



BUILDING SECTION

GISBORNE DISTRICT COUNCIL

Form 7 – Section 95, Building Act 2004

CODE COMPLIANCE CERTIFICATE



/New: 18762

FEE PAID

Building

Address: 720A ABERDEEN ROAD

Legal description: LOT 2 DP6693

Valuation No: 08530 082 01

Intended Life: n/a

Building name: -

Location of building

within site/block number: -

Current Use:

Year first constructed: 1920-1929

Owner

Name: FRIAR, ADRIAN GERALD

First point of contact for communications with council:

OWNER

Contact person: 720A ABERDEEN ROAD TE HAPARA GISBORNE

Mailing address: 4010

Street address/registered office:

Phone/Fax:

Building work

Building consent number. /New: 18762

Issued by: GISBORNE DISTRICT COUNCIL

Description of work: INSTALL FREESTANDING YUNCA MONTE EURO LOGFIRE

Code compliance

Code Compliance Certificate Date: 14 Jun 2018

On behalf of: Gisborne District Council

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

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

Ian Petty
BUILDING SERVICES MANAGER

Important information about the maintenance of your home

Principles of the Building Act 2004 section (2)(A)(iii)



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet these requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray.
- Ensure your home is well-ventilated; open windows and clean air-extraction systems.
 - ☞ Dampness encourages mould and mildew which can harm your health.
- Ensure ground levels are maintained around the building and kept well below the cladding.
 - ☞ Don't block subfloor ventilators or weep holes in brick veneer - they are there for a reason.
 - ☞ Remove all moss, dirt, overgrown vegetation and obstacles.
 - ☞ Ground levels and hard surface areas shall not be raised to cause nuisance for neighbours.
- Cleaning out gutters and spouting.
- Cleaning out cess pits and cut-off drains.
- Re-coating, painting and washing interior and exterior surface finishes (as required by the product manufacturers warranties).
- Removing and cleaning water traps in showers to remove hair and other foreign matter.
- Replacing sealant, seals and gaskets in joints.
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc).
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements.
- Cleaning and replacing filters in building services.
- Regular servicing of heating, ventilation and air-conditions systems.
- Checking and replacement of domestic smoke alarm batteries.
- If your property has an on-site wastewater system (septic tank):
 - ☞ Servicing to remove sludge accumulation in the septic tanks recommended at a minimum of once every three years.
 - ☞ Management of stormwater on the site must ensure that the effluent disposal field is protected from inundation of stormwater.
- If you (or your neighbour) have a swimming pool, ensure that climbable objects are kept well clear of the pool fence. The pool owner is responsible for regularly checking the pool gate hinges and latch to ensure that the gate will self-close from a distance of 150mm.

For more information about maintenance, please refer to the Consumer Build website at <https://www.consumer.org.nz/topics/building-renovating-and-home-maintenance>

18762

Building Consent

Form 5 - Section 51, Building Act 2004

Issued by Gisborne District Council

PO Box 747, Gisborne Ph 06 867 2049



Building Consent no. 18762

Date: 11 JUN 2018

FRIAR, ADRIAN GERALD
720A ABERDEEN ROAD
TE HAPARA
GISBORNE 4010

Owner/s: FRIAR, ADRIAN GERALD

Council Charges: Where in any particular case a charge is inadequate to enable the council to recover its actual and reasonable costs; in such instances when inspections are called for and work is substandard, and/or the inspection is called prematurely the council will require payment of an additional charge.

Building/Project Location

Street Address: 720A ABERDEEN ROAD
Legal Description of land where building is located: LOT 2 DP6693
Valuation Number: 08530 082 01
Level/Unit No - Building Name:
Location of Building within site/block no.:
Building File No.: A1339748

Project/Building Work

Estimated Value (Including GST): \$7,000
Building work authorised by this consent: INSTALL FREESTANDING YUNCA MONTE EURO LOGFIRE

Compliance Schedule

A compliance schedule is not required for the building.

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 any work that would be in breach of any other Act.

This building consent is issued subject to the conditions specified overleaf. Please READ THESE CONDITIONS CAREFULLY.

