behind the vanity, supported the shower waste and installed a tempering valve under the floor below the hot water cylinder. Hot water temperature was checked at 54'C. Athol Hughes was in the process of installing an additional smoke detector near the bedrooms at the time of inspection.

OK to issue Certificate of Acceptance.

COA
APPROVED

12/0010

CONSENT

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

5 October 2012

Mr NJ Mills
5 Hipango Terrace
Durie Hill
Wanganui 4500

Dear Sir or Madam

Certificate of Acceptance

Certificate of Acceptance Number: COA12/0010
Building Location: 39 Lewis Ave WANGANUI

Please find attached your Certificate of Acceptance (CoA) for the above property.

Yours sincerely

AJ Jamieson
Team Leader Building Services
Environmental Services Business Unit

Copy for Wanganui District Council Records

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
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CERTIFICATE OF ACCEPTANCE NUMBER

Section 99, Building Act 2004

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Mrs Betty Hughes, Mr Ian Ross Hughes, Mr Athol David Hughes, Mrs Karen Joy Hughes, Mr Andrew John Hughes	LOT 1 DP 18048 0.0829 Ha
Building Location	***Current lawfully established Use***
39 Lewis Ave WANGANUI	P&D

Acceptance of compliance

The Wanganui District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that insofar as it can ascertain, the building work described below complies with the building code:

Certificate of Acceptance for Wet Area Shower

The Wanganui District Council was only able to inspect the following parts of the building work and this certificate is qualified as follows:

The Wanganui District Council will recognize the work described in this Certificate of Acceptance, based on a visual inspection only. There has been no invasive investigation to determine the standard of the pipework within the walls.

The scope of work associated with this Certificate of Acceptance includes the shower & vanity units and the tempering valve fitted to the existing hot water cylinder, it excludes all other plumbing and drainage. This Certificate of Acceptance is for recording purposes only and Council cannot be held responsible for any further ongoing issues or requirements.

Note: Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Signed for and on behalf of the Wanganui District Council:	
Name: Dave Hall **Position: Senior Building Control Officer**	**Date: 05/10/12**

Copy to Building Owner/Agent

101 Guyton Street
PO Box 637, Wanganui 4540
Phone: 06-349 0001
Fax: 06-349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

Wet Area Shower

N° WAS 0552

Address				
39 lewis ave				
Consent No	**Date**	**Inspector**	**Re Check**	**Compliance**
COA 12/0010	19/9/12	C·G	☑ Yes ☐ No	NO

Final			Comment
Gulley Dishes	☑ OK	☐ N/A	Existing
Wastes to Gulleys	☑ OK	☐ N/A	support shower waste.
Drain Vents	☐ OK	☑ N/A	
Pipe Support	☑ OK	☐ N/A	See above.
Hot Water Temp Control	☑ OK	☐ N/A	temp 61°C no tempering valve.
Tr ials and AAVs	☑ OK	☐ N/A	
WCs	☐ OK	☑ N/A	
Floor Sealing	☑ OK	☐ N/A	
Wet Wall	☑ OK	☐ N/A	
Wet Wall Floor Junction	☑ OK	☐ N/A	
Safety Glass	☑ OK	☐ N/A	to check. Shower screen ok.
Smoke Alarm	☑ OK	☐ N/A	to move.

Comments

work completed approx 2008

- seal rear of vanity unit
- support shower waste.
- fit tempering valve
- relocate smoke detector to near Bedrooms

ENTERED

39 LEWIS AVE
COA 12/0010

19/9/2012





39 lewis Ave
COA 12/0010

19/9/2012





CONSENT No.

39 lewis AVE
COA 12/0010

19/9/12





39 lewis ave
CoA 12/0010

19/9/2012





CONSENT NO.

39 lewis ave
COA 12/0010

19/9/12





12/0010

CONSENT

39 Lewis Ave
COA 12/0010

19/9/2012



COA
APPROVED

12/0010

CONSENT NO.

END OF BUILDING CONSENT FILE

CoA ~~BC~~ No. 12/0010