Ian Petty
BUILDING SERVICES MANAGER
On behalf of: Gisborne District Council

CONDITIONS

1. ACCESS TO PROPERTY

Pursuant to Section 222 of the Building Act 2004 this consent is subject to the inspectors as agents of the Gisborne District Council being permitted access to the consent holder's property for such inspections and measurements as they consider necessary.

Attachments:

Copies of the following documents are attached to this building consent:

- Project information and advisory notes.
- Schedule of required inspections.

Building Consent attachment:

PROJECT INFORMATION AND ADVISORY NOTES



Building consent: 18762
Project address: 720A ABERDEEN ROAD
Project description: INSTALL FREESTANDING YUNCA MONTE EURO LOGFIRE

1. INSPECTIONS

The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.

2. CONSENTED PLANS

No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.

3. PROJECT COMMENCEMENT

Pursuant to Section 52 of the Building Act 2004 this consent shall lapse and be of no effect if the building work to which it relates has does not commence within twelve months after the date of issue. A brief extension of time may be approved by council, but application must be made prior to the lapse date.

4. PROJECT COMPLETION

Pursuant to Section 93 of the Building Act 2004, where a Code Compliance Certificate for building work to which the consent relates has not been issued within 24 months of the date the consent was granted, Council must decide whether to issue the Code Compliance Certificate. Council will follow up on Code Compliance Certificates that are not issued within the 24 month period. In some cases, a further extension period may be approved by Council.



BE AWARE!!!

DOMESTIC SMOKE ALARMS

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

Performance

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

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

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

Approved Document F7 Warning Systems

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

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

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

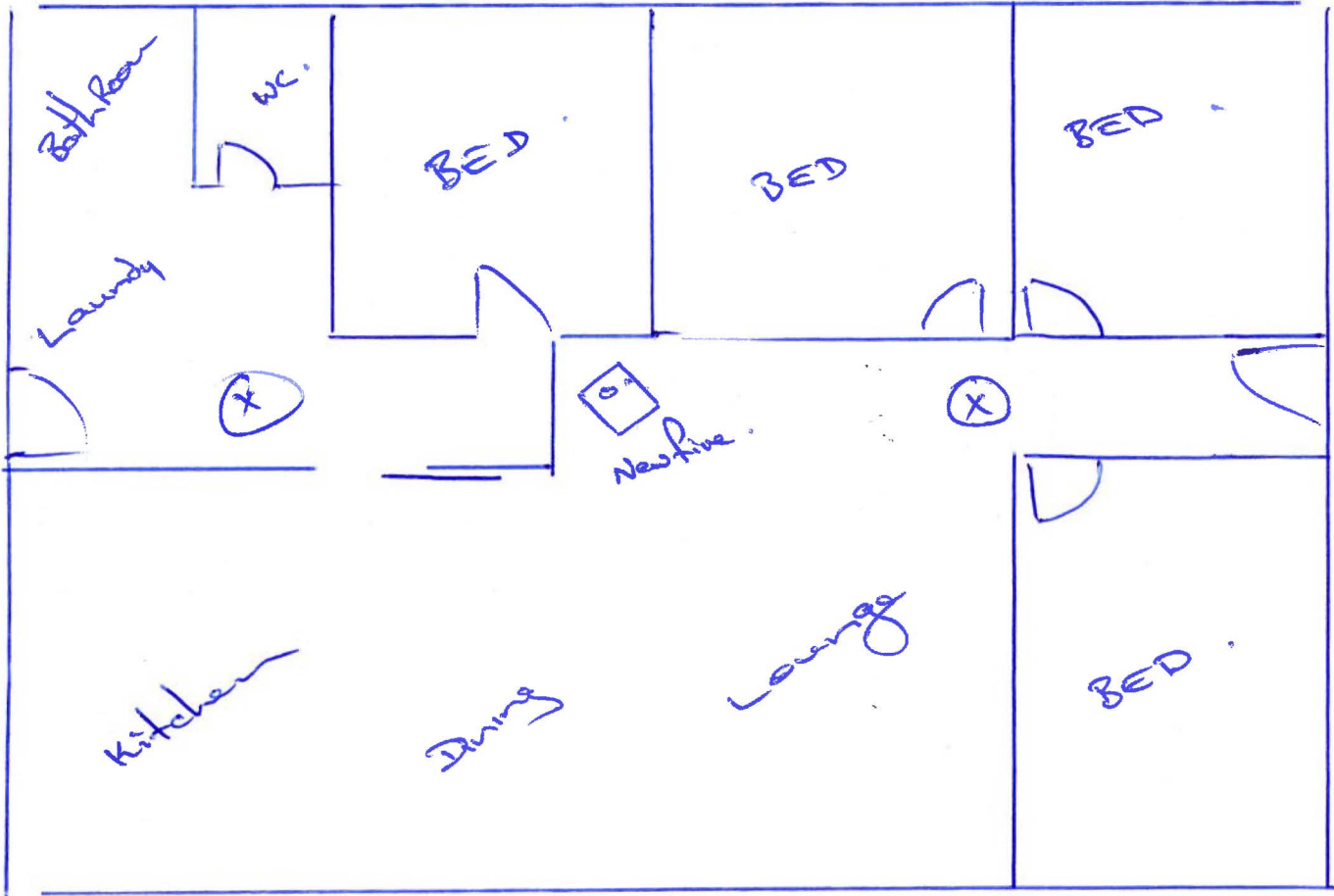
Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of UL 217, ULC S531, AS 3786, BS 5446 part 1.

IN SUMMARY

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

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

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



⊗ smoke alarms.



A division of Terry Young Ltd, New Zealand

INSTALLATION INSTRUCTIONS for MONTE MULTI-FUEL & MONTE EURO MULTI-FUEL FREESTANDING BURNER

APPLIED RESEARCH TEST REPORT 12/2514 APRIL 2012

TESTED in compliance with the requirements of AS/NZS 2918:2001

The Yunca Monte Multi-Fuel and Monte Euro Multi-Fuel are NOT clean-air approved.

A. Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.

B. A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.

Also notify your Insurance Company that a solid fuel heater has been installed.

C. Ash Floor Protector –

1. Must extend a minimum of 300mm in front of the door aperture.
2. Must extend at least 125mm from each side of the heater.
3. Ash Floor Protector must be constructed of non-combustible materials.

D. Seismic restraint – Heater must be restrained from seismic movement as required by AS/NZS 2918:2001. 10mm diameter bolting holes in the rear corners allow restraint.

E. Manufacturers recommended tested minimum clearances from combustible walls:

Tested to NZS by APPLIED RESEARCH SERVICES	Clearance
Rear Clearance (with YUNCA flue guard fitted)	150mm
Side Clearance (with YUNCA flue guard fitted)	400mm
Corner Clearance (with YUNCA flue guard fitted)	200mm

F. YUNCA Flue Kit (Complies to AS/NZS 2918:2001 Appendix F): FIG A, B & E

- | | |
|---------------------------------------|------------------------------------|
| 1. 4.2m x 150mm stainless steel flue. | 4. 1 x insulation boundary shield. |
| 2. 2.4m x 250mm galvanised liner. | 5. 2 x spider brackets. |
| 3. 1 x ceiling tile. | 6. 1 x weather cap & cowl. |
| | 7. 4 x support angles. |

Please Note: All joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue must be fixed to the flue spigot with at least one stainless steel screw or rivet. The required minimum flue termination height is 4.6 m above the floor protector.

G. MULTI-FUEL & EURO MULTI-FUEL Flue Mounted Shield (Flue Guard) Kit: FIG A

Complies (with heater) to AS/NZS 2918:2001

- 1 x 1200mm length lined Back Guard.
- 1 x 1200mm length Perforated Front Guard.
- 1 x 1200mm length Tertiary Back Guard with spacers.
- 1 x top front deflector shield (half round shaped, angled when installed).

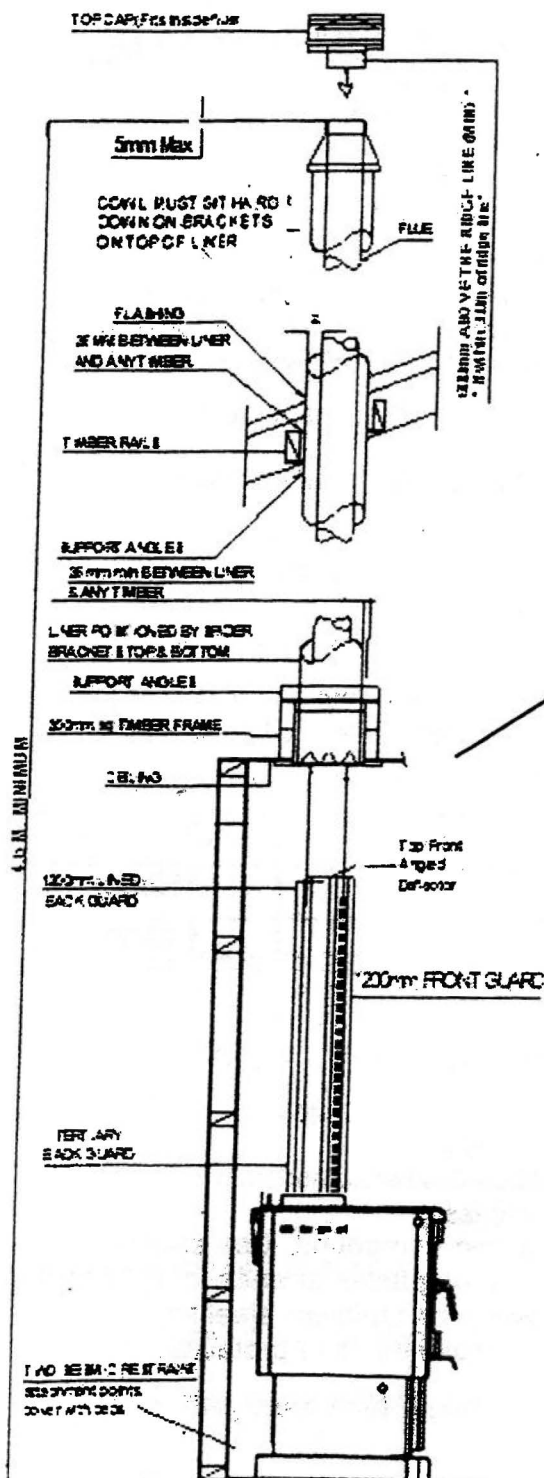
Please Note: The minimum Flue Guard Height is 1200mm.

MONTE MULTI-FUEL & MONTE EURO MULTI-FUEL – TYPICAL FLUE INSTALLATION

(drawings on the following pages not drawn to scale)

FIG A MONTE MULTI-FUEL & MONTE EURO MULTI-FUEL Flue Mounted Shield (Flue Guard) Kit Installation

Complies (with heater) to AS/NZS 2918:2001

**ENLARGEMENT OF CEILING ASSEMBLY****FIG B.**

25mm min. BETWEEN LINER & ANY TIMBER

LINER POSITIONED BY SPIDER BRACKETS, TOP/BOTTOM

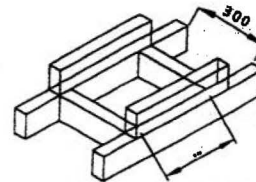
SUPPORT ANGLES

TIMBER RAILS

INSULATION BOUNDARY SHIELD

CEILING
CUT CEILING MATERIAL
BACK 25mm CLEAR
OF BOUNDARY SHIELD.

CEILING PLATE



300mm Sq. TIMBER FRAME

CONDITIONS FOR FLUES (Refer Fig. E)**1. The FLUE shall extend to:**

Not less than 600mm above the highest point on the roof if within 3.0m of that point, or
Not less than 1000mm above the intersection point with the roof and not lower than any point of the roof within 3.0m.

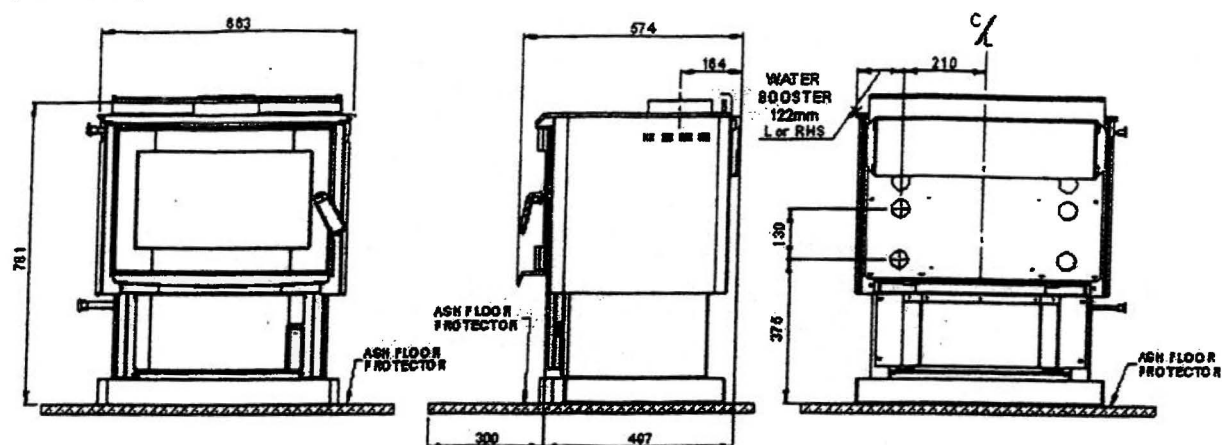
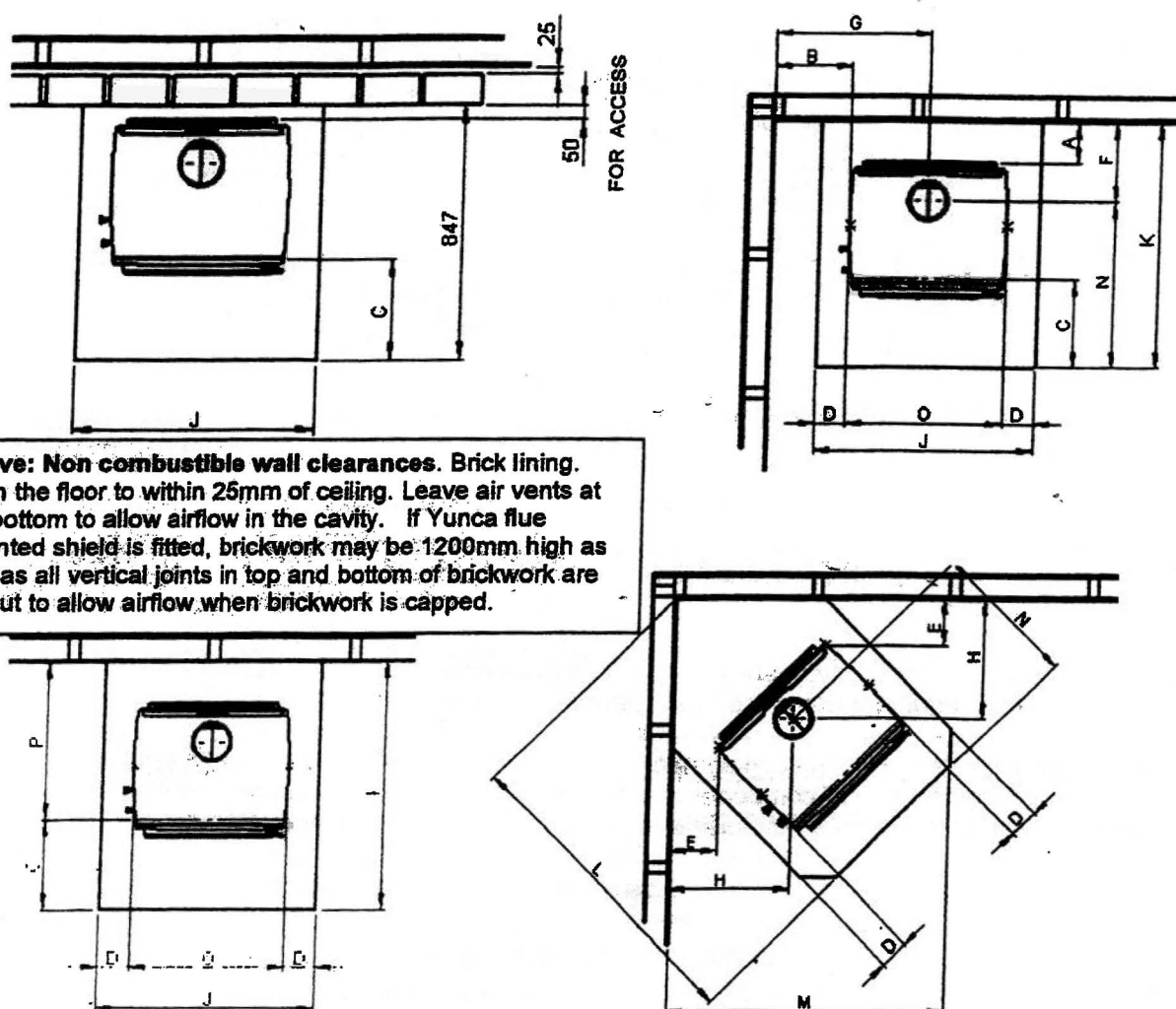
In any case the length of the flue shall not be less than 4.6m from the ash floor protector.

In some situations the Local Council may vary the above requirements.

2. The flue system must be tested and comply with AS/NZS2918:2001, Appendix F.**3. The insulation boundary shield shall be capable of preventing accidental migration of loose-fill or any combustible material by any action of wind or by persons moving in the ceiling space.**

Note! All Dimensions are in millimetres

These instructions spare parts information, operation and maintenance guides may be downloaded from www.yunca.co.nz

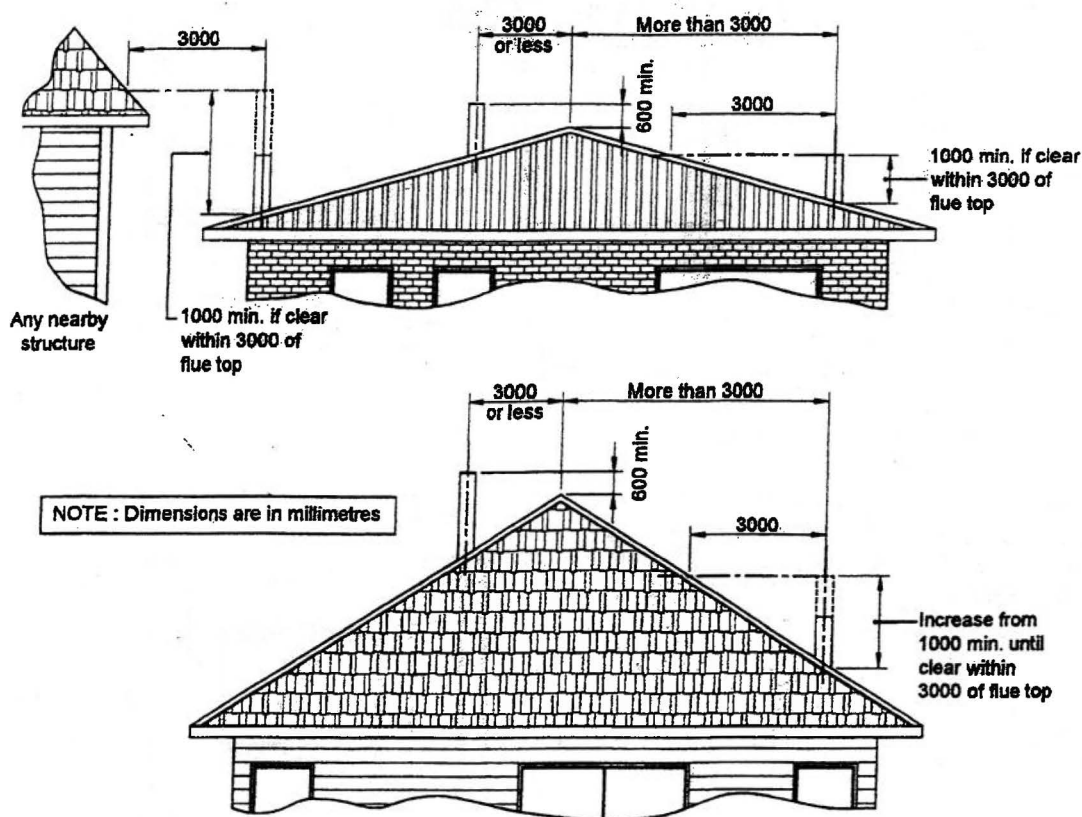
FIG. C: HEATER DIMENSIONS & WATER BOOSTER POSITION – Monte MF & Euro MF
(not to scale)**FIG.D: HEATER POSITION.** (Not to scale)**FIG D: MINIMUM FIRE TO COMBUSTABLE WALL CLEARANCES – MONTE MF & Euro MF**
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

A	B	E	F	G	H			
150	400	200	314	732	519			

FIG D: MINIMUM FLOOR PROTECTION MEASUREMENTS

(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

C	D	J	K	L	M	N	O	P
300	125	913	947	1367	1208	633	663	647

FIG E: FLUE SYSTEM REQUIREMENTS (not to scale)**MINIMUM HEIGHT OF FLUE SYSTEM EXIT****IMPORTANT INFORMATION**

- A. The appliance and flue system shall be installed in compliance with AS/NZS 2918:2001 and the appropriate requirements of the relevant building code or codes.
- B. 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.
- C. Cracked and broken components e.g. glass panels or fire bricks, may render the installation unsafe.

IF A WATERBOOSTER IS FITTED:

- A. Do not connect to an unvented hot water system
- B. Install in accordance with AS 3500.4.1 or NZS 4603 and the appropriate requirements of the relevant building codes.

Seismic Restraint

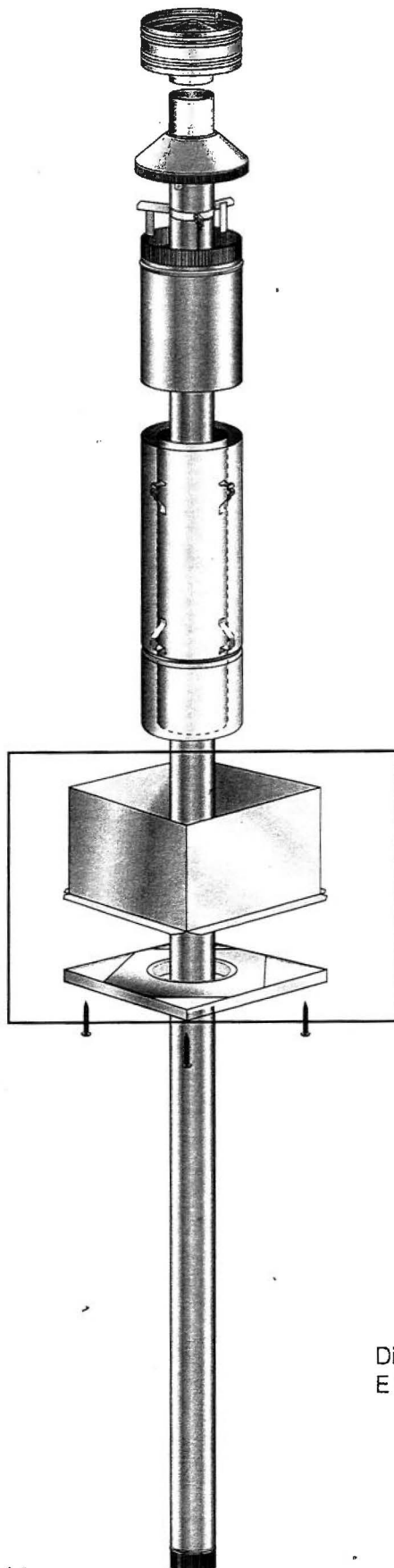
Secure the heater base to the hearth or sub-framing with Dynabolts or similar, through the holes provided in the heater base.

Follow local Council's Specifications.

The Yunca Monte Multi-Fuel and Monte Euro Multi-Fuel are NOT clean-air approved.

SFP
LTD

E Kit Option



150mm E Kit Option

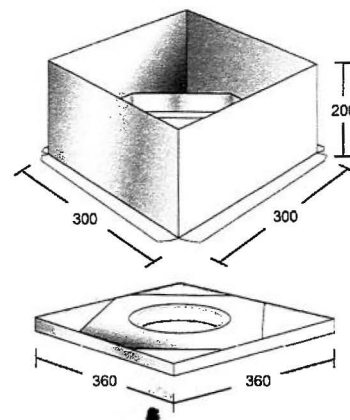


Diagram illustrates 150 Flue Kit with
E Kit Option in position